



Rochester Hills

Minutes - Draft

Historic Districts Commission

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Rochester Hills, MI
48309
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Home Page:
www.rochesterhills.org

Chairperson Jason Thompson, Vice Chairperson Julie Granthen
Members: Katherine Altherr-Rogers, Darlene Janulis, Kelly Lyons, Steve Reina,
Dr. Richard Stamps, Tom Stephens, Charles Tischer

Thursday, January 9, 2020

7:00 PM

1000 Rochester Hills Drive

CALL TO ORDER

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

ROLL CALL

Present 8 - Julie Granthen, Darlene Janulis, Kelly Lyons, Richard Stamps, Tom Stephens, Jason Thompson, Charles Tischer and Katherine Altherr-Rogers

Excused 1 - Steve Reina

Quorum present

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

APPROVAL OF MINUTES

[2020-0011](#) December 12, 2019 Joint HDC/HDSC Meeting

A motion was made by Stephens, seconded by Stamps, that this matter be Approved as Presented. The motion carried by the following vote:

Aye 7 - Granthen, Janulis, Stamps, Stephens, Thompson, Tischer and Altherr-Rogers

Abstain 1 - Lyons

Excused 1 - Reina

COMMUNICATIONS

- A) Photos submitted by E. Ferry re: Monopole Application
- B) Rochester University Flyer re: Partnership Dinner April 18, 2020

PUBLIC COMMENT

Chairperson Thompson opened Public Comment at 7:03 p.m. Seeing

no one come forward, he closed Public Comment.

UNFINISHED BUSINESS

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 January 2, 2020 and associated application documents and photos had been placed on file and by reference became a part of the record thereof).

Present for the applicant were Jonathan Crane, Attorney representing Verizon Wireless, 1126 N. Main St., Rochester, MI 48307 and Robert Przbello, Site Acquisition Specialist for Verizon Wireless.

Mr. Crane noted that he was a member of the Van Hoosen Farm group, and that his office in the City of Rochester had a historic plaque. He explained that they were asking for consideration to build a 125-foot tall monopole disguised as a tree, set back from Washington Rd. in the woods adjacent to the Avon Players. He came before the HDC the previous month with two proposals - one southerly and one closer to the building. He claimed that the HDC preferred it by the mature trees to the north a little further from the residential property. The site was proposed to serve the area in between Rochester Rd., Snell Rd. and Dequindre. They took some photo simulations from the sidewalk, but they could not get a good site line to the building or to the site. They stood in the road and took photos, which had been submitted. They were asked to provide a photo from the south, and they went down by the historic marker by the school and took a picture looking north. They were also asked to take pictures from the west on Tienken. They tried to superimpose, but there were too many trees. Mr. Przbello did the search work, and they picked the property, permitted as a conditional use, because it was the only site in the area that they could find. Their nearest other locations were at Tienken and Rochester behind Papa Joe's and to the southeast behind the ice skating rink at Dequindre and Parkdale. They never had an issue or safety problem. He noted that the nearest home to the proposed location was 500 feet away. He acknowledged that the pole would be visible, but he felt that it would have minimal impacts. Funding (lease paid) would go to the Avon Players which said that they would use it to improve their facilities. He advised that the pole would be a free-standing structure, and there would be no alteration of historically significant

buildings or to the Avon Players. They did not feel that there would be any permanent disturbance to the homes along the road. He said that he would be happy to answer any questions.

Chairperson Thompson announced that if anyone wished to speak that a comment card needed to be filled out and turned in to Ms. Gentry, and he opened the floor to the public.

Lou Fischetti. 1005 Runyon Rd., Rochester Hills, MI 48306 Mr.

