



LOCAL HISTORIC DISTRICT STUDY COMMITTEE AGENDA

February 11, 2021 - 7:00 pm

LOCATION: The meeting will be held via video conference due to the COVID-19 pandemic and in compliance with the Open Meetings Act. Members of the public body and members of the public participating electronically will be considered present at the meeting and may participate as if physically present at the meeting.

The following is a link to attend the meeting: <https://us02web.zoom.us/j/83551202069>, US: +1 312 626 6799 or +1 646 558 8656, Webinar ID: 835 5120 2069. Anyone needing assistance or accommodations should contact the City Manager's office at 248-449-9905.

Information about electronic meetings and a user guide can be found at:

https://www.ci.northville.mi.us/calendar/public_notices OR

https://www.ci.northville.mi.us/services/building_and_planning/historic_district/historic_district_survey_project

1. Call to order/Roll call
2. Citizen Comments
3. Approve Agenda
4. Approve Minutes – January 25, 2021
5. Discussion
6. Adjourn

CITY OF NORTHVILLE BUILDING DEPARTMENT
Dianne Massa, City Clerk

Posted: February 9, 2021

CITY OF NORTHVILLE
Local Historic District Study Committee Meeting Minutes
January 25, 2021
Virtual Meeting
Monday 7:00 pm

1. CALL TO ORDER/ROLL CALL

Chair Allen called the meeting of the City of Northville Local Historic District Study Committee Meeting to order at 7:01 p.m. via Zoom video conference meeting in compliance with the Open Meetings Act, MCL 15.261, *ET SEQ.*, AS AMENDED. Members of the public body and members of the public participating electronically were considered present at the meeting and could participate as if physically present. Committee members identified their location during roll call, as required.

Present: James Allen, City of Northville, Wayne County, MI
Leanie Bayly, City of Northville, Wayne County, MI
Mark Chester, City of Northville, Wayne County, MI
Suzanne Cozart, City of Northville, Wayne County, MI
David Field, City of Northville, Wayne County, MI
Jeff Russell, City of Northville, Wayne County, MI

Absent: None

Also present: City Council Member Moroski-Browne
Planning Consultant Elmiger

4 guests

2. CITIZEN COMMENTS

No comments

3. APPROVE AGENDA

Motion by Bayly, support by Chester, to approve the agenda as published.

Roll call vote. Ayes – Field, Bayly, Chester, Cozart, Russell, Allen. Nays – None. **Motion carried 6-0.**

4. APPROVE MINUTES – OCTOBER 26, 2020 MEETING

Motion by Bayly, support by Field, to approve the October 26, 2020 meeting minutes as submitted.

Roll call vote. Ayes – Bayly, Chester, Cozart, Russell, Field, Allen. Nays – None. **Motion carried 6-0.**

5. PUBLIC HEARING

Proposed amendments to Study Report to retain Ford Field and lots directly south of Ford Field.

Planning Consultant Elmiger explained that at the October 26, 2020 meeting the Committee sent the Historic District Study Report and Draft Ordinance Amendment to City Council for review. At their December 21, 2020 meeting, City Council asked that the LHDSC consider another amendment to the Historic District boundary. They recommended that Ford Field, and the four abutting properties south of Ford Field (along East Main Street), be added back into the Historic District boundary. Historic information confirming the contributing characteristics of Ford Field have been researched and drafted by Ellen Elliott, the Assistant to the Archivist for Northville Historical Society.

Today it was brought to the City's attention that there is one additional parcel that was not originally in the current Historic District boundary but is part of Ford Field, that includes the parking lot to Ford Field and the play structure. The parcel is identified as a being owned by the City of Northville and is part of Ford Field, and is therefore also being considered this evening to be added into the Historic District.

The abutting parcels south of Ford Field on East Main Street were also being added back in. These parcels needed to be added because a "donut hole" was not allowed in an historic district. A contiguous boundary was required.

Member Cozart asked why City Council had made this request.

City Council Member Moroski-Browne said Ford Field was originally removed from the District because the original study did not find anything historically significant that would warrant its inclusion. The Northville Historic Society at Mill Race Village also did not have a folder of information regarding Ford Field. However, upon request, Ms. Elliott did further research, and found a plethora of documents to indicate a compelling history of Ford Field over the last 100 years.

Planning Consultant Elmiger said that after tonight's public hearing, the LHDSC would make a recommendation to City Council, regarding both the Study Report (Volumes I and II), with any revisions decided upon, and the Historic Preservation Ordinance amendment, with boundary revisions if appropriate, to City Council.

Council Member Moroski-Browne said that Ms. Elliot's summary provided excellent information regarding the parcels being discussed this evening. Member Chester added that many of the elements and activities describing the original portion of Ford Field provided by Ms. Elliott (parcel A on the diagram shown on the Zoom screen) crossed over to the new parcel being added in (parcel B).

Chair Allen opened the public hearing at 7:17 pm.

Ellen Elliott, Archivist, said that when she did her summary she included the entire area shown as parcels A and B; the history included both areas. The description stands as is when both parcels are included; the only thing changing is the boundary's description.

Lenore Lewandowski, 119 Randolph, supported the actions being discussed this evening, including keeping parcel A and adding Parcel B in the Historic District.

Luci Klinkhamer, 430 Lake Street, agreed with keeping Ford Field, including parcel B, in the Historic District, based on the information provided by Ms. Elliot.

Seeing that no other public indicated they wished to speak, Chair Allen closed the public hearing at 7:20 pm and brought the matter back to the Committee for further discussion and/or a motion.

6. STUDY REPORT RECOMMENDATION

MOTION by Field, support by Chester, to return the Ford Field Parcel (Parcel A: ID 48-001-04-0718-020) and the four lots along E. Main Street between Hutton and 341 E. Main Street back into the Historic District Boundary, and add the additional Ford Field parcel to the east (Parcel B: ID 48-001-04-0718-016) along Griswold containing the play structure and parking lot, to the Historic District Boundary.

Roll call vote. Ayes – Chester, Cozart, Russell, Field, Bayly, Allen. Nays – None. **Motion carried 6-0.**

Planning Consultant Elmiger reviewed the text changes contributed by Ms. Elliott in the Study Report. Ms. Elliott’s contributions will be clearly noted in the Study, as approved by Commonwealth Heritage Group.

MOTION by Russell, support by Cozart, to recommend to City Council to approve the text amendments in the Study Report, as amended with the boundary revisions.

Roll call vote. Ayes – Cozart, Russell, Field, Bayly, Chester, Allen. Nays – None. **Motion carried 6-0.**

7. **HISTORIC PRESERVATION ORDINANCE AMENDMENT – ORDINANCE RECOMMENDATION**

Planning Consultant Elmiger reviewed the proposed changes in the Historic Preservation Ordinance Amendment.

MOTION by Chester, support by Field, to recommend to City Council approval of the Historic Preservation Ordinance Amendment as presented, and as further amended with the boundary revision discussed this evening.

Roll call vote. Ayes –Russell, Field, Bayly, Chester, Cozart, Allen. Nays – None. **Motion carried 6-0.**

8. **DISCUSSION:**

The next meeting will be February 11, 2021.

The Committee thanked Ms. Elliott for her work on Ford Field history.

9. **ADJOURN:**

MOTION by Bayly, support by Field, to adjourn the meeting at 7:36 pm.

Roll call vote. Ayes – Russell, Field, Bayly, Cozart, Chester, Allen. Nays – None. **Motion carried 6-0.**

Respectfully submitted,
Cheryl McGuire, Recording Secretary