

FLINT HISTORIC DISTRICT COMMISSION
Draft Meeting Minutes
December 5th, 2024

Commissioners Present

Stephanie Wright, Chair
Kurt Neiswender, Vice-Chair
Beverly Davis
Cade Surface
Megan McAdow

Staff Present

Max Lester, Int. Zoning Coordinator
Dalton Castle, Planner I

Commissioners Absent

Michael Hurley
Samantha Farah

ROLL CALL:

Chairperson Wright called the meeting to order at 5:44 p.m. Roll was taken, and a quorum was present.

The meeting was held in-person as well as via Zoom and phone conferencing as approved.

Megan McAdow, present
Beverly Davis, present
Michael Hurley, absent
Kurt Neiswender, present

Stephanie Wright, present
Samantha Farah, absent
Cade Surface, present

ADOPTION OF THE AGENDA:

Commissioner Davis made a motion to adopt the agenda as presented. Commissioner Neiswender seconded the motion.

M/S – Davis/Neiswender

The motion carried by voice vote.

MINUTES OF PREVIOUS MEETING AND DISPOSAL:

Minutes for the meeting of November 7th, 2024, were presented.

Commissioner Neiswender made a motion to accept the minutes of November 7th, 2024 as presented. Commissioner Davis seconded the motion.

M/S – Neiswender/Davis

The motion carried by voice vote.

PUBLIC FORUM:

Chairperson Wright opened the floor for public comment. No one spoke.
Chairperson Wright closed the floor for public comment.

CERTIFICATES OF APPROPRIATENESS/NOTICES TO PROCEED:

Applicant: The Genesee County Land Bank
Property Owner: The Genesee County Land Bank
Location: 309 W. Fifth Ave. (PID 40-12-430-003)

Mr. Gilbert spoke for the Land Bank and gave an update of the requested changes to the previously approved designs for duplex and triplex buildings at 309 W. Fifth Ave.

Travis gave a description of the request. First is a request to amend the front and back porches to use metal railing rather than brick. The connected canopies will instead be a metal design with metal tie rods for support. Next, a request to amend the siding for walls of the units that face into the property from brick. Commissioner Neiswender asked for clarification on whether the siding is vinyl or wood. Mr. Gilbert stated he believed they were vinyl. Commissioner Neiswender said in his experience the LP Smartside Lap Siding was a wood material product. Mr. Gilbert added that the exterior facing walls of the units will keep the brick façade.

Max added that they believe the balconies shown on the plans are a new addition not found on other plans, and this should be considered with any motion that is made. Commissioners briefly discussed the decision to use wood rather than metal for the framing of the balconies. Mr. Gilbert stated this did not come up during discussions with the construction company and was not considered.

Commissioner Neiswender made a motion to approve the amendments to the previously approved design for 309 W. Fifth Ave, for changes to the canopies over the front and rear doors, changing the siding to Smartside Lap Siding as indicated on the plans, and the wood framed balconies on the rear of the units.

Commissioner Surface seconded the motion.

Roll Call:

Megan McAdow, yes
Beverly Davis, yes
Michael Hurley, absent
Kurt Neiswender, yes
Stephanie Wright, yes
Samantha Farah, absent
Cade Surface, yes

M/S – Neiswender/Surface
The motion carried by voice vote.

OLD BUSINESS:

Max notified Commissioners that the Children’s Museum has decided not to continue their plans to relocate to 605 N. Saginaw St. Commissioners expressed concerns that holes made for exploration purposes on the EFIS are still open, allowing snow and rain inside. Commissioners asked staff to follow-up with the property owner and suggest the holes be covered.

NEW BUSINESS:

Max notified the Commission that they will be meeting with State Historic Preservation Office staff to discuss applying for the Certified Local Government program, which offers grants and technical assistance to members.

Commissioner Davis asked staff to follow up with the MSU Students who conducted a survey of Civic Park for their course to see if they have final information they want to provide. Commissioner Davis noted there may have been confusion about what residents were expecting following their participation.

Attendance records for 2024 were presented for review. Commissioner Surface noted that there was an error indicated for a previous meeting.

Staff provided the 2025 HDC Meeting Schedule.

ADJOURNMENT:

M/S – Neiswender/Surface

The motion carried by voice vote.

The meeting was adjourned at 6:20 p.m.

DRAFT