Fischetti related that his home was the very famous birthplace of Bertha Van Hoosen in the historic district. Until September, he owned a home at 1046 E. Tienken. He had been in front of the HDC since 1993 on different occasions. He was just made aware of the proposal a day or two ago, and he remarked that he did not really have an opportunity to dig in like he would normally do for certain things. He stated that he was present to voice his very strong opposition to a tower in his historic neighborhood. He had lived in his home for nearly 30 years, and he had appeared in front of various HDC boards over those years to try to update and make his home more livable. Each time he appeared in front of the board, he was handed numerous restrictions based on the Secretary of Interior Standards. In 1993, when he wanted to put a second story rear addition on his home, it was not without some consternation, but eventually, the board granted approval. He had to keep the new addition roofline at the same height as the 1835 farmhouse. It gave him the extra room he needed, but he still banged his head on the knee wall roof, which was 42 ½" tall. In 1998, he put an addition on the back of the home. He was not allowed to raise the roof line any higher than his existing home. In 2016, he bought 1046 E. Tienken. Ms. Kidorf had noted in the staff report that his property was one of the most significant properties in the Stony Creek Historic District. When he came in front of the HDC about the property, he was not sure he would get approved. He recalled that Dr. Stamps hoped he (Mr. Fischetti) would not be the cause of a slippery slope. He followed the rules, and he had to keep the original height and façade of the building, which was very dilapidated and falling to the ground. He was required to use period building materials approved by the HDC - single-pane and six-over-six, all wood windows that matched the originals, which were not very energy efficient. It was difficult, but he believed that the property was a beautiful example of historic preservation. It was garnering some taxes for the City, and there was a family living in it (daughter's family) for the first time in more than 30 years. He thanked the HDC for letting it all happen. He explained that he had brought those three situations up to demonstrate that he was required, each time, to conform with the Secretary of Interior Standards for

Rehabilitation, mainly number nine, which he read: "New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property." He knew that the subject site was not a historic property, but he pointed out that it was in the district. He continued reading, "The new work shall be differentiated from the old work 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." He stated that environment was the key word. He recalled that he had to maintain the spatial relationships, size, scale, proportion and massing to protect the integrity of his historic property per the HDC's guidance. He did not think the HDC would have granted a Notice to Proceed if he had dug in his heels, and said that he would not do anything. He appreciated how it went. In the minutes from the December 12, 2019 HDC meeting, Mr. Crane had stated that the Avon Players site was picked due to Verizon's demand for wireless coverage in the area, and that it went with affluence and population density, which he claimed was tremendous. Mr. Fischetti did not know what that had to do with anything. He also read that people could not use their cellphones in some areas. He said that he still had a landline. If the power went out, a cellphone might not work, but the landline would. He saw that Stoney Creek High School was approached for a site, but they declined. He pointed out that it was not the only property in the area. Mr. Pat McKay was approached, and he said no because of grants. Mr. Fischetti said that because of the Avon Player's 501 (c)(3) Charitable Organization, he guessed that they probably got grants as well. Mr. Crane had negotiated a lease with the Avon Players, which he said would assist with their future community projects. Mr. Fischetti said that he had lived there almost 30 years, and he knew of no community projects that they had accomplished in his neighborhood. Perhaps they allowed people to use their building, but that did not cost them anything. He also read that Verizon would do their best to make the tower innocuous. He maintained that a 125-135 foot-tall, fake Christmas tree sticking out was, "in his humble opinion, about as innocuous as a woolly mammoth in an ant race." He questioned whether a portion of his taxes subsidized the Avon Players in any way, and someone advised no. He said that he would like to know what Verizon would be paying to lease space for a tower in his neighborhood that would "look ridiculous." He researched the potential cancer causing agents of a cell tower, but that would not happen, and he was not too worried about that. The jury was still out, though. He had grandkids that lived around the corner, and he would not like it. He felt that what Verizon would pay to the Avon Players should be a matter of public record.

Bret Rasegan, 1025 Washington, Rochester Hills, MI 48306 Mr.

Rasegan stated that he would have a pretty direct view of the proposed tower. He remarked that it was most unfortunate that he had to follow Mr. Fischetti, who was the best in the neighborhood, and following him would not be easy. Mr. Rasegan felt that the coverage map that was provided was really bad. Roads and land use could not be seen, and he did not know how that map provided any indication of the added benefit of the tower location. People could not see vacant lots, and it did not give much guidance about the service. It appeared that the service would be a circle from the center point of the tower, and it appeared to reach the southern edge of Stony Creek Metro Park. He assumed that if the tower was placed at the southern edge of the Park that it would come far enough south to fill in the hole. He wondered if Stony Creek had been approached as a possible location. He said that he moved to his home, because it was a local historic district. He knew that the Ordinance gave the City leaders the power and authority under State law to regulate things within the district. He recognized that the district included contributing resources and the road corridors that led into the district, because they knew they were equally important. He acknowledged that Avon Players was not a contributing resource, but the frontage of the property and the entry into the district from the northeast was equally important. There was a report on the City's website prepared in 2010 by a committee set up by Mayor Barnett that identified that the entry corridor was a very special feature deserving consideration and protection. Like Mr. Fischetti, he encouraged the HDC to exercise its power. He claimed that the biggest harm that had happened to the district over the years had not been within the properties; it had been the erosion of the context and the development that had occurred surrounding the district. All of it was completely appropriate and met the City's Ordinances. The HDC had the opportunity to protect the context of the district within their purview even though it was a non-contributing resource.

