

HISTORIC DISTRICT COMMISSION

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

MEETING MINUTES

June 3, 2010

A Meeting of the Manistee City Historic District Commission was held on Thursday, June 3, 2010 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 3:04 p.m. by Chair Kracht.

ROLL CALL:

Members Present: Dave Carlson, Maria DeRee, T. Eftaxiadis, Teena Kracht, Nathaniel Neider, John Perschbacher

Members Absent: Mary Murton - letter of resignation received 6/2/10

Others: Ed Kriskywicz (CDI), James & Susan Matthews (334, 336 & 338 River Street) Steve Harold (Manistee County Historical Museum) and Denise Blakeslee (Planning & Zoning)

APPROVAL OF AGENDA:

MOTION by John Perschbacher, seconded by Maria DeRee that the Agenda for the June 3, 2010 Meeting be approved.

With a voice vote this motion passed unanimously

APPROVAL OF MINUTES:

MOTION by John Perschbacher, seconded by Maria DeRee that the Minutes of the May 6, 2010 Meeting be approved.

With a voice vote this motion passed unanimously.

NEW BUSINESS:

Jerry Pitcher, 401 River Street, Air Conditioner Screening HDC-2010-11

Jerry Pitcher owns the building at 401 River Street and will be installing air conditioning units for the new tenant. Construction Design Inc has prepared plans of the proposed screening for the units.

Ed Kriskywicz, Construction Design spoke to the commission about the request. At this time they are not sure of the size of the air conditioning units. The height of the proposed enclosure is the same height as the third step down of the retaining wall in the parking lot. Mr. Kriskywicz asked if the applicant wanted to expand the size to allow an area for trash receptacles would the commission consider it. The AC units would have a cement base. The slats are proposed to have an 1/8 inch space between; the screen is proposed to be 3 inches off the ground. Screen would be painted same color as the building. The object is for it to blend into the area not stand out.

MOTION by John Perschbacher, seconded by Nathaniel Neider to approve the request from Jerry Pitcher, 401 River Street for Air Conditioner Screening as submitted with application HDC-2010-11 and allow an increase in size of the screening to accommodate trash receptacles not to exceed pas the third tier of the retaining wall.

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

Yes: Perschbacher, DeRee, Neider, Kracht

No: None

Travis Alden, Main Street/DDA Director -Update

Travis Alden, Main Street/DDA Director. Mr. Alden was out of town.

OLD BUSINESS

James & Susan Matthews, 334, 336 & 338 River Street - Demolition of portion of building

Mr. & Mrs. Matthews requested Design Guidelines from the Historic District Commission at the May Meeting for the demolition of a portion of their building at 334, 336, & 338 River Street. A site inspection was done at the May Meeting.

Commissioner Eftaxiadis and Carlson entered the meeting.

Mr. Matthews spoke to the commission about the project. The plan is to demolish the northeast portion of the building along with any other elements that are required for the Brownfield cleanup of the property. He has a new footprint for the building that includes open space.

The Commission spoke to him about the need to submit final plans for the appearance of the building once demolition, cleanup and reconstruction are completed. He showed a proposed design that included new window locations, doors and retaining wall. The consensus from the commission was that the window locations, doors and retaining wall would be acceptable. The exterior of the building could be either corrugated metal or clapboard siding. Spec sheets for windows, doors and lighting need to be submitted with a final plan.

The Commission understands that during the Brownfield cleanup process additional parts of the building may need to be demolished. They agreed that the removal of elements that were to be replaced with new construction would not require the applicant to come back for additional demolition approval. The building documentation must be submitted before the permit can be issued.

The Commission appreciated the project and improvement to the community. The Matthews were commended for their efforts.

MOTION by John Perschbacher, seconded by Maria DeRee to approve the request from James and Susan Matthews, 334, 336, & 338 River Street for the demolition of a portion of the building as submitted with application HDC-2010-12 with the understanding that the building footprint will be as proposed when reconstruction is completed.

PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA

None

CORRESPONDENCE

Mary Murton submitted a letter of resignation via e-mail.

STAFF REPORTS

Commissioners Discussion: Commissioners discussed maintenance, taxes enforcement and assessment.

Steve Harold - Report on permits that were approved for signage and awnings this past month:

Issued Permit to Kellie's Hallmark Shop, 445 River Street for Awning and Wall and Window Signage. This was be issued permit #PHDC10009.

Issued Permit to the Glenwood Market, 417 River Street for Window Signs and Projecting Sign. This was issued permit #PHDC10010.

Issued Permit to Riverstreet Stockyard & Spirits, 401 River Street for Window Signage. This was issued permit #PHDC10013.

Issued Permit to My Way Sundae, 141 Washington Street for Window Signage, Hanging Sign and “A - Frame Sign”. This was issued permit #PHDC10014.

The Next meeting of the Historic District Commission will be on Thursday, July 1, 2010 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street.

ADJOURNMENT:

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

MEETING ADJOURNED AT 4:30 P.M.

MANISTEE HISTORIC DISTRICT COMMISSION

Denise J. Blakeslee, Recording Secretary