



Rochester Hills

Minutes

Historic Districts Study Committee

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Chairperson Jason Thompson, Vice Chairperson Julie Granthen
Members: Steven Branstner, Suzanne Carlson, James Hannick,
Sue Thomasson, LaVere Webster

Thursday, December 13, 2012

5:30 PM

1000 Rochester Hills Drive

CALL TO ORDER

Chairperson Thompson called the Regular Meeting to order at 5:30 p.m. in the Auditorium.

ROLL CALL

Present 7 - Steven Branstner, Suzanne Carlson, Julie Granthen, James Hannick, Sue Thomasson, Jason Thompson and LaVere Webster

Also Present: Jim Breuckman, Manager of Planning
Kristine Kidorf, Kidorf Preservation Consulting
Sandi DiSipio, Recording Secretary

APPROVAL OF MINUTES

2012-0498 November 15, 2012 Special Meeting Minutes

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

Aye 7 - Branstner, Carlson, Granthen, Hannick, Thomasson, Thompson and Webster

COMMUNICATIONS

No communications were brought forward.

PUBLIC COMMENT

No members of the public came forward to speak on non-agenda items.

UNFINISHED BUSINESS

2012-0126 1631 W. Avon - Final Report
Proposed boundary amendment to remove 1651 W. Avon property from the

non-contiguous historic district

Chairperson Thompson indicated this item was discussed last month and it was brought to the Committee's attention by the public that there were previous HDC meeting minutes relative to this property that were not included in the packet. These minutes are included in the packet for the Board's review and the Chair opened the floor for comments.

Mr. Branstner commented the district boundary as shown on the site plan appears to be down the center or part of the driveway for 1631 Avon, and asked if this was the property line.

Ms. Kidorf explained that it was determined last month that the boundary line as it shows up on the aerial photo isn't always very accurate. She does not feel staff can really confirm one way or the other if the boundary is in the driveway, but is not sure this matters for the historic district boundary.

Mr. Branstner said it would be logical for the boundary to follow the property line regardless of what the aerial shows..

Ms. Kidorf agreed with his statement and stated the intent of the boundary is to follow the property line because this makes sense for the historic context.

Mr. Webster remembers the Committee talked about this a few months ago and it was determined at that time the boundary did not go down through the middle of the driveway, but actually follows the property line.

MOTION by Carlson, seconded by Webster, **Moved**, that the Study Committee accepts the final study committee report and recommend to Council that the boundary of 1631 West Avon Road Historic District be modified.

A motion was made by Carlson, seconded by Webster, that this matter be Accepted. The motion carried by the following vote:

Aye 7 - Branstner, Carlson, Granthen, Hannick, Thomasson, Thompson and Webster

ANY OTHER BUSINESS

Chairperson Thompson and the Study Committee thanked Ms. Carlson for her time on the board as this is her last meeting. Her service is very much appreciated.

Mr. Breuckman updated the members on City Council's determination relative to the National Twist Drill situation. Council decided on a reasonable path and directed staff to start preparing a district boundary for a partial historic designation. This was something that was discussed by the Study Committee back in 2009. The Committee did not talk much about that possibility this time around because it's not something that the Study Committee could officially recommend because of the National Register standards that dictate you can't split a building, but Council can do whatever they choose to. Staff presented

this option to Council last Monday; there was a lot of discussion. There was also a lot of public comment, but nothing this board has not heard before. Council directed staff to prepare a historic district boundary that takes in the office buildings along Rochester Road and the office building on the southern portion. Staff is not sure yet where the lines will fall. The next step is for staff to prepare the ordinance that actually has the boundary drawn out, and then it will go for the two reading process in front of City Council. This was a positive first step.

Chairperson Thompson thanked Mr. Breuckman and Ms. Kidorf for bringing this issue forward and representing the Study Committee at the Council meeting. A very nice job was done on the presentation.

Mr. Hannick asked how the zoning works on this property now. Mr. Breuckman indicated the zoning stays as it is, Industrial with a Flex Business One overlay. This option is intended to promote walkable mixed-use types of development should the landowner choose to use it. The FB-1 overlay is the least intensive of the flexible districts and allows for office, some residential, banks and restaurants.

No other business was brought before the Committee.

NEXT MEETING DATE

Chairperson Thompson indicated the next Regular Meeting is scheduled for March 14, 2013.

ADJOURNMENT

Hearing no other business, the Chair adjourned the Regular Meeting at 5:50 p.m.

*Jason Thompson, Chairperson
Historic Districts Study Committee
City of Rochester Hills*

Sandi DiSipio, Recording Secretary