

Meeting Agenda
Owosso Downtown Historic District Commission
Wednesday, October 16, 2024, 6:00 p.m.

Call to order and roll call:

Review and approval of agenda: October 16, 2024

Review and approval of minutes: September 18, 2024

Communications:

Staff-Issued Certificate of Appropriateness

- 1) 110 Ball Street - Sign

Public Comments:

Committee Reports:

Public Hearings:

Items of Business:

- 1) RESOLUTION – Approve HDC Violation 1st Round Enforcement Letters
 - a. 214 W Exchange St
- 2) RESOLUTION – Approve HDC Violation 2nd Round Enforcement Letters
 - a. 123 N Washington St
 - b. 213 N Washington St
 - c. 108 E Exchange St
- 3) RESOLUTION – Demolition by Neglect
 - a. 110 W Main St - Facade

Public Comments:

Board Comments:

- 1) Discussion
- 2) Next Meeting: November 20, 2024

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, 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.



September 30, 2024

Agnew Sign
ATTN: Mark Agnew
1905 M-21
Owosso, MI 48867

RE: 110 Ball St – Historic District Commission Review – Sign Replacement

To Whom It May Concern:

Pursuant to MCL 399.205 and Section 8-208 of the Owosso City Code, the Owosso Historic District Commission has reviewed the above referenced application, as attached, for building permit and has issued a Certificate of Appropriateness effective as of September 30, 2024.

The work as applied for, with materials submitted, has been determined by the Commission to conform to the Secretary of the Interior's Standards for Rehabilitation.

Please retain this Certificate of Appropriateness for your files. You should now proceed to obtain a building permit from the City Building Department. Approval by the Owosso Historic District Commission does not waive the applicant's responsibility to comply with any other applicable ordinance or statute. If you have any questions regarding the foregoing, please telephone my office at 989.725.0568.

Sincerely,

A handwritten signature in black ink, which appears to read "Nathan Henne".

Nathan Henne
City Manager
Nathan.henne@ci.owosso.mi.us
989.725.0568

CC: Tanya Buckelew – Owosso Building Department
John Beilfuss - Owner



DATE: 10.16.24
TO: Historic District Commission
FROM: City Manager
SUBJECT: HDC Initial Violation Enforcement Letter

Background:

The Owosso Historic District Commission (HDC) is charged with maintaining the historical and architectural integrity of properties within the district under Michigan Public Act 169 of 1970. To support these efforts, the HDC has developed an enforcement policy to address violations and ensure compliance with both local ordinances and the U.S. Secretary of the Interior's Guidelines for the Treatment of Historic Properties.

The following property has been identified as being in violation of historic preservation ordinances.

- 214 W Exchange St

The HDC has developed a draft enforcement letter to notify the owner of this property of their violations, outline their options for resolution, and explain the next steps should the violations remain unresolved.

Recommendation:

It is recommended that the HDC approve the attached resolution authorizing the issuance of this initial enforcement letter. This action will allow the Commission to enforce compliance and preserve the historical character of the Owosso Historic District while giving the property owner the opportunity to correct the identified violations.



October 16, 2024

Dawn McCoy
3100 Tyrell Rd
Owosso, MI 48867

RE: 214 W Exchange St – Notice of Violation – Owosso Historic District

Dear Ms. McCoy,

The Owosso Historic District Commission (HDC) has identified a violation at your property located at 214 W Exchange St. This notice is issued under Michigan Public Act 169 of 1970 (in conjunction with US 36 CFR Part 67), which mandates the preservation of the historical and architectural integrity of properties within the district.

Violation Details:

- **Owosso Ordinance Violated:** Article X, section 8-208 and 8-203
- **Description of Violation:** The façade of this property is vinyl siding. This type of siding is not permitted per the US Secretary of the Interior’s Historic Guidelines or the Owosso Historic District Commission’s Design Guidelines. The HDC has no record of a notice to proceed approved for this façade.

You are required to address this issue within thirty (30) business days by either:

1. Submitting an application for a Certificate of Appropriateness or Notice to Proceed
2. Providing a written explanation if you believe no violation exists.
3. Initiating corrective actions to bring the property into compliance.

Failure to respond within this period may result in further enforcement actions, including fines or legal steps as outlined in the City's enforcement policy.

Please feel free to contact us with any questions or to discuss how to resolve this matter. We look forward to working with you to maintain the historical character of our community.

