

**CITY OF GRAND HAVEN
HISTORIC CONSERVATION DISTRICT COMMISSION
REGULAR MEETING AGENDA
WEDNESDAY, FEBRUARY 18, 2026 AT 5:00 PM
GRAND HAVEN CITY HALL
COUNCIL CHAMBERS
519 WASHINGTON AVE.
GRAND HAVEN, MI 49417**

Call to order: Chair Chad Fisk

Roll call of members present: Chair Chad Fisk, Secretary Linda Rosema, Members Erik Bye, Nina Bryhn, Vice-Chair Patrick Qua, Robyn Vandenberg,

Members expected to be absent (pre-excused):

Others who may be present: Brian Urquhart, City Planner; Jeannette Weiden, Courtney Beattie, Loutit District Library Representatives; Tri-Cities Museum Advisory Member.

- 1) **General Business Call to Viewing Audience** [3 minutes per person] *
At this time, members of the audience may address the Historic Conservation District Commission (HCDC) on any item, whether on the agenda or not. Those addressing the HCDC are asked to provide their name and address and will be limited to three minutes of speaking time. The HCDC will hear all comments for future consideration but will not have a response at this time.
- 2) **Consideration to approve the Regular Meeting Minutes of November 19, 2025 Historic Conservation District Commission. January 21, 2026 meeting minutes attached.**
- 3) **Tri-Cities Museum Advisory Member Update**
- 4) **Loutit Library Representative Update**
Report By Courtney Beattie, Loutit District Library Representative
- 5) **Election of Secretary**
- 6) **Vacancy and term schedules**
- 7) **SHPO – Certified Local Government (CLG) program - Fisk and Qua**
- 8) **Planning Commission Site Plan Reviews**
[Refer to City Ordinance [Ch. 19-16\(3\)](#) and [Mainstreet Guidelines](#)]
 - a. Pinwheel Kitchen – 20 Washington Ave.
- 9) **Updates & Reports/Comments By HCDC Members**
National Trust for Historic Preservation Grant opportunity
- 10) **Second General Business Call to Viewing Audience** [3 minutes per person] *
- 11) **Adjournment**

City of Grand Haven
Historic Conservation District Commission
Regular Meeting Minutes
Wednesday, November 19, 2025
Grand Haven City Hall
Council Chambers
519 Washington Ave.
Grand Haven, MI 49417

Call to order: Chair Chad Fisk called the meeting to order at 5:00 PM

Roll call of members present: Chair Chad Fisk, Vice Chair Patrick Qua, Secretary Linda Rosema, and Members Nina Bryhn, Erik Bye and Robyn Vandenberg

Pre-excused absences: Amy Lalick-Prinzi has resigned

Others who are present: City Planner Brian Urquhart

- 1) General Business Call to the Viewing Audience (allowed 3 minutes) No one spoke.
- 2) Approval of Regular Meeting Minutes of October 15, 2025.
 - a. Member Bye moved to accept the minutes, and Vice Chair Qua seconded the motion.
 - b. The October 15, 2025 Meeting Minutes were unanimously approved.
- 3) Tri-Cities Museum Advisory Member Update-No Report
- 4) Loutit District Library Representative Update-No Report
- 5) SHPO
 - a. Chair Chad Fisk and Vice Chair Patrick Qua have completed the CLG Program-Certified Local Government Program.
 - b. They met with SHPO to clarify questions about PA 169.
 - c. They have also worked through and revised the goals and timeline for a rough framework to present to City Council.
 - d. SHPO shared Design Guidelines with them from Grand Rapids and Franklin, MI. We will focus on Franklin designs and start to identify key buildings that have been lost, about six good projects that were destroyed.
 - e. Their timeline will be:
 1. November 2025-present updated timeline to the HCDC after the new City Council is in place. They will also continue to identify key buildings lost.

