According to the Attorney General, interrupting a public meeting in Michigan with hate speech or profanity could result in criminal charges under several State statutes relating to Fraudulent Access to a Computer or Network (MCL 752.797) and/or Malicious Use of Electronics Communication (MCL 750.540). According to the US Attorney for Eastern Michigan, Federal charges may include disrupting a public meeting, computer intrusion, using a computer to commit a crime, hate crimes, fraud, or transmitting threatening communications. Public meetings are being monitored and violations of statutes will be prosecuted.

Call to order: Chair Liza Dora.

Roll Call of Members Present: Chair Liza Dora; Vice-Chair Karen Casey; Secretary Justin Forrest; and Board Members Erik Bye, Bonnie Cowles, Robyn Vandenberg and Vacancy.

Others who may be present: Mary Angel, Administrative Liaison; John Martin, Loutit District Library Director; Erin Pilarski, Tri-Cities Museum Advisory Member; Pat McGinnis, City Manager; Jennifer Howland, Community Development Manager.

1) General Business Call to Viewing Audience [3 minutes per person] *
   At this time, members of the viewing audience may address the Historic Conservation District Commission (HCDC) on any item, whether on the agenda or not. Those addressing the HCDC are asked to provide their name and address and will be limited to three minutes of speaking time. The HCDC will hear all comments for future consideration but will not have a response at this time. If you would like to comment during the General Business Call to the Audience section of tonight’s agenda, either type in your comment on the Facebook Live feed or call (616) 402-0815 (Meeting ID: 846 6013 9210, Password: 176594). Please hold until you are admitted into the meeting. We will take all callers tonight.

2) Approval of the April 15, 2021 Regular Meeting Minutes [2 minutes]*

3) Planning Commission Site Plan Reviews (if necessary) [Refer to City Ordinance Ch 19-16(3) and Mainstreet Guidelines] [None received as of 5/12/21]*
   - 310 Fulton, Kathy and Gary Breen, Application for rezoning from Central Business District to Old Towne - (Home is located in Northwest Historic District). Scheduled to go before the Planning Commission for a Public Hearing on June 8. Email dated May 13 was received from Kathy Breen and forwarded to Commission Members. HCDC may provide input to the Planning Commission for the Public Hearing on June 8.

4) Tri-Cities Museum Advisory Member Update [5 minutes]*
   Report By Erin Pilarski, Museum Advisory Member

5) Loutit District Library Events Update [5 Minutes]*
   Report By John Martin, Library Director

6) Depot Update [5 minutes]*
   Justin Forest, Secretary

7) Beyond the Pier Revised Draft Plan [15 minutes]*
8) **BLP Diesel Plant Tour Follow-up and Future Hosting of Community Open House** [5 minutes]*

9) **Discussion & Review of Ordinance Revisions** [30 minutes total]*  
   Pat McGinnis, City Manager

10) **Grand Haven Public Works Monument Clarifications** (presented to Council at Work Session on April 12, 2021) [5 minutes]*  
    Pat McGinnis, City Manager

11) **Other Business Not On The Agenda** (that members of the HCDC would like to address)  
    [3-5 minutes per person]*

12) **Second General Business Call to Viewing Audience** [3 minutes per person] *

13) **Adjournment**

---

*To keep the meeting moving, the maximum length of discussion/report/comment time has been estimated for each item. Please be considerate yet flexible of the noted times for each.*
The regular meeting of the Grand Haven Historic Conservation District Commission was called to order, as an electronic, remote meeting at 5:04 PM on Thursday, April 15, 2021 by Chairperson Liza Dora.

Roll Call of Members Present: Chair Liza Dora; Vice-Chair Karen Casey; Secretary Justin Forrest; and Board Members Erik Bye, Robyn Vandenberg and Vacancy.

Members Absent: Bonnie Cowles, excused.

Others present: Mary Angel, Administrative Liaison; John Martin, Loutit District Library Director; Erin Pilarski, Tri-Cities Museum Advisory Member; Pat McGinnis, City Manager; Mike Dora, Council Member; Bob Monetza, Mayor.

1) Welcome New Member Robyn Vandenberg
Commission member Robyn Vandenberg was welcomed to the board.

2) General Business Call to Viewing Audience
At this time, a call to the audience was made to address the HCDC on any item, whether on the agenda or not. No comments were made by the public at this meeting.

3) Approval of the March 18, 2021 Regular Meeting Minutes
Moved by Vice-Chair Casey, seconded by Commission member Bye, to approve the regular electronic remote meeting minutes of Historic Conservation District Commission of March 18, 2021. This motion carried unanimously.

4) Approval of a Memo from the HCDC to Jennifer Howland and the Planning Commission concerning a proposed text amendment to the Zoning Ordinance from Architect Denny Dryer to eliminate window dimension requirements in the CB District.
Moved by Secretary Forrest, seconded by Commission member Bye, to approve the memo from the HCDC to be sent to Jennifer Howland and the Planning Commission regarding Denny Dryer’s request to eliminate window dimensions requirements in the CB district.

5) Planning Commission Site Plan Review
No request for reviews have been received at this time.

6) Tri-Cities Museum Advisory Member Update
Erin Pilarski reported that the Highland Park exhibit will be wrapping up in June. In May, a new exhibit *Silent Films and Speakeasies: Entertainment in the Roaring Twenties* will open to the public.

7) Loutit District Library Events Update
John Martin reported that the library will be offering multiple “story walks” this coming season. Look for story walks to be offered at Rosy Mound and Hofma Park.

8) Depot Update
No update was given at this time.

