

MINUTES FOR REGULAR MEETING
OWOSSO HISTORIC DISTRICT COMMISSION
Wednesday, September 18, 2024 at 6:00 p.m.
City Hall Conference Room

MEETING CALLED TO ORDER: at 6:01 p.m. by Chairperson Steven Teich.

ROLL CALL: was taken by City Manager Nathan Henne.

PRESENT: Chairperson Steven Teich, Commissioner Byrne, Commissioner VanEpps, Commissioner Powell

ABSENT: Commissioner Gallinger, Vice Chair Omer

OTHERS IN ATTENDANCE: City Manager Nathan Henne

AGENDA APPROVAL: September 18, 2024.

**MOTION FOR APPROVAL OF THE AGENDA AS AMENDED BY COMMISSIONER POWELL.
SECONDED BY COMMISSIONER VANEPPS.**

AYES ALL. MOTION CARRIED.

MINUTES APPROVAL: August 21, 2024.

**MOTION FOR APPROVAL OF MINUTES AS PRESENTED BY COMMISSIONER VANEPPS.
SECONDED BY COMMISSIONER POWELL.**

AYES ALL. MOTION CARRIED.

ITEMS OF BUSINESS:

- 1. Approve HDC Enforcement Letters for the Following Properties**
 - a. 123 N Washington**
 - b. 214 W Exchange**
 - c. 213 N Washington**
 - d. 108 E Exchange**

City Manager Henne outlined the recently-approved enforcement policy and the reasons for the four properties to receive initial enforcement letters. Commissioner VanEpps noted a possible conflict with 214 W Exchange as he serves as the owner's attorney. It was agreed to remove 214 W Exchange from the list to be considered at a later meeting when there would hopefully be a majority without VanEpps as the board accepted that he had a potential conflict.

MOTION BY COMMISSION VANEPPS TO APPROVE THE FOLLOWING LETTERS:

- 123 N Washington
- 213 N Washington
- 108 E Exchange

MOTION SECONDED BY COMMISSIONER POWELL

AYES ALL

MOTION CARRIED

PUBLIC COMMENTS: None

BOARD COMMENTS: The Board discussed 110 W Main and the necessity to reissue the demolition by neglect for the deteriorating façade. Henne reminded the Board that they had formally accepted the alternative plan proposed by the owner – Nick Pidek. The board asked how long a Certificate of Appropriateness would last before it expired. Henne answered that there is no expiration per the city’s historic district ordinance.

MOTION BY COMMISSIONER VANEPPS TO RESCIND THE MAY 17, 2023 APPROVAL OF THE ALTERNATIVE PLAN FOR 110 W MAIN ST FAÇADE AND REISSUE A DEMOLITION BY NEGLECT NOTICE TO MR. PIDEK WITH THE OBJECTIVE TO REPAIR THE EXISTING PLASTER FAÇADE.

MOTION SECONDED BY COMMISSIONER BYRNE

AYES ALL

MOTION CARRIED

NEXT MEETING: October 16, 2024

CHAIRMAN TEICH ADJOURNED THE MEETING AT 6:45 P.M.