

**CITY OF ROCHESTER HILLS  
HISTORIC DISTRICTS COMMISSION MEETING HELD JOINTLY  
WITH THE ROCHESTER HILLS CITY COUNCIL  
Thursday, March 13, 2003**

**ROCHESTER HILLS JOINT HISTORIC DISTRICTS COMMISSION AND CITY COUNCIL MEETING** held at the Van Hoosen Dairy Barn, Rochester Hills, Oakland County, Michigan.

Chairperson Kilpatrick called the meeting to order at 7:30 p.m.

**1. ROLL CALL:**

Present Historic Districts

Commission: Chairperson Micheal Kilpatrick; Members Brian Dunphy, Judith Dressel,  
John Dziurman, Lyn Sieffert, Richard Stamps, Robert Szantner  
Quorum Present

Absent: Member Maria-Teresa Cozzolino

Present City Council: President John Dalton; Vice President Barbara Holder; Members Bryan  
Barnett, Jim Duistermars, Lois Golden, Melinda Hill  
Quorum Present

Absent: Member Gerald Robbins

Present HDC Study Committee Linda Raschke  
Rev. Pamela Whateley

Absent: LaVere Webster

Also Present: Beverly Jasinski, City Clerk  
John Staran, City Attorney  
Ed Anzek, Director of Planning  
Derek Delacourt, Planner  
Sandi DiSipio, Recording Secretary

**2. MINUTES FOR APPROVAL:**

Minutes of February 13, 2003 Regular Meeting:

Correction to Minutes are as follows:

Page 3, 7<sup>th</sup> paragraph:

- 1<sup>st</sup> sentence: add "might" before the word "have"
- 2<sup>nd</sup> sentence: change "Free Press" to "Detroit News"
- 3<sup>rd</sup> sentence: change "fear" to "concern"

Approved as presented at the April 10, 2003 Regular HDC Meeting  
Approved as presented at the July 16, 2003 Regular City Council Meeting

Page 4, 5<sup>th</sup> paragraph:

Last sentence: change “two” to “three”

**MOTION** by Sieffert, seconded by Stamps, that the Minutes dated February 13, 2003 be approved as corrected.

Ayes: All

Nays: None

Absent: Cozzolino

**MOTION CARRIED.**

3. **ANNOUNCEMENTS/COMMUNICATIONS:**

4. **PUBLIC COMMENTS:** None

5. **DISCUSSION ITEMS**

A. HDC Request to City Council (CC minutes to be provided at meeting)

*(The recording equipment malfunctioned during this meeting, therefore the minutes are a summarization of notes taken during the meeting. This jointly held meeting was for discussion purposes only, therefore, no action was taken during the meeting.)*

Mr. Dalton suggested that the first hour of discussion be spent talking about the existing ordinance as it pertains to the process of establishing, modifying or eliminating districts and the role of the Study Committee and Council in that process, and the next half hour be spent on possible modifications to the process, if required or desired.

Discussion items included:

- How our ordinance and policy differs from state law. The City’s Ordinance does not require the charge of the City Council to the Study Committee to initiate a study for designation at the beginning of the study process. The State Historic Preservation Office indicated that their interpretation is that prior to the commencement of any study, it must first receive the charge of the City Council. Mr. Staran gave a brief history of how the HDC first acted as the Study Committee and the events surrounding the eventual development of the separate Study Committee. Mr. Staran indicated that we have to follow state law. It is ultimately up to the City Council on how they wish to deal with the actual study process.
- The HDC and the HDC Study Committee were thanked for their work and diligence and for following the Ordinance. Mr. Duistermars does feel however, that a designation should be the choice of the property owner. A comment was made that whatever happens, the study is important to the City in terms of creating a record, and designations should be judged on a case-by-case basis.

- Mr. Dalton commented that the study and review doesn't make sense if Council ultimately fails the process. Ms. Hill agrees with the current process, but would like whatever the desired process to be clearly defined regarding the study charge. She suggested that Council should authorize the Study Committee to study a property, and Mr. Staran agreed that it is Council's decision on this issue. At the very least, Council should be made aware of any prospective studies at the beginning of the process. Mr. Barnett feels the process is fine, and likes to have all available information before making his decision on designation. Ms. Golden does not want to change the current process, and asked who can initiate a study. Mr. Staran gave an analogy of how rezoning requests to the Planning Commission are prompted by the property owner, but in the case of historic properties, the designation request is usually prompted by the City. The designation request on the 18 potential properties was not initiated by the property owners.
- Mr. Dalton suggested quarterly meetings between the HDC and Council for communication purposes.
- Pertaining to the original HDC request to City Council, it was suggested that review rights could possibly be granted for an individual potential historic property in the case of a demolition permit being filed with the City. Discussion ensued on a possible policy of advising the HDC and the CC immediately when any demolition permits are applied for, the primary concern for everyone being the loss of an irreplaceable community resource. Further discussion clarified the original HDC request for review rights (Ordinance Section 118-135), and helped separate it from the present discussion focus (Ordinance Section 118-126-129) of the Study Committee's and Council's role in the study initiation process.
- Conclusions – Mr. Delacourt will notify Council and the HDC immediately when a demolition permit has been applied for any of the potential historic districts. Council and HDC will continue to review the procedure to establish historic districts. The HDC will discuss what action to take relative to their request for review rights on the 18 potential properties at their next regularly scheduled meeting.

Next, a short overview of six meetings held to date between the HDC Study Committee members and individual potential property owners was given. It was offered that these meetings were very positive for both the property owner and the committee members who were present. One additional meeting is scheduled next week.

Mr. Kilpatrick thanked the members of City Council and the Study Committee for attending, and with the exception of Mr. Duistermars and Ms. Golden, City Council members left the meeting at 9:15 p.m.

## **6. ANY OTHER BUSINESS**

Ms. Sieffert reminded everyone that the Earl Borden Award ceremony will be held during the regularly scheduled Historic Districts Commission meeting of May 8, 2003 at the Van Hoosen Dairy Barn. Details are being worked out.

7. **ADJOURNMENT**

Upon **motion** by Dunphy, second by Sieffert, for adjournment, Chairman Kilpatrick dismissed the meeting at 9:30 p.m. He reminded the Commission that the next meeting will be on **Thursday, April 10, 2003**.

---

Micheal Kilpatrick, Chairperson  
Historic Districts Commission

---

John Dalton, President  
Rochester Hills City Council

---

Sandi DiSipio  
HDC Recording Secretary

I:\pla\minutes\HDC\031303HDCminutes.doc