

**Electronic Meeting of the City of Coldwater Downtown Historic District Commission
Video and Telephone Conferencing Meeting Notice
Wednesday, April 14, 2021 at 5:30 p.m.**

The City of Coldwater Downtown Historic District Commission will hold an Electronic Regular Meeting through Zoom, beginning at **5:30 p.m. on Wednesday, April 14, 2021**, for purpose of conducting such business that comes before the Downtown Historic District Commission. The meeting will take place electronically due to the COVID-19 Pandemic, current rates of infection in Branch County, social distancing requirements and gathering limitations in orders issued under the Public Health Code by Michigan's Director of Health and Human Services and pursuant to authorization for remote meetings found in Michigan's Open Meetings Act, MCL 15.263, as amended in Public Act 254 of 2020, authorizing remote meetings pursuant to established procedures in the event of a statewide or local state of emergency or disaster declared pursuant to law, charter, or local ordinance to preserve the personal health or safety of members of the public or the public body and the Coldwater City Council's declaration of a local state of emergency on March 22, 2021 in Resolution 21-18, which extended the authority for City Boards to conduct remote meetings until August 31, 2021, and the Branch County Board of Commissioners' December 8, 2020 declaration 2020-09 of a local state of emergency which extended authority to conduct remote meetings until December 31, 2021

For current and up-to-date information regarding the coronavirus, visit: <http://www.Michigan.gov/Coronavirus> or <http://www.CDC.gov/Coronavirus>.

Members of the public may view and participate in the meeting by the following methods:

ELECTRONIC DOWNTOWN HISTORIC DISTRICT COMMISSION MEETING ACCESS

For individuals who may wish to give public comment, the method for providing public comment during this remote-participation meeting is to call the following toll-free numbers:

1-888-475-4499 or 1-877-853-5257 (Meeting ID: 826 0046 5510) A Participant ID is not required.

Callers wishing to give public comment may call in before the meeting starts and wait in a "virtual waiting room." These instructions will be included in every official published agenda of the City Boards. Those calling in will be able to hear the audio of the City Board meeting, but they will be muted until called on. Callers who do not wish to give public comment are encouraged to view the meeting live-streamed on YouTube at, bit.ly/ColdwaterVideo and also on Skitter Channel 61.

ELECTRONIC DOWNTOWN HISTORIC DISTRICT COMMISSION BOARD MEETING PARTICIPATION

The following are the procedures by which members of the public may contact members of the public body to provide input or ask questions about any business that will come before it.

- To help meeting flow and organization, and consistent with Board procedures, all public comment will be taken during public comment periods at the beginning of the meeting and again at the end of the meeting.
- To make a public comment during a public comment period, press *9 on a touchtone phone or keypad to "raise your hand" to be called on. When called upon, press *6 to unmute your device. Then, please state your name and express your interest.
- The time limit for an individual's public comments shall remain five minutes.

Members of the public may contact Board members at the following email addresses to provide input on any business that will come before the Board at the meeting. To be considered at the meeting, emails must be posted no later than two hours before the meeting. Please specifically state if you want your comment read at the meeting.

- Chairman Randall Hazelbaker: rhazelbaker@coldwater.org
- Member Tamara Barnes: tbarnes@kvcc.edu
- Member Don Shemel: shemelscarpet@gmail.com
- Member Jenny Rakocy: jrakocy939@gmail.com
- Member Sarah Zimmer: sarahczimmer@gmail.com
- Member Flip Johnson: fjohnson@countyofbranch.com
- Member Tracy Kelley: tracy.l.kelley@edwardjones.com
- Zoning Administrator Dean Walrack: dwalrack@coldwater.org

You will find the agenda and materials to be considered at the meeting at: <http://www.coldwater.org/AgendaCenter>. Scroll down and select the specific public body and meeting to view the agenda and materials.

The City of Coldwater will provide reasonably necessary auxiliary aids for viewing the meeting including YouTube and Skitter Channel 61, and will provide Closed Captioning upon request. If other aids are needed for persons with disabilities, please contact the City Clerk at sheath@coldwater.org at least 24 hours in advance of the meeting.

Technical support for this meeting will be available by calling the CBPU Help Desk at 517-279-1330.

Remote Meeting
5:30 P.M.

CITY OF COLDWATER DOWNTOWN HISTORIC
DISTRICT COMMISSION
Wednesday April 14, 2021 Regular Meeting

AGENDA

ROLL CALL

MINUTES

1. Downtown Historic District Commission regular meeting of July 8, 2020

PUBLIC COMMENTS

PROJECT REVIEW

OLD BUSINESS

NEW BUSINESS

2. **Resolution 21-24** A resolution regarding the 2022 Meetings of the Coldwater Downtown Historic District Commission.
3. **Staff Summary- Demolition by Neglect** An overview of the concept of Demolition by Neglect and actions the Historic District Commission may take to prevent it.
4. **2020 Annual Report**

PUBLIC COMMENTS

ADJOURNMENT

Next meeting – Wednesday May 12, 2021

Council Chamber
Henry L. Brown Municipal Bldg.
One Grand Street
Coldwater, Michigan



July 8, 2020
5:30 p.m.
(517) 279-9501
www.coldwater.org

HISTORIC DISTRICT COMMISSION
ELECTRONIC REGULAR MEETING

Any interested person or group may address the City Historic District Commission on any agenda item when recognized by the presiding officer or upon request of any Commission Member. Also, any interested person or group may address the Historic District Commission on any matter of concern not on the Agenda during the agenda item designated Public Comment. The comment of any member of the public or any special interest group may be limited in time. Such limitation shall not be less than five minutes unless otherwise explained by the presiding officer, subject to appeal by the Commission.

For individuals who may wish to give public comment, the method for providing public comment during this remote-participation meeting is to call the following toll-free numbers:

1-888-475-4499 or 1-877-853-5257 (Meeting ID: 863 3248 8127) Participant ID is not required.

Callers wishing to give public comment may call in before the meeting starts and wait in a “virtual waiting room.” Those calling in will be able to hear the audio of the City Historic District Commission meeting, yet their microphone will be muted. Callers who do not wish to give public comment are encouraged to view the meeting live-streamed on YouTube at, bit.ly/ColdwaterVideo.

ROLL CALL

MEMBERS PRESENT: Chairman Hazelbaker called the meeting to order at 5:30 p.m. with the following members present: Tamara Barnes, Flip Johnson, Tracy Kelley, Don Shemel, Sarah Zimmer and Jenny Rakocy.

MEMBERS ABSENT: Jenny Rakocy and Don Shemel.

