



City of Huntington Woods
Historic District Commission
Minutes of September 18, 2019 Special Meeting

The meeting was called to order by Chairperson Samoray at 7:31 p.m.

Present: Richard Dimanin, Jim Malloure, Chris Vogelhelm, Jeff Samoray, Robert Lebow, Martha Shrode, Steve Behrmann

Absent: Mark Fink, Louise Wibbleman

Also Present: Hank Berry, Zoning Administrator; Carol Rosati, City Attorney

I. Review of Proposed Cell Tower Structure at the Rackham Golf Course

Berry summarized the presentations made at the last meeting. He acknowledged that, based on the agreements made at the last meeting, the applicants submitted new plans to him today.

Bryan Amann, legal counsel for Detroit, discussed the legal history of the project and the desire for the City and the Mayor of Detroit to extend every courtesy to the City of Huntington Woods and the Historic District Commission. He apologized for any confusion the project and the process may have caused. He confirmed their desire to address the Commission's concerns and recommendations as fully as possible.

Michael Struther made a powerpoint presentation of the final drawings. The drawings include a pitched roof that matches the roofline of the existing building. The shingles will also match. The exterior will be finished with a stamped brick pattern. The generator exhaust will be painted black. There was discussion regarding the end walls being cedar. There was discussion regarding the stamped brick walls which will match the color of the existing buildings. Forty arbor vitae will be planted around the site. They will be six to seven foot tall trees planted six to seven feet on center. Berry indicated that they will fill in in approximately three years. They will be watered by the existing sprinkler system. The fence will be chain link but will not have barbed wire and, due to the arbor vitae screen, will be less intrusive than other existing fencing. The door and other trim, with the exception of the generator exhaust, will be painted tan. There was discussion regarding the mix of colors which will largely be shielded by the arbor vitae. Primarily only the roofline will be visible over the arbor vitae.

Behrmann inquired regarding whether the compound could be moved to save

some of the existing trees. There was discussion regarding the City's input as to the location of the compound and the necessity for one tree to be removed and another trimmed to accommodate the lines. Berry confirmed that the City did have input as to the proposed location which will be less visible to residents. The compound is as close to the expressway as it can be. He asked that every effort be made to save as many trees as possible. The City agreed to do make their best effort.

Shrode acknowledged the applicants' efforts to fit the design into the existing aesthetics. She expressed concern regarding the possibility that children would try to climb the standard size chain link fence. Amann noted that this facility would be within the golf course which is itself already fenced. Struther also indicated that there would be security cameras at the facility. The cameras will also help should animals come into the compound.

Lebow inquired about the location of the cameras. They will be mounted on the building and will be motion sensitive. He also inquired about the roof pitch and the pitch over the a/c units. The vent hoods are prefabricated.

Malloure asked and Rosati confirmed that there has been no response from the Attorney General regarding Rosati's opinion letter. Amann noted that the Attorney General is counsel for the Michigan State Police. The State Historic Office referred the question to the Attorney General.

Samoray noted that the arbor vitae are warranted for one year. The City of Detroit would replace any, if necessary, beyond the warranty period. Noting that no public was present, he opened and closed public participation.

Rosati asked for confirmation that the tower would be removed within six months of being decommissioned. Amann confirmed that the grant for the project is only as a public safety tower and any future use would be restricted to those purposes. He confirmed that it would not be used for commercial purposes. He agreed to remove it so long as no grant provisions would be violated. The anticipated life of the tower is expected to be very long term, more than 20 or 30 years. Behrmann inquired about the height of the tower which is based on technical requirements and FCC regulations. The heights of other towers vary widely but many are similar to the 350 foot range of this tower.

Motion by Shrode, second by Vogelheim, to issue a Notice to Proceed with the design plans, landscape plans, building finishes, and fencing as presented with the understanding that the site will be brought back to its original state within six months of being decommissioned.

Yeas: Malloure, Samoray, Shrode, Behrmann

Nays: Vogelheim, Dimanin, Lebow

Motion to amend by Vogelheim, seconded by Malloure, to issue a Notice to Proceed with the plans dated 9/17/19 as presented along with the proposed plan for obsolescence.

Yeas: Malloure, Vogelheim, Samoray, Shrode, Behrmann
Nays: Dimanin, Lebow

Rosati noted that the original motion did not pass although the motion to amend did carry.

Motion by Vogelheim, seconded by Shrode, to issue a Notice to Proceed with the plans dated 9/17/19 as presented along with the proposed plan for obsolescence.

Adopted: Yeas: Malloure, Vogelheim, Samoray, Shrode, Behrmann
Nays: Dimanin, Lebow

VIII. Adjournment

With no further business and with unanimous support, Chairperson Samoray adjourned the meeting at 8:13 p.m.

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