



Rochester Hills

Minutes

Historic Districts Study Committee

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Chairperson Julie Granthen, Vice Chairperson Jason Thompson
Members: Janis Ferry, Bryan Lemanski, Michael McGunn, Charles Tischer

Thursday, February 8, 2024

6:00 PM

1000 Rochester Hills Drive

CALL TO ORDER

Chairperson Granthen called the Historic Districts Study Committee meeting to order at 6:00 p.m. Michigan Time

ROLL CALL

Present 4 - Julie Granthen, Michael McGunn, Jason Thompson and Bryan Lemanski

Excused 2 - Charles Tischer and Janis Ferry

Others Present:

Chris McLeod, Planning Manager
Kristine Kidorf, Kidorf Preservation Consulting
Henry Hall, Rochester Hills Government Youth Council Representative
Jennifer MacDonald, Recording Secretary

Mr. Tischer and Ms. Ferry provided prior notice that they were not able to attend and were excused.

APPROVAL OF MINUTES

[2024-0084](#) January 11, 2024 Regular Meeting Minutes

Mr. McGunn requested a correction to the meeting as he was in attendance and was marked Excused in error. Minutes were approved with that correction noted.

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

Aye 4 - Granthen, McGunn, Thompson and Lemanski

Excused 2 - Tischer and Ferry

COMMUNICATIONS

None.

PUBLIC COMMENT

There was no public comment on non-agenda items.

NEW BUSINESS

2024-0080

Consideration and Request for Adoption of the Draft 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

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

In attendance was Kristine Kidorf, Kidorf Preservation Consulting.

Chairperson Granthen introduced this item and noted that it was a consideration and request for the adoption of the Draft Study Report for the Eureka Fruit Farm, formerly known as 1021 Harding Road.

Ms. Kidorf noted that this is a fairly straightforward item, as there are no historic resources on the property which has now been divided into three parcels. She stated that there is no historic integrity and nothing to convey the historic significance of the former Eureka Fruit Farm.

Mr. McLeod stated that this request was originated at the Historic Districts Commission as they had made a recommendation to City Council requesting that they initiate the delisting process. He noted that Art Hug II had appeared before the Historic Districts Commission for a discussion regarding what the design requirements would be for a new residence on one of these properties.

Mr. McLeod noted that City Council agreed that the HDSC should consider a delisting of this property.

Chairperson Granthen mentioned that some of the members visited the farm before it was demolished, and commented that there is nothing left of what they saw those years ago.

She asked for any questions or comments from the Committee members; and seeing none, she asked if anyone wished to make a motion toward the next step.

Vice Chairperson Thompson stated that he would move the motion in the packet to adopt the draft report as written and circulate the study report to the Planning Commission and State Historic Preservation Office (SHPO). The motion was seconded by Mr. McGunn.

After calling for a roll call vote, Chairperson Granthen noted that the motion passed unanimously.

Mr. McLeod explained that the study will be sent to SHPO and to the Planning Commission, which will start the 60-day clock ticking. He stated that they would anticipate that barring any unforeseen delays, the public hearing would be held in April. He mentioned that there were individuals in attendance who have purchased the three parcels. He noted that April 11 would be the next time that this body takes up this item and the Planning Commission would most likely schedule this item for its March meeting, as it may not be possible to make the February agenda.

Ms. Kidorf noted that at the public hearing a final version of the report would be presented that possibly could be adopted that evening depending upon the outcome of the public hearing and if the Committee is satisfied with the final report. She commented that she doubted that SHPO comments would be back by then as there is no review board meeting between now and April; however, she stated that SHPO may send staff comments. She noted that the worst case scenario is that it would be at the HDSC meeting set for May 2.

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

Aye 4 - Granthen, McGunn, Thompson and Lemanski

Excused 2 - Tischer and Ferry

Resolved, that the Historic Districts Study Committee has reviewed the draft Eureka Fruit Farm/1021 Harding Road 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.

ANY OTHER BUSINESS

Chairperson Granthen noted that the Winkler Mill Pond Historic District Final Report would be on City Council's agenda for Monday, February 12, and suggested anyone from the Committee attend to support the HDSC's adoption of the report. She stated that she would be in attendance in the event that Council had any questions on the HDSC's process.

Mr. McLeod noted that Ms. Kidorf would be in attendance at the Council meeting as well.

He noted that there would not likely be a need for a March HDSC meeting as there were currently no items for the Committee to discuss.

Ms. Kidorf stated that the next meeting would most likely be April.

Chairperson Granthen commented that the Committee members should plan for an April meeting. She added that depending upon what happens at that meeting, there could be a need for a May meeting as well.

NEXT MEETING DATE

- March 14, 2024

ADJOURNMENT

There being no further business to discuss, it was moved by Lemanski and seconded by McGunn to adjourn the meeting at 6:15 p.m.

Minutes prepared by Jennifer MacDonald.

Minutes were approved as presented/amended at the _____ Regular Historic Districts Study Committee Meeting.

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

Michael McGunn, Secretary