



Rochester Hills

Minutes

Planning Commission

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Home Page:
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Chairperson Deborah Brnabic, Vice Chairperson Greg Hooper
Members: Sheila Denstaedt, Gerard Dettloff, Anthony Gallina, Dale Hetrick, Marvie Neubauer, Scott Struzik and Ben Weaver
Youth Representatives: Janelle Hayes and Siddh Sheth

Tuesday, February 20, 2024

7:00 PM

1000 Rochester Hills Drive

CALL TO ORDER

Chairperson Brnabic called the February 20, 2024 Planning Commission meeting to order at 7:00 p.m., Michigan Time.

ROLL CALL

Present 8 - Deborah Brnabic, Sheila Denstaedt, Gerard Dettloff, Anthony Gallina, Marvie Neubauer, Scott Struzik, Ben Weaver and Dale Hetrick
Excused 1 - Greg Hooper

Others Present:

Sara Roediger, Planning and Economic Development Director
Chris McLeod, Planning Manager
Jennifer MacDonald, Recording Secretary
Janelle Hayes, Rochester Hills Government Youth Council Representative

Mr. Hooper had provided prior notice that he would be unable to attend and was excused.

Chairperson Brnabic welcomed attendees to the February 20, 2024 Planning Commission meeting. She noted that if anyone would like to speak on an agenda item tonight or during Public Comment for non-agenda items to fill out a comment card, and hand that card to Ms. MacDonald. She noted that all comments and questions would be limited to three minutes per person, and all questions would be answered together after each speaker had the opportunity to speak on the same agenda item.

APPROVAL OF MINUTES

[2024-0106](#) January 16, 2024 Regular Meeting Minutes

A motion was made by Neubauer, seconded by Denstaedt, that this matter be Approved. The motion carried by the following vote:

Aye 8 - Brnabic, Denstaedt, Dettloff, Gallina, Neubauer, Struzik, Weaver and Hetrick
Excused 1 - Hooper

[2024-0107](#) January 29, 2024 Joint Planning Commission/City Council Meeting Minutes

A motion was made by Neubauer, seconded by Denstaedt, that this matter be Approved. The motion carried by the following vote:

Aye 8 - Brnabic, Denstaedt, Dettloff, Gallina, Neubauer, Struzik, Weaver and Hetrick

Excused 1 - Hooper

COMMUNICATIONS

Chairperson Brnabic noted that a communication was received from Shelby Township acknowledging that they received the Rochester Hills Notice of Intent to Update the Master Plan.

PUBLIC COMMENT

None.

NEW BUSINESS

[2024-0102](#) Public Hearing and Request for Conditional Use Recommendation - File No. PCU2024-0001- for alcoholic beverage sales for onsite consumption at The Jackson restaurant, located at 184 N. Adams Rd. within the Village of Rochester Hills shopping center, on the east side of N. Adams and north of Walton Blvd., zoned CB Community Business District (Consent Judgment), Parcel No. 15-08-351-005, Justin Vaiciunas, Canvas Hospitality Group, LLC, Applicant

(Staff report dated 2-14-24, Applicant's Letter and Revision received 2-14-24, Development Application, Environmental Impact Statement, Floor Plans, Renderings and Updated Renderings received 2-14-24, and Public Hearing Notice had been placed on file and by reference became a part of the record hereof.)

Present for the applicant were Justin Vaiciunas and Michael Mauro, co-owners of Canvas Hospitality Group LLC and The Jackson.

Chairperson Brnabic introduced this item and noted that it was a public hearing and request for conditional use for alcoholic beverage sales for on-site consumption at The Jackson Restaurant, located within the Village of Rochester Hills shopping center on the east side of Adams Road and north of Walton Boulevard, zoned CB Community Business District and governed by Consent Judgment. She invited the applicants to the presenters' table and asked for the Staff Report.

