



# Rochester Hills

## Minutes

### Historic Districts Study Committee

1000 Rochester Hills Dr  
Rochester Hills, MI  
48309  
(248) 656-4600  
Home Page:  
[www.rochesterhills.org](http://www.rochesterhills.org)

*Chairperson Julie Granthen, Vice Chairperson Jason Thompson*  
*Members: Melinda Deel, Bryan Lemanski, David McCracken, Michael McGunn, Charles*  
*Tischer*

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Thursday, August 10, 2023

6:00 PM

1000 Rochester Hills Drive

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#### CALL TO ORDER

*Chairperson Granthen called the Historic Districts Study Committee meeting to order at 6:01 p.m. Michigan time.*

#### ROLL CALL

**Present** 5 - Julie Granthen, Bryan Lemanski, Michael McGunn, Jason Thompson and Charles Tischer  
**Excused** 2 - Melinda Deel and David McCracken

#### Others Present:

*Chris McLeod, Planning Manager*  
*Kristine Kidorf, Kidorf Preservation Consulting*  
*Jennifer MacDonald, Recording Secretary*

*Members Deel and McCracken provided prior notice they would be absent and were excused.*

#### APPROVAL OF MINUTES

[2023-0378](#) June 8, 2023 Regular Meeting Minutes

*Mr. McGunn requested a typographical correction regarding his attendance as he was present at the meeting.*

**A motion was made by McGunn, seconded by Lemanski, that this matter be Approved as Amended. The motion carried by the following vote:**

**Aye** 5 - Granthen, Lemanski, McGunn, Thompson and Tischer  
**Excused** 2 - Deel and McCracken

#### COMMUNICATIONS

*None.*

#### PUBLIC COMMENT

*None.*

## UNFINISHED BUSINESS

### 2023-0268

Request for Adoption of the Winkler Mill Pond Historic District Draft Study Committee Report

*(McLeod memo dated 8/3/23, Staff report prepared by K. Kidorf dated 8/1/23, Preliminary HDSC Report, Winkler Mill Pond District Boundary Change dated August 2023, and HDSC Draft Minutes 6/13/23, had been placed on file and by reference became a part of the record thereof.)*

*In attendance was Kristine Kidorf, Kidorf Preservation Consulting.*

*Mr. McLeod stated that in front of the Committee for consideration is the draft HDSC Report for the Winkler Mill Pond District Boundary Change, and if the HDSC feels it appropriate to approve the Draft Report, it can be moved forward to the State Historic Preservation Office as well as to the Planning Commission to continue the process and establish the public hearing. He mentioned that the public hearing will allow a more thorough discussion with residents making sure that they are fully informed of what it means for their particular properties to be left in or removed from the district. Following that phase, it would move to a full revision of the district.*

*Ms. Kidorf noted that she had included the biographies of the members that were on the Committee when the Harding report had been prepared, and used resumes or applications that the new members had provided to the City Clerk prior to their appointment. She asked for updates to these biographies to be sent to her.*

*She explained that the crux of reducing the boundary is to eliminate all of the newer non-contributing properties on the southeast side of the pond. She reiterated that it would include the pond, but exclude all of those new properties on the southeast side of the pond and southeast side of Washington Road, and also the west side of Washington Road south of Winkler Mill Pond. She stated that this results in a concentration of the properties that create the real story of the district, the creation of the pond, and the mills that were there for the creation of the pond. She pointed out that even though the mills are no longer there, there is still a mill foundation and some of the residences that supported the agriculture and milling industry in the earliest years of what was then Avon Township, now the City of Rochester Hills. She noted that the district is significant for its Greek Revival architecture, its Colonial Revival architecture, and for its representation of the milling industry in the early years of the township as well as architecture. She stated that they have a very intact farmstead at the very north end of the district at 6081 Winkler Mill Road. She noted that they are proposing that the period of significance for the district of 1835, the date of the earliest existing structure, and 1945 was when the mill building stopped being used as an antique shop and tea room. She mentioned that the mill building is unfortunately gone. She stated that it does conform with National Register Criteria A and Criteria C as recommended by the State Historic Preservation Office. She asked if the Committee members had any questions, changes or corrections.*

*Mr. Tischer noted that the proposed boundary looks like it is running through the back of the homes that they are proposing to take out of the district and includes the entire pond. He asked whether the non-contributing homes would be able to do something such as throw a dock out into the pond.*

*Ms. Kidorf responded that it encompasses the whole pond, including the southeast shoreline of the pond, which would give control of design of docks, boat houses, and things that touch the pond or go into the pond. She stressed that it was an important feature of the district.*

*Mr. Tischer stated that if this goes through, and one of the homes that was taken out of the district wanted to put in a dock, they would have to come before the Historic Districts Commission.*

*Ms. Kidorf responded that yes, they would have to submit an application. She gave kudos to the City's GIS Department because of the great job they did in creating the boundary.*

