

**CITY OF GRAND HAVEN
HISTORIC CONSERVATION DISTRICT COMMISSION
REGULAR MEETING MINUTES
THURSDAY, MARCH 18, 2021 AT 5:00 PM
ELECTRONIC REMOTE**

The regular meeting of the Grand Haven *Historic Conservation District Commission* was called to order, as an electronic, remote meeting at 5:14 PM on Thursday, March 18, 2021 by Chairperson Liza Dora.

Roll Call of Members Present: Chair Liza Dora; Vice-Chair Karen Casey; Secretary Justin Forrest; and Board Members Bonnie Cowles, Vacancy and Vacancy.

Members Absent: Erik Bye, excused.

Others present: Mary Angel, Administrative Liaison; John Martin, Loutit District Library Director; Erin Pilarski, Tri-Cities Museum Advisory Member; Pat McGinnis, City Manager.

1. General Business Call to Viewing Audience

At this time, a call to the audience was made to address the HCDC on any item, whether on the agenda or not. No comments were made by the public at this meeting.

2. Acceptance, with regret, the resignation of Board Member Karen Lowe

Commission Members expressed their gratitude for Karen Lowe's time spent volunteering on the board.

Motion by Vice-Chair Casey, seconded by Commission Member Cowles to accept, with regret, the resignation of Commission Member Lowe. This motion carried unanimously.

3. Acceptance, with regret, the resignation of Board Member Lori VanderLende

Commission Members expressed their gratitude for Lori VanderLende's time spent volunteering on the board.

Motion by Commission Member Forrest, seconded by Vice-Chair Casey to accept with regret, the resignation of Commission Member Lori VanderLende. This motion carried unanimously.

4. Approval of the February 18, 2021 Regular Meeting Minutes

Moved by Vice-Chair Casey, seconded by Commission Member Cowles, to approve the regular electronic remote meeting minutes of Historic Conservation District Commission of February 18, 2021. This motion carried unanimously.

5. Tri-Cities Museum Advisory Member Update

Provided by Erin Pilarski, the museum has currently started working on a spreadsheet to track photos in the museum of any homes in the historic district that the museum has copies of. This will be an ongoing documentation.

6. Loutit District Library Events Update

The library is looking forward to their spring events and the summer reading program that will be taking place soon.

7. Depot Update

City Manager McGinnis provided an update on the status of the depot. A considerable amount of work will need to be done to restore the building properly. This will also include identifying funding resources, while looking to preserve, restore and renovate the depot. With the resignation of Karen Casey from the board, who was also our representative on the depot committee, Secretary Justin Forrest has volunteered to be the HCDC representative on the depot committee.

8. Discussion of Historic Tour of BLP Diesel Plant and Hosting of Community Open House

City Manager McGinnis shared pictures and video of inside the diesel plant. City Manager McGinnis asked the HCDC if there might be an interest in members touring the former BLP Diesel Plant and volunteer

participation in a joint effort of hosting a community open house to get the public more involved. A date would first be organized for the HCDC tour with members to try to accommodate the schedules of the majority; alternate dates could be set if necessary. A suggestion was made that the community open house could be held during Public Power Week – the first full week of October. Members were very excited about a tour and supportive of the community open house. Continued discussions would be held.

9. Beyond the Pier Master Plan Discussion per the direction of City Council on February 15

The Beyond the Pier Master Plan is currently in draft form. Members were provided links to the Beyond the Pier Web site to review the draft. City Manager McGinnis reviewed the draft plan and conceptual designs. He noted that it was discovered that the data presented for potential areas for development was inverted and downtown should have been last and waterfront first. The HCDC received many letters from members of the community containing many different concerns and opinions from residences. City Council has asked the commission to weigh in how items would impact the City from an historic point of view. This is a draft plan with many ideas and constantly changing. The HCDC will continue to monitor and provide input to Council as the Beyond the Pier Master Plan moves forward.

10. Planning Commission Site Plan Reviews

The Planning Commission received a proposed text amendment to the Zoning Ordinance from Architect Denny Dryer to eliminate window dimension requirements in the CB District (Attachment A). While the board is opposed to any changes to window dimension requirements on the front of Washington, no issues were had with changing the design of the windows on the back portion or alleyways of historic buildings. Board member Casey would draft a letter on behalf of the HCDC recommending not changing the existing ordinance.

Administrative Liaison noted the following timeline, as given from Community Development Manager Jennifer Howland:

The request from Mr. Dryer would be brought to the April 13 Planning Commission meeting for discussion; a public hearing would likely be in May or later. Community Development Manager Howland is seeking the commission's input on the concept of requiring a window ratio; what it should be if not what we already have, whether only on Washington, etc. The HCDC input will help craft a text amendment (as opposed to simply deleting the window ratio requirement altogether). The HCDC can provide additional input as part of the public hearing process.

11. Continued Discussion of HCDC Direction

City Manager McGinnis was present for our discussion on the status of the HCDC direction and efforts with the City. The current board feels like we should operate more in the interest of preserving facades and providing historical facts and data as opposed to checking permits. Our goal over the next twelve months is to get the ordinance aligned with our new mission statement. The consensus was that being an advisory board is more the role members are interested in, while providing the public with historical guidance.

