

HISTORIC DISTRICT COMMISSION

Council Chambers, City Hall
70 Maple Street
Manistee, MI 49660

MEETING MINUTES

March 6, 2008

A Meeting of the Manistee City Historic District Commission was held on Thursday, March 6, 2008 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 3:03 p.m. by Chair Kracht.

ROLL CALL:

Members Present: Dave Carlson, Maria DeRee, Teena Kracht, Kelly Niles, John Perschbacher, Dennis terHorst

Members Absent: T. Eftaxiadis (excused)

Others: Eric Papenfuss (Saccharos), Tom Amor Jr. (Amor Sign Studios), Ron Gardin (390 River Street), Cyndy Fuller (Mayor), Jon Rose (Community Development), Steve Harold (Manistee County Historical Museum) and Denise Blakeslee (Planning & Zoning)

APPROVAL OF AGENDA:

MOTION by Dave Carlson, seconded by Kelly Niles that the Agenda for the March 6, 2008 Meeting be approved.

MOTION PASSED UNANIMOUSLY

APPROVAL OF MINUTES:

MOTION by John Perschbacher, seconded by Dave Carlson that the Minutes of the February 7, 2008 Meeting be approved.

MOTION PASSED UNANIMOUSLY

NEW BUSINESS:

Saccharos, The Candy Store/334 River Street, Suite #2 - Window Signage/ Awning /Painting.

Saccharos, The Candy Store, 334 River Street Suite #2 are requesting Window Signage, Awning Replacement, and Re-Painting window trim with existing colors. The applicant will work on this project in two phases. Step 1 will be the installation of Window Signage. Step 2 will be replacing the awning material with Signature Series Sunbrella Fabric "Bay Crest Pacific" #4993. Re-painting window trim with existing colors. As submitted with Application #HDC-2008-06.

Eric Papenfuss explained the proposal and showed samples of the awning material. Mr. Papenfuss clarified for the Commission that at this time they are only proposing changing the portion of the awning located over their business.

Commissioner terHorst entered the meeting.

MOTION by John Perschbacher, seconded by Kelly Niles to approve the request from Saccharose, The Candy Store, 334 River Street, Suite #2 for the installation of Window Signage, Awning Replacement (Signature Series Sunbrella Fabric "Bay Crest Pacific" #4993) and re-painting window trim with existing colors as submitted with Application #HDC-2008-06.

With a roll call vote this motion passed 6 to 0.

Yes: Carlson, Niles, DeRee, Perschbacher, terHorst, Kracht

No: None

Tom Amor Jr., Amor Sign Studios asked if the commission could change the agenda to move up the request for Ronald Gardin because Dr. Gardin was in attendance and the other applicants were not. The Commission moved Dr. Gardin's request for discussion next.

Amor Sign Studios/Ronald Gardin, 390 River Street - Facade improvements and Signage.

Amor Sign Studios/Ronald Gardin, 390 River Street are asking for Facade improvements and Signage as submitted with application HDC-2008-09 (Disk: Amor/Design/Design Prop/Heritage Square, dated 2-25-08)

The Commission gave concept approval for the request at the February Meeting. The applicant has made some changes to the plan and the Commission discussed each item on the request as follows:

Furnish and Install parapet wall above top of existing wall - Commission liked the increase in height. The applicant was told that in the event the wall cannot be engineered as approved by the commission he would need to return to the commission for approval.

Furnish and Install new double door entrance at west retail space - The applicant removed this item from the request.

Furnish and Install 8' high X 8' projection x 78'9" awning in three shades of Sunbrella Fabric per sketch. The Commission were shown samples of the awning materials. Discussion on how by incorporating the three different colors it gives the feeling of three store fronts vs the long 1960's style store front.

Remove and Re-install existing Heritage Square sign breaking new parapet roof line per sketch. 6' high x 18' wide - Clarification was made that the sign is not the color submitted on the application that the existing sign is to be reused and will not be refinished. The Commission has the ability to approve installation of a sign extending above the roof line for historic reasons.

Furnish and Install three new non-illuminated single face wall signs (2) 30" high x 14' wide and (1) 30" high x 18' wide. - Discussion about how much signage is actually on the building and that it exceeds the requirements of the Zoning Ordinance. *The Commission requested that an application be submitted showing all the signage on the building and if it is to remain or be removed in addition to the amount of proposed signage.* The Commission wanted the applicant to keep the "Sign Panels" as part of the plan even in the event that the amount of signage requested had to be reduced.

Furnish and install three D/F hanging signs below canopy 12" high x 48" wide. - *The Commission will not take action on this item until all of the signage on the building is shown on a request.*

Furnish and apply digital print overlay on top panels of storefront windows to replicate leaded glass. - The Commission liked the idea of covering the existing solid panels with a digital print overlay.

MOTION by Dave Carlson, seconded by Kelly Niles to approve the following items shown on the request from Amor Sign Studios/Ronald Gardin, 390 River Street are asking for Facade improvements and Signage as submitted with application HDC-2008-09 (Disk: Amor/Design/Design Prop/Heritage Square, dated 2-25-08):

1. Furnish and Install parapet wall above top of existing wall
2. Furnish and Install 8' high X 8' projection x 78'9" awning in three shades of Sunbrella Fabric per sketch.
3. Remove and Re-install existing Heritage Square sign breaking new parapet roof line per sketch. 6' high x 18' wide
4. Furnish and Install three sign panels without signage (2) 30" high x 14' wide and (1) 30" high x 18' wide.
5. Furnish and apply digital print overlay on top panels of storefront windows.

