

MANISTEE CITY HISTORIC DISTRICT COMMISSION

Meeting of Thursday, January 4, 2018
3:00 p.m. - Council Chambers, City Hall, 70 Maple Street,
Manistee, Michigan

AGENDA

I Call to Order

II Roll Call

III Approval of Agenda

At this time the Historic District Commission can take action to approve the January 4, 2018 Agenda.

IV Approval of Minutes

At this time Historic District Commission can take action to approve the December 7, 2017 meeting Minutes.

V Public Comment on Agenda Related items

At this time the Chair will ask if there are any public comments.

VI New Business

DDA Presentation

Tyler Leppanen, DDA Director will present a presentation prepared by MSU to develop a future vision for the River Street Streetscape and the Riverwalk to the Commission.

The Commissioners will provide their feedback to Mr. Leppanen.

VII Old Business

Permit Review

At this time the Commission may take action to close out any outstanding permits.

VIII Public Comments and Communications concerning Items not on the Agenda

At this time the Chair will ask if there are any public comments.

IX Correspondence

At this time the Chair will ask if any correspondence has been received to be read into the record.

X Reports

DDA Executive & Economic Development Director
Museum Curator

Museum Director
Planning & Zoning Director

XI Members Discussion

At this time the Chair will ask members of the Historic District Commission if they have any items they want to discuss.

XII Worksession

XIII Adjournment



Memorandum

To: Historic District Commissioners

FROM: Denise Blakeslee, Planning & Zoning Director

DATE: December 19, 2017

RE: January 4, 2018 Meeting

Denise Blakeslee
Planning & Zoning Director
70 Maple Street
Manistee, MI 49660
231.398.2805
dblakeslee@manisteemi.gov
www.manisteemi.gov

Commissioners, the next meeting of the Historic District Commission will be on Thursday, January 4 2018. We have the following items on the agenda:

DDA Presentation

Tyler Leppanen, DDA Director will present a presentation prepared by MSU to develop a future vision for the River Street Streetscape and the Riverwalk to the Commission.

Packets are being mailed early due to the holidays.

If you are unable to attend the meeting please call me at 398.2805. Thank you.

HISTORIC DISTRICT COMMISSION

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

MEETING MINUTES

December 7, 2017

A Meeting of the Manistee City Historic District Commission was held on Thursday, December 7, 2017 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 3:05 p.m. by Chair Kracht.

ROLL CALL:

Members Present: Aaron Bennett, Teena Kracht, John Perschbacher, Lee Trucks

Members Absent: Vacancy, Mary Russell, T. Eftaxiadis

Others: Maxine Lipon, Tyler Leppanen

Mark Fedder (Museum Director) Steve Harold (Museum Curator) Denise Blakeslee (Planning & Zoning Administrator) Lora Laurain (taking minutes for Denise Blakeslee)

APPROVAL OF AGENDA:

MOTION by Commissioner Trucks, seconded by Commissioner Bennett that the Agenda be approved as prepared.

With a voice vote this motion passed unanimously.

APPROVAL OF MINUTES:

MOTION by Commissioner Perschbacher, seconded by Commissioner Trucks that the Minutes of the June 1, 2017 Meeting be approved as prepared.

With a roll call vote this motion passed 3 to 0. With Commissioner Bennett abstaining.

Yes: Perschbacher, Trucks, Kracht

No: None

PUBLIC COMMENT ON AGENDA RELATED ITEMS

None.

NEW BUSINESS:

HDC-2017-05 – Maxine Lipon, 337 River Street

During the demolition of the rear addition at 337 River Street the bricks on the south portion of the building fell off. Ms. Lipon is asking the commission for permission to replace the brick with siding. Ms. Lipon presented a vinyl siding sample with a cedar shake appearance as her first choice of replacement material and explained that the windows will replicate the original windows.

MOTION by Commissioner Trucks, seconded by Commissioner Bennett that they approve the vinyl siding with a cedar shake appearance as replacement material for the back of the building at 337 River Street.

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

Yes: Perschbacher, Bennett, Trucks, Kracht
No: None

MOTION by Commissioner Bennett, seconded by Commissioner Trucks that Maxine should present a visual rendering of the backside of the building including window framing and siding transitions to Mark Fedder for approval.

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

Yes: Perschbacher, Bennett, Trucks, Kracht
No: None

Election of Officers 2018

According to the By-Laws of the City of Manistee Historic District Commission their annual election of Officers is held at the December Meeting for the following year.

Chair

At this time the meeting was turned over to Denise Blakeslee who asked for nominations for the Position of Chair.

Commissioner Perschbacher, seconded by Commissioner Bennett nominated Commissioner Kracht for the position of Chair. Nominations were asked for three times. There were no further Nominations. Nominations were closed.

