



CITY OF THE VILLAGE OF CLARKSTON
Historic District Commission
Art Pappas Village Hall 375 Depot Road
Clarkston, MI 48346
Draft Minutes Tuesday April 12, 2022

Meeting called to order by J. Meloche at 7:02 PM.

Present: R. Hauxwell, M. Luginski, J. Meloche, M. Moon, J. Radcliff.

Absent: None

Approval of the Agenda:

March 8, 2022 Agenda: motion by R. Hauxwell, second by J. Meloche to approve as written.
Aye: R. Hauxwell, J. Meloche. Abstain: M. Luginski, M. Moon, J. Radcliff.

April 12, 2022 agenda: motion by M. Moon, second by M. Luginski to approve the agenda as written with the addition of 7) New Applications, 62 North Main Street. Approved unanimously.

Announcements:

The 42nd Annual Statewide Preservation Conference of the Michigan Historic Preservation Network (MHPN) will be held in Holly, Michigan, May 11 through 14, 2022.

Public Comments:

Cara Catallo stated that City Council is planning to standardize meeting formats for council, commissions, and committees which may obviate public comments and may have helped the decision concerning holding a HDC meeting on March 8.

Approval of Meeting Minutes:

February 8, 2022: motion by M. Luginski, second by R. Hauxwell to approve the minutes as written without changes or additions. Approved unanimously.

March 8, 2022: motion by R. Hauxwell, second by J. Meloche to approve the minutes as written without changes or additions.

Aye: R. Hauxwell, J. Meloche. Abstain: M. Luginski, M. Moon, J. Radcliff.

Historic District Study Committee Update:

(1) The committee is continuing to move forward with completing all the necessary documents.

- (2) Amanda Wakefield is working with us to complete the map requirements. We are planning on sending a landscape form to the State Historic Preservation Office for review later this month.
- (3) Nancy Moon will be attending the MHPN conference on Wednesday May 11 for the Pre-Conference Workshop 1: SHPO: Your Partner in Community Preservation.

Existing Applications for Review and Discussion:

177 North Main Street: Steve and Leah McLean attending to present plans for mitigation of a fence deemed inappropriate in previous HDC meetings and which is currently the subject of litigation. The plan is to obscure the fence on both Main Street and Miller Road frontages by planting hedge (yew) shrubs three feet on center according to the hand drawn diagram provided. These are planned to obscure the fence at maturity (approximately 2 to 3 years) and will be a groomed/trimmed hedge. Eventually the homeowners plan to place hydrangeas between the hedge and the fence. Photos also provided to show prospective appearance. There was a short discussion mainly concerning types of plant material (yew), expected maturity (2-3 years) and the aspect that hedge is expected to obscure the fence on both frontages. Commissioner Luginski stated that she believed this not to be equivalent to the situation at South Holcomb and that this type of "mitigation" is inappropriate in this case.

Motion by R. Hauxwell, second by J. Meloche for a Notice to Proceed with plant materials as presented here in photos and diagram for mitigation of a fence deemed inappropriate by the HDC. If this mitigation does not proceed as expected/proposed here today, then a Notice of Denial for the fence shall remain in place. This Notice to Proceed shall be completed/delivered before the next court date (August 15, 2022). Roll call vote was called.

Aye: R. Hauxwell, J. Meloche, M. Moon, J. Radcliff.

Nay: M. Luginski.

If there should be any change in the proposed plans, the applicants must return to the HDC by first notifying the Chairman, J. Meloche.

New Applications for Discussion:

62 North Main Street: Homeowner Kevin Knapp in attendance to present application to replace a damaged/deteriorated fence (removed by landscaper without homeowner's knowledge). Photos provided show location and neighboring fences which are identical. Plan is to replace fence with like materials, like style/design (picket and post) to old fence/neighboring fences and in the exact same location as the old fence. Motion by M. Luginski, second by R. Hauxwell to approve a Certificate of Appropriateness for a replacement fence of same/similar wood material and same/similar design/style along the north elevation property line beginning at northeast corner of the house. This appears to satisfy appropriate Standard #6.

Approved unanimously.

Final Comments:

- (1) Next City Council meeting HDC Chairman J. Meloche will present a quarterly report on HDC activities, particularly open applications.
- (2) The Council Finance Committee is reviewing budgets.

Meeting adjourned at 7:47 PM.

The next regularly scheduled meeting is Tuesday May 10, 2022, at 7:00 PM.

Respectfully submitted,
Michael Moon