



1 Pontiac, Michigan

2 Tuesday, November 13, 2018

3 6:08 p.m.

4 THE CHAIR: I'd like to call the meeting to  
5 order.

6 Donovan, roll call for folks.

7 MR. SMITH: Yes. Rick David?

8 THE CHAIR: Here.

9 MR. SMITH: Okay. Robert Karazim?

10 MR. KARAZIM: Here.

11 MR. SMITH: Ken Burch?

12 Kathlie Henk?

13 MS. HENK: Kathie. That's me.

14 MR. SMITH: Sorry.

15 MS. HENK: Yeah. Here.

16 MR. SMITH: And Linda Porter?

17 MR. KARAZIM: On the phone.

18 MS. HENK: On the phone.

19 MR. SMITH: On the phone. All right. We  
20 have a quorum.

21 THE CHAIR: Then, under Communication, there  
22 is notice about a telecommunication replacement.

23 MR. SMITH: Yes.

24 THE CHAIR: So that's here?

25 MR. SMITH: Yeah.

1 THE CHAIR: And --

2 MR. KARAZIM: Wait a minute. Let's go down  
3 the list. I have a question about 165 Chippewa.

4 MS. HENK: No. We're just going right here.  
5 We're right here. We're going through the agenda.

6 MR. KARAZIM: Yeah. But this is one of those  
7 pre-approved things from the City. And here it says,  
8 "Roof, shingles and siding replacement" but, on the  
9 thing, it just says, "Roof Shingles Replacement."

10 MR. SMITH: Okay. And "siding" should come  
11 off.

12 MR. KARAZIM: And no siding?

13 MR. SMITH: That is an error.

14 MR. KARAZIM: Okay.

15 MR. SMITH: So "siding" should come off  
16 18-34.

17 MR. KARAZIM: Okay.

18 MR. SMITH: On the agenda, it shouldn't say  
19 "siding". But it is just the roof changes, as the  
20 letter states.

21 MR. KARAZIM: Okay.

22 THE CHAIR: Okay. Back to the order.

23 MR. KARAZIM: Now we're going to  
24 240 Montcalm.

25 MR. SMITH: Yes. So, in your package, you

1 have a correspondence on behalf of T-Mobile.

2 (Mr. Smith read the correspondence.)

3 MR. SMITH: That was just a communication?

4 THE CHAIR: And we so witnessed it.

5 MR. SMITH: So you have no contest to --

6 THE CHAIR: Okay. Next is we're going to go  
7 for minutes for the September meeting.

8 MS. HENK: I'll make a motion to approve  
9 those minutes.

10 MR. KARAZIM: Second.

11 THE CHAIR: Okay. All in favor?

12 BOARD MEMBERS: Aye.

13 THE CHAIR: Opposed?

14 Any abstentions?

15 Okay.

16 MR. SMITH: Okay.

17 THE CHAIR: Next is Old Business. Any Old  
18 Business?

19 MR. SMITH: We have no Old Business.

20 THE CHAIR: Okay. Then we have New Business.  
21 And we're going to go directly to what?

22 MR. SMITH: We're going to go to Item 6.7  
23 HDC18-40, 25 Oneida, a request for solar panels.

24 THE CHAIR: Okay. So we're going to make a  
25 call so we can finish this.

1 MR. SMITH: Let me know when your ready.

2 MR. KARAZIM: I'm ready.

3 MR. SMITH: Ready?

4 THE CHAIR: Hold on here. Wait until we get  
5 to her.

6 MS. HENK: I'm going to put you on speaker  
7 phone. We're going to go right to the one that they  
8 need a quorum for and then we'll be done.

9 MR. KARAZIM: Tell her it's about putting  
10 solar panels on a house.

11 MS. HENK: And it's a request in the Seminole  
12 Hills Historic District to put solar panels on the roof  
13 of a house, on 25 Oneida. So you'll listen to the  
14 speech and then we'll vote. I'll put you on speaker.  
15 Okay. You're on.

