

HISTORIC DISTRICT COMMISSION

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

MEETING MINUTES

May 2, 2013

A Meeting of the Manistee City Historic District Commission was held on Thursday, May 2, 2013 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 3:04 p.m. by Chair Kracht.

ROLL CALL:

Members Present: Dave Carlson, Maria DeRee, T. Eftaxiadis, Teena Kracht, Jeremy Loveless, John Perschbacher, Mary Russell

Members Absent: None

Others: Travis Alden(DDA/Main Street Director), Mark Fedder (Manistee County Historical Museum) Steve Harold (Manistee County Historical Museum) and Denise Blakeslee (Planning & Zoning) and others

APPROVAL OF AGENDA:

MOTION by Maria DeRee, seconded by Mary Russell that the Agenda be approved as prepared.

With a voice vote this motion passed unanimously.

APPROVAL OF MINUTES:

MOTION by Maria DeRee, seconded by Mary Russell that the Minutes of the April 4, 2013 Meeting be approved.

With a voice vote this motion passed unanimously.

NEW BUSINESS:

None

OLD BUSINESS

None

PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA

None

CORRESPONDENCE

None

STAFF REPORTS

Denise Blakeslee, Recording Secretary – distributed H.A.M it Up! brochures to the Commissioners.

Commissioner Perschbacher entered the meeting.

MEMBERS DISCUSSION

None

Meeting Closed at 3:17 pm

WORKSESSION:

Training Exercise – Demolition by Neglect

Prior to the purchase of the Winkler Block Building at 312 River Street, staff had begun the work for the Commission to determine if the deterioration of the building would qualify as Demolition by Neglect. Most of the paperwork had been prepared for the Commission to begin the process when the bank accepted the offer from Blue Fish.

The Historic District Commission has the authority under the Local Historic Districts Act (Act 169 of 1970) and Chapter 1280 Historic District of the City of Manistee Codified Ordinance to require the owner to make necessary repairs to avoid the loss of structures within the district. This is done under Demolition by Neglect which is defined as follows:

"Demolition by Neglect" means neglect in maintaining, repairing, or securing a resource that results in deterioration of an exterior feature of the resource or the loss of structural integrity of the resource.

Section 399.205 (11) of the Local Historic Districts Act and Section 1280.15 of the City of Manistee Codified Ordinances reads:

Upon a finding by a commission that a historic resource within a historic district or a proposed historic district subject to its review and approval is threatened with demolition by neglect, the commission may do either of the following:

(a) Require the owner of the resource to repair all conditions contributing to demolition by neglect.

(b) If the owner does not make repairs within a reasonable time, the commission or its agents may enter the property and make such repairs as are necessary to prevent demolition by neglect. The costs of the work shall be charged to the owner, and may be levied by the local unit as a special assessment against the property. The commission or its agents may enter the property for purposes of this section upon obtaining an order from the circuit court.

The Commission went through the exercise to have a better understanding of the process in the event that a building in the district falls into a state of disrepair in the future. Staff had prepared a Powerpoint Presentation of photographs of the building as well as a draft resolution for adoption if the Commission had determined that the condition of the building constituted Demolition by Neglect.

Commissioner Eftaxiadis entered the meeting.

Discussion included how to contact owners of properties to prevent Demolition by Neglect; how Demolition by Neglect is the last option for the Commission to protect resources; how to soften the process and promote a better understanding of preservation; the availability of funds from DDA/Main Street (Façade Grants); the desire to preserve our resources.

Travis Alden noted that the Corbels and Trim were installed today on Mike Cnudde's building.

Discussion on the North Channel Outlet building.

The Next meeting of the Historic District Commission will be on Thursday, June 6, 2013 at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street.

ADJOURNMENT:

MOTION by Mary Russell, seconded by Maria DeRee that the meeting be adjourned. Motion passed unanimously.

MEETING ADJOURNED AT 4:17 P.M.

MANISTEE HISTORIC DISTRICT COMMISSION

Denise J. Blakeslee, Recording Secretary