

661 – Fleet	\$2,698,932
677 – Insurance	\$563,882
820 – Older Person’s Commission	\$5,261,253
848 – Local Development Financing Authority	\$1,751,987

Ayes: Dalton, Barnett, Duistermars, Hill, Raschke, Robbins  
Nays: None  
Absent: Holder

**MOTION CARRIED**

**13. PETITIONERS REQUESTS**

**13a. Request for Historic Districts Study Committee Review Rights** for 3533 W. Tienken Road (Members received a copy of a City Council Regular Meeting Summary Sheet dated November 26, 2003 from Derek Delacourt, Planner II, with attachments)

**Mr. Mario Concenzi, Jr.**, Property Owner, 294 Texas, Rochester Hills and **Mr. Kurt Gallant**, Pyramid Building Company, 6782 Aurora, Troy, introduced themselves to City Council.

**Mr. Derek Delacourt**, Planner II, explained that this is a request made by the City’s Historic District Study Committee seeking review rights of the property in question for one (1) year, based on the agreement by the Study Committee, the Historic District Commission and City Council that such a request be made when a demolition permit is sought for any property included on the City’s potential historic district list.

**Mr. Concenzi** explained that the building in question, previously a rental unit, has fallen into such disrepair that he feels it is unsafe and would like to demolish it and build a private home in its place.

**COUNCIL DISCUSSION:**

**Ms. Hill**, citing the expenditure of funds for the initial study that determined this site might be of historic significance, supported granting review rights to the Historic District Study Committee.

**Mr. Robbins** noted the lack of information provided indicating that this property is of historic significance and expressed his opposition to “tying these things up for a year.”

**Mr. Delacourt** explained that the review process cannot be accelerated due to various requirements (i.e. sixty days for a Public Hearing).

**Mr. Barnett** questioned why this property has been set aside as possibly of historic significance.

**Mr. Delacourt** explained that, while this building may be a unique example of this type of architecture, a more thorough study would be required to ascertain whether there are other more viable examples in the City.

**Mr. Duistermars** acknowledged his appreciation for residents who participate in historic preservation, but expressed his concern that personal property rights are being violated in the process. He asked Mr. Concenzi if the benefits of participation in historic preservation had been explained to him.

**Mr. Concenzi** stated that he had been informed of “tax benefits” but stressed that the house has become unsafe, the utilities have been shut off, and the property is now “costing me money instead of bringing money in.”

**Ms. Hill** noted that the ordinance does not require the consent of the homeowner and that the City places many more restrictions on residents through zoning than does the Historic District Commission. She stressed that the number of properties in question are “a drop in the bucket” compared to all the properties in the City. Ms. Hill suggested that review rights be granted and that the details be determined by the Historic District Study Committee.

Resolution A0757–2003–R0467

**MOTION** by Hill, seconded by Raschke,

**Whereas**, 3533 W. Tienken is an identified potential historic district in the City of Rochester Hills,

**Whereas**, the property owner is requesting review and approval of a demolition permit for the subject site,

**Resolved** that the Rochester Hills City Council grants the review rights regarding 3533 W. Tienken to the City’s Historic Districts Commission for a period not to exceed one year.

ROLL CALL VOTE:

Ayes: Hill, Raschke, Dalton

Nays: Barnett, Duistermars, Robbins

Absent: Holder

**MOTION FAILED**

**Ms. Hill** suggested that the review process be reduced to a period of six (6) months.

**Mr. Robbins** questioned the purpose of reducing the time period when it had already been noted by Mr. Delacourt that the study could not be conducted in that time frame.

**Mr. Delacourt** concurred that it would be difficult to meet that time frame, as the Committee “would be starting from scratch.”

**Mr. Barnett** concurred with the time frame issue and also noted that he opposed moving one property ahead of another in the review process stressing that “you either agree with the process or you don’t.”

**Ms. Hill** conjectured that such a study would provide more information to Council upon which to make a more informed decision.

Resolution A0757–2003–R0468

**MOTION** by Hill, seconded by Raschke,

**Whereas**, 3533 W. Tienken is an identified potential historic district in the City of Rochester Hills,

**Whereas**, the property owner is requesting review and approval of a demolition permit for the subject site,

**Resolved** that the Rochester Hills City Council grants the review rights regarding 3533 W. Tienken to the City’s Historic Districts Commission for a period not to exceed six months.

ROLL CALL VOTE:

Ayes: Hill, Raschke, Dalton

Nays: Duistermars, Robbins, Barnett

Absent: Holder

**MOTION FAILED**

**Ms. Hill** offered a third proposal for a ninety (90) day moratorium preventing any action from being taken by the homeowner and allowing an initial investigation to determine whether a full study is warranted.

Resolution A0757–2003–R0469

**MOTION** by Hill, seconded by Raschke,

**Whereas**, 3533 W. Tienken is an identified potential historic district in the City of Rochester Hills,

**Whereas**, the property owner is requesting review and approval of a demolition permit for the subject site,

**Resolved** that the Rochester Hills City Council grants initial review rights regarding 3533 W. Tienken to the City’s Historic Districts Commission (HDC) for a period not to exceed ninety (90) days to determine whether further study of this property is recommended;

***Therefore Be It Further Resolved*** that the Rochester Hills City Council imposes a ninety (90) day moratorium on the approval of a demolition permit to run concurrently with the initial HDC study.

**ROLL CALL VOTE:**

Ayes: Hill, Raschke, Robbins, Dalton  
Nays: Barnett, Duistermars  
Absent: Holder

**MOTION CARRIED**

*(Recess 8:29 p.m. – 8:42 p.m.)*

**17. UNFINISHED BUSINESS**

- 17a. Historic Districts Study Committee Report regarding the request for Elimination of Noncontiguous Historic District** - 44 acres located at 800 West Avon Road, Parcel No. 15-15-451-002, Rochester College, Applicant (Members received a copy of a City Council Regular Meeting Summary Sheet dated October 6, 2003 from Derek Delacourt, Planner II, with attachments)

**President Dalton** asked that those in attendance who wished to participate in public comment keep their comments to two (2) minutes and not repeat comments made prior to their turn at the podium.

**Mr. John Dziurman**, 160 Oak Lane, and **Dr. Richard Stamps**, 756 Cambridge Drive, representing the City's Historic Districts Study Committee (HDSC), presented the findings in their report entitled "Demay-Potere Historic District."

The study recommended retaining the local historic district designation based on the following findings:

1. There has been no loss of the physical characteristics of the structure.
2. The significance of Demay-Potere historic district has increased due to the loss of the vast majority of agricultural resources in Rochester Hills.
3. This historic district was not established pursuant to defective procedures.

The study went on to recommend possible options:

- Rehabilitation and reuse
- Redefinition of the historic district
- Relocation of the barn and other significant buildings