

CITY OF MUSKEGON
HISTORIC DISTRICT COMMISSION
SPECIAL MEETING
MINUTES

October 22, 2015

Vice-Chairman S. Radtke called the meeting to order at 4:05 p.m. and roll was taken.

MEMBERS PRESENT: S. Radtke, S. Kroes, A. Riegler, L. Spataro, L. Wood, K. Panozzo

MEMBERS ABSENT: J. Hilt, excused

STAFF PRESENT: M. Franzak, C. Brubaker-Clarke, D. Renkenberger

OTHERS PRESENT: M. McGivney, Allen Edwin Homes, 795 Clyde Ct SW, Byron Center, MI; D. Gregersen, 241 W. Muskegon Ave

APPROVAL OF MINUTES

A motion to approve the regular meeting minutes of October 6, 2015 was made by L. Spataro, supported by S. Kroes and unanimously approved.

NEW BUSINESS

Case 2015-14 – Houston/Monroe between 4th and 5th Streets. Applicant: City of Muskegon. District: Houston. Current Function: Vacant lots. At the October 6 meeting, the board approved the infill development concept and the foundations for this multi-home project, but tabled the decision on the design of the homes, requesting more windows on the side elevations of the buildings. Revised building designs showing additional windows were presented. Board members concurred that the additional windows were sufficient; however, there was discussion on the window trim. M. McGivney stated that the homes with sides facing 5th St. would have trim around the windows on that side; the other side and rear windows would not. He stated that the homes would be close together; therefore, the sides would not be very visible. L. Spataro and A. Riegler asked how much the building cost would increase if additional window trim was added. M. McGivney estimated that it would cost an additional \$1,500 to \$3,000 per house. S. Radtke asked if the finished homes would match what was pictured on the renderings provided, including items such as shingles and other details shown. M. McGivney stated that he finished homes would match the drawings. C. Brubaker-Clarke stated that there was a limit on how much the developers could spend in construction costs as the houses had to be marketable, so it was important to decide which design items would be most beneficial. L. Spataro stated that the proposed fence around the lots was purely ornamental, and he thought that the window trim was more important. C. Brubaker-Clarke stated that, in walking the area, there were several properties utilizing similar fencing, and it lent some distinction to this neighborhood. She believed that the decorative fencing would be more of a draw for potential buyers. M. McGivney concurred that the fencing would appeal to potential home buyers more than the additional window trim. A. Riegler stated that she understood the cost concerns, but felt that the window trim was an important design element. The board discussed the window trim and what would be acceptable on the different houses, based on their location. L. Spataro suggested that the board make a separate motion for each of the nine houses.

A motion that the HDC approve the proposed house plan “M1890” with the condition that trim be added to the windows on the east side elevation facing the existing neighboring house, was made by A. Riegler, supported by L. Spataro and unanimously approved, with S. Radtke, S. Kroes, A. Riegler, L. Spataro, L. Wood, and K. Panozzo voting aye.

A motion that the HDC approve the proposed house plan “E1870” as presented was made by L. Spataro, supported by S. Kroes and unanimously approved, with S. Radtke, S. Kroes, A. Riegler, L. Spataro, L. Wood, and K. Panozzo voting aye.

A motion that the HDC approve the proposed house plan “M1840” as presented was made by L. Wood, supported by S. Kroes and unanimously approved, with S. Radtke, S. Kroes, A. Riegler, L. Spataro, L. Wood, and K. Panozzo voting aye.

A motion that the HDC approve the proposed house plan “E2070” as presented was made by L. Spataro, supported by S. Kroes and unanimously approved, with S. Radtke, S. Kroes, A. Riegler, L. Spataro, L. Wood, and K. Panozzo voting aye.

A motion that the HDC approve the proposed house plan “MK2100” (to be located at the corner of Monroe and Fifth St.) with the condition that trim be added to the windows on the rear elevation, was made by A. Riegler, supported by L. Spataro and unanimously approved, with S. Radtke, S. Kroes, A. Riegler, L. Spataro, L. Wood, and K. Panozzo voting aye.

A motion that the HDC approve the proposed house plan “MK1890” (to be located at the corner of Houston and Fifth St.) with the condition that trim be added to the windows on the rear elevation, was made by L. Spataro, supported by A. Riegler and unanimously approved, with S. Radtke, S. Kroes, A. Riegler, L. Spataro, L. Wood, and K. Panozzo voting aye.

A motion that the HDC approve the proposed house plan “E1870” (to be located on an interior lot) as presented was made by L. Spataro, supported by S. Kroes and unanimously approved, with S. Radtke, S. Kroes, A. Riegler, L. Spataro, L. Wood, and K. Panozzo voting aye.

A motion that the HDC approve the proposed house plan “M2100” as presented was made by L. Wood, supported by L. Spataro and unanimously approved, with S. Radtke, S. Kroes, A. Riegler, L. Spataro, L. Wood, and K. Panozzo voting aye.

A motion that the HDC approve the proposed house plan “E2070” (to be located on Houston Avenue adjacent to an existing house) as presented, was made by L. Spataro, supported by S. Kroes and unanimously approved, with S. Radtke, S. Kroes, A. Riegler, L. Spataro, L. Wood, and K. Panozzo voting aye.

Case 2015-15 – 1641 Jefferson St. Applicant: Raymond Panozzo. District: Jefferson. Current Function: Residential. The applicant is requesting to replace their deteriorating wooden garage door with a similar-looking steel door. Pictures of the current and proposed doors were provided.

A motion that the HDC approve the request to replace the garage door as presented, as long as all zoning requirements are met and the necessary permits are obtained, was made by S. Kroes, supported by L. Wood and approved, with S. Radtke, S. Kroes, A. Riegler, L. Spataro, L. Wood, and K. Panozzo voting aye.

OTHER BUSINESS

None.

There being no further business, the meeting was adjourned at 5:05 p.m.