OTHERS PRESENT: Dean Walrack, Susan Heath, Pat Pool, Closed Captioner, Tony Szafranski, John Phebus, Scott Morrison, Randy Case and two others.

*Commissioner Jenny Rakocy arrived at 5:37 p.m.

1. APPROVAL OF MINUTES – October 09, 2019

Commission Action: Motion by Commissioner Zimmer, seconded by Commissioner Johnson, to approve and place on file the October 9, 2019 HDC Regular Minutes, as presented.

Roll Call Vote:

Ayes: Commissioner: Tamara Barnes, Flip Johnson, Tracy Kelley, Sarah Zimmer, Jenny Rakocy

COLDWATER CITY HISTORIC DISTRICT COMMISSION MINUTES

July 8, 2020 – 5:30 p.m.

and Chairman Hazelbaker.

Nays: Commissioner: None.

Motion carried.

PUBLIC COMMENTS

None

PROJECT REVIEW

2. HDC20-01 A request by Bill and Cheryl Flickinger to replace rear windows with historic reproductions at the historically contributing structure located at 22 W. Chicago St.

Administrator Dean Walrack presented the background for 22 W. Chicago St. a contributing structure to the Downtown Coldwater Historic District. The current owners have been working on an extensive restoration and have appeared before this body in the past in order to gain approval for a new first-story façade, as well as for some small alterations and the temporary removal of the rear windows. The applicants are now requesting permission to reconstruct the rear second-story windows to match evidence of what are assumed to be either original or early replacements. The Historic District Inventory lists this building's year of construction at 1894. It is a two-story commercial building. The intended use will be a restaurant on the first story and the basement with office space on the second story.

Chapter 1490 of the Codified Ordinances of the City of Coldwater outlines the rules and responsibilities for work within a designated local historic district. In addition, the ordinance sets forth the five public purposes of pursuing historic preservation by the City. They are:

1. Safeguard the heritage of the City of Coldwater
2. Stabilize and improve property values in each district and surrounding areas.
3. Foster civic beauty.
4. Strengthen the local economy.
5. Promote the use of historic districts for the education, pleasure, and welfare of the citizens of the City of Coldwater and of the State of Michigan.

In implementing the five goals outlined above, the commission is tasked with determining whether the proposed awning removal meets the following conditions as an alteration to the district from the Secretary of the Interior's Standards for Rehabilitation:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

COLDWATER CITY HISTORIC DISTRICT COMMISSION MINUTES

July 8, 2020 – 5:30 p.m.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

In addition to the Secretary of the Interior's ten Standards, the Commission shall also consider the following per Section 1490.09(b) of the City of Coldwater Historic District Code:

1. The historic or architectural value and significance of the resource and its relationship to the historic value of the surrounding area.
2. The relationship of any architectural features of the resource to the rest of the resource and to the surrounding area.
3. The general compatibility of the design, arrangement, texture, and materials proposed to be used.
4. Other factors, such as aesthetic value, that the Commission finds relevant.
5. Whether the applicant has certified in the application that the property where the work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRossettHale Single State Construction Code Act, 1972 PA 230, MCL 125.1501 to 125.1531.

COLDWATER CITY HISTORIC DISTRICT COMMISSION MINUTES

July 8, 2020 – 5:30 p.m.

Additionally, per Section 1490.12, a Notice to Proceed may be issued if any of the following conditions are found to prevail:

- a) The resource constitutes a hazard to the safety of the public or to the structure's occupants.
- b) The resource is a deterrent to a major improvement program that will be of substantial benefit to the community and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing, and environmental clearances.
- c) Retaining the resource will cause undue financial hardship to the owner when a governmental action, an act of God, or other events beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value or moving the resource to a vacant site within the historic district, have been attempted and exhausted by the owner.
- d) Retaining the resource is not in the interest of the majority of the community.

As outlined by local ordinance and provided for by State law, an appeal of a decision by a local Historic District Commission may be heard by the State Historic Preservation Review Board or to the local circuit court.

STAFF FINDINGS – Staff has reviewed the proposed activities for their relation to the criteria listed in the above sections of this report and has reached the following opinions for consideration of the Historic District Commission.

Secretary of the Interior's Standards: Staff believes that the proposed alteration may pertain most closely to Secretary of the Interior's Standards 4 (that certain alterations may eventually gain historic significance in their own right) and 6 (that repairs should match original visual qualities). Standard 3. While the current rear window designs may be old enough to have gained a historic significance, Staff does not believe that they offer any particular architectural or historic value. Standard 6. The applicant has found what they believe is the profile of the original windows after removal of interior wallboard. The applicant has contracted a historic window restoration firm to recreate windows to match these profiles.

Local Design Review Standards and Guidelines: Staff believes that the proposed work will satisfy all of the local design review standards and guidelines identified in Section 1490.09(b) of the City of Coldwater Historic District Code.

STAFF RECOMMENDATION – City of Coldwater Staff's opinion is that the petition be approved based on the following:

- Petition HDC20-01 significantly aligns with the Public Purposes laid out in Ordinance 1490.02.
- Petition HDC20-01 significantly aligns with the Secretary of the Interior's Standards for Rehabilitation, specifically Standards 3 and 6.
- Petition HDC20-01 significantly aligns with the Design Considerations laid out in Section 1490.09(b) of the City of Coldwater Historic District Code.

The commission can choose to either approve, deny, or postpone the request for further information.

COLDWATER CITY HISTORIC DISTRICT COMMISSION MINUTES

July 8, 2020 – 5:30 p.m.

Commission Action: Motion by Commissioner Johnson, seconded by Commissioner Kelley, to approve the Certificate of Appropriateness to the City of Coldwater for HDC20-01 reconstruction of the second-story windows to a previous profile at the second story of the contributing commercial structure located at 22 W. Chicago St., as it aligns with all the criteria as laid out in the City of Coldwater Historic District Code, as presented.

Roll Call Vote:

Ayes: Commissioner: Flip Johnson, Tracy Kelley, Sarah Zimmer, Jenny Rakocy, Tamara Barnes and Chairman Hazelbaker.

Nays: Commissioner: None.

Motion carried.

3. HDC20-02 A request from Coldwater Leisure, LLC to construct a 2,300 sq. ft. addition to the historically non-contributing building located at 50 E. Chicago St.

Administrator Dean Walrack presented the background for 50 E. Chicago St. a non-contributing structure to the Downtown Coldwater Historic District. The applicant currently operates a restaurant with outdoor dining area at the location and is proposing to construct a new addition with a second kitchen and dining area to the rear (south) of the current patio with outdoor seating to remain at the front (north) area adjacent to E. Chicago St. and S. Hudson St. The Historic District Inventory lists this building's year of construction at 1959. It is a one-story commercial building. The intended use will be a restaurant.

