

MINUTES FOR
SPECIAL MEETING
OWOSSO HISTORIC DISTRICT COMMISSION
Friday, March 12, 2021 4:00 p.m.
VIA ZOOM VIDEO CONFERENCING

MEETING CALLED TO ORDER at 4:07 p.m. by Chairman Teich.

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

PRESENT: Chairman Steven Teich; Commissioner Gary Wilson; Secretary Philip Hathaway; Commissioner Lance Omer; Commissioner Dianne Acton

ABSENT: Commissioner Scott Newman; Commissioner Matthew Van Epps

OTHERS IN ATTENDANCE: Jamie Garmo, owner representative 300 W Main Street; Jim Vargo, contractor for 300 W. Main Street; Alan Shamoun, owner's attorney; Roman Bonislawski, owner's architect; Nathan Henne, City Manager; Brad Hissong, Building Inspector; Scott Gould, city attorney

AGENDA APPROVAL: MARCH 12, 2021

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

AYES ALL. MOTION CARRIED.

MINUTE APPROVAL: FEBRUARY 17, 2021 MINUTES

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

AYES ALL. MOTION CARRIED.

COMMUNICATIONS: None

PUBLIC/COMMISSIONER COMMENTS: None

Committee Reports: None

Public Hearings: None

Items of Business:

1) 300 W. Main Street – Terms of Agreement Work Approval

Ms. Garmo introduced the project and explained that the work being proposed is in response to the current Terms of Dismissal between the owners of 300 W Main Street and the City of Owosso.

Ms. Garmo introduced Mr. Vargo and explained that he would be discussing the details of the proposed application. The work proposed is:

- Windows that have broken glass and/or are open to the elements will undergo a plexiglass replacement - no full window replacement.

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- Windows without proper framing and/or broken glass will be replaced with wood frames and plexiglass.
- The exposed studs located on the 1st floor throughout the building will be covered using LP Smartside - textured woodgrain.

Mr. Vargo discussed the work in detail, showing photos of the windows and doors that will be temporarily covered to meet the Terms of Dismissal. Mr. Vargo indicated that ¼-inch plexiglass will be used.

Chairman Teich asked City Attorney Gould what the term “temporary” means in regard to the activities on this property. He stated that he does not want to see the plexiglass in place for multiple years in this situation.

Attorney Gould that plexiglass is permissible for the Terms of Dismissal for a temporary fix. He indicated that the Property Maintenance Code states the owners has two years from the first citation to make a permanent correct to the building. Attorney Gould indicated that the property is currently in year 1 of 2 to get the property permanently corrected. He stated that the have around 1 year left to get the permanent solution in place.

Mr. Bonislowski, architect for the property owner stated that a formal, permanent plan for the property could be submitted to the HDC for review within the next 30-40 days.

Mr. Hathaway indicated that he did not hear any concerns that of the temporary work being proposed to meet the Terms of Dismissal.

Mr. Adams asked Attorney Gould and Mr. Hissong if the proposed work meets the Terms of Dismissal. Mr. Hissong indicated that the proposed work takes care of the imminent danger to the public. He stated that the project is still “under the clock” to fix the property permanently.

MOTION FOR A NOTICE TO PROCEED FOR THE PROPOSED TEMPORARY WORK TO MEET THE TERM OF DISMISSAL WITH AN ADDED PROPOERTY MAINTENANCE CODE DEADLINE DATE FOR PERMENANT REDEVELOPMENT OF THE PROPERTY/FACADE BY COMMISSIONER HATHAWAY. MOTION WAS SECONDED BY COMMISSIONER WILSON.

PUBLIC COMMENTS: None

BOARD COMMENTS: None

ADJOURNMENT:

MOTION BY COMMISSIONER HATHAWAY AND SECONDED BY COMMISSIONER ACTON TO ADJOURN AT 4:52 P.M.

Phil Hathaway, Secretary