



CITY OF THE VILLAGE OF CLARKSTON
Historic District Commission
Notice to Proceed
April 25, 2022

Plans for: 177 North Main Street
Applicant: Steven and Leah McLean

The Clarkston Historic District Commission (HDC) approved a Notice to Proceed (NTP) at the April 12, 2022 meeting for the proposed mitigation of an inappropriate pasture fence, utilizing screening landscaping along the easterly Main Street property line and the Miller Road property line of this property.

A Notice of Denial for the subject fence was issued by the HDC on June 20, 2020, and was appealed by the Applicants. It is presently in the Michigan Office of Administrative Hearings and Rules, and has been adjourned from April 13, 2022 to August 15, 2022 to permit the HDC and the Applicant to come to come to agreement on a mutually-agreeable solution to this long-standing fence issue.

The agreement is to obscure the fence where it presently exists along Main Street, and where it exists between the residence and the barn on Miller Road frontages by planting hedge (yew) shrubs three feet on center according to the hand drawn-diagram provided to the HDC by the applicant. These are planned to obscure the fence at maturity (approximately 2 to 3 years) and will be a groomed/trimmed hedge. The homeowners plan to place hydrangeas between the hedge and the fence, based on photos provided to show prospective appearance.

Planting materials will be yew bushes (*Taxus Hicksii*), trimmed and shaped as a continuous hedge, and are required to be at or above top-of-fence height when mature (2-3 years). Applicant is ordered to maintain the hedge (feeding, pruning, irrigation, insect control, etc.) for optimum screening results. Dead or damaged plantings must be replaced as needed with identical materials.

In the event of a sale of this property, it is ordered that the Applicant advise a new owner that the fence remains inappropriate in the Historic District, and may be removed at any time. If not removed, a future owner must maintain the plantings as described in the previous paragraph.

This Notice to Proceed shall be deemed complete if this mediation effort shows positive progress by the August 15, 2022 court date. If there should be any change in these proposed plans, the applicants must return to the HDC by first notifying the Chair, J. Meloche.

If this mitigation does not proceed as expected, and proposed herein, then the Notice of Denial for the fence shall remain in place, and the appeal will go forward.

The Historic District Commission must be notified if additional changes are planned that are not shown on the site plan reviewed to the HDC. An updated site plan showing such additional work will be submitted by the applicant for HDC review.

A Notice to Proceed (NTP) is only approval for the requirements of the City of the Village of Clarkston Historic District and does not replace or supersede zoning, building construction permit, other city ordinances and legal requirements.

A Historic District Commission NTP is valid for one year. If the approved work is not complete within that time, please contact the city office for review.

Jim Meloche

Chair

Clarkston Historic District Commission

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