

**MEETING MINUTES  
HISTORIC DISTRICT COMMISSION  
CITY OF FARMINGTON HILLS  
December 8, 2021 – 7:30 p.m.  
FARMINGTON HILLS CITY HALL – COMMUNITY ROOM  
31555 W. ELEVEN MILE ROAD, FARMINGTON HILLS, MI**

**1. CALLED TO ORDER BY:** Chairman Ken Klemmer (7:30 p.m.)

**2. MEMBERS PRESENT:** Ken Klemmer, John Trafelet, Alec Thomson, Steve Olson, Marleen Tulas and Lisa Martin (via telephone)

**Members Absent:** Jim Paulson

**OTHERS PRESENT:** Valerie Knol (City Council Liaison), Erik Perdonik (City Staff Planner), Raj Patel (Optalis Healthcare) and Scott Elliott (Signature Associates)

**3. Approval of Agenda:**

**Motion to approve agenda for December 8, 2021.**

Motion by: John Trafelet  
Support by: Marleen Tulas

Motion carried: 5-0

**4. New Business**

**First Amendment to September 23, 2020, Notice to Proceed 20-1**

**Historic District:** HD#507– Sara Fisher House

**Location:** 27400 Twelve Mile Road

**Parcel ID:** 22-23-12-476-008

**Applicant:** Optalis Healthcare

**Owners:** Evangelical Homes of Michigan

**Proposal:** Amend the September 23, 2020 Notice to Proceed 20-1 with the following language:

- The demolition of all historic structures on the property described above, with the exception of the chapel wing of the administration building, the entry wall and gates at the corner of Twelve Mile and Inkster Roads, and the historic marker, which shall all be preserved, as shown on Exhibit A attached hereto, provided that:
- Materials from the buildings razed shall be reused as much as possible;
- Existing wood windows, architecturally significant exterior elements, and historic building materials in the historic buildings shall be retained, preserved, and reused in so far as possible in the construction of the new on-site buildings;
- The proponent shall not proceed with any demolition whatsoever until completion of all other associate City of Farmington Hills approvals for complete redevelopment of the property;
- Any structure which is approved for demolition but left standing will remain subject to Historic District Commission review.

Motion by: Steve Olson  
Support by: John Trafelet

Motion Carried: 6-0

**5. Old Business**

None

## **6. Points of Interest/Update**

A. Spicer and Longacre House – Erik Perdonik shared written report from Chris Fcasni (Facilities Supervisor) detailing the status updates on repairs to the Spicer and Longacre properties. Chairman Klemmer indicated that the need for written and approved preservation plan

B. Botsford Inn – John Trafelet reported that he along with fellow commissioners, Marleen Tulas and Alec Thomson, visited the property on November 29<sup>th</sup>. John submitted a brief report detailing the visible exterior conditions at the property. The visit revealed that the wooden shutters have been cut off the building. Their current status is unknown. It appears that there is a developing case for demolition by neglect. Erik Perdonik will reach out to the property owners and ask them to appear at the January meeting to discuss the state of affairs.

C. Oral History Project – Lisa Martin reported that this project had been delayed by COVID and they are looking to re-energize it after the holidays.

D. Cemetery Project – Steve Olson indicated that his work could restart around April or May. There is a need to relevel some monuments in the West Cemetery and it would require approximately a half dozen individuals to undertake the work.

**7. Correspondence** – No correspondence

## **8. Public Comment**

No public in attendance

## **9. Commissioner Comments**

Commissioner Martin noted the need to update the Bluebook entry for Sara Fisher property. She also inquired as to the status of efforts to contact historic district property owners with a letter. Commissioner Thomson will draft an item for review and consideration by the HDC. Erik Perdonik will contact the Assessor's Office about the possibility of creating a note/flag on historic properties so that the Commission can be alerted as to when their ownership status changes.

## **10. Approval of Minutes – November 10, 2021**

Corrected spelling of names in report:

Thompson – Thomson

Olsen – Olson

Eric - Erik

Motion by: John Trafelet

Support by: Alec Thomson

Motion Carried (with above noted corrections): 6-0

## **11. Adjournment**

Meeting adjourned at 8:41 p.m. by Chairmen Klemmer

Minutes prepared by Alec Thomson