

MINUTES FOR REGULAR MEETING
OWOSSO HISTORIC DISTRICT COMMISSION
Wednesday, October 16, 2024 at 6:00 p.m.
City Hall Conference Room

MEETING CALLED TO ORDER: at 6:11 p.m. by Chairperson Steven Teich.

ROLL CALL: was taken by City Manager Nathan Henne.

PRESENT: Chairperson Steven Teich, Commissioner Byrne, Commissioner Gallinger, Vice Chair Omer

ABSENT: Commissioner VanEpps, Commissioner Powell

OTHERS IN ATTENDANCE: City Manager Nathan Henne

AGENDA APPROVAL: October 16, 2024.

MOTION FOR APPROVAL OF THE AGENDA AS AMENDED BY VICE CHAIR OMER. SECONDED BY COMMISSIONER BYRNE.

AYES ALL. MOTION CARRIED.

MINUTES APPROVAL: September 18, 2024.

MOTION FOR APPROVAL OF MINUTES AS PRESENTED BY COMMISSIONER BYRNE. SECONDED BY COMMISSIONER GALLINGER.

AYES ALL. MOTION CARRIED.

COMMUNICATIONS

City Manager Henne shared the following staff-issued Certificates of Appropriateness:

1. 110 N Ball Street – Sign Replacement

ITEMS OF BUSINESS:

- 1. Approve HDC Initial Enforcement Letters for the Following Properties**
 - a. 214 W Exchange**

Henne shared that 214 W Exchange was tabled at the previous meeting because a majority vote was not possible at the last meeting due to a conflict of interest regarding this property from Commissioner VanEpps.

MOTION BY COMMISSIONER BYRNE TO APPROVE THE FOLLOWING INITIAL ENFORCEMENT LETTERS:

- 214 W Exchange St

MOTION SECONDED BY COMMISSIONER GALLINGER

AYES ALL

MOTION CARRIED

2. **Approve HDC 2nd Round Enforcement Letters for the Following Properties – to be issued when 30 business-day initial letters expire with no response or CofA application.**
 - a. **123 N Washington St**
 - b. **213 N Washington St**
 - c. **108 E Exchange St**

Henne shared that while the initial response period has not expired, the Commission is advised to approve the second round of enforcement letters in case no responses or applications are received by the Sept 30 deadline.

MOTIONS FOR 2ND ENFORCEMENT LETTERS:

1. 123 N Washington – MOTION BY OMER TO TABLE UNTIL NOVEMBER HDC MEETING. SECONDED BY BYRNE. AYES ALL
2. 213 N Washington St – MOTION BY GALLINGER TO ISSUE SECOND LETTER. SECONDED BY BYRNE. AYES ALL
3. 108 E Exchange – MOTION BY GALLINGER TO ISSUE SECOND LETTER. SECONDED BY BYRNE. AYES ALL

MOTIONS CARRIED

3. **Approve Demolition By Neglect – 110 W Main St**

MOTION BY GALLINGER TO REINSTATE DEMOLITION BY NEGLIGENCE FOR FAÇADE OF 110 W MAIN ST. SECONDED BY BYRNE.

AYES ALL

MOTIONS CARRIED

PUBLIC COMMENTS: None

BOARD COMMENTS: Henne introduced the City’s building official, Nate Charles. Mr. Charles shared information about 117 E Exchange St and his concerns regarding the cleanup process. Henne and Charles shared that a structural report was forthcoming that will aid the HDC and City in deciding how to clean up the property and save the façade.

Gallinger asked Omer if realtors inform buyers if a property is within the HDC. Omer replied that in his experience, they do not. Gallinger inquired if it was possible for staff to notify new owners if a property is within the district. Henne replied that the extent of notification is for the city to send information about the HDC and its processes once a year via the city’s utility billing process.

NEXT MEETING: December 18, 2024

CHAIRMAN TEICH ADJOURNED THE MEETING AT 7:10 P.M.