16 THE CHAIR: Okay. Donovan, go ahead.

17 MR. KARAZIM: Can you hear us, Linda?

18 MS. PORTER: I can hear you, yes.

19 MR. SMITH: Hi, everyone. Hi, Linda.

20 So the request we have is 25 Oneida. This  
21 applicant is requesting to install 12 solar panels on  
22 the roof of their house. He is asking to do this on  
23 the west side of the home, which is the street-facing  
24 side, which is why we have to go before you all today.

25 We do not have, administratively, a lot of

1 language that kind of spells out how to handle solar  
2 panels. And, seeing as how it's an up and coming  
3 trend, it's something that we should probably get a  
4 tackle on. So what you all --

5 MR. KARAZIM: I've got a whole bunch of  
6 questions already.

7 MR. SMITH: Okay.

8 MR. KARAZIM: You want me to start?

9 MR. SMITH: Go ahead.

10 MR. KARAZIM: Question number one: What is  
11 the roof pitch?

12 MR. SMITH: He didn't give --

13 MR. KARAZIM: Single-story or two-story?

14 MR. SMITH: Two-story.

15 MR. KARAZIM: So, in other words, if we look  
16 at our very front page of our guide here, we're taking  
17 application on the right two-story?

18 MR. SMITH: Yes.

19 MS. HENK: Uh-huh.

20 MR. KARAZIM: Okay. See the application on  
21 the left?

22 MR. SMITH: Uh-huh.

23 MR. KARAZIM: That's absolutely not  
24 approvable.

25 MR. SMITH: Correct.

1 MS. HENK: Uh-huh.

2 MR. KARAZIM: This one where they built up a  
3 whole facade.

4 MS. HENK: Right.

5 MR. KARAZIM: Where they put it up in front.

6 MR. SMITH: And I've done some research on  
7 this situation. And that specific, you know, where  
8 they build out, they say it takes away from the  
9 historic character and those defining features. So, in  
10 a lot of examples, that's exactly what they say, "Do  
11 not do this specific example."

12 What they do ask for, which is in here as  
13 well, it's kind of what we hear a lot when it comes to  
14 historic districts, is to maintain that historic  
15 integrity if visible from the public right-of-way and  
16 the street.

17 MS. HENK: Right.

18 MR. SMITH: Which, like I said, is an issue  
19 we have here. So our recommendation was that it should  
20 be denied because it is street-facing and takes away  
21 from the historic characteristics and it be relocated  
22 to the rear of the house.

23 MR. KARAZIM: I have an opinion.

24 MS. HENK: Yeah, go ahead.

25 MR. KARAZIM: Go ahead.

1 MS. HENK: No.

2 MR. KARAZIM: Okay.

3 MS. HENK: No, I was just going to make a  
4 motion.

5 MR. KARAZIM: I don't care on the front of a  
6 two-story house because you really can't see the front  
7 of the house anyways except for maybe your neighbors.

8 MS. HENK: Yeah. But you don't want to start  
9 a precedent for people with single-story houses.

10 MR. KARAZIM: Well, that's what we're trying  
11 to define.

12 MS. HENK: Yeah.

13 MR. KARAZIM: Single-story houses do not go  
14 on the front. Two-story, three-story houses --

15 MS. HENK: Do we have a picture of this guy's  
16 house?

17 MR. KARAZIM: I don't care right now which  
18 way we go but I think we should talk about it. And I  
19 think this is -- like he said, I think this is a very  
20 important value.

21 Right, Porter?

22 MS. PORTER: Right.

23 MR. SMITH: So we do not have -- they didn't  
24 submit any extra pictures.

25 MS. HENK: So it's just this one which you



1 can't see?

2 MR. SMITH: I'll make sure your scans come in  
3 color next time. I'm sorry about that.

4 MS. PORTER: Are there any pictures?

5 MS. HENK: There is one on the site map  
6 but -- is it -- where's the main street?

7 MR. SMITH: So this is their driveway. So  
8 the main street's going to be here.

9 MS. HENK: Oh. What's this, the next-door  
10 neighbor's driveway?

11 MR. SMITH: Yeah.

12 MS. HENK: Okay.

13 MR. SMITH: So this is their neighbor. They  
14 have another neighbor to the north.

15 MS. HENK: Yeah.

16 THE CHAIR: So did you do some research with  
17 other historic commissions in Oakland County?

18 MR. SMITH: Not as many other historic  
19 districts in Oakland County. I looked at SHIPO. SHIPO  
20 didn't have any details specifically for how to address  
21 this. City of Ann Arbor has very nice sustainability  
22 guidelines. Theirs may make similar language.