STAFF FINDINGS – Staff has reviewed the proposed activities for their relation to the criteria listed in the above sections of this report and has reached the following opinions for consideration of the Historic District Commission.

Secretary of the Interior's Standards: As the building is non-contributing and retains very little original character from its 1959 construction, Staff has not conducted an extensive review of the proposal against the Secretary of the Interior's Standards.

Local Design Review Standards and Guidelines: Staff believes that the proposed work will satisfy all of the local design review standards and guidelines identified in Section 1490.09(b) of the City of Coldwater Historic District Code.

STAFF RECOMMENDATION – City of Coldwater Staff's opinion is that the petition be approved based on the following:

- Petition HDC20-02 significantly aligns with the Public Purposes laid out in Ordinance 1490.02.
- Petition HDC20-02 does not require review against the Secretary of the Interior's Standards for Rehabilitation.
- Petition HDC20-02 significantly aligns with the Design Considerations laid out in Section 1490.09(b) of the City of Coldwater Historic District Code.

COLDWATER CITY HISTORIC DISTRICT COMMISSION MINUTES

July 8, 2020 – 5:30 p.m.

The commission can choose to either approve, deny, or postpone the request for further information.

Commission Action: Motion by Commissioner Rakocy, seconded by Commissioner Zimmer, to approve the Certificate of Appropriateness to the City of Coldwater for HDC20-02 for the building addition to the non-contributing commercial structure located at 50 E. Chicago St., as it aligns with all the criteria as laid out in the City of Coldwater Historic District Code, as presented.

Roll Call Vote:

Ayes: Commissioner: Tracy Kelley, Sarah Zimmer, Jenny Rakocy, Tamara Barnes, Flip Johnson and Chairman Hazelbaker.

Nays: Commissioner: None.

Motion carried.

*Commissioner Don Shemel arrived at 5:46 p.m.

4. HDC20-03 A request by DWV Properties, LLC to install an outdoor seating area and a second-story deck behind the historically contributing buildings located at 41 and 47 W. Chicago St.

Administrator Dean Walrack presented the background for 41 & 47 W. Chicago St. contributing structures to the Downtown Coldwater Historic District.

The current owners have been working on an extensive restoration and have appeared before this body in the past in order to gain approval for second and third floor window replacements, reconstructed first-floor facades, replacement of first-floor windows, installation of new signboard, and tuck pointing and painting of the exteriors. The applicant is currently in the process of entering into an agreement with the City to install exterior seating on the concrete walk at the buildings' rear (south) with a steel deck to serve the second story.

The Historic District Inventory lists these buildings' year of construction at 1869. They are three-story commercial buildings. The applicant is intending to operate a restaurant and bar on all three levels of the buildings, as well as potential commercial space on the ground floor of 41 W. Chicago St. as well as a personal fitness use on the third floor.

STAFF FINDINGS – Staff has reviewed the proposed activities for their relation to the criteria listed in the above sections of this report and has reached the following opinions for consideration of the Historic District Commission.

Secretary of the Interior's Standards: Staff believes that the proposed alteration may pertain most closely to Secretary of the Interior's Standards 9 (that new construction shall not destroy any historic material or characteristics and shall be differentiated from original structures) and 10 (that new construction be able to be removed if necessary).

COLDWATER CITY HISTORIC DISTRICT COMMISSION MINUTES

July 8, 2020 – 5:30 p.m.

Standard 9. The deck will be adjacent to the building and not physically attached and will not damage any existing material. It will be constructed of steel and will be clearly differentiated from the historic structures and non-conjectural.

Standard 10. The deck will not be physically attached to the structures and any removal will be easily performed in a way which will not damage the buildings.

Local Design Review Standards and Guidelines: Staff believes that the proposed work will satisfy all of the local design review standards and guidelines identified in Section 1490.09(b) of the City of Coldwater Historic District Code.

STAFF RECOMMENDATION – City of Coldwater Staff’s opinion is that the petition be approved based on the following:

- Petition HDC20-03 significantly aligns with the Public Purposes laid out in Ordinance 1490.02.
- Petition HDC20-03 significantly aligns with the Secretary of the Interior’s Standards for Rehabilitation, specifically Standards 9 and 10.
- Petition HDC20-03 significantly aligns with the Design Considerations laid out in Section 1490.09(b) of the City of Coldwater Historic District Code.

The commission can choose to either approve, deny, or postpone the request for further information.

Commission Action: Motion by Commissioner Kelley, seconded by Commissioner Rakocy, to approve the Certificate of Appropriateness to the City of Coldwater for HDC20-03 for the building addition to the non-contributing commercial structure located at 41 & 47 W. Chicago St., as it aligns with all the criteria as laid out in the City of Coldwater Historic District Code, as presented.

Roll Call Vote:

Ayes: Commissioner: Don Shemel, Sarah Zimmer, Jenny Rakocy, Tamara Barnes, Flip Johnson, Tracy Kelley and Chairman Hazelbaker.

Nays: Commissioner: None.

Motion carried.

5. HDC20-04 A request by Corona Smoke Shop to install signage and an overhead door at the buildings located at 27 W. Chicago St. (historically non-contributing) and 4 S. Monroe St. (historically contributing).

Administrator Dean Walrack presented the background for 27 W. Chicago St., non-contributing structure in the Downtown Coldwater Historic District. The building has recently been purchased and has transitioned from a retail use to a more experience-oriented retail and service use. The Historic District Inventory lists the building’s year of construction at 1971. It is a two-story commercial building. The applicant is intending to operate a cigar purchasing and smoking establishment and bar in this building and in the building immediately adjacent at 6 S. Monroe St.

COLDWATER CITY HISTORIC DISTRICT COMMISSION MINUTES

July 8, 2020 – 5:30 p.m.

STAFF FINDINGS – Staff has reviewed the proposed activities for their relation to the criteria listed in the above sections of this report and has reached the following opinions for consideration of the Historic District Commission.

Secretary of the Interior’s Standards: As the building is non-contributing, Staff has not conducted an extensive review of the proposal against the Secretary of the Interior’s Standards.

Local Design Review Standards and Guidelines: Staff believes that the proposed work will satisfy all of the local design review standards and guidelines identified in Section 1490.09(b) of the City of Coldwater Historic District Code.

