



Rochester Hills
Minutes - Draft
Historic Districts Commission /
Historic Districts Study Committee

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HISTORIC DISTRICTS COMMISSION

Julie Granthen, Darlene Janulis, Kelly Lyons, Susan McKinnon, Steve Reina, Dr. Richard Stamps, Tom Stephens, Jason Thompson and Charles Tischer

HISTORIC DISTRICTS STUDY COMMITTEE

Christina Calderwood, Julie Granthen, Darlene Janulis, Kelly Lyons, Jason Thompson, Tom Stephens and LaVere Webster

Thursday, December 12, 2019

7:00 PM

1000 Rochester Hills Drive

CALL TO ORDER

Chairperson Jason Thompson called the Joint Meeting to order at 7:00 p.m. in the Auditorium.

ROLL CALL

Present 7 - Julie Granthen, Darlene Janulis, Richard Stamps, Tom Stephens, Jason Thompson, Charles Tischer and Christina Calderwood

Excused 4 - Kelly Lyons, Susan McKinnon, Steve Reina and LaVere Webster

Quorum present.

Also present: Kristen Kapelanski, Manager of Planning
Kristine Kidorf, Kidorf Preservation Consulting
Maureen Gentry, Recording Secretary

APPROVAL OF MINUTES

[2019-0592](#) October 10, 2019 Joint HDC/HDSC Meeting

A motion was made by Stephens, seconded by Janulis, that this matter be Approved as Presented. The motion PASSED by an unanimous vote.

COMMUNICATIONS

A) *Wall Street Journal Article dated 10/5/19 - Digital Replica*

PUBLIC COMMENT

Chairperson Thompson opened Public Comment at 7:03 p.m. Seeing no one come forward, he closed Public Comment.

2019-0594

Request for Certificate of Appropriateness - City File No. 19-041 - to construct a 125-foot monopole with appropriate branches for wireless communications services at 1185 Washington Road, on the Avon Players property, located on the north side of Washington Rd., east of Tienken, zoned SP Special Purpose, Parcel No. 15-01-351-009, Jonathan Crane on behalf of Verizon Wireless, Applicant

(Reference: Staff report, prepared by Kristine Kidorf, dated December 2, 2019 and associated application documents had been placed on file and by reference became a part of the record thereof).

Present for the applicant was Jonathan Crane, 1126 N. Main St., Rochester, MI 48307.

Mr. Crane noted that he was a resident of Oakland Township, an Engineer and Attorney, and was present on behalf of Verizon which was proposing a "rather unique" project. It was only the second one they had done in the Detroit area. The other was on Woodward in Bloomfield Hills. They were proposing a monopine tree, which was a cell tower that looked like a tall tree. The subject location would be set in the woods off of Washington Rd., just north of Tienken at the Avon Players property. They had prepared a conceptual site plan that showed two possible locations. There was a northerly one, which was most favored, and a southerly one a little closer to the roundabout. He had included photo simulations for the packet. The monopine would be 125-135 feet tall with branches and bark. The ground area would be surrounded by a six-foot, stained cedar fence so no equipment could be seen at the base. It would be just west of the parking lot before the fall into the ravine. He claimed that the area was heavily treed to the west, but not as much to the south or east. The tower would be part of their cellular wireless network. They were currently located on the antennae at Tienken and Rochester behind Papa Joe's. They were also located on the monopole antennae behind the skating rink at Parkdale and Dequindre. The proposed pole was part of their demand for wireless coverage in the area. It went with affluence and population density, which he claimed was tremendous. They talked with the Stoney Creek High School, but they were not interested. They talked with Pat McKay of the Van Hoosen farm complex, but due to their grant requirements, they could not place a private, wireless communications tower on that property. They had negotiated a lease with the Avon Players, which would assist with their future community projects. He assured that they would do their best to make it innocuous. He had reviewed Ms. Kidorf's report, and he said that they would be willing to do additional photo simulations if requested. They did not make any noise or create traffic or garbage. He stated that there would be a genuine effort

to fit into the community in a unique situation. He said that he would be happy to answer any questions.

Mr. Tischer thanked Mr. Crane for coming before the HDC. He asked staff if there was currently a cell phone tower in any historic district in Rochester Hills. Ms. Kidorf did not believe so. Mr. Tischer asked if there were any areas in Rochester Hills that did not have adequate cell phone coverage, from the City's standpoint.