9) Follow-up/Setting Date for Historic Tour (HCDC Members) of BLP Diesel Plant and Future Hosting of Community Open House
The board is excited to be given the opportunity to tour the Diesel Plant in preparation of hosting a public open house. Museum advisory member Pilarski and the rest of her team at the museum would also like to join our tour. The walkthrough was scheduled for May 6th, 2021 at 5:30PM. No date has officially been finalized for the open house.
10) Continued Discussion of HCDC Direction
   The commission discussed the need to begin defining our focus for the rest of the year. The following topics were raised: What is important in helping the board operate with the best functionality; clarification, softening or removing some of the language in the ordinance; clarification on our historic district boundaries and understanding how some of this language came about; how much actual power and what roles does the board see itself playing. There was a consensus on the Commission that the goal is to help preserve, advise, and help educate the public with historical context on their homes or landmarks (promotional pieces/brochures).

11) Other Business not on the Agenda
   Nothing else was discussed at this time.

12) Second General Business Call to Viewing Audience
   At this time, a second call to the audience was made to address the HCDC on any item, whether on the agenda or not. No comments were made by the public at this meeting.

13) Adjournment
   Chairperson Dora adjourned the meeting at 6:17 PM.

   Respectfully submitted by,
   Secretary Justin Forrest
To the Members of the Grand Haven Historic Conservation District Commission:

Myself and my husband, (Gary and Kathy Breen) are residents of the Tri-City area, and are attempting to obtain rezoning for the historic home located at 310 Fulton Street. For many years this home has been used as a business site for a consignment clothing store. The store is now closed and the property is for sale.

Our offer to purchase this property has been accepted, but is contingent on the ability to restore the property to its original use as a single family dwelling. The City has advised us that the home lies within the Central Business District and therefore its only use can be as a storefront business with a second floor apartment, or as a multi-family with three apartments. To be restored to its original purpose as a single family would require that property to be rezoned.

Gary is an architect and for thirty years was primarily involved in historic restoration of buildings across the state of Michigan, i.e., Muskegon, Grand Rapids, Detroit, Traverse City, Jackson. Recently retired, we have been watching for some type of project, and we’re very excited that the 310 Fulton home came on the market. However, in no way do we want to be the people to compromise the integrity of this remarkable historic home by turning it into another business, or an apartment building. Our intent with this structure is to restore it following historic preservation guidelines that would satisfy both the National Park Service and Michigan’s State Historic Preservation Office.

We understand that the purpose of the Historic Conservation District Commission, as stated on the website is to “…” safeguard the heritage of the City of Grand Haven by preserving landmarks and sites which reflect elements of the city’s cultural, social, economical, political or architectural history.” Therefore, we hope that you will be interested in this situation and be able to offer support for rezoning this house, so we can restore it to its original use and have it become an attractive historical landmark in the city. Per the website, it is located within the Northwest Historic District and is right at the edge of the Old Town boundary. It is included in the Northwest Neighborhood Walking Tour brochure where it is identified as a potential landmark nomination under the Historic Conservation District Commission.

Under our purchase agreement we have thirty days to secure assurance of rezoning, therefore we hope to move forward as quickly as possible. If approval for rezoning doesn’t occur, we will not secure this home as our interest is in restoring it to its historical purpose. At that point someone else will purchase it and under current zoning it will remain a business with an apartment configured in the upper story, or it will be reconfigured into three separate apartments with multiple vehicles parked in the currently existing parking lot, or, it could be demolished and a new modern structure built on that site.
Thank you for taking time to read this. We hope to hear your thoughts on this situation and hope that you can provide support for this zoning change. If you have questions, please feel free to contact us at any time. We look forward to hearing from you.

Sincerely,

Gary Breen and Kathy Breen

Email: klbreen@icloud.com

Gary Cell: 231-571-0944

Kathy Cell: 616-836-7586

---

To: mangel@grandhaven.org  
From: klbreen@icloud.com  

Message Score: 1  
My Spam Blocking Level: High  

High (60): Pass  
Medium (75): Pass  
Low (90): Pass

Block this sender  
Block icloud.com

This message was delivered because the content filter score did not exceed your filter level.
REQUEST FOR ZONING CHANGE APPLICATION

Community Development Department, City of Grand Haven
519 Washington Avenue, Grand Haven, MI 49417
Phone: (616) 935-3276  Website: www.grandhaven.org

1. General Information (if the proposed amendment is a map amendment, aka rezoning)

Address/location of property: 310 Fulton
Parcel #: 70-03-20-430-002  Master Plan designation: CB
Current Use: Retail  Proposed Use: LDR
Existing Zoning: Central Business District  Area in Acres: 0.1, 66' x 66'
Proposed Zoning: Old Town District  Area in Acres: 4,376 SF

2. Owner

Name: L&M Properties  CEN Trust Controled
Address: 17512 N Fhitwit Rd, Spring Lake 49456
Phone #: 616-460-2768  Email: cunojoka@gmail.com

3. Applicant

Name: Gary Brean
Address: 15460 147th Ave
Phone #: 231-541-0744 or 616-826-7585
Email: kgbrean@1cloud.com

4. Required Attachments
- PDF + 5 copies of application
- Property deed (re zoning)
- Plat or sketch (re zoning)
- Justification for request (see sec. 40-122 on page 2)
- Power of attorney (if applicable)
- Existing and proposed section language from Zoning Ordinance (if the proposed amendment is a text amendment)

5. Fees and Escrow Deposit

Application Fee: $275
A deposit of $1,500 shall be collected for all Planning Commission and Zoning Board of Appeals cases where it is expected that costs above staff time and one public hearing publication will be incurred. These expenses include additional public hearing notifications, attorney fees, engineering or surveying fees, or other special studies. Should expenses total more than the deposit, the applicant will be billed by the City for the additional costs, or additional escrow payment shall be required to complete the Planning Commission or Zoning Board of Appeals process. Should expenses total less than the deposit received, excess amounts shall be returned to the applicant.

Petition will not be accepted without signature of legal owner or official agent (attach power of attorney).