With a roll call vote, Commissioner Kracht was elected Chair of the Historic District Commission for 2018, 4 to 0.

Vice-Chair

Denise Blakeslee asked for nominations for the Position of Vice-Chair.

Commissioner Kracht, seconded by Commissioner Bennett nominated Commissioner Perschbacher for the position of Vice Chair. Nominations were asked for three times. There were no further Nominations. Nominations were closed.

With a roll call vote, Commissioner Perschbacher was elected Vice - Chair of the Historic District Commission for 2018, 4 to 0.

Denise Blakeslee turned the meeting over to Chair Kracht.

Appointment of a Recording Secretary 2018

At this time the Historic District Commission will appoint a Recording Secretary to handle the administrative functions of the office.

Motion by Commissioner Bennett, seconded by Commissioner Kracht that Kelly McColl and Lora Laurain be appointed Recording Secretary for the Historic District Commission for 2018.

With a voice vote Kelly McColl and Lora Laurain were appointed Recording Secretary of the Historic District Commission for 2018 unanimously.

By Law Review

Annually the Historic District Commission shall review their By Laws at their regularly scheduled meeting in January. Members of the Commission discussed the By Laws and if any changes were needed. None at this time.

Schedule Meeting Dates 2018

At the last regular meeting each year the Historic District Commission schedules their meeting dates for the following year. The Manistee Historic District Commission generally holds their regular business meetings on the first Thursday of each month in the Council Chambers, City Hall, 70 Maple Street, Manistee Michigan at 3:00 p.m. The proposed meeting dates shows that the July meeting would be moved to the following date due to Independence Day festivities.

MOTION by Commissioner Perschbacher, seconded by Commissioner Trucks that the City of Manistee Historic District Commission schedules the following meeting dates for 2018.

January 4, 2018	February 1, 2018	March 1, 2018	April 5, 2018
May 3, 2018	June 7, 2018	July 12, 2018*	August 2, 2018
September 6, 2018	October 4, 2018	November 1, 2018	December 6, 2018

*Changed due to holiday

With a voice vote this motion passed unanimously.

OLD BUSINESS

None.

PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA

None.

CORRESPONDENCE

Request from Cynthia Millonzi for an extension of her certificate appropriateness until December 2018.

MOTION by Commissioner Trucks, Seconded by Commissioner Perschbacher to approve an extension for Cynthia Millonzi permit until December 2018.

With a voice vote this motion passed unanimously.

STAFF REPORTS

Mark Fedder, Museum Director - reported that with the initial window project being complete at the Historical Museum, he recommends beginning to look at installing storm windows at the Historical Museum. Mark presented information on wooden storm windows which closely replicate the original storm windows.

MOTION by Commissioner Bennett, seconded by Commissioner Perschbacher to approve installing wooden storm windows at the Historical Museum, 425 River St.

With a voice vote this motion passed unanimously.

Steve Harold, Museum Curator - discussed the newspaper article titled "Preserving Our State's History" and encouraged everyone to contact their representative regarding proposed changes to the state tax credits.

Denise Blakeslee, Planning & Zoning Director – reminded Commissioners that the 2017 Study Committee meeting is December 21st and the joint meeting. Annual meeting with Manistee City Council in December 12th. Denise would also like to schedule training sessions in January and asked Commissioners to tentatively hold Thursdays in January for training.

MEMBERS DISCUSSION

Commissioner Bennett discussed placards that have been located at various historic buildings in Manistee. Mark Fedder has been letting property owners know that they are able to put up placards on their properties but that there isn't any program in place to pay for them. Denise Blakeslee discussed the possibility of applying for a grant to reinstate the placard program.

WORKSESSION:

None.

The Next meeting of the Historic District Commission will be on Thursday, January 4, 2018 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street.

ADJOURNMENT:

MOTION by Commissioner Bennett, seconded by Commissioner Perschbacher that the meeting be adjourned. Motion passed unanimously.

MEETING ADJOURNED AT 4:10 P.M.

MANISTEE HISTORIC DISTRICT COMMISSION

Lora Laurain, Recording Secretary

DOWNTOWNMANISTEE

michigan

The Manistee Downtown Development Authority was successful in securing Michigan State University (MSU) assistance through a competitive application process to develop a future vision for the River Street streetscape and the Riverwalk, as well as the intersection of River Street and Cyprus Street (US 31) within downtown Manistee. The main goals of this project are to develop a re-visioning of the current underutilized backs of buildings along the Riverwalk into a more user friendly and attractive place for people to use, improve the streetscape of River Street to become more pedestrian friendly and walkable, and to improve the visual appearance and first impression of the River Street/Cypress Street (US 31) intersection.

On August 28, 2017 the first of three public input sessions took place. After receiving comments and input from the community the MSU team put together the following presentation with conceptual plans for the project area. The next step is for the community to provide feedback as to what you like and do not like about the designs. MSU will present the final report in the spring of 2018.