Ms. Kapelanski said that they did not have any maps to indicate that. That would be part of the next step with site plan review. The applicant would have to submit maps that showed coverages lacking in the area. Mr. Tischer said that he failed to see how a cell tower dressed up like a tree would somehow meet the Secretary of Interior standards. At 125 feet, it would be 40-60 feet above any other tree in the surrounding area. He stated that he just did not see it.

Chairperson Thompson wondered about the location and if there was a particular reason why it needed to be in the general area. Mr. Crane responded that they had a large demand at the Tienken/Washington area and to the east. Under the Zoning Ordinance, they would not be permitted to go into residential property. The subject site was zoned Special Purpose, which was the only property in the area that they had an opportunity to locate. He indicated that ideally, they would be in the middle of the subdivision a half-mile west of Dequindre.

Chairperson Thompson said that before he could consider anything, he would need to see views from the historic properties adjacent. He said that he shared Mr. Tischer's concern that it would stand out. He appreciated the effort to mask it, but he was not sure how effective it would be.

Dr. Stamps said that he understood and shared his colleagues concerns about having something fit in with the feeling of an historic district. He pointed out a little bump on the left side of the Avon Players parking lot. There was a big tree just to the northwest of that, and it was probably not as tall as the proposed tower. If Mr. Crane placed the proposed tower in and around that tree, people would probably not be able to see it from any of the historic structures. Someone would be able to see it from the swimming pool and some houses across the street, but he did not think it could be seen from the historic structures the HDC was most charged to carefully protect. He asked if there was some flexibility about where the pole could go.

Mr. Crane agreed that there was flexibility. He said that part of their criteria in locating was to minimize tree removal. In both proposed locations, there were smaller saplings, rather than mature trees. He explained that the red locations Dr. Stamps had mentioned were not proposed locations for the tower but rather, spots where they stood to take pictures

Regarding asking for photo simulations, Ms. Kidorf clarified that she had initially suggested taking them from the historic property to the southwest and from the historic property to the north. When she looked at Google Earth, the properties to the north had a lot of tree coverage. She felt that another vantage point that would be more useful would be from a block south, where Washington and Runyon intersected south of the school. There would be more of a straight line to the proposed site, more so than to the adjacent properties. She felt that all three places would be useful as well as any the Commissioners might suggest.

Ms. Janulis mentioned that she was on a committee that championed a cell tower off of Adams Rd. on the high school's flyoff. They researched the trees and ended up putting it on the building where no one knew it was there. She felt that it was important to have capability in all areas, because more and more people did not use land lines any longer. She felt some sense of responsibility if they could help the City participate in adding coverage if there were dead zones in the area. She assumed that they wanted to put the tower on the Avon Players property, and if Verizon entered into an agreement, they (AP) would be getting some benefit. Avon Players was a non-profit, and it would benefit them monetarily. She thought that the concept was a good one, and she had seen many of the monopines. Every time they built a new one, it seemed to blend in more and more. Even though it might be 30-40 feet taller, she felt that it would still blend in. Her concern was not with the tree itself, but the solid board wood fencing of unknown height and how big that would be. She wondered how intrusive that might be in the area. She had more of a concern with that than the pole height. Now that everyone understood that it would go in their parking lot, even with the berm, it would blend in a little better. She asked if there was any way to get better dimensions.

Mr. Crane said that they proposed a five-foot high cedar fence. They could put in wrought iron or chain link or brick. Their primary concern was the monopine tree, and they would work with the HDC and staff. Ms. Janulis asked the width and length of the compound area. Mr. Crane advised that it would be 32 feet long and about 20 feet wide.

Ms. Granthen thanked Mr. Crane for his presentation. In his earlier remarks, he had indicated that there was a need for more service. She asked if that was for Rochester Hills or Macomb County. The proposed location was very close to Macomb County, and if more service was needed there, she suggested that the monopine needed to be in Macomb County rather than an historic district. Mr. Crane explained that it would be to serve the subdivision and condos immediately east of the proposed site before hitting Dequindre Rd. They had equipment in Shelby Township serving the area, but it was overloaded as it got to the westerly boundaries. The proposed site was required to serve Rochester and Rochester Hills. He maintained that the antennas had to be where the service was, and each one handled a circular area around it.

Chairperson Thompson asked if there were further comments or if anyone was prepared to make a motion.

