

SPECIAL MEETING: City of Pontiac Planning Commission Meeting Minutes on August 11, 2014; Pontiac City Hall, 47450 Woodward Avenue, Pontiac Michigan 48342

COMMISSIONERS: Chair Dayne Thomas
Mayor Deirdre Waterman
Ms. Hazel Cadd
Ms. E. Ashley Fegley
Ms. Lucy Payne

VICE CHAIR FEGLEY CALLED THE MEETING TO ORDER AT 6:37 P.M.

Moment of Silence.

ROLL CALL:

PRESENT: Comm. Payne, Comm. Fegley, Chair Thomas, Mayor Waterman.

EXCUSED: None.

ABSENT: None.

Mr. Sabo reported a quorum present.

COMMUNICATIONS: Mayor Waterman stated that she will be adding two new Commissioners; the first addition named is Chris Northcross. His appointment has been approved by the City Council. Mr. Northcross has been an avid and integral part of the Master Plan and is a valuable asset to the Commission. Chair Thomas also commented that Mr. Northcross is a logic leader and a great guiding beacon to the city and welcomed him to the Commission. Finalization of Mr. Northcross to the Planning Commission is still in progress.

MINUTES FOR REVIEW: July 2, 2014; December 4, 2013

MAYOR WATERMAN MADE A MOTION TO APPROVE THE MINUTES FROM JULY 2, 2014 AND DECEMBER 4, 2013.
COMM. FAGLEY SUPPORTED.

VOTE: **AYES:** Mayor Waterman, Fegley, Payne, Chairman Thomas.
 NAYS: None.
 ABSTAIN: None.

Vote 4-0-0 motion carries.

PUBLIC HEARINGS AND SITE PLAN REVIEWS:

5.1 PF-14-56 DESCRIPTION CHANGE/LOT SPLIT REQUEST – ULTIMATE SOCCER AREAS

PROPERTY ADDRESS: 867 SOUTH BLVD. E

LOCATION: PROPERTY IS LOCATED ON THE NORTH SIDE OF SOUTH BLVD. E BETWEEN CENTERPOINT PARKWAY AND ENTERPRISE DR.

APPLICANT: ULTIMATE SOCCER ARENAS, GTS HOLDINGS LLC.

Presentation of facts given by Mr. Bowdell.

George Derderian, applicant, 867 South Blvd., stated necessitating the lot split is required because of the different banks involved in financing the project. The new building needed to be on new land that was the only way to get the expansion done. The applicant stated he is on a tight schedule and the projected completion date is the end of the year. The expansion would add an additional 36,500 sq. ft. of indoor space, making it the largest non-professional sporting facility in the world. The addition will be used for soccer and lacrosse. The space already has been booked for future events, adding 300,000 more visits to the area per year. The applicant also stated the site prep has been completed. 1000+ additional parking spaces will be added and a long-term lease has been entered with the charter school next door to the facility for an additional 500 parking spaces. The construction material will consist of 100% U.S. engineered steel with 100% Michigan contractors. The building will be built to above standards of the Michigan Safety Standards.

COMM. FAGLEY MADE A MOTION TO APPROVE THE PROPOSED LOT SPLIT FOR PF-14-56, 867 S. BOULEVARD, SUBJECT TO THE FOLLOWING CONDITIONS:

1. OBTAIN VARIANCES FROM THE ZONING BOARD OF APPEALS FOR BUILDING SETBACK AND BUILDING HEIGHT REQUIREMENTS.
2. PROVIDE AND RECORD ALL NECESSARY PUBLIC UTILITY AND PUBLIC ACCESS EASEMENTS.
3. SUBMIT PLANS FOR REVIEW AND APPROVAL FROM THE CITY OF PONTIAC ENGINEERING DEPARTMENT.
4. COMPLIANCE WITH ALL APPLICABLE BUILDING CODE, FIRE CODE AND CITY OF PONTIAC BUSINESS LICENSING REQUIREMENTS.

MAYOR WATERMAN SUPPORTED.

VOTE: AYES: Fegley, Mayor Waterman, Payne, Chairman Thomas.
NAYS: None.
ABSTAIN: None.

Vote 4-0-0 motion carries.

PF-14-60 SITE PLAN REVIEW (MODIFICATION) – SCHRAM AUTO

PROPERTY ADDRESS: 240 E COLUMBIA AVE.

LOCATION: PROPERTY IS LOCATED ON THE SOUTHEAST CORNER OF COLUMBIA AVE. AND HIGHWOOD ST.

APPLICANT: SCHRAM AUTO PARTS/KBT EAST

Presentation of facts given by Mr. Bowdell.

Robert Schram, 7000 Brandville Rd, White Lake, stated he ran into an issue with the concrete wall. The applicant stated that there was no wall to fasten the concrete wall to and that the issue has made it a financially exhausting to the applicant. In its place, a steel wall been has erected.

Chair Thomas commented that moving forward; he would like the applicant to come before the commission for consideration of alterations, stating the commission is endeared with the public trust.