Mark Kowal, 971 Runyon Rd., Rochester Hills, MI 48306 Mr. Kowal

noted that he had been in front of the HDC twice for his house. The first was to take the enclosed front porch and restore it back to the original. They got pictures from the Museum and put it back to its original look. When he was at the HDC meeting, one of his neighbors in the district who did not live in an historic structure presented an idea to redo their siding and put in metal windows that were energy efficient. He had asked if he could use those windows, but the HDC said no, because that material could not be used on an historic structure in the district. He had to stick with the single pane glass, 100-year old, non-energy efficient windows. The second time he was before them, he wanted to change the base of

the columns to some sort of stone versus wood. Again, his choices were to either withdraw his application, or it would be rejected. The material was not the same as was on the original structure. In the HDC's consideration of a 125-foot tall fake tree next to trees no higher than 80 feet tall, regardless of whether it would be seen coming in to the roundabout or coming down the street, it was just not appropriate. They all put a lot of effort into their houses. They had a nice neighborhood. The HDC had been very cooperative in the past, and they all listened to them and abided. To allow something like the proposed tower to come into that footprint when there were plenty of other properties that would meet the criteria for coverage, he wished that would be considered.

Emily Ferry, 1081 E. Tienken Rd., Rochester Hills, MI 48306 *Ms. Ferry advised that she abutted the Avon Players. She did not think that a residential, historical neighborhood was a good choice for a cell tower. They waited many years and funded the sign coming into the Village. If people had to go past a tower to see that pretty sign, it would not work. She had submitted pictures that showed that it would be very visible from their property. Her trees were pretty scrawny, but in Mr. Crane's pictures they looked healthy. Their houses (hers and the three to the west along the stream) were in a U-shape, and they would also see the giant tree. They all used their back porches, and it would be very visible. She felt that it would be a real deterrent to the whole neighborhood.*

Chairperson Thompson thanked Ms. Ferry for supplying the photos, which would be placed on file and put into the record.

Dr. Stamps wanted to thank Mr. Fiaschetti, in the presence of his neighbors, and to bless his heart for bringing the request forward to rebuild the old Prewitt house. Dr. Stamps felt that it was a perfect example of how Mr. Fiaschetti brought his wishes, the HDC shared the guidelines they were required to follow (Secretary of Interior Standards), and they negotiated and worked things out, and it worked. He heard reports that the house was beautiful. He thanked Mr. Fiaschetti for taking the time and energy for coming and working together, and he thanked all the neighbors. They knew better than most what it took to live in an historic house. It was a labor of love, money, effort and energy. He thanked them for preserving the historic district. He, like everyone else, felt the benefits of modern day technology. He appreciated his cell phone and what it could do for him. He recognized that cell towers were needed, but he also agreed with the comment about protecting the integrity of the property and its environment. If the HDC accepted the cell tower, he would question whether they would be going down a slippery

slope and what would happen if a competitor wanted to build one that was higher, for example. His opinion was that the tower did not quite fit into the historic district. If it was an historic district from 1910 in an urban setting with a lot of wires, perhaps it would, but to him, it did not fit into the 1820's Greek Revival houses. He hoped that another location could be found for it.

Mr. Tischer thanked everyone for the public comments. He asked the applicants to explain the map colors and the cell coverage. It appeared that the area was mostly yellow, and he asked the band width difference between the green and the yellow, and if there were ten devices connected per home, what the coverage and speeds would be.

