

MINUTES FOR
SPECIAL MEETING
OWOSSO HISTORIC DISTRICT COMMISSION
Wednesday, August 12, 6:00 p.m.
VIA ZOOM VIDEO CONFERENCING

MEETING CALLED TO ORDER at 6:05 p.m. by Commissioner Wilson.

ROLL CALL was taken by Recording Staff Liaison, Josh Adams.

PRESENT: Secretary Philip Hathaway; Commissioner Gary Wilson, Commissioner Lance Omer; Commissioner Steven Teich; Commissioner Matthew Van Epps

ABSENT: Chairman Scott Newman; Commissioner Dianne Acton

OTHERS IN ATTENDANCE: None

AGENDA APPROVAL:

MOTION FOR APPROVAL BY COMMISSIONER VAN EPPS. MOTION WAS SECONDED BY COMMISSIONER HATHAWAY WITH THE ADDITION OF ITEM #2 - DISCUSSION ON THE MATTHEWS BUILDING

AYES ALL. MOTION CARRIED.

COMMUNICATIONS: None

PUBLIC/COMMISSIONER COMMENTS: None

Committee Reports: None

Public Hearings: None

Items of Business:

- 1) 300 W. Main Street – Matthews Building

Commissioner Wilson initiated that City Manager, Nathan Henne indicated that there is a possibility that the owners of the Matthews Building will make a request to demolish a portion of the historic structure. He stated that the reasoning for this meeting was to discuss the HDC's role with potential demolition. He mentioned three potential:

1. Let the City work the situation out with the property owners and deal with the outcome;
2. Invoke the designation of Demolition by Neglect on the property and send a enforcement letter to the property owners;
3. Work together with the city to establish a path to move forward.

Commissioner Wilson stated that that options 2 & 3 could go together.

The commission discussed the steps of issuing an enforcement letter based on demolition by neglect through the ordinance.

Commissioner Teich stated that it is important that someone other than the property owner's architect inspect the property and determine the severity of the neglect. He stated that a city representative should look at the structure.

Commissioner Van Epps stated that the HDC is a semi-judicial body but has no real funds to aid in any follow-up activities after an enforcement letter is issued. He indicated that this is an important factor in making sure the HDC works together with the City.

The commission discussed the universal, historic value of the building within the district.

Commissioner Hathaway stated that if demolition is allowed by either the city or the HDC, a future plan for the site/site plan should be reviewed by both the HDC and the city to ensure any future development suits the area/downtown.

Commissioner Wilson indicated that it is this commission's job to enforce the ordinance and issuing an enforcement letter would impose some rules on any future discussions of demolition. These rules could aid in allowing the HDC to be at the table during the process.

Commissioner Wilson stated that the owners knew about the condition of the building at the time of their purchase and have ignored the city's attempts at code enforcement that ensured the building's safety.

The commission discussed the importance of issuing the Demolition by Neglect designation and the logistics of doing so. They discussed the importance of any letter coming directly from the HDC and not from the city or city attorney.

MOTION BY COMMISSIONER VAN EPPS, AND SECONDED BY COMMISSIONER TEICH:

MOTION THAT THE COMMISSION FINDS THE OWNERS OF THE MATTHEWS BUILDING IN VIOLATION OF THE HISTORIC DISTRICT ORDINANCE THROUGH DEMOLITION BY NEGLECT, AND HEREBY ISSUE A LETTER OF ENFORCEMENT TO COMPEL REPAIRS REQUIRED ACCORDING TO THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS

AYES ALL. MOTION CARRIED.

PUBLIC COMMENTS: None

BOARD COMMENTS: None

ADJOURNMENT:

MOTION BY COMMISSIONER HATHAWAY AND SECONDED BY COMMISSIONER VAN EPPS TO ADJOURN AT 6:52 P.M.

Phil Hathaway, Secretary

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