

MINUTES
Wyoming Planning Commission
September 14, 2021

The Wyoming Planning Commission met in regular session on September 14, 2021 in the Council Chambers at the City Building. The meeting was called to order at 7:00 p.m. by Mr. Jon B. Boss, Chair. Attendance was as follows:

MEMBERS:

Jon B. Boss, Chair
Phyllis Bossin
Dan Johnson
Ethan Pagliaro

STAFF:

Megan Statt Blake, Community Development Director
Tana Bere, Community Development Specialist

OTHERS:

Gene Allison, Chair, Architectural Review Board

Approval of August 2, 2021 Meeting Minutes

Mr. Johnson moved to approve the minutes as written. Mr. Pagliaro seconded the motion. By voice vote, all voted yes, the motion carried.

Citizen Participation

None.

Business

Review of Proposed Changes to Chapter 1336: Historic Review, presented by the Historic Preservation Commission and Architectural Review Board: Mr. Allison, Ms. Statt Blake and Ms. Bere presented overviews of the proposed changes to Chapter 1336 of the Wyoming Codified Ordinances. The Historic Preservation Commission (HPC) reviewed the current provisions of Chapter 1336, which governs alterations and demolitions of Historic Properties. The HPC considered changes to streamline the demolition and alteration review process, better protect the historic integrity of Historic Properties, and make the Code easier to understand. The full details of the proposed changes to the Code are attached to these minutes as Exhibit A.

Ms. Bossin asked for confirmation that the review thresholds will now be calculated based on the impact to the existing elevations, and not the proposed elevations. Mr. Allison

confirmed that her understanding is correct. Overall, the proposed changes would make the calculations simpler to understand.

Ms. Bossin asked whether all porch alterations, when not in-kind replacement, will now be reviewed. Ms. Bere responded that the current Code requires review only when porches alterations reach the 25% of front façade or 50% of side elevation thresholds. The Members felt that porches are such an integral design element of historic houses that any proposed alteration/demolition, when not an in-kind replacement, should be reviewed. Ms. Bere added that if a like-for-like (in-kind) porch replacement is proposed it will not need to be reviewed by the Historic Preservation Commission and Architectural Review Board (HPC-ARB).

Ms. Bossin commented that it appears that the proposed changes will help a homeowner better understand the purpose of the City's Code in terms of appropriate maintenance of historic properties.

Mr. Allison added that the proposed revisions also allow for the HPC-ARB to shorten the length of review time for certain alterations down by one month, thereby eliminating some burdensome time for a homeowner to complete a routine project.

Mr. Johnson commented that overall, he is in support of the proposed revisions. He discussed his preference for having consistent terminology when referencing front façade verses side elevation.

Ms. Bossin stated that she supports the continuation of the requirement for review at the City Council level for any proposed total demolition of homes or other principal buildings in the Historic District.

Ms. Bere reviewed another proposed change to the Code in scenarios where new construction of a building or structure is proposed, not resulting from the demolition of an existing structure. The new Code would require a review by HPC-ARB. An example provided is construction of a detached garage on a residential property in the Historic District where the previously detached garage had been demolished in the 1970s predating the establishment of the Historic District. Under the current Code, no historic review is required, but with the proposed changes, such a project would be reviewed by HPC-ARB.

Ms. Bere reviewed buildings that would remain exempt from Historic review. This would apply to accessory buildings less than 200 square feet such as sheds or small, one car garages, which are not historically significant and are considered Non-Contributing to an Historic District or Historic Property. This would allow someone to construct or demolish an accessory building shed less than 200 square feet, and not have to meet with the HPC-ARB to review the proposed construction or demolition.

Mr. Allison added that the City also offers, and advertises this on its website, that architects and planners working with a resident in the Historic District on a proposed renovation or alteration, can meet informally with members of the HPC-ARB for preliminary review of their plans. This allows the architect, for example, to not proceed too far into the planning of a proposal and learn that an additional month-long review by the HPC-ARB may be necessary. Ms. Statt Blake added that there is a postcard that is added to the City's New Resident Packet, which is distributed upon request, indicating that there are Design Guidelines for Historic Properties available, should the new resident's house be in the Historic District or otherwise historically designated.

Ms. Bossin moved that the Planning Commission concurs with the proposed changes including the two additions presented and reviewed to Chapter 1336 as presented by the Historic Preservation Commission and the Architectural Review Board. Mr. Pagliaro seconded the motion. By roll call vote, 4-0, all voted yes, the motion carried.

Excusal of Absent Members

Ms. Bossin moved to excuse Mr. Delgado. Mr. Johnson seconded the motion. By roll call vote, 4-0, all voted yes, the motion carried.

Adjourn

Ms. Bossin moved to adjourn the meeting. Mr. Johnson seconded the motion. By voice vote, all voted yes, the motion carried. The meeting adjourned at 7:30 p.m.

Respectfully submitted,

Debby Martin, Executive Assistant

Jon B. Boss, Chair