



HISTORIC DISTRICT COMMISSION

MONDAY, MARCH 15, 2021

Electronic Meeting – 6:00 P.M.

AGENDA

1. OATH OF OFFICE

2. CALL TO ORDER

3. ROLL CALL

4. PUBLIC COMMENT

5. APPROVAL OF MINUTES

- A. Approve Minutes of Regular Historic District Commission Meeting February 15, 2021

6. UNFINISHED BUSINESS

- A. Staff Updates:
- B. CLG Annual Report submitted March 1
- C. HDC Workplan Progress – City Wide Survey of Historic Properties
- D. City five-year update to the 20-year Masterplan – Staff update

7. NEW BUSINESS

8. LIAISON REPORT

- A. City Council Liaison
- B. [City Manager's Report](#)

9. ADJOURN



HISTORIC DISTRICT COMMISSION ELECTRONIC MEETING INFORMATION

PLEASE TAKE NOTICE that the meeting of the City of Mason Historic District Commission scheduled for **March 15, 2021 starting at 6:00 pm**, will be conducted virtually (online and/or by phone) due to health concerns surrounding Coronavirus/COVID-19.

The City of Mason will be using Zoom to host this meeting. A free account is required to use Zoom. Please take the time to download and set-up Zoom prior to the meeting. Zoom may be accessed here: <https://zoom.us/>

MEETING INFORMATION:

Topic: **Historic District Commission Meeting**
Time: **March 15, 2021 at 6:00 p.m.** Eastern Time

Meeting ID: 873 9998 4236
Passcode: 205410

Video Conference Information: **Link to join online:**

<https://us02web.zoom.us/j/87399984236?pwd=cXJ2S2Jma21maW1CNm1GTkU2RgZz09>

- You may also join a meeting without the link by going to join.zoom.us on any browser and entering the Meeting ID identified above.
- Phone Information:
Dial (312) 626 6799 (Enter meeting ID when prompted.)

To comply with the **Americans with Disabilities Act (ADA)**, any citizen requesting accommodation to attend this meeting, and/or to obtain this notice in alternate formats, please contact Michigan Relay at <https://hamiltonrelay.com/michigan/index.html>.

Resources: More Questions? Please Contact our Customer Service Desk at 517.676.9155.

Note on Public Comments:

If you would like to provide comments beforehand, please send those comments in an email by 3:00 pm on the day of the meeting to stephanies@mason.mi.us. They will be read aloud by Chair.

If you would like to speak during the meeting, you can send your name and address to stephanies@mason.mi.us by 3:00 pm on the day of the meeting. You can still speak at the meeting if you do not notify us in advance.



General Procedures

Related to Electronic Meetings

As required under Public Act 228 of 2020, the following procedures outline the accommodation of meetings held, in whole or in part, electronically by City Council or a City Board or City Commission. Additional procedures will be adopted at a later date, by the Council, to accommodate members that are eligible and cannot attend in person for meetings held on or after January 1, 2021.

Electronic Meeting Procedures for City Council, City Board or City Commission Members

- All attendees including City Council, City Board or City Commission Members will enter the meeting with a muted microphone.
- The meeting Chair's microphone will be unmuted to call the meeting to order.
- During initial roll call, each member will announce the physical location they are participating from by stating the county, city, township, or village and state which they are attending the meeting from.
- The meeting Chair will call for a motion and members will signify making a motion by either voice or the "Raise Hand" feature. The same process will be followed for a second to a motion. The meeting Chair will then acknowledge which member made the motion and which member seconded the motion.
- The meeting Chair will then ask if there is any discussion on the motion. Members will indicate a desire to discuss by either voice or the "Raise Hand" feature. The meeting Chair will then acknowledge the particular member granted the floor for discussion by name.
- Votes shall be taken by roll call.

Electronic Meeting Procedures for Public

- All public participants entering the meeting will automatically be muted upon entering.
- All public participants should either turn off or leave off their video camera. Only City Council, City Board or City Commission Members will be allowed to have their video cameras on. Your video camera will be turned off for you if you do not turn it off yourself.
- Public rules are displayed in the "Chat" Feature; however, the chat feature will not be turned on to allow for chat comments to be added.
- Public comment:
 - Public only will be allowed to address the members during Public Comments
 - Public is allowed three (3) minutes to speak.
 - Public must state the name and address slowly and clearly before they start to address the Council.
 - Public comments will be addressed in the following order:
 1. Those provided the day of the meeting and sent to the designated person in the meeting instructions by a certain time will be read during the meeting.
 2. Those using the Video Conference Portion (not calling on a telephone) will be asked to use the "Raise Your Hand" Feature in Zoom. The meeting Chair will call on individuals to speak and they will be unmuted at that time.
 3. Participants that are available only by phone, after the meeting Chair requests.
- Inappropriate or disruptive participants will not be allowed or tolerated and will be removed from the meeting.
- Due to the electronic nature of this type of meeting the meeting Chair, at his discretion, may adjourn the meeting with or without notice for any reason. Every attempt will be made to remain connected to the meeting, however two examples of abrupt adjournment may be computer connectivity issues or lack of appropriate participation.

ADDITIONAL ZOOM INSTRUCTIONS FOR PARTICIPANTS:

PHONE INSTRUCTIONS - to join the conference by phone

1. On your phone, dial the teleconferencing number provided above.
2. Enter the **Meeting ID number** (provide with agenda) when prompted using your touch- tone (DTMF) keypad.

VIDEOCONFERENCE INSTRUCTIONS – to watch and speak, but not to be seen

Before a videoconference:

1. You will need a computer, tablet, or smartphone with speaker or headphones. You will have the opportunity to check your audio immediately upon joining a meeting.
2. Details, phone numbers, and links to videoconference or conference call is provided above. The details include a link to “Join via computer” as well as phone numbers for a conference call option. It will also include the 9- digit Meeting ID.