STAFF RECOMMENDATION - City of Coldwater Staff’s opinion is that the petition be approved based on the following:

- Petition HDC20-04 significantly aligns with the Public Purposes laid out in Ordinance 1490.02.
- Petition HDC20-04 does not require review against the Secretary of the Interior’s Standards for Rehabilitation.
- Petition HDC20-04 significantly aligns with the Design Considerations laid out in Section 1490.09(b) of the City of Coldwater Historic District Code.

The commission can choose to either approve, deny, or postpone the request for further information.

Commission Action: Motion by Commissioner Johnson, seconded by Commissioner Zimmer, to approve the Certificate of Appropriateness to the City of Coldwater for HDC20-04 for the building addition to the non-contributing commercial structure located at 27 W. Chicago St., as it aligns with all the criteria as laid out in the City of Coldwater Historic District Code, as presented.

*Commissioner Don Shemel was absent from the meeting during the voting on this matter.

Roll Call Vote:

Ayes: Commissioner: Sarah Zimmer, Jenny Rakocy, Tamara Barnes, Flip Johnson, Tracy Kelley, and Chairman Hazelbaker.

Nays: Commissioner: None.

Motion carried.

6. HDC20-05 A request by Coldwater Executive Suites, LLC to repair or remove planters from the historically contributing building at 28 W. Chicago St.

Administrator Dean Walrack presented the background for 28 W. Chicago St. a contributing structure to the Downtown Coldwater Historic District. The owners are seeking to repair a leak into the basement of the building which is coming from the area of the planters, necessitating their removal to perform the repairs. The applicant’s desire is to replace the planters as they exist

COLDWATER CITY HISTORIC DISTRICT COMMISSION MINUTES

July 8, 2020 – 5:30 p.m.

presently, however if they are unable to match the sandstone faux-block appearance, they may seek to remove the planters.

The building was constructed in 1914 and received its present sandstone façade in the early 1930s. Staff was able to locate one picture from 1941 without the planters installed. It is a three-story commercial building, currently used as office suites.

STAFF FINDINGS – Staff has reviewed the proposed activities for their relation to the criteria listed in the above sections of this report and has reached the following opinions for consideration of the Historic District Commission.

Secretary of the Interior’s Standards: Staff believes that the proposed alteration may pertain most closely to Secretary of the Interior’s Standards 2 (that alteration of characteristic features shall be avoided); 4 (that changes which have acquired their own historic significance shall be preserved); 5 (that distinctive features characteristic of a property shall be retained); and 6 (that deteriorated features shall be repaired or if replacement is necessary that it shall match the original in all textural and visual qualities).

Standard 2. While not original to the 1930s remodel, the planters are a distinctive ground-level feature of the building. Staff recommends that all efforts be made to restore the planters.

Standard 4. The planters were not original to the building, nor to the major renovation in the 1930s, but appear to have been installed approximately 80 years ago and have gained historic significance in their own right.

Standard 5. The planters may not be the defining feature of the building’s classic revival façade, but they may be seen to be a distinctive feature of the building.

Standard 6. Any repairs or replacements performed should match either the current planters or the original façade to the greatest possible extent.

Local Design Review Standards and Guidelines: Staff believes that the proposed work will satisfy all of the local design review standards and guidelines identified in Section 1490.09(b) of the City of Coldwater Historic District Code.

STAFF RECOMMENDATION – The commission can choose to either approve, deny, or postpone the request for further information.

Commission Action: Motion by Commissioner Zimmer, seconded by Commissioner Shemel, to approve the Certificate of Appropriateness to the City of Coldwater for HDC20-05 for the replacement or removal of planters with the intent to allow applicant to install a façade that is similar to the texture and quality of the current planters at the contributing commercial structure located at 27 W. Chicago St., as it aligns with all the criteria as laid out in the City of Coldwater Historic District Code, as presented.

*Commissioners Jenny Rakocy and Tracy Kelley were absent from the meeting during the voting on this matter.

Roll Call Vote:

Ayes: Commissioner: Tamara Barnes, Flip Johnson, Don Shemel, Sarah Zimmer and Chairman

COLDWATER CITY HISTORIC DISTRICT COMMISSION MINUTES

July 8, 2020 – 5:30 p.m.

Hazelbaker.

Nays: Commissioner: None.

Motion carried.

OLD BUSINESS

None

NEW BUSINESS

7. **Resolution 20-07** A resolution regarding the 2021 Meetings of the Coldwater Planning Commission.

Commission Action: Motion by Commissioner Shemel, seconded by Commissioner Johnson, to adopt Resolution No. 20-07 (attached in Addendum A), as presented.

Roll Call Vote:

Ayes: Commissioner: Tamara Barnes, Flip Johnson, Don Shemel, Sarah Zimmer, Jenny Rakocy and Chairman Hazelbaker.

Nays: Commissioner: None.

Motion carried.

8. Administrator Walrack presented an update on activity in the Downtown Historic District area:

- DDA Façade Rebate Grants
- Two Bandits Brewery coming to the downtown
- Lefty's building renovation continues
- Craft Out Loud open in the Kerr Building
- Good, Better Best in the Dally Tire Building
- New overhead lighting on the South Monroe Street

ADJOURNMENT – Next meeting Wednesday, August 12, 2020.

There being no further business to come before the Historic District Commission, Chairman Hazelbaker declared the meeting adjourned at 6:23 p.m.

Susan E. Heath, CMC
City Clerk

**CITY OF COLDWATER
RESOLUTION NO. 20-29**

A RESOLUTION REGARDING THE 2021 MEETINGS OF THE COLDWATER DOWNTOWN HISTORIC DISTRICT COMMISSION:

WHEREAS, pursuant to Section 5(2) of Act 267 of 1976, the Open Meetings Act, the Coldwater Historic District Commission must establish and post notice of its regularly scheduled meetings; and

WHEREAS, regular Historic District Commission meetings are held at 5:30 p.m. local time on the **second Wednesday** of each month in the Coldwater City Council Chambers located at One Grand Street, Coldwater, Michigan, unless otherwise stated; and

WHEREAS, a regular meeting may be rescheduled or a special meeting canceled upon eighteen (18) hours' posted notice; and

WHEREAS, the City of Coldwater 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 at the meeting upon one week's notice to the City Clerk's office by writing or calling the following: City Clerk, One Grand Street, Michigan 49036, (517) 279-9501; and

WHEREAS, questions regarding meetings should be directed to the Planning and Zoning Administrator at One Grand Street, Coldwater, Michigan, (517) 279-6926.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

That the **Coldwater Historic District Commission Meetings for 2021** are scheduled for the following dates:

January 13
February 10
March 10
April 14
May 12
June 9
July 14
August 11
September 8
October 13
November 10
December 8

