

CITY OF PONTIAC, MICHIGAN

HISTORIC DISTRICT COMMISSION

REGULAR MEETING MINUTES

TUESDAY, MAY 14, 2019

6:00 P.M.

COMMISSION MEMBERS:

Rick David, Chairperson

Robert Karazim, Vice Chairperson

Kathy Henk, Member

Linda Porter, Member

Ken Burch, Member

FROM THE CITY:

Donovan Smith, Associate Planner

MINUTES RECORDED BY:

Quentina R. Snowden, (CSR-5519) QRS Court Reporting, LLC

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MEMBERS OF THE PUBLIC ADDRESSING THE COMMISSION:

Lee Roumaya

1. CALL TO ORDER: Chair David called the meeting to order at 6:10 p.m.

2. ROLL CALL (PRESENT):

Rick David, Chairperson

Robert Karazim, Vice Chairperson

Kathy Henk, Member

Linda Porter, Member

ABSENT:

Ken Burch, Member

(Quorum present.)

(Minutes recorded as follows:)

CHAIR DAVID: Call the May 14th meeting to order. Roll call, please. Do you have some of the names? Because she doesn't know the names.

MR. SMITH: So Linda Porter.

VICE CHAIR KARAZIM: On her way.

MR. SMITH: Kathy Henk.

MEMBER HENK: Here.

MR. SMITH: Robert Karazim.

VICE CHAIR KARAZIM: Karazim.

MR. SMITH: I've never had to say your name actually.

VICE CHAIR KARAZIM: Is that good or bad? I guess that's good here.

CHAIR DAVID: Rick David, here.

MR. SMITH: We have Ken Burch not coming.

All right. So we do not have a quorum, but we're going to proceed forward.

CHAIR DAVID: Go straight down this. Is there any communications that you want to talk about under number three?

MR. SMITH: There are no communications at this time.

CHAIR DAVID: Are we inviting for this -- this training additional people beyond ourselves?

MR. SMITH: I do not anticipate additional people. Do we have something in mind?

CHAIR DAVID: Did we talk about it or no? Who else would be appropriate?

MR. SMITH: I'll --

MEMBER HENK: I forgot who we sent. We were talking maybe about a council person, but we then said no.

MR. SMITH: I know we talked about when we got deeper into the ordinance review that we might want to go to the subcommittee meeting or do something joint with Planning Commission and City Council. But that was I think separate of the actual training.

CHAIR DAVID: So, just I hope that we have everybody there, then that would be great. Okay. So now that's communication. Then minutes. Do we have minutes here?

MR. SMITH: Minutes I did receive them yesterday, so what we'll do is I'll e-mail them out, you'll get them tomorrow and then they will go next month.

VICE CHAIR KARAZIM: I see how that works.

MEMBER HENK: Do we have to move or --

MR. SMITH: No. They just need to be reviewed next month.

CHAIR DAVID: Here she comes.

MR. SMITH: All right. Perfect.

CHAIR DAVID: Is there a motion to adjourn the meeting?

(Member Linda Porter enters.)

VICE CHAIR KARAZIM: You were supposed to bring us lunch. You're late.

CHAIR DAVID: State your name, Linda.

MEMBER PORTER: I thought that our meeting next Monday was instead of this one.

MR. SMITH: We have to make a motion for that meeting. So we scheduled it but we have to make a motion.

MEMBER PORTER: Is that why we're here today, is to do that?

MR. SMITH: No.

VICE CHAIR KARAZIM: Lee brought us a keg of beer.

MEMBER PORTER: Oh, hi, Lee.

MR. SMITH: All right. So we did start. We're on --

VICE CHAIR KARAZIM: Let's talk about these so we can get out of here.

CHAIR DAVID: So number five. So go ahead, Donovan.

MR. SMITH: So, we're going to jump to 6.3, HDC 19-07, 7 North Saginaw for a wall-mounted sign. The applicant, Fillmore 13, they're requesting to do a projected

building sign. The way our ordinance reads, the sign has to be constructed of metal or wood. The square footage of the sign is 21 square feet. The ordinance limits projected signs to 12 to -- signs 21. And so that will require variance from the Zoning Board of Appeals before it can be constructed. And the last criteria is that it cannot project out further from the building more than four feet if it projects out two feet overall. So that's the bulk of that sign. It complied with all of the other requirements of the zoning ordinance. So the reason why it's here today is because it's in the Downtown Historic District so before we can send it to ZBA it needs approval from this Board, then ZBA will assess the case on the square footage, and if that's approved, then the applicant can submit for a building permit.

CHAIR DAVID: Do we have a motion in mind?

VICE CHAIR KARAZIM: I do, but I'd like to talk with Lee about the building for just a couple of seconds, if that's okay.

MR. SMITH: Yes.

