

MINUTES FOR REGULAR MEETING  
**OWOSSO HISTORIC DISTRICT COMMISSION**  
Wednesday, March 19, 2025 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 Ainsworth, Vice Chair Omer, Commissioner VanEpps, Commissioner Byrne

**ABSENT:** Commissioner Powell

**OTHERS IN ATTENDANCE:** City Manager Nathan Henne, Shafer Fox, Many Pidek, Nick Pidek, Jim Woodworth, Tom Manke

**AGENDA APPROVAL:** March 19, 2025.

**MOTION FOR APPROVAL OF THE AGENDA BY VANEPPS. SECONDED BY BYRNE.**

**AYES ALL. MOTION CARRIED.**

**MINUTES APPROVAL:** February 19, 2025.

**MOTION FOR APPROVAL OF MINUTES AS PRESENTED BY VAN EPPS. SECONDED BY OMER**

**AYES ALL. MOTION CARRIED.**

## **COMMUNICATIONS**

### **PUBLIC COMMENT**

Tom Manke commented on his social media readership numbers and encouraged the commission to be fair and balanced in their enforcement actions.

Shafer Fox gave a history of his efforts to work with the current and previous owners of 110 W Main St to preserve and repair the relief carving on the façade – pointing out that the builder for the façade back in the 1920s was the same contractor that built Curwood Castle. He lamented that the previous owners did not do anything about it even when members of the community tried to raise money to help. He concluded that if the current owners continue to do nothing the city should step in and get the job done.

Mandy Pidek commented that as the current owner she was not aware of any money being donated or offered. She questioned if those who are upset about the façade's condition if they have any experience running a business as it can be difficult with many more important priorities than the appearance of a façade. She shared that she does care but it comes down to availability of funds to do the work.

Nick Pidek apologized for not being present at the Feb meeting to talk about the plan that was shared with HDC and wanted to know what about the plan was insufficient. As owner, he has tried to communicate. Commissioner Ainsworth discussed with Pidek the design and the timing of the proposal's completion which seemed purposefully vague and that he was able to speak to a contractor himself fairly easily. Mandy Pidek responded that they have been talking to contractors.

Commissioner Byrne commented that the Pidek's had an alternative plan approved with a Certificate of Appropriateness but never acted on it – prompting a discussion to begin enforcement. VanEpps

outlined the process for application and how to respond to the letter of neglect by saying a formal application is needed to satisfy the requirements of the letter directing owners to complete the application and submit it to the Building Department. Teich wanted to know if the HDC could call a special meeting if we had to accommodate the owner’s possibly truncated timeline. It is possible but an application is needed first.

Jim Woodworth read a prepared statement as owner of the property at 123 N Washington St challenging the reasoning and procedure for the Commission when it rescinded his Certificate of Appropriateness in February 2025 that was issued in Nov 2024 – noting that Commissioner Gallinger made the motion to direct the city manager to draft the letter of neglect and noting that this made the letter illegitimate as well. He would like the commission to rescind the demolition by neglect letter and reinstate the Certificate of Appropriateness.

**ITEMS OF BUSINESS:**

**1. Certificate of Appropriateness – 118 S Washington St - Facade**

Chairman Teich explained that this application was simply to complete the façade around the door to the apartments above the storefront to match the rest of the façade – which is painted wood. Henne pointed out that the rest of the façade was done after an approval of a Notice to Proceed back in October of 2015.

**MOTION BY OMER TO APPROVE CERTIFICATE FOR 118 S WASHINGTON ST FACADE SUPPORTED BY VanEpps.**

**AYES ALL. MOTION CARRIED**

**2. Approve Demolition By Neglect Notice Letter for 110 W Main St**

Henne presented the demolition by neglect letter for 110 W Main St façade and stressed the requirement for a longer schedule as there were multiple letters issued and rescinded for this property.

**MOTION BY BYRNE TO APPROVE DEMOLITION BY NEGLECT LETTER FOR 110 W MAIN ST. SUPPORTED BY VANEPPS.**

**AYES ALL. MOTION CARRIED**

**PUBLIC COMMENTS:**

Tom Manke had a question about the timeline for enforcements and reiterated that he wanted to see it fair for all who receive enforcement action. VanEpps responded that was the case and explained the process.

Mandy Pidek commented that there seems to be a belief on the commission that her and Nick don’t care and that the façade is not a priority. She said that they do in fact care but that it would be correct to say that the façade is not a priority. This is because there are other issues with the building that need addressed first in her opinion – like the leaking roof. The façade cannot be a priority when there are other issues that are more critical. Maintaining 100 year old buildings is a challenge. She thanked the Commission for its time.

**BOARD COMMENTS:** Chairman Teich shared that the historic preservation conference was May 15-17 and encouraged members to attend as the city would reimburse for that expense.

**NEXT MEETING:** April 16, 2025

**CHAIRMAN TEICH ADJOURNED THE MEETING AT 7:02 P.M.**