

HISTORIC DISTRICT COMMITTEE

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

July 8, 2020

A meeting of the 2020 Historic District Committee was held on Wednesday, July 8, 2020 at 4:00 pm via teleconferencing, Manistee, Michigan.

The meeting was called to order at 4:02 by Chair Trucks.

Members Present: Dick Albee, William Connor, Debra Greenacre, and Lee Trucks

Members Absent: Kathryn Levy, Ron Helmboldt, and Dennis Otto

Others: Mike Szokola (City Zoning /Planner 1), and Nancy Baker (Recording Secretary)

APPROVAL OF AGENDA

Mr. Szokola wished to amend the agenda under New Business, 347/349 and 411 River Street, Jeff Gordon, request for COA renewal.

MOTION by Commissioner Connor, seconded by Commissioner Greenacre to approve the Agenda as amended.

With a roll call vote motion passed 4 to 0.

Yes: Albee, Greenacre, Connor, and Trucks

APPROVAL OF MINUTES

MOTION by Commissioner Albee, seconded by Commissioner Connor to approve the June 3, 2020 minutes as presented.

With a roll call vote motion passed 4 to 0.

Yes: Albee, Greenacre, Connor, and Trucks

PUBLIC COMMENT ON AGENDA RELATED ITEMS

None

NEW BUSINESS

135 Washington St., Rebel's Sanctuary COA

Mr. Szokola stated the COA for the 135 Washington Street sign was approved via Mr. Fedder, Museum Curator.

142 Washington St., Krahe Building COA

Mr. Szokola stated replacement of six windows were approved via Mr. Fedder, Museum Curator.

345 River St., Millennial Décor COA

Mr. Szokola stated the placement of vinyl signs on the windows were approved via Mr. Fedder, Museum Curator.

86 Washington St., North Channel Brewery Building COA

Mr. Szokola stated a request to amend the original COA for the North Channel Brewery was received from T Eftaxiadis. T Eftaxiadis explained the buildings originality and his proposed rehabilitation of the building. He requested the COA change of horizontal metal siding of light stone color over the existing walls with spacers.

MOTION by Commissioner Albee, seconded by Commissioner Greenacre to approve the Certificate of Appropriateness with the changes as presented for 86 Washington Street, North Channel Brewery.

With a roll call vote motion passed 4 to 0.
Yes: Albee, Greenacre, Connor, and Trucks

347, 349, and 411 River St., Jeff Gordon, request for COA renewal

Mr. Gordon reviewed the progress and completed portions of the 3 parcel site projects that have occurred over the past 10 years. Mr. Szokola requested Mark Fedder, Museum Curator, review the design of the original COA. The work must reflect the originally submitted design plan, variations cannot occur. Mr. Gordon intends to make major progress throughout the summer. He has intentions of applying for a grant through the DDA to purchase glass for the project. He will apply for this grant once he receives a renewal of his COA. The timetable for grants with the DDA occurs in July provided they receive the funding. After funding is received the DDA can then go through the grant process. It is unknown when grants will be awarded. Mr. Szokola received a response from the city attorney concurring the HDC has no choice but to grant a COA renewal if it meets the requirements for a COA.

MOTION by Commissioner Conner, seconded by Commissioner Greenacre to approve the Certificate of Appropriateness renewal request for 347, 349 and 411 River Street.

With a roll call vote motion passed 3 to 1.
Yes: Greenacre, Connor, and Trucks
No: Albee

OLD BUSINESS

Letters to City Council, Haugen Letter, Saylor Letter, Taylor Letter

Mr. Szokola sent the letters to the listed parties as requested by the HDC at the previous meeting. Commissioner Albee stated the city should pursue the anti- blight ordinance.

Permit Review

Mr. Szokola produced a new format for the Outstanding Permit list sheet. The HDC agreed to this format. There are no expiring permits at this time and none that need to be closed out. The Elks Lodge will not be putting up the awning. Mr. Fedder stated because there was never an awning on the building in the past the lodge felt the awning would not be of a historical nature. Mr. Gordon/Ms. Rosmarek permits will be extended for 1 year. There is no procedure for consolidating permits and the full permitting fee would be required.

COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA

None

CORRESPONDENCE

None

REPORTS

Museum Director

No report

Zoning Administrator

Mr. Szokola contacted the DDA regarding having someone attend the HDC meetings. The DDA are in the process of putting a DDA director in place. Once this occurs this person will be attending the meetings.

MEMBERS DISCUSSION

None

ADJOURNMENT

Motion by Commissioner Connor, seconded by Commissioner Albee to adjourn the meeting.

With a roll call vote motion passed 4 to 0.
Yes: Albee, Greenacre, Connor, and Trucks

The meeting was adjourned at 5:06 pm.

2020 Historic Study Review Committee


Nancy Baker, Recording Secretary