Sincerely,

Steven Teich – Chairman
City of Owosso Historic District Commission

cc: Nathan Henne – Owosso City Manager: nathan.henne@ci.owosso.mi.us
Tanya Buckelew – Owosso Building Department Manager: Tanya.buckelew@ci.owosso.mi.us

HISTORIC DISTRICT COMMISSION RESOLUTION NO. 2024-_____

RESOLUTION APPROVING INITIAL ENFORCEMENT LETTER FOR HISTORIC DISTRICT VIOLATIONS

WHEREAS, the Owosso Historic District Commission (HDC) is responsible for preserving the historical and architectural integrity of properties within the Owosso Historic District, as authorized by Michigan Public Act 169 of 1970, also known as the Local Historic Districts Act; and

WHEREAS, the HDC has adopted an enforcement policy to ensure compliance with local ordinances and the U.S. Secretary of the Interior's Guidelines for the Treatment of Historic Properties; and

WHEREAS, the HDC recognizes the importance of issuing clear and effective communications to property owners who are in violation of historic district ordinances, in order to provide notice, guidance, and opportunities for corrective actions; and

WHEREAS, the HDC has developed draft enforcement letters to be used in the initial notice of violation process, which outline the nature of the violation, provide options for resolution, and inform property owners of further enforcement actions that may be taken if the violation is not resolved; and

WHEREAS, the following properties have been identified as being in violation of historic district ordinances and will receive violation notices:

- **214 W Exchange St**

WHEREAS, the HDC believes that these letters are necessary tools to ensure proper enforcement and the preservation of the historic district's character;

NOW THEREFORE BE IT RESOLVED by the Historic District Commission of the City of Owosso, Shiawassee County, Michigan that:

FIRST: That the Owosso Historic District Commission hereby approves the list of initial enforcement letters

SECOND: That the HDC authorizes staff to issue these letters in accordance with the HDC enforcement policy

NOTE: All letters and fines to be shared with the Building Department and the City Attorney.

Moved: _____

Supported: _____



DATE: 10.16.24
TO: Historic District Commission
FROM: City Manager
SUBJECT: HDC Final Warning Enforcement Letter

Background:

The Owosso Historic District Commission (HDC) is charged with preserving the historical and architectural integrity of properties within the Owosso Historic District. This responsibility is granted by Michigan Public Act 169 of 1970, which empowers local historic district commissions to enforce ordinances and ensure compliance with the U.S. Secretary of the Interior's Guidelines for the Treatment of Historic Properties.

In line with this mandate, the HDC has adopted an enforcement policy to address violations of historic district ordinances. The enforcement process includes issuing initial notices to property owners when violations are discovered, followed by final warning letters if no corrective action or response is received. These final warning letters provide property owners an additional 60-day period to rectify the violation or face further enforcement actions, including civil penalties or court orders, as outlined in the policy.

At the most recent meeting, the HDC approved a resolution authorizing the issuance of Final Warning Enforcement Letters for three properties that have remained non-compliant following initial violation notices. These properties are:

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

The final warning letters will be issued on October 30, 2024, giving property owners a last opportunity to resolve the violations before further steps are taken.

Recommendation:

It is recommended that the Owosso Historic District Commission proceed with the issuance of the final warning letters for the properties listed above. These letters are a crucial step in the enforcement process, offering property owners one last chance to comply with the historic district's standards while preserving the district's character. If no responses are received within the 60-day window, the HDC should take the next enforcement actions as provided in the Violation Enforcement Policy, including issuing civil violation notices and, if necessary, pursuing court orders for corrective action.



October 30, 2024

Woodworth Investments
116 W Main St, STE 203
Owosso, MI 48867

RE: 123 N Washington St – Notice of Violation – Owosso Historic District

Dear Mr. Woodworth,

This letter serves as a **Final Warning** regarding the ongoing violation of the Owosso Historic District ordinances at your property located at 123 N Washington St, Owosso MI 48867. As outlined in our prior communication dated September 18, 2024 no response or corrective action has been initiated within the initial thirty (30) business-day period.

Violation Details:

The brick façade of the this property was removed and not replaced. The HDC has no approval on file for the removal and non-replacement of the brick façade.

You are now required to take the necessary steps to address this violation and bring your property into compliance with the regulations of the Owosso Historic District. You have **sixty (60) days** from the date of this letter to either:

1. Submit an application for a certificate of appropriateness for the necessary changes, and
2. Initiate and complete corrective actions to align the property with historical preservation standards.

Failure to comply within this sixty (60) day period will result in further enforcement actions, including the issuance of a civil violation notice, which could incur fines of up to



\$5,000, as outlined in Article X, Section 8-215 of the Owosso City ordinances. Continued non-compliance may also lead to court-ordered corrective action at your expense.