Signature of Proposed Owner: ________________________ Date: 5/17/2021
Print Name: ________________________

Signature of Applicant: ________________________ Date: 05/17/2021
Print Name: ________________________

Office Use Only

Permit #: ________________________ Date Received: ________________________ Fee: ________________________

Date of Approval: ________________________ Date of Denial: ________________________ Approved by: ________________________
QUIT-CLAIM DEED

THE GRANTOR, STATE MANAGEMENT, 17512 N Fruitport Rd Spring Lake, MI QUIT-CLAIMS to GRANTEE, L & M PROPERTY AND INVESTMENTS, INC whose address is 17512 N Fruitport Rd, Spring Lake, MI 49456, the following describes property situated in the CITY OF GRAND HAVEN, COUNTY OF OTTAWA and STATE OF MICHIGAN:

The Easterly 65 feet of Lot 261, original Plat of the City of Grand Haven, as recorded in Liber 1 of Plats, on Page 1 (PP# 70-03-20-430-002)

More commonly known as: 310 Fulton Street, Grand Haven, MI

For the sum of One and no/100 ($1.00) Dollar; subject to easements, use, building and other restrictions of record, if any

The deed is exempt from transfer tax by reason of MCL 207 526, Section 6(a); and MCL 207 505, Section 5(a)

Dated this 31st day of January 2014

STATE MANAGEMENT

By: Gustav Buchholz
Secretary of State Management and Individually and DBA Second Impression

STATE OF MICHIGAN
County of Ottawa

On August 19th 2016, before me, a Notary Public, in and for said County, personally appeared [Signature], Secretary to me known to be the same person described in and who executed the within instrument, who acknowledged the same to be its free act and deed

Prepared By:
L & M PROPERTY AND INVESTMENTS, INC
17512 N Fruitport Rd
Spring Lake, MI 49456

DEREK JAMES L'HUILLIER
NOTARY PUBLIC - MICHIGAN
OTTAWA COUNTY
MY COMMISSION EXPIRES SEPT. 11, 2017
ACTING IN OTTAWA COUNTY
**Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.
Request for Zoning Change
310 Fulton Avenue

We are requesting that the property located at 310 Fulton Avenue in Grand Haven be rezoned from CB/Central Business District to OT/Old Town District.

The Grand Haven Historic Conservation District Commission was established to “...safeguard the heritage of the City of Grand Haven by preserving landmarks and sites which reflect elements of the city’s cultural, social, economical, political or architectural history.” As currently zoned, this structure can only be used as a storefront with an upper story apartment, or as multi-family with three apartments. The structural changes this would require would diminish its historical architectural significance. If rezoned to single-family, our goal is to historically restore it to its original appearance following the guidelines of the National Park Service and Michigan’s State Historic Preservation Office.

1. This zoning change is consistent with the city’s master plan.
   This structure lies within the Northwest Historic Neighborhood and borders the Old Town District. Rezoning to Old Town allows its restored use as a single family residence which is consistent with the city’s adopted master plan. Preservation of a pattern of long term single-family occupancy stabilizes neighborhoods, as well as, the character of historical neighborhoods, and supports maintaining population in downtown city neighborhoods. (Master Plan: Chapter 3 Demographic Conditions, and Chapter 13 Future Land Use, Early- to Mid-Century Single Family, Old Town Area.)

2. This zoning change is consistent with recent development trends in the area.
   As Grand Haven becomes an even more popular community for raising a family, as well as a part-time home for retirees, the Old Town area with its walkable proximity to the downtown and waterfront, has become a very desirable location. While there are apartment homes in the area, there is a greater emphasis on single family, with older homes being purchased and renovated enhancing and preserving the esthetic of the Old Town area.

3. This zoning change is compatible with existing or future land uses in the vicinity of the subject site or throughout the zoning districts affected by the change.
   This structure is located on the side of Fulton Avenue designated as Central Business District, while the other side of the street is designated as Old Town District. However, there are single family residences on both sides of Fulton Avenue, just as there are business on both sides of Fulton. The uniqueness of Fulton Avenue is that it lies within the Northwest Historic Neighborhood, which would seem to require some zoning flexibility to address historical preservation.
Request for Zoning Change
310 Fulton Avenue

4. If existing or planned public infrastructure, including streets, sanitary sewers, storm water, water, sidewalks, and street lighting are capable of accommodating potential changes in land use resulting from the proposed amendment. No changes in public infrastructure would be required to accommodate the change requested.

5. If the proposed amendment is consistent with the intent and purpose of this ordinance and whether the proposed amendment would protect the health, safety, and welfare of the city. The structure has been unoccupied for approximately two years, and currently is not safe for use. With the change of use to single-family, restoration work would commence and all construction would be current code compliant. The result would be a historically significant architectural landmark within the city providing long-term use to a single family.
To the Members of the Grand Haven Historic Conservation District Commission:

Myself and my husband, (Gary and Kathy Breen) are residents of the Tri-City area, and are attempting to obtain rezoning for the historic home located at 310 Fulton Street. For many years this home has been used as a business site for a consignment clothing store. The store is now closed and the property is for sale.

Our offer to purchase this property has been accepted, but is contingent on the ability to restore the property to its original use as a single family dwelling. The City has advised us that the home lies within the Central Business District and therefore its only use can be as a storefront business with a second floor apartment, or as a multi-family with three apartments. To be restored to its original purpose as a single family would require that property to be rezoned.

Gary is an architect and for thirty years was primarily involved in historic restoration of buildings across the state of Michigan, i.e., Muskegon, Grand Rapids, Detroit, Traverse City, Jackson. Recently retired, we have been watching for some type of project, and we're very excited that the 310 Fulton home came on the market. However, in no way do we want to be the people to compromise the integrity of this remarkable historic home by turning it into another business, or an apartment building. Our intent with this structure is to restore it following historic preservation guidelines that would satisfy both the National Park Service and Michigan's State Historic Preservation Office.

We understand that the purpose of the Historic Conservation District Commission, as stated on the website is to "...safeguard the heritage of the City of Grand Haven by preserving landmarks and sites which reflect elements of the city's cultural, social, economical, political or architectural history." Therefore, we hope that you will be interested in this situation and be able to offer support for rezoning this house, so we can restore it to its original use and have it become an attractive historical landmark in the city. Per the website, it is located within the Northwest Historic District and is right at the edge of the Old Town boundary. It is included in the Northwest Neighborhood Walking Tour brochure where it is identified as a potential landmark nomination under the Historic Conservation District Commission.