VICE CHAIR KARAZIM: You're here. You paid your million dollars to be here. We can help you with anything in the future for the next ten years on the outside of your building at this meeting, doors changing, anything on the outside, putting a door on the side. I think that was already approved at one point.

MR. ROUMAYA: That was approved, yeah.

VICE CHAIR KARAZIM: So is there anything that you'd like to talk about besides the sign before we make a decision on this?

MR. ROUMAYA: You know, if we can -- we can put a -- we can put that door on the side of the building, but what's it going to lead to right now? There's nothing really attractive there for it to lead to. If anything happens with the park, if we're going to down the line or if we can use a portion of it for the summertime only, Memorial Day, Labor Day then maybe we can make that happen, and maybe put a stage out there, bring some mild entertainment, people will drive by and see a bunch of lights and enjoy downtown. For the front patio, we just got approved just a few days ago, yeah, came and pay for the fee for the year. So we're going to have the front patio. There's really not much more -- other than if I have -- the biggest problem are people walk up, they still look up and out and look at their phone to see where they're at, our sign is not very sufficient. With this sign, you know, it's well done, it will match the -- you know, the look of the building. It's got some rustic look on the back as well, then people can see it from both sides.

MEMBER HENK: Right.

MR. ROUMAYA: It's done in a nice way here. So, besides that, no, not really. If it was my building, and I owned it or Russell let me, I would love to have some French doors, change the windows and have -- open up like

where when you go to New Orleans, you see it. What a great look. I was told a long time ago that is not possible. Is that true or is that --

VICE CHAIR KARAZIM: It isn't even near historic. The windows have been replaced. Do we care?

MR. SMITH: That's kind of what we were talking about in that training, you know, if the historic characteristics were removed and what is there now is technically a part of the aesthetic of the building, as long as the change isn't too dramatic from that, it's admissible.

MEMBER HENK: Whiskey's is the same way. They can open the whole front up, they just put them in.

MR. SMITH: Right.

MEMBER HENK: But when they're closed, they look just the building always looked.

MR. ROUMAYA: Window will still be a glass window with a frame that you can just grab and open up, it's a bifold.

MR. SMITH: And maybe there are -- we know some type of format or design that would maintain that character of the building, the functionality of it, is really our concern.

VICE CHAIR KARAZIM: You don't have a picture of the front right now, the big huge window --

MR. ROUMAYA: There was seven big and open and close sometimes --

MR. SMITH: So it's the windows and the brick under it.

MR. ROUMAYA: The brick under would stay.

MR. SMITH: What's under it?

VICE CHAIR KARAZIM: Not a walk-in, just windows.

MEMBER HENK: So I was going to say you can't really walk in because it steps up. But you don't want it -- you just --

MR. ROUMAYA: Yeah, we just want to open it. It's very inviting, very cool if it's like summertime --

MR. SMITH: I think that might be an issue if --

VICE CHAIR KARAZIM: Here's my opinion. My opinion is they're not historic in any means or anyways now. And some point in the future he would like to open up those windows, I think would be an asset. So if nobody cares, I'd like to make a motion on this does. Anybody care, anybody like to talk about it anymore?

MEMBER HENK: No. My only one question I have is the bottom here, it says building survey required. Is that to make sure they can put it where they want it structurally?

MR. ROUMAYA: Because I don't own the building, they got to get permission from the building owner.

MEMBER HENK: That was my only question.

MR. ROUMAYA: Windows are the only thing changing.

VICE CHAIR KARAZIM: Allow me to make a motion on the sign. I think we should approve the sign as described, and let it move forward in the chain of tapewormism.

MR. ROUMAYA: Can we encourage the zoning -- are they applicable (sic) to this type of thing? Can we encourage them to move it along?

MR. SMITH: I think so.

VICE CHAIR KARAZIM: Who is on the Zoning Board now?

MR. SMITH: So Laurie Bishop is now the Chairwoman. The Vice Chair is Carlos Bueno. And then you have Sam Anderson --

VICE CHAIR KARAZIM: Is Dayne Thomas still there?

MR. SMITH: Dayne is the Planning Commission. Yeah. And then you have Sinclair -- Joseph Sinclair. Sam is --

VICE CHAIR KARAZIM: Joseph Sinclair. He was on the stage at the Oakland County awards for Pontiac. He's got a lot of nerve. Please don't write that down.

MR. SMITH: But a part of -- when I take it to the Zoning Board of Appeals, a part of my staff findings is that it's Historic District-approved.

MEMBER HENK: And we want -- I want to do something more than approve. I want them to push it.

MR. SMITH: We can make a motion to recommend approval as the statement.

MEMBER HENK: Yeah.

VICE CHAIR KARAZIM: We'll do that. Also let me finish mine, then you make a recommendation. Also can you give us the date they're going to meet so we can maybe attend? My motion is to approve it as described with a fast-track to the Zoning Commission.

CHAIR DAVID: Is there support for that?

MEMBER HENK: Yes.