Dr. Stamps stated that he hated to delay the request, but he thought that they might need a little more information. He would like to see additional photos. Chairperson Thompson said that he would like more information on the need for the tower from the City and if it needed to be there.

Ms. Kapelanski said that they would typically get into that as part of the next step. She had not received a site plan or maps showing the need for it. She felt that it was within the HDC's discretion to ask for that information, and the applicant would have to prepare it regardless as part of the site plan process.

Chairperson Thompson stated that he would like to see the maps and additional photos. He asked Mr. Crane if he was under a deadline or if he could come back in a month. Mr. Crane said that he could absolutely come back. He received Ms. Kidorf's report a week ago, and they did not have time to go out and do the simulations. He suggested that he would be willing to come to the meeting and get the board's feel and give them something to think about. They would do additional simulations and get them to the Commissioners before the meeting. He encouraged them to go to the Jesuit Retreat House, which was on the historic register, at the northwest corner of Quarton and Woodward and look at the pole there. Everyone in Bloomfield Township was concerned at first. The historic board from Lansing came and looked at the site. He was proud of that site, and he felt that it fit in very nicely. He intended to do that good of a job in Rochester Hills. He asked Mr. Tischer, if he could find the time, to drive by the other site and take a look at it. Mr. Tischer said that he would

keep an open mind and maybe be convinced. Mr. Crane said that as far as the need, he would provide the propagation maps. He stated that it was not a secret. He would bring in a radio frequency engineer to the January meeting as well to answer any questions.

Chairperson Thompson said that he would feel more comfortable making a decision with more information. The HDC was charged with maintaining the integrity of the district, and he would not want to set a precedent where there were five more towers. They had to do their due diligence. He appreciated Mr. Crane's willingness to provide the information.

Dr. Stamps asked Mr. Crane if he knew what the life expectancy of the tower would be. As he had looked at the evolution of communication over the years, cell towers were much better than all of the electrical copper wires that went down the streets of every big city. Pictures from 100 years ago were crowded with wires, and they had made a big jump to today. He asked if, in 15 years, the technology would still be used for communication.

Mr. Crane said that he started the work in 1978 doing the first cell towers in Michigan. He built the first one in South Lyon. They thought everything would all go to satellite, but satellites could not focus on an area and so on. He had been told that they were building the towers for at least a 30 year life. He realized that someone could develop something in his garage and change everything. The 5G was a fifth generation since 1984 of wireless communications. They were taking everything out of the existing shelters and putting in the latest and highest technology radios. The technology was growing rapidly. He was currently doing three antennas at the GM Proving Grounds for autonomous vehicles. They had done two at the Ann Arbor test track. If he was investing, he would not invest in traffic lights or signs, because it was all going to be done car to car very shortly. Entertainment and television and music was all coming with 5G technology. It used to be someone talking, but that was all changing, and it was an exciting area to be working in. Hearing no further discussion, Mr. Tischer moved the following.

MOTION by Tischer, seconded by Janulis, in the matter of File No. HDC 19-041, that the Historic Districts Commission **TABLES** the request for a Certificate of Appropriateness for the construction of a 125' tall monopine and 40' by 30' fenced equipment compound as proposed I at 1185 Washington Road in the Stoney Creek Historic District, Parcel Identification Number 70-15-01-351-009 until the January 9, 2020 meeting.

A motion was made by Tischer, seconded by Janulis, that this matter be Approved. The motion PASSED by an unanimous vote.

2019-0593

Request for Certificate of Appropriateness - City File No. 19-044 - for a new home construction at 1271 Washington Rd., located north of Washington, east of Tienken, zoned R-1 One Family Residential, Parcel No. 15-01-302-003, Jay Eastman, Applicant

(Reference: Staff report, prepared by Kristine Kidorf, dated December 2, 2019 and associated application documents had been placed on file and by reference became a part of the record thereof).

Present for the applicant were Dr. and Mrs. Jay Eastman, 1251 Washington Rd., Rochester Hills, MI 48306.

Ms. Janulis noted that she had spoken the Eastmans before the meeting to tell them that they had achieved a very thoughtful design. She knew that they had worked with an architect, and it was their dream home. She felt that they had done a very good job, and if it turned out in real life the way it looked on paper, she remarked that she would want to visit. She said that she could tell that a lot of detail had been put into it, and she thought that it would be very appropriate for the area. She thought that they did a very nice job with the materials as well.