23 MR. KARAZIM: What would Ann Arbor say about  
24 this?

25 MR. SMITH: No.

1 MR. KARAZIM: They would say no?

2 MR. SMITH: Yeah.

3 THE CHAIR: We aren't saying no. Is there  
4 some further research we can do to assist us in getting  
5 some --

6 MR. SMITH: More insight?

7 THE CHAIR: -- more insight?

8 For example -- and, you know, they may be  
9 able to come back at another time with another -- with  
10 some more thoughts or something like that. I'm okay  
11 with what my colleagues are saying but I'd like to have  
12 some more research and just see. Because, if this is a  
13 coming thing --

14 MR. KARAZIM: It's a big deal.

15 THE CHAIR: Right.

16 MR. KARAZIM: This is a big deal.

17 THE CHAIR: Yeah. You know, it would be good  
18 to check with the Oakland County.

19 MR. SMITH: Yeah.

20 THE CHAIR: Whoever calls all these historic  
21 commissions all together on occasion, check with them.

22 MR. SMITH: All right.

23 MR. KARAZIM: That would be -- what's his  
24 name, the architect?

25 MS. PORTER: Ron Campbell.

1 MR. KARAZIM: Yeah. Thank you.

2 Ron Campbell.

3 MR. SMITH: Ron Campbell. Okay.

4 THE CHAIR: And, in fact, it would be okay  
5 maybe if he could do -- come to one of our meetings,  
6 provided he has information, and see if he -- you know,  
7 what insight he could offer.

8 The State --

9 MR. KARAZIM: That's SHIPO.

10 MR. SMITH: Yeah. And we did start to kind  
11 of put some drafted guidelines, possibly mirroring  
12 Ann Arbor's sustainability. Because they hit a lot of  
13 topics, including solar panels as well. So, when we  
14 get that kind of crafted a bit better, we can present  
15 that to you all.

16 MR. KARAZIM: They want to move on this  
17 tomorrow or what's the deal with this, do you know?

18 MR. SMITH: It's as soon as possible. It's  
19 the -- you know, the weather --

20 MR. KARAZIM: Well, I'd like to get  
21 Ron Campbell here. He's got a pretty good opinion  
22 about this stuff. And I'd like to get a picture of the  
23 house.

24 MS. HENK: Right.

25 MR. KARAZIM: So I think we should postpone

1 this until the next --

2 THE CHAIR: Yeah.

3 MR. KARAZIM: Because then Porter will be  
4 here and she can give us her expert opinion.

5 Right, Porter?

6 THE CHAIR: Yeah. So do we have to have some  
7 sort of motion about --

8 MS. HENK: I make a motion --

9 THE CHAIR: -- tabling it?

10 MS. HENK: -- to table until next month so we  
11 can have some more information.

12 MR. KARAZIM: I second.

13 THE CHAIR: So it's --

14 MR. KARAZIM: Porter, we're tabling it until  
15 next month and we have a motion on the table.

16 THE CHAIR: Moved and seconded. All in  
17 favor?

18 BOARD MEMBERS: Aye.

19 THE CHAIR: Opposed?

20 MS. PORTER: What's the motion? I didn't  
21 hear.

22 THE CHAIR: To table.

23 MS. PORTER: To table it? I agree. I agree.

24 MR. KARAZIM: We need some more information  
25 so we're going to table it.

1 MS. PORTER: Yes, indeed.

2 THE CHAIR: All in favor?

3 BOARD MEMBERS: Aye.

4 THE CHAIR: Opposed, nay.

5 Any abstentions?

6 Okay. So, Donovan, we have that. And so, if  
7 you find -- if you find you can't come on the Tuesday,  
8 with plenty of notice, maybe we could have a different  
9 day.

