

**MEETING MINUTES
HISTORIC DISTRICT COMMISSION
CITY OF FARMINGTON HILLS
FEBRUARY 08, 2017 – 7:30 PM
FARMINGTON HILLS CITY HALL –COMMUNITY ROOM
31555 W. ELEVEN MILE ROAD, FARMINGTON HILLS, MI**

#	AGENDA ITEM	DISCUSSION SUMMARY/PERTINENT INFO	FORMAL MOTIONS:
1	CALLED TO ORDER:	The meeting was called to order at 7:30 pm by Ken Klemmer.	
2	ROLL CALL:	<p>MEMBERS PRESENT: Ken Klemmer, Steve Olson, Gania Kandalaft, Joan Barber, Michael Hegarty and Bryan Brincat.</p> <p>MEMBERS ABSENT: David Johnston</p> <p>OTHERS PRESENT: Staff Liaison Angeline Lawrence and Paul Sewick, resident</p>	
3	APPROVAL OF AGENDA:	<p>Moved to approve agenda with addition of 6B. Acceptance of 2017 HDC Budget.</p> <p>Motion passed to approve agenda with addendum.</p>	<p>MOTION BY: OLSON SUPPORT BY: KANDALAFT</p> <p>MOTION TO APPROVE AGENDA WITH ADDENDUM.</p> <p>MOTION CARRIED: 6-0</p>
4A	OLD BUSINESS: HDC 2016 ANNUAL REPORT – Review and Approval	<p>Staff presented draft report to HDC members. HDC commissioners modified the Goals/Objectives section on page 1 to include, “Ongoing communication with MDOT sound mitigation in residential areas.”</p> <p>In addition, modify page 11 under Sarah Fisher Home add, “The Administration building, 2 of 10 cottages and entry gate at 12 mile and Inkster will be retained.”</p> <p>Other remarks included minor corrections.</p>	<p>MOTION BY: OLSON SUPPORT BY: KANDALAFT</p> <p>MOTION TO APPROVE 2016 HDC ANNUAL REPORT WITH CORRECTIONS</p> <p>MOTION CARRIED: 6-0</p>
5A	NEW BUSINESS: <u>CERTIFICATE OF APPROPRIATENESS 17-1</u> HISTORIC DISTRICT: HD#07 David Simmons House LOCATION: 22000 Haggerty Road PARCEL ID: 23-31-10-10-20	<p>Mike Huszti, owner representative for developer M2B2, LLC, presented the site plan and elevation for the project. The non-historic additions to the home, i.e. carport and second floor addition, would be demolished.</p> <p>The home would be moved and re-oriented to face the northern property line instead of Haggerty Road in the southwest corner of the site.</p> <p>The home would be leased as a professional</p>	<p>MOTION BY: BRINCAT SUPPORT BY: HEGARTY</p> <p>MOTION TO APPROVE C OF A 17-1 FOR HD# 7 DAVID SIMMONS HOUSE AND ACCEPT PLANS AS PROPOSED THAT INCLUDE DEMOLITION OF NON-HISTORIC ADDITIONS ON HOME, RE-ORIENTATION AND RELOCATION OF HISTORIC HOME ON NEW FOUNDATION</p>

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		<p>office space.</p> <p>A new foundation would be built using the stones from the existing foundation. The home would have a 3-ft high wrought iron fence and landscaping with a sidewalk.</p> <p>The adjacent development includes the construction of a 4-story resident hotel with 123 rooms with parking and the development of a trail head at the existing bike trail along the eastern boundary of the site next to the I-275 freeway.</p> <p>The developer obtained an initial approval from City Council in January 2017 to rezone the property from RA-1 to OS-4. They will submit plans for a PUD (Planned Unit Development) in March.</p> <p>Commissioners were concerned about traffic on Haggerty, amount of landscaping around the hotel and access to the site and bike trail.</p> <p>Commissioners inquired if developer was responsible to renovate home, and where the front door would face with new orientation.</p> <p>Commissioners directed staff to draft a letter of support for the project.</p>	<p>WITH LANDSCAPING AND A 3-FT WROUGHT-IRON FENCE IN ACCORDANCE TO THE SECRETARY OF INTERIOR STANDARDS #1, #2 AND #5.</p> <p>MOTION CARRIED: 6-0</p>
6A	<p>POINTS OF INTEREST/UPDATES: HDC #603 CARL LICHT HOUSE LOCATION: 26291 PILLSBURY RD ACTION: Photograph for Blue Book summary.</p>	<p>Photo of Carl Licht House for Blue Book. Staff directed to use photos from the study commission report.</p>	
6B	<p>POINTS OF INTEREST/UPDATES: HDC 2017 Budget</p>	<p>Commissioner Klemmer read the budget letter from the Finance Director for HDC 2017 budget. The allocation would remain at same level as previous year. Hegarty moved to accept budget letter for 2017.</p>	<p>MOTION BY: HEGARTY SUPPORT: BRINCAT</p> <p>MOTION CARRIED: 6-0</p>
7	<p>CORRESPONDENCE</p>	<p>HDC received magazines and periodicals from historic preservation publications.</p>	
8	<p>PUBLIC COMMENTS</p>	<p>Paul Sewick, new resident, moved from Corktown in Detroit several years ago. He gave background on the home is he currently renovating.</p> <p>The bungalow style home is on one acre of land</p>	

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		<p>and was built in 1937. Former home of Edline and Harold Johnson. Once he completes renovation he will seek historic designation.</p> <p>He blogs about urban planning in Detroit in his spare time. Expressed an interest in serving on HDC when there is a vacancy.</p>	
9	COMMISSIONER'S COMMENTS	<p>Olson asked HDC the number of homes with historic markers. Approximately 30 historic homes in the city have markers out of 76.</p> <p>Olson directed staff to draft a letter for historic homeowners about the shared cost by city for historic markers.</p> <p>Klemmer inquired about upcoming History conference in March and if other commissioners wanted to attend.</p>	
10	APPROVAL OF MINUTES: January 11, 2017	Moved to approve January 11, 2017 meeting minutes with revisions.	<p>MOTION BY: OLSON SUPPORT BY: BARBER MOTION TO APPROVE MEETING MINUTES FROM JANUARY 11TH MEETING WITH REVISIONS.</p> <p>MOTION CARRIED: 6-0</p>
11	ADJOURNMENT:	Meeting adjourned at 8:29 pm	
	MINUTES PREPARED BY:	Angeline Lawrence, Staff Liaison	