Under our purchase agreement we have thirty days to secure assurance of rezoning, therefore we hope to move forward as quickly as possible. If approval for rezoning doesn’t occur, we will not secure this home as our interest is in restoring it to its historical purpose. At that point someone else will purchase it and under current zoning it will remain a business with an apartment configured in the upper story, or it will be reconfigured into three separate apartments with multiple vehicles parked in the currently existing parking lot, or, it could be demolished and a new modern structure built on that site.

Thank you for taking time to read this. We hope to hear your thoughts on this situation and hope that you can provide support for this zoning change. If you have questions, please feel free to contact us at any time. We look forward to hearing from you.

Sincerely,

Gary Breen and Kathy Breen

Email: kbreen@icloud.com
Gary Cell: 231-571-0944
Kathy Cell: 616-836-7586
Historic Commission Members:

We just received the revised BTP plan. Please place this on your next commission/board agenda for review. Our intent is to bring it to the Council in late June. Below is a link to the latest version of the plan. Please share this with your commission/board members.

https://www.dropbox.com/sh/dggft87p8f012l6/AAAI42UQs0baNeKM55A_0SKVa?dl=0

Thanks,
Jen
Chapter 19 HISTORY

ARTICLE I. IN GENERAL

Secs. 19-1—19-10. Reserved.

ARTICLE II. HISTORIC CONSERVATION DISTRICTS

Sec. 19-11. Purpose.

The purposes of this article are to:

(1) Safeguard the heritage of the City of Grand Haven by recognizing and preserving landmarks and sites which reflect elements of the city's cultural, social, economic, political or architectural history;

(2) Stabilize and improve property values;

(3) Foster civic beauty;

(4) Strengthen the local economy;

(5) Identify and promote the use of historic resources for the education, pleasure and welfare of citizens of the City of Grand Haven;

(6) Provide advice on and education about or management of public historical properties and resources; and

(7) Unify historic preservation efforts in this area.

(Ord. No. 84-8, § 2, 8-6-84)

Sec. 19-12. Definitions.

The following words and phrases, as used in this article, shall have the respective meanings set forth hereinafter, unless the context clearly indicates to the contrary.

(1) Addition means any construction which increases the height or floor area of or adds to an existing district resource.

State law reference(s)—Historical activities, MCL 399.171 et seq.; historic districts, MCL 399.201 et seq.; state historical commission, MCL 399.1 et seq.

Editor's note(s)—Ord. No. 84-8, §§ 1, 2, adopted Aug. 6, 1984, repealed Art. II, §§ 19-11Editor's note(s)—19-22, and enacted in lieu thereof a new Art. II to read as herein set forth. Prior to repeal, Art. II pertained to the historical commission and derived from Code 1962, §§ 2-1701—2-1706.

Cross reference(s)—Administration, Ch. 2; boards and commissions generally, § 2-75Cross reference(s)—et seq.
(2) **Alteration** means construction, replacement or remodeling within or to a district resource, resulting in exterior change to the structural parts, the location of openings or the location or appearance of the district resource, but not increasing the overall dimensions.

(3) **Demolition** means the destruction, in whole or in part, of a district resource.

(4) **Historic conservation district** means a geographically defined area including a landmark or a group of landmarks or property which will become a landmark if the necessary written consent is given by the owner(s), created by the city council for the purpose of historic preservation. The city council may establish more than one such historic conservation district. Landmarks within the boundaries of an historic conservation district are related by historical, architectural or archaeological significance. For the purpose of clarification, however, an historical conservation district may also consist of a single landmark unrelated to its surroundings in historical, architectural or archaeological significance, if so designated by this article.

(5) **Historical conservation district commission** (hereinafter sometimes referred to as the "commission") means the member body created by the city council for the purpose of fulfilling the purposes of this article.

(6) **Historic preservation** means the protection, reconstruction, rehabilitation, repair or restoration of landmarks of historical, architectural or archaeological significance.

(7) **Landmark** means a site, building, structure, object, open space or feature to be found individually or in a related group within an historical conservation district.

(a) **Site** means a landmark related to important historical events, a prehistoric or historic occupation, activity, institution or organization, or an architectural landmark that is ruined or vanished, where the location itself maintains historical or archaeological value regardless of the value of any existing architectural landmarks. Examples: historic marker, commemorative plaque, archaeological site.

(b) **Building** means a residential, commercial, industrial, or institutional landmark created to shelter any form of human activity. Examples: house, courthouse, jail, barn, church, theatre, hospital, office building.

(c) **Structure** means a landmark made up of interdependent and interrelated parts in a definite pattern of organization, often reflective of an engineering design. Examples: bridge, dam, water tower, bell tower.

(d) **Object** means a landmark of functional, aesthetic, cultural, historical, architectural, archaeological or scientific value that may by nature of design be movable yet related to a specific setting or environment. Examples: statue, fountain, lighting fixture, sign, sundial.

(e) **Open space** means a landmark that is undeveloped land, a naturally landscaped area, a formal or manmade landscape, or developed open space significant as a connective link or buffer between or among other landmarks. Examples: naturally landscaped park, formal garden, vacant land, parking lot.

(f) **Feature** means a prominent or distinctive aspect, quality or characteristic of an historic conservation district. Examples: landscaped boulevard, brick paving, treelined street.

(8) **Protection** means the act or process of applying measures designed to affect the physical condition of a landmark by defending or guarding it from deterioration, loss or attack, or to cover or shield it from danger or injury.

(9) **New construction** means planned landmarks that are to be constructed or placed within a designated historic conservation district. Such planned new construction, because it will have a significant effect
on the overall appearance of an historic conservation district and because it will play a role in the evolutionary growth of an historic conservation district's streetscape, shall be treated as historic by the commission the same as older, existing landmarks.