2. December 2025-Update presentation based on HCDC feedback and lost building information.
 3. January 2026-Share updated presentation to HCDC and request a work session with City Council.
 4. February 2026-Final presentation to HCDC and prep for work session with City Council.
 - f. Franklin, MI has a strong commission and is a good model for Grand Haven.
 - g. Landmarks can be anywhere, property owners and the City can get grants. The Diesel Plant is not in a Historic District, but could be a Landmark.
- 6) Planning Commission Site Plan Reviews
- a. City Planner Brian Urquhart reported that the Marriott Hotel plans may go back to the Planning Commission for minor changes. If changes are major they would have to go to City Council.
 - b. The City Council approved parking with Ottawa County for the Marriott Hotel. The City will maintain and manage oversight on the parking.
 - c. Discussion followed.
- 7) Updates & Reports by HCDC Members
- a. There is a delay with the Floto's property with demolishing and renovations.
 - b. A Christmas Party was discussed, we will not have a regular meeting on December 17. Off the Chain was suggested as a location, Member Bye will check with Wendy Knoth to see if it is available.
- 8) Second Business Call to the Viewing Audience (3 minutes allowed)
- a. Randy Smith, owner of Marushka, located next to Floto's, is concerned about the porcelain, if it can be cleaned, repaired or would be replaced.
 - b. Mayor Bob Monetza suggested Denny Swartout to fill the vacancy on the HCDC. Bob will forward him the information about SHPO and Chair Chad Fisk will contact him.
- 9) Chair Chad Fisk adjourned the meeting at 5:46 PM.

Respectfully submitted,
Linda Rosema
Secretary

City of Grand Haven
Historic Conservation District Commission
Regular Meeting Minutes
Wednesday, January 21, 2026
Grand Haven City Hall
Council Chambers
519 Washington Ave.
Grand Haven, MI 49417

Call to order: Vice Chair Pat Qua called the meeting to order at 5:00 PM

Roll call of members present: Vice Chair Patrick Qua, Secretary Linda Rosema, Robyn Vandenberg

Pre-excused absences: Erik Bye, Chad Fisk, Nina Bryhn (unexcused)

Others who are present: City Planner Brian Urquhart. Bob Monezta, Mike Dora.

No quorum was present. Vice-Chair Qua closed the meeting.

Meeting closed at 5:01pm.

Respectfully submitted,
Linda Rosema
Secretary

DATE: February 13, 2026
TO: Historic Conservation District Commission
FROM: Brian Urquhart, City Planner
RE: February meeting items

Secretary

At the September meeting, the commission chose to wait to select the Secretary as Linda Rosema was not present at the time. A motion to elect a secretary from Jan. 2026 to Sept. 2026 is in order.

SHPO - CLG

Pat and Chad will present the latest progress on becoming a Certified Local Government program through SHPO. Timeline is attached.

Grant Opportunity

Included in the packet is an opportunity from the National Trust for Historic Preservation. These funds offer support for educational and planning efforts, in addition to brick-and-mortar projects. If there is any interest in this grant application, the commission may explore further.

More helpful information here:

https://www.mhpn.org/wp-content/uploads/2025/12/MHPN-Directory2024_Web_Sm.pdf

Link to MPHVN webinar series (most are free)

<https://www.mhpn.org/workshops/>. Recordings <https://www.mhpn.org/workshop-recordings/>

Creating a Grand Haven Historic District

A Path to Preserving and Protecting Grand Haven's
Historic Sites

Prepared by the Historic Conservation District Commission





Agenda



- Background
- Lost History
- Success Stories
- Problem Statement
- Proposed Solution
- Timing
- Summary



Background

The Historic Conservation District Committee and the City's preservation ordinance, were founded in 1984 via adoption of Chapter 19 of the City's Charter.

The preservation ordinance was intended to safeguard the heritage of the City of Grand Haven by preserving landmarks and sites which reflect elements of the city's cultural, social, economical, political or architectural history.



