

**CITY OF MUSKEGON
HISTORIC DISTRICT COMMISSION
REGULAR MEETING**

DATE OF MEETING: Tuesday, June 6, 2023
TIME OF MEETING: 4:00 p.m.
PLACE OF MEETING: Conference Room 204, City Hall

AGENDA

- I. Call to Order
- II. Approval of Minutes of the May 2, 2023 regular meeting
- III. Old Business
- IV. New Business
 - Case 2023-09 – 1593 Jefferson – Solar Panels
- V. Other Business
 - HDC Public Outreach
 - Nelson House Update
- VI. Adjourn

“We admire that which is old not because it is old, but because it is beautiful.” Winston Churchill

**AMERICAN DISABILITY ACT POLICY FOR ACCESS TO OPEN MEETINGS OF THE CITY OF MUSKEGON
AND ANY OF ITS COMMITTEES OR SUBCOMMITTEES**

To give comment on a live-streamed meeting the city will provide a call-in telephone number to the public to be able to call and give comment. For a public meeting that is not live-streamed, and which a citizen would like to watch and give comment, they must contact the City Clerk’s Office with at least a two-business day notice. The participant will then receive a zoom link which will allow them to watch live and give comment. Contact information is below. For more details, please visit: www.shorelinecity.com

The City of Muskegon will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities who want to attend the meeting with twenty-four (24) hours’ notice to the City of Muskegon. Individuals with disabilities requiring auxiliary aids or services should contact the City of Muskegon by writing or by calling the following: Ann Marie Meisch, MMC, City Clerk at 933 Terrace Street, Muskegon, MI 49440 or by calling 231-724-6705 or emailing clerk@shoreline-city.com

II. APPROVAL OF MINUTES

Approval of Minutes of the regular meeting of May 2, 2023.

III. OLD BUSINESS

None.

