

CITY OF SHEBOYGAN

HISTORIC PRESERVATION COMMISSION

SEPTEMBER 27, 2017

1. OPENING OF MEETINGMEMBERS PRESENT: Travis Gross, Peter Fetterer, Peter Mayer, Adam Cain (attended remotely)MEMBERS ABSENT: William WangemannSTAFF/OFFICIALS: Planning & Development Director Chad Pelishek, Mayor Michael Vandersteen, City Administrator Darrel Hofland, Alderman Scott LewandoskePUBLIC PRESENT: Mary Hoerz and Diane Valand

1.1 Call to Order

Chair

Travis Gross

called the meeting to order.

1.2 Pledge of Allegiance

Pledge of Allegiance was recited.

2. MINUTES

2.1 Approval of minutes from the September 18, 2017 meeting.

Motion by Peter Mayer, seconded by Peter Fetterer to approve.

Motion carried.

3. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

3.1 Discussion and possible action on process and procedure related to setting a public hearing per Section 15.916 of the City Zoning Ordinance.

Peter Mayer felt the Commission needed to be cautious about sending the wrong message to the community as it relates to the Commission not allowing people to demolish buildings after due process as no one will want to list their properties as a historic site.

Peter Mayer also felt that the Commission needed to be public about the process including Section 15.916 (7) and the action of the Commission to determine that the applicant (city) has done a reasonable amount of outreach to try to find a investor/developer for the Armory.

Adam Cain asked if the City Attorney could advise the Commission about liability concerns with a blighted structure being left vacant.

Has the city's insurance company showed any concerns with the exterior safety hazards of the building?

Adam Cain stated that he felt the majority of the people would be acting on emotions at the hearing.

Travis Gross stated that he was surprised how the building had deteriorated from the last time he toured three years ago.

Peter Fetterer thought it was good to have the second component about the written advise be apart of the public hearing.

Alderman Lewandoske questioned whether a fence and no trespassing signs should be installed around the Armory to keep people away from it as it relates to liability concerns.

Alderman Lewandoske also said he would like to hear from a contractor that has been through the building about costs to rehabilitate it.

Motion by Peter Mayer, seconded by Peter Fetterer to direct city staff to schedule and hold a public hearing per Section 15.916 (6) of the City Zoning Ordinance to determine whether the Armory is a "Preferably Preserved Signifiacant Building" and also review elements provided in Section 15.916 (7) for providing written advise to the Building Inspector about issuing a demolition permit for the Sheboygan Municipal Armory.

Motion carried.

4. NEXT MEETING DATE

4.1 Set next meeting date.

The next meeting date is scheduled for Thursday October 12, 2017 at 5: 30 p.m. at the Stefanie Weill Center for the Performing Arts.

5. ADJOURN

5.1 Motion to Adjourn

Motion by Peter Mayer, seconded by Peter Fetterer to adjourn.

Motion carried.

Being no further business the meeting was adjourned at 5: 44 p.m..