

CITY OF MASON

201 West Ash St.
Mason, MI 48854-0370

City Hall 517-676-9155
Fax 517-676-1330

Historic District Commission Special Meeting 2nd Floor Training Room

Wednesday, August 24, 2016

5:00 p.m.

AGENDA

1. Call to Order
2. Roll Call
3. People from the Floor
4. Approval of Minutes – Meeting of August 22, 2016
5. Correspondence
 - 106 E. Ash St – Notice of Findings of No Significant Impact and Notice of Intent to Request Release of Funds (Michigan Strategic Fund)
6. Adjournment

**CITY OF MASON
HISTORIC DISTRICT COMMISSION MEETING
MINUTES OF AUGUST 22, 2016**

Clinton called the meeting to order at 7:00 p.m. in the 2nd floor Training Room at 201 W. Ash Street, Mason, Michigan.

Commissioner(s) Present: Jewett, Clinton, Mulvany, Schulien, Vogel
Commissioner(s) Absent: Cummings (excused), Shattuck (excused)
Also present: David E. Haywood, Zoning & Development Director

APPROVAL OF MINUTES

The Meeting Minutes of April 25, 2016 were approved as presented.

PEOPLE FROM THE FLOOR

None.

ANNOUNCEMENTS

None.

INTRODUCTIONS

None.

REGULAR BUSINESS

160 E. Ash St.

John and Mary Kelsey, owners of 160 E. Ash St., introduced themselves to the Commission. A lengthy discussion ensued with the Commission. Together the Kelsey's and Commissioners discussed the issue and made the following statements/comments relative to the proposed development project:

- The State Historic Preservation Office (SHPO) requested revisions to building façade
- The revised plans show requested revisions from SHPO
- The total number of apartments has changed to six, five on the second floor and one on the third
- The façade will be brick and stone on all three sides, with possible plastic details, no foam will be used
- The brick color will be a red similar to the library building at 145 W. Ash St.
- The façade is complimentary to the other buildings in the area
- Façade features are similar to those found in the district including door insets, window configuration, etc.
- The applicant is still requesting approval to demolish the existing single-story structure
- The similar single-story building to the west will remain
- The proposed structure will be on a slab on grade
- The building provides covered parking integrated into the building design at rear
- A letter of intent has been secured for the first floor – Italian style restaurant

- The restaurant will create up to 16 new jobs
- All apartments in the building will be market rate apartments

Motion by Mulvany, second by Vogel,
To introduce and consider read Historic District Commission resolution – a resolution approving a new mixed use building at 160 East Ash Street.

MOTION APPROVED UNANIMOUSLY

Introduced by Mulvany and seconded by Vogel, Historic District Commission Resolution – A Resolution Approving a new Mixed Use Building at 160 East Ash St.

**CITY OF MASON
HISTORIC DISTRICT COMMISSION RESOLUTION**

A RESOLUTION APPROVING A NEW MIXED USE BUILDING AT 160 EAST ASH STREET

August 22, 2016

WHEREAS, a request has been received from Mason Square Properties LLC for demolish the existing single story structure and rebuild a three story mixed use building at 160 East Ash Street; and

WHEREAS, a public meeting on the request was noticed and held at the Historic District Commission’s regular meeting of August 22, 2016; and

WHEREAS, the proposal meets the review standards listed in Section 31-5(e) of the Mason Code in the following ways:

1. That the property is listed as non-contributing in the City of Mason Historic District No.1,
2. That demolishing the existing building creates an opportunity for increased commercial and residential density,
3. That demolishing the existing building will contribute to increased economic activity and community vibrancy that would not have been achieved with the existing non-contributing single story building,
4. That a new mixed use building will attract attention to the Mason downtown,
5. That the structure will give substance and structure to the street, making the area more inviting for pedestrians,
6. That the proposed structure will complement and enhance the District,
7. That the existing building is one of two identical buildings in the District, one of which will be preserved.

NOW THEREFORE BE IT RESOLVED, that the Mason Historic District Commission does hereby approve the demolition and new mixed use building proposal for 160 East Ash Street as submitted by Mason Square Properties LLC based on the application received on August 12, 2016.