IV. NEW BUSINESS

Case 2023-09 – 1593 Jefferson – Solar Panels

Applicant: Frank Peterson

District: Jefferson

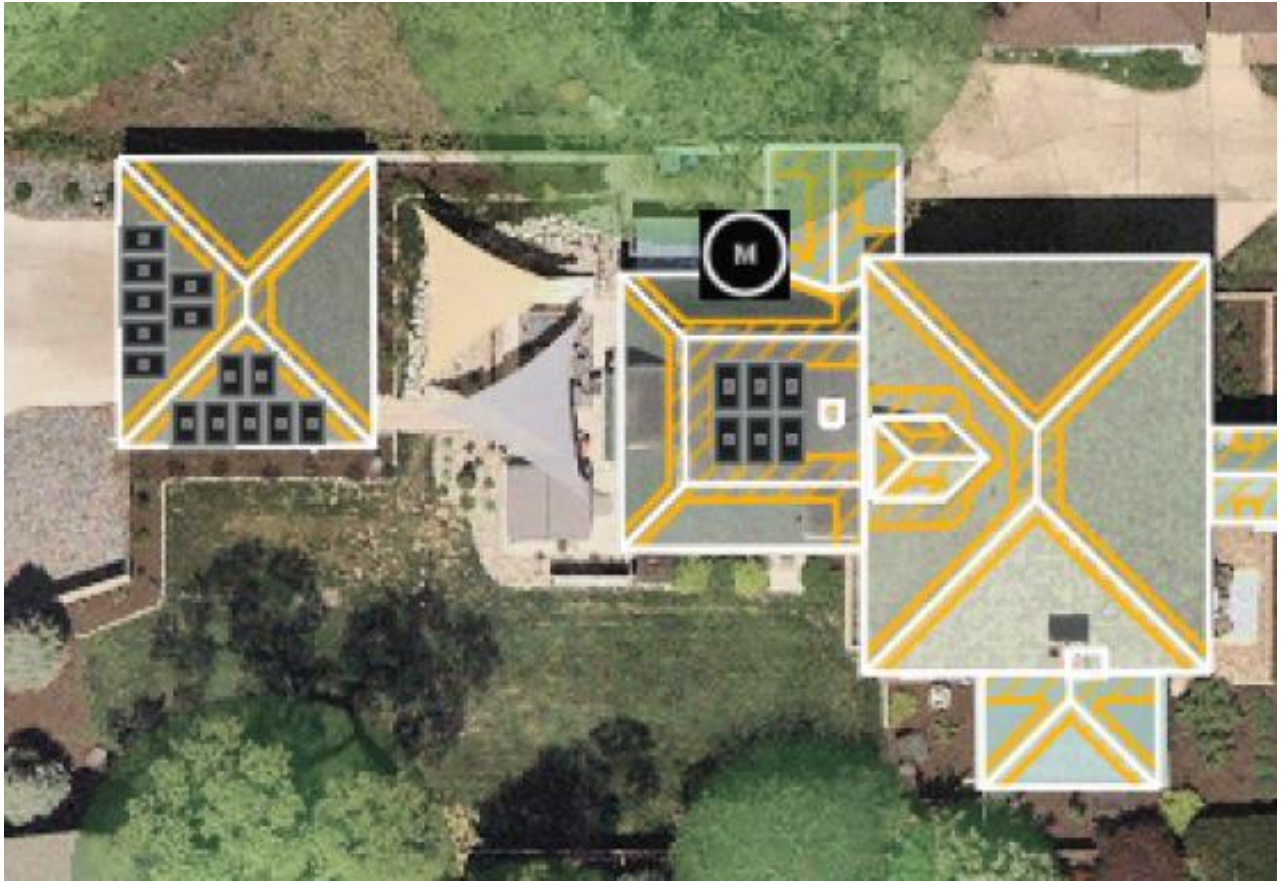
Current Function: Residential

Discussion

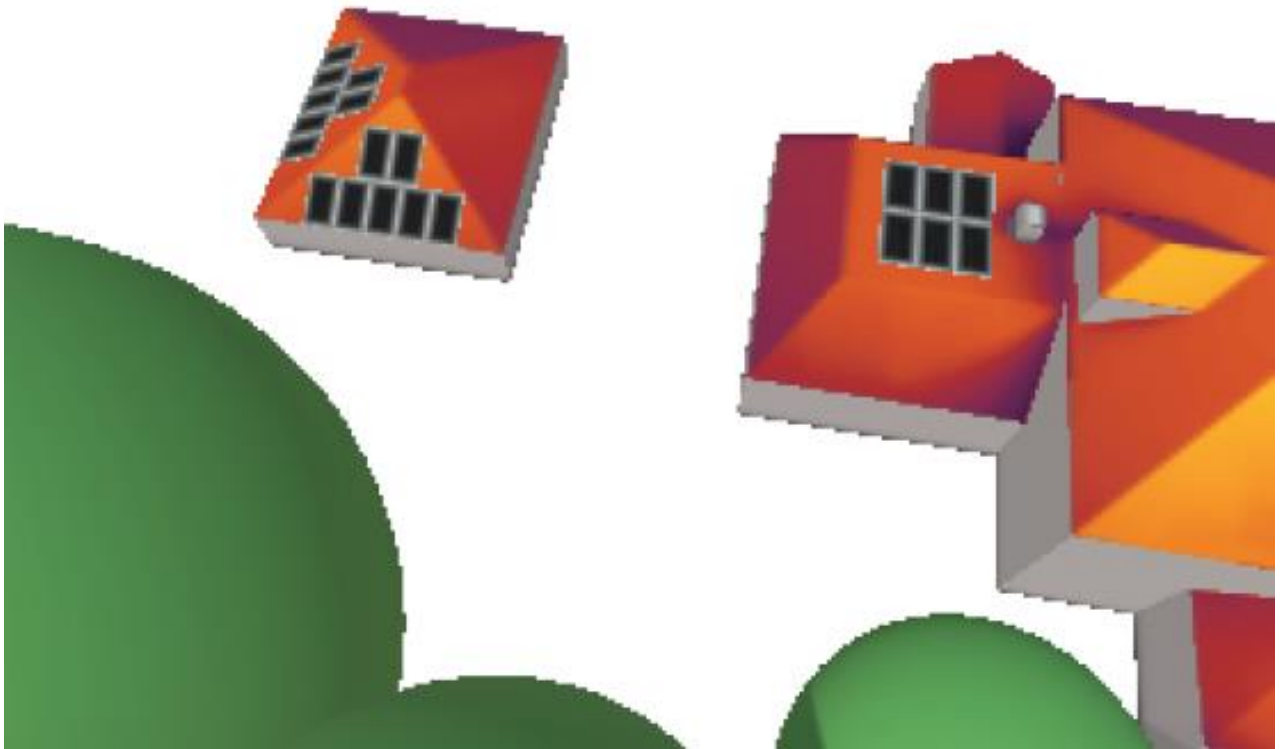
The applicant is seeking approval to install a 20-panel roof-mounted solar array on the south- and west-facing roof surfaces of the detached garage and the flat roof section on the rear of the house. The following drawings provide the specific locations of the solar panels.



View of the rear of the house, looking northeast from the back yard (photo from April 2020). Six solar panels proposed to be installed on flat area atop mansard roof.



Aerial rendering of proposed solar panel location (black rectangles). Jefferson Street is just out of view to the right.



Three-dimensional rendering of proposed solar panel location.

Standards

GENERAL UTILITY/OUTDOOR APPLIANCES (Abbreviated)

...

Solar Panels

All solar panels and associated mechanical or service equipment should not be located on a primary or character-defining elevation or roof, nor damage or obscure character-defining features of the resource. New solar panels mounted at grade level should be located in an area not visible from the street. New solar panels located on a sloped roof surface should be installed parallel to the roof, should match or be similar in color to the roof surface, should not extend more than eight (8) inches above the roof surface, and should be installed on the rear half of resources (typically a side- or rear-facing roof surface) out of view from the street. New solar panels located on flat roof surfaces should be located and positioned to reduce visibility from the street and should utilize existing architectural features (parapets, chimneys, dormers, etc.) to further limit their visibility.

Deliberation

I move that the HDC (approve/deny) the request to install a 20-panel roof-mounted solar array on the south- and west-facing roof surfaces of the detached garage and the flat roof section on the rear of the house to the location and installation specifications provided in the June 6th, 2023 HDC staff report as long as the work meets all zoning requirements and the necessary permits are obtained.

V. OTHER BUSINESS

HDC Public Outreach – The board has had past discussions on various means of better engaging with residents of the historic districts and the general public. Staff is requesting a general discussion of potential approaches to this goal.

Nelson House Update – Staff will provide an update regarding current and future efforts to promote the project.

VI. ADJOURN