Mr. McLeod explained that the conditional use request is relative to the former Noodles and Company site on the west side of the complex facing North Adams Road. He noted that all of the immediately surrounding uses are non-residential, and a residential subdivision is across the parking lot and

across Adams, and he mentioned that it is over 300 feet to the nearest residential property line. He pointed out that the area is zoned Community Business (CB), but it is driven by the Consent Judgment for the property which allows for this type of use. He stated that the conditional use request will move on to City Council where it will get paired up with their actual liquor license request. He commented that he thought that the Liquor Committee will be meeting on Thursday and if all goes well here tonight they would most likely be to Council for the second meeting in March.

He stated that as the site is all non-residential in nature, the impacts should be relatively minimal. He reiterated that this is for an on-premise consumption of alcohol, with hours of operation Tuesday through Thursday weekday hours ending at 9 p.m., Friday and Saturday ending at 10 p.m., and Sunday ending at 4 p.m. He noted that there will be a lunch-dinner menu and a total of 24 employees. Per the EIS and the floor plan provided there would be approximately 87-90 people in terms of actual seating capacity. He added that the ancillary packet provided to the Commission provides the kind of finishes proposed within the unit itself. He reviewed the five standards that the Commission should consider. He noted that while it was a restaurant before, it was not a place where alcohol was served; and he noted that the Village has a number of other eating establishments with liquor licenses.

Chairperson Brnabic asked if the applicants had a presentation or any additional comments.

Mr. Vaiciunas stated that they were excited to bring this to Rochester Hills. He mentioned that he grew up in Rochester Hills and attended Adams High School, and his brothers and family went to Van Hoosen and Delta Kelly schools. He explained that the first restaurant he worked at was the Kruse and Muer in the Village, and he commented that this was full-circle for him being the first restaurant he would open with his own finances. He noted that he and Mr. Mauro have lived all over the country and opened very high-end fine dining, and Mr. Mauro has recently come from working in Singapore and Dubai.

Mr. Mauro stated that he is originally from East Lansing, went to culinary school in Chicago, and also went to hospitality school in Switzerland. He explained that he has worked in Dubai, Hong Kong, Singapore, Thailand, Chicago, Miami, and Dallas where he met Mr. Vaiciunas. He noted that one of his dreams was to come back to Michigan to open a restaurant and settle down here. He stated that Mr. Vaiciunas is a very talented chef, while he is more of front of house operations. He noted that he has many certifications in wine, sake, spirits, alcohol and infusion, and can bring a lot of different things and give some new culture to the area.

Mr. Vaiciunas commented that the Village is very excited to have them in there. He explained that the Village is trying to go through its own self-transformation. He noted that currently everything is predominantly corporate-owned and operated, and the plan is for the Village to slowly start incorporating more of a local business ownership to change the direction they want to go. He stated that the Village is helping them tremendously with the space to make this a positive for the community.

Chairperson Brnabic noted that this request requires a Public Hearing and opened the Public Hearing. She stated that the Commission received one email from Jackie Cunningham that stated that she is strongly against another restaurant with a liquor license, and noted Ms. Cunningham wrote that the Village backs up to residential homes and it will add traffic and safety concerns on Adams Road.

Chairperson Brnabic noted that she had no speaker's cards, and saw that no one else wished to speak on the item; and closed the Public Hearing.

Ms. Neubauer thanked the applicants for wanting to bring this upscale dining business to Rochester Hills. She commented that there are several places in the Village that have a variation of liquor licenses. She addressed the email received against the request and noted that this request went through a review and passed without issues. She stated that she does support this, and thinks it will be a beautiful restaurant. She commented that the story of growing up in Rochester Hills and coming back was great, and she would hope that her kids will stay and contribute to Rochester Hills.

Mr. Vaiciunas responded that before he left the Detroit area, he had opened the Ponchartrain Hotel and had done some great things down there. Every time he would come back to visit his family, they would be driving 40 minutes down to dine in Detroit. He commented that suburban locations are just ten minutes away, and stated that it is a huge incentive for them to want to be here versus just being a part of those locations down in the city.