(10) Reconstruction means the process of reproducing by new construction the exact form and detail of a vanished landmark, or part thereof, as it appeared at a specific time.

(11) Rehabilitation means the revitalization of a landmark through the introduction of modern mechanical systems, structural elements and decorative features. Such modern improvements, however, should be sympathetic to the landmark's original style, size, color and texture and should be reversible.

(12) Repair means the maintenance of or the return to a state of utility of a landmark.

(13) Restoration means the process of accurately recovering the form and detail of a landmark as it appeared at a particular period of time by removing later work, replacing missing elements, and enhancing original work.

(Ord. No. 84-8, § 2, 8-6-84)

Sec. 19-13. Historic conservation district commission—Creation.

An historic conservation district commission is hereby established. The commission shall consist of seven (7) members of legal age who reside in the City of Grand Haven. Members shall be appointed by the city council and shall serve without compensation, but may be reimbursed for actual expenses incurred in commission activities. Members shall be appointed for three-year terms, except the initial appointments of three (3) members for the term of three (3) years, two (2) members for the term of two (2) years, and two (2) members for the term of one year. Subsequent appointments shall be for three-year terms, and members shall be eligible for reappointment. No member shall be appointed to more than two (2) full consecutive terms, after which terms a period of one year shall elapse before the member may be reappointed to the commission.

Four (4) members of the commission shall constitute a quorum for the transaction of business. In the absence of a quorum, any number less than a quorum may adjourn a meeting to a later date.

The commission shall take action by the affirmative vote of a majority of its members present at a commission meeting, provided that no motion shall pass without at least three (3) affirmative votes.

The members of the commission shall annually select a chairperson from among themselves. One member of the commission shall be a duly registered architect if one is eligible and willing to serve, and at least two (2) members shall be selected from a list submitted to the city council by one or more duly organized and existing preservation societies or historical groups. Neighborhood associations, merchants' groups and other groups with preservation interests may also submit names to the city council.

In the event of a vacancy on the commission, an interim appointment shall be made by the city council to complete the unexpired term of such position.

The commission shall meet monthly or more frequently at the call of the chairperson and shall adopt rules for the conduction of its business. All meetings of the commission shall be conducted in accordance with Act 267 of the Michigan Public Acts of 1976, as amended.

(Ord. No. 84-8, § 2, 8-6-84)

Sec. 19-14. Same—Duties and authority.

(1) Power to designate and protect; generally. The city council has the authority to designate by ordinance historic conservation districts. Historic preservation shall be practiced in historic conservation districts
through several measures. Such measures shall include the following: commission's review of permit requests for additions, alterations, demolitions, protection, new construction, reconstruction, rehabilitation, repair, restoration and any other type of action proposed with regard to a landmark which requires a permit. The commission shall be informed consulted prior to the moving of any landmark. The commission shall annually be given copies of all building permits applications pertaining to properties within historic conservation districts whether or not such properties are landmarks. The Commission and shall offer information and assistance on historic preservation to property owners and people living within historic conservation districts.

(2) Designation of historic conservation districts. The commission may investigate and recommend to the city council those geographical areas in the City of Grand Haven it deems valuable for designation as historic conservation districts. When and if designation of an historic conservation district is approved by the city council, the commission shall notify the affected property owner(s) in writing of such designation. The designation of historic conservation districts shall be accomplished according to section 19-15.

(3) Designation of landmarks. The commission shall designate appropriate property within historic conservation districts as landmarks. Provided, however, no property shall be designated as a landmark without the written consent of the owner(s) of record. Furthermore, once such written consent is given, it may not be revoked unless the landmark is first removed from the historic conservation district according to the procedure set forth in section 19-15.

(4) Erection of historic markers. The commission shall have the authority, with the written consent of the property owner(s) of record, to erect historic markers or commemorative plaques on a landmark.

(5) Commendation and recognition. The commission may issue appropriate commendation and recognition to individuals, firms or areas promoting historic preservation. The commission may also currently recognize potential landmarks of the future by commending good examples of contemporary buildings.

(6) Maintenance of historic roster. The commission shall maintain a roster of historic conservation districts and landmarks within the City of Grand Haven.

(7) Advisory capacity. It shall be the duty of the commission to render advice and guidance with respect to any proposed work to property within historic conservation districts in the City of Grand Haven for which a permit is required. In rendering advice and guidance, the committee shall promote historical consciousness in educational programs, and shall undertake any advisory duty deemed appropriate by the city council. The commission may offer services of qualified historic architects and referrals to grant and tax benefit opportunities.

(8) Acceptance of gifts or grants. The commission may accept public or private gifts for historic preservation purposes and/or may accept grants from the governments of the State of Michigan or the United States of America for historic preservation purposes. The city council may empower the commission to administer on its behalf grants and gifts for such purposes.

(9) Review of permits applications. The commission shall annually review all applicable building permits applications and plans for landmarks in historic conservation districts. The commission shall keep a record of said permits in an effort to maintain a history of work done on landmarks. No permit with regard to a landmark in an historic conservation district shall be granted until, pursuant to section 19-16, the commission has granted its approval or the commission's denial has been reversed on appeal.

(10) Budget. The commission expenses for stationery, clerical services, historic markers and other appropriate activities shall be provided in a budget submitted to and approved by the city council in the usual budget procedures.

(11) Public Awareness. The commission may research, investigate, prepare and present public awareness campaigns designed to elevate interest in historic preservation and Grand Haven's many diverse historic neighborhoods. This includes but is not limited to erection of wayfinding signs, interpretive and identifying
neighborhood signs, conducting educational field trips, open houses, and other approaches to grant full access to our cultural, social and architectural heritage.

(Ord. No. 84-8, § 2, 8-6-84)

Sec. 19-15. Procedures; designation or removal of designation of an historic conservation district.

(1) Designation or removal of designation as an historic conservation district may be initiated by the commission or by the written request of an owner of property within the proposed or current historic conservation district. Such a request shall designate clearly the land proposed to be included or excluded.