Mr. Tischer echoed Ms. Janulis' comments. He agreed that the house looked beautiful, and that it would fit in nicely with the area. He thanked them for making the Commissioners' jobs a little easier and for proposing something that looked great.

Dr. Eastman said that they wanted to be very sensitive to the HDC and to the rules and regulations of the State and Federal government. It meant a lot to them personally, having worked with many of the Commissioners previously, to do it the right way and to have something the community could be proud of. Mr. Tischer remarked that he was fairly certain Dr. Eastman was his pediatrician.

Mrs. Eastman said that everyone was welcome to come see it when it was done. She added that they had great plans for the landscaping. Her daughter and family would be moving into the home in which they currently lived, and there would be a connecting gate.

Dr. Stamps said that it was his understanding that the Mill Race ran through the back of the property. Dr. Eastman said that they could see a

little of the foundation of the old Mill, and they could imagine where the Mill Race must have been. Dr. Stamps asked if the home construction would impact that, which Dr. Eastman denied. He said that the home would not be anywhere near it. Dr. Stamps said that it was significant, because the HDC was responsible for what could not be seen also. He said that if the Mill Race was there, it would be like the Clinton-Kalamazoo Canal. A lot was filled with mud, but if the mud was removed, the Canal was there. He was not suggesting that they removed any fill, but he felt that it would be appropriate to leave it and landscape around it or highlight it in some manner with some hedges or something. They could look out their window and point to the hedges, and say that the area was part of the old Mill Race that brought people to the area. He claimed that was why the village was there - because of the Mill. Dr. Stamps asked if the new home would be seen from the street, and Dr. Eastman related that it would not. Dr. Stamps stated that it would be in their favor, that is, if the home could not be seen, and they saved the Mill Race, they would be in good shape.

Hearing no further discussion Mr. Tischer moved the following:

MOTION, by Tischer, seconded by Ms. Janulis, that in the matter of File No. HDC 19-044, the Historic Districts Commission APPROVES the request for a Certificate of Appropriateness for construction of a new one-story house at 1271 Washington Road in the Stoney Creek Historic District, Parcel Identification Number 15-01-302-033, with the following Findings and Conditions:

- 1) The property is in the Stoney Creek Historic District and is compatible in location, massing, size, scale and materials with the district;*
- 2) The proposed new house construction is in keeping with the Secretary of the Interior's Standards for Rehabilitation and Guidelines, and in particular standard numbers 9 and 10 as follows:*
 - 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
 - 10. New additions and adjacent or related new construction*

will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

A motion was made by Tischer, seconded by Janulis, that this matter be Tabled. The motion PASSED by an unanimous vote.

UNFINISHED BUSINESS

2019-0204 Survey Priorities Discussion

(Reference: Staff report, prepared by Kristine Kidorf, dated December 2, 2019 had been placed on file and by reference became a part of the record thereof).

Ms. Kapelanski advised that the joint meeting with City Council, the Planning Commission and the Historic Districts Commission was scheduled for January 28, 2020 at City Hall on the second floor. The Master Thoroughfare Plan would most likely be discussed first, when Council and the PC would be at the table. As they moved into the potential survey priorities discussion, the PC would leave the table, and the HDC members would join. Staff would do a presentation, and then they would expect a discussion between Council and the HDC.

Ms. Kidorf asked if the Study Committee would be there, which Ms. Kapelanski felt would be appropriate. Chairperson Thompson pointed out that it would only be adding two people, since most on the Study Committee were on the HDC.

Ms. Janulis thanked Ms. Kidorf for putting dollar amounts to their ideas to know what something would cost. She indicated that she would be interested to hear what City Council had to say. She still liked all three of the options they chose, whichever they did first. She felt that they all had value, and the members were required to do something for CLG status. It would depend on getting money to help determine which project they did first. She still liked the plan they chose, and she was appreciative of having dollar amounts to help make the choices more meaningful.

Mr. Tischer said that he agreed with Ms. Janulis' comments. He felt that all three projects would be great to do, but the price for some were high. He thought that the most palatable to Council, if any, would be resurveying Winkler Mill. He thought that the other two were worthwhile causes, but at \$60 or \$70,000, he felt that they would have a better

chance getting some motion with Winkler Mill.

Chairperson Thompson agreed. They were looking at several thousand dollars versus the salary for a deputy for a year. In his opinion, it would not be a hard decision for someone on Council. Ms. Janulis suggested that they could apply for grants. Chairperson Thompson agreed about grants, joking that he had never known a politician to turn away free money.