Ms. Neubauer commented that there is a lot of chatter on community websites asking where they can go for a date night or to find an upscale place to go, and most of the suggestions are out of the city. She wished them the best of luck and commented that this is a great addition.

Mr. Hetrick stated that the renderings demonstrate something that would be very upscale and harmonious with the surroundings. He noted that the setup is more like a bar; and he questioned how the upscale dining experience would be reflected.

Mr. Vaiciunas responded that there was an area on the right hand side that is almost like a waiting area and would also be for those who don't want to engage in full dining service. He noted that this side will have limited service on the food side and full-service drinks; and will be an area where a guest could sit down, relax and enjoy their wait before getting seated versus standing outside or right next to a vestibule door. He added that the restaurant is not trying to turn over three or four turns a night and is looking to be more elevated and heavily food-focused. He mentioned that there will actually be a chef's table in the kitchen for four for someone to be embraced into what is happening in the kitchen. He pointed out that their price point will be \$65 to \$70 per person including drinks, and lunchtime will be probably \$30 to \$35.

He stated that the level of service and attention to detail is a huge component, and the menus will be seasonally rotating with locally-sourced ingredients and

will be plated very beautifully. He mentioned that the name of the restaurant is The Jackson, named after Jackson Pollock, who is one of his favorite artists; and he noted that there is a sense of sophistication and elevation that comes with that.

Mr. Hetrick stated that he appreciated the commentary about setting up a waiting area away from the freezing door.

Mr. Struzik stated that he would echo Ms. Neubauer's comments that this is a great option for the site. He commented that he did not feel that this development will have an impact on traffic significantly greater than other businesses that have occupied the space. He stated that he feels that the two applicants are well-suited to operate The Jackson with complementary skills and will do well in business together.

Ms. Denstaedt stated that she would echo what everyone else has said and commented that it is exciting to see this come to the area. She noted that she is a huge proponent of local and loves the fact that the Village will have more local establishments coming. She asked when they are anticipating opening.

Mr. Vaiciunas responded that if things go through, they are hoping for the end of May or June, when the warm weather is coming out. He commented that they are determining whether they can get patio seating due to the fact that the sidewalk is not as wide as they hoped it would be.

Mr. Dettloff commented that he would echo everyone's comments and stated that the more diversity the community has in its establishments, the better they are. He asked if the menu would be more of a small place type or a full menu, and whether the liquor license is an existing one from escrow.

Mr. Vaiciunas responded that they will be heavy on the shared plates and also have full-size entrees for guests to choose between. He explained that the license issued to B-Spot went back to the Village and will be transferred to them.

Mr. Dettloff stated that it would be another plus if the outdoor dining would work, and it would be up to the designers to work with the limited area. He commented that this is a great story from a PR standpoint especially based on their experience and what they can incorporate from different places around the world.

Mr. Mauro stated that he has a number of friends from around the world that are sending him recipes of cocktails from their own areas to showcase here. He commented that the level of the cocktail program and wine program will rival those seen in Chicago and New York.

Mr. Weaver stated that he thinks this is spot on and he likes the local fare. He commented that he is happy that the Village is trying to get away from the corporate influence. He stated that his wife just mentioned that Bravo has had the same menu for 20 years, and it is nice to hear that things will change seasonally especially with the drinks. He pointed out that he lives across the street, and he does not agree that traffic will be an issue. He stated that if they

are successful he would imagine that they would look for a larger space.

Mr. Gallina welcomed the applicants home. He noted that looking at the website, it appears that this will be a great experience for diners to have.

Ms. Neubauer moved the motion in the packet to recommend approval of the conditional use. The motion was seconded by Mr. Struzik.

After calling for a roll call vote, Chairperson Brnabic announced that the motion passed unanimously. She asked Mr. McLeod when he expected this to appear on Council's agenda.

Mr. McLeod responded that the original projected date was March 18; however, there is a very outside chance that it may be able to go to March 4.