(2) Upon receipt of a request or upon its own motion, the commission shall conduct studies and research and make a report on the landmarks within the historic conservation district, or on the site(s), building(s), structure(s), object(s), open space(s) and/or feature(s) which would be landmarks if the area were designated as an historic conservation district. The report shall contain recommendations concerning the inclusion or exclusion of geographical areas in or from an historic conservation district.

(3) Copies of the commission's report shall be transmitted for review to the City of Grand Haven Planning Commission, the Michigan Historical Commission, the state historical advisory council and city council.

(4) The commission shall hold a public hearing sixty (60) days after the transmittal of its report to the City of Grand Haven Planning Commission, the Michigan Historical Commission, the state historical advisory council and city council, and shall give due notice of such public hearing. The notice for the public hearing shall include written notice sent by first class mail with postage prepaid to the owner(s) of record of property proposed for designation or removal of designation as an historic conservation district.

(5) After the public hearing, the commission shall submit a final report to the city council, stating its recommendations together with a draft of any proposed ordinance change.

(6) The city council shall consider the commission's final report and may amend this article to designate or remove from designation property previously excluded from or included in an historic conservation district.

(7) Upon application from the owner(s) of record of any income producing property to designate such property as an historic conservation district, such property owner(s) shall pay an application fee equal to _______. For purposes of this paragraph, "income producing property" shall be defined as property used in a trade or business or held for the production of income.

(8) After initial adoption of this article, the commission shall have all the authority and duties of an historic district study committee pursuant to Act 169 of the Michigan Public Acts of 1970, as amended and as limited by the terms of this article.

(Ord. No. 84-8, § 2, 8-6-84)

Sec. 19-16. Procedures; certificate of approval for historic conservation districts.

(1) Application and plans. Application for a permit for addition, alteration, demolition, protection, new construction, reconstruction, rehabilitation, repair, restoration and/or any other type of action proposed with regard to a landmark which requires a permit shall be accompanied by an historical preservation permit application (hereinafter sometimes referred to as an "application") and plans. Plans shall describe the proposed changes, showing the landmark in question and also showing its relationship to adjacent

(Supp. No. 12)
landmarks and other buildings or structures. The application shall be made by the owner of the landmark in question or any person, firm, or corporation authorized to act on behalf of the owner.

(2) **Notification.** Upon the filing of such application, the building inspector for the City of Grand Haven shall immediately notify the commission of the receipt of such application and shall transmit it together with accompanying plans and other information to the commission.

(3) **Review.** The commission shall meet within thirty (30) days after notification by the building inspector for the City of Grand Haven or by the city council, unless otherwise mutually agreed by the applicant and the commission. In reviewing the plans and the application, the commission shall give consideration to:

(a) The historical or architectural value and significance of the landmark and its relationship to the historical value of the surrounding area;

(b) The relationship of the exterior architectural features of the landmark to the rest of the landmark and to the surrounding area;

(c) The general compatibility of the exterior design, arrangement, texture and materials proposed to be used on the landmark;

(d) Any major improvement program;

(e) The economic feasibility of preserving the landmark; and

(f) Any other factor, including aesthetics, which the commission deems pertinent and within the purpose of this article.

In performing its review, the commission shall use the United States Secretary of the Interior’s “Standard for Rehabilitation,” 36 CFR 67, or similar successor regulations. In reviewing the plans, the commission may confer with the applicant and shall have the power to call in experts to aid in its deliberations.

(4) The commission shall approve or disapprove such application. If the commission gives its approval, the commission shall issue a certificate of approval, which is to be signed by the chairperson, attached to the application and immediately transmitted to the building inspector for the City of Grand Haven. The chairperson shall also stamp all plans submitted to the commission, signifying approval or disapproval.

If the granting of an application would result in the moving, alteration or demolition of a landmark, or have any other type of adverse impact upon a landmark, and if the commission considers such landmark so valuable that its loss would adversely affect the public purpose of the City of Grand Haven, the State of Michigan, or the United States of America, the commission shall attempt to establish with the owner(s) of the landmark an economically feasible plan for its historic preservation and/or protection.

An application shall be approved by the commission if any of the following conditions prevail, and if the proposal will materially improve or correct these conditions:

(a) The landmark constitutes a hazard to the safety of the public or the occupants;

(b) The landmark is a deterrent to a major improvement program which will be of substantial benefit to the community;

(c) Retention of the landmark would cause undue financial hardship to the owner(s); or

(d) Retention of the landmark would not be in the interest of the majority of the community.

(5) **Conditions.** The commission may impose reasonable conditions upon its approval of an application. Standards for imposing such conditions are as follows:

(a) Any condition imposed must be reasonable and economically feasible;
(b) Any condition imposed must be designed to protect the health, safety, welfare, social well-being and economic well-being of those who will use the landmark, residents of the City of Grand Haven, adjacent landowners and the community as a whole;

(c) Any condition imposed must be reasonably related to the valid exercise of police power and to the purposes affected by the proposed action concerning the landmark; and

(d) Any condition imposed must also be necessary to meet the purposes of this article, be reasonably related to the standards established in this ordinance for historic preservation, and be necessary to ensure compliance with those standards.

(6) **Disapproval.** If the commission disapproves an application, it shall state its reasons for doing so and shall transmit a written record of its actions and specific objections to the building inspector of the City of Grand Haven and to the applicant. Thereafter, the commission shall endeavor to agree with the applicant on an economically feasible plan for the historic preservation and/or protection of the landmark which would allow the applicant to still accomplish his purposes. The applicant may make modifications to his application and/or plans and shall have the right to resubmit his application at any time. If his application is disapproved, no certificate of approval and no permit shall be issued.

(7) **Appeal.** If the commission disapproves an application, the applicant may appeal the disapproval through arbitration (upon procedures agreed to by the parties) or through the established appeal procedures granted to an applicant aggrieved by a decision of the City of Grand Haven Zoning Board of Appeals.