CHAIR DAVID: Any further questions, Linda? Do you feel okay about it?

MEMBER PORTER: No, no, it looks great.

MR. SMITH: Roll call.

CHAIR DAVID: You can do that.

MR. SMITH: I just normally just say "all in favor?" "All opposed?" I mean, we can do it, that's fine.

CHAIR DAVID: You go ahead.

MR. SMITH: Linda Porter?

MEMBER PORTER: Yes.

MR. SMITH: Kathy Henk?

MEMBER HENK: Yes.

MR. SMITH: Robert Karazim.

VICE CHAIR KARAZIM: Yes.

CHAIR DAVID: Rick David. Yes.

MR. SMITH: All right.

MR. ROUMAYA: Anything we can do to make the
downtown --

VICE CHAIR KARAZIM: You were going to make a
motion to fast-track approve it.

MEMBER HENK: I thought he's already done that.
Yeah, make a recommendation that they fast-track it, get the
sign up.

VICE CHAIR KARAZIM: Second.

MR. SMITH: Linda Porter?

MEMBER PORTER: Yes.

MR. SMITH: Kathy Henk?

MEMBER HENK: Yes.

MR. SMITH: Robert Karazim?

VICE CHAIR KARAZIM: Yes.

MR. SMITH: Chair David?

CHAIR DAVID: Yes.

MR. SMITH: Recommend to fast-track.

VICE CHAIR KARAZIM: Motion number three, I
would like to approve the removal of the front windows to go
into an opening window subject to review of specs and design.

MEMBER HENK: At such a time he wanted to.

MR. SMITH: Come before this Board?

VICE CHAIR KARAZIM: Yeah, at no charge.

Reason, I want to see what he wants to do, so come before us and you can get --

MR. SMITH: Is the motion necessary or just trying to get him a --

MEMBER HENK: We want to lump it in with his so he doesn't have to pay for a second one if he comes back.

MR. SMITH: You don't have to come back for a second anyway. That's just part of the process.

MEMBER HENK: It is?

MR. SMITH: Yeah, because that's how we record the change that happens. If you saw a difference --

CHAIR DAVID: We thought --

VICE CHAIR KARAZIM: We haven't done it that way. We have always tried to bring all of the projects to the front so we can get them moving. They still have come before us with plans and drawings, but we have all included that in one lump sum.

MR. SMITH: Okay. That's fine.

VICE CHAIR KARAZIM: Then let's do it. Quit arguing. I'm Vice Chair, did you forget?

MR. SMITH: I missed it. I'm sorry. I'm sorry. All right. Let me just get these notes.

CHAIR DAVID: Are you following this okay?

MR. ROUMAYA: So what happens after this?

VICE CHAIR KARAZIM: Deal with him. He'll take you to the next step. You have to go before the Zoning Board. It's 700 bucks.

MS. HENK: It is? That is just not right. It's not right.

VICE CHAIR KARAZIM: Then they're going to charge him another thousand bucks.

MR. SMITH: Don't listen to him.

VICE CHAIR KARAZIM: That's what they told me for mine, 700.

MR. SMITH: Your sign was 700?

VICE CHAIR KARAZIM: Yeah.

MR. SMITH: Then it is 700.

MEMBER HENK: More money into --

VICE CHAIR KARAZIM: Then 800 permits or so.

MR. SMITH: The residential Zoning Board of Appeals are 400. Signs is probably 700 and then a regular --

MEMBER HENK: Is that just to appear or to get approval?

VICE CHAIR KARAZIM: Just to appear.

MR. SMITH: Then regular Zoning Board of Appeals for non-residential is 1,000.

VICE CHAIR KARAZIM: Let me ask a question. Since he has enough square footage on the front of his building, could he put up two signs that are each half that size?

MR. SMITH: No. I believe you can only have two signs if you have two frontages.

VICE CHAIR KARAZIM: He has two frontages.

MR. SMITH: Where is your --

MR. ROUMAYA: There are two sides of the building.

MR. SMITH: In the back?

VICE CHAIR KARAZIM: In the front.

MR. ROUMAYA: No, in the front it's two buildings. They have a hole in the wall. You have entrances from the main entrance at 7 North and main entrance --

MR. ROUMAYA: Basically two businesses made into one.

MR. SMITH: It's possible, if that's the case.

VICE CHAIR KARAZIM: So do you think you'd work that out? It's up to you. Just trying to --

MEMBER HENK: Square footage of the two comply to this?

VICE CHAIR KARAZIM: One sign.

MR. SMITH: Yeah, they would.

MEMBER HENK: If you calculated the two frontages your total would be --

VICE CHAIR KARAZIM: Be 24 and he's at 21.

MR. SMITH: So then that would go into effect for your Zoning Board of Appeals.

VICE CHAIR KARAZIM: Why does he have to go to Zoning Board? Wouldn't you make that decision?

