

Oakland County, Michigan, September 14, 1995

~~REGULAR ROCHESTER HILLS HISTORIC DISTRICTS COMMISSION MEETING, held at the Rochester Hills Municipal Building, 1000 Rochester Hills Drive, Rochester Hills, Oakland County, Michigan 48309.~~

~~The meeting was called to order by Acting Chairperson Schulte at 7:32 p.m., Michigan Time.~~

~~ROLL CALL: Present: Scot Beaton, Melinda Schulte, Cheryl Lazzeri, Ida Whateley, Suzanne Ternan
Absent: Rachel Sarkisian, John Dziurman
QUORUM PRESENT~~

~~Approval of Agenda of Regular Meeting of September 14, 1995 as presented.~~

~~MOTION by Whateley, seconded by Ternan, that the agenda be approved as presented.~~

~~Ayes: All
Nays: None
Absent: Sarkisian, Dziurman~~ MOTION CARRIED

~~Approval of Minutes of Regular Meeting held June 8, 1995 (copies forwarded to each commission member).~~

~~MOTION by Whateley, seconded by Beaton, that the minutes be approved as corrected.~~

~~Ayes: All
Nays: None
Absent: Sarkisian, Dziurman~~ MOTION CARRIED

~~Approval of Minutes of Regular Meeting held July 13, 1995 (copies forwarded to each commission member).~~

~~MOTION by Ternan, seconded by Whateley, that the minutes be approved as corrected.~~

~~Ayes: All
Nays: None
Absent: Sarkisian, Dziurman~~ MOTION CARRIED

~~Citizens Comments.
None.~~

* Application: Appeal condition of approval i.e. cedar siding as opposed to what was proposed (wood siding veneer), John VanSlembrouck applicant for the property at 1058 Tienken.

John VanSlembrouck discussed the different types of cedar siding THAT WOULD GIVE THE APPEARANCE OF CEDAR CLAPBOARD he wants to use in the construction of his home with the commission members. Mr. VanSlembrouck further discussed the prices of sidings and the durability. The Hardy plank siding has a 50 year transferable warranty. He would like to have a choice between these two (2) products.

Commissioner Whateley stated that she has had cedar siding for many years and never has had any trouble.

Mr. VanSlembrouck stated that he is trying hard to blend into the surrounding neighborhood which is Stoney Creek Village.

Scot Beaton stated he does not think HDC can mandate the products to be used in construction. This is overstepping the bounds of the duties that the ordinance calls for. The HDC is out of order when they start mandating that a house siding should be cedar. This is not what the ordinance states and not what city Council passed.

Continued

The commission is out of order when they turn down applicants and mandate products. Mr. VanSlembrouck has worked very hard with the commission on the plans for his new house.

MOTION by Beaton, seconded by Lazzeri, for the approval of either Omni CEDAR VENEER lap siding or Hardy plank PORTLAND CEMENT lap siding which would be applicable for this project by the applicant as a surface material for their new house construction in the village.

Ayes: All
Nays: None
Absent: Dziurman, Sarkisian

MOTION CARRIED

Commissioner Schulte stated that the commission was not trying to mandate anything. The words that Scot Beaton used earlier in the meeting were a little strong. The commission was trying to recommend materials because of the location of the house in the village. The commission prefers that a natural material be used when possible. Further, she prefers the wood veneer as opposed to the hardy plank lap siding.

~~Application for site improvements for 1740 Washington Road, Mr. and Mrs. Bromwell homeowners.~~

~~Mr. and Mrs. Bromwell discussed the plans for the site improvements for 1740 Washington Road with the commission members and they are as stated on their list:~~

- ~~1. Pave existing driveway with asphalt (driveway is currently dirt with some gravel).~~
- ~~2. Landscaping (plans sent to commission members).~~
- ~~3. Brick steps from driveway to front entranceway. Also enlarge brick pathway to driveway (plans sent to commission members).~~
- ~~4. Basketball hoop/back board adjacent to driveway (plans sent to commission members).~~
- ~~5. Carriage lamps (traditional black) (plans sent to commission members).~~
- ~~6. Screen door on front door (hunter green or white).~~

~~MOTION by Whateley, seconded by Beaton, to approve the site improvement plans as presented for 1740 Washington Road as presented August 11, 1995 with the following:~~

~~Findings:~~

- ~~1. The Bromwell's have met the criteria to fit in with the streetscape of the area.~~
- ~~2. The Bromwell's have provided the privacy and a dust shelter for their property.~~
- ~~3. The plans are well done.~~

~~Conditions:~~

- ~~1. The proposed driveway will be made of asphalt.~~
- ~~2. Brick steps from the driveway to the front entrance way will be as shown on the plan.~~

~~Continued~~