

## **HISTORIC DISTRICT COMMITTEE**

70 Maple Street  
Manistee, MI 49660

### **MEETING MINUTES**

June 3, 2020

A meeting of the 2020 Historic District Committee was held on Wednesday, June 3, 2020 at 4:00 pm via teleconferencing, Manistee, Michigan.

The meeting was called to order at 4:03 by Chair Trucks.

**Members Present:** Dick Albee, William Connor, Kathryn Levy, Ron Helmboldt, Dennis Otto, and Lee Trucks

**Members Absent:** Debra Greenacre

**Others:** Mike Szokola (City Zoning /Planner 1), Rob Carson (County Planning Director) and Nancy Baker (Recording Secretary)

#### **APPROVAL OF AGENDA**

MOTION by Commissioner Connor, seconded by Commissioner Levy to approve the Agenda as printed.

With a voice vote motion passed 6 to 0.

#### **APPROVAL OF MINUTES**

Commissioner Albee wished to amend the May 6, 2020 minutes under Members Discussion, things for "several" months changed to, things for "a few" months.

The May 6, 2020 minutes were approved with the amendment by a voice roll call vote.

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

Yes: Albee, Levy, Connor, Helmboldt, Otto and Trucks

No: none

#### **PUBLIC COMMENT ON AGENDA RELATED ITEMS**

None

#### **NEW BUSINESS**

Nails 2000, owner Mr. Loi Diep, 365 River Street, requested a Certificate of Appropriateness.

The permittee must have applied for a building permit within the past 7 days of requesting a C of A. Mr. Szokola recommended putting in a stipulation that a building permit must be obtained to get a C of A.

MOTION by Commissioner Albee, seconded by Commissioner Levy to approve the Certificate of Appropriateness for Nails 2000, owner Mr. Loi Diep, 365 River Street.

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

Yes: Albee, Levy, Connor, Helmboldt, Otto and Trucks

No: none

## **OLD BUSINESS**

### Memo response from City Attorney

Mr. Szokola read the memo response received from George Saylor, City of Manistee Attorney. He reviewed the points of Mr. Saylor's memo. Contact was made with Steve Hougen the city building inspector who acknowledged there are no active building permits for 347, 349 or 411 River Street. A building permit is required before a Certificate of Appropriateness (C of A) is issued or an extension of a certificate is granted. The blight ordinance could apply to the River Street addresses due to no open building permit for any of these addresses. Mr. Hougen will inspect the River Street properties to be sure things on the inside are up to code. The HDC can review the River Street applications for a C of A, with the ability to approve them and still be able to move forward with anti-blight for the properties if the guidelines for the building permit have not been followed. Mr. Szokola contacted SHPO who reported that sometimes the permittee is required to put down a deposit of what the repairs would cost. If the project is not completed in a timely matter the entity (City/HDC) can step in and finish the project using the deposit. The HDC has no ability to grant or refuse extensions. They oversee that it meets the requirements of local ZO, local Historic Districts Act, and US Secretary of Interiors standards for Rehabilitation.

MOTION by Commissioner Connor, seconded by Commissioner Levy to appoint a subcommittee of Mr. Trucks, Mr. Albee and Mr. Szokola to meet with the city attorney to discuss the matter and discuss a recommendation for the city to change the ordinance that would give the HDC the leverage to handle such situations as those that are occurring and to find solutions for future situations.

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

Yes: Albee, Levy, Connor, Helmboldt, Otto and Trucks

No: none

Mr. Szokola suggested an anti-blight letter be composed to present it to the City Council, building inspector and the city manager stating the present concerns. The state gives the

building inspector the power, if desired, to proceed with legal action if not satisfied with the work standards.

MOTION by Commissioner Levy, seconded by Commissioner Helmboldt to send letters, one each to the City Council, city attorney, city manager, and the building inspector, expressing concerns about the current River Street situations.

Commissioner Albee requested the letter contain the length of the situation (since 2008, 12 years).

With a voice roll call vote motion passed 6 to 0.  
Yes: Albee, Levy, Connor, Helmboldt, Otto and Trucks  
No: none

Mr. Szokola will add to the letter a recommendation to proceed with the blight ordinance.

**Permit Review**

Mr. Szokola will send a reminder letter to Mr. Gordon and Ms. Rosmarek regarding the permits for 347/349 and 411 River Street which will expire in 30 days, June 30, 2020.

Mr. Szokola reported that the 100 Washington Street permit Commissioner Connor inquired about has expired. Contact was made with Mr. Kriskywicz regarding his 100 Washington property project. He is working through Brownfield and when he can move forward, he will contact the HDC. Mr. Fedder was contacted by Mr. Szokola about old permits that are still considered open. They have gone back to 2001-2002 finding there are a large number of permits (close to 200) that were never officially closed. Some of these parcels have been sold several times. Only completed project permits will be closed. Many of these permits were granted by the Historical Overlay which was before the HDC. The anti-blight policy will be investigated for past granted permits that have no changes.

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

None

**CORRESPONDENCE**

None

**REPORTS**

**DDA Executive & Economic Development Director**

No report

**Museum Director**

No report

Zoning Administrator

Mr. Szokola shared SHPO training opportunities for upcoming webinars. The HDC would like Mr. Szokola to extend an invitation to Mr. Miller to attend the HDC meetings.

**MEMBERS DISCUSSION**

None

**ADJOURNMENT**

Motion by Commissioner Connor, seconded by Commissioner Albee to adjourn the meeting.

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

Yes: Albee, Levy, Connor, Helmboldt, Otto and Trucks

No: none

The meeting was adjourned at 4:50 pm.

2020 Historic Study Review Committee

  
Nancy Baker, Recording Secretary