



## **HISTORIC DISTRICT COMMISSION**

MONDAY, JUNE 21, 2021  
MAPLE ROOM 2<sup>ND</sup> FLOOR  
201 WEST ASH STREET, MASON, MI  
6:00 P.M.

### **AGENDA**

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PUBLIC COMMENT**
4. **APPROVAL OF MINUTES**
  - A. Approve Minutes of Regular Historic District Commission Meeting May 17, 2021
5. **UNFINISHED BUSINESS**
  - A. Master Plan Update - [https://www.mason.mi.us/master\\_plan/index.php](https://www.mason.mi.us/master_plan/index.php)
  - B. SHPO CLG – Community Survey Project Update: Final Presentation by Haley Clayton, Intern
6. **NEW BUSINESS**
7. **LIAISON REPORT**
  - A. City Council Liaison
  - B. [City Manager's Report](#)
8. **ADJOURN**

**CITY OF MASON  
HISTORIC DISTRICT COMMISSION  
MINUTES OF MAY 17, 2021  
DRAFT**

Chairperson Klein called the meeting to order at 6:01 p.m. in Mason MI (Via Zoom Teleconference).

Roll Call		Present	Absent	Location
Commissioner	Clinton	X		Mason, Michigan
Vice Chair	Cummings		X	With Notice
Chair	Klein	X		Mason, Michigan
Commissioner	Shattuck		X*	
Council Liaison	Vogel	X		Mason, Michigan
Commissioner	Neville-Palmateer	X		Mason, Michigan
Commissioner	Vacant (Schulien)			

Also present: Community Development Staff - Elizabeth A. Hude, AICP, Director/HDC Secretary; Stephanie Strickland, Administrative Assistant; Haley Clayton, Intern; Kathy Ahner, General Public

*\*Although Commissioner Shattuck was present at the meeting, he was not visible for roll call.*

Chairperson Klein informed attendees of a change to the agenda. Brian and Danielle Rasdale, owners of Bad Brewing were present for an informal discussion about plans for their business in the historic district.

#### **PUBLIC COMMENT**

None.

#### **APPROVAL OF MINUTES**

Chair Klein requested an amendment on page 1 to add Saturday to the Mason Historic District hours of operation.

MOTION by Vogel, second by Clinton to approve the Historic District Commission meeting minutes with the amendment as requested from Chair Klein from March 15, 2021.

Yes (4) Clinton, Klein, Vogel, Neville-Palmateer

No (0)

Absent: (2) Cummings, Shattuck

**MOTION APPROVED BY ROLL CALL VOTE**

#### **UNFINISHED BUSINESS**

Director Hude expressed her appreciation for all those who attended the training. She shared information regarding the workshops that commissioners have participated in and encouraged feedback. Chair Klein shared that the Main Street trainings he attended had sessions that were very good and valuable, not all were applicable to our situation, but most were. He was able to download and print materials and would be willing to share with anyone in the group. Council Member Vogel commented that the CAMP Training on Saturday would have continuing education credits that will help with grant process. She will obtain

information and provide to Director Hude.

Director Hude informed Commissioners that the RFP for the Master Plan was issued, and proposals are due May 27, 2021. Director Hude shared the Master Plan web page containing the RFP, and the information pertaining to signing up for email updates. Hude encouraged everyone to share this information with friends, family, and other community members so that more people are aware of the process and status of the plan.

Haley Clinton presented her draft plan for the Community Survey Project. It will serve as a guide for the volunteers who will be doing the Community Survey for the City of Mason from 2021- 2028. Vogel wondered if there was any idea when or how we would obtain volunteers for the project. Haley added that in discussion with Director Hude, they hoped to recruit three (3) volunteers per year to help obtain the survey information, possibly looking into to funding to hire someone, and possibly utilizing our CLG status for technical support. Director Hude encouraged the Historic District Commission to consider volunteering to be assigned several streets to inventory and then move from there if additional volunteers were needed. Director Hude indicated that Haley wanted to present the draft to the Commission and receive feedback. Haley will continue to work on the project and then be ready to present the final plan by the end of June. Director Hude hoped that by the time the plan was finalized there would be volunteers to begin the surveys. Chair Klein indicated he had an upcoming board meeting with the Historical Society and would alert them of the upcoming volunteer opportunities.

### **NEW BUSINESS**

Chair Klein invited Brian and Danielle Rasdale from Bad Brewing to discuss some ideas they have for the property around Bad Brewing. Director Hude shared copies of the drawings and plans on her screen for the Commission to view. Brian started with a brief description of their proposed plan to install two (2) twenty (20) foot shipping containers that would be complete with a commercial kitchen, walk in cooler, and a three (3) sided bar. The two (2) units form an "L" Shape. They would occupy the area where the food truck was, and essentially be running their own restaurant. Because they are landlocked this is really the only way for them to be able to grow their business. They have chosen colors that will coordinate and compliment the mural and artwork of Keans in the alleyway. Director Hude briefly went over some of the Ordinances and the steps for what would be required and needed from the Rasdales to start the permit process. Hude spent some time discussing the guidelines that would need to be followed by the Historic District Commission and their role in this process. Director Hude requested feedback from Commissioners on the proposed project so Brian and Danielle could get an idea of where they stood within the ordinances and requirements. Director Hude added that the train is an historic element to the Mason Community and how the shipping containers compliment that history nicely. Chair Klein provided feedback that he liked that the new proposed structures were not connected to any buildings, allowing the existing building to stand on its own. This would be considered additional and replacing the food truck would be an advantage in this proposal. Vogel commented that she appreciated the upcycle of the shipping containers and echoed the comments of Director Hude regarding the train being an historic part of Mason, and how nicely these fit into that scheme for the area. Vogel also extended her appreciation to Brian and Danielle for the investment in the community and for being amazing business owners. Brian indicated that this is something they have been working towards for several years now and wanted to bring forth the information to see what questions there might be so they can move forward with getting a formal approval.

A brief discussion took place regarding the rules of the new order regarding face-to-face meetings. The recent City Council meeting occurred in person. Chair Klein believes that moving forward the expectation is for meetings to take place in person. Director Hude stated that the topic of in person meetings could be brought forth for each Board & Commission to decide. Klein indicated that he did believe that moving forward the Commission would meet in person.

#### **LIAISON REPORT**

Vogel shared that City Council was meeting at 7:00 p.m. with plans to approve the CIP and will begin on Budget plans next week. Recent Council agenda items included skateboarding in the Cemetery, annual report received from CADL, submitting request for a grant for Rayner Park, finishing up discussion for Laylin Park regarding pavilions. Neville-Palmateer inquired if the grant for Rayner Park was for the playground structure. Vogel stated that it was a part of the Master Plan. Director Hude wanted to make a clarification that there is a city-wide Master Plan and a Rayner Park Master Site Plan.

#### **ADJOURN**

The meeting adjourned at approximately 6:50 p.m.

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Elizabeth A. Hude, AICP, Community Development Director and HDC Staff Secretary