Mr. Crane showed the sites at Tienken, in Shelby Township, at the skating rink and in downtown Rochester. The red sectors were over loaded and were not carrying the capacity that was needed to service the residents. There were five wireless devices per household, at least. There was a complete dead area on Rochester Rd. by Mead. There was a capacity issue there. He showed the coverage currently without a cell tower. He mentioned that they were in negotiations with Metro Parks in Macomb to put a tower in Stony Creek Park. He said that yellow was the area outside a house where a phone might work in a car and in some of the houses, but it would not work inside of a cement building. With a new pole, there would be seamless coverage and total capacity. Things would work inside and outside of the homes. Mr. Tischer asked if his proposal would be exclusive to Verizon, or if they would be piggybacking with others. Mr. Crane noted the tower at Quarton and Woodward, and he recommended that people drove by that. They were required to share space, per the City's Ordinance. The tower at Quarton was carrying three carriers, and that was what they planned to do in Rochester Hills. Mr. Tischer considered that minus a cement structure, people would still have coverage in their homes and their cars in their driveways without the tower. Mr. Crane agreed that there would be service, but he did not know about capacity. They had been working on the subject site for four years, and the growth in users had been astronomical. There would be dropped and blocked calls, if they did not put in the infrastructure. Mr. Tischer asked where at Stony Creek Metro Park they were proposing a tower, and if it would cover the district area.

Mr. Przbello said that it was proposed for the north side of Stony Creek, off of Snell Rd., to fit in with the proposed site. It would not replace the proposed site. He said that it was important to point out that they understood the difficulty that the residents and the HDC board had in

reviewing the proposal in an historic district. They fully understood that. He had been doing it for 20 years, and anytime a new tower was proposed, an historic district was the absolute last place they would want to do that. They needed to improve the network in the area, and there were not any options other than putting it in someone's back yard. There were no other properties in the area that would allow them to locate. They were trying to do the best they could in an historic district to minimize the visual impact of the facility. People had asked why they did not go somewhere else, but they had exhausted every other option.

Mr. Tischer asked if they could put boosters on their current towers to expand. Mr. Przbello said that they were already optimizing every facility they had. The problem was that people did not have landlines. Residential developments were being built without landlines. Statistics stated that 99% of the people in the room had a cell phone, and that every household in the area had an average of four to six wireless devices. He reminded that most cars were a wireless device now.

Mr. Crane noted that their Goodison Rd. site was not an historic district, but it was across from historic buildings. When they did that site, there were 200 people in the room saying that it would destroy their home values and be unsightly. That pole was bare, and it carried three carriers. It was not a monopine, which was a much more sophisticated device. He believed that a number of people in the room drove by the site every day and did not notice it. It had never been a problem. The Township Board turned them down, and it had to be litigated. They had never received a complaint or phone call, and he assured that they maintained their properties. The building on the site was demolished, the site was cleaned up, and he felt that they were a credit to the community.

Mr. Stephens had heard the Manresa site mentioned a few times. He wondered how comparable the Manresa grounds were to the subject site. Mr. Crane said that the Manresa site had less trees. They had to block the pole with one of the existing buildings. The tree there showed up more than it would at the proposed site. Mr. Stephens said that he wondered about the residential grounds. Mr. Crane stated that it was high-end residential. When they were sending notices to the neighbors, the police in the Township wanted to know why he was asking where those people with pretty substantial names lived. For that site, the head of the Michigan Historic Preservation Network came and gave input.

Mr. Tischer noted that Mr. Crane had approached Stoney Creek High School, and he asked if Mr. Crane could share the reason they turned it

down. Mr. Crane said that they could never get an answer. They worked with them for 18 months and gave them a site plan and structural analysis. They had a millage pass, and he assumed that they did not think the money was significant enough.

Dr. Stamps asked Mr. Crane if he could share the number they would be paying the Avon Players with the Commissioners. Mr. Crane stated that he would really rather not. Dr. Stamps said that it seemed as if part of the demand was across the street in the subdivisions. He asked Mr. Crane if he could lean on them a little more.

Mr. Przbello said that there was no place to go in the subdivision. Mr. Crane stated that the Ordinance did not allow it in residential. The subject site was zoned Special Purpose, and a tower was permitted as a conditional use. It was not a permitted use in the residential areas. Mr. Tischer commented that he sat on the Zoning Board of Appeals, and was pretty certain that a use variance would not fly.