With a roll call vote this motion passed 5 to 1.

Yes: Ter Horst, Niles, Perschbacher, Carlson, DeRee
No: Kracht

Amor Sign Studios/Reusch Jewelers, 395 River Street - Window Signage.

Amor Sign Studios/Reusch Jewelers, 395 River Street are asking to install window graphics on three window panes as submitted with application HDC-2008-07 (Disk Amor/Design/Designprop/Reusch Jewelers dated 2-19-08)

Tom Amor Jr. presented the request. The application did not include the existing illuminated sign located on the front of the building. Mr. Amor said that the building is receiving grant monies for a facade improvement and that the existing sign will be removed under that program. It was also noted that they have a lighted "open" sign that does not comply with the zoning ordinance.

Commissioner DeRee said that she had spoke to the owner of Reusch Jewelers who said that she did not know if the copy at the bottom of the windows would be used or not.

MOTION by Kelly Niles, seconded by Dave Carlson to approve the request from Amor Sign Studios/Reusch Jewelers, 395 River Street for window graphics on three window panes as submitted with application HDC-2008-07 (Disk Amor/Design/Designprop/Reusch Jewelers dated 2-19-08) conditional upon the removal of the two lighted signs (Reusch Jewelers Sign and Open Sign).

With a roll call vote this motion passed 6 to 0.

Yes: Perschbacher, DeRee, terHorst, Carlson, Niles, Kracht
No: None

Amor Sign Studios/Thomas & Donna Krahe, 142 Washington Street - Awning with Signage

Amor Sign Studios/Thomas & Donna Krahe, are asking to remove and dispose of existing awning, furnish and install a new entry awning, of Sunbrella/Natural Material #4604 with 24.26 sq. ft. of signage as submitted with application HDC-2008-08 (Disk: Amor/Design/Krahe & Associates, dated 2-25-08).

Thomas Krahe was issued a permit in February for a Ground Mount Sign. Mr. Amor was asked if they still intended to install the ground mount sign. Mr. Amor said that due to the clear visibility rules they decided to request an Awning Sign and not install the ground mount sign.

MOTION by John Perschbacher, seconded by Kelly Niles to approve the request from Amor Sign Studios/Thomas & Donna Krahe, to remove and dispose of existing awning, furnish and install a new entry awning, of Sunbrella/Natural Material #4604 with 24.26 sq. ft. of signage as submitted with application HDC-2008-08 (Disk: Amor/Design/Krahe & Associates, dated 2-25-08) and void permit #PHDC08005 issued on February 12, 2008 for a ground mount sign.

With a roll call vote this motion passed 6 to 0.

Yes: DeRee, Carlson, Perschbacher, terHorst, Niles, Kracht
No: None

Mayor Fuller was present to speak to the commission. The Commission moved Public Comment before their discussion of Maintenance of Historic Buildings on the agenda.

PUBLIC COMMENTS AND COMMUNICATIONS

Mayor Fuller spoke of the Youth Observation Policy established by City Council. The purpose is to establish a policy encouraging youth involvement in City Boards and Commissions as non-voting observers. There is a youth who has expressed interest in serving with the Historic District Commission and may be appointed next month. Mayor Fuller hopes to bring them to the April Meeting. The youth will sit with the board, receive packets and participate in discussion, but will not have voting abilities. The Commission expressed their support and looks forward to the new addition to the Historic District Commission.

Mayor Fuller thanked the members of the Historic District Commission for their service to the community.

Maintenance of Historical Buildings

Commissioner Perschbacher requested that the Commission discuss maintenance of historical buildings inside and outside the Historic District.

Jon Rose spoke of the plans to restore the exterior elements at the Ramsdell Theater.

OLD BUSINESS

None

CORRESPONDENCE

Commissioners received a copy of a memo from Fire Chief Scrimger regarding the relocation of the Knox Box at 319 River Street.

Commissioners received a copy of an e-mail from Jim Edewaard (attached) who was in attendance at the February Meeting. As of this time Mr. Edewaard has decided not to purchase the Manistee Inn & Marina Property.

STAFF REPORTS

Discussion by the Commission on the need to develop some forms to assist in the review of applications, establish standards for the district and establishing a procedure to speed up the review process.

A worksession has been scheduled for Wednesday, March 12, 2008 at 4:00 p.m. at the Museum for the Historic District Commission.

The Next meeting of the Historic District Commission will be on Thursday, April 3, 2008 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street.

ADJOURNMENT:

MOTION by Maria DeRee, seconded by Kelly Niles that the meeting be adjourned. Motion passed unanimously.

MEETING ADJOURNED AT 4:55 P.M.

MANISTEE HISTORIC DISTRICT COMMISSION

A handwritten signature in black ink, appearing to read "Denise J. Blakeslee", written over a horizontal line.

Denise J. Blakeslee, Recording Secretary

Denise Blakeslee

From: Jim Edewaard [jedewaard@woodlandrealty.com]
Sent: Wednesday, February 20, 2008 8:20 AM
To: Jon Rose
Cc: Denise Blakeslee
Subject: Manistee Inn

Denise and John,

At this point, I am no longer pursuing a purchase of the Manistee Inn. Your cooperation and assistance with my plans are very much appreciated and actually a refreshing experience that I am not generally accustomed to in other municipalities. There is interest from others in the property but I am unable to make financial sense of the project for my situation.
Best wishes to you and again thanks!

Jim Edewaard, CCIM
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