

# HISTORIC DISTRICT COMMISSION

Council Chambers, City Hall  
70 Maple Street  
Manistee, MI 49660

## MEETING MINUTES

April 2, 2015

A Meeting of the Manistee City Historic District Commission was held on Thursday, April 2, 2015 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 3:05 p.m. by Chair Kracht.

### ROLL CALL:

**Members Present:** Aaron Bennett, T. Eftaxiadis, Teena Kracht, Thomas Smith, John Perschbacher, Mary Russell,

**Members Absent:** Dave Carlson, Mary Russell (excused), Thomas Smith

**Others:** Terry Lindeman (308 River Street), Jeff Gordon (347 & 411 River Street), Mark Fedder (Museum Director), and Denise Blakeslee (Planning & Zoning Administrator)

Mr. Lindeman introduced himself to the Commission as the new owner of the Hokanson's building at 308 River Street. He will be submitting requests to the Commission in the future.

The Commission welcomed new member Aaron Bennett.

### APPROVAL OF AGENDA:

MOTION by John Perschbacher, seconded by Aaron Bennett that the Agenda be approved as prepared.

With a voice vote this motion passed unanimously.

### APPROVAL OF MINUTES:

MOTION by John Perschbacher, seconded by T. Eftaxiadis that the Minutes of the March 5, 2015 Meeting be approved as prepared.

With a voice vote this motion passed unanimously.

### NEW BUSINESS:

None

## **OLD BUSINESS**

### **Update on Permits 347 & 411 River Street (numerous)**

Jeff Gordon the owner of the properties at 347 and 411 River Street prepared a permit status update for the Commissioners to review prior to the meeting. Mr. Gordon reviewed each permit with the Commission and discussed the projects. The Commission discussed how to extend the permits and to see if any permits could be combined.

#### **347 River Street – Permit PHDC08032, PHDC09014 and PHDC11009**

Mr. Gordon will be applying for a façade grant for a portion of this project and requested that the permits remain separate.

MOTION by T. Eftaxiadis, seconded by John Perschbacher that permits PHDC08032, PHDC09014 and PHDC11009 be individually extended until December 31, 2015 based on the owner’s expectation that the project will be completed at that time.

With a roll call vote motion passed 4 to 0.

Yes: Eftaxiadis, Perschbacher, Bennett, Kracht  
No: None

#### **411 River Street – Permits PHDC10015, PHDC10018, and PHDC1103**

Mr. Gordon said these three permits could be combined into one permit. He asked that all the permits have the same expiration date.

MOTION by John Perschbacher, seconded by T. Eftaxiadis that permits PHDC10015, PHDC10019, and PHDC1103 be combined into one permit to expire on December 31, 2015 based on the owner’s expectation that the project will be completed at that time.

With a roll call vote motion passed 4 to 0.

Yes: Perschbacher, Eftaxiadis, Bennett, Kracht  
No: None

#### **411 River Street – Permits PHDC11006, PHDC11007, and PHDC11008**

Mr. Gordon said these three permits could be combined into one permit.

MOTION by T. Eftaxiadis seconded by Aaron Bennett that permits PHDC11006, PHDC11007, and PHDC11008 be combined into one permit to expire on December 31, 2015 based on the owner’s expectation that the project will be completed at that time.

With a roll call vote motion passed 4 to 0.

Yes: Perschbacher, Eftaxiadis, Bennett, Kracht  
No: None

#### **411 River Street – Permit PHDC12001**

Mr. Gordon said this portion of the project may not be completed by December 31, 2015. The Commission said that he could request an extension if needed and the request could be made on his behalf by the Museum Director if needed.

MOTION by John Perschbacher, seconded by T. Eftaxiadis that permit PHDC12001 be extended until December 31, 2015 based on the owner's expectation that the project will be completed at that time.

With a roll call vote motion passed 4 to 0.

Yes: Perschbacher, Eftaxiadis, Bennett, Kracht  
No: None

The Commission noted that there needs to be a policy to extend permits.

#### **COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA**

None

#### **CORRESPONDENCE**

None

Commissioner Bennett left the meeting.

#### **STAFF REPORTS**

##### **Mark Fedder, Museum Director**

Issued a permit to Shari Wild, 429 River Street for Routine Repair and Maintenance to repair the lower portion of the outside front display window by removing existing tin and replace with wood similar in appearance to the Haley Sisters Block building. *This was issued permit #PHDC15-003*

Denise Blakeslee, Planning & Zoning Administrator

Pleased to report that as of March 2, 2015 the City of Manistee has been accepted into the Certified Local Government Program.

Commissioner Russell informed staff that she has a conflict with the July 2, 2015 meeting and asked if the Commission would consider rescheduling the meeting to July 9, 2015. The Commission will need to discuss this at the May meeting since no quorum is present for deliberation.

#### **MEMBERS DISCUSSION**

Commissioner Eftaxiadis noted that copies of all SHPO façade projects need to be included in the master files.

#### **WORKSESSION:**

##### **Building Plaques**

The members of the Historic District Commission will continue their discussion on the development of temporary plaques for properties in the district that details the buildings history at their next meeting.

##### **Master Plan Update**

Staff asked the Commission to review language that has been drafted for the Master Plan update that pertains to historical resources in the community. The Commission will review the drafted language and give any comments to staff.

The Next meeting of the Historic District Commission will be on Thursday, May 7, 2015 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street.

When Commissioner Bennett left the meeting there was no quorum so the meeting portion was closed at 4:00 pm.

WORKSESSION ADJOURNED AT 4:23 P.M.

MANISTEE HISTORIC DISTRICT COMMISSION

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Denise J. Blakeslee, Recording Secretary