We encourage you to contact the Owosso Historic District Commission promptly to resolve this matter. Please feel free to reach out to Nathan Henne at 989-725-0568 or nathan.henne@ci.owosso.mi.us if you have any questions or need assistance.

Thank you for your immediate attention to this important matter.

Sincerely,

Steven Teich – Chairman
City of Owosso Historic District Commission

cc: Nathan Henne – Owosso City Manager: nathan.henne@ci.owosso.mi.us
Tanya Buckelew – Owosso Building Department Manager: Tanya.buckelew@ci.owosso.mi.us

ATTACHED: 1st Round Enforcement Letter dated September 18, 2024



October 30, 2024

Todd Snyder
100.5 W Exchange St
Owosso, MI 48867

RE: 213 N Washington St – Notice of Violation – Owosso Historic District

Dear Mr. Snyder,

This letter serves as a **Final Warning** regarding the ongoing violation of the Owosso Historic District ordinances at your property located at 213 N Washington St, Owosso MI 48867. As outlined in our prior communication dated September 18, 2024 no response or corrective action has been initiated within the initial thirty (30) business-day period.

Violation Details:

The brick façade of the this property was removed and not replaced. The HDC has no approval on file for the removal and non-replacement of the brick façade.

You are now required to take the necessary steps to address this violation and bring your property into compliance with the regulations of the Owosso Historic District. You have **sixty (60) days** from the date of this letter to either:

1. Submit an application for a certificate of appropriateness for the necessary changes, and
2. Initiate and complete corrective actions to align the property with historical preservation standards.

Failure to comply within this sixty (60) day period will result in further enforcement actions, including the issuance of a civil violation notice, which could incur fines of up to



\$5,000, as outlined in Article X, Section 8-215 of the Owosso City ordinances. Continued non-compliance may also lead to court-ordered corrective action at your expense.

We encourage you to contact the Owosso Historic District Commission promptly to resolve this matter. Please feel free to reach out to Nathan Henne at 989-725-0568 or nathan.henne@ci.owosso.mi.us if you have any questions or need assistance.

Thank you for your immediate attention to this important matter.

Sincerely,

Steven Teich – Chairman
City of Owosso Historic District Commission

cc: Nathan Henne – Owosso City Manager: nathan.henne@ci.owosso.mi.us
Tanya Buckelew – Owosso Building Department Manager: Tanya.buckelew@ci.owosso.mi.us

ATTACHED: 1st Round Enforcement Letter dated September 18, 2024



October 30, 2024

Barry Paxton
10721 Waterfall Ct
South Lyon, MI 48178-8045

RE: 108 E Exchange St – Notice of Violation – Owosso Historic District

Dear Mr. Paxton,

This letter serves as a **Final Warning** regarding the ongoing violation of the Owosso Historic District ordinances at your property located at 108 E Exchange Street, Owosso MI 48867. As outlined in our prior communication dated September 18, 2024 no response or corrective action has been initiated within the initial thirty (30) business-day period.

Violation Details:

Vinyl Siding used in contrary to approved Certificate of Appropriateness for 108 E Exchange and Owosso HDC Design Standards

You are now required to take the necessary steps to address this violation and bring your property into compliance with the regulations of the Owosso Historic District. You have **sixty (60) days** from the date of this letter to either:

1. Submit an application for a certificate of appropriateness for the necessary changes, and
2. Initiate and complete corrective actions to align the property with historical preservation standards.

Failure to comply within this sixty (60) day period will result in further enforcement actions, including the issuance of a civil violation notice, which could incur fines of up to



\$5,000, as outlined in Article X, Section 8-215 of the Owosso City ordinances. Continued non-compliance may also lead to court-ordered corrective action at your expense.

We encourage you to contact the Owosso Historic District Commission promptly to resolve this matter. Please feel free to reach out to Nathan Henne at 989-725-0568 or nathan.henne@ci.owosso.mi.us if you have any questions or need assistance.

Thank you for your immediate attention to this important matter.