10 MR. SMITH: Okay.

11 THE CHAIR: So it's important to have it, you  
12 know, that we could -- we could do it and have him  
13 come.

14 MR. SMITH: Okay.

15 MR. KARAZIM: Here's what I think: You know,  
16 basically, you're talking about a black unit, right?

17 And, to me, a black unit on a black roof is  
18 not going to drive you nuts.

19 MS. HENK: Yeah. But you --

20 MR. KARAZIM: Is it going to drive you nuts?

21 MS. HENK: No. But --

22 MR. KARAZIM: You're starting a precedence.

23 I know what you're going to say.

24 MS. HENK: You're starting a precedence.

25 And, if we -- if -- for instance, if the roof on this

1 house had been green -- we don't know what color the  
2 roof is on the dang house.

3 MR. KARAZIM: Right. I agree with that.

4 MS. HENK: So, I mean, you won't -- we can  
5 replace shingles as like with like. But -- so what if  
6 you're replacing green or red shingle with a black  
7 panel?

8 MR. KARAZIM: No.

9 MS. HENK: I mean, you just can't do it.

10 MR. KARAZIM: But I think we should draw  
11 these lines, though.

12 MS. HENK: Right.

13 THE CHAIR: I agree.

14 MS. HENK: I mean, to me, why can't you put  
15 it on the side of the house?

16 MR. KARAZIM: Slight roofs, obviously no.  
17 Cedar roofs, obviously no. Black on black roofs, I  
18 don't --

19 MR. SMITH: And it also says, if you have to  
20 remove historic materials, it's a no.

21 MS. HENK: Right.

22 MR. KARAZIM: Oh, okay. So that explains --

23 THE CHAIR: Are there any other codes, beyond  
24 solar, that we kind of need to look at, in terms of  
25 historic districts at all that we've --

1 MR. KARAZIM: There's all kinds.

2 THE CHAIR: I mean, is there one that --  
3 whatever code. I mean, is there anything that we don't  
4 have in the arsenal that we should have?

5 MR. SMITH: I think this document mimicks  
6 that sustainability and talks about doing solar  
7 projects and the different types of systems.

8 MS. HENK: What happens if they come in the  
9 actual winter?

10 MR. SMITH: But we do need that --

11 MR. KARAZIM: We got to start talking about  
12 this shit. It's the future. It's here.

13 MR. SMITH: So what we're going to do is  
14 start to craft some of that language and then we'll  
15 present that to you.

16 MR. KARAZIM: Okay. So we're unanimous on  
17 this. We tabled it until the next month and you're  
18 going to do more research. See if you can get  
19 Ron Campbell here.

20 MR. SMITH: Yeah. Is it Ron or Ryan?

21 MR. KARAZIM: Ron, R-O-N. Do you have his  
22 number; is that what you're about to --

23 MS. PORTER: Could I ask, did I hear that  
24 someone was going to check with Lansing on this, too?

25 MR. SMITH: Lansing --

1 MR. KARAZIM: He did. That's SHIPO.  
2 Ron Campbell, I've got two numbers for him.  
3 MR. SMITH: Okay.  
4 MR. KARAZIM: (248) 858-5836, that would be  
5 his office. His cellphone is (248) 630-5274. And I'll  
6 tell you, that's probably a couple-year-old  
7 information.  
8 MR. SMITH: Okay. I can find him.  
9 MS. HENK: So now --  
10 THE CHAIR: Go ahead.  
11 MS. HENK: So, Linda, nobody heard anything  
12 about Lansing, or I didn't.  
13 THE CHAIR: Is there any research we have to  
14 do from Lansing, you're saying yes or no?  
15 MR. SMITH: I will check. But I thought  
16 Lansing would be -- I thought all the historic district  
17 stuff comes from SHIPO.  
18 MR. KARAZIM: I think it does.  
19 MR. SMITH: Okay. So I'll check but -- yeah.  
20 THE CHAIR: Okay. That's fine.  
21 MR. KARAZIM: Nancy Finegood is another -- do  
22 you know her?  
23 MR. SMITH: Uh-uh.  
24 MR. KARAZIM: Let me give you her number.  
25 MS. HENK: Okay. Linda, do you want to keep



1 listening or do you want to go have dinner?

