

MINUTES FOR
SPECIAL MEETING
OWOSSO HISTORIC DISTRICT COMMISSION
Wednesday, February 17, 2021 6:00 p.m.
VIA ZOOM VIDEO CONFERENCING

MEETING CALLED TO ORDER at 4:05 p.m. by Chairman Teich.

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

PRESENT: Chairman Steven Teich; Commissioner Gary Wilson; Commissioner Matthew Van Epps; Commissioner Lance Omer; Commissioner Dianne Acton

ABSENT: Commissioner Scott Newman; Secretary Philip Hathaway

OTHERS IN ATTENDANCE: Jamie Garmo, owner representative 300 W Main Street; Jim Vargo, contractor for 300 W. Main Street

AGENDA APPROVAL: FEBRUARY 17, 2021

MOTION FOR APPROVAL BY COMMISSIONER VAN EPPS. MOTION WAS SECONDED BY COMMISSIONER ACTON AS PRESENTED

AYES ALL. MOTION CARRIED.

MINUTE APPROVAL: FEBRUARY 3, 2021 MINUTES

MOTION FOR APPROVAL BY COMMISSIONER WILSON. MOTION WAS SECONDED BY COMMISSIONER ACTON AS PRESENTED

AYES ALL. MOTION CARRIED.

COMMUNICATIONS: None

PUBLIC/COMMISSIONER COMMENTS: None

Committee Reports: None

Public Hearings: None

Items of Business:

1) 300 W. Main Street – Window Replacement/Repair Application

Ms. Garmo introduced the project and explained that the work being proposed is in response to the current Terms of Dismissal between the owners of 300 W Main Street and the City of Owosso, specifically the replacement and repair of windows. Ms. Garmo introduced Mr. Vargo and explained that he would be discussing the details of the proposed application.

Ms. Garmo also stated that while the application presented only addresses the requirements for the Terms of Dismissal, there are plans for the owners to redevelop the property in the future.

Mr. Vargo stated that he was there to discuss the boarded-up windows associated with the terms listed in the Terms of Dismissal. He stated that they would use the Pella brand windows they provided in the supporting documentation. They would be double-hung, wood, aluminum-clad windows.

Mr. Vargo also stated that he looked into glass replacement of the first-floor windows. He stated that the window may require a wood trim to help the spacing of the current façade.

Chairman Teich requested for Mr. Adams to show the current site photos, showing what the building looks like now with the faux, granite removed from the facade. Mr. Vargo indicated that he was on-site prior to the removal of the faux granite. He stated that the removal of the faux granite shows that a new trim treatment should be considered.

Mr. Vargo indicated that he only looked at the Water Street portion of the complex and the windows associated with that side. He stated that the river-side portion of the property was under construction at the time he was on-site, and he did not consider that portion as part of his scope of work.

Mr. Vargo stated that he thought the 300 address was only the Water Street portion. Ms. Garmo indicated that it was her understanding that all buildings were part of the Terms of Dismissal.

Commissioner Wilson stated that without an overall development plan for the complex, it would be premature to approve any replacement materials.

Ms. Garmo stated that the work that is currently being proposed is only to meet the court-ordered Terms of Dismissal with the City. A complete development plan will be developed after the terms of the settlement agreement are met.

Commissioner Wilson stated that it would be inappropriate for the HDC to approve a “piece-by-piece” replacement plan due to the uncertainty of what future plans for the building might be drawn.

Mr. Van Epps indicated that the parcel number listed on the Terms of Dismissal is for the river-side portion of the complex. Ms. Garmo indicated that she needed clarification if that parcel number was for only the roof reconstruction.

Mr. Van Epps stated that regardless of the Terms of Dismissal, there is still a the HDC’s Demolition by Neglect designation that needs to be addressed.

Ms. Garmo asked the Commission if there was a way to complete the Terms of Dismissal with the understanding that a formal plan for future development will be presented at a later date.

Mr. Vargo stated that if the scope of work involves the whole building, another meeting with the property owners would be needed to develop a complete plan to meet the Terms of Dismissal.

Mr. Adams stated that it might be best to get clarification from the City Attorney and the Building Department on the Terms of Dismissal. After clarification is made, an updated scope of work can be review by the Commission at a later date.

Commissioner Van Epps stated that clarification of what windows need to be repaired/replaced and which addresses the terms apply.

Commissioner Wilson stated that it would be better to see the building better sealed up from the elements pending a completed plan that addresses the whole complex would be a better solution than

replacing windows “piece-by-piece”. Assuming there is a predetermined deadline to when a comprehensive development of the complex would be finished.

Chairman Teich indicated his support of such a plan, as long as a predetermined deadline would be part of the agreement. He stated that he would not want to see any temporary measures to be in place for years.

The Commission agreed to reschedule the application review to get clarification from the City Attorney and the Building Department on the Terms of Dismissal. After clarification is made, an updated scope of work can be review by the Commission at a later date

PUBLIC COMMENTS: None

BOARD COMMENTS: None

ADJOURNMENT:

**MOTION BY COMMISSIONER ACTON AND SECONDED BY COMMISSIONER OMER TO
ADJOURN AT 4:52 P.M.**

Phil Hathaway, Secretary