

THE WASHINGTON TOWNSHIP HISTORIC PRESERVATION COMMISSION

MINUTES—June 17, 2009

Chairman Stokes called the regular Meeting of the Historic Preservation Commission of June 17 to order at 7:43 p.m

Members Present: Bill Beute, Dale Blum, Ed Gagne, Susan Penney, Barbara Rossi and Eileen Stokes.

Alternate Members:

Members Absent: Hayes, Brackenridge, Korbel

Statement of compliance with the Open Public Meetings Act:

This regularly scheduled June meeting of the Historic Preservation Commission was advertised in the *Observer Tribune* and *The Daily Record* in accordance with the Open Public Meeting Act, and notification was posted on the Municipal Building Bulletin Board and the Township web site.

Minutes

May 20: additions and corrections—add “rear addition” to Scoza, ¶ 3, line 1; add “a minimum” and “square” to ¶ 6; correct to “RO”, add Bockoven block and lot.

A motion to accept the minutes as submitted with changes was made by Barbara Rossi and seconded by Ed Gagne and unanimously approve by hand vote.

Bill Beute entered the meeting.

May 6: A motion to accept the minutes as submitted was made by Barbara Rossi and seconded by Bill Beute and unanimously approved by hand vote.

Applicant: Delta Gas, 3 Fairview Avenue, B28 L37, German Valley Historic District

This is a non-contributing property to the district. Application is for the gas pumping business only and does not involve the repair business. (The repair shop installed a new sign front to the existing lit sign fixture.) Application is for the addition of a kiosk/shelter for attendant, sign and lighting review. Requirements for an advertised public hearing were waived under bylaw section IV. HPC looked at file photos of a similar shelter installed at the Spartan gas station on West Mill Road as well as the sketch submitted by applicant and photo of the new kiosk. It was noted that the kiosk as installed is unobtrusive and necessary. Approval was given for one 4-foot x 6-foot x ≤7-foot weather-enclosed kiosk located on the existing fuel island as long as it meets all zoning and construction regulations.

Currently there is no lighting on the fuel island. Applicant submitted specifications for the addition of two fixed-pole mounted, 150 watt MH adjustable lighting fixtures. The HPC approved mounting the lights above the kiosk with appropriate shielding to meet all Washington Township lighting ordinance specifications for shielding, directionality and stray light and with the stipulation that these exterior lights to be shut off when the fuel business closes for the evening

The applicant also seeks approval to replace the prior, unlit, pole-mounted station and price signage with new Delta branded signs. The HPC approved the use of the recently installed, small, unlit price sign with the exposed “arm” from the original post with the

condition that within six months the arm will be removed or hidden, and that a larger double-sided lit sign may be installed at the proper height approved and set forth by the Township Safety Officer. In addition, if there are any problems mounting the larger sign, the applicant will return for guidance before work is performed.

The applicant was informed of the no neon and no high intensity sodium light restrictions within the historic districts.

Bill Beute made a motion seconded by Barbara Rossi to issue a COA (RO 06-01-09) for the above changes as specified. A roll call vote was taken:

Ayes: Beute, Blum, Penney, Rossi, Gagne, Stokes

Nays: Abstentions: Absent: Hayes, Brackenridge, Korbel

Old Business

Dale Blum left the meeting.

B35 L18, 11 E Mill, unattached garage was demolished during work on Friday, May 22 of Memorial Day weekend. This was a non-contributing, 1930's style, two-bay, cinderblock garage with pyramidal-hipped roof. Building was immediately replaced by a new structure of concrete block of the same dimensions on the same foundation. Permission was granted by the owners for members of the HPC to go on the property during the weekend of May 29-31 to look at the structure. Barbara Rossi and Eileen Stokes met with Mike Davis to look at the structure on June 1 at 10:15AM. They were also given a tour of how the work on the house is progressing. It is the wish of the commission to convey to the owners and to the zoning officer that the portions of the COA known as RO 06-01-09 that referred to the then existing garage are no longer valid until the Zoning Board of Adjustment makes a decision on the new structure. It is the opinion of the HPC that the new structure should be reviewed as new construction.

Verizon Cell Tower

The HPC received notification from the FCC that comment had been received from the consultants E2-Management on the proposed monopole on the Ort Farms property.

No new business.

The meeting was opened and closed to the public for items not on the agenda. There were no public present.

Mail bag covered miscellaneous items and the Preservation Award newspaper coverage by the *Observer Tribune*.

The July 1 work session will be cancelled. Proper notification will be made. The next regular meeting will be July 15.

The meeting was adjourned at 10:50.

Respectfully submitted:

Eileen M. Stokes

Approved: 9/16/09 (Blum, Gagne, Rossi, Stokes)