Sincerely,

Steven Teich – Chairman
City of Owosso Historic District Commission

cc: Nathan Henne – Owosso City Manager: nathan.henne@ci.owosso.mi.us
Tanya Buckelew – Owosso Building Department Manager: Tanya.buckelew@ci.owosso.mi.us

ATTACHED: 1st Round Enforcement Letter dated September 18, 2024

HISTORIC DISTRICT COMMISSION RESOLUTION NO. 2024-_____

RESOLUTION APPROVING FINAL WARNING ENFORCEMENT LETTERS FOR HISTORIC DISTRICT VIOLATIONS

WHEREAS, the Owosso Historic District Commission (HDC) is responsible for preserving the historical and architectural integrity of properties within the Owosso Historic District, as authorized by Michigan Public Act 169 of 1970, also known as the Local Historic Districts Act; and

WHEREAS, the HDC has adopted an enforcement policy to ensure compliance with local ordinances and the U.S. Secretary of the Interior's Guidelines for the Treatment of Historic Properties; and

WHEREAS, the HDC recognizes the importance of issuing clear and effective communications to property owners who are in violation of historic district ordinances, in order to provide notice, guidance, and opportunities for corrective actions; and

WHEREAS, the HDC has developed draft enforcement letters to be used in the initial notice of violation process, which outline the nature of the violation, provide options for resolution, and inform property owners of further enforcement actions that may be taken if the violation is not resolved; and

WHEREAS, the following properties have been identified as being in violation of historic district ordinances, have received initial violation notices, have not responded within the time period proscribed, and will receive final warning violation notices per the HDC enforcement policy:

- **123 N Washington St**
- **213 N Washington St**
- **108 E Exchange St;**

WHEREAS, the HDC believes that these letters are necessary tools to ensure proper enforcement and the preservation of the historic district's character;

NOW THEREFORE BE IT RESOLVED by the Historic District Commission of the City of Owosso, Shiawassee County, Michigan that:

FIRST: That the Owosso Historic District Commission hereby approves the list of final warning enforcement letters

SECOND: That the HDC authorizes staff to issue these letters in accordance with the HDC enforcement policy

THIRD: The letters will be dated October 30, 2024 and not sent until that time

FOURTH: If no responses are received by the allotted time frame in the enforcement policy, HDC will then consider further action according to the policy.

NOTE: All letters and fines to be shared with the Building Department and the City Attorney.

Moved: _____

Supported: _____



DATE: 10.16.24
TO: Historic District Commission
FROM: CITY MANAGER
SUBJECT: 110 W Main St – Demolition by Neglect

BUILDING HISTORY AND STYLE:

110 W Main St is part of a mid-block group storefronts, framed by large, three-story anchor buildings at each corner - the remnants of a larger row of buildings. When built in 1886, there were seven storefronts, each with tall narrow windows surmounted by Renaissance Revival lintels and tall parapets with ornate cornices. A trio of three bay storefronts on the west end were balanced on the east end by four narrower storefronts, each two window bays wide. As early histories refer to this row as five buildings, it is possible that each three bay storefront was a stand-alone building and the other two buildings were divided into two storefronts each.

The street level facade of 110 W. Main has been completely reworked. This work was carried out in 1930, when L. Paul Ball Jewelers commissioned the stunning and intricately beautiful entry that graces their storefront to this day.

Timeline for 110 W Main Street

- 1892 Meat Market of Edward Webb
- 1894 Vitale Domiano, Confectioners
- 1898-1900 E.G. Westlake 5 & 10c Store
- 1921-1930 Candyland Chocolates and Restaurant, subsequently moving to 112 W. Main
- 1930 Re-designed by C.H. Maliskey, Contractor and L. Paul Ball. This building was remodeled by Leo Paul Ball for his Jewelry Store and Optometric Practice. L. Paul Ball helped to design the store with sweeping staircases, a second floor fireplace, case brass window frames with arched tops, leaded glass windows, and onyx facing under the windows and plaster in relief forms for the facade over the ground floor. H. Maliskey and Son of Owosso was the contractor to L.P. Ball for constructing his storefront. Maliskey had his offices in the New Miner Building and was also the contractor of record for Curwood Castle, Memorial Hospital Nurses Home, Johnson Buick Garage, and The Paris Hotel in Owosso. The original Chandeliers and showcases are still being used, while other showcases have been stored in the second floor of the building. These stored display cases, according to Joe Cerveny, were made by the Owosso Casket Company. They are made of quarter-sawn oak, beautifully carved with glass fronts.

BACKGROUND:

The relief feature on the façade of this building is suffering from an increasing rate of degradation due to the elements and minimal maintenance. Sections of the feature have fallen away with more sections peeling off. The city has hosted a meeting with local historic preservation activists

and the previous owner. The current owner was aware and/or participated in those discussions. Local fundraising efforts seemed to have fizzled and no grant opportunities exist that were feasible.

Owner was granted a Certificate of appropriateness in May, 2022 for an alternative façade plan. This plan was never executed and no physical progress on the façade has been made.