AYES: 9
NAYS: 0
ABSENT: 0



Randall Hazelbaker, Chairman

Dated: 7-8-2020

**CITY OF COLDWATER
RESOLUTION NO. 21-24**

**A RESOLUTION REGARDING THE 2022 MEETINGS OF THE
COLDWATER DOWNTOWN HISTORIC COMMISSION**

WHEREAS, pursuant to Section 5(2) of Act 267 of 1976, the Open Meetings Act, the Coldwater Historic District Commission must establish and post notice of its regularly scheduled meetings; and

WHEREAS, regular Historic District Commission meetings are held at 5:30 p.m. local time on the **second Wednesday** of each month in the Coldwater City Council Chambers located at One Grand Street, Coldwater, Michigan, unless otherwise stated; and

WHEREAS, a regular meeting may be rescheduled or canceled or a special meeting may be called upon eighteen (18) hours' posted notice; and

WHEREAS, the City of Coldwater 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 at the meeting upon one week's notice to the City Clerk's office by writing or calling the following: City Clerk, One Grand Street, Michigan 49036, (517) 279-9501; and

WHEREAS, questions regarding meetings should be directed to the Planning and Zoning Administrator at One Grand Street, Coldwater, Michigan, (517) 279-6926;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

That the **Coldwater Historic District Commission Meetings for 2022** are scheduled for the following dates:

January 12
February 9
March 9
April 13
May 11
June 8
July 13
August 10
September 14
October 12
November 9
December 14

AYES:
NAYS:
ABSENT:

Randall Hazelbaker, Chairman
Dated: _____

Date: April 9, 2021

INFORMATIONAL STAFF REPORT TO THE HISTORIC DISTRICT COMMISSION

DEMOLITION BY NEGLECT

“Demolition by Neglect” is a term which is defined in both the Michigan Local Historic Districts Act (PA 169 of 1970) and the City of Coldwater Historic District Code (Section 1490) as “...neglect in maintaining, repairing, or securing a resource that results in deterioration of an exterior feature of the resource or the loss of structural integrity of the resource.”

This concept exists to give an extra extent of protection to resources throughout the Historic District by preventing the owner of a resource from letting the building deteriorate to an extent to which is either collapses on itself or that it becomes so unsafe that it presents a public risk.

If a resource is found to be threatened by Demolition by Neglect, the Historic District Commission may require the owner to make the necessary repairs to all items contributing to the condition of the building. If the repairs are not made, the Commission may, through the City or its agents, enter the property and make the necessary repairs to stabilize a resource. Any costs for such work shall be charged to the owner and may be levied as a special assessment against the property. The City will be required to obtain an order through the 15th Circuit Court.

Respectfully submitted,



Dean Walrack
Planning and Zoning Administrator
City of Coldwater
dwalrack@coldwater.org
517-279-6926



COLDWATER

M I C H I G A N • 1 8 6 1

**2020 ANNUAL REPORT
CITY OF COLDWATER
PLANNING AND ZONING**

Dean Walrack, Planning and Zoning Administrator

NEIGHBORHOOD SERVICES DEPARTMENT

Debra Sikorski, Assessor/Neighborhood Services Director
Kenneth Fickle, Building Inspector & Stormwater Operators
Shauna Chavez, Administrative Assistant & Deputy Clerk
Samantha Albright, Administrative Assistant & MI Certified Assessor
Luz Albarran, Administrative Assistant
Jason Goss, Community Services Officer

TABLE OF CONTENTS

FORWARD

Introduction..... 3

PUBLIC BODIES

Planning Commission..... 4

Zoning Board of Appeals 8

Downtown Coldwater Historic District Commission 10

2019 Staff and Official Training 12

ADDITIONAL MATERIAL

Goals & Visions of 2017 Master Plan (2017)..... 13

Goals & Objectives of Recreation Plan (2019) 15

Goals & Objectives of Downtown Development Authority (2002) 17

2019 Planning Commission Activity Map..... 18

2019 Historic District Commission Activity Map..... 19

Introduction

The following is a report of 2020's activities of the City of Coldwater Planning Commission, Zoning Board of Appeals, Downtown Historic District Commission, and select actions of the City Council as they relate to the city's planning efforts.

These bodies will be briefly identified with their purpose, membership, a summary of how this membership is appointed, and a brief overview of each's actions throughout 2020. This report will be closed with a listing of the goals and vision from the City's 2017 master plan, the goals and objectives of the City's 2019 recreation plan, and the goals and objectives of the City's downtown development authority plan and along with zoning maps identifying the applications to each body.

In 2020, the Neighborhood Services Department pursued 711 code enforcement issues including local ordinances, International Property Maintenance Code and Michigan Building Code, and Coldwater Zoning Ordinance: 29 zoning violations and 9 sign violations. The Neighborhood Service Department was awarded a Neighborhood Enhancement Program grant through the MI State Housing Development to help make improvements to privately-owned single-family homes in the Irwin Park neighborhood in the City's Second Ward.

It is essential that I recognize the tremendous staff which makes up the Neighborhood Services Department, who provide support to each of the aforementioned public bodies. The Neighborhood Services Department is directed by City Assessor Debra Sikorski. Our dedicated administrative assistance staff includes Luz Albarran, Shauna Chavez who is also our Deputy Clerk, and Samantha Albright who is Deputy Assessor. Both Shauna and Luz are fluent Spanish speakers, as well which has been of great benefit to our office and to our community. Jason Goss in our Community Services Officer and Ken Fickle is our Building Official and Stormwater Operator, holding a general contractor's license and decades of experience in building trades, inspection and enforcement, as well as in serving as a backup inspector and construction board member for other local municipalities.

Finally, I must acknowledge each of our board, commission, and council members for their commitment and willingness to devote nights and weekends to reading bureaucratic reports, attend evening meetings, familiarizing themselves with municipal ordinances, and often making difficult decisions.

My sincere thanks to you for your service to our community,



Dean Walrack

Planning Commission

Purpose

The Planning Commission functions as an advisory body to the City Council. The members are tasked with crafting recommendations on land use policy and to administer compliance with City standards through reviewing Site Plans and applications for Special Use Permits.