You can provide feedback by going to the city of Manistee website <http://www.manisteemi.gov/> and email your comments to Tyler Leppanen, Manistee DDA executive and economic development director, tyler.leppanen@manisteedowntown.com, or stop into City Hall at the front desk and fill out a comment form. Another option is to go to the [Downtown Manistee Facebook](#) page and comment on each picture. With your help and insights, we can create a community vision for our downtown.

Riverwalk/ River Street Streetscape

Manistee, Michigan
Sustainable Built Environment Initiative

MICHIGAN STATE UNIVERSITY
MICHIGAN STATE UNIVERSITY

School of Planning, Design and Construction

Extension



MEMORIAL DRIVE

MANISTEE RIVER CHANNEL

MAPLE STREET

RIVER STREET

POPLAR STREET

GREENBUSH STREET

FILER STREET

DIVISION STREET

LAKE STREET

RIVER STREET

CYPRESS STREET

U.S. HIGHWAY 31

PROJECT TIME FRAME

August 28, 2017:

Meeting One
Community
Visioning

December 7, 2017:

Meeting Two
Design Input

Winter/Spring
2018:

Meeting Three
Final Presentation

2018:

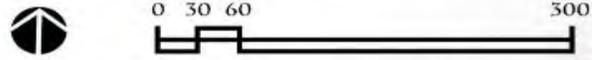
Initiate
Implementation

Riverwalk/ River Street Preliminary Conceptual Plan

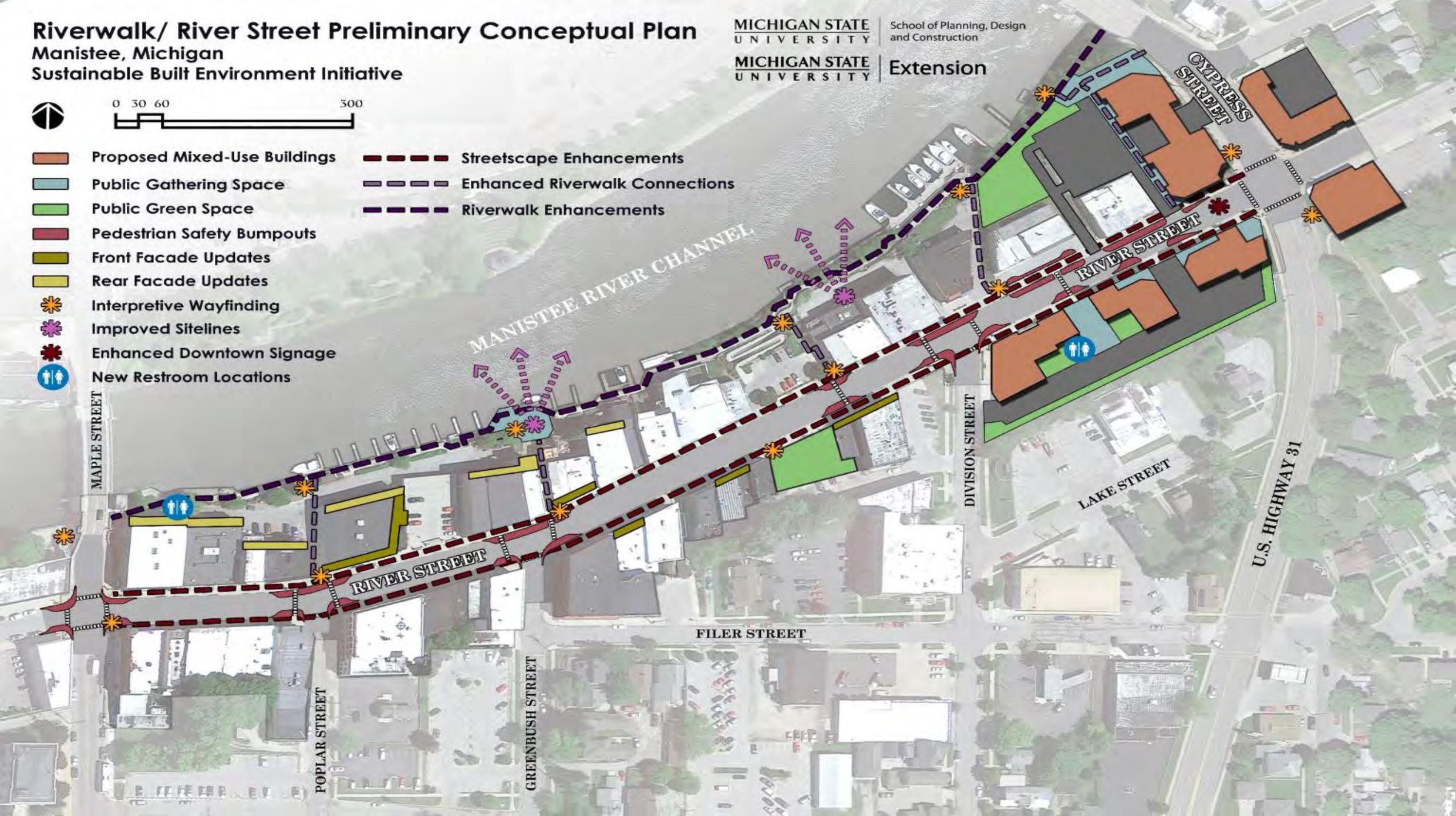
Manistee, Michigan

Sustainable Built Environment Initiative

MICHIGAN STATE UNIVERSITY School of Planning, Design and Construction
 MICHIGAN STATE UNIVERSITY Extension



- Proposed Mixed-Use Buildings
- Public Gathering Space
- Public Green Space
- Pedestrian Safety Bumpouts
- Front Facade Updates
- Rear Facade Updates
- Interpretive Wayfinding
- Improved Sitelines
- Enhanced Downtown Signage
- New Restroom Locations
- Streetscape Enhancements
- Enhanced Riverwalk Connections
- Riverwalk Enhancements







MANISTEE

RIVER STREET

ONLY

ONLY





MANISTEE

RIVER STREET

Victorian

Port City

ONLY

ONLY





MANISTEE INN

MANISTEE
INN
OFFICE

MANISTEE INN & MARINA

Manistee Inn & Marina



MANISTEE INN

MANISTEE INN & MARINA

MANISTEE INN & MARINA

111152



THE
BRINY





RESTROOMS

REST
ROOMS



RESTROOMS

RESTROOMS

MANISTEE

BIKE SHARE PROGRAM



THE *Victorian* PORT CITY



MANISTEE
RIVERWALK

MANISTEE
The Gateway to the Bay

RIVERWALK



Enjoy Your Walk!
• Pedestrian Traffic Only
• Pets Are Not Permitted



WALK
DO NOT RIDE
BICYCLES
ACROSS BRIDGE

