

HISTORIC DISTRICT COMMISSION

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

MEETING MINUTES

May 1, 2008

A Meeting of the Manistee City Historic District Commission was held on Thursday, May 1, 2008 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 3:00 p.m. by Chair Kracht.

ROLL CALL:

Members Present: Dave Carlson, Maria DeRee, T. Eftaxiadis, Teena Kracht, Kelly Niles, John Perschbacher and Mallory Barkholz (Youth Observer)

Members Absent: Dennis terHorst

Others: Mary Ellen Vincent (Vincent's Ice Cream Shop), Thomas Amor Jr. (Amor Sign Studios), Steve Harold (Manistee County Historical Museum) and Denise Blakeslee (Planning & Zoning)

APPROVAL OF AGENDA:

MOTION by T. Eftaxiadis, seconded by Kelly Niles that the Agenda for the May 1, 2008 Meeting be approved.

With a roll call vote this motion passed 4 to 0.

Yes: Niles, Eftaxiadis, DeRee, Kracht

No: None

APPROVAL OF MINUTES:

MOTION by T. Eftaxiadis, seconded by Maria DeRee that the Minutes of the April 3, 2008 Meeting be approved.

With a roll call vote this motion passed 4 to 0.

Yes: Niles, Eftaxiadis, DeRee, Kracht

No: None

NEW BUSINESS:

The Commission changed the order of items under New Business to review an application before housekeeping items.

Mary Ellen Vincent/Vincent's Ice Cream Shop, 378 River Street - Signage.

A request has been received from Mary Ellen Vincent/Vincent's Ice Cream Shop, 378 River Street for Signage.

Commissioners review the request and determined the application was complete except for there was not size for the proposed awning sign. The applicant clarified that the proposed sign on the riverwalk will be the same as the portable sign on River Street and will be taken out and brought in each evening.

MOTION by Maria DeRee, seconded by T. Eftaxiadis to approve the request from Mary Ellen Vincent/Vincent's Ice Cream Shop, 378 River Street for Window Signage and two Portable signs as shown on application HDC-2008-12. Applicant will need to return for awing signage approval under a new application that includes dimensions.

With a roll call vote this motion passed 4 to 0.

Yes: DeRee, Niles, Eftaxiadis, Kracht

No: None

Commissioner Perschbacher entered the meeting.

Establish Application Policy and Administrative Procedure Policy

Members of the Historic District Commission reviewed draft policies during their worksession on April 17, 2008. These policies were developed to assist in the application process and members who arrive late to meetings.

The Policies were discussed and with the exception of some typographical corrections no changes were recommended.

MOTION by T. Eftaxiadis, seconded by John Perschbacher that the Historic District Commission adopt Application Policy #2 and Administrative Procedure Policy #3 as corrected.

With a roll call vote this motion passed 5 to 0.

Yes: Niles, Eftaxiadis, DeRee, Perschbacher, Kracht

No: None

Establish Door Guidelines, Window Guidelines, Rear Entrance Guidelines and Painting/Color Guidelines.

Members of the Historic District Commission reviewed draft guidelines during their worksession on April 17, 2008. These Guidelines were developed to assist in the application process.

The Guidelines were discussed and with the exception of some typographical corrections no changes were recommended.

MOTION by T. Eftaxiadis, seconded by John Perschbacher that the Historic District Commission adopt Door Guidelines, Window Guidelines, Rear Entrance Guidelines and Painting/Color Guidelines as written/with corrections.

With a roll call vote this motion passed 5 to 0.

Yes: Perschbacher, Eftaxiadis, De Ree, Niles, Kracht

No: None

Commissioner Carlson entered the Meeting.

OLD BUSINESS

None

Tom Amor Jr. (Amor Sign Studios) - Mr. Amor felt that the Commission should review the brick and window panels for Dr. Gardin's Building under Old Business. The Commission said that the request required an application and that he would have to submit it at the next meeting.

PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA

Ruth Wolock, Lakeside Restaurant. Ms. Wolock is relocating the Lakeside Restaurant into the building at 445 River Street. They are requesting to remove the existing awning/sign to eliminate any association with the former business at that location. In addition they are requesting that the Commission allow a temporary sign that meets the Temporary Sign requirements, but allows them to place it on the outside of the building (banner) so that maintenance can be performed on the windows.

MOTION by T. Eftaxiadis, seconded by Kelly Niles that the existing Awning/Signage at 445 River Street can be removed.

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

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

No: None

MOTION by John Perschbacher, seconded by T. Eftaxiadis that a temporary sign/banner be allowed to hang on the outside of the window at 445 River Street that meets all of the remaining requirements of a Temporary Sign.

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

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

No: None

CORRESPONDENCE

A letter was received from Tom Amor Jr., Amor Sign Studios - The letter was read into the minutes (attached)

STAFF REPORTS

Handouts were given to the members that were unable to attend the General Maintenance for Historic Buildings on April 26, 2008. Historic District

The Next meeting of the Historic District Commission will be on Thursday, June 5, 2008 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street.

ADJOURNMENT:

MOTION by Maria DeRee, seconded by T. Eftaxiadis that the meeting be adjourned. Motion passed unanimously.

MEETING ADJOURNED AT 4:50 P.M.

MANISTEE HISTORIC DISTRICT COMMISSION



Denise J. Blakeslee, Recording Secretary