

years of service. He stated that Mr. Reece had provided tremendous guidance with his professionalism, and the perspective he brought as an Architect had been incredibly valuable to the community and to his friends and colleagues on the Commission. He hoped that Mr. Reece could feel a sense of pride driving through the City, recognizing the impact he had and the positive role he played. He thanked Mr. Reece and wished him much success in his next chapter, and he stressed that he was very appreciated.

Mr. Reece thanked Mayor Barnett, stating that it had been a privilege and honor. He had not realized that it had been 16 years. He grew up in the City of Detroit, but he indicated that Rochester Hills was his home and where he raised his family. He met a lot of great people while serving the City. He thanked the Mayor for his faith and leadership and for appointing him to the Commission for all the years he had.

Mr. Hooper agreed that Mr. Reece would be missed. He noted that Mr. Reece had been on the Commission when Paul Cornelliussen was the Architect, and he had recommended Mr. Reece. Mayor Barnett thanked everyone for their leadership and dedication to the City.

NEW BUSINESS

[2021-0089](#) Request for Acceptance of the Preliminary Study Report for 1021 Harding Ave.

Ms. Roediger advised that the property located at 1021 Harding Ave. was historic, and that the home, unfortunately, experienced a devastating fire about four years ago. The property owner had made attempts to try to maintain it and keep it from falling into further disrepair. Due to some unfortunate circumstances, the owner did not have the wherewithal to bring the home up to code and make it livable. She did not believe that there was electricity or water to the house. The owner went before City Council in December 2020 and asked for the property to be delisted because of the extensive amount of damage, and the fact that it was not financially feasible. Without the home, there would not be much, if any, historic value to the property. City Council authorized the Historic Districts Study Committee (HDSC) to proceed with a Preliminary Study to evaluate a potential delisting of the property. The Preliminary Report went to the HDSC in February, and as part of the delisting process, it had to go through the State Historic Preservation Office for comment and to the Planning Commission to evaluate whether the delisting would have any impact to the Master Plan and future use of the property. She noted

that the HDSC would hold a Public Hearing at a special meeting on April 22. After that, the HDSC would make a formal recommendation to City Council. It was Council's purview to decide whether or not to amend the district and remove the property from the Historic Districts Ordinance. The Planning Commission was being asked to consider the impact of the delisting from the Master Plan perspective. She had not seen a similar request since she had been with the City, but she knew that some of the Commissioners had. She felt that it was a fairly straight-forward recommendation, and she said that she would be happy to answer any questions.

Mr. Hooper noted that he had been on the Planning Commission for quite a while and had seen a few similar requests. He had also reviewed them while on City Council. He said that Ms. Roediger was very accurate that the Planning Commission's determination was strictly limited to adherence to the Master Land Use Plan and whether it was listed or delisted, he felt that it would have no effect on that. He would not want to get into the politics behind it, and he related that he had known the property owner for a long time. He moved the following:

MOTION by Hooper, seconded by Kaltsounis, the Rochester Hills Planning Commission has reviewed the Historic Districts Study Committee Report regarding the delisting of the Designated Historic District located at 1021 Harding Ave., and has determined that the delisting **will not** have any impact on the property with respect to the City's Master Land Use Plan or any other development related issues and encourages the HDSC to move forward with the Report.

Mr. Gaber said that he was not aware of any impact the delisting would have relative to the Master Plan, land use planning or development of the property. He noted that there was no indication from staff that it would have any impact, and he asked Ms. Roediger her opinion.

Ms. Roediger said that whether or not the property was considered historic did not change its zoning. It would just change the review process associated with the type of structure that could be built. It would not affect the density or the underlying zoning. The underlying zoning allowed for residential uses, and the Master Plan called for residential uses. Whether or not it had to go through an historic review really just involved the aesthetics. Mr. Gaber also remembered reviewing the delisting request for 1585 Rochester Rd., which was similar. The property had been severely damaged, and he could understand where the applicants were coming from.

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

Aye 9 - Brnabic, Dettloff, Gaber, Hooper, Kaltsounis, Reece, Bowyer, Weaver and Neubauer

Chairperson Brnabic stated for the record that the motion had passed unanimously.

ANY OTHER BUSINESS

2021-0087

Request for recommendation of a Planning Commission representative to the Zoning Board of Appeals for a one-year term to expire March 31, 2022.

Ms. Roediger explained that it was that time again where they had to make sure that there was appropriate representation from the Planning Commission. She pointed out the motion for consideration and asked if anyone wished to volunteer or nominate someone.

Mr. Kaltsounis asked Chairperson Brnabic, who had been serving as the PC representative to the ZBA since 2005, if she would like to continue, and she accepted. Hearing no other nominations, he moved the following:

MOTION by Kaltsounis, seconded by Hooper, the Rochester Hills Planning Commission hereby recommends to City Council that Deborah Brnabic shall serve as its representative on the Zoning Board of Appeals for a one-year term to expire March 31, 2022.

A motion was made by Kaltsounis, seconded by Hooper, that this matter be Recommended for Approval to the City Council Regular Meeting. The motion carried by the following vote:

Aye 9 - Brnabic, Dettloff, Gaber, Hooper, Kaltsounis, Reece, Bowyer, Weaver and Neubauer

Chairperson Brnabic stated for the record that the motion had passed unanimously, and she thanked everyone.

Chairperson Brnabic expressed that she was sorry to see that Mr. Reece would be leaving the Planning Commission. She said that she would truly miss his architectural knowledge and advice. She also truly respected his ability to present a well-balanced review, which equally represented development and the residents of Rochester Hills. She stated that it had been a pleasure working with him for so many years, and