2 THE CHAIR: Is there anything else -- before  
3 we -- before, is there, Donovan --

4 MR. KARAZIM: She's an MHPN, Michigan  
5 Historic --

6 MR. SMITH: Preservationist?

7 MR. KARAZIM: Yeah, it could be. Yeah, her  
8 phone number, Nancy Finegood, F-I-N-E-G-O-O-D, is  
9 (517) 371-8080. And she's usually good for direction.  
10 She breathes this stuff.

11 THE CHAIR: Donovan, is there anything --  
12 before we disband, is there anything else that --

13 MR. SMITH: That we should weigh in on?

14 THE CHAIR: Is there anything else that we  
15 need to look at?

16 MR. SMITH: If you're okay with the  
17 administrative reviews and you have no comments, then I  
18 have no further discussion.

19 THE CHAIR: Then I'd like to entertain a  
20 motion to --

21 MR. KARAZIM: I've got one more other thing  
22 I'd like to bring up.

23 THE CHAIR: Oh, okay.

24 MR. KARAZIM: They're going to start  
25 construction on the United Way building. They're going

1 to probably come to us next month. I've been giving  
2 them direction. I just wanted to make that public  
3 notice.

4 Second thing, they have a building that has  
5 been remodeled several times and they want to either  
6 figure out what they're required to do, as much as what  
7 they have to do.

8 We have found historic pictures and we're in  
9 the process of talking about them. Right now, all the  
10 entrances need to be yanked out. It's that hollow  
11 aluminum.

12 MR. SMITH: Is this the United Way building  
13 that you're talking about?

14 MR. KARAZIM: Yeah.

15 MR. SMITH: Okay.

16 MR. KARAZIM: And, if I remember right, our  
17 opinion is that they can fix those instead of replace  
18 those, isn't it?

19 MR. SMITH: Uh-huh.

20 MR. KARAZIM: I didn't want to say those  
21 words.

22 MR. SMITH: We'd prefer they repair it before  
23 they replace it.

24 MR. KARAZIM: The original is gone.

25 MS. HENK: We prefer them to take them out.

1 MR. KARAZIM: It's just like this.

2 MS. HENK: Yeah. They weren't there  
3 originally.

4 MR. SMITH: Oh, okay. I got you.

5 MR. KARAZIM: And they also had -- what do  
6 they call them -- transom lights over the outside  
7 windows that had been blocked off and some really cool  
8 light fixtures and stuff. But I'm hip to light  
9 fixtures. But I didn't know, if they were going to  
10 tear it out, if they had to --

11 THE CHAIR: They're going to put housing in  
12 it?

13 MR. KARAZIM: Yeah, three floors of housing.  
14 Main floor, they still don't know what they're doing.

15 Okay. That's it. I just wanted to make sure  
16 I was on the right track because I'm going to talk with  
17 them again over the next couple of days.

18 THE CHAIR: That's great.

19 MR. KARAZIM: Get them the pictures.

20 THE CHAIR: That's very nice.

21 MR. KARAZIM: And I'll try to convince them  
22 but I've got to tell them that they don't have to.

23 MR. SMITH: Okay.

24 MR. KARAZIM: All right?

25 MR. SMITH: Sounds good.

1                   MR. KARAZIM: Okay. Motion to get the heck  
2 out of here.

3                   THE CHAIR: Entertain a motion.

4                   MS. HENK: That we be adjourned.

5                   THE CHAIR: All in favor?

6                   BOARD MEMBERS: Aye.

7                   THE CHAIR: Opposed?

8                   Any abstentions?

9                   Amen.

10                  (Meeting was concluded at 6:26 p.m.)

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I, Mona Storm, do hereby certify that I have recorded stenographically the proceedings had and testimony taken in the meeting at the time and place hereinbefore set forth. I do further certify that the foregoing transcript, consisting of (21) pages, is a true and correct transcript of my said stenographic notes.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Mona Storm  
CSR-4460

