VIRTUAL MEETING

I. Call to Order: (WELCOME NEW COMMISSIONERS – Karla Raginis and Eric Stucky)

II. Approval of Absences:

III. Approval of Agenda:

IV. Introduction of Guests:

V. Public Comment on non-agenda items

VI. Disclaimer

Chapter 16, Section 22 of the City of Kalamazoo Code of Ordinance states:
Historical preservation is a public purpose. To serve that purpose, the Historic District Commission is hereby charged with the following responsibilities:

a) The Kalamazoo Historic District Commission is empowered to regulate Work on the exterior of historic resources and non-historic resources in historic districts in the City of Kalamazoo and shall otherwise have all powers invested in Historic District Commissions pursuant to the Local Historic Districts Act, MCLA § 399.201 et seq. 1970 PA 169, as Amended 1992.

b) To regulate Work on resources which, by City ordinance, are historic or non-historic resources located within local historic districts, including but not limited to the moving of any structure into or out of, or the building of any structure in, an historic district.

The following documents are available in the Community Planning and Economic Development Department located at 245 North Rose Street. These documents will help assist property owners in understanding the responsibilities of owning property in a local historic district, MCLA § 399.201 et seq. 1970 PA 169 as Amended 1992 (Michigan Local Historic District Act); Code of Ordinances City of Kalamazoo, Michigan (Chapter 16 - Historic District); Secretary of the Interiors Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings, 1990; Standards and Guidelines for Kalamazoo Historic Districts, and maps of Kalamazoo Local Historic Districts. These documents and maps are also available on the city of Kalamazoo website at https://www.kalamazoo-city.org/historicpreservation

VII. HEARINGS

OLD BUSINESS:

a) 417 West Dutton Street 5:05pm Owner: Eric, Tobi & Kristi Breisach
   Style – Italianate
   Zone: RM-36  Built: 1867
   Owned since: 06/25/2019
   2. Build new carriage barn/garage at rear of lot
   PPZ 20 - 0008 Affirm admin approval of 8/28/20
   Public Comment then Commission Deliberation

VIII. NEW BUSINESS:

b) 159 Prairie 5:05pm Owner: Tom & Kari Hamann
   Style – Tudor Revival
   Zone: RS-5  Built: 1927
   Owned since: 10/12/2012
   New Application
   1. Replace all windows
   PPZ 20 - 0009
   Public Comment then Commission Deliberation
IX. Approval of Minutes June 16, 2020 (ITEM C)

No minutes for the non-quorum informal discussion the HDC had on Thursday, August 27, 2020.

X. Administrative approvals - June 9, 2020 to September 8, 2020
   a) No building permit required - 31

   WestS  814  Awnings
   WestS  814  Mural on west wall near map - on plywood canvas
   Allen Blvd  214  Replace NH rail around 2nd floor deck
   Douglas  504  Storage shed in SE corner of back yard
   Grand  1535  New deck around pool in back yard
   MainW  820  REPLACE 2 WINDOWS+ SIDING Wside addn
   Elm  601  Gate across driveway - SW cor
   Stuart  418  Gate across driveway - N side 1/2 way
   Village  519  Install double service door INSIDE double garage door
   WestS  615  Fence replace on E prop line, repair on N prop line
   CedarW  809  Replace 2nd floor rear door, replace, repair, storms
   CedarW  523  Repair or replace 2d fl N wdw - lower sash
   ParkPl  416  Front porch repairs
   DuttonW  312  Rails, steps and stair guardrails - front porch
   RoseS  604  Chicken coop in back yard - freestanding
   WalnutW  611  Garage door
   Forest  707  Strip Inselwood siding
   Monroe  115  Restore missing 2H wood windows, glass block basement windows
   Woodward  428  Gutters and downspouts
   Forest  707  Strip Inselwood siding
   Monroe  115  Restore missing 2H wood windows, glass block basement windows
   Woodward  428  Gutters and downspouts
   DuttonW  410  Fence
   Village  613  Bsmt wdws 2 gl block, replace back door
   Academy  1552  Shed in back yard
   ParkS  1009  Gutters
   ParkS  1007  Gutters
   Eleanor  713  Gutters + ext wood repair
   Locust  711  Gutters, storm door, driveway gate
   Forest  707  Strip Inselwood siding
   Monroe  115  Restore missing 2H wood windows, glass block basement windows

   b) Building permit required - 9

   WalnutW  302  Roof (bp APP SUBMITTED 3/2/20)
   Prairie  124  Roof
   Oak  533  Roof
   WestS  1320  Roof
   VineW  427  Roof
   Locust  710  Roof
   Merrill  1321  Roof
   Forest  733  Windows replaced in fire damaged rooms
   VineW  803  Roof

XI. Other Business
   1. Election of officers
2. Discuss scheduling a training for new commissioners – and old commissioners. Would be easy to do a virtual training on Zoom with a shared screen.

XII. Adjournment

Question and comments regarding this agenda or the Kalamazoo Historic District Commission should be directed to the Historic Preservation Coordinator at 337-8804.

A note on quorum and Historic District Commission decisions:

City of Kalamazoo Code of Ordinance – Chapter 16 – Historic District Commission – section 19 states:
“A majority of the members of the Commission shall constitute a quorum. A majority of the appointed members is required to take action on all matters not of an administrative nature, but a majority of a quorum may deal with administrative matters.” All applicants should be aware that the minimum of four of the commissioners must vote for a motion for a decision to be made in all actions. Applicants may choose to postpone their review to the next regularly scheduled meeting of the commission before the commission begins their deliberations if fewer than seven commissioners are present. The postponement form is available from the coordinator and must be filled out and signed before the applicant leaves the meeting.

GUIDELINES FOR PUBLIC PARTICIPATION AT HISTORIC DISTRICT COMMISSION MEETINGS

The Historic District Commission recognizes that citizens who make the effort to attend a Commission meeting often feel passionately about an issue. The following guidelines are not meant to discourage individual expression; rather, they exist to facilitate the orderly conduct of business and to ensure that all citizens who wish to address the Historic District Commission are able to do so in an atmosphere of civility and respect.

- Out of respect for business being conducted during the meeting, turn off all cell phones and pagers prior to the meeting.
- Citizens have opportunities to address the Historic District Commission at the following times during a meeting:
  - Address Non-agenda items at the beginning of the meeting. If you wish to speak about a specific review, please wait until that review comes to the commission.
  - Consideration of Regular Agenda items. Citizens are permitted to speak to the Commission on project reviews after the applicant has made their presentation and prior to the Historic District Commission discussion. The Chair will call for comments from the public.
- Consideration of Regular Agenda items. Citizens are permitted to speak to the Commission on project reviews after the applicant has made their presentation and prior to the Historic District Commission discussion. The Chair will call for comments from the public.

NEW OWNERS in Historic districts* Letters sent July 7, 2020:

No letters sent in August or September

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Historic District Commission FYI - September 15, 2020

REVIEWS: Historic District Commission:
Through Sept. 8, 2020 Through Sept. 8, 2019

- HDC cases to 09/08/2020 – 52 total
- Fees total year to date, 2020 ….. $1180

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Report on Michigan Tax Credit - No changes
Senate Bill 54: Google “Michigan senate bill 54 2019”
House Bill 4100: Google “Michigan house bill 4100 2019”

207 West Vine - the owners are not proceeding with the rehab of the house due to a lack of available contractors.