A motion was made by Neubauer, seconded by Struzik, that this matter be Recommended for Approval to the City Council Regular Meeting. The motion carried by the following vote:

Aye 8 - Brnabic, Denstaedt, Dettloff, Gallina, Neubauer, Struzik, Weaver and Hetrick

Excused 1 - Hooper

Resolved, in the matter of File No. PCU2024-0001 (The Jackson), the Planning Commission recommends to City Council Approval of the Conditional Use to allow sales for on premises alcoholic beverage consumption associated with a restaurant use, based on documents received by the Planning Department on January 19, 2024 with the following findings:

Findings

1. The proposed use will promote the intent and purpose of the Zoning Ordinance.
2. The existing building and proposed conditional use have been designed and is proposed to be operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing and planned character of the general vicinity, adjacent uses of land, and the capacity of public services and facilities affected by the use.
3. The proposed restaurant use should have a positive impact on the community as a whole and the surrounding area by providing additional eating and gathering opportunities within the Community Business District and the Village of Rochester Hills.
4. The existing development and proposed use are served adequately by essential public facilities and services, such as highways, streets, police and fire protection, water and sewer, drainage ways, and refuse disposal.
5. The existing development and proposed use should not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare as there are a number of existing restaurants within the Village, the tenant space was previously a restaurant and the nearest residential land use is over 300 feet away, across N. Adams Road.
6. The proposal will not create additional requirements at public cost for public facilities

and services that will be detrimental to the economic welfare of the community.

Conditions

1. City Council approval of the Conditional Use.

2024-0110

Request for Site Plan Approval - File No. PTP2023-0014 - for North Hill Retail to demolish the existing Verizon outlet building and construct a new retail multi-tenant building at 1467 N. Rochester Rd., located within the North Hill shopping center, on the west side of Rochester Rd. and south of Tienken, zoned NB Neighborhood Business with the FB Flex Business Overlay, Parcel No. 15-10-226-041, Doraid Markus, Markus Management Group, Applicant *(Staff report dated 2-14-24, Reviewed Site Plan, Response Letter, Development Application, Environmental Impact Statement, MDOT email dated 12-1-23, WRC letter dated 11-1-23, and Public Hearing Notice had been placed on file and by reference became a part of the record hereof.)*

Present for the applicant were Doraid Markus, Developer, Mark Drane, Rogvoy Architects, and Jim Butler, PEA Group, Civil Engineer.

Chairperson Brnabic introduced this item and stated that the request is for site plan approval to demolish the existing Verizon outlet building and construct a new multi-tenant building at 1467 North Rochester Road, located within the North Hill Shopping Center on the west side of Rochester Road, south of Tienken Road, zoned NB Neighborhood Business with a FB Flex Business overlay. She called the applicants forward and asked Mr. McLeod for the staff report.

Mr. McLeod noted that the request is for site plan approval as well as a tree removal permit for the existing Verizon building toward the front of the shopping center along North Rochester Road. He explained that the remaining portions of the shopping center will largely remain untouched with the exception of a pedestrian connection. He noted that the drive-through lane across the back of the building will be removed and commented that the traffic patterns should improve by eliminating this drive-through area. He reviewed the adjacent properties, noting that the existing zoning for the site is Neighborhood Business (NB) with the Flex Business overlay. He noted to the south is Special Purpose, to the east is NB with the Flex overlay, and to the west is one-family residential. He explained that this portion of the property is being developed under the FB district to allow for relaxed setbacks. He added that there is no drive-through so there is no conditional use requirement. He noted that the amenities being provided include a connection with the pathway that goes along Rochester Road, and he mentioned that there were a couple of comments remaining to be addressed regarding amenity space requesting possibly some landscape or a bike fixing area to go along with that area. He added that there is an outdoor seating space for outdoor dining toward the south end of the building, and he pointed out that the front portion of the building will be somewhat subterranean as there will be a bit of a retaining wall that will actually drop from the existing grade down to the floor of the building. He stated that the third amenity will be the pedestrian connection that will go straight through the parking lot to allow people go to from one portion of the shopping center to the other.

