



Tim Greimel, Mayor
Khalfani Stephens, Deputy Mayor

CITY OF PONTIAC, MI
HISTORIC DISTRICT COMMISSION MINUTES
Wednesday, January 17, 2024 – 6 pm
City of Pontiac City Council Chambers

I. CALL TO ORDER: (6:08)

HDC Commissioners Present: Rick David - Chair
Regina Campbel – Vice Chair
Jim Allen
Ken Burch
Jen Burk
Rachael Clark

Staff Members: Paul Harang – Planner II

II. MEETING MINUTES FOR REVIEW

The minutes for December 7, 2023, were approved by Commissioner Burk and seconded by Commissioner Burch.

The minutes for December 13, 2023, were approved by Commissioner Burk and seconded by Commissioner Clark

III. OFFICIAL COMMUNICATIONS:

Staff Planner Harang welcomed members to the meeting and indicated no official communications.

IV. PUBLIC HEARINGS:

Application #: HDC 23-058
Applicant: Arnold Roofing for Clide Alexander
Address: 95 Oliver Road
Request: Remove existing roofing material(s) from the house and garage roofs to install new asphalt shingles on both structures.

Staff Planner Harang provided a presentation regarding the request at 95 Oliver to remove existing slate tiles, metal material, and asphalt roofing material from the house and to install new asphalt shingles. Additionally, the existing garage asphalt roofing material will be removed and replaced with new asphalt shingles.

The applicant, Danny Hines representing Arnold Roofing, indicated the roof at 95 Oliver is very deteriorated on the dwelling and garage with many repairs done over time to both roofs. The owners are requesting the removal of all roofing material from both structures and the installation of new asphalt shingles on the roofs.

Commissioner David asked the applicant if the property was a rental home or if it was occupied by the homeowner.

Applicant Hines indicated the dwelling is a rental property. And shortly, new tenants will be moving into the house.

Commissioner Allen asked a question about what would occur with the slate roofing material after being removed from the dwelling roof. The Commissioner indicated he may know of an organization interested in obtaining the removed slate roofing tiles to repropose them on other buildings.

The applicant indicated that she is open to the idea and supports the recycling of the removed slate tiles but will contact the owner to approve the donation.

Commissioner Burch sought information about the solar panels on the roof of the dwelling and whether the panels would be removed permanently or placed back on the roof after the new roofing was installed. Additionally, the Commissioner asked about repairing the existing slate on the house if that would be a viable option.

The applicant indicated the solar panels are not operational and will be removed and not replaced on the roof. The applicant also indicated the roof is very deteriorated with many repairs occurring over time that have weakened the integrity of the roof and structure.

Staff Planner Harang indicated, per research, slate tiles have a lifetime of around 100 years. And the house is 100 years old.

Public comment was provided by Sue Sinclair, a resident of Pontiac, regarding the removal

of the slate tiles. Ms. Sinclair asks the commission and applicant if she can salvage the removed tiles. She indicated that Oak Hill Cemetery is interested in obtaining slate tiles to repair the mausoleums in the cemetery and the Oakland County Historical Society stated the organization can store the material before the cemetery obtains the tiles.

Ms. Sinclair then updated the commission regarding a house in Seminole Hills which she feels the City of Pontiac needs to investigate regarding alterations that have already occurred at the site without HDC review. She requests the city to inspect the house for valid permits. She feels the new owners have not obtained any permits and have not contacted the HDC for the completed alterations.

Staff Planner updated the Commission on future commission training and posed questions regarding a future application and what type of information the commission would seek to review the future request.

V. ADJOURNMENT (6:55)

The motion was made by Commissioner Burch and seconded by Commissioner Burk.

Vote

Yes 6

No 0

Respectfully Submitted,

Paul Harang, Planner II
Community Development Department