

MINUTES FOR REGULAR MEETING
OWOSSO HISTORIC DISTRICT COMMISSION
Wednesday, September 16, 2026, at 6:00 p.m.
City Hall Council Chambers

MEETING CALLED TO ORDER: at 6:01 p.m. by Chairperson Steven Teich.

ROLL CALL: Taken by Lizzie Fredrick

PRESENT: Chairperson Steven Teich, Vice-Chair Lance Omer, Commissioner Sean Harrington, Commissioner Erin Powell, and Commissioner William Byrne

ABSENT: Commissioner Jeff Ferweda

STAFF IN ATTENDANCE: Nathan Henne, Lizzie Fredrick

AGENDA APPROVAL: September 16, 2026

MOTION FOR APPROVAL OF THE AGENDA BY HARRINGTON. SECONDED BY BYRNE.

AYES ALL. MOTION CARRIED.

MINUTES APPROVAL: August 19, 2026

MOTION FOR APPROVAL OF MINUTES AS PRESENTED BY OMER. SECONDED BY POWELL.

AYES ALL. MOTION CARRIED.

COMMUNICATIONS: Henne informed the Commission that staff approved three sign certificates during the month of August for 101 N Washington Street, 111 S Washington Street, and 204 W Main Street.

PUBLIC COMMENTS: None

COMMITTEE REPORTS:

1. HDC District Boundary Committee

Powell reported that her portion of the Historic District Study for the proposed Carnegie Library boundary expansion is complete but was not available at the meeting and stated that she would submit it before the Commission's October meeting.

PUBLIC HEARINGS: None

ITEMS OF BUSINESS:

1. Extension of Certificate of Appropriateness — 123 N Washington Street

Henne reviewed the extension request for 123 N. Washington Street's Certificate of Appropriateness and noted the project must pass environmental clearances expected to be completed in approximately 45 days.

Jim Woodworth, owner of the property, attended the meeting virtually and reported project progress, including securing additional grant funding, completing a Phase II environmental study, and lead and asbestos testing currently taking place.

Byrne expressed concern that no physical progress has occurred on the building exterior.

The Commission discussed communications regarding the project and a potential timeline for start and completion to the façade improvements.

Henne reviewed the effects of denying the extension under the Commission's enforcement policy and confirmed that ordering corrective work on the facade would jeopardize the project's grant funding and that any City-performed remediation would pass the cost to taxpayers and require special assessment of the property.

The Commission discussed whether an extension shorter than one year was possible and adding a mid-term progress review in lieu of shortening the extension.

MOTION TO APPROVE THE EXTENSION OF THE CERTIFICATE OF APPROPRIATENESS FOR 123 N WASHINGTON STREET FOR TWELVE MONTHS AS PRESENTED, MADE BY OMER. SECONDED BY POWELL.

MOTION TO AMEND THE MOTION TO REQUIRE THE APPLICANT TO RETURN TO THE COMMISSION FOR A REVIEW IN SIX MONTHS, REPORTING ON THE STATUS OF THE ENVIRONMENTAL REMEDIATION AND THE NEXT STEPS IN THE PROJECT, MADE BY HARRINGTON. SECONDED BY POWELL.

AYES: POWELL, OMER, HARRINGTON, AND TEICH

NAYS: BYRNE

MOTION CARRIED.

PUBLIC COMMENTS: Jael Harrington recommended a public statement to report 123 N. Washington Street's redevelopment progress to community members.

BOARD COMMENTS:

Members discussed the value of publicizing progress on the 123 N Washington Street project.

Henne reported that the business owner at 101 N Washington Street has been that the banner must be removed and that only one neon open sign is permitted.

Henne also reported that Itsa Deli Thing, located at 208 W Exchange Street, has replaced the vinyl that was not in compliance with district design standards.

NEXT MEETING: October 21, 2026

THERE BEING NO FURTHER BUSINESS, THE MEETING WAS ADJOURNED AT 6:35 P.M.