Commission Members:

Aloha Miller (Chair) 11/1991– 5/2021

Michael Beckwith (council)	11/2018 – 4/2021	Mayor Thomas Kramer	11/2011 – 11/2021
Salwa Alsuraimi	10/2020 – 5/2022	Jeffrey Budd (staff)	12/2010 – 5/2021
Jessika Cole	9/2013 – 5/2022	Vice-Chair Aaron Garn	5/2011 – 5/2021
R. David Rumsey	11/2011 – 5/2023	Christopher Stevens	4/2009 – 5/2022

Summary

The Planning Commission is made up of nine members who are appointed by the City Council. At least one Commissioner is to be a member of the City Council and another may be a non-resident member. All meetings of the Planning Commission take place in the Council Chambers at 5:30 P.M. on the first Monday of the month and are open to the public. All agendas are posted to the City's bulletin board and are posted to the City's website the Friday before each meeting.

2020 Planning Commission Meetings

During 2020, the Planning Commission conducted nine regular meetings, and three special meetings. Following is a summary of Planning Commission Action from the past year:

DATE

ACTION

1-20-20

Public Hearing – Special Use Permit – SUP20-01 – A proposal to consider a Rooming or Boarding House special use at 55 Church St.
Not Approved 3-3

Old Business - Ordinance Discussion – Draft Solar Energy Facility Ordinance.

Old Business - Ordinance Discussion – Draft Marihuana Establishment Ordinance.

2-3-20

New Business – Site Plan Review – SPR20-01 – A request by the American Moslem Society to construct a Religious Assembly and building at the property located at 129 Perkins Street, Coldwater, MI.
Tabled 7-0

2-27-20

Old Business - Special Use Permit - Petition SUP20-01 – A request by the American Moslem Society to construct a Religious Assembly and building at the property located at 129 Perkins Street, Coldwater, MI.
Approved 7-0

New Business - Ordinance Discussion – Memo and a map from City Attorney regarding Marihuana Ordinance to be further discussed in future meetings.

4-2-20 **New Business – Site Plan Review - Petition SPR20-02** – A request by the Grand Vista Assisted Living, LLC to build a Convalescent Care Facility at 300 Vista Dr.
Approved 8-0

4-20-20 **Old Business - Ordinance Discussion** – A discussion to finalize a Draft Ordinance to be presented at a Public Hearing to be held at the next available meeting.
Approved 8-1

6-1-20 **New Business – Zoning Ordinance – Recreational Marihuana Establishment Ordinance** – A discussion to finalize a Draft Ordinance.
Approved 7-0

New Business – Ordinance Discussion – Motion by Commissioner Rumsey, seconded by Commissioner Stevens, to direct staff to review and estimate a timeline for a provision for medical marihuana, as presented.
Approved 5-2

7-6-20 **Old Business - Ordinance Discussion - Medical Marihuana Facilities Ordinance** Information regarding the timeline and costs associated with operating Medical Marihuana Facilities and Recreational Marihuana Establishments.

New Business - Site Plan Review - Petition SPR20-03 – A request by Gates Prime Commercial Group, LLC to build a five-building, 40-unit multi-family residential development at the 2.9 acres property located at the corner of Northshore Dr. an W. Chicago St.
Approved 9-0

New Business - Site Plan Review - Petition SPR20-04 – A Request by Coldwater Leisure, LLC to build a 2,300 sq. ft. addition to the existing 3,500 sp. Ft. restaurant building located at 50 E. Chicago St.
Approved 9-0

New Business - Resolution 20-07 - A resolution regarding the 2021 Meetings of the Coldwater Planning Commission.
Approved 9-0

8-17-20 **Public Hearing - Special Use Permit - Petition SUP20-02** – A request by Prairie Built Barns of Coldwater Sales & Design Center, LLC to operate an Outdoor Display and Sales of merchandise at 373 N. Willowbrook Rd.
Approved 6-2

Public Hearing – Rezoning - Petition RZN20-01 – A request by Abdulhameed Nasser to rezone the .25 acres property at 122 S.

Jefferson St. from A-2 One & Two-Family Residential to C-1 Community Business District.

Denied 8-0

New Business – Staff Information – A demonstration of the new ClearZoning ordinance format by Jill Bahm.

New Business – Ordinance Discussion – A proposal to change the buffers between Marihuana Establishments in the commercial zoning districts.

Approved 4-3

9-8-20

Public Hearing – Zoning Text Amendment – ZTA20-01 – An amendment to Sections 1288.03, 1291.03, and 1295.05 of the Coldwater Zoning Ordinance to enable Adult Use Recreational Marihuana Retail and Microbusiness Establishments in the C-2 Central Business District and C-4 General Business District with no buffers between Establishments.

Approved 6-3

Public Hearing – Zoning Text Amendment – ZTA20-02 – An amendment to Section 1278.03 of the Coldwater Zoning Ordinance to enable Retail Sales as a Special Use within an A-2 One & Two-Family Residential District.

Approved 8-1

Public Hearing – Zoning Ordinance Adoption – A recommendation to the Coldwater City Council to convert the Coldwater Zoning Ordinance to the ClearZoning format by Giffels-Webster.

Approved 9-0

10-5-20

New Business – Ordinance Discussion – A proposal to amend the City of Coldwater Site Plan Review and Special Land Use procedures to streamline development within the City.

New Business – Ordinance Discussion – Animal Ordinance A proposal to amend the City of Coldwater Animal Ordinance to enable a more orderly keeping of animals throughout the City.

11-16-20

Public Hearing - Special Use Permit - Petition SUP20-03 – A request from Revolution Strains, Inc. to consider a Special Land Use Permit for the operation of an Adult Use Recreational Marihuana Retail Establishment located at 734 E. Chicago St.

Approved 7-1

Public Hearing – Zoning Text Amendment – ZTA20-03 – A proposal to amend the City of Coldwater Site Plan Review and Special Land Use procedures to streamline development within the City.

Approved 8-0

Public Hearing – Zoning Text Amendment – A proposal to amend the City of Coldwater Zoning Ordinance Chapter 1299.15 Home Occupations.

Approved 7-0-1 abstained

Public Hearing – Zoning Text Amendment – A proposal to amend the City of Coldwater Zoning Ordinance Chapter 1294.05 Signs in the C-1, C-3, C-4, D-1, and D-2 Districts.

No action taken

Old Business – Ordinance Discussion – A brief discussion regarding the City’s small and large animal ordinances.

12-7-20

Public Hearing - Special Use Permit - Petition SUP20-04 – 4 A request from Green Bronco, LLC to consider a Special Land Use Permit for the operation of an Adult Use Recreational Marihuana Retail Establishment located at 365 N. Willowbrook Rd. Ste. A.

Approved 7-0

Zoning Board of Appeals

Purpose

The Zoning Board of Appeals (ZBA) is the only board authorized to interpret, waive and modify requirements of the City of Coldwater Zoning Ordinance. The ZBA is an appellate body which hears individual situations where an owner feels that the zoning ordinance creates a hardship particular to their property. Decisions made by the Zoning Board of Appeals are final, with appeal granted only by the 15th Judicial Circuit Court.