MR. SMITH: There is a criteria in the zoning ordinance that says in the downtown district, building-mounted signs can total the square footage for, say, 30 square feet. The combination of both these signs equal 40. When you go to Zoning Board of Appeals, you're going to have to ask for that variance to allow for the addition --

VICE CHAIR KARAZIM: But he has two signs.

MR. SMITH: Existing.

MEMBER HENK: No, he has two frontages.

VICE CHAIR KARAZIM: He has two frontages. The combination of those two signs would be 21 square feet where actually he'd be allowed 24.

MR. SMITH: That --

VICE CHAIR KARAZIM: Combination of the two signs.

MR. SMITH: The language --

MR. ROUMAYA: I'd like one sign.

MEMBER HENK: We know that. We're trying to figure out how to get you one for the frontage of the two.

MR. ROUMAYA: I mean, this is -- yeah, I'm going to have to see how much more money is involved with this because this sign is not cheap to start with.

MEMBER HENK: That's why people, they just put them up on Saturday because the cost is more than the sign.

MEMBER PORTER: Is that in keeping with other communities what they charge --

MR. SMITH: I have not checked, but I can.

MEMBER PORTER: Yeah.

MR. SMITH: Because we haven't discussed changing the fees. I think there was a fee schedule update when Wade Trim got here, and that was 2012, '13, '14, somewhere around there. So I don't know if they have done one recently. But it's something we may look at.

VICE CHAIR KARAZIM: How can we save him some money? I know I'm saying exactly the words you don't want to hear, but you know what, he does have a double frontage. It is allowed 24 square feet, so if he puts a sign in the middle of the two buildings, half one side, half the other, the rules aren't that specific. I've read the rules. You and I have read the rules.

MR. SMITH: Yes.

VICE CHAIR KARAZIM: Do we get Vern in here, beat him up?

MR. SMITH: No. No. I mean, the money you're trying to save him would either be 150 for a second --

VICE CHAIR KARAZIM: No, it's 700 for the Zoning Board.

MEMBER HENK: Wouldn't have to go to the Zoning Board if we can combine the size of two signs of two frontages.

MR. SMITH: Well for this sign specifically we have to go to Zoning Board because --

VICE CHAIR KARAZIM: Because --

MR. SMITH: Just for the projected sign alone requires a variance, regardless if there's a second sign for the other side.

MEMBER HENK: Just because it's a projecting sign.

MR. SMITH: This is speaking specifically for projected signs. This isn't -- which is a separate line under building-mounted signs. But these criteria are for projected signs specifically.

VICE CHAIR KARAZIM: Are these ordinances just -- how do we change some of these ordinances? Because --

MR. SMITH: You tell me what you want changed, we get it changed at Planning Commission somehow.

VICE CHAIR KARAZIM: For example, my sign, now, technically for a -- what do they call it, a display board?

MR. SMITH: Reader board.

VICE CHAIR KARAZIM: Reader board. I'm only allowed 20 square feet. But you got to remember, my business is not a coney island which is flashing up 99 cent specials, mine is a theatre marquis. There's got to be -- there's got to be a difference somewhere in the Zoning Board between a theatre marquis and a coney island. There's got to be a difference.

MR. SMITH: Right. So what our ordinance doesn't have is a specification between different uses and signs for different uses.

So, for example, if you -- if you can have a provision that says for movie theatre signs can be up to this size, for arenas, for sports arenas, signs can be up to this size. But our ordinance doesn't have that. So, we can add it, and we're kind of in the process of getting ahead of things that we need to include. It's some things that aren't in there that should be. So, we can make those kinds of changes and once we get to that phase, that's where we would do it.

VICE CHAIR KARAZIM: Where are we from that phase?

MR. SMITH: Right now we're accepting requests.

VICE CHAIR KARAZIM: So I have got two requests I'd like to put in the minutes.

Request number one: On buildings with double frontage like two storefronts, both allotments can be allowed on one side, for example, his project right here.

MR. SMITH: Okay.

VICE CHAIR KARAZIM: So if we're allowed 12 square feet per side --

MR. SMITH: But it's usually something bigger. So, I understand what you're asking. There is language I think that does allow --

VICE CHAIR KARAZIM: Then why are we going to --

MR. SMITH: Those are specific signs that are different. So projected signs it says 12 feet. For reader board signs it said --

VICE CHAIR KARAZIM: 20.

MR. SMITH: -- 20 feet. Those are different from a building-mounted sign that says based on the frontage, let's say you have 30 feet of frontage, you can have a sign up to like 60 square feet.

VICE CHAIR KARAZIM: 80.

MR. SMITH: So, yeah, it's like capped at 80 which is the highest for whatever is leased, which would be I think three times your frontage.

VICE CHAIR KARAZIM: Right.

MR. SMITH: So for a building-mounted sign, you can have up to 80 square feet. What you're referring to is for projected signs and reader board signs. That criteria should be larger. Do you see what I'm saying?