He noted that the applicant is requesting two different modifications, one in terms of parking in excess of 125 percent. He explained that the site is way out of compliance already, and as it stands now it will be coming closer to compliance because some of the parking provided will be reduced and the building will be getting bigger; and staff has no objections to that modification. He added that the other modification is relative to the loading space on the south side of the building, and he explained that the applicant has done something a bit unique with the dumpster location and has integrated it into the architecture of the building to try to hide it.

He stated that there is some additional landscaping proposed with a hedgerow of arborvitae and additional trees that further screens from view coming in on the southernmost driveway. He noted that the proposed new building is just over 11,000 square feet and the tree removal permit constitutes five regulated parking lot trees or trees around the building that will be removed. He stated that they are proposing five replacement trees, with a total of 18 new trees for the overall site, and he commented that this is not uncommon for new shopping centers. He stated that Verizon will be moved back to the existing shopping center during construction, and then will move back to the front once construction is completed. He noted that the remaining tenants will be figured out as time goes on.

He reviewed the building composition, noting that it is a myriad of different brick-type materials to provide variation as well as metal awnings across the building and a lot of glass. He noted that they check all of the rest of the boxes in terms of the design standards for the FB District.

Chairperson Brnabic asked the applicants for their comments.

Mr. Markus stated that they thought it would be a good way to improve the corner as the Verizon building is probably circa 1960s or 1970s. He explained that Verizon will go back to the back plaza and then come to the front once again, with the other spaces filled with other tenants. He added that they are setting the facade up for a remodeling of the entire plaza at some point in the future to mimic and match the elevations shown here. He stated that he thought it was a good overall fit for the corner.

Mr. Hetrick commented that as he drove by the Verizon building he noted it was very tired looking, and what is proposed is outstanding from a design standpoint. He questioned whether they would consider a drive-through for a dining facility.

Mr. Markus responded that the way they have the building designed, it does not call for a drive-through. He stated that they are taking the drive-through away as they do not see it fitting properly with the rest of the development.

Mr. Hetrick stated that some types of restaurants require drive-throughs and he could see that this would pose a problem as far as the way the building works. He commented that it is terrific as long as there would not be a plan for a drive-through.

Mr. Struzik stated that the existing building has a very odd layout that does not serve it well, and it has an obvious past as a drive-through. He commented that he likes that pedestrians were given a thought in the proposal and he likes that it is coming more into compliance with parking. He stated that he likes the elimination of the drive-through placement as where the site is in relation to Rochester Road has limited opportunity for queuing and could cause possible backups onto Rochester Road. He commented that he thinks this proposal represents a great way to transform parts of an existing shopping center and will be a significant improvement to what is currently there.

Ms. Neubauer asked what tenants they are looking at bringing and if there are any proposed leases or options.

Mr. Markus responded that he does not have anyone else yet, and commented that if they look at their other developments, they will have some quick-serve restaurants and service-based and local users. He stated that it is difficult to tell until he gets a plan and sends it out to tenants, but it will be typical of what is seen in other modern shopping centers they have developed.

Ms. Neubauer asked if the Planning and Building Department notes or land improvement permit issues outstanding have been resolved.

Mr. Butler noted that a land improvement permit will be applied for once they get site plan approval.

Ms. Neubauer commented that there was a note about adding additional trees to where the dumpster will be.

Mr. McLeod stated that the comments were minor and normally application for the land improvement permit waits until they have approval to apply as this is when a lot of expenses are incurred.

Ms. Neubauer suggested that additional amenities could be added as a condition to approval and stated that site amenities consistent with the adopted City Gateway and Streetscape Master Plan could be added as a condition.

Mr. Dettloff noted that Mr. Markus has a great track record of bringing businesses into Rochester Hills. He asked if they own the whole center outright. He commented that given the other developments, it will fill up quickly and he looks forward to seeing something new and great on the site.