(8) **Failure to act upon request.** Failure of the commission to approve, conditionally approve or disapprove an application within sixty (60) days of the filing of the application, unless otherwise mutually agreed by the applicant and the commission, shall constitute approval. In that event, the City of Grand Haven Building Inspector shall proceed to process the application without regard to a certificate of approval from the commission.

(9) **Inspection and compliance.** After the issuance of any certificate of approval and permit, the City of Grand Haven Building Inspector shall, according to this established procedures, periodically inspect the landmark in question. He shall take such action as necessary to ensure the applicant and those acting under him conform with the certificate of approval, the approved application, the accompanying plans and any conditions imposed.

(10) **Ordinary maintenance; prior permits.** Nothing in this article shall be construed to prevent ordinary maintenance of a landmark. Neither shall this article be construed to prevent an addition to or alteration, demolition, protection, new construction, reconstruction, rehabilitation, repair or restoration of a landmark, or any other permit-requiring action to a landmark, under a permit duly issued by the building inspector of the City of Grand Haven prior to the effective date of this article.

(11) **Property tax abatement.** The cost of an addition to or alteration, protection, new construction, reconstruction, rehabilitation, repair or restoration of a landmark, to the extent eligible, shall be granted property tax abatement pursuant to a "Policy for Considering Act 255 Commercial Property Tax Certificates," adopted September 8, 1981, by the city council, or any similar successor policy adopted by the city council.

(Ord. No. 84-8, § 2, 8-6-84)

**Sec. 19-17. Severability.**

This article and various parts, sections, subsections, sentences, phrases and clauses hereof are hereby declared to be severable. If any part, section, subsection, sentence, phrase or clause is adjudged unconstitutional, invalid or unlawful, it is hereby declared that the remainder of this article shall not be affected thereby.

(Ord. No. 84-8, § 2, 8-6-84)

No officer, agent or employee of the City of Grand Haven or member of the city council or member of the commission shall be personally liable for any damage that may accrue to any person as a result of any act, decision or other consequence or occurrence arising out of the discharge of duties or responsibilities pursuant to this article.

(Ord. No. 84-8, § 2, 8-6-84)


The following historic conservation districts are hereby established:

1. Highland Park Historic Conservation District, described as: All that part of the "Highland Park Addition" lying east of Harbor Drive, excepting lots 48 and 49 and exceptions 1 and 2, also excepting that part of Reserve No. 4, described as beginning at the intersection of the westerly line of Dale Court and the northerly line of Grand Avenue running then along an area to the left northwesterly along the northerly line of Grand Avenue 100.06 feet the long chord of which bears N 68°03' west-100.00 feet; thence north 7°48' east-250.00 feet; thence south 75°12' east-211.56 feet; thence south 1°40' east-30.00 feet; thence south 36°06' west-248.80 feet to the point of beginning. Also included in the district is the east 155 feet of lots 1, lots 17, 22 and 23 of the plot of "Lake View."

2. Southwest Neighborhood Historic Conservation District, described as: All parcels within the area bound on the east by Beacon Boulevard on the west by Harbor Drive on the south by Howard Street and Pennoyer Avenue and on the north by Franklin Street.

3. Northwest Neighborhood Historic Conservation District, described as: All parcels within the area bound on the north by Jackson Street, on the west by First Street, on the east by Fifth Street, and on the south by Columbus Street.

4. Riverfront Historic Conservation District, described as: All parcels within the area bound on the south by Jackson Street and Harbor Drive, on the north by the Grand River and the south channel, on the east by Second Street, and on the west by the end of the south pier head.

5. Downtown Historic Conservation District, described as: From the intersection of the centerlines of Columbus Avenue and Harbor Drive, then south along the centerline of Harbor Drive to the intersection of the centerlines of Harbor Drive and Franklin Avenue, then east along the centerline of Franklin Avenue to the intersection of the centerlines of Franklin Avenue and Sixth Street, then north along the centerline of Sixth Street to the intersection of the centerlines of Columbus Avenue and Sixth Street, then west along the centerline of Columbus Avenue to the point of the beginning except the west 38 feet of lot 73, Orig. Plat and the west 47 feet of the east 94 feet of lot 73 Orig. Plat, and the east ⅓ of the south 114 feet of lot 222 and the west ⅔ of the south 114 feet of lots 241 and 242.

6. East End Neighborhood Historic District, described as: All parcels within the area bound on the west by Beacon Boulevard on the east by Beechtree Street including the property that fronts Beechtree Street on the east side of the street on the north by Fulton Street including the property that fronts Fulton Street on the north side of the street on the south by Pennoyer Avenue including the property that fronts Pennoyer Avenue on the south side of the Avenue.

7. Lake Forest Cemetery Historic District, described as: The area defined by the City of Grand Haven as Lake Forest Cemetery.
(Ord. No. 84-8, § 2, 8-6-84; Ord. No. 86-12, § 1, 2-3-86; Ord. No. 87-17, § 1, 9-24-87; Ord. No. 89-13, § 1, 12-4-89; Ord. No. 89-14, § 1, 12-4-89; Ord. No. 90-07, § 1, 10-29-90; Ord. No. 95-5, § 1, 2-27-95; Ord. No. 99-01, § 1, 12-7-98; Ord. No. 02-12, § 1, 7-1-02)

**Proposed Changes Key**

- **Yellow** = new text
- **Strikethrough** = removed text
TO: Pat McGinnis – City Manager

CC: John Gorney – City of Kentwood Public Works Director and American Public Works Association, Midwest Michigan Branch Vice President
Matt Anderson – City of Norton Shores Water and Sewer Superintendent and American Public Works Association, Midwest Michigan Branch President

FROM: Derek Gajdos - Director of Public Works

DATE: April 5, 2021

SUBJECT: Proposed National Public Works Monument

In April of 2019, the City Council passed a resolution of support for potentially placing, in a prominent location along the City’s water front, the nation’s first and only National Public Works Monument. A committee of the Midwest Branch of the American Public Works Association (APWA), Michigan Chapter, has worked on this project as diligently as possible ever since.