Background Continued

The Chapter 19 preservation ordinance delineates seven distinct Historic Conservation Districts in the City

- Downtown
- SouthWest
- NorthWest
- East End
- Riverfront
- Highland Park
- Lake Forest Cemetery



Lost History

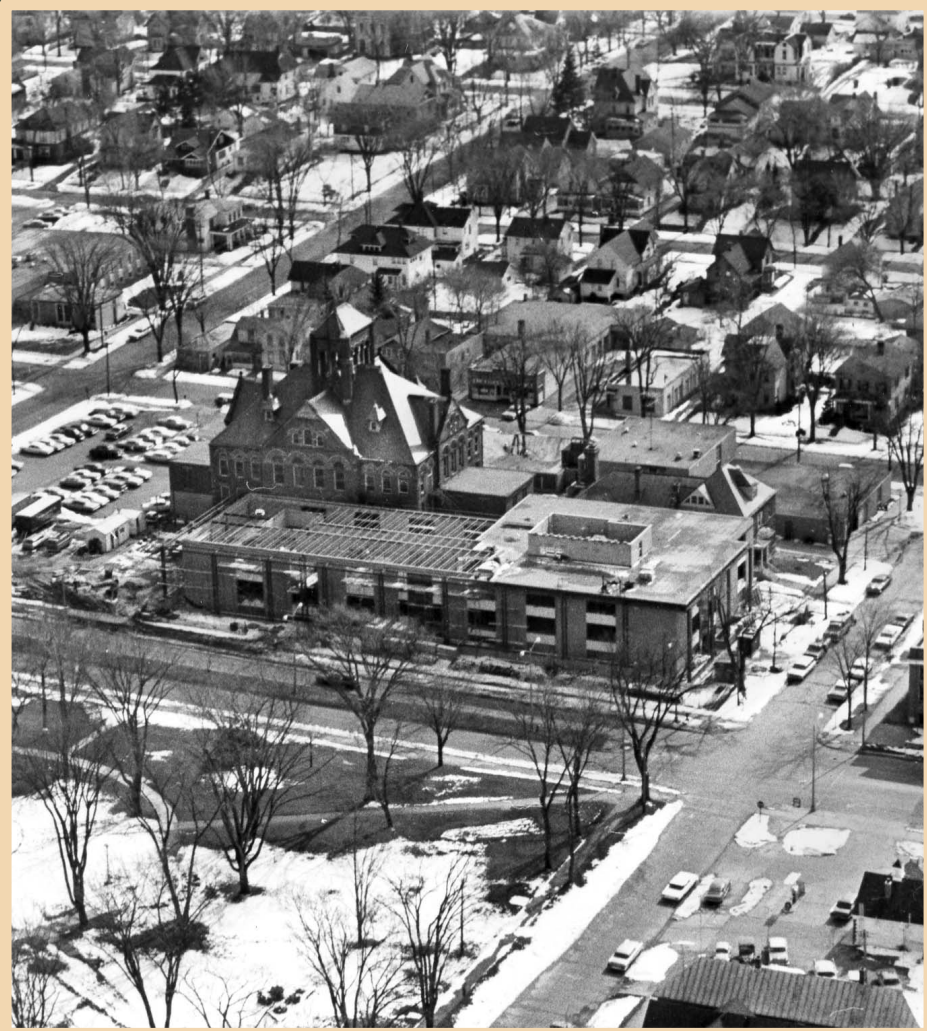
Properties that have been altered, demolished or proposed to be demolished since the HCDC was formed in 1984

223 Washington

Two-stories high, it had columns outside and a spectacular sky-lighted lobby inside, and became a landmark when it opened in 1911

Demolition scheduled to begin in Q1 2026





Lost History

Properties that have been altered, demolished or proposed to be demolished since the HCDC was formed

Multiple homes and buildings on Franklin, 4th Street and Clinton moved or demolished to create parking for the County (see Tribune article in the Appendix)