SECRETARY OF THE INTERIOR DESIGN STANDARD REVIEW:

While the condition of this façade is not – at this time – a threat to the structural integrity of the building, the Commission does have the power to send a demolition by neglect notice because of the deteriorating condition of the façade of a documented contributing structure to the Owosso Historic District.

In this case, we can look to the Design Standards regarding storefronts to answer the question of whether or not this façade is historic even though it was altered in 1930 from its original appearance:

Storefronts are typically altered more than any other building feature to reflect the latest architectural styles and appear up-to-date to attract customers. Older storefronts were often remodeled with a new design and materials. There altered storefronts may have acquired significance in their own right and, in this case, should be retained.

(p. 15 – The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings, 1995, rev. 2017)

DEMOLITION BY NEGLECT REVIEW – MICHIGAN PUBLIC ACT 169 OF 1970

MCL 399.205 Section 5(11)

Upon a finding by a commission that a historic resource within a historic district or a proposed historic district subject to its review and approval is threatened with demolition by neglect, the commission may do either of the following:

- a) Require the owner of the resource to repair all conditions contributing to demolition by neglect.
- b) If the owner does not make repairs within a reasonable time, the commission or its agents may enter the property and make such repairs as are necessary to prevent demolition by neglect. The costs of the work shall be charged to the owner, and may be levied by the local unit as a special assessment against the property. The commission or its agents may enter the property for purposes of this section upon obtaining an order from the circuit court.

RECOMMENDATION:

Authorize City to send a demolition by neglect notice to owners of 110 W Main St regarding the deteriorating condition of the historic façade.



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

October 16, 2024

Mandy and Nick Pidek
110 W Main St
Owosso, MI 48867

Dear Mr. and Mrs. Pidek:

On October 16, 2024, the Owosso Historic District Commission (HDC) considered the appropriateness of issuing Demolition-by-Neglect notice - per section 8-208 of Owosso's ordinances - to you for the property located at 110 W Main St. This property is a contributing resource in the Owosso Historic District boundaries identified in the District's 2010 survey. On May 17, 2023, the HDC voted to approve an alternate façade plan as you requested due to the difficulties you experienced with the repair process of the plaster façade. You have made no progress on that plan as of the date of this letter.

Therefore, per section 8-208(h), you are now required as owner of the resource to repair all conditions contributing to the demolition-by-neglect of your historic plaster façade:

1. Within 30 days from the date of this letter, you must provide the Owosso Building Department with a written statement of intent and timeline for the repairs to be made; and
2. Within 90 days from the date of the letter, complete all necessary repairs to bring the building into compliance.

Should you refuse to comply with this enforcement within the time specified, the HDC or its agents may enter the property per section 8-208(h) and make such repairs as are necessary to prevent demolition-by-neglect. The costs of the work shall be charged to you as the owner, and may be levied by the city council as a special assessment against the property.

Sincerely,

Nathan Henne
City Manager
City of Owosso
Nathan.henne@ci.owosso.mi.us

CC: Tanya Buckelew – Owosso Building Department

HISTORIC DISTRICT COMMISSION RESOLUTION NO. 2024-_____

RESOLUTION APPROVING DEMOLITION BY NEGLECT NOTICE FOR 110 W MAIN ST

WHEREAS, the Owosso Historic District Commission (HDC) is responsible for preserving the historical and architectural integrity of properties within the Owosso Historic District, as authorized by Michigan Public Act 169 of 1970; and

WHEREAS, the façade of 110 W Main St has deteriorated significantly due to lack of maintenance, and the property owner has failed to execute a previously approved Certificate of Appropriateness for necessary repairs; and

WHEREAS, the Commission has determined that the property is at risk of further deterioration, threatening its historic character, and qualifies for a demolition by neglect notice under Michigan Public Act 169 of 1970;

NOW, THEREFORE, BE IT RESOLVED by the Historic District Commission of the City of Owosso, Shiawassee County, Michigan that:

FIRST: The Commission approves the issuance of a demolition by neglect notice to the owner of 110 W Main St.

SECOND: The owner is required to repair the conditions contributing to the deterioration within six (6) months of the date of this notice.

THIRD: If the owner fails to comply within the six-month period, the City is authorized to make the necessary repairs and levy the costs as a special assessment against the property.

FOURTH: The City may seek a court order to gain entry to the property, if necessary, to carry out the repairs.

NOTE: All letters and fines to be shared with the Building Department and the City Attorney.

Moved: _____

Supported: _____