

MINUTES FOR
REGULAR MEETING
OWOSSO HISTORIC DISTRICT COMMISSION
Wednesday, December 16, 2020 6:00 p.m.
VIA ZOOM VIDEO CONFERENCING

MEETING CALLED TO ORDER at 6:03 p.m. by Chairman Teich.

ROLL CALL was taken by Recording Staff Liaison, Josh Adams.

PRESENT: Chairman Steven Teich; Commissioner Gary Wilson, Commissioner Matthew Van Epps; Secretary Philip Hathaway; Commissioner Lance Omer

ABSENT: Commissioner Scott Newman; Commissioner Dianne Acton

OTHERS IN ATTENDANCE: Scott Waters, representative for applicant

AGENDA APPROVAL:

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

AYES ALL. MOTION CARRIED.

MINUTE APPROVAL:

MOTION FOR APPROVAL BY COMMISSIONER HATHAWAY. MOTION WAS SECONDED BY COMMISSIONER WILSON AS PRESENTED

AYES ALL. MOTION CARRIED.

COMMUNICATIONS: None

PUBLIC/COMMISSIONER COMMENTS: None

Committee Reports: None

Public Hearings: None

Items of Business:

- 1) Application: 202 W. Main Street – New Sign Installation

Mr. Adams stated that the request for new sign installation at 202 W. Main Street had elements to the design that were beyond the authorized staff approval process for his position. It was determined that a review of those elements should be reviewed by the commission.

Mr. Scott Waters, sign installer for the tenant located at 202 W. Main Street presented the sign idea to the commission and stated that the tenant is also interested in hearing other recommendations from the commission regarding the most appropriate sign options.

Mr. Waters indicated that the ideal request would be for internally lit letters for the sign but was aware that that type of lighting is prohibited within the district. The commission confirmed that internally lit sign letters are prohibited.

Mr. Waters presented a sign rendering of letters located within a sign raceway that are halo-lit from a signboard backing slightly larger than the letters. The signboard backing would be needed due to the mansard roof/sign band area of the building. The raceway and backing would allow for the sign to be placed at the 90-degree angle required for halo lighting of the letters.

Mr. Waters also indicated that another option for the signage in that location would be the same letters but with gooseneck lights installed above the sign, illuminating it from above.

The commission agreed that both options presented would be appropriate for the district. Mr. Waters stated that he will present both options to the tenant and reapply with the commission once an option is chosen.

The commission agreed that either option can be approved by the staff liaison once a new application is submitted.

2) Matthews Building – Updates & Discussion

Chairman Teich recommended that the commission issue a new Demolish by Neglect Letter to the owners of 300 W. Main Street that aligns with the City's Terms of Dismissal Agreement with the property owner. Mr. Adams stated that conversations with the City Manager indicated that such a letter would aid in their enforcement efforts.

Commissioner Wilson stated that he was very appreciative of the way the City has been coordinating with the HDC throughout the enforcement process. Chairman Teich also stated that he is appreciative of the City Manager's efforts in working with the Commission.

Commissioner Van Epps stated that a letter stating that the Commission's Demolition by Neglect still stands but recognizes the owner's work to settle with the City. Additionally, the letter should include the requirement of a timely response from the property owner indicating they received the new letter.

Commissioner Wilson made a reference to the City's Terms of Dismissal Agreement with the property owner, in particular term 12. Commissioner Wilson stated that he wished that the HDC would have been specifically included in the codes & ordinances in which the post-demolition and roof installation should conform to. Commissioner Omer indicated that the HDC could be included in the "local ordinance" stated within that term. Mr. Adams stated that a reference to Term #12 into the new Demolition by Neglect Letter. Mr. Adams stated that he would draft the new letter and send it to the Commission for review prior to mailing to the owner.

3) Façade Improvement Advocacy

Mr. Adams stated that with correspondence with Chairman Teich and Vice-Chair Wilson indicated the need for more improvement advocacy for façade improvements for downtown buildings, mainly around finding funding for owners. Mr. Adams stated that while the City & OMS/DDA has been great at finding state-funded programs for building restoration on larger projects, but smaller, lower budget projects is something the HDC could assist with. Grants offered through CLG and MHPN would be great options for building owners to take advantage of. The HDC could help find ways to advocate for the use of those "low hanging fruit" programs.

Commissioner Hathaway indicated that developing a building restoration “wish list” would be a good effort for the commission to do.

PUBLIC COMMENTS: None

BOARD COMMENTS: None

ADJOURNMENT:
**MOTION BY COMMISSIONER VAN EPPS AND SECONDED BY COMMISSIONER OMER TO
ADJOURN AT 7:10 P.M.**

Phil Hathaway, Secretary