

Historic District Commission

TUESDAY SEPTEMBER 10, 2013
6:00PM - REGULAR MEETING
LION'S DEN - CITY HALL
47450 WOODWARD AVE.
PONTIAC, MICHIGAN 48342

CALL TO ORDER: 6:03 PM

COMMISSIONERS:

Mr. Rick David
Mr. Robert Karazim
Ms. Kathalee James
Mr. Kenneth Burch
Ms. Kathe Henk
Ms. Linda Porter

Meeting called to order by Rick David: Roll call: Gordon Bowdell

MR. BOWDELL: JAMES?
MS. JAMES: HERE

MR. BOWDELL: BURCH?
MR. BURCH: HERE

MR. BOWDELL: KARZAIM?
MR. KARAZIM: HERE

MR. BOWDELL: HENK?
MS. HENK. HERE

MR. BOWDELL: DAVID
MR. DAVID: HERE
MR. BOWDELL: PORTER
MS. PORTER: ON THE WAY
EXCUSED: 0
ABSENT: NONE: 1

ALSO PRESENT: MR. GORDON BOWDELL
MR. JAMES SABO
MR. BOB DONAHUE

OPENING COMMENTS:

Mr. David introduced Bob Donahue, Principal Planner for Oakland County to the group. (Bob was present on the walking tour of Perry and Oliver Street properties.

Donahue Comment Summary:

Training for the commission is available through the County. Need to define improvement standards pursuant to Public Act 169 and Secretary of Interior standards.

Commission needs to formalize role
Historic preservation equals economic future
Heritage not sacrificed for economic convenience
Place moratorium on house demolition
Establish informal advisory council with representatives from each district.
Administration should be made aware of advisory council

Other Comments: Commissioner Henk, Grace Centers of Hope could possibly take over a neighborhood for restoration.

Commissioner Karazim made a motion to apply for Certified Local Government Status Designation.

Commissioner Henk supported

Vote: AYES: ALL

NAYS: 0

ABSTAIN: 0

DISPOSITION: APPROVED APPLICATION FOR CERTIFICATION

MINUTES TO REVIEW: **AUGUST 13, 2013**

ADOPTION OF MINUTES: Commissioner Karazim made motion to approve minutes. Commissioner Henk supported.

Vote: AYES: ALL

NAYS: 0

ABSTAIN: 0

DISPOSITION: MOTION APPROVED

PUBLIC COMMENT OPENED:

Public Comments made by:

John Bolis

John Bueno

COMMISSIONER KARAZIM MADE A MOTION TO POSTPONE ALL PROERTY DEMOTITION REQUESTS UNTIL THEY CAN BE REVIEWED BY THE COMMISSION. COMMISSIONER HENK SUPPORTED

VOTE: AYES: ALL
NAYS: 0
ABSTAIN 0

DISPOSITION: MOTION APPROVED TO POSTPONE ALL PROPERTY DEMOLITION REQUESTS UNTIL THE PHYSICAL PROPERTY CAN BE REVIEWED BY THE COMMISSION.

COMMISSIONER HENK ASKED IF WE ARE COMFORTABLE LEAVING THE ONES DONE LAST MONTH ON THE LIST/ 704 N. PERRY AND 595 N. PERRY COMMISSIONER KARAZIM MADE A MOTION TO RESCIND DEMOLITION OF 595 N. PERRY. COMMISSIONER HENK SUPPORTED.

VOTE: AYES: 5, David. Karazim, James, Burch, Henk,
NAYS: 0
ABSTAIN 1, PORTER (NOT ENOUGH INFORMATION)

DISPOSITION: MOTION APPROVED TO RESCIND PROPERTY DEMOLITION AT 595 N. PERRY. THE THREE OTHER DEMOLITIONS WILL GO ON AS SCHEDULED.

OTHER BUSINESS:

INTRODUCTION OF NEW MEMBER MS. LINDA PORTER BY GORDON BOWDELL.

a. HDC-13-44 – 112 CHEROKEE – SEMINOLE HILLS HISTORIC DISTRICT

APPLICANT – JOHN P BUENO

DISCUSSION: CONTRIBUTING HOME

- Commissioner HENK made a motion to APPROVE
- Commissioner KARAZIM Supported.

VOTE: AYES: ALL David. Karazim, James, Burch, Henk,
 Porter

NAYS: 0

ABSTAIN: 0

DISPOSITION: APPROVED

b. HDC-13-45 – 251 OTTAWA DR – SEMINOLE HILLS HISTORIC DISTRICT

APPLICANT – JOHN BULLIS

DISCUSSION: NON CONTRIBUTING STRUCTURE

MANY DISTRICTS RECERTIFYING ORDANANCE TO INCLUDED NON CONTRIBUTING PROPERTIES

- Commissioner BURCH MADE A MOTION TO APPROVED THE PROPOSED VINYL WINDOW REPLACEMENT (PF-13-45) OTTAWA DR. FOR THE REAR PORCH AS IT APPEARS TO MEET THE SECRETARY OF THE INTERIOR STANDARDS FOR REHABILITATION AND DOES NOT APPEAR TO COMPROMISE THE CHARACTER AND INTEGRITY OF THE STRUCTURE OR DISTRICT AND APPROVED THE PROPOSED VINYL SIDING ON THE REAR OF THE PROPERTY; HOWEVER, THE TWO DORMERS ON THE FRONT MUST BE REPLACED WITH WOOD .
- Commissioner KARAZIM Supported.

VOTE: AYES: 4 David. Karazim, Burch, Henk,

NAYS: 1, JAMES

ABSTAIN: 1, PORTER

DISPOSITION: RECOMMENDATIONS 1, AND 2 APPROVED

COMMISSIONER JAMES MADE A MOTION TO ADD STRATEGIC PLANNING AS AN AGENDA ITEM. STRATEGIC ISSUES ARE: 1) TRAINING 2) CERTIFICATION 3) FAIR BOND STANDARDS 4) PROCEDURES FOR THE PURCHASE AND RESTORATION OF HISTORIC PROPERTIES

COMMISSIONER KARAZIM SUPPORTED

VOTE: AYES: ALL David Karazim, James, Burch, Henk, Porter

NAYS: 0

ABSTAIN: 0

DISPOSITION: MOTION APPROVED TO ADD STRATEGIC COMMUNICATION AS AN AGENDA ITEM

FINAL PUBLIC COMMENTS:

MR. KARAZIM ABSTAINED HIS ROLE AS COMMISSION TO REQUEST A SOFT APPROVAL FOR A BUSINESS PROJECT AT 33 N. SAGINAW

PROPOSAL GIVEN FAVORABLE FEEDBACK

MARTY COATS, BUSINESSMAN REQUESTED SOFT APPROVAL ON A BUSINESS PROPOSAL AT 25 S. SAGINAW

MR COATS WAS ADVISED TO MEET WITH STAFF PLANNERS TO FIRM UP PROPOSAL.
SPECIAL MEETING COULD BE HELD TO RECONSIDER SOFT APPROVAL.

COMMISSIONER BURCH MADE A MOTION TO ADJOURN COMMISSIONER HECK
SUPPORTED

MEETING ADJOURNED AT 8:15 PM.