Mr. Markus responded that he does not own it by himself and has partners.

Ms. Neubauer moved the motion in the packet for site plan approval, and added a condition that the site amenities be consistent with the adopted City Gateways and Streetscape Master Plan. The motion was seconded by Ms. Denstaedt. After calling for a voice vote, Chairperson Brnabic noted that the motion passed unanimously.

Ms. Neubauer moved the motion in the packet to approve the tree removal permit. It was seconded by Mr. Hetrick. After calling for a voice vote, she

noted that the motion passed unanimously.

A motion was made by Neubauer, seconded by Denstaedt, that this matter be Approved. The motion carried by the following vote:

Aye 8 - Brnabic, Denstaedt, Dettloff, Gallina, Neubauer, Struzik, Weaver and Hetrick

Excused 1 - Hooper

Resolved, in the matter of City File No. PSP2023-0025 (North Hill Shopping Center Retail Building), the Planning Commission approves the Site Plan, based on plans received by the Planning Department on January 8, 2024, with the following findings and subject to the following conditions.

Findings

1. The site plan and supporting documents demonstrate that all applicable requirements of the Zoning Ordinance, as well as other City Ordinances, standards, and requirements, can be met subject to the conditions noted below.
2. The proposed project will be accessed from the two (2) existing driveways to Rochester Road as well as the existing drives for the overall shopping center to Tienken Road, thereby promoting safety and convenience of vehicular traffic both within the site and on adjoining streets. The proposed site will remain fully integrated into the overall shopping center complex as it was previously.
3. Off-street parking areas have been designed to avoid common traffic problems and promote customer safety.
4. The proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.
5. The proposed development will not have an unreasonably detrimental or injurious effect upon the natural characteristics and features of the site or those of the surrounding area.
6. That the location of the loading and unloading zone and dumpster in the side yard (south side) as shown on the site plan is appropriate given the proposed use of the site, the manner in which the enclosure is integrated into the building design and the landscaping being provided.
7. The total number of parking spaces on site (498) is appropriate given that the site is largely an existing site, the proposed new building is actually larger than the building being replaced and the parking ratio is coming closer to compliance with City regulations.

Conditions

1. Address all applicable comments from other City departments and outside agency review letters, prior to final approval by staff including all comments noted on the site plans contained within the Planning Commission packets.
2. Provide a landscaping bond in the amount of \$31,363 based on the cost estimate for landscaping and irrigation, plus inspection fees, as adjusted as necessary by staff prior to temporary grade certification being issued by Engineering.
3. Developer to work with staff regarding the site amenities being consistent with the

adopted City Gateways and Streetscape Master Plan, and additional amenities and landscape being provided for the amenity space alongside Rochester Road are to be in compliance with citywide illumination requirements.

2024-0104

Request for Tree Removal Permit - File No. - PTP2023-0014 - to remove five (5) regulated trees with five (5) replacement trees required and provided for North Hill Retail at 1467 N. Rochester Rd., located within the North Hill shopping center, on the west side of Rochester Rd. and south of Tienken, zoned NB Neighborhood Business with the FB Flex Business Overlay, Parcel No. 15-10-226-041, Doraid Markus, Markus Management Group, Applicant

See Legislative File 2024-0110 for discussion.

A motion was made by Neubauer, seconded by Hetrick, that this matter be Granted. The motion carried by the following vote:

Aye 8 - Brnabic, Denstaedt, Dettloff, Gallina, Neubauer, Struzik, Weaver and Hetrick

Excused 1 - Hooper

Resolved, in the matter of File No. PSP2023-0025 (North Hill Shopping Center Retail Building) the Planning Commission grants a Tree Removal Permit (PTP2023-0014), based on plans received by the Planning Department on January 8, 2024, with the following findings and subject to the following conditions:

Findings

1. The proposed removal and replacement of regulated trees is in conformance with the City's Tree Conservation Ordinance.
2. The applicant is proposing to remove 5 regulated trees, and provide 5 replacement trees, and plant an overall total of 23 trees (replacement plus required trees) onsite.