Chairperson Thompson asked if there were any other comments or questions from the Commission. He asked if anyone was prepared to move a motion or if there was any other information they would like. Mr. Crane said that they could come back. He could arrange a field trip and rent a bus to take the Commissioners and residents to the Manresa site.

Ms. Alther-Rogers noted that she happened to live in the district that would benefit from having cell service. She also had a landline, which she could not get along without, because she had no cell service at all. She did observe the Manresa site. Unless Verizon had upped their game a lot, she stated that it was terrible. Mr. Crane said that she was the first person who had ever said that. Ms. Alther-Rogers said that it was very obvious to her, and she saw it right away.

Ms. Janulis asked Ms. Kidorf if the cell tower would violate the Standards, given that it was not on contributing property, but it was in the district. She asked if it would or would not be in keeping with the Secretary of Interior Standards.

Ms. Kidorf responded that the Standards were not specific about cell towers. She advised that it would be a judgment call on the Commission's part as to whether they felt that it was compatible in size, scale and massing to the district. She suggested that they should think about the significance of the district and the setting. It was a district where the contributing buildings were primarily constructed in the 19th century.

They should look at the proposed materials and how they would fit in. It was really the Commission's call as to whether it would be compatible to the district.

Ms. Lyons also thanked the public. She claimed that it was the largest group in attendance since her tenure on the board, and she really appreciated it. Since there were so many people from an historic district, she encouraged them to stay abreast of the information at the regular meetings. The HDC did talk about how the districts and properties were maintained and what the boundaries should be moving forward. People were showing their commitment to stay involved with the historic nature of the City, and she thanked them for their time.

Chairperson Thompson asked Mr. Crane what he would do if the HDC denied the application. Mr. Crane had mentioned that a Township board had denied a tower, and there was litigation. He asked Mr. Crane if he would pursue litigation with the City.

Mr. Crane stated that they tried to avoid that at all costs. They were nowhere near that stage, and they would do everything they could not to go there. He said that they could take recommendations from the HDC, and he would take them back to his client.

Ms. Kidorf advised that under the City's Ordinance and State law, for an applicant who was denied at the HDC, the first stop would have to be at the State Historic Preservation Review Board. Denials had to be appealed within 60 days prior to going to court. Mr. Crane said that he did not mean to sound threatening, and they were a long way from going to court.

Dr. Stamps asked if there were any examples in the country where there was a cell tower in an historic district that was as tall. Ms. Kidorf said that she had not researched it, but she was not aware of any. Mr. Crane mentioned Yosemite Valley in California, which had one. It was a monopole, not a tree. Dr. Stamps indicated that Rochester Hills was different from Yosemite. As a member of the HDC, he would not like to be remembered as someone who allowed the subject historic district to be one of the first to allow that kind of an intrusion.

Mr. Przbello claimed that there were existing historic districts with a cell tower. They had not been prepared to answer that question, but they could provide a list. Rochester Hills would not be groundbreaking and the only historic district to allow a new cell tower. He said that they would

be more than happy to be tabled and come back to the next meeting with a list. He was confident that there were some in Michigan; he just did not know where they were off the top of his head. There were a number of historic districts in Grand Rapids that had cell towers, and they were residential historic districts. Dr. Stamps said that if they put it in the context that the subject historic district was different from a downtown district with three and four-story buildings or Yosemite, Rochester Hills was rather unique.

MOTION by Tischer, seconded by Stamps, in the matter of File No. HDC 19-041, that the Historic Districts Commission **DENIES** 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, with the following Findings and Conditions:

- 1) *The property is in the Stoney Creek Historic District and **does not** contribute to the historic character of the district;*
- 2) *The proposed monopine and fenced equipment compound in **proposed location #1 (south site)/location #2 (north site)** is **not** in keeping with the Secretary of the Interior's Standards for Rehabilitation and Guidelines, where it is recommended to repair deteriorated historic features 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 Stamps, that this matter be Denied. The motion carried by the following vote:

Aye 8 - Granthen, Janulis, Lyons, Stamps, Stephens, Thompson, Tischer and Altherr-Rogers

Excused 1 - Reina

Chairperson Thompson stated for the record that the motion had passed unanimously. Mr. Crane thanked everyone for their time, and said that if anyone had a suggestion, he would love to hear it.