VICE CHAIR KARAZIM: Yep.

MR. SMITH: So for reader board signs instead of being 20, you may say "I think it should be 60 or 40" or whatever that sign is. Then for projected signs you would

say "Projected signs should be allowed up to 40 or 60", which that's where you would want to change that language specifically.

VICE CHAIR KARAZIM: Well, I think we should change that language specifically, because we're killing people.

MR. SMITH: So how about this. Let's have a meeting and just for sake of progress, let's have a meeting, but we'll go through the sign ordinance and see how that affects the historic district and we'll go through maybe 8 or 10 classification of signs, and we'll look at it and we'll --

VICE CHAIR KARAZIM: Is there anything we can do to help him today?

MR. SMITH: Honestly I just -- I don't think so.

MEMBER HENK: There's no way to get the fees --

CHAIR DAVID: But you're set right now. You have to spend some money to go to the next step.

MR. ROUMAYA: Yeah, I mean, if there's no way around it. This is a great addition to our building. It's a great addition to downtown right now. If we had 30 other restaurants and bars and all that jazz, then I understand it. But to pay \$700 next time I come in just to go in front of the board --

MEMBER HENK: Right.

VICE CHAIR KARAZIM: Not knowing if it's going to be approved.

MR. ROUMAYA: -- not knowing if it's going to be approved --

MR. SMITH: So I don't like sending people to boards just -- honestly, if I can get you without going to a board, I would do so.

MR. ROUMAYA: Okay.

MR. SMITH: But if -- when the ordinance tells me one thing, you know, I just have to follow the ordinance.

MR. ROUMAYA: No, I understand.

MR. SMITH: So I don't know a way to get around it.

CHAIR DAVID: So we can have a study session.

MR. SMITH: We can have a study session, yes.

MR. ROUMAYA: When do I got to be in front of the next board?

MR. SMITH: Third Monday in June.

MR. ROUMAYA: We have to wait that long?

MR. SMITH: Yes, because it requires a public hearing -- or no, I'm sorry -- yeah, yeah, public hearing for the variance request.

MR. ROUMAYA: About 6 to 8 weeks. And so it looks like it's going to drag until the end of summer.

MR. SMITH: I don't foresee them saying no, just being honest.

MR. ROUMAYA: Okay. Let me know what the next step is, I'll make it happen.

CHAIR DAVID: Thank you very much.

VICE CHAIR KARAZIM: The next step is you have come down to see him.

MR. ROUMAYA: I'm not going to raise my prices.

CHAIR DAVID: It's like a tariff, you just got to do it.

MR. ROUMAYA: Thank you, everybody. Good seeing you.

VICE CHAIR KARAZIM: Thanks. Sorry.

CHAIR DAVID: Donovan, under number six what do you want to --

MR. SMITH: Let's go in reverse, 6.2, and that's a motion for the special meeting for May 20th to hold the historic district --

MEMBER HENK: I will make a motion.

CHAIR DAVID: Is there support of the motion to --

VICE CHAIR KARAZIM: Yes.

CHAIR DAVID: -- have the special meeting on May 20th? Any further questions? From what time to what time again?

MR. SMITH: It is from 6 to 8:30. And they are requesting that you bring these back. Everybody still have theirs?

VICE CHAIR KARAZIM: I think so.

MEMBER PORTER: I don't have one.

CHAIR DAVID: So was there anyone --

VICE CHAIR KARAZIM: Is she allowed to have one?

MR. SMITH: She's allowed to have one.

CHAIR DAVID: Kenny was there, so we'll have to -- okay.

Any further questions? All in favor indicate by saying "yeah."

(All ayes.)

CHAIR DAVID: Anyone want to say "No", say "No." Any abstentions and the reason why?

Next?

MR. SMITH: So last is the HDC model ordinance review. So, first I'm just going to outline the process and how we're doing this. We had the first project training, which she touched on why there was a difference in conduct on some of those. Maybe over the past month, I've worked with Mallory and Vern and we kind of started -- we have a draft ordinance based on their model, our existing and meeting common ground. So right now we're breaking into it so that they're on the same page and they understand what we're asking in requesting the change. So --

MEMBER PORTER: What are we requesting a change to?

MR. SMITH: I'm going to get to it. I have to give you the background. Yes, the boring stuff. So right now what we're doing is when we have our training next week, Mallory -- they're going to kind of go through that draft and you're going to get a -- I'm going to send it out so you're going to see the draft. Once they go through it, we're going to meet again. And if I can get it passed out of executive offices before the next meeting, we'll look at it formally at the next HDC meeting.

So that's just the process. It doesn't require City Council I believe to approve it. I believe this we can approve just as a motion and this board. So we'll confirm it as we get closer, okay?

