



Rochester Hills

Minutes

Planning Commission

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

Chairperson William Boswell, Vice Chairperson Deborah Brnabic

Members: Gerard Dettloff, Kathleen Hardenburg, Greg Hooper, Nicholas O. Kaltsounis, David A. Reece, C. Neall Schroeder, Emmet Yukon

Tuesday, February 5, 2008

7:30 PM

1000 Rochester Hills Drive

2008-0051 Request for Acceptance of the Historic District Study Committee's Report for 56187 Dequindre, Rochester Hills, MI.

(Reference: Memo prepared by Derek Delacourt, dated January 25, 2008 and Study Committee Report had been placed on file and by reference became part of the record thereof.)

There were no representatives from the Historic Districts Study Committee (HDSC) present.

Mr. Delacourt explained that the Historic Districts Study Committee worked directly for City Council, studying potential historic resources within the City. The City's Ordinance and State Enabling Legislation allowed cities to form the committee do this research. The Law required that the reports regarding delisting or modifying districts be provided to the Planning Commission, prior to going to City Council, for review and comment in relation to planning issues. He advised that the subject house was currently listed as a historic resource, but that as part of ongoing survey efforts, it was reviewed and determined that it no longer met the criteria for designation. The HDSC recommended that the property be delisted, and he indicated that the report was being provided for the Planning Commission as required.

Chairperson Boswell clarified that all that was required of the Commissioners was to determine whether the reporting

would have any effect on the Master Land Use Plan. Mr. Delacourt suggested that if the Commission saw any issues related to planning or had any concerns, they could put comments on the record. He related that Staff did not see that the result would have an impact to the Master Plan.

Mr. Schroeder felt it had been reviewed as requested, and he moved the following motion:

Motion by Schroeder, seconded by Kaltsounis:

RESOLVED, that the City of Rochester Hills Planning Commission has reviewed the Historic Districts Study Committee Report regarding the delisting of the Designated Historic District located at 56187 Dequindre, and has determined that the delisting will not have any impact on the property with respect to the City's Master Land Use Plan or any other development-related issues.

Mr. Kaltsounis asked why a motion to delist was being made when the Commission did not list the property in the first place. Mr. Delacourt said that the motion would not delist the property; only City Council could do that. The Commissioners would just review the proposed delisting in relation to planning issues. It was something in the State Law, and he thought it pertained more to large districts. The subject district was one small, non-contiguous parcel. The Law was written to watch over designated properties that could have an impact on the future development of properties. If a large, multiple property historic district was zoned office but was used as residential, for example, planning issues could arise. Mr. Kaltsounis asked if they would be making a recommendation, and Mr. Delacourt reiterated that it was only a review in connection with any future land use or planning matters.

Chairperson Boswell noted that the area was designated as residential, and that delisting it would not change anything or affect the Master Plan, to which Mr. Delacourt agreed.

Chairperson Boswell clarified that the Commission would just be indicating that they had received the report, reviewed it, and determined that it would have no affect on the Master Plan.

A motion was made by Schroeder, seconded by Kaltsounis, that this matter be Accepted.

The motion CARRIED by the following vote:

Aye 9 - Boswell, Brnabic, Dettloff, Hardenburg, Hooper, Kaltsounis, Reece, Schroeder and Yukon