Ms. Janulis said that she wanted the members to know that she had always done a lot of volunteer work with the Avon Players, and she knew a lot of people there. She wanted to clarify her point. The proposal probably was a really good opportunity for them to get revenue, and she was excited for them to have such a project proposed. However, she was on the HDC to do two things in keeping with the Standards, no matter how much her heart went out to the Avon Players. She understood everything that had been said. She had the same issue when she was on the school board with a tower they were putting by Adams High School. They ended putting it on the flyloft, where it could not be seen. It made her nervous when she saw some of the subject photos. Verizon was not just quite there with what she would deem acceptable for the community. The towers still looked very artificial. When she voted yes on the school board to allow Verizon to come in, the facility could not be seen. She felt that the proposed tower would be very noticeable. She was excited for the Avon Players to have some kind of a project that would benefit them, and if there was something else the applicants could bring that would be more in keeping with the neighborhood and not be as intrusive, she might be inclined to vote differently, but she just did not like some of the pictures. She had a bigger concern about the fence, which was a 40 x 50-foot wood structure, which she felt would be more offensive than whether the tree would blend in or not. She hoped that the Avon Players could come up with some other conclusion that would benefit them and help them continue to be a part of the community. They would probably like to improve their parking lots, which was the type of projects they were talking about. She thanked everyone for coming, and she suggested that at another time, they could perhaps come up with something better.

Mr. Crane thanked her for the kind words, and said that they would be back.

ANY OTHER BUSINESS

Dr. Stamps asked if the current officers would be willing to continue to serve. Receiving confirmation that they would, he moved the following:

MOTION by Stamps, seconded by Lyons, the Rochester Hills Historic Districts Commission hereby **re-appoints the current slate of Officers:**

Jason Thompson, Chairperson, Julie Granthen, Vice Chairperson and Charles Tischer, Secretary to serve a one-year term to expire the first meeting in January 2021.

Voice Vote:

Ayes: All

Nays: None

Absent: Reina

MOTION CARRIED

ANY FURTHER BUSINESS

Dr. Stamps announced for anyone new that Oakland County was celebrating its 200th birthday. He was pleased to see, on the front page of the Rochester Post, an announcement that that the Fire and Ice Festival in Rochester would kick off the Bicentennial. He suggested that people should go to the County's website to find out about upcoming events. He read an example, "The distinctive downtowns of Oakland County in Michigan," by Robert Gibbs, a well-known planner.

Ms. Kidorf advised that they would be having a February meeting, as they already had an application.

Ms. Kapelanski noted that Dr. Stamps had asked her to check on the Lorna Stone house. She had been trying to track the applicant down. She went to the Building Dept., and they were following up with their contact for property under construction owned by the same congregation. She would let everyone know as soon as she could. Dr. Stamps clarified that the house was on Adams just north of South Boulevard, and there was a one-room schoolhouse. It was his understanding that it had been purchased by a Hindu Temple, and they were going to turn it into a meditation center. People would park in the lot and walk down the path to the meditation center. He felt that it would be a wonderful adaptive reuse of an empty, deteriorating building.

Dr. Stamps asked if there was still a for sale sign up at the former O'Neill property on Crooks Rd. Ms. Kapelanski believed that it was still there, and that the house was still for sale. The Planning Commission had an applicant come before them for a discussion about a senior living facility for the site, but staff had not heard back from him in a few months.

NEXT MEETING DATE

Chairperson Thompson reminded the Commissioners that the next meeting would be a joint meeting with City Council on January 28, 2020, and that the next regular meeting was scheduled for February 13, 2020.

Regarding the joint meeting, Ms. Kapelanski outlined that the Planning Commission would also be there and would be up first to discuss the Transportation Master Plan. She expected that discussion to take at least 45 minutes, and then the HDC members would come to the table. Next, Ms. Roediger, she and Ms. Kidorf would lead the introduction for the HDC survey priorities and present the options.

ADJOURNMENT

Hearing no further business to come before the Historic Districts Commission, Chairperson Thompson adjourned the Regular Meeting at 8:04 p.m.

Jason Thompson, Chairperson
Rochester Hills
Historic Districts Commission

Charles Tischer, Secretary