

Heritage Preservation Commission
August 8, 2022 Meeting Minutes
Council Chambers – City Hall

1) Call to Order and Roll Call

Vice-President Jessica Fortney called to order the meeting of the Heritage Preservation Commission (HPC) at 12:00 p.m. on Monday, August 8, 2022.

Attendance:

Attending: Stacey DeRoche, Jessica Fortney, Jess Mccullough, and Kal Randa

Absent: Ken Buehler and Brandon Hartung

Staff Present: Adam Fulton and Cindy Stafford

2) Public Hearings

N/A

3) Consideration of Minutes

July 11, 2022 HPC Meeting

MOTION/Second: DeRoche/Mccullough approved the minutes

VOTE: (4-0)

4) Communications

N/A

5) Report of Final Disposition of Matters Previously Before the Commission –

PL22-105 Proposed Demolition of 118 East First Street - This item was tabled from the last HPC meeting. Deputy Director Adam Fulton gave an overview. This is a rough portion of East First Street, which is creating safety issues for the community.

Commissioners: Kal Randa stated he is interested in the future plans for the site. Jess Mccullough asked if the applicant made any assessments on if the exterior façade of the building could be saved. Deputy Director Fulton noted they have a purchase agreement and funds to save the façade do not exist. Stacey DeRoche noted the upcoming passage of the Downtown Historic Guidelines. How would those effect this property. Deputy Director Fulton noted the guidelines do not have an enforcement effect. The guidelines create a stronger sense of what the community wants. New construction will not be reviewed by the HPC. Mccullough asked about the building façade, and if the new owner was interested in saving it.

Applicant: Jeff Anderson of MSA Professional Services, Inc. (who represents the owner – Kevin Ruhnke) addressed the commission. He explained he had no more information than he had last month. Contractors were not interested in providing them with a restoration estimate. There are no future plans available. He noted Commissioner Mccullough’s question about the façade and noted the ability to recycle materials is appropriate, but the plan is to demo the building. Commissioner Randa asked the applicant about future plans. Anderson stated they have a potential buyer, but no definite plans.

Commissioners: Fortney sees the safety concerns involved. The proposed Downtown Historic Guidelines are not set in stone. DeRoche noted the Guidelines are so the city can have control over what is developed there. If it is sold now, what are the ramifications? Deputy Director Fulton noted they are not seeing a level of interest on First Street. No investor will pour money into the area unless these issues are addressed. If the property is demolished, the new building will need approval based on the UDC (Unified Development Code). Conformity to the proposed Downtown Historic Guidelines is not in the UDC, and might not be. We as a community need to address the blight issue, and restore a level of confidence for the opportunity for investors. A

parking lot is not probable, but it is not impossible. Surface parking lots are not ideal for the community. Fortney notes the condition of the building as falling down, and makes a motion.

MOTION/Second: Fortney/Randa approve the certificate of appropriateness for the demo of 118 East First Street

VOTE: (4-0)

6) Reports of Officers, Staff and Committees

Deputy Director Fulton noted Sarah Wisdorf accepted a job in New York, and will no longer be able to serve on the commission. He noted the HPC's decision to deny the certificate of appropriateness for the demo of 102 East Superior Street will now be heard at the city council meeting.

7) Consideration of Matters Regarding Commission Action

2022 Preservation Conference – Deputy Director gave an overview. The conference will be held on 9/14/2022 – 9/16/2022. If commissioners are interested, they should contact Steven Robertson.

8) Other Business

N/A

9) Adjournment

Meeting adjourned at 12:30 p.m.

Respectfully,

DocuSigned by:
Adam Fulton
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Adam Fulton – Deputy Director
Department of Planning and Economic Development