*Mr. McLeod commented that he and Ms. Kidorf had a conversation regarding a dock or boathouse that straddled the line. He noted that he had posed the question of what the line may be and what amount of distance from the shoreline may be for further regulation.*

*Ms. Kidorf responded that while they talked about going five to 10 feet in, the reality is that the Historic Districts Commission would review any structure, dock or boathouse even partially in the district. She stated that at the same time, they do not necessarily want to regulate an infinity pool that was put five or ten feet from the shoreline.*

*Chairperson Granthen noted that this has been reviewed for several meetings now, and asked if anyone was comfortable in making a motion.*

*Mr. Thompson expressed his thanks to Ms. Kidorf for putting this report together, noting it was very thorough. He moved the motion in the packet to adopt the proposed draft as written, and to request the study committee report be circulated to the Planning Commission and SHPO. Mr. Tischer seconded the motion.*

*After a roll call vote, Chairperson Granthen noted that the motion passed unanimously. She expressed her thanks to everyone for their efforts in this process.*

*Chairperson Granthen asked if the Committee wanted to look at potential dates for the public hearing. She noted that the October meeting would occur 63 days from today and would be within the guidelines of being at least 60 days after the transmittal. She expressed concern that if it were delayed to November or December, the holidays could interfere.*

*Ms. Kidorf noted that she could get the report out tomorrow.*

*Chairperson Granthen asked how the residents would be notified.*

*Ms. Kidorf suggested that there is no requirement; however, there had been discussion about having an educational session. She suggested that could be done at the September meeting. She stated that the residents could be notified no later than 10 days before.*

*Chairperson Granthen suggested 14 days for transparency.*

*Ms. Kidorf noted that they would be notified of the official public hearing at least 14 days ahead. She stated that they would follow the Ordinance and notify individuals of the official October public hearing; however, it would be up to the Committee whether they would want to have an educational meeting or invite them for an educational session at the September meeting.*

*Chairperson Granthen suggested having it at 6 p.m. instead of 5:30 p.m. which might work better with the residents' work schedules.*

*Mr. McLeod mentioned that the Department has had some successes with an open-house style format rather than a true formal meeting, and suggested perhaps between 5:30 p.m. and 6:30 p.m. He stated that staff have done that for several of the Zoning Ordinance amendments and had good attendance. He suggested that it be an informal presentation upstairs with graphics and residents could informally talk to staff or Committee Members if they wished to attend. He added that this format would not require a quorum. It would be noticed as a potential meeting. He noted that for the Ordinance Amendments, both the informal meeting and public hearing was advertised on the same notice to give residents the opportunity to attend one or both.*

*Ms. Kidorf suggested that the September meeting be in the format of an open house educational session.*

*Chairperson Granthen asked for a motion to confirm this.*

*Mr. Tischer moved, with Mr. Lemanski seconding, that the September meeting of the Historic Districts Study Committee be an open house format as opposed to a formal meeting.*

*After a voice vote, Chairperson Granthen announced that the motion passed unanimously.*

**A motion was made by Thompson, seconded by Tischer, that this matter be Approved. The motion carried by the following vote:**

**Aye** 5 - Granthen, Lemanski, McGunn, Thompson and Tischer

**Excused** 2 - Deel and McCracken

**Resolved**, that the Historic Districts Study Committee has reviewed the draft Winkler Mill Pond Historic District Draft Study Committee Report and adopts the proposed draft as

written, and further, the Historic District Study Committee requests that the Study Committee Report be circulated to the Rochester Hills Planning Commission and State Historic Preservation Office.

2023-0268

Motion that the September Meeting of the Historic Districts Study Committee be held as an open house format

**A motion was made by Tischer, seconded by Lemanski, that this matter be Approved. The motion carried by the following vote:**

**Aye** 5 - Granthen, Lemanski, McGunn, Thompson and Tischer

**Excused** 2 - Deel and McCracken

**Resolved**, that the September meeting of the Historic Districts Study Committee be an open house format as opposed to a formal meeting to allow for presentation and discussion of the Winkler Mill Pond Historic District Draft Study Committee Report with interested residents.

**ANY OTHER BUSINESS**

*Chairperson Granthen announced that Ms. Deel was named to 2023 Michigan Lawyers Weekly's Most Influential Women in Law.*

**NEXT MEETING DATE**

- September 14, 2023 - Open House Format, 5:30-6:30 p.m.
- October 12, 2023 - Regular Meeting

**ADJOURNMENT**

*Seeing no further business to discuss, it was moved by Tischer, seconded by McGunn to adjourn the meeting at 6:25 p.m.*

*Minutes prepared by Jennifer MacDonald*

*Minutes were approved as presented/amended at the \_\_\_\_\_ 2023 Regular Historic Districts Study Committee Meeting.*

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*Julie Granthen, Chairperson  
 Rochester Hills  
 Historic Districts Study Committee*

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*Michael McGunn, Secretary*