To join the videoconference:

1. At the start time of your meeting, enter the link to join via computer. You may be instructed to download the Zoom application.
2. You have an opportunity to test your audio at this point by clicking on “Test Computer Audio.” Once you are satisfied that your audio works, click on “Join audio by computer.”

If you are having trouble hearing the meeting, you can join via telephone while remaining on the video conference:

1. On your phone, dial the teleconferencing number provided above.
2. Enter the **Meeting ID number** when prompted using your touch- tone (DTMF) keypad.
3. If you have already joined the meeting via computer, you will have the option to enter your 2- digit participant ID to be associated with your computer.

Participant controls in the lower left corner of the Zoom screen:



Using the icons in the lower left corner of the Zoom screen, you can:

- Mute/Unmute your microphone (far left)
- Turn on/off camera (“Start/Stop Video”)
- Invite other participants
- View Participant list – opens a pop-out screen that includes a “**Raise Hand**” icon that you may use to raise a virtual hand during Call to the Public
- Change your screen name that is seen in the participant list and video window

Somewhere (usually upper right corner on your computer screen) on your Zoom screen you will also see a choice to toggle between “speaker” and “gallery” view. “Speaker view” shows the active speaker. “Gallery view” tiles all of the meeting participants.

**CITY OF MASON
HISTORIC DISTRICT COMMISSION
MINUTES OF FEBRUARY 15, 2021
DRAFT**

Vice-Chair Cummings, called the meeting to order at 6:06 pm at 201 W. Ash Street, Mason MI (Via Zoom Teleconference). Klein took over as chair at 6:09 p.m.

Roll Call		Present	Absent	Location
Commissioner	Clinton	x		Mason, Michigan
Commissioner	Cummings	x		Mason, Michigan
Commissioner	Klein	x		Mason, Michigan; joined at 6:09 pm
Commissioner	Shattuck	x		Mason, Michigan
Council Liaison	Vogel	x		Mason, Michigan
Commissioner	Vacant (Linsley)			
Commissioner	Vacant (Schulien)			

Also present: Community Development Staff - Elizabeth A. Hude, AICP, Director, Marcia Holmes, Permit Admin. Specialist, Stephanie Strickland, Administrative Assistant; Kevin Schaeffer, Applicant – 128 W. Ash

PUBLIC COMMENT

None.

APPROVAL OF MINUTES

MOTION by Vogel, second by Shattuck, to approve the Historic District Commission meeting minutes from January 18, 2021.

Yes (4) Clinton, Cummings, Shattuck, Vogel

No (0)

Absent: (1) Klein

MOTION APPROVED BY ROLL CALL VOTE

UNFINISHED BUSINESS

A. HDC Workplan Progress – Staff Update:

Director Hude noted that approval for an Intern was completed this week. The intern will help set up the system for historic property inventory beginning March 1st, 2021. Staff is working on the CLG Report which is due March 1, 2021. She encouraged commissioners to attend the training sessions offered by the Michigan Historic Preservation Network.

Daniel Bollman- Library Architect has provided verbal confirmation to be available if needed for architectural services. Director Hude will be following up to solidify details. There is one nomination for filling an HDC vacancy that will be presented at the City Council meeting this evening.

Hude announced that a Notice of Intent has been received from SHPO for the CLG grant that they intend to award Mason a \$90,000 grant. This has not been publicly announced as official confirmation has not been received.

Hude informed that she is still working on scheduling the joint meeting between City Council and Planning Commission to discuss the RFP for the Master Plan.

Hude stated that no new information was available regarding the State Historic Tax Credit.

NEW BUSINESS

A. 128 W Ash – Mason Flats COA for Projection Sign

Hude introduced information regarding the inquiry presented by Kevin Schaefer, which included a conceptual drawing. Hude stated that the sign appears to meet the design and placement standards as required in the C1 zoning district described in Ch. 58 Signs of the City ordinance. No additional standards are noted for signs within a Historic District, so staff refers to guidance offered in the Mason Façade Study. While the study does not speak to projecting signs, it does not preclude them. This sign will be used as a directional sign to support those attempting to locate the residential apartments upstairs (guests, deliveries). Projection signs are seen throughout the Historic District and are reminiscent of the 1800s era. The materials, colors and texture appear to be complimentary to the building and neighboring buildings, are aesthetically supportive of and compatible with the rest of the structure and surrounding area. Further, the metal sign appears to be consistent with the recommendations of the U.S. Secretary of the Interior Standards, p. 51, 113, 115 for storefronts.

Kevin Schaefer took a few moments to discuss the sign and the purpose for directing them to a webpage landing site for people to inquire about the apartments. Klein asked if the verbiage on the sign would include Luxury and another question was brought forth regarding a flap that indicated if there were vacancies. Hude commented that according to the First Amendment the verbiage of the sign was not the area of concern; the focus of HDC and the ordinances was the sign's location, materials and style.

Motion by Vogel, second by Clinton to approve Certificate of Appropriateness for a projecting sign at 128 W Ash.

Yes (5) Clinton, Cummings, Klein, Shattuck, Vogel

No (0)

MOTION APPROVED BY ROLL CALL VOTE

LIAISON REPORT

Vogel shared that City Council met last Thursday with Planning Commission regarding the Capital Improvement Program (CIP). The Planning Commission will make recommendations to approve the CIP at their upcoming March 9 meeting. Vogel stated what a great joint effort the CIP has been and the progress that has been made over the last four years.

City Manager's Report

ADJOURN

The meeting adjourned at approximately 6:29 p.m.

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