



CITY OF PLYMOUTH
201 S. Main
Plymouth, MI 48170
www.ci.plymouth.mi.us
HISTORIC DISTRICT COMMISSION - REGULAR MEETING MINUTES
WEDNESDAY, FEBRUARY 3, 2016

Meeting called to order at 7:03 p.m. by Chairperson Philips

1. - ROLL CALL

MEMBERS PRESENT: Jeremy Borys, Stella Greene, Glenn Kremer, Colleen Polin, Jessica Thomey, and Joseph Philips

MEMBERS ABSENT: Stanley Cole, excused

OTHERS PRESENT: John Buzuvis, Community Development Director

2. - APPROVAL OF MINUTES

With no comments from the HDC board members, the meeting minutes of December 2, 2015, stand approved, as presented.

MOTION CARRIED UNANIMOUSLY.

3. - APPROVAL OF AGENDA

There was a motion made by Comm. Greene, supported by Comm. Thomey to approve the meeting agenda, as presented.

MOTION CARRIED UNANIMOUSLY.

4. - COMMUNICATIONS/CITIZEN COMMENTS

Mark Michener, 693 Deer, retired historic building preservationist, asked about the Saxton's/Jewell Blaich Hall update. Chair Philips explained the applicants have not resubmitted any plans or updates. Mr. Michener spoke about attending the January DDA meeting where the members voted to not demolish the building and Mr. Michener is in favor of renovating the building.

Ryan Shaw, 686 Maple, owns the blue home on the corner, he also attended the January DDA meeting, and indicated that he believes the DDA may sell to a developer and asked if the potential new owners would also come before this board. Chair Philips responded that anything within the Historic District would come before this board, but until the potential new owner presents to this board, there is nothing else that can be done.

5. - ELECTION OF OFFICERS:

ELECTION OF CHAIRPERSON

John Buzuvis asked for nominations for Chairperson

Comm. Philips nominated Comm. Polin as Chairperson.

John Buzuvis asked for any other nominations.

There being no other nominations, the nominations were closed and there was a unanimous vote of approval for Comm. Polin as Chairperson.

CHAIR POLIN ELECTED UNANIMOUSLY.

ELECTION OF VICE-CHAIRPERSON

Chair Polin asked for nominations for Vice-Chairperson.

Comm. Polin nominated Comm. Philips as Vice-Chairperson.

Chair Polin asked for any other nominations. There being no other nominations the nominations were closed and there was a unanimous vote of approval for Comm. Philips as Vice-Chairperson. Comm. Philips abstained from voting.

COMM. PHILIPS ELECTED UNANIMOUSLY.

6. – OLD BUSINESS- DISCUSSION

1. 807 Penniman, Dean Sadler & 306 S. Main, Greek Islands
2. 676 W. Ann Arbor Trail, Wilcox House
3. 249 S. Main, Anthony Polce

Chair Polin explained the information memo received from John W. Buzuvis, Community Development Director(CDD) regarding properties with outstanding /pending Historic District concerns. Chair Polin felt the HD board members should do everything they can to rectify the situation before moving forward.

Comm. Phillips spoke about appointing a sub-committee to work on these concerns and documenting, including taking photos of what has been done on the three properties. Comm. Phillips suggested adding the address 290 S. Main, Salon Awesome, to the list above. Comm. Philips has a historical book of photos, with pictures taken of all sides of buildings located within the Historic District.

Comm. Kremer asked Mr. Buzuvis about the progress of the Wilcox home. Mr. Buzuvis explained he has spoken with both the tenant and property owner, and neither party wants to be held accountable for the final exterior work that needs to be done. Due to the tenant/landlord dispute the Contractor is in the middle and has offered to return to the HDC to discuss these problems. Mr. Buzuvis suggested using a process with the working sub-committee sitting down with or calling the property owner to discuss the unfinished railing, landscaping & other exterior issues on this site. Comm. Philips felt that the porch, without a railing around it, may not be legal, and suggested issuing a citation to stop the use of the porch and felt the board could tie outstanding issues into a criteria for issuance of Certificate of Occupancy with the condition of completion of the project. Comm. Borys suggested and asked about a way to not allow future work to be done with an applicant, if past work within the Historic District has not been completed on projects. Mr. Buzuvis would need to look into this mechanism and confer with the City Attorney. Comm. Greene suggested making motions that have work plans tied into the Certificate of Occupancy.

It was decided the sub-committee members would include: Comm. Kremer, Comm. Thomey & Chair Polin. The sub-committee members would be meeting along with John W. Buzuvis, CDD, sometime in the future.

Public Comments:

Mark Mitchner, 693 Deer, wanted to discuss three items for the HD Commissioners to think about:

1. How is the building occupied, if they do not have a Certificate of Occupancy.
2. Take this to the next level, a letter to the owner explaining the deficiency of their commitment to completion of the project.
3. Create a paper trail.

7. – NEW BUSINESS

None.

8. – REPORTS AND CORRESPONDENCE:

Update- Mr. Buzuvis, CDD, spoke about the proposed legislation related to local Historic Districts and explained he is awaiting a return call from the State Representative for Plymouth, Kurt Heise. Mr. Buzuvis explained there is currently a version before the House and also a version in the State Senate, with the next scheduled meeting sometime next week. Ms. Buzuvis will send an update to the HDC members after he has spoken with Mr. Heise. Comm. Philips spoke about some options should the legislation get approved, and possibly a resolution forwarded to the City Commission.

9. - COMMISSIONER'S COMMENTS

Comm. Borys spoke about a phone call received from a City resident who spoke about this Historic District Board not being aligned or supportive with other City Boards, what is our mandate on preserving buildings and also spoke about a copy of a petition (via email) he received from numerous citizens in favor of the demolition of the Saxton's buildings. Comm. Philips spoke about referring a resident to speak with a professional of Historic Districts such as Mike Kirk, Michigan Historic Preservation Network; Executive Committee. Chair Polin spoke about understanding their roles on the Historic District board and different entities that must respect one another but also listen to the community. Comm. Borys felt that the information received for tearing down of the Saxton's buildings was incomplete.

Public Comments:

Ryan Shaw, 686 Maple, spoke about a petition that went around his neighborhood to preserve the buildings.

**A motion was made by Comm. Philips, supported by Comm. Borys to adjourn.
MOTION CARRIED UNANIMOUSLY**

Meeting Adjourned at 8:11 P.M.

Respectfully Submitted,
Marleta S. Barr,
Community Development Department.
Office Manager