

MINUTES FOR REGULAR MEETING
OWOSSO HISTORIC DISTRICT COMMISSION
Wednesday, June 15, 2022 at 6:00 p.m.
Virginia Teich Council Chambers

MEETING CALLED TO ORDER: 6:00 p.m. by Chairman Steven Teich.

ROLL CALL: was taken by Owosso City Manager, Nathan Henne.

PRESENT: Secretary Philip Hathaway, Commissioner Dianne Acton, Commissioner Scott Newman, Commissioner Lance Omer, Commissioner Matthew Van Epps, Commissioner Gary Wilson, Chairman Steven Teich.

ABSENT: None. *Corrected to Commissioner Newman at July 20, 2022 minutes approval.*

OTHERS IN ATTENDANCE: Nathan Henne, Owosso City Manager.

AGENDA APPROVAL: June 15, 2022.

MOTION FOR APPROVAL BY SECRETARY HATHAWAY. MOTION WAS SECONDED BY COMMISSIONER WILSON.

AYES ALL. MOTION CARRIED.

MINUTES APPROVAL: MAY 18, 2022 MEETING.

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

AYES ALL. MOTION CARRIED.

COMMUNICATIONS: None.

PUBLIC/COMMISSIONER COMMENTS: None.

COMMITTEE REPORTS: None.

PUBLIC HEARINGS: None

ITEMS OF BUSINESS:

- 1) Demolition Permit – Lula’s Restaurant – 113 S. Washington St:

BOARD COMMENTS:

It was noted that Lula’s Restaurant owner John Beilfuss was not in attendance.

Nathan explained to the commission that fire bonds are held by the City until a business and/or homeowner cleans up the property where a fire occurred; if not that fire bond is utilized by the City for clean-up purposes.

The Committee expressed a preference of the façade not being taken down. The demolition permit does not include façade restoration, it is a total demolition.

The demolition contractor verbally advised the Building Official and John Beilfuss that it would cost \$5000 to brace and preserve the façade.

Secretary Hathaway expressed the following concerns:

- Potential of an incomplete structural report; leaving out information regarding the building footings condition specifically.
- Did water pressure from the firehose damage the brick and mortar? And could the fire bond be used to pay for this analysis?

MOTION BY COMMISSIONER VAN EPPS TO TABLE THE DEMOLITION APPLICATION UNTIL THE BUSINESS OWNER IS PRESENT TO ANSWER QUESTIONS. MOTION WAS SECONDED BY SECRETARY HATHAWAY.

AYES ALL. MOTION CARRIED.

PUBLIC COMMENTS: None.

BOARD COMMENTS:

1) Aviator Jayne:

Nathan stated that if approved, the facade repairs to Aviator Jayne can be placed as a special assessment on the property for up to 12 years.

One estimate has been received for the possible repairs; the cost would be \$10,000 - \$20,000 depending on the type of plaster repair.

2) 123 N. Washington – Woodworth Property:

Nathan confirmed that City Council approved the Obsolete Property Rehabilitation District Application, a Certificate of Appropriateness has not yet been approved and that Triterra has been hired to draft their Brownfield plan, as well as an outside consultant to apply for additional grants.

3) 300 W. Main – Matthews Building:

A status was requested on any future development plans at the Matthews site.

Nathan explained he is still waiting on the Architect to submit plans for the remaining wall that will need to be removed by hand and on any future development.

Committee members requested to be informed of the re-development; including the intended use and future building design at the Matthews site.

NEXT MEETING: July 20, 2022.

ADJOURNMENT:

MOTION BY COMMISSIONER VAN EPPS. SECONDED BY SECRETARY HATHAWAY TO ADJOURN AT 6:46 P.M. ALL AYES. MOTION CARRIED.

Philip Hathaway, Secretary