MANISTEE RIVERWALK

MANISTEE
The Gateway to the

RIVERWALK



Enjoy Your Walk!
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WALK
DO NOT RIDE
BICYCLES
ACROSS BRIDGE





MANISTEE
RIVERWALK

MANISTEE
RIVERWALK
Enjoy Your Walk!
• Pedestrian Traffic Only
• No Pets Allowed
• No Alcohol Consumption
• No Smoking
• No Drugging
• No Loud Music
• No Profanity
• No Public Intoxication
• No Public Nudity
• No Public Urination
• No Public Defecation
• No Sexual Harassment
• No Sexual Assault
• No Stalking
• No Threats
• No Harassment
• No Intimidation
• No Stalking
• No Threats
• No Harassment
• No Intimidation







MANISTEE
The Charismatic Port











21 Cypress

RIVERSIDE CHOP HOUSE





RIDGEVIEW

MANISTEE
RIVER STREET



CYPRESS

HOUSE OF
FLAVORS

BEST BREAKFAST
DEAL IN TOWN



MANISTEE
RIVER STREET

CYPRESS ST

HOUSE FLAVORS

M A N I S T E E

▲ LIGHTHOUSE &
DOUGLAS PARK

▲ 5TH AVENUE
BEACH

▲ HISTORIC
RAMSDALL INN

▲ RIVERSIDE
MARINA

THE *Victorian* PORT CITY



MANISTEE

- ▲ LIGHTHOUSE & DOUGLAS PARK
- ▲ 5TH AVENUE BEACH
- ▲ HISTORIC RAMSDELL INN
- ▲ RIVERSIDE MARINA

THE *Victorian* PORT CITY

Follow-Up Input Activity

Please use sticky notes and a pen or pencil and place your thoughts onto the character images, preliminary concept plan and design images located around the room. For additional comments, please use the paper handouts.

1. What do you like about the designs presented today?
2. What do you dislike about the designs presented today?
3. What improvements/additions would you like to see regarding the designs presented today?

Next Steps:

Final Recommendations

Meeting Three Presentation

(Scheduled for Winter/Spring 2018)

THANK YOU

For more information, please contact:

Wayne Beyea, beyea@msu.edu

Warren Rauhe, rauhe@msu.edu

MICHIGAN STATE
UNIVERSITY

School of Planning, Design
and Construction

MICHIGAN STATE
UNIVERSITY

Extension

Downtown Manistee SBEI Project

Downtown River Street | River & Cypress Street Intersection | Riverwalk

Sustainable Built Environment Initiative, Meeting Two
December 7, 2017

What do you like about the designs presented today?

What do you dislike about the designs presented today?

What improvements/additions would you like to see regarding the designs presented today? (Use space on back if needed)

