

renovations/additions to First Baptist Church, located at 6377 Orion Rd., north of Tienken, zoned R-1 One Family Residential, Parcel No. 15-03-276-030, based on plans dated received by the Planning and Economic Development Department on March 5, 2021, Steve Auger, Auger Klein Aller Architects, Applicant with the following findings and conditions:

**Findings:**

1. The use will promote the intent and purpose of the Zoning Ordinance.
2. The building has been designed and is proposed to be operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing and planned character of the general vicinity, adjacent uses of land, and the capacity of public services and facilities affected by the use.
3. The proposal will have a positive impact on the church community by updating and improving safety for a place to worship.
4. The proposed development is served adequately by essential public facilities and services, such as highways, streets, police and fire protection, water and sewer, drainage ways, and refuse disposal.
5. The proposed development will not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.
6. The proposal will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.

**Conditions:**

1. That the parking lot lights shall be turned off daily at 9:00 p.m. unless a later church event is taking place.
2. Work with staff to add evergreens or appropriate plantings to shield the parking lot, prior to final approval by staff.

**2021-0145**

Request for review of the draft Final Study Committee Report - City File No. 20-034 - for the historic property at 1021 Harding Ave., located east of Livernois, north of Avon, Parcel No. 15-15-327-002, zoned RCD One Family Cluster, Paul Miller, Applicant

*Kristin Kapelanski, Planning Manager, stated that the Historic District Study Committee (HDSC) has completed its review of the property located at 1021 Harding, directed by the City Council at their December 14, 2020 meeting. She stated that the report was adopted by the HDSC at their April 22, 2021 meeting after public comment and review by the state Historic Preservation Office and the Planning Commission. She introduced Kristin Kidorff, Preservation Consultant.*

*Ms. Kidorff stated that the Committee adopted the report and found that although the condition of the property is somewhat deteriorated it still meets the National Register Criteria for Integrity and recommends retaining the Historic District and not delisting it.*

Public Comment

**Terry Connolly**, 5984 Southgate Road, Oakland Township, stated that he made the offer to purchase the property. He shared that he is interested in the property for a potential renovation opportunity. He expressed his empathy for the current owner for his significant financial and emotional loss. He stated that he is not a real estate developer and has no interest in remarketing the property. He shared that he has an appreciation for renovations and hopes to have the opportunity to create something that the City can be proud of. He extended his appreciation to the HDSC for their review and report of the property.

**Vice-President Bowyer** recognized the loss Mr. Miller suffered and shared that it would be nice if Mr. Connolly can restore the home to its original state.

**Mr. Hetrick** requested clarification on what Council is accepting regarding this agenda item. He stated that by accepting the historic property with a narrow scope and considering any extenuating circumstances regarding hardship or financial distress related to the destruction of the property is outside of what is being considered today.

**Ms. Kirdoff** confirmed that the HDSC charge was to come back to Council with a recommendation using the very narrow criteria under the City's Local Ordinance and State Law for delisting a property. She explained that under those criteria the Committee recommends that the property is not delisted and noted that Council would be accepting the Committee's recommendation.

**A motion was made by Bowyer, seconded by Blair, that this matter be Adopted by Resolution. The motion carried by the following vote:**

**Aye** 6 - Blair, Bowyer, Deel, Hetrick, Mungoli and Walker

**Nay** 1 - Morita

## CONSENT AGENDA

All matters under Consent Agenda are considered to be routine and will be enacted by one motion, without discussion. If any Council Member or Citizen requests discussion of an item, it will be removed from Consent Agenda for separate discussion.

2021-0167

Request for Purchase Authorization - FACILITIES: Increase to the existing blanket purchase order for crack sealing and striping services in the amount of \$4,000.00 for a new not-to-exceed amount of \$28,430.00; Hutch Paving, Inc., Warren, MI

**This Matter was Adopted by Resolution on the Consent Agenda.**

**Resolved**, that the Rochester Hills City Council hereby authorizes an increase to the existing blanket purchase order for crack sealing and striping services to Hutch Paving, Inc., Warren, Michigan in the amount of \$4,000.00 for a new not-to-exceed amount of \$28,430.00 and further authorizes the Mayor to execute the contract amendment on behalf of the City.