

CITY OF MUSKEGON
HISTORIC DISTRICT COMMISSION
REGULAR MEETING
MINUTES

May 3, 2011

Chairperson J. Hilt called the meeting to order at 4:05 p.m. and roll was taken.

MEMBERS PRESENT: J. Hilt, S. Kroes, S. Radtke, L. Wood, L. Spataro

MEMBERS ABSENT: D. Mayville, excused; K. Panozzo, excused

STAFF PRESENT: M. Franzak, D. Leafers, D. LaBrenz, S. Ferguson

OTHERS PRESENT: H. Wierenga, Fleis & VandenBrink; L. Naramore, 297 W. Clay; R. Mackie, 1533 Peck St; Homeowner of 1326 Ransom; S. Shaw, MO-CAP

APPROVAL OF MINUTES

A motion to approve the regular meeting minutes of April 5, 2011 was made by L. Spataro, supported by S. Kroes and unanimously approved.

NEW BUSINESS

There were a number of applications submitted after the agenda was done, so those cases were added at the meeting.

Case 2011-04 – 296 W. Webster Avenue. Applicant: Muskegon Museum of Art. District: National Register. Current Function: Institutional. The applicant is seeking approval to place a 9’6”-high art sculpture in their parking lot on the corner of Second St. and Clay Ave. It will be placed on a 12’ x 12’ concrete slab with a 16” high base in the northwest corner of the lot. Board members were provided with drawings of the base and a photo of the sculpture. Staff recommends approval of the request.

A motion that the HDC approve the request to install a 9’6”-high art sculpture in the museum parking lot on the corner of Second St. and Clay Ave. as proposed, as long as it meets all zoning requirements and the necessary permits are obtained, was made by L. Spataro, supported by S. Kroes and unanimously approved.

Case 2011-05 – 28 Delaware Ave. Applicant: City of Muskegon Inspections Dept. District: McLaughlin. Current Function: Residential. The City of Muskegon Inspection Department is seeking approval to demolish the building at 28 Delaware Ave., as it is on their dangerous building list. Staff recommends approval of the demolition due to the condition of the house.

L. Spataro stated that this was house was very close to the house next door, which the owners had fixed up. The foundation of this house appeared to be crumbling, and the condition of the house detracted from the neighborhood. D. LaBrenz, the City’s Housing Official, stated that the house

had been abandoned. He stated that the roof leaked and there was likely significant water damage inside, in addition to the visible damage outside.

A motion that the HDC approve the request to demolish the building at 28 Delaware Ave. was made by S. Kroes, supported by L. Spataro and unanimously approved.

Case 2011-06 – 1542 Clinton St. Applicant: Larry Naramore. District: Clinton-Peck. Current Function: Residential. The applicant is seeking approval to replace the current 4-foot wooden plank fence in the front yard with a 6-foot fence of the same material. The fence line will be moved back a few feet to be in line with the front building line of the house, per zoning requirements. Staff recommends approval of the request.

L. Naramore stated that he wanted a taller fence to provide more privacy, since his house was right along the route kids used to walk to and from the school.

A motion that the HDC approve the request to replace the current 4-foot wooden fence in the front yard with a 6-foot fence of the same material, and to move the fence back so that it is in line with the front building line of the house, as long as all zoning requirements are met and the necessary permits are obtained, was made by S. Radtke, supported by L. Spataro and unanimously approved.

Case 2011-07 – 1533 Peck Street. Applicant: Randy Mackie. District: Clinton-Peck. Current Function: Residential. The applicant is seeking approval to install a truss roof over the flat roof on the three-stall garage. The shingles will match those on the house roof. Staff recommends approval of the project.

R. Mackie described what the roof would look like and said the long slope would face the garage doors. Drawings were provided.

A motion that the HDC approve the request to install a truss roof over the flat roof on the garage with shingles that match the house, as long as all zoning requirements are met and the necessary permits are obtained, was made by S. Kroes, supported by L. Wood and unanimously approved.

Case 2011-08 – 1326 Ransom Street. Applicant: City of Muskegon Community & Neighborhood Services Department. District: McLaughlin. Current Function: Residential. The applicant is seeking approval to install vinyl siding on the home through the Community and Neighborhood Services Department's Vinyl Siding Program. The wood siding on the house now is deteriorating.

Board members discussed the cornices and other architectural elements of the home. The homeowner stated that he planned to retain the two alcoves on the home. L. Spataro stated that there was a home nearby that had done a good job of retaining the architectural elements when it was re-sided, and he advised the applicant where it was so he could point it out to his contractors.

A motion that the HDC approve the request to re-side the home from wood to vinyl as long as all architectural features are retained, the eaves are wrapped and not boxed, and any necessary permits are obtained, was made by L. Spataro, supported by S. Kroes and unanimously approved.

Case 2011-09 – 1691 Peck Street. Applicant: MO-CAP Inc. District: Clinton-Peck. Current Function: Institutional. The applicant is seeking approval to install a solar hot water system on the roof of the Muskegon Rescue Mission Women's Shelter on Peck Street.

S. Shaw described the project, which was being done with grant funds. He provided drawings of what the building would look like with the system installed. There would not be much equipment visible from street level. S. Radtke asked what color the solar panels were and if they were reflective. S. Shaw stated that the color would depend on which contractor got the job, but they would not be reflective. They would be a darker color to absorb light.

A motion that the HDC approve the request to install a solar hot water system on the roof of the Women's Rescue Mission as presented, as long as all zoning requirements are met and the necessary permits are obtained, was made by L. Spataro, supported by S. Kroes and unanimously approved.

OLD BUSINESS

None.

OTHER

L. Spataro left at 4:27 p.m.

Application deadlines and meeting cancellation – Staff and board members discussed the amount of applications coming in after the deadline date. This month there were no applications as of the deadline/cancellation date, yet six applications came in between that date and the meeting date. Because there is a limited amount of time for people to get outdoor projects done and only one HDC meeting per month, it was decided not to cancel HDC meetings until one week beforehand, in order to accommodate our residents.

If there is already a meeting scheduled and another application comes in after the deadline, small projects (such as fences) will be allowed on the agenda at staff's discretion. For larger projects such as siding, staff will review the request and determine if there is enough time to prepare a staff report. If there is, staff will inform the applicant that they can show up at the meeting and request that the board hear their case. They will be asked to bring with them as much information about their project as possible, including photos. It will be up to the board whether to make a decision on the case then or table it until the next month, if it is something they wish to see in person.

July meeting date change – Since our July meeting would normally fall on July 5, which is the day after a holiday weekend, it was decided to change the meeting date to the following week, July 12 at 4:00.

There being no further business, the meeting was adjourned at 4:35 p.m.