

CITY OF PONTIAC

PLANNING COMMISSION

FRIDAY, JANUARY 27, 2011

12:15 P.M.

Meeting before the Planning Commission, at
47450 Woodward Avenue, 2nd Floor, Council Chambers,
Pontiac, Michigan 48342.

BOARD COMMISSIONERS:

Dayne Thomas, Chairman
Ashley Fegley, Vice Chair
Mayor Deirdre Waterman, Commissioner
Mona Parlove, Commissioner
Hazel Cadd, Commissioner
Christopher Northcross, Commissioner
Lucy Payne, Commissioner

CITY OFFICIALS PRESENT:

C. James Sabo, Professional Planner
Jane Bais-DiSessa, Deputy Mayor

MEMBERS OF THE PUBLIC ADDRESSING THE PLANNING COMMISSION:

Linden Nelson
Mary Pietila

MINUTES RECORDED BY:

Quentina R. Snowden, (CSR-5519)
Certified Shorthand Reporter

1. CALL TO ORDER:

Chairman Thomas called meeting to order at
12:21 p.m.

2. ROLL CALL:

PRESENT: Dayne Thomas, Chairman
Ashley Fegley, Vice Chair
Mayor Deirdre Waterman, Commissioner
Christopher Northcross, Commissioner

Mr. Sabo reported a quorum is present.

3. COMMUNICATIONS: (None.)

4. MINUTES FOR REVIEW: N/A

5. PUBLIC HEARINGS AND SITE PLAN REVIEWS:

5.1 PF-17-02 Zoning Map Amendment Request to change
the zoning from C-4 Suburban business to M-2,
General Industrial zone district.

Parcel No: 19-03-201-002

Property Address: 1999 Centerpoint Parkway

Location: Property is located along the south side
of South Boulevard between S. Opdyke Road and Martin
Luther King Jr., Boulevard.

Applicant: MMPS

(Presentation of facts given by Mr. Sabo.)

Chairman Thomas invited the Petitioner to address the
Planning Commission.

Commissioner Northcross requested to ask a question
before the Petitioner addresses the Board. He
indicated he had some concerns regarding the
ordinance regarding M-2, General Industrial.

Mr. Sabo explained it was used for an example only, that
the proposed zoning is M-2. He indicated in M-2,
allowable uses include metal forging, scrap yards and
similar uses. He indicated that is not what is being
proposed today. That there is no proposal for scrap;
there's no proposal for metal forging. He indicated he
mentioned it to clarify that those types of uses, if ever
proposed, requires site plan and special exception permit
approval by the Planning Commission.

Chairman Thomas clarified, that that means it would have to come before the board, which they would then have to opportunity to vote down.

Commissioner Northcross indicated that it may be an issue with the table that's shown in the ordinance.

Mr. Sabo indicated it's a slight difference in nomenclature and definition. He continued to explain allowable recycling under the ordinance.

Commissioner Northcross inquired as to single-stream recycling.

Mr. Sabo indicated that it would have to come back to the Board for approval.

Mayor Waterman indicated that that was the case for the Rizzo purchase, that it had to come before the Board.

Linden Nelson, CEO Michigan Motion Picture Studios, 1999 Centerpoint Parkway, Pontiac, Michigan. He indicated he has nothing to add to Mr. Sabo's presentation.

Commissioner Northcross stated that he is excited about the possibilities of the changing of the zoning classification. He inquired as to why a special meeting was necessary.

Mr. Nelson indicated because they under a time-sensitive crunch not only with the City of Pontiac, but also the State of Michigan to try to attract a confidential company to come to Pontiac.

Mayor Waterman followed up that this is a special meeting, as the City also wanted to move this along with the deadlines, and that they also scheduled a special City Council meeting, as Council does have to approve the action of the Planning Commission.

She also asked Mr. Nelson to address the Board in regards to the history of the zoning changes.

Mr. Nelson indicated he's unsure of the history of this property. He did indicate in the past it was a movie studio, and at one point an office building occupied by General Motors. He indicated because of the law change in the State of Michigan, that no one

is coming to the State to make movies or TV shows.

Vice Chair Fegley indicated she had no comments or questions.

Chairperson Thomas gave the history of the property. He inquired of the Petitioner how many acres are there.

Mr. Nelson responded between 22 and 23 acres.

Chairperson Thomas indicated he's in concurrence with the plan. He opened public comment portion of the meeting.

Councilmember Mary Pietila, 47450 Woodward Avenue, Pontiac, Michigan 48341. She indicated she was in favor of the zoning change.

(Public portion was closed.)

Mayor Waterman expressed that she was looking forward to this venture and that she is happy for the opportunity.

Chairperson Thomas indicated that he is in support of rezoning the "diamond triangle."

Motion was made by Mayor Waterman to approve the Zoning Map amendment request for PF-17-02, 1999 Centerpoint Parkway and recommend approval to the Mayor and City Council as the zoning amendment meets the criteria for approval from Section 6.804 and is consistent with the recommendation of the Pontiac Master Plan update.

Seconded by Commissioner Northcross.

AYES: Thomas, Waterman, Fegley, Northcross.
NAYS: (None.)
ABSTAIN: (None.)

MOTION CARRIES 4-0-0

6. NEW BUSINESS (None.)

7. UNFINISHED BUSINESS: (None.)

8. OTHER ITEMS: (None.)

9. PUBLIC COMMENTS:

Commissioner Northcross inquired as to the Master Plan and the tasks needed to bring the Master Plan into effect.

Mr. Sabo addressed Mr. Northcross's concern stating that the City is steadily moving in that direction to update the ordinance.

Mayor Waterman indicated that there are additional things going on, such as revamping of the Master Plan for recreation and parks in the City.

10. ADJOURNMENT:

Commissioner Northcross made a motion for adjournment; Mayor Waterman seconded.

(All eyes to adjourn.)

ADJOURNMENT: 12:42 p.m.

Minutes certified by:



/s/ Quentina Rochelle Snowden, CSR-5519
QRS Court Reporting, LLC
800.308.0068