Lengthy discussions with the Michigan DNR took place in 2019 and early 2020 in an attempt to secure an unused plot of land along the board walk near the Fisherman’s Parking Lot. The property was previously used a trolley turn-around. The committee ultimately could not gain support from the DNR to use the property. Unfortunately, the Covid-19 pandemic also shelved any progress that was planned for 2020. The volunteer committee, however, continues to forge forward with making this monument a reality.

Alternative locations were considered, one of which is adjacent to the City’s mini-golf facility where historic water tower foundations exist. However, the long term plan for the area outlined in the “Beyond the Pier” plan document does not lend itself well to placing the monument in that location. After considering a few other sites along the board walk, the committee settled on the proposed location as outlined in the attachments.

This location allows for some very key and intentional features of the monument as it ties into the boardwalk and surrounding infrastructure. The proposed monument will:

1) Connect the sidewalk that is on the north side of Harbor Drive between the angled parking lot across from Butch’s Beach Burrito’s and the mid-block crosswalk near the Harbor Dr. sanitary lift station. The public continues to create a path through the dune grass to bridge the gap between these walkways.
2) Replace the existing ADA ramp which is currently in need of replacement or refurbishment.
3) Not interrupt site lines with the exception of two flag poles, as the monument will be at the boardwalk level. Monument signage and guard rails will be at minimum heights to
allow for proper site lines, but also protect the public from vehicular traffic. The railing shown in the conceptual drawings are merely shown as an example. Final design are still forthcoming.

4) Provide ADA compliant side walk ramps that will allow visitors additional unobstructed access to the boardwalk.

5) Add a significant amount of seating along the waterfront for visitors to sit and enjoy the river, sunsets, and view.

Currently, the Seagull statue that was donated by the County sits within the proposed monument location. This is planned to be moved, hopefully to the adjacent DNR property a short distant west. There is no current perpetual care fund set up for this artwork and it has been recently assessed by city staff as in need of some care and maintenance projected to cost thousands of dollars.

Conceptual design of the monument was completed pro-bono by Abonmarche. The design shows some unfinished details of the monument’s art work and features. This was done purposefully so final artwork can be completed by local or regional artist that will bring the monuments intent to life.

Approval of the conceptual design by the Council will allow for funding to begin and final design of the monument features. Those features will be brought back to the Council for final approval prior to award and construction.

Construction estimates are being prepared but not available yet, however, the committee estimates the cost is likely to range between $600,000 - $750,000. Including contingencies and a perpetual care fund of $100,000, the total budget is preliminarily expected to be approximately $1,000,000.

As a reminder, this monument is not expected to be a burden to the City, its residents or its general fund. The monument would be a gift to the City for the enjoyment of residents and visitors alike. Fundraising for construction and a perpetual care fund is at the forefront of the project.

City Council passed a resolution of support for the potential placement of the nation’s first and only National Public Works Monument along the shores of the water front in April of 2019. This is the next step in the process to bring this project to fruition.
PUBLIC WORKS MONUMENT

a tribute to all of those who serve our communities
Proposed Public Works Monument

- Proposed 2019
- City Council resolution of support 2019
- APWA – Midwest Branch Support 2019
- APWA – Michigan Chapter Support 2021
Proposed Site Selection

- Option #1 – DNR site = unsuccessful lease
- Option #2 – Conflict with Beyond the Pier Long Term Plan
- Option #3 – City owned parcel near Harbor Drive angled parking
PUBLIC WORKS MONUMENT
BIRD’S-EYE VIEW FROM HARBOR DRIVE
PREPARED FOR: CITY OF GRAND HAVEN, MI
DATE: MARCH 2021
Additional Key Features

- Connects existing sidewalks along Harbor Dr.
- Adds an additional connection to the boardwalk
- Replaces an aged ADA ramp to the boardwalk with 2 new ramps
- Site lines will be preserved
- Adds additional seating area to water front
Funding sources are anticipated to include:
- Public Works material suppliers
- Public Works equipment suppliers
- Professional/Contractual Partners
- Local Municipalities?

Budget – approximately $1,000,000 including perpetual care funding
Medium and Artist

- Final design yet to be determined...
  - Final artwork design will be approved by the City of Grand Haven Council
  - The monument will be maintenance free as possible.
  - A monument will be a gift for everyone to enjoy.
Next Steps

- APWA Midwest Branch Support – Completed March 2021
- APWA State Support – Completed March 2021
- City of Grand Haven Council Support – April 2021
- Fund Raising – 2021/2022
- Complete monument design 2021
- Construction 2022/2023
PUBLIC WORKS MONUMENT
ALTERNATIVE SITE CONCEPT PLAN
PREPARED FOR: CITY OF GRAND HAVEN, MI
DATE: MARCH 2021

SCALE: 1" = 20'
NORTH
PREPARED BY:
COPYRIGHT 2021 - ABONMARCHE CONSULTANTS, INC.

Diagram includes:
- Grand River Ramp
- Custom Bench (Typ.)
- Colored Concrete Bands
- Manhole Cover Medallion
- Seatwall and Elevated Plantings (Typ.)
- Snow Plow Art Feature
- Flag Pole
- Sculpture
- Wall Mounted Brass Plaque (Typ.)
- Retaining Wall
- "Public Works Monument" Signage Mounted to Retaining Wall
- Low Plantings (Typ.)
- Ramp
- S. Harbor Dr.
PUBLIC WORKS MONUMENT
VIEW OF ART WALL IN PLAZA
PREPARED FOR: CITY OF GRAND HAVEN, MI
DATE: MARCH 2021
PUBLIC WORKS MONUMENT
VIEW FROM RAMP
PREPARED FOR: CITY OF GRAND HAVEN, MI
DATE: MARCH 2021
Public Works Monument Proposed Location #3

Grand River