Each application is judged against the following five criteria:

- A. *That special conditions and circumstances exist which are peculiar to the land, land use, structure or building in the same zoning district so as to present such a unique situation that a precedent will not be established for other properties in the district to also ask the same or similar change through the zoning appeal procedure.*
- B. *Such variance is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and in the vicinity. The possibility of increased financial return shall not of itself be deemed sufficient to warrant a variance.*
- C. *The authorization of such variance will not be of substantial detriment to adjacent property and will not naturally impair the intent and purpose of this Zoning Code or the public interest.*
- D. *That granting of the variance requested will not confer on the applicant any special privilege that is denied by the provisions of this Zoning Code to other lands, structures or buildings in the same zoning district.*
- E. *That the reasons set forth in the application for the variance justify the granting of the variance and the variance is the minimum variance that will make possible the reasonable use of the land, building or structure in the zoning district in which it is located.*

Board Members:

Michael Renshaw (Chair) 10/1996 – 5/2023

David Cole	10/2020 – 5/2021	Joseph Hayes	5/2016 – 5/2022
Michael Eddy	6/2004 – 5/2022	Gordon Swan	2/2004 – 5/2023

Alternate Members			
James Bilsborrow	12/2006 – 5/2023	Jeffrey Holbrook	8/2016 – 5/2021

Summary

The Zoning Board of Appeals consists of five members who are appointed by the City Council. The City Council may also appoint not more than two alternate members to act in accordance with procedures specified in the City of Coldwater Zoning Ordinance. The Zoning Board of Appeals conducts regular, public meetings in City Council Chambers on the main floor of City Hall on the third Wednesday of each month at 4:30 p.m. Special meetings are also conducted as needed. Meeting agendas are posted on the City Hall bulletin board on the Friday preceding the meeting, as well as on the City of Coldwater's web site.

2020 Zoning Board of Appeals Meetings

During 2020, the Zoning Board of Appeals conducted two regularly scheduled meetings, and one special meetings. Following is a summary of Zoning Board of Appeals Action from the past year:

2-19-20 **New Business – ZBA20-01** - A request by the American Moslem Society, located at 129 Perkins St. for a 19 ft. dimensional rear yard variance to construct a building to within six ft. of a rear property line.
Tabled 4-0

6-3-20 **New Business – ZBA20-02** - A request by Michigan Electronic Transmission Company, LLC. on behalf of Ant Savings, for a variance from right-of-way planting requirements within an electrical transmission line easement on the property located at 505 E. Chicago St.
Approved 5-0

New Business – ZBA20-03 - A request by Michigan Electronic Transmission Company, LLC. on behalf of National Real Estate II, LLC., for a variance from right-of-way planting requirements within an electrical transmission line easement on the property located at 500 E. Chicago St.
Approved 5-0

New Business – ZBA20-04 - A request by Michigan Electronic Transmission Company, LLC. on behalf of Financing VI Healthcare Property, LLC., for a variance from right-of-way planting requirements within an electrical transmission line easement on the property located at 90 N. Michigan Ave and 199 Orleans Blvd.
Approved 5-0

New Business – ZBA20-05 - A request by Shaker Alsoofi for a variance from Section 1298 to resume operation of a Two-Family Residential use in an A-1 One-Family Residential District on the property located at 63 Smith St.
Approved 5-0

8-19-20 **New Business – ZBA20-06** - A request by Clemens Food Group for a variance from Section 1294.05(a) of the City of Coldwater Zoning Ordinance to install 354 sq. ft. of signage on the property located at 572 Newton Rd.
Approved 3-0

New Business - Resolution 20-30 - A resolution establishing the 2020 Zoning Board of Appeals meeting dates at 4:30 P.M. on the third Wednesday of each month.
Approved 4-0

Downtown Coldwater Historic District Commission

Purpose

Organized in 2010, the Historic District Commission is responsible for reviewing work within the Downtown Historic District to ensure that all alterations, demolitions, and additions to the city's core not only preserve, but strengthen the uniquely Coldwater character of the City.

Commission Members:

Councilor Randall Hazelbaker (Chair) 11/2010 – 11/2022

Tamara Barnes	10/2019 – 11/2023	Flip Johnson	11/2018 – 11/2021
Tracy Kelley	11/2018 – 11/2022	Donald Shemel	4/2012 – 11/2019
Jeanette Rakocy	10/2017 – 11/2021	Sarah Zimmer	9/2015 – 11/2023

Summary

The Downtown Coldwater Historic District Commission consists of seven members, all residents of the city and appointed by the City Council. The majority of the members shall have a clearly demonstrated interest in or knowledge of historic preservation. At all times, one member serving shall be appointed from a list submitted by duly organized local historic preservation organization. If such a person is available for appointment, one member shall be an architect who has two years of architectural experience or who is duly registered as an architect in the State of Michigan. The Commission conducts regular meetings on the second Wednesday of each month and special meetings are conducted as needed. Meeting agendas are posted on the City Hall bulletin board by 5:00 on the Friday preceding the meeting with the agendas and minutes posted on the City of Coldwater web site.

2020 Downtown Coldwater Historic District Commission Meetings

During 2020, the Downtown Historic District Commission conducted one regular meeting. Following is a summary of Zoning Board of Appeals Action from the past year:

7-8-20 **New Business - Project Review - Petition HDC20-01** – 1 A request by Bill and Cheryl Flickinger to replace rear windows with historic reproductions at the historically contributing structure located at 22 W. Chicago St.

Approved 6-0

New Business – Project Review - Petition HDC20-02 – 2 A request from Coldwater Leisure, LLC to construct a 2,300 sq. ft. addition to the historically non-contributing building located at 50 E. Chicago St.

Approved 6-0

New Business – Project Review - Petition HDC20-03 – A request by DWV Properties, LLC to install an outdoor seating area and a second-story deck behind the historically contributing buildings located at 41 and 47 W. Chicago St.

Approved 7-0

New Business – Project Review - Petition HDC20-04 A request by Corona Smoke Shop to install signage and an overhead door at the

buildings located at 27 W. Chicago St. (historically non-contributing) and 4 S. Monroe St. (historically contributing).

Approved 6-0

New Business - Project Review - Petition HDC20-05 – 5 A request by Coldwater Executive Suites, LLC to repair or remove planters from the historically contributing building at 28 W. Chicago St.

Approved 5-0

Training

Several training opportunities are offered to City of Coldwater staff members and public officials. City planning staff attended the following in 2020.