RESOLUTION APPROVED

145 W. Ash St. (Mason Library)

Haywood provided a brief overview of the proposed ADA ramp indicating that the ramp’s condition has deteriorated to the point that it warrants replacement. A brief discussion ensued covering various aspects of the Library. The Commission gave valuable feedback suggesting alternative materials that may be substituted to help bring costs down, such as composite materials and aluminum.

Motion by Jewett, seconded by Schulien,
To approve the ADA ramp proposal for the property located at 145 West Ash Street as submitted by David Haywood, Zoning and Development Director, based on the application received on August 11, 2016 on the basis that it is consistent with the standards listed in Section 31-5(e) of the Mason Code.

UNFINISHED BUSINESS

None.

NEW BUSINESS

Commissioners expressed interest in changing the meeting time of Commission meetings to 6pm. Haywood offered to report to the City Clerk the Commission's interest and report back on the appropriate procedure for changing the meeting time.

CORRESPONDENCE

None.

LIAISON REPORTS

Mulvany gave a brief report of the City Council business.

ADMINISTRATOR'S REPORT

Haywood gave a brief report of the Zoning & Development Department business.

ADJOURNMENT

Being there was no further business, the meeting adjourned at approximately 8:10 p.m.

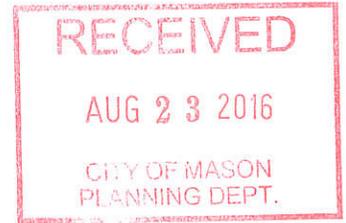
David E. Haywood, Zoning & Development Director

Rebecca Clinton, Chairperson

**NOTICE OF FINDING OF NO SIGNIFICANT IMPACT and
NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS**

August 28, 2016

City of Mason
201 W Ash St.
Mason, MI 48854
517-676-9155



These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the City of Mason.

REQUEST FOR RELEASE OF FUNDS

On or about September 14, 2016, City of Mason will submit a request to the Michigan Strategic Fund (MSF) for the release of the following program funds:

- CDBG under Title I of the Housing and Community Development Act of 1974
- HOME (HOME Investment Partnership Act) under Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990
- Other:

Program funds will be used to undertake a project known as Mason Downtown Rental Rehab for the purpose of **the re-development of 3 rental units on the second floor of 106 E Ash St Mason MI 48854 in the amount of \$376,900, with \$141,600 from the Michigan Strategic Fund (MSF) and \$135,300 from owners.**

FINDING OF NO SIGNIFICANT IMPACT

The City of Mason has determined that the project will have no significant impact on the human environment and an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required.

For tiered review projects. The Tier I broad assessment of the project area revealed no serious environmental adverse impacts for: Floodplain, Wetlands, Coastal Zone, Sole Source Aquifer, Endangered Species, Wild and Scenic Rivers, Clean Air Act, Noise Abatement, Explosive and Flammable, Toxic/Hazardous/Radioactive Materials. Tier II site-specific environmental analyses will be conducted as project sites are identified and will include the following factors: HISTORIC PROPERTIES

Additional project information is contained in the Environmental Review Record (ERR) on file at the address above which may be examined or copied weekdays, 9 a.m. to 5 p.m.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to City of Mason at the address listed above on or before September 13, 2016. All comments will be considered by the City of Mason prior to requesting a release of funds from MSF. Comments should specify which Notice is being addressed.

RELEASE OF FUNDS

City of Mason certifies to MSF that City of Mason and Mike Waltz, in his/her capacity as Mayor and Certifying Officer, consent to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been

satisfied. MSF's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities, and allows the City of Mason to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

MSF will accept objections to the release of funds and certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are based on one of the following: (a) the certification was not executed by the Certifying Officer; (b) the Grantee Name has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) the grant recipient has committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by MSF; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to Collaborative Community Development, MEDC, 300 N Washington Square, Lansing, MI 48913, 517-420-5182. Potential objectors should contact MEDC to verify the actual last day of the objection period.

Mike Waltz, Mayor