Conditions

1. Tree protective fencing, as reviewed and approved by the City staff, shall be installed prior to temporary grade being issued by Engineering.
2. The applicant is not proposing to pay into the City's Tree Fund.

ANY OTHER BUSINESS

2024-0080

Presentation of the Adopted Preliminary Historic District Study Committee Report for the Eureka Fruit Farm, formerly known as 1021 Harding Rd., Parcel Nos. 15-15-327-016, 15-15-327-017 and 15-15-327-018

(Roediger memo to the Planning Commission dated 2-16-24, McLeod memo to the HDSC dated 1-31-24, Staff Report prepared by Kristine Kidorf dated 1-30-24, Draft Preliminary Report February 2024, City Council Resolution 12-4-23, Agenda Summary for 12-4-23, HDC minutes from 11-9-23 and 12-09-21, McLeod memo to the HDC dated 11-9-23, and City Council Minutes excerpt from 10-25-21 had been placed on file and by reference became a part of the record hereof.)

Chairperson Brnabic introduced this item and noted that it was a presentation of the adopted Preliminary Historic Districts Study Committee Report for the Eureka Fruit Farm, formerly known as 1021 Harding Road, and called for the Staff Report.

Mr. McLeod noted that this request pertains to a report developed by the Historic Districts Study Committee and the potential removal of the historic designation of the property. He explained that the former Eureka Fruit Farm is a historic site located on the south side of Harding just west of Rochester's city limits. He noted that there had been a fire there and it had gone through a number of potential delisting requests over time. Ultimately, the house was removed from the site as well as the farm buildings that were all historic and made the property historic in nature. He stated that the Historic Districts Commission recommended to City Council that they have the Historic Districts Study Committee look to delist the property. The Committee has prepared the report, and as a part of the process it is required to go before the Planning Commission as well as the State Historic Preservation Office (SHPO). He stated that assuming that the Planning Commission has no objection to the potential delisting of the property, there would be a public hearing at the Historic Districts Study Committee at their April meeting after a 60-day wait period. The Study Committee would then make a recommendation to City Council for the potential delisting. He pointed out that as there are no longer historic elements on the property, the Study Committee feels that it should no longer be within the city's non-contiguous historic districts.

Chairperson Brnabic asked if anyone from the Study Committee was in attendance this evening.

Mr. McLeod noted that there may be a property owner in attendance; however, he was not certain that they wished to speak.

Chairperson Brnabic stated that from reading everything in the packet, she can understand why the property is being considered for delisting.

Ms. Neubauer asked if this was the property where a young couple came to address City Council.

Mr. McLeod confirmed that it was. He explained that delisting was attempted twice before; however, this is the first time that it has gotten to the point where all the structures are now gone, and that was the element of what was historic about the property. He added that the property was split into three parcels, and is now combined back to two. One of the property owners questioned what they would be held to in terms of historic review as a non-contiguous district that has no historic elements remaining. That question prompted the idea that the property should possibly be delisted.

Ms. Neubauer stated that she had received a fairly thorough explanation from the materials given to them, and she has no problem moving forward with this. She noted that there is nothing surrounding it and the historic structure has been destroyed and taken down, and it would just be a burden to the property owners to keep the designation. She commented that the city has plenty of historic land

that is well-preserved that they are trying to keep and the owners are very effective in maintaining the standards; however, this is now just a place where a home used to be and is now just vacant land. She made the motion to accept the report as written. The motion was seconded Mr. Struzik.

Mr. Struzik stated that he wanted to compliment and thank the Historic Districts Study Committee on the details, thoroughness and the context provided in the report.

Mr. Dettloff stated that he would support the delisting. He asked if there were any objections to this from anyone.

Mr. McLeod responded that in the previous iterations of the potential delisting, there was some objection because it ultimately failed; however, there was no objection in this version.

