**City of Marine City**

**Historical Commission Meeting**

**July 19, 2022**

A regular meeting of the Historical Commission was held on Tuesday, July 19, 2022 at 260 S. Parker Street, Marine City, MI 48039 and was called to order by Chairperson Kim Turner at 5:00 pm.

**Present: Chairperson Kim Turner, City Commissioner Brian Ross, Commissioners William Beutell, Rosalie Skwiers, Scott Tisdale, Suzanne Jenken, Andrew Pakledinaz; City Manager Holly Tatman; City Clerk Shannon Adams**

**Approve Agenda**

Motion by Commissioner Jenken, seconded by Commissioner Ross, to approve the Agenda. All Ayes. Motion Carried.

**Approve Minutes**

Motion by Commissioner Skwiers, seconded by Commissioner Tisdale, to approve the minutes from the June 1, 2022 Historical Commission Special meeting. All Ayes. Motion Carried.

**Communications**

None.

**Public Comment**

None.

**Unfinished Business**

None.

**New Business**

Creation of a Historical District

Chairperson Turner opened the discussion by explaining a vision that included creating a Historical District which would encompass the Nautical Mile District and South Water Street. City Commissioner Ross explained that the Nautical Mile District was an overlay district recognized in the Master Plan.

City Commissioner Ross expressed the idea of creating a list of historically contributing properties within the existing Nautical Mile District and even extending the proposed district to the marina. The goal of the list would be to identify any property within it that was valued by the City and to encourage owners or potential buyers to preserve historical buildings rather than tearing them down. City Commissioner Ross explained that a specific historical district had requirements defined by the State that made it restrictive whereas his plan would be to attach a historically contributing property list to the Ordinance creating the Nautical Mile District.

Commissioner Jenken inquired as to what an overlay district meant. City Manager Tatman explained it was a district within the City with a special code but the underlying existing zoning requirements remained.

Commissioner Jenken questioned how the proposed district would be regulated. City Commissioner Ross explained that per the State of Michigan Historic Preservation Office (SHPO) if the identified area became a district, then there would be very restrictive zoning requirements pertaining to property development and that changes in the district would need to be approved by the Historical Commission. He stated that, in the past, the City had not in favor of that type of restrictiveness placed on properties.

Commissioner Beutell commented that a list was a nice idea, but did not prevent owners of historic properties from tearing down historic buildings. City Manager Tatman indicated that an Ordinance could be created with the list of identified properties attached to add requirements to the overlay district. She also explained that once the Ordinance went into effect, owners of properties in the district would have to submit a site plan to the Planning Commission to approve and sign off on changes.

Commissioner Pakledinaz indicated that the beginning step should be to create the list of historically contributing properties in order to decide whether to pursue an Ordinance. City Commissioner Ross suggested creating criteria for a historically contributing property and then divide the area amongst the Commissioners to make lists and take photos. City Commissioner Ross stressed the importance of the City being described by visitors and residents as having historic charm and that the list would convey that importance to owners and new buyers to encourage that they maintain and even revitalize their buildings to support that description.

Commissioner Pakledinaz questioned whether residential or just commercial properties would be included. City Commissioner Ross indicated that it was more difficult to get the residential areas included but that starting with the Nautical Mile District was easiest since it already existed.

Chairperson Turner mentioned that SHPO was not a fan of having holes in a historic district and preferred them to be contiguous. City Commissioner Ross reminded the Commission that SHPO’s requirements were such that if the property was designated historic it meant it was contributing in “as is” condition. Commissioner Jenkin stated that a historic district could have non-contributing elements and that they had to be defined in a list of properties as to what was contributing and what was non-contributing. City Commissioner Ross stated that not following the State’s restrictive requirements for a historic district would make it easier to create a historically contributing area through an Ordinance as part of the Nautical Mile District. Chairperson Turner stated that the Commission could organize smaller groups and assign tasks related to identifying properties as historically contributing via email communication and that other willing parties could be recruited to help with the task.

Motion by Commissioner Ross, seconded by Commissioner Beutell, to work together to research and identify historically contributing structures within the Nautical Mile overlay district. All Ayes. Motion Carried.

**Adjournment**

Motion by Commissioner Beutell, seconded by Commissioner Skwiers, to adjourn at 5:45 pm. All Ayes. Motion Carried.

Respectfully submitted,

Shannon M. Adams

City Clerk