

MINUTES FOR REGULAR MEETING
OWOSSO HISTORIC DISTRICT COMMISSION
Wednesday, December 15, 2021 at 6:00 p.m.
Virginia Teich Council Chambers

MEETING CALLED TO ORDER at 6:02 p.m. by Chairman Steven Teich.

ROLL CALL was taken by Owosso City Manager, Nathan Henne.

PRESENT: Commissioner Lance Omer via phone, Commissioner Scott Newman, Secretary Philip Hathaway, Chairman Steven Teich, Commissioner Dianne Acton.

ABSENT: Commissioner Matthew Van Epps, Commissioner Gary Wilson.

OTHERS IN ATTENDANCE: Nathan Henne, Owosso City Manager.

AGENDA APPROVAL: December 15, 2021.

MOTION FOR APPROVAL BY SECRETARY HATHAWAY. MOTION WAS SECONDED BY COMMISSIONER ACTON.

AYES ALL. MOTION CARRIED.

MINUTES APPROVAL: NOVEMBER 17, 2021 MINUTES.

MOTION FOR APPROVAL BY COMMISSIONER HATHAWAY. MOTION WAS SECONDED BY COMMISSIONER NEWMAN. It was noted Philip Hathaway is the Secretary, and as such, his name should be designated at the signature line of the minutes.

AYES ALL. MOTION CARRIED.

COMMUNICATIONS: Corrected HDC Design Guidelines were discussed prior to the Matthews Building update. The guidelines will be included on the City website and handed out via the Building Department and through local realtors. Additional spelling and grammatical updates will be made.

Matthews Building-City is pursuing legal action against the owners regarding roof collapses on the main section of the building (not the section by the river). A site plan was submitted by the owners and an extension requested, but not granted. A demolition permit is anticipated to be forthcoming.

PUBLIC/COMMISSIONER COMMENTS: None

COMMITTEE REPORTS: None

PUBLIC HEARINGS: None

ITEMS OF BUSINESS:

1. Demolition by Neglect – 110 West Main Street-Façade. Building owner Nicholas Pidek was present and expressed his interest in the historical value of the façade. Commissioners discussed possible options for grants. It was suggested a conservation easement be considered on the façade.

MOTION BY SECRETARY HATHAWAY TO POSTPONE DECISION ON DEMOLITION BY NEGLIGENCE AND FIND THE STUCCO IS A STRUCTURAL COMPONENT OF THE BUILDING AND APPLICABLE TO THE OVERSIGHT OF THE HISTORIC DISTRICT COMMISSION. SECONDED

Approved

BY COMMISSIONER OMER. IT WAS ADDED THE DECISION WOULD BE POSTPONED UNTIL THE NEXT REGULARLY SCHEDULED MEETING ON JANUARY 19, 2022.

It was asked of Mr. Pidek to return with research on restoration, a stabilization plan and an estimate of associated costs.

AYES ALL. MOTION CARRIED.

2. Demolition by Neglect-121 W Exchange Street-Skybridge. Commissioner Acton recused herself from the discussion as the joint property owner with her husband, Dave Acton. It was noted this item had been through the Board of Appeals process in 2012 under previous ownership. Current Owner Dave Acton distributed materials to Commissioners containing plans and drawings of the structure as provided by his architect. Secretary Hathaway noted this structure is above a public alley. He pointed out the possibility that the structure may not be part of the street wall and most likely not included as a contributing structure during the inception of the Historic District and the commission may not have authority in the decision.

MOTION BY SECRETARY HATHAWAY FINDING THIS PARTICULAR STRUCTURAL COMPONENT FALLS OUTSIDE OF THE PURVIEW OF THIS COMMISSION AS A CONTRIBUTING STRUCTURE. SECONDED BY COMMISSIONER OMER.

AYES-Commissioner Omer, Secretary Hathaway.

AGAINST-Commissioner Teich.

ABSTAIN-Commissioner Newman.

MOTION FAILED.

MOTION BY COMMISSIONER NEWMAN TO TABLE THIS ISSUE UNTIL THE JANUARY 19, 2022 MEETING AND OWNERS MAY DECIDE TO PRESERVE OR DEMOLISH; PRESERVE BY FIXING THE ROOF OR SUBMITTING A DEMOLITION PROPOSAL. SECONDED BY COMMISSIONER OMER.

AYES-Commissioner Omer, Commissioner Newman, Chairman Teich.

OPPOSED-Secretary Hathaway.

MOTION CARRIED.

3. The next meeting on January 19, 2022 at 6:00pm will be at City Hall.

PUBLIC COMMENTS: None.

BOARD COMMENTS: Commissioner Newman, as previous Chairman, noted he viewed the Commission as reactive to the City's needs to do the best they could for the buildings and citizens of Owosso. That outlook changed with the Matthews Building. The Commission can be proactive.

ADJOURNMENT:

MOTION BY SECRETARY HATHAWAY AND SECONDED BY COMMISSIONER NEWMAN TO ADJOURN AT 7:37 P.M.

Philip Hathaway, Secretary

Approved