

**FLINT HISTORIC DISTRICT COMMISSION**  
**Meeting Minutes - Approved**  
**August 1, 2019**

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**Commissioners Present**

Heather Burnash, Vice-Chair  
Michael Hurley  
Stephanie Wright  
Beverly Davis  
Kurt Neiswender  
Joe Schipani

**Staff Present**

Andy Aamodt, Zoning Coordinator  
Andy Fedewa, Planner I  
Kelly Kiertzner, Assistant City Attorney

**ROLL CALL:**

Vice-Chairperson Burnash called the meeting to order at 5:41 p.m. Roll was taken and a quorum was present. The meeting was held in the Planning & Development Conference Room, South Building, Flint City Hall.

**ADOPTION OF THE AGENDA:**

Elections for Chair and Vice-Chair added after New Business.

*M/S – Neiswender/Schipani*

Motion to adopt the meeting agenda as amended.

*Unanimously carried.*

**MINUTES OF PREVIOUS MEETING AND DISPOSAL:**

Minutes for the meeting of June 6, 2019 were presented. The meeting scheduled for July 11, 2019 was cancelled due to a lack of quorum.

*M/S – Wright/Davis*

Motion to approve the minutes of June 6, 2019.

*Commissioners Neiswender and Schipani abstain, motion carried.*

**PUBLIC FORUM:**

No one spoke.

**CERTIFICATES OF APPROPRIATENESS/NOTICES TO PROCEED:**

**Applicant:** Thomas Roberts Architect

**Property Owner:** SJ Financing, LLC

**Location:** 142 W Second St. (PID # 41-18-112-007)

*Replacing existing windows*

Thomas Roberts, architect, presented the application. It was reported that a few windows had been replaced before it was brought to the attention of the owners they needed Historic District Commission approval. The windows will have a black trim color versus the current olive green color. Additional work will be done to remove the ivy and other exterior components in the future, which will come before the Historic District Commission.

Commissioner Burnash asked why the windows are in need of replacement. Mr. Roberts answered that much of the wood has deteriorated beyond any repair.

Commissioner Hurley clarified which windows had been replaced Mr. Roberts stated those windows would be replaced again as part of this historic project.

Commissioner Burnash asked for clarification on the term 'historic glazing'. Mr. Roberts answered that the windows have a tempered glass which gives a historic compatibility. Commissioner Burnash also asked about the former window holes that have been bricked up. Mr. Roberts replied that all former window holes will be returned to the building and that all 102 windows will be replaced.

***M/S – Hurley/Neiswender***

Motion to approve application for replacing existing windows at 142 W Second St. (PID #41-18-112-007)  
***Approved unanimously.***

**Applicant:** Nick Hoffman

**Property Owner:** Nick Hoffman

**Location:** 314 W University Ave. (PID # 40-12-476-016)

*Fencing*

Nick Hoffman presented. The existing fencing on the applicant's house will be extended to the vacant parcel, decorative black wrought iron in the front, Victorian picket on the side for 50 feet, then wood privacy in the remaining rear side. Mr. Hoffman has applied for the two parcels to be combined.

Commissioner Burnash asked why the fence went up before the HDC meeting. Mr. Hoffman replied there was some confusion about timing and the cancelled July meeting.

***M/S – Schipani/Davis***

Motion to approve application for fencing at 314 W University Ave. (PID # 40-12-476-016)

***Approved unanimously***

**Applicant:** Kurt Neiswender

**Property Owner:** Farah, Gisele Trust

**Location:** 422 W University Ave. (PID # 40-12-457-008)

*New construction, four buildings*

Commissioner Neiswender recused himself and abstained from voting.

Brianna Fuller, Sedgewick & Ferweda Architects, presented the application with Michael Wright of Communities First, Inc. There will be three new walk-up apartments with 12 units each and one mixed-use building along N Grand Traverse.

Commissioner Hurley asked what other historic projects Communities First, Inc has done. Mr. Wright replied they have renovated and in some cases added compatible new buildings for the Oak Street Apartments (old Oak School), Swayze Apartments, and Coolidge Park (Coolidge Elementary).

Commissioner Schipani raised concerns about the sight lines from the street, historic residential buildings at the corners of the block which will be next to these new buildings, and how the new buildings will not meet the same building lines as what is currently existing.

Commissioner Hurley asked what was on the parcel before it was made into the park that exists today. There was an old grocery store built in the 1950s.

Commissioner Burnash confirmed these plans are for 48 residential units with 60 parking spaces and the heights of the buildings are 30', below the 35' maximum in the zoning code for the neighboring "B"-zoned parcels.

Nancy Sinclair of W Fourth Ave. read aloud a letter from Annette O'Malley of Thompson St. in opposition.

Commissioner Burnash confirmed that the roof will be flat with a cornice.

Glenn Wilson, President and CEO of Communities First Inc, spoke on the project and design process as well as how they worked to find the design most preferred by those residents that came to a neighborhood meeting. Mr. Wilson also mentioned that the commercial/retail portion will be connected to Project CATT Eye.

Commissioner Hurley confirmed that there are no actual structures on the parcel that will have to be removed for this new construction.

Commissioner Burnash inquired about business signage. Mr. Wright said they are not there yet but they understand that signage has to be approved and they will come back before the Historic District Commission.

Commissioner Schipani questioned if the park entrance column/arches will be removed or relocated. Mr. Wright answered they currently do not have plans for them but will search for a place for them.

Cade Surface spoke in support.

*M/S – Hurley/Davis*

Motion to approve application for new construction, four buildings at 422 W University Ave. (PID # 40-12-457-008)

*Yes – Hurley, Davis, Burnash, Wright*

*No – Schipani*

*Abstain – Neiswender*

*Motion carried*

#### **OLD BUSINESS:**

Commissioners discussed the tenant signage going up on The Capitol Theatre without Historic District Commission (HDC) approval for signs. Commissioners requested that staff work with the Building and Safety Inspections office (tasked with HDC enforcement per City ordinance) to explore enforcement options.

**NEW BUSINESS:**

There was no new business.

**ELECTION OF OFFICERS:**

The Historic District Commission elected Commissioner Burnash as Chairperson and Commissioner Davis as Vice-Chairperson

**ADJOURNMENT:**

*M/S – Neiswender/Schipani*

The meeting was adjourned at 7:19 p.m.

*Unanimously carried.*