Lost History

Properties that have been altered, demolished or proposed to be demolished since the HCDC was formed

Alteration of a historic building using materials on the façade that should not have been approved



Success Stories

Properties that have been saved from alteration or demolition with assistance from the HCDC

Grand Haven Diesel Plant

Harbor Drive



Success Stories

Properties that have been saved from alteration or demolition with assistance from the HCDC

Grand Haven Fire Barn

18-20 N Fifth Street



Success Stories

Properties that have been saved from alteration or demolition with assistance from the HCDC

Grand Theater

Washington Ave

Preserved materials and marquee





Problem Statement

The current preservation ordinance does not protect Grand Haven's heritage or boost property values



- No economic incentives for property owners due to lack of a state recognized local Historic District
- Lack of legal protection for historic sites
- Limited protection of historic sites – Chapter 19 only protects City designated landmarks (13 landmarks currently protected, see appendix)
- Noncompliance with Michigan's Public Act 169 prevents pursuing Certified Local Government (CLG) status

Proposed Solution

City Council to replace Chapter 19 with a new preservation ordinance that aligns with PA 169

A review by the Michigan State Historic Preservation Office (SHPO) showed that aligning with Public Act 169 and creating a Historic District are essential to protecting historic sites, and accessing funding, grants, and tax credits that support historic preservation efforts

This action will benefit the City by:

- Enabling economic incentives for property owners in the local Historic District
- Providing legal protection for historic sites
- Preparing for pursuing CLG status

Preservation Steps to Success



Grand Haven City Council establishes a Study Committee



Study Committee creates a Historic Resource Survey Report with photos, context, and SHPO inventory forms

- a. Historic District Map/s
- b. Photographic Inventory
- c. Historic vs non-historic resources for each district
- d. History of each proposed district
- e. Significance of each district and sufficient resources to fully represent



Study Committee prepares a Preliminary Historic District Report that summarizes the collected information and presents recommendations



Public Hearing held within 60 days of preliminary report delivery (notice to all property owners required)



Study Committee creates a Final Report within one year of the Public Hearing

- a. Ordinance must include legal boundary description, sent to register of deeds.
- b. City Council votes to approve or reject the Historic District presented in the Final Report



City Council holds Final Vote and Enact within 1 year

What is a Historic District

- A local Historic District is a historically significant area that is protected by a local historic district ordinance that is aligned with PA 169.
- The boundaries of the district and all properties located within the district are determined by the study committee through the preliminary and final reports provided to, and approved by, City Council.
- Local historic district designation provides legal protection. It requires that proposed new construction, demolition, and exterior work be reviewed and approved by the local historic district commission before it is undertaken. This review is legally binding and helps to ensure that growth, development and change respect the character of the district for the benefit of current and future generations.
- Local designation also provides property owners with access to certain financial incentives.

Timing

- Adoption of new ordinance
SHPO has provided a template
- City Council to approve the creation of a research study committee, and empower the committee to:
 - Study the history of the area
 - Gather public input
 - Prepare and deliver a report to City Council and SHPO

Milestone	Target Date
Adoption of new ordinance	Q3 2026
Creation of research study committee	Q3 2026
Research	Q2 2027
Deliver report	Q3 2027

Summary

- With this product, Adatum Corporation is positioned for success in the dynamic market.
- With a focus on innovation, user experience, and strategic growth, we anticipate reaching new heights in the coming year.
- Our commitment to user satisfaction underscores every aspect of our operations.
- Strong market positioning
- Robust growth strategy
- Innovative product development
- Commitment to user satisfaction



Appendix



Grand Haven Tribune

11/20/1985

Houses and buildings on Franklin, 4th St,
and Clinton



Neighbors hear about county's growing plans

By R.L. McCOLLOM III

Neighbors of the county's soon-to-be expanded parking facilities met again with the county Administration and Development committee Tuesday night to hear of the county's plans for their neighborhood.

