

Meeting Agenda
Owosso Downtown Historic District Commission
Wednesday, June 18, 2025, 6:00 p.m.

Call to order and roll call:

Review and approval of agenda: June 18, 2025

Review and approval of minutes: May 21, 2025

NOTE: Minutes reflect approval of full demolition for 117 E Exchange. I made a mistake there. What is needed – I think – is a new motion correcting that address to 117 W Exchange.

Communications:

Public Comments:

Committee Reports:

Public Hearings:

Items of Business:

1. Affirm Compliance at 110 W Main for Demolition By Neglect

Public Comments:

Board Comments:

- 1) Discussion
- 2) Next Meeting: July 16, 2025

Adjournment:

[The City of Owosso will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon 72 hours notice to the City of Owosso. Individuals with disabilities requiring auxiliary aids on services should contact the City of Owosso by writing or calling Amy Kirkland, City Clerk, 301 W. Main St, Owosso, MI 48867 (989) 725-0500 or on the Internet. The City of Owosso Website address is www.ci.owosso.mi.us.]

MINUTES FOR REGULAR MEETING
OWOSSO HISTORIC DISTRICT COMMISSION
Wednesday, May 21, 2025 at 6:00 p.m.
City Hall Conference Room

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

ROLL CALL: was taken by City Manager Nathan Henne.

PRESENT: Chairperson Steven Teich, Commissioner Ainsworth, Vice Chair Omer, Commissioner Powell, Commissioner Byrne

ABSENT: Commissioner VanEpps

OTHERS IN ATTENDANCE: Brent Jones, Steve Acton.

AGENDA APPROVAL: May 21, 2025.

MOTION FOR APPROVAL OF THE AGENDA BY BYRNE. SECONDED BY OMER.

AYES ALL. MOTION CARRIED.

MINUTES APPROVAL: April 16, 2025.

MOTION FOR APPROVAL OF MINUTES AS PRESENTED BY OMER. SECONDED BY AINSWORTH.

AYES ALL. MOTION CARRIED.

COMMUNICATIONS

Henne shared that the Michigan State Land Bank would not agree to fund the project at 117 E Exchange St because saving the façade does not fit with its goal of eliminating blight. Brent Jones and Henne explained that the county land bank would need to follow federal guidelines on the project and that if the city wanted to save the façade, it would have to pay for the entire project itself. Henne shared that the HDC could insist that the façade be saved but city council may not agree. He wasn't sure how the HDC could enforce its ruling through legal action but offered to discuss the matter with the city attorney to get his guidance if the HDC found itself at odds with city council. Acton outlined the future plans for the property and shared that in the absence of the façade, it may be easier to redevelop. Byrne asked how long after the demolition will the project start. Jones responded that it could take a while because demolition process needed to be reviewed by the Federal government and State Land Bank. Henne asked Jones how much was available in the grant. Jones said there was around \$178,000 for the project.

MOTION BY OMER TO RESCIND HDC'S DECISION TO SAVE THE FAÇADE AND RECOMMEND CITY COUNCIL ACCEPT THE GRANT FROM STATE LAND BANK TO CLEAR THE SITE. SECONDED BY NYRNE.

AYES ALL. MOTION CARRIED.

ITEMS OF BUSINESS:

NONE

PUBLIC COMMENTS:

BOARD COMMENTS:

NEXT MEETING: June 18, 2025

CHAIRMAN TEICH ADJOURNED THE MEETING AT 6:35 P.M.



301 W. MAIN - OWOSSO, MICHIGAN 48867-2958 - (989) 725-0599 - FAX (989) 723-8854

DATE: 6.18.25
TO: Historic District Commission
FROM: City Manager
SUBJECT: 110 W Main St – Demo By Neglect Satisfied

At the direction of the Historic District Commission, a Demolition by Neglect notice was previously issued for the property located at 110 W Main St due to a prolonged failure to maintain the structure in accordance with the standards required under the local historic district ordinance and Michigan Public Act 169 of 1970.

Since that time, the property owner has completed repairs to address the deficiencies cited in the notice. City staff have reviewed the completed work and determined that the condition of the building now meets the HDC's standards of preservation and maintenance.

Enclosed is a resolution for your consideration that would formally close the Demolition by Neglect case for this property. This resolution affirms compliance by the property owner.

Should the Commission adopt the resolution, the enforcement file will be closed, and the property owner will be notified in writing.

HISTORIC DISTRICT COMMISSION RESOLUTION

**RESOLUTION AFFIRMING COMPLIANCE WITH DEMOLITION BY NEGLECT
NOTICE FOR FAÇADE AT 110 W MAIN STREET**

WHEREAS, the Owosso Historic District Commission issued a Demolition by Neglect notice for the property located at 110 W Main St due to failure to maintain the historic structure in accordance with local and state preservation standards; and

WHEREAS, the property owner has since taken corrective action to address the conditions cited in the notice; and

WHEREAS, city staff have verified that the necessary repairs have been completed.

NOW, THEREFORE, BE IT RESOLVED THAT:

FIRST: The Commission finds the property to be in compliance with the notice,
and

SECOND: The Demolition by Neglect NOTICE for 110 W Main St is hereby closed
as of June 18, 2025

Moved: _____

Supported: _____