Ms. Kapelanski suggested that it would be good to present all of the options to Council but to have a ranking of one to three from the HDC/HDSC. Chairperson Thompson said that for him, number one would be Winkler Mill, two would be Brooklands and three would be the single (potential) resources.

Ms. Janulis and Mr. Tischer agreed with that ranking. Mr. Tischer thought that Winkler Mill would be an easier sell, because it was a known entity, and the others would take a lot more research. Chairperson Thompson said that he truthfully believed that to do the other two, they would have to find funding resources before getting any traction.

Dr. Stamps stated that he supported that order, as did Ms. Calderwood. She thought that there was excitement around the Auburn Rd. corridor. She indicated that to her, new things were exciting, more so than doing the same old things.

Ms. Kapelanski did not believe that staff needed any additional information. They would plan to do a brief presentation, and they could touch on it again at the January 9th meeting. Mr. Tischer asked if the members needed to prepare something, or if they would just be adding on as questions arose. Ms. Kapelanski said that staff would prepare a power point, and advise that the HDC/HDSC looked at prioritizing some options over others.

Chairperson Thompson asked if the meeting would be televised, and Ms. Kapelanski explained that there would not be cameras, because it would not be in the Auditorium.

Discussed

ANY OTHER BUSINESS

Dr. Stamps asked if there was an update for the O'Neill property on Crooks Rd. Ms. Kapelanski noted that it was still for sale, and that staff was getting calls. There was someone quite interested in doing a 12-unit senior living facility called The Barns Senior Living. They would build a new structure, and they intended to keep the barn and use it for recreation space for their residents, however, it was very preliminary.

Dr. Stamps asked about the stone house on Adams, just north of South Blvd. which had been purchased and partially rehabbed by a church group. He believed that it was planned to be part of a larger development that extended to the east. He had noticed a for-sale sign there as well. Ms. Kapelanski said that staff had not heard from them in at least six months. They had been talking about a development with over 100 units. Dr. Stamps suggested that staff called them. They had worked so hard to stabilize and support the building to save it from demo by neglect, but because it was for sale and had not been finished or used for the original purposes, he was worried that something had happened. Ms. Kapelanski said that staff could follow up with them, and Dr. Stamps felt that it would be valuable to get an updated report.

Dr. Stamps brought up the Oakland County Bicentennial coming up in January 2020, for which there would be a series of events. He advised that there had been a major shift in the leadership three weeks ago, and he was not sure how that would impact the activities. He had a brochure which outlined that Oakland County government came into existence 200 years ago. The City of Rochester had celebrated its 200th Bicentennial Anniversary in 2018. That celebration was about people arriving, but he wondered about their government. He pointed out that 1820 was only 30 some years after the United States Constitution was drawn up, and 17 years before the State of Michigan came into existence. If people lived in Rochester and wanted to get married, they had to go to Mt. Clemens to get a marriage license. On March 28, 1820, Territorial Governor Cass signed documents to define the border of Oakland County and declared that Pontiac would be the County seat. Dr. Stamps claimed that most people did not know where the County government was. They knew where the State Capitol or City Hall were. He pointed out that the County played an important role with schools, courts, Health Department, Sheriff's Department, Clerk's, etc. He read the tagline "Learn from the Past, Live in the Present and Help us Plan for the Future." He questioned if there was anything that had survived from 1820. He mentioned Ron Gay's house in Pontiac, but said that not much else had. He asked people to hype up the Bicentennial, noting that Rochester Hills had joined with 11 other cities and passed a proclamation, which was posted on the

Bicentennial webpage. He added that the County hoped to co-brand the Bicentennial and the Fire and Ice Festival. He hoped that on March 28, 2020, people would get together and sing Happy Birthday to Oakland County.

NEXT MEETING DATE

Chairperson Thompson reminded the members that the next Regular Meetings were scheduled for January 9, 2020.

ADJOURNMENT

Hearing no further business to come before the HDC/HDSC and upon motion by Ms. Janulis, seconded by Mr. Tischer, Chairperson Thompson adjourned the Joint Meeting at 7:54 p.m.

Jason Thompson, Chairperson
Rochester Hills
Historic Districts Commission

Charles Tischer, Secretary

Julie Granthen, Chairperson
Rochester Hills
Historic Districts Study Committee

Darlene Janulis, Secretary