Fifteen Clinton Street-area residents attended the meeting at the county building, which was chaired by committee Chairman Robert Soule of Spring Lake.

Deputy Controller Mark Scheerhorn briefly summarized the parking problem and the proposed solution, saying the city zoning ordinance requires the county to provide one parking space for each 200 square feet of usable floor space.

With a 68,000 square-foot county building, Scheerhorn said, that translates out to 340 parking spaces needed to satisfy the ordinance. The county now has 169 parking spaces, he said, 107 in the main lot and 62 in the Franklin-Clinton area.

He said a frequent complaint lodged by visitors to the county building is the lack of parking facilities and then, coupled with the experience by commissioners and others who regularly use the county parking lots, has prompted the county board to look at this as a serious problem.

The proposed solution to the problem, he said, lies in the demolition of the former Christian Science reading room, the former Sheriff's Department Administrative offices, both located on Franklin Street, and a county-owned house at 421 Clinton.

The demolition of those three buildings, Scheerhorn said, would provide the county with 35 additional parking spaces.

The second phase of the parking upgrade, not scheduled for im-

plementation for two or three years, calls for demolition of the People's Bank building at Fourth and Clinton, the Rose house at Fourth and Franklin, and a second house on Clinton Street owned by the county. That second phase would net the county 130 parking spaces, Scheerhorn said, bringing the total to 334 — within sight of the number called for in the zoning ordinance.

After nearly 90 minutes of discussion, Soule said the committee would consider withholding demolition of the house at 421 Clinton, that in response to comments by neighbors that the house, even while standing vacant, acts as a buffer between the parking lot and an occupied house.

The committee assured residents that there were no plans to create a driveway from the parking lot leading onto Clinton Street.

Soule, responding to a comment made by Fourth Street resident Barb Rowe, said there is no formal master plan developed for the area surrounding the county building, but said "there is a plan there." He said the plan, now a year or so old, doesn't include much of anything other than purchasing land when and where the county can do so.

He said the county shouldn't "tip its hand" too much, and added that "without acquisition we're not going to go very far, unless you want to move the county building out of Grand Haven, at a cost of between \$30 million and \$50 million. I don't think that's going to happen."

County Controller Kurt Humphrey said regardless of how the plans for the new jail turn out, the county has plans to add some 30,000 feet of office space to the county building, which in some departments, he said, is bursting at the seams. That addition, he said, would push the county's parking space needs upwards accordingly.

HCDC City Council Presentation Timeline

Completed

- Rough framework of City Council presentation and workflow
- Met with SHPO to clarify questions around PA 169 process
- SHPO shared Design Guidelines from Grand Rapids and Franklin
- Started to identify key buildings that have been lost

November

- Present updated timeline to HCDC
- New City Council in place
- Continue to identify key buildings that have been lost

December

- Update presentation based on HCDC feedback and lost building information

January

- Share updated presentation with the HCDC
- Request Working Session with City Council (March/April)
- Confirm Working Session dates with SHPO to ensure attendance

February/March

- Final presentation finished and shared with the HCDC
- Prepare for Working Session

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National Trust *for*
Historic Preservation®



Now Accepting Applications

Applications are due **March 2** for Cynthia Woods Mitchell Fund for Historic Interiors and Johanna Favrot Fund for Historic Preservation.

With grants ranging from \$2,500 to \$15,000, these funds offer support for educational and planning efforts, as well as bricks-and-mortar projects.

[APPLY TODAY](#)

Cynthia Woods Mitchell Fund for Historic Interiors: The purpose of the fund is to assist in the preservation, restoration, and interpretation of historic interiors.

Johanna Favrot Fund for Historic Preservation: This fund aims to save historic environments in order to foster an appreciation of our nation's diverse cultural heritage and to preserve and revitalize the livability of the nation's communities.

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