Transportation Bonanza - Michigan Association of Planning - February 13 – A one-day conference covering national, state, and local transportation matters including case studies, trends, and policy and budget updates. This event was attended by City Planning and Zoning Administrator Dean Walrack.

Goals & Visions of the 2017 Master Plan

Residential Areas

- To emphasize and strengthen the single-family home character and neighborhood atmosphere of the City, while providing for a variety of new, high-quality housing types and protecting natural features of the city.
- To offer a significant level of local housing choice for young singles, empty nesters, retired baby boomers, childless couples, and others who desire housing options other than detached single-family housing units.
- Encourage infill.

Office Areas

- To provide for exclusive areas for office uses that will have limited impact beyond the site and which are intended to serve nearby residences or business.
- To provide for Research and Development uses that are characterized by buildings in which people are employed in activities that are of a technical research nature, or are professional activities including technical training and education.
- Encourage infill.

Commercial Areas

- To provide for a proper land use distribution of commercial uses.
- To provide mechanisms for traffic management in commercial areas that will make such areas easily accessible, while limiting the impact on adjacent thoroughfares.
- To improve the appearance of existing and future commercial areas – especially entry corridors.
- Encourage infill.

Industrial Areas

- To provide for industrial development in a manner that increases the community's tax base, results in proper land use relationships, and does not negatively impact the environment.

Central Business District

- Maintain and encourage a thriving Central Business District (CBD).

Community Facilities

- To provide quality public services and community facilities which promote the public health, safety, and welfare, and to contribute to the quality of life for community members.
- To cooperatively plan and locate school facilities and services within the Coldwater Public School System.
- To provide adequate police and fire protection for City Residents and property owners.

Recreation Facilities

- To continue to serve residents with community parks which provide a wide range of facilities, including active and passive recreation, competitive sports, facilities for children and adolescents, and picnic and nature study areas.
- To provide recreation programs and facilities to meet the present and future needs of all City Residents.

Environmental Resources

- To continue to protect natural features including lakes, a river, wetlands, woodlands, rolling topography, and open spaces. These features are significant not only because of their strong appeal to residents, but also because they constitute a functioning ecosystem largely unspoiled by human activity. Preservation of these natural features should be a prevailing objective in all future development.

Historic Preservation

- To encourage the preservation of the City's historic character in preserving or restoring historically significant properties, as well as promoting new development compatible with existing character.

Transportation and Traffic

- To provide a transportation system that facilitates the smooth, safe, and efficient flow of automobiles, trucks, buses, emergency vehicles, bicycles, and pedestrians.
- To develop a system of pedestrian and bicycle sidewalks and pathways that link residential areas with schools, recreation areas, commercial districts, and other destinations.

Goals & Objectives of the 2019 Recreation Plan

Goal A— Provide quality leisure time activities with special consideration given to activities improving health and fitness.

Objectives:

- Provide both passive and active programming for a variety of ages and abilities of the population.
- Continue to work with existing recreation partners in the community to provide programs, leagues, and special events. Explore options for new and expanded partnerships to provide additional recreational opportunities.
- Assess, maintain, and improve the amenities throughout all of the City's large and small parks.

Goal B— Provide safe broad community-based recreation opportunities that improve overall quality-of-life for all Coldwater residents.

Objectives:

- Provide a broad range of recreational opportunities to Coldwater's citizens that can be enjoyed by all, irrespective of age, ability, and income.
- Ensure that amenities are provided in community, neighborhood, and mini-parks throughout the City.
- Explore options for development of additional indoor facilities at the Dr. Robert W. Browne Recreation Center that can be economically successful and equitably financed.
- Continue to add/upgrade amenities to Coldwater park facilities based upon community input and need.
- Provide recreational opportunities for people with disabilities.
- Ensure that improvements and upgrades to park facilities are handicapped-accessible.
- Continue program development for special needs populations, partnering with local and regional recreation providers, where feasible.

Goal C— Provide non-motorized facilities for recreational and transportation use.

Objectives:

- Continue implementation of the Linear Park.
- Where possible, connect pathways and sidewalks to Coldwater destination points.
- Develop a trail along the Sauk River.
- Install bike racks at destinations.

Goal D— Develop recreation opportunities that focus upon and take advantage of Coldwater's water resources.

Objectives:

- Enhance existing and develop new public observation, fishing, and lake access opportunities in the City of Coldwater.
- Provide infrastructure for kayak and canoe usage within the City's waterways including access points and storage facilities, as well as regular removal of debris.
- Develop opportunities, alone or in partnership with other agencies, to educate citizens about the area's natural resources.

Goal E— Retain public land for future generations.

Objectives:

- Retain existing parkland and acquire new public lands to meet the recreational needs of the community as opportunities arise.
- Preserve and protect open space and other important natural features in Coldwater.

Goal B— Create community awareness of Coldwater’s recreational opportunities and promote them to citizens and visitors.

Objectives:

- Actively market the City’s parks program and amenities.
- Partner with other local units of government and other recreation providers in Branch County to further promote Coldwater’s recreational opportunities and activities.
- Work with local arts and culture organizations to provide unique programming opportunities at the City’s recreational sites and other venues.
- Continue to seek input from residents as to the effectiveness of facility development and programming.

Goals & Objectives of the 2002 Downtown Development Authority Plan

1. To retain the historic character of downtown Coldwater.
 - Institute historic district to provide guidance in design issues.
 - Develop ordinances to maintain and strengthen existing building patterns.
 - Retain façade improvement program.
2. To increase, wherever possible, the density of downtown Coldwater.
 - Seek in-fill development along side streets.
 - Encourage buildings taller than one story.
 - Focus on adaptive re-use of existing upper stories for residential.
3. To enhance the pedestrian experience throughout downtown.
 - Install streetscapes improvements throughout all of the district.
 - Minimalize the impact of the state highways downtown through control measures.
 - Internalize parking by block in such a way to minimize the negative impact on the pedestrian experience on side streets.
 - Adjust ordinances to provide for shared parking incentives.
 - Install a fully integrated way-finding program.
 - Develop downtown reference points at pivotal entrances.
4. To strengthen the civic nature of downtown by providing support for new and enhanced civic, recreational, cultural spaces downtown, whether private, public, or non-profit.
 - Provide needed infrastructure for the Tibbits Opera House.
 - Support efforts to build a Children's Museum and/or Art Center downtown.
 - Encourage the development of a community recreation center and/or historical museum.
5. To extend the duration of the Tax Increment Financing Plan in order to implement these and other additions.
 - Thirty years to 2032.