So, what you have in your packets, in the municipal code, this ordinance is labelled under Historic Preservation Board. So, historically it was labeled Sections 26 to 31 -- 7426 through 7431. And that section was actually repealed sometime 2013, and replaced with how we kind of operate currently. So if you look at our municipal code you can go straight to 7451 to 7462, and it highlights how we have been operating since 2013.

That talks about the board composition, terms of the members, the accepting and receiving gifts, powers related to historical documents and records, and then appropriation of funds from City Council to support the HDC.

But, as mentioned in that training last month, there are a lot of things that aren't really included in that. So that's what we're working on.

So the part -- so we're going to jump to this second page. And what you see in this listing is when you get the actual draft ordinance, these correspond to all of the changes that were either updated or added. So, the purpose or intent was revised, more definitions were added because they are a much more in-depth document, the Historic District found they weren't changed, they were just put into the new version and displaced, creation of composition of Historic District Commission was added. So a lot of these may not understand the context without the draft, but I wanted to get to you the changes.

And then this last section that says draft model preservation ordinance, so these were the actual texts that were added. So this is almost all new text that you'll see. So it talks about adding additional, modifying or eliminating historic districts. I'm not going to get much into it right now. We'll get back into it next Monday. Historic District study committee and study committee report. So what was kind of talked about is what is work, what is not work, what requires permit and doesn't require permit. That kind of dovetails into ordinary maintenance on design and

review standards and guidelines. It's actually a lot longer of a section. This is just the first kind of summary of it.

7475, denials, notice to proceed, work without permit, and then demolition by neglect. So if you recall from the training, I think was an eye opener for all of us, was that we weren't using the correct or most up-to-date terms of approvals and how to proceed. So my interpretation was to see the certificate of appropriateness or denial. What they were kind of sharing with us is you have a denial, you have a certificate of appropriateness. If they want to do a like for like, you have the notice to proceed which is we know the work you're doing does not comply with procedures work anyway.

And then the last one was, you know, work without permit. So we get a lot of those and we're kind of trying to find out ways -- how we're working without permits. So this gives us some teeth in terms of if we are seeing work without a permit, we actually have a process to -- so we can make and go back we have all of the power to say you need to put it back exactly the way it was, even if it is non-compliant. Or put it back in the way that complies, which is kind of what we have been doing is retroactively trying to get things -- permits pulled to do the work.

So that is in there. And like I say, just a few more teeth to enforce that.

Demolition by neglect is something that we can use, is an option where we can identify problems with the home and any conduct proactively encourage the work get done. It's a bit more force.

Reveal work on proposed districts, follow-ups, emergency moratorium. And then the last two, this gives us the ability to apply penalties for work without permits in the historic district which is something we didn't do before, and I think we -- I think we hinted on it.

VICE CHAIR KARAZIM: You know what's great about this? All we have to do is prosecute just one time.

MEMBER HENK: One time.

VICE CHAIR KARAZIM: And it will go through.

MR. SMITH: I mean acquisition, historic resources which you kind of touched on the last case about whether we can get resources and things like that. So I just wanted to kind of share with you these are things you looked at including.

CHAIR DAVID: You and Vern and others are working on this?

MR. SMITH: Yes.

CHAIR DAVID: Just for Linda, the trainers were -- received a grant from somewhere, and they came and we had an hour and a half -- we had a normal one until about 7:30 and we were all saying hey this is great we need to have a

further update, and further training, and so -- essentially we found that what --

MR. SMITH: They go around and they do this training to all of the historic commissions throughout the state, and we identified - it's not uncommon that historic district commissions, their ordinance don't comply with the State. And I think she said it's probably a handful that's not -- I think she threw out like 15 as a number. It's not a huge problem, but it's something that helps if you are in compliance with the State. So that was kind of something that kind of opened up our eyes.

VICE CHAIR KARAZIM: Basically after talking to her for that hour and a half, we're probably in the 90 percent bracket, maybe 87 percent of doing everything we're supposed to do, but like he was explaining, there are certain terms that we just have to apply, where we were just saying we can do this and do that, well now you have to have a different -- but -- and they're defining some of the things that we were always questioning ourselves about what do you think, what do you think. They have a specific wording for it. So that's what the training is.

MR. SMITH: You can take this, just bring it back on Monday.

VICE CHAIR KARAZIM: There's no sharp objects in there, is there?

MR. SMITH: No.

CHAIR DAVID: So that was really helpful.

Well, very good.

VICE CHAIR KARAZIM: Who -- relax.

CHAIR DAVID: I'm sorry?

VICE CHAIR KARAZIM: Relax.

CHAIR DAVID: I am relaxed.

VICE CHAIR KARAZIM: You want to get out of here so bad.

CHAIR DAVID: I'm just fine. I was complimenting him.

VICE CHAIR KARAZIM: Who is the deciding factor now? It says City Council is going to have all of the power to add or subtract the Historic District. Who is it now?

MR. SMITH: The Mayor, I believe.

