

Historic District STUDY COMMITTEE Meeting
Wednesday, October 7, 2015
Portage City Hall – Conference Room #2

MINUTES

Called to Order at 8:40 a.m.

Present: Mark Reile, Suzanne Nemeth, Katie VanLonkhuyzen, Fred Grunert, Jessie Duniphin, Russ Randall, and Erica Eklov (SL). New members Marty Maytnier and Collin Forrest were also present.

Absent: Christine Broberg (excused), and Jim Ebert (excused).

Old Business:

1. Mark introduced the business of the historic district study committee, the application at hand (including the plat map) and prior history in light of the newly appointed members.
2. Mark introduced the study committee's September 2nd minutes for review. The minutes were approved with noted corrections.
3. The committee then discussed the September 30th site visit to 10234 East Shore by Mark Reile, Suzanne Nemeth and Fred Grunert.
 - a. Mark noted the September 11 passing of Seth Giem and verified that the study committee's review could continue as the property is titled in both Seth and Peg's name.
 - b. It was noted that the site visit also included owner Peg Giem and surveyor Gary DeHaan of Wightman and Associates (parcel split surveyor).
 - c. Suzanne reviewed the photographs taken on site
 - d. Mark noted the Granary has been mostly converted to storage and largely has no foundation and can be relocated.
 - e. It was noted from the site visit that the Chicken Coop was not original and had been built by Seth and Peg some 40 years prior, as well as had been moved from its original location adjacent to the barn.
 - f. Rus questioned whether the Train Barn had a foundation.
 - i. There was further discussion on lot lines, setbacks and new building set back requirements.
 - ii. Fred relayed the proximity of the barn to the road (East Shore) and his hope that the existing tree line buffer will be retained with the proposed split.
 - g. Mark conveyed that he had inquired with Peg regarding the discussions with her Realtor in creating the proposed property boundaries and lot lines during the Sept. 30th site visit. A market study was used and Mark relayed that Peg said the first lot plans were much skinnier.
 - h. Katie asked if the site visitors had inquired with Peg about her willingness to relocate the Chicken Coop and Granary to the remainder parcel.
 - i. Mark said he had inquired and Peg was willing
 - ii. Katie questioned possible deed restrictions as a long term buffer. Mark summarized that this topic had been discussed with Peg and Mr. DeHaan during the visit.
 - i. Additional discussion ensued regarding the potential for Parcel B and the incorporation of buffers.

- j. Russ noted that the final report should reflect the non-historic status of the Chicken Coop and Granary
- k. Discussion on the recommendation of a request to relocate only the original Granary part (the non lean-to section), as well as a deed restriction on the southern line / buffer
 - i. 15 feet was agreed upon
- l. Suzanne will compile the photographic report and relay to Erica, while Erica incorporates the revisions discussed at the meeting into Christine's draft report.

New Business:

1. The Study Committee approved transmission of the preliminary report once it was finalized the week of October 12th to the Planning Commission, Michigan Historical Commission, State Historic Preservation Review board and public for review / recommendation.
2. The public hearing for the preliminary report was set for Wednesday, December 16, 2015 in accordance with the minimum 60-day requirement.
3. The regular HDC meeting for December 2, 2015 was canceled and moved to December 16 to assist in attendance. Erica noted she would post the meetings as required and notify the property owner of 10234 East Shore.

Citizen Comments: None.

Member Comments: None.

Adjournment: 9:55 a.m.