

CITY OF MUSKEGON
HISTORIC DISTRICT COMMISSION
REGULAR MEETING
MINUTES

November 1, 2011

Chairperson J. Hilt called the meeting to order at 4:07 p.m. and roll was taken.

MEMBERS PRESENT: J. Hilt, L. Spataro, D. Mayville, K. Panozzo, S. Kroes,

MEMBERS ABSENT: S. Radtke, L. Wood

STAFF PRESENT: M. Franzak, D. Renkenberger

OTHERS PRESENT: W. VanBlargan, 3641 E. Bard Rd, Twin Lake; K. Osterhart, Concept Design Studio, 800 E. Ellis Rd; S. Shaw, MOCAP

APPROVAL OF MINUTES

A motion to approve the regular meeting minutes of October 4, 2011 was made by K. Panozzo, supported by D. Mayville and unanimously approved.

NEW BUSINESS

Case 2011-12 – 557 West Western Avenue. Applicant: Just Klassics. District: Clay-Western. Current Function: Deli. M. Franzak presented the staff report. The applicant is seeking approval for a 3' x 8' foot business sign for the front of the building. Staff recommends approval. Pictures of the sign were provided.

A motion that the HDC approve the sign as proposed, as long as it meets all zoning requirements and the necessary permits are obtained, was made by D. Mayville, supported by S. Kroes and unanimously approved.

Case 2011-13 – 425 West Western Avenue. Applicant: The Frauenthal Theater. District: Clay-Western. Current Function: Performing Arts Theatre. M. Franzak presented the staff report. The applicant is seeking approval to replace the glass roof of the atrium with a dark bronze colored metal roof. The new roof will look similar to the one at Club Envy, which is located just west on the same building.

K. Panozzo asked if they'd be replacing the entire length of the atrium. K. Osterhout stated they would. He stated that the new frame would match the current aluminum frame. There have been problems with leaks and other issues with the glass roof.

A motion that the HDC approve the request to replace the glass roof of the atrium with the metal roof as proposed, as long as all zoning requirements are met and the necessary permits are obtained, was made by D. Mayville, supported by S. Kroes and unanimously approved.

Case 2011-14 – 1184 7th Street. Applicant: MOCAP. District: Clay-Western. Current Function: Residential. M. Franzak presented the staff report. The applicant is seeking approval to install a roof-mounted solar thermal system on the building. Photos and renderings were provided.

S. Shaw stated that MOCAP had received a grant to install solar energy systems on several buildings in Muskegon. This building was a 4-unit apartment building. He stated that an engineer had already looked at the building to see if the roof would support the system. The solar unit would be similar to the one on the Peck Street Rescue Mission. There would be minimal detrimental effect on the view, since most of the unit would not be visible from the street. D. Mayville and S. Shaw discussed some design and placement details.

A motion that the HDC approve the request to install the roof mounted solar thermal system as proposed, as long as it meets all zoning requirements and the necessary permits are obtained, was made by L. Spataro, supported by J. Hilt and unanimously approved.

Case 2011-15 – 1237 Ransom Street. Applicant: Curron Cooper. District: McLaughlin. Current Function: Residential. M. Franzak presented the staff report. The applicant is seeking approval to replace the existing architectural shingles on the house with basic modern shingles. This project is being funded by the City's Community & Neighborhood Services Department.

A motion that the HDC approve the request to replace the shingles as proposed as long as all zoning requirements are met and the necessary permits are obtained, was made by K. Panozzo, supported by L. Spataro and unanimously approved.

OLD BUSINESS

None

OTHER

There being no further business, the meeting was adjourned at 4:25 p.m.