

MINUTES FOR REGULAR MEETING  
**OWOSSO HISTORIC DISTRICT COMMISSION**  
Wednesday, February 19, 2025 at 6:00 p.m.  
City Hall Conference Room

**MEETING CALLED TO ORDER:** at 6:00 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, Commissioner Powell

**ABSENT:**

**OTHERS IN ATTENDANCE:** City Manager Nathan Henne, Shafer Fox

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

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

**AYES ALL. MOTION CARRIED.**

**MINUTES APPROVAL:** Jan 15, 2025.

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

**AYES ALL. MOTION CARRIED.**

**COMMUNICATIONS**

Henne provided an update on 108 E Exchange noting the owner, Mr. Paxton, plans to comply with the HDC's enforcement letter in the Spring of this year.

Henne noted the included proposal from the Pideks regarding compliance with HDC rules regarding the façade at 110 W Main St. Teich allowed Shafer Fox to give a history of the façade and his attempts to help current and past owners comply with HDC rules regarding the condition of the façade. He outlined attempts to fundraise and secure grants but was frustrated with the lack of action by these owners. He shared that it was his opinion that the current proposal is not genuine. The HDC board agreed that the proposal was insufficient and directed Henne to prepare a demolition by neglect letter for the next meeting. Henne explained that since so many similar letters have been issued and rescinded, any future letters for any property should at least allow for double the time to comply. Henne also cautioned that any future letter cancellations may require the timetable to be extended further. The Commission agreed that 6 months was acceptable to be fair to anyone who receives a demolition by neglect letter in the future, including the Pideks.

**ITEMS OF BUSINESS:**

**1. Approve 2024 SHPO Report**

Henne explained the process for a CLG annual report and submits the draft report for approval.

**MOTION BY VANEPPS TO APPROVE 2024 CLG REPORT. SUPPORTED BY BYRNE.**

**AYES ALL. MOTION CARRIED**

## **2. Approve Demolition By Neglect Notice Letter for 123 N Washington St**

Henne presented the demolition by neglect letter for 123 N Washington façade and stressed the requirement for a longer schedule for compliance due to the project scope and the multiple letters issued and rescinded for another property in the downtown. The commission discussed and agreed to the 6 month timeline and stressed the importance of remaining diligent in this enforcement action to hold owners accountable.

**MOTION BY VANEPPS TO APPROVE DEMOLITION BY NEGLECT LETTER FOR 123 N WASHINGTON ST. SUPPORTED BY BYRNE.**

**AYES ALL. MOTION CARRIED**

**PUBLIC COMMENTS:** Shafer Fox commended that he wants to make sure the Pideks do not conduct any work on the façade of 110 W Main St without first going through the proper approval steps with the HDC and the city. He also has concerns about the property at 123 N Washington and that owners within the district need to show the HDC and city respect.

Lisa Gallinger, who was in attendance in the audience, thanked the Commission for their diligence and encouraged them to hold owners responsible. She shared that due to unforeseen circumstances, she has decided to resign from the HDC.

**BOARD COMMENTS:** The Commission thanked Gallinger for her service.

**NEXT MEETING:** March 19, 2025

**CHAIRMAN TEICH ADJOURNED THE MEETING AT 7:00 P.M.**