



ACTION MINUTES

Historic Preservation Commission
7:30 p.m., Wednesday, September 19, 2012
City Council Chambers
809 Center Street

Call to Order 7:30 AM

Roll Call A. Meyer- Chair, R. Barker; I. Blackwood; H. Carter; D. Hooks; F. Miller;
J. Steen

Absent: H. Carter (Excused)

Recused: A. Meyer, J. Steen (for Item 1; see notes below)

Presentations - None

Oral Communications - None

Announcements - None

Approval of Minutes - August 15, 2012

ACTION: Commissioner Steen moved and Commissioner Blackwood seconded APPROVAL of the minutes of August 15, 2012, with an amendment to the following detail (provided by Staff) under Item 2. Process for Review and adoption of Historic Zoning Amendments & Volume III of Historic Building Survey, Commissioners discussed potential variations and suggested that Staff explore the following additional variations: parking size and location, allowance for 49-foot wide and 4,900 square foot lots to be developed without design permits, variations to one-foot side yard/each three feet of height RL and RM zone requirements, variation to limitations on amount of impervious surfacing. Commissioner Hooks inquired about potential tax breaks for historic properties. Staff and Commissioners advised him that the Commission has had many discussions of a potential Mills Act Tax Relief Program. City staff has not supported such a program because of the required staff time to administer such a program and the limited staffing currently available. The motion was approved as amended and passed on a 5/0/2 vote; with Commissioner(s) Meyer and Carter absent. Commissioner Meyer arrived at the meeting after action was taken regarding the minutes.

Public Hearings - None

General Business

1. Review and Recommendation of Zoning and Subdivision Ordinance Amendments to provide incentives for historic properties; adoption of amended Commission resolution regarding minor projects eligible for administrative historic alteration permit process.

Prior to this item, Commissioner(s) Barker, Blackwood, Meyer and Steen RECUSED themselves as they had a "Conflict of Interest" because they own listed historic buildings which could be affected by the ordinance and resolution. In order to achieve a quorum, recused Commissioners drew numbers to seat two more Commissioners. Commissioners Barker and Blackwood chose the winning numbers.

ACTION: Commissioner Barker moved and Commissioner Blackwood seconded, to recommend Council approval of the Zoning and Subdivision Ordinance amendments, as proposed. The motion passed on a 4/2/1 vote; with Commissioner(s) Meyer and Steen recused and Commissioner Carter absent.

ACTION: Commissioner Barker moved and Commissioner Blackwood seconded approval of Resolution No. 12-001 with the following modifications:

- a. Add following sentence to end of Addition and Deletion of Windows and Doors: "Other window material options shall require review and approval by the Commission."
- b. Delete first sentence - "Additions, of 50 square feet or less, on the front one-quarter of the building" under Other Additions.

The motion passed on a 4/0/3 vote; with Commissioner(s) Meyer and Steen recused and Commissioner Carter absent.

Subcommittee/Advisory Body Oral Reports - None

Adjournment

At 8:32 p.m. the Historic Preservation Commission meeting adjourned to the next regularly scheduled meeting of October 17, 2012.

APPROVED: _____
A. Meyer, Chair

ATTEST: _____
Don Lauritson, Secretary