Mr. Hetrick questioned the underlying zoning for these two or three properties. He mentioned that the properties surrounding had become green space. He asked how many homes this zoning would allow.

Mr. McLeod noted that three properties are still shown on the map as the final combination has not been completed. Once completed, it would yield two homes.

Chairperson Brnabic restated Ms. Neubauer's motion and called for a voice vote. After the vote, she announced that the motion passed unanimously.

A motion was made by Neubauer, seconded by Struzik, that this matter be Approved. The motion carried by the following vote:

Aye 8 - Brnabic, Denstaedt, Dettloff, Gallina, Neubauer, Struzik, Weaver and Hetrick

Excused 1 - Hooper

Resolved, the Planning Commission has received and reviewed the adopted Preliminary Historic District Study Committee report for the Eureka Fruit Farm, formerly known as 1021 Harding Rd., Parcel Nos. 15-15-327-016, 15-15-327-017 and 15-15-327-018 and **ACCEPTS** the Preliminary Report **AS WRITTEN**.

2024-0108

Request for Appointment of Two Representatives to the CIP Policy Team

(Roediger memo dated 2-14-24 had been placed on file and by reference became a part of the record hereof.)

Chairperson Brnabic noted that two Planning Commission representatives were requested for appointment to the Capital Improvement Plan policy team. She stated that she knows that Mr. Hooper has sat on the CIP team before, and she assumes that he would like to continue. She noted that Mr. Weaver also sat on the CIP team before, and asked if he wanted to continue.

Mr. Weaver confirmed that he would like to continue.

Mr. Struzik made the motion in the packet, which was seconded by Ms.

Neubauer, to appoint Greg Hooper and Ben Weaver to serve on the CIP policy team for the 2025 to 2030 Capital Improvement Plan. After calling for a voice vote, Chairperson Brnabic announced that the motion passed unanimously.

A motion was made by Struzik, seconded by Neubauer, that this matter be Approved. The motion carried by the following vote:

Aye 8 - Brnabic, Denstaedt, Dettloff, Gallina, Neubauer, Struzik, Weaver and Hetrick

Excused 1 - Hooper

Resolved, the Rochester Hills Planning Commission hereby appoints Greg Hooper and Ben Weaver to serve on the CIP Policy Team for the 2025-2030 Capital Improvement Plan.

2024-0109

Request for recommendation of a Planning Commission representative to the Zoning Board of Appeals for a one-year term to expire March 31, 2025
(*Roediger memo dated 2-14-24 had been placed on file and by reference became a part of the record hereof.*)

Ms. Neubauer noted that Chairperson Brnabic has been sitting as the Planning Commission representative to the Zoning Board of Appeals and is willing to continue to serve. She moved the motion to recommend to City Council that Chairperson Brnabic serve as representative to the Zoning Board of Appeals for the coming year. The motion was seconded by Mr. Dettloff.

After calling for a voice vote, Chairperson Brnabic announced that the motion passed unanimously.

A motion was made by Neubauer, seconded by Dettloff, that this matter be Approved. The motion carried by the following vote:

Aye 8 - Brnabic, Denstaedt, Dettloff, Gallina, Neubauer, Struzik, Weaver and Hetrick

Excused 1 - Hooper

Resolved, the Rochester Hills Planning Commission hereby recommends to City Council that Deborah Brnabic shall serve as its representative on the Zoning Board of Appeals for a one-year term to expire March 31, 2025.

NEXT MEETING DATE

- March 19, 2024 - 5:30 p.m. Master Plan Work Session
- March 19, 2024 - 7:00 p.m. Regular Meeting

ADJOURNMENT

Hearing no further business to come before the Planning Commission and upon motion by Neubauer, seconded by Denstaedt, Chairperson Brnabic adjourned the Regular Meeting at 8:01 p.m.

*Deborah Brnabic, Chairperson
Rochester Hills Planning Commission*

Jennifer MacDonald, Recording Secretary