

HISTORIC DISTRICT COMMISSION

Manistee County Historical Museum
425 River Street
Manistee, MI 49660

MEETING MINUTES

June 7, 2007

A Meeting of the Manistee City Historic District Commission was held on Thursday, June 7, 2007 at 3:00 p.m. at the Manistee County Historical Museum, 425 River Street, Manistee, Michigan.

Meeting was called to order at 3:10 p.m. by Chair Kracht.

ROLL CALL:

Members Present: Dave Carlson, Maria DeRee, T. Eftaxiadis, Teena Kracht, P. Kelly Niles, John Perschbacher, Dennis terHorst

Others: Tom Amor Sr. (Amor Sign Studios), Rebecca Mellot (Amor Sign Studios), Jim Russell (Manager - River Street Station), Robin Hogan (Ramsdell Restoration Society), Steve Harold (Manistee County Historical Museum), Jon Rose (Community Development), and Denise Blakeslee (Planning & Zoning) and others

APPROVAL OF AGENDA:

MOTION by Dave Carlson, seconded by P. Kelly Niles, that the Agenda for the June 7, 2007 Meeting be approved.

With a roll call vote this motion passed 5 to 0.

Yes: Niles, Eftaxiadis, Perschbacher, Carlson, Kracht

No: None

APPROVAL OF MINUTES:

MOTION by John Perschbacher, seconded by P. Kelly Niles that the Minutes of the May 3, 2007 Meeting be approved as written.

With a roll call vote this motion passed 5 to 0.

Yes: Carlson, Niles, Eftaxiadis, Perschbacher, Kracht

No: None

NEW BUSINESS:

Amor Sign Studios, Inc. - Requests for Sign Permits

Tuscan Grille, 312 River Street - Install Signage on Awnings

Commissioner T. Eftaxiadis declared a conflict of interest due to a business relationship with the applicant.

Tom Amor Sr., Amor Sign Studios presented a request from Tuscan Grille, 312 River Street to install signage on the existing awnings. Mr. Amor showed a sample of the proposed colors.

Steve Harold noted that the font of the wording as shown can be found in a book dating back to the late 1800's.

Commissioner terHorst entered the meeting.

Commissioners discussed the existing non-conforming internally lit signs.

MOTION by Dennis terHorst, seconded by Dave Carlson to approve installing copy to the existing awnings at Tuscan Grille, 312 River Street be approved (Plan Dated 5-10-07, Filename: Awing Recovers, Location Amor/Design/Tuscan Bakery - Le Riv) and that the non-conforming internally back lit and neon signage be removed.

With a roll call vote this motion passed 5 to 0 with Commissioner Eftaxiadis abstaining.

Yes: Carlson, Niles, Perschbacher, terHorst, Kracht

No: None

The Grounds Deli & Café, 129 Washington Street - Wall Sign

Rebecca Mellot, Amor Sign Studios presented a request for the Grounds Deli & Café, 120 Washington Street for a wall sign. Ms. Mellot presented samples of the paint colors. This will be a flat panel (wall sign) with no proposed lighting at this time.

MOTION by Dave Carlson, seconded by John Perschbacher that the request for the Ground Deli & Café, 120 Washington Street be approved as presented (Plan Dated 4-26-07, Filename: Wall Sign, Location Amor/Design/ The Grounds).

With a roll call vote this motion passed 6 to 0.

Yes: Perschbacher, Eftaxiadis, terHorst, Carlson, Niles, Kracht

No: None

Michael Mulder - Request for Signage and Re-paint front of Building

River Street Station, 350 River Street - Install Awnings with Signage and Re-paint front of Building.

Jim Russell, Manager of River Street Station, 350 River Street spoke of the proposed re-installation of the previous awnings that included a curved "waterfall" awning in the middle. A sample of the awning material was presented for the commissioners to review. Mr. Russell spoke of need to keep the existing non-conforming internally lit "open" sign. He stated that he could move the neon beer signs to another location in the building. Included in the request is to re-paint the building the existing color.

Commissioner Maria DeRee entered the meeting.

Steve Harold spoke of the awning guidelines that were drafted by the previous Historic District Commission and the Manistee Downtown Preservation and Development Plan standards for awnings. The sign panel was to remain uncovered with the awnings placed below the sign panel. No curved "waterfall" style awnings were historically present in Manistee, only angular awnings.

Awning

MOTION by Dennis terHorst, seconded by John Perschbacher to approve the Awning so long as the center section be adjusted to be attached in line with and have the same slope as the two side panel awnings.

With a roll call vote this motion passed 7 to 0.

Yes: terHorst, Niles, Eftaxiadis, Perschbacher, Carlson, DeRee, Kracht
No: None

Internally Lit Signs - General Standards

MOTION by Maria DeRee seconded by Dave Carlson that the Historic District Commission will not allow any neon or any internally lit signs including "Open" signs.

With a roll call vote this motion passed 7 to 0.

Yes: Niles, Perschbacher, terHorst, Carlson, Eftaxiadis, DeRee, Kracht
No: None

Request from River Street Station 350 River Street for Signage on Awnings.

MOTION by Maria DeRee, seconded by Dave Carlson to approve application for lettering on awnings (signage - as shown on Plan #HDC-2007-09 Submitted 5-29-07), approve removal of existing lettering on sign panel, and require the removal of all internally lit signs.

With a roll call vote this motion passed 7 to 0.

Yes: Perschbacher, Carlson, terHorst, DeRee, Niles, Eftaxiadis, Kracht
No: None

Re-paint front of building

MOTION by John Perschbacher, seconded by Kelly Niles that the request to approve re-painting of building using existing colors be approved.

With a roll call vote this motion passed 7 to 0.

Yes: DeRee, Carlson, Perschbacher, terHorst, Niles, Eftaxiadis, Kracht
No: None

OLD BUSINESS

Ramsdell Theatre - Request for Exterior Amenities

The Ramsdell Theatre is submitting additional information as requested by the Historic District Commission at their meeting of May 3, 2007. They are requesting approval to place benches outside their facility at 101 Maple Street. In addition to the benches they are also requesting approval for planters.

Robin Hogan, Ramsdell Restoration Project, explained that they want to install benches that are currently used by the City downtown. The proposed planters are self watering and hold a gallon of water. They are proposing to put a green plant in each planter.

MOTION by Dave Carlson, seconded by P. Kelley Niles to approve the request for the Ramsdell Theater for Benches and planters as presented (as shown on Plan #HDC-2007-05 Submitted 4-23-07 and resubmitted 5-29-07).

With a roll call vote this motion passed 7 to 0.

Yes: terHorst, Niles, Eftaxiadis, Perschbacher, Carlson, DeRee, Kracht
No: None

PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA

None

CORRESPONDENCE

None

STAFF REPORTS

Discussed holding worksessions to help establish standards that can be given to applicants. Discussed items placed outside of buildings on the sidewalks. Members are to review the draft Awning standards that were developed by the previous committee and the Manistee Downtown Preservation & Development Plan standards for the next meeting.

The next meeting of the Historic District Commission will be on Thursday, July 5, 2007 at 3:00 p.m. at the Museum, 425 River Street.

ADJOURNMENT:

MOTION by Dave Carlson, seconded by Dennis terHorst that the meeting be adjourned. Motion passed unanimously.

MEETING ADJOURNED AT 5:08 P.M.

MANISTEE HISTORIC DISTRICT COMMISSION

A handwritten signature in cursive script, reading "Denise J. Blakeslee", is written over a horizontal line.

Denise J. Blakeslee, Recording Secretary