MEMBER HENK: Only?

MR. SMITH: I believe it's the Mayor. And that's what we're working out, because in the model ordinance, everything defaulted to City Council. A lot of what was done originally was done through the Mayor. So that's what we have to --

CHAIR DAVID: Is there some roadblocks that you're already receiving because of that change?

MR. SMITH: No.

CHAIR DAVID: Have they looked at this yet?

MR. SMITH: No, they haven't seen it.

CHAIR DAVID: Would it be helpful for them to come to our meeting next Monday?

VICE CHAIR KARAZIM: At least make them an invitation, if nothing else.

MR. SMITH: I could at least extend the invitation.

CHAIR DAVID: Would you have a problem with -- for them to come?

VICE CHAIR KARAZIM: They won't come.

CHAIR DAVID: But at least we can offer.

VICE CHAIR KARAZIM: We watched three of them walk by and --

CHAIR DAVID: What's going on here? I've never seen them walk around here.

VICE CHAIR KARAZIM: They have subcommittee meetings or something.

MEMBER HENK: There's a lot of cars in the parking lot.

CHAIR DAVID: Something big is going on there tonight.

MR. SMITH: But I can -- our ordinance, the way it is existing, that power was in the Mayor. She gives the appointments.

VICE CHAIR KARAZIM: I think that's how we got here.

MR. SMITH: Yeah. But then she does the appointments, but then the power does shift to City Council for the ones after the appointments. So new members go to City Council.

MEMBER HENK: I always thought when you were on the commission you had to be appointed by the Mayor and confirmed by the Council.

MR. SMITH: Which is usually how it goes. But the way I think our ordinance says, that's the initial process to start, and then once you're going actively, then it's just through the City Council.

MEMBER HENK: I see. I see. So do we have any update on the building next door to me, the 100 building? They took the facade off. I know it wasn't in the historic district but we were trying to apply for historic.

VICE CHAIR KARAZIM: Afterward is appropriate.

MR. SMITH: I believe the drafting agreement and some financing documents.

MEMBER HENK: Still?

VICE CHAIR KARAZIM: This is Kyle.

MEMBER HENK: I know. Jiminy Christmas. They have had that building for almost a year.

MR. SMITH: I think. Don't quote me on that.

MEMBER HENK: Actually pulling the brick off of it, because you know Frank Todd worked that building, they

never tied that brick into the building. It was just loose and it started buckling out, and they were taking a whole section of brick off that building. It's just going to fall.

VICE CHAIR KARAZIM: What's underneath it?

MEMBER HENK: It's like a concrete block and some weird window things is all I can see so far, because they're just taking a section up the middle. I thought they were going to take the whole thing off and I was going to scam all of those bricks for the park. They're the wrong kind of bricks.

VICE CHAIR KARAZIM: That's a lot of bricks, right.

MEMBER HENK: I do, but it's good.

CHAIR DAVID: You know our issue -- one of the issues here, the City Council members don't know anything about our work, I don't think. They don't know -- they don't really know anything about the historic areas. They --

MEMBER HENK: Unless it's within their district.

MR. SMITH: That's kind of what we were talking about last month, and this might give us an opportunity to get in front of them. I have no problem facilitating a presentation once we get the ordinance to a point where we're ready to enact a change, and that may be a good time to get in front of them. They may not even know who is on the Historic Commission.

MEMBER HENK: Probably not.

MR. SMITH: I wouldn't be surprised.

MEMBER HENK: But everybody sits up there -- like there is a district in each district like if -- you know what I just said?

MR. SMITH: Historic district in each --

CHAIR DAVID: I don't think there is in district five out by the Silverdome, I don't think has one.

MEMBER HENK: Oh.

MR. SMITH: Unless the -- the cemetery, so there are more historic districts other than the residential.

CHAIR DAVID: Oakhill Cemetery. That never comes before us unless they -- they're moving a grave and --

VICE CHAIR KARAZIM: I have a couple of questions, if everybody doesn't mind.

MR. SMITH: Go for it.

VICE CHAIR KARAZIM: There was a house on -- what's in the modern district, that main --

CHAIR DAVID: Oliver.

MEMBER HENK: Oliver.

VICE CHAIR KARAZIM: Where they allowed the garage to be torn down without coming before us. You gave a permit.

MR. SMITH: We did?

VICE CHAIR KARAZIM: Yep. It was a garage behind that was probably non-conforming. It was hard to

tell. It was a block garage that was probably built in the '20s or '30s which is the house states, but they allowed them to tear it down.

MR. SMITH: I have to check. I'm not sure.

MEMBER HENK: When was it --

VICE CHAIR KARAZIM: Within the last month or two.

MR. SMITH: Really? I'm not sure. Do you consider garages to be historic?

VICE CHAIR KARAZIM: It was on the street.

MR. SMITH: Oh, it was on the street.