12. Other Business Not On The Agenda

Nothing else was discussed at this time.

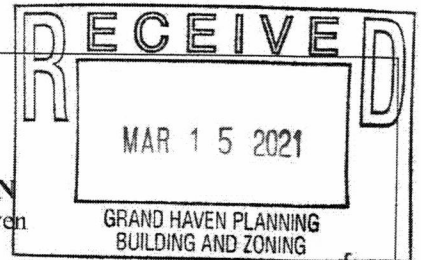
13. Second General Business Call to Viewing Audience

At this time, a second call to the audience was made to address the HCDC on any item, whether on the agenda or not. No comments were made by the public at this meeting.

14. Adjournment:

Chairperson Dora adjourned the meeting at 6:36 PM.

Respectfully submitted by,
Secretary Justin Forrest



REQUEST FOR ZONING CHANGE APPLICATION
Community Development Department, City of Grand Haven
519 Washington Avenue, Grand Haven, MI 49417
Phone: (616) 935-3276 Website: www.grandhaven.org

text Amendment
Re: TRANSPARENT

1. General Information (if the proposed amendment is a map amendment, aka rezoning)

Address/location of property: _____
Parcel #: _____ Master Plan designation: _____
Current Use: _____ Proposed Use: _____
Existing Zoning: _____ Area in Acres: _____
Proposed Zoning: _____ Area in Acres: _____

2. Owner

Name: _____
Address: _____
Phone #: _____
Email: _____

3. Applicant

Name: D. Dryer
Address: 220's Washington
Phone #: (616) 935-5407
Email: ddryer@grandhaven.org

4. Required Attachments

- PDF + 5 copies of application
- Property deed (rezoning)
- Plat or sketch (rezoning)
- Justification for request (see sec. 40-122 on page 2)
- Power of attorney (if applicable)
- Existing and proposed section language from Zoning Ordinance (if the proposed amendment is a text amendment)

5. Fees and Escrow Deposit

Application Fee: \$275

A deposit of \$1,500 shall be collected for all Planning Commission and Zoning Board of Appeals cases where it is expected that costs above staff time and one public hearing publication will be incurred. These expenses include additional public hearing notifications, attorney fees, engineering or surveying fees, or other special studies. Should expenses total more than the deposit, the applicant will be billed by the City for the additional costs, or additional escrow payment shall be required to complete the Planning Commission or Zoning Board of Appeals process. Should expenses total less than the deposit received, excess amounts shall be returned to the applicant.

Petition will not be accepted without signature of legal owner or official agent (attach power of attorney).

Signature of Proposed Owner: _____ Date: _____


Print Name: Dennis Dryer

Signature of Applicant: _____ Date: 3.12.21

Print Name: Dennis Dryer

Permit #:	Office Use Only	Date Received: <u>3/15/21</u>	Fee: <u>\$275</u>
Date of Approval: _____	Date of Denial: _____	Approved by: _____	





Planning Commission members:

In the zoning ordinance for Central Business District

40-413.03.D States

Proportion: New construction and façade rehabilitation shall create or maintain horizontal and vertical spacing of façade elements such as windows, entries and rooflines, in keeping with the rhythm of the bays, windows and openings of surrounding buildings. Window openings shall be rectangular and 2.2 times as tall as they are wide.

The last sentence needs to be eliminated.

The only architectural &/or historically significant buildings in the CBD have round top or arched top windows on the upper level. The following bldg's have non rectangular windows, 16, 100, 117, 135, 211, 205, 209, 201, 200, 204, 206 & 216.

Few if any of the first floor windows on Washington meet the $h = 2.2 \times \text{width}$. If the intent is to be 65 to 85% transparent, why divide it up a bunch of times to meet an arbitrary proportion. For example, if the windows are 6' h (2' above fin flr to 8' aff) at the sidewalk they can only be 2'-9"w.

This has been brought to my attention, because of the review of John Morgan's remodeling of 206 Washington. The transom windows located on the east wall of the 2nd floor (not even facing the alley or Washington) are not permitted along with the oval window originally located above the entry door.

John Morgan's new windows are to his residence off the alley (not facing on Washington). If you want people to be able to live above retail, they need to be able to have some privacy (especially windows in the back or on the alley & not facing Washington)

If you are using doublehung windows, it takes a 3' min width to meet egress, (a code requirement for bedrooms) that means your windows will be in excess of 6'-7"h ($3.0 \times 2.2 = 6'-7.1/4"$), standard heights are 6'-6" & then 7'-0"h. A typical window head height is 6'-8" (to match doors) so now your window is within inches of the floor & now is required to be tempered, because it's too close to the floor. And for windows this size that only adds about \$200 per unit.

Your requirement for 65%-85% transparency conflicts with energy codes. Insulated glass has a thermal rating of 3.5(+/-), energy codes now require walls with an average thermal rating of 20. This is more of a concern for new construction versus remodeling.

So people living on the upper levels in any area (CBD, C, NMU, OT, B & WF-2 that has commercial below do not have the right to have transom windows so they can have daylight & privacy while maintaining wall space for furnishings.

Please let's get this taken care of.

I will have additional comments on the thought that Architectural design is nothing more than paint by numbers.

Thank you

Dennis Dryer