

6C. 2007-0313 PUBLIC HEARING - FILE NO. HDSC 98-012

Location: 2040 S. Livernois Road, located on the west side of Livernois Road, south of Hamlin Road and north of the M-59 Freeway, and further identified as Parcel Number 15-27-151-003, zoned R-3 (One Family Residential) with a Mixed Residential (MR) overlay.

Purpose: To receive public comment regarding a proposal to establish the subject property as a Historic District within the City of Rochester Hills, in accordance with Public Act 267 of 1976 (MCL 15.261 et seq., MSA 5.3407(3) et seq.) and the Rochester Hills Historical Preservation Ordinance, Section 118-131.

Chairperson Thompson explained the information received at this Public Hearing would be included in the Historic Districts Study Committee (HDSC) Final Report for the property commonly identified as 2040 S. Livernois Road.

Chairperson Thompson stated that 2040 S. Livernois Road had been studied by the Historic Districts Study Committee in accordance with the City's Historic Preservation Ordinance, and a Preliminary Report had been generated. He explained the minutes from this Public Hearing would be included in the Final Report, along with all other relevant material. He noted that once the Final Report is completed, it would be forwarded to City Council for action.

Chairperson Thompson summarized the procedure used to establish a district. He explained the duties of the Study Committee outlined in Section 118-130 of the Rochester Hills Code of Ordinances included conducting a photographic inventory of the resource; conducting basic research regarding the proposed historic district; determining the number of historical and non-historical resources within the proposed district; preparing the Preliminary Report, which included the charge of the Committee, the composition of the Committee, the boundaries of the proposed historic district, the history of the proposed historic district, the significance of the proposed district, and the Committee's recommendation to establish, modify or eliminate.

Chairperson Thompson stated the Study Committee transmitted a copy of the Preliminary Report for review and recommendation to the State Historic Preservation Office on December 15, 2009. He noted a Staff Report and Comments had not been received from the State Historic Preservation Office (SHPO) and the State Review Board to date.

Chairperson Thompson stated that in accordance with Section 118-131 of the City's Historic Preservation Ordinance, the Public Hearing is to be held sixty (60) days

after the transmittal of the Preliminary Report to the SHPO. The Public Hearing is held in accordance with Public Act 267 of 1976, as amended (the Open Meetings Act), which includes notice to the property owner of any proposed district no less than fourteen (14) days prior to the Public Hearing. He noted written notice was provided to the property owner of record on January 27, 2010.

Chairperson Thompson stated that notice of the Public Hearing was published in the Rochester Post on January 21, 2010, as required by Ordinance to be published one time only at least fourteen (14) days prior to the date of hearing.

Chairperson Thompson stated that in accordance with Section 118-132 of the City's Historic Preservation Ordinance, the Study Committee would prepare a Final Report with a recommendation, along with any recommendation received from the Planning Commission, to be submitted within one (1) year after holding the Public Hearing to the Mayor and City Council. He noted if the Study Committee's recommendation was to establish a district, the Final Report would include a draft Ordinance Amendment.

Chairperson Thompson noted for the record that if the Study Committee's recommendation was to establish a district, any final action on this matter would be taken by City Council.

Chairperson Thompson stated the intent of the Public Hearing was not to conduct a debate or dialog between the members of the HDSC and the public, but rather to allow the public to place any comments or concerns they may have on public record to be provided to City Council. He noted the HDSC Members would be available for questions at the conclusion of the Public Hearing.

Chairperson Thompson opened the Public Hearing at 6:28 PM.

Alice Benbow, 1582 Northumberland Drive, stated if anything can be done to preserve historic buildings that would be great. She commented that if not for family members and friends who had taken the necessary steps to purchase properties, like antique log cabins and reassemble them, those things would have been bulldozed down. If the Committee can do whatever necessary to keep these historic buildings designated or make them historic that would be great.

Paul Miller, 1021 Harding, stated the fact that the building was not the Taj Mahal or that George Washington was not born there did not necessarily mean that the house was not historic. He found it interesting that a person was in favor of historic designation when they thought it would protect their house, but if it will cost money, then they were in favor of delisting. The reason that the Study Committee was appointed was because it was impartial, educated, and scientific. He urged the Committee to consider very carefully and provide the proper recommendation to City Council.

Chairperson Thompson stated that the Committee had received written comments from the property owner, **Patrice Sinclair**, dated February 4, 2010, who could not attend this meeting. Her comments will be included in their entirety with the Minutes from this meeting in the Final Report.

Chairperson Thompson asked if anyone else wished to speak on this matter. Upon hearing none, he closed the Public Hearing at 6:30 PM.

Chairperson Thompson stated the Committee was pleased to receive the input and thanked those individuals who had attended and spoken on this matter.

This matter was Discussed – Public Comment Received.

7. ANY OTHER BUSINESS

Chairperson Thompson stated he was very impressed with the number of public comments received at this meeting, and noted the Committee appreciated the comments. He explained the items would be discussed further by the Study Committee, and would ultimately be sent to City Council.

Chairperson Thompson referred to the conclusions contained in the Preliminary Reports, and explained they were a combination of the consultant's input and the Committee's input, and once accepted by the Committee, become the Committee's conclusions. He explained the final recommendations are made based on debate and discussion of the Committee.

Chairperson Thompson explained the Committee was limited in the scope of their studies following a strict set of standards to review against. The Committee will be present when the recommendations are scheduled for a City Council meeting, but the ultimate decision is made by City Council. He noted the Committee was created by and worked for City Council.

Chairperson Thompson stated the Minutes from the Public Hearing and all Study Committee Minutes related to the individual properties would be included with the Final Report submitted to City Council, along with all materials reviewed by the Committee during its study.

Chairperson Thompson stated that the Study Committee meetings are posted and conducted in compliance with the Open Meetings Act.
