

northwest corner of Livernois Road and South Boulevard, as it relates to the City's Master Land Use Plan.

(Reference: Memo prepared by Derek Delacourt, dated February 23, 2010 had been placed on file and by reference became part of the record thereof.)

Mr. Delacourt explained a recommendation for designation was previously made to Council, but neither the applicant nor Council was comfortable with the size of the designation. City Council then asked the Study Committee to consider a smaller district. The Committee is now proposing a smaller boundary for the district, encompassing the contributing portions of the building and some of the surrounding area for context. The Study Committee felt this change was significant enough to schedule another public hearing for input and to submit the revised report to the Planning Commission. Mr. Delacourt asked if there were questions.

Mr. Schroeder asked if the Stiles School owner agrees with the revised report. Mr. Delacourt replied he does not know. The school representative arrived late to the public hearing and did not provide any comment for the record. Mr. Schroeder feels we should have the property owner's concurrence with the report and Ms. Brnabic agreed. Mr. Delacourt indicated the owner will be granted full opportunity to provide their input and voice any concerns to City Council.

MOTION by Schroeder, seconded by Hetrick, **Resolved**, that the Planning Commission has reviewed the December 2009 revised Preliminary Report prepared by the Historic Districts Study Committee regarding the proposed designation of a portion of the property known as 3976 S. Livernois Road (Stiles School) and has determined that the proposed designation will not have any impact on the property with respect to the City's Master Land Use Plan.

A motion was made by Schroeder, seconded by Hetrick, that this matter be Accepted. The motion CARRIED by the following vote:

Aye 7 - Boswell, Brnabic, Hetrick, Hooper, Reece, Schroeder and Yukon

Absent 2 - Dettloff and Kaltsounis

2010-0108

Request for review and recommendation of the Historic Districts Study Committee Report for 2040 S. Livernois Road, located on the west side of Livernois Road, south of Hamlin Road, as it relates to the City's Master Land Use Plan.

(Reference: Memo prepared by Derek Delacourt, dated January 14, 2010 had been placed on file and by reference became part of the record thereof.)

Mr. Delacourt explained the Study Committee has completed their preliminary report recommending designation of the parcel, as it meets the National Register of Criteria for architecture, and may be National Register eligible. The property is zoned single family and the designation isn't going to impact the Master Land Use Plan or the zoning district, and won't have a negative impact on its use as a single family property.

Chairperson Boswell asked if the Planning Commission agrees there is no impact on the Master Land Use Plan, is it also an acceptance of the designation recommendation of

the preliminary report? Mr. Delacourt responded no and reiterated the Commission is not evaluating whether the property meets the criteria for designation, only whether the designation will have an impact on the Land Use Plan.

MOTION by Schroeder, seconded by Brnabic, *Resolved*, that the Planning Commission has reviewed the Preliminary Report prepared by the Historic Districts Study Committee regarding the proposed designation of the Historic District known as 2040 S. Livernois Road and has determined that the proposed designation will not have an impact on the property with respect to the City's Master Land Use Plan.

A motion was made by Schroeder, seconded by Brnabic, that this matter be Accepted. The motion CARRIED by the following vote:

Aye 7 - Boswell, Brnabic, Hetrick, Hooper, Reece, Schroeder and Yukon

Absent 2 - Dettloff and Kaltsounis

2010-0107

Request for review and recommendation of the Historic Districts Study Committee Report for 1585 S. Rochester Road, located on the east side of Rochester Road, north of Hamlin Road, as it relates to the City's Master Land Use Plan.

(Reference: Staff Report prepared by Derek Delacourt, dated January 11, 2010 had been placed on file and by reference became part of the record thereof.)

Mr. Delacourt commented the property is incorporated in an approved Planned Unit Development, City Place, a dense large-scale mixed use development consisting of office and residential, with a small amount of retail allowed in some of the Rochester Road facing buildings. The question before the Commission is the same as with the other properties, only this recommendation does have the ability to impact the Land Use Plan. Discussions have ensued between the applicant and City Council relative to a revised PUD, and as such, this designation does have an impact on documents relating to land use. If Council decides not to delist the district, a discussion regarding the future land use will occur and the PUD would still have to incorporate a designated property. Mr. Delacourt suggested the Commission may want to add a condition acknowledging they are aware the property is part of an approved PUD agreement. The preliminary report's recommendation is to delist the property as it no longer meets the criteria for designation. The PUD, if modified, would return to the Planning Commission for discussion and public hearing. Mr. Delacourt offered to answer any questions.

Chairperson Boswell indicated reference to the property being part of a PUD could be made as a finding or clarified within the motion itself.

Mr. Hetrick asked what happens if discussions break down and the PUD is not revised. Mr. Delacourt stated if Council determines to delist the property, an amendment to the existing PUD would have to be recorded indicating the delisting. This amendment would also have to indicate any future development on the property no longer requires approval of the Historic Districts Commission.

Mr. Reece asked for a synopsis of comments from last night's Council meeting wherein this issue was discussed. Mr. Hooper said the applicant is looking for the correct