MEMBER PORTER: On the street? Most of them on Ottawa were behind.

VICE CHAIR KARAZIM: This is on a corner, and the -- face the street. But they had access to the garages on the street.

MR. SMITH: And I have to check because usually we might have allowed it if it was in the back of the property, not a street-facing. But I'm not sure. Do you know if they had a permit or do you know if --

VICE CHAIR KARAZIM: They said they did.

MR. SMITH: I have to check it. Do you know what cross-streets?

VICE CHAIR KARAZIM: It was Tim Travis's house. He just sold it.

MEMBER PORTER: Oliver and --

VICE CHAIR KARAZIM: 110.

MEMBER HENK: I was going to say 110.

MR. SMITH: 110 Oliver you think?

VICE CHAIR KARAZIM: It's right on the corner.

MEMBER HENK: I think Sara's house is 109.

MR. SMITH: I'll check.

VICE CHAIR KARAZIM: I just wanted to know because there was a garage. It was in bad shape. The roof had caved in, but you know, it was a block garage. It's fixable, and --

MR. SMITH: And it's gone now, you think?

VICE CHAIR KARAZIM: It's gone. I think it was a requirement for him to sell the house from the bank.

MEMBER HENK: Oh really?

VICE CHAIR KARAZIM: Yeah, either fix it or tear it down. It's okay, Rick, we're almost done. Relax. We started talking about 256 Ottawa.

MR. SMITH: Yes. Roof falling in disrepair. It's vacant. I'll follow up on it tomorrow and I can report back to you.

VICE CHAIR KARAZIM: Would you at least send me a note, because it's funny how this stuff works but the city district -- but the city people are calling me instead of the district, which is a good thing if you know what I mean. Usually have some faith in something, I don't know what.

CHAIR DAVID: They have been calling you on Mark's house?

VICE CHAIR KARAZIM: Yeah. You know, if I find Mark I'll ask him what the deal is, but I want to know -- before I ask somebody something, I'd like to do my homework.

MR. SMITH: He's out of town right now.

MEMBER HENK: 256 Ottawa.

MR. SMITH: I pulled it up on my phone. I was looking at it.

MEMBER PORTER: That was Fritzi Stoddard's old house.

VICE CHAIR KARAZIM: Whose house? Sissy (sic) Stoddard?

MEMBER PORTER: Fritzi. Fritzi Stoddard.

CHAIR DAVID: May have had it for some years.

VICE CHAIR KARAZIM: Mary Parks is the name --

CHAIR DAVID: She's a real estate person. She was the real estate person in Pontiac for many years.

MR. SMITH: Right.

MEMBER PORTER: Is that who he bought it from?

CHAIR DAVID: No, I don't know who he bought it from. I think it was foreclosed. I don't know what it was.

VICE CHAIR KARAZIM: 256 Ottawa?

CHAIR DAVID: He spent too much money on it. Yeah. Yep. Are we done, Donovan, do you feel comfortable?

CHAIR DAVID: Are we okay?

VICE CHAIR KARAZIM: Almost. Are you in a hurry, Rick?

CHAIR DAVID: No. Now what do you have?

VICE CHAIR KARAZIM: That's 257.

MR. SMITH: 257, if you zoom in on the address It's 256. Doesn't have that --

CHAIR DAVID: It's beautiful on the inside.

MEMBER HENK: I'm shocked that Mark would let it --

VICE CHAIR KARAZIM: I know he just finished one house. He invited me over to come and see it. He sent me some pictures.

MR. SMITH: He knows all about historic preservation.

VICE CHAIR KARAZIM: It's an old tudor which used to have a (indecipherable) that opened on the inside, and the pictures he sent me it was all painted white. Don't know if he did it, don't get me wrong. But, I just you know --

CHAIR DAVID: Did you --

MEMBER HENK: Where is that at?

CHAIR DAVID: It was on Menominee.

MEMBER HENK: You know, I love mark but I'm shocked that he painted that -- every time I drive by I want to cringe.

MR. SMITH: On where?

MEMBER HENK: M-59 right there.

CHAIR DAVID: The Palmer house.

MEMBER HENK: I'm like, oh my God, why would he do that to that poor house.

VICE CHAIR KARAZIM: We need you to do your duty.

CHAIR DAVID: I don't want to make -- I don't want to seek a motion to. So who wants to leave? Who wants to stay?

VICE CHAIR KARAZIM: I got so many questions answered today, it was wonderful. We went through a gamut of things. And you know and that's what we need to do, because -- and I started to keep notes, because we're finally getting answers and who knows, seriously, even though no one likes you, kudos.

CHAIR DAVID: See how is he? I think we're done.

MEMBER HENK: I make a motion to whatever -- to leave.

(The proceedings concluded at or about the hour of 7:05 p.m.)

Minutes certified this 28th day of May, 2019



/s/ Quentina Rochelle Snowden, CSR-5519