The applicant stated he thought he was doing the right thing and not jumping the gun.

COMM. FEGLEY MADE A MOTION TO APPROVE THE PROPOSED SITE PLAN (PF-14-60) FOR SCHRAM AUTO (KBT EAST) AS THE PROPOSED STEEL PANEL FENCE SCREENING COMPLIES WITH THE REQUIREMENTS FROM SECTION 2.520 OF THE ZONING ORDINANCE; AND SUBJECT TO THE COMPLIANCE CONDITIONS LISTED BELOW:

1. AN ADDITIONAL 10 EVERGREEN TREES MUST BE PROVIDED IN THE 55 FT. /60 FT. PORTION OF THE RIGHT-OF-WAY ON E COLUMBIA AVE. NORTH OF THE EXISTING CUSTOMER PARKING LOT; PLANNING DEPARTMENT MAY ADMINISTRATIVELY APPROVE AN ALTERNATE SCREENING MECHANISM.
2. SUBMIT RENDERING AND PERMIT APPLICATION FOR PROPOSED GROUND SIGN TO ENSURE COMPLIANCE WITH SECTION 5.105(B) FOR SIGN BASE WIDTH AND LOW LEVEL LANDSCAPING.
3. COMPLIANCE WITH SECTION 4.305(D) FOR REQUIRED BARRIER FREE PARKING SPACES (ADDITIONAL 2 SPACES REQUIRED).
4. COMPLIANCE WITH ENGINEERING DEPARTMENT REQUIREMENTS FOR WATER, SEWER, DRAINAGE PROTECTION AND FLUID CONTAINMENT.
5. COOMPLIANCE WITH ALL BUILDING CONSTRUCTION CODES, ENGINEERING STANDARDS, FIRE CODES, AND CITY PERMITTING REQUIREMENTS.
6. COMPLIANCE WITH ALL CITY OF PONTIAC BUSINESS LICENCING REQUIREMENTS.

MAYOR WATERMAN SUPPORTED.

VOTE: AYES: Fegley, Mayor Waterman, Chair Thomas.
 NAYS: Payne.
 ABSTAIN: None.

Vote 3-1-0 motion fails.

Comm. Payne was informed that the material used to construct the fence was acceptable and would like to rescind her vote.

Mayor Waterman stated the motion has failed and a new motion for reconsideration would have to be made.

COMM. FEGLEY MADE A MOTION FOR RECONSIDERATION.
MAYOR WATERMAN SUPPORTED.

VOTE: AYES: Fegley, Mayor Waterman, Payne, Chair Thomas.
 NAYS: None.
 ABSTAIN: None.

Vote 4-0-0 motion carries.

COMM. FEGLEY MADE A MOTION TO APPROVE THE PROPOSED SITE PLAN (PF-14-60) FOR SCHRAM AUTO (KBT EAST) AS THE PROPOSED STEEL PANEL FENCE SCREENING COMPLIES WITH THE REQUIREMENTS FROM SECTION 2.520 OF THE ZONING ORDINANCE; AND SUBJECT TO THE COMPLIANCE CONDITIONS LISTED BELOW:

7. AN ADDITIONAL 10 EVERGREEN TREES MUST BE PROVIDED IN THE 55 FT. /60 FT. PORTION OF THE RIGHT-OF-WAY ON E COLUMBIA AVE. NORTH OF THE EXISTING CUSTOMER PARKING LOT; PLANNING DEPARTMENT MAY ADMINISTRATIVELY APPROVE AN ALTERNATE SCREENING MECHANISM.
8. SUBMIT RENDERING AND PERMIT APPLICATION FOR PROPOSED GROUND SIGN TO ENSURE COMPLIANCE WITH SECTION 5.105(B) FOR SIGN BASE WIDTH AND LOW LEVEL LANDSCAPING.
9. COMPLIANCE WITH SECTION 4.305(D) FOR REQUIRED BARRIER FREE PARKING SPACES (ADDITIONAL 2 SPACES REQUIRED).
10. COMPLIANCE WITH ENGINEERING DEPARTMENT REQUIREMENTS FOR WATER, SEWER, DRAINAGE PROTECTION AND FLUID CONTAINMENT.
11. COOMPLIANCE WITH ALL BUILDING CONSTRUCTION CODES, ENGINEERING STANDARDS, FIRE CODES, AND CITY PERMITTING REQUIREMENTS.
12. COMPLIANCE WITH ALL CITY OF PONTIAC BUSINESS LICENCING REQUIREMENTS.

MAYOR WATERMAN SUPPORTED.

VOTE: AYES: Fegley, Mayor Waterman, Payne, Chair Thomas.
 NAYS: None.
 ABSTAIN: None.

Vote 4-0-0 motion carries.

NEW BUSINESS: Mayor Waterman stated that Pontiac is a certified One Stop Ready community. A plaque was presented to the City. The Mayor has been collecting signatures of those that have assisted with the process. The plaque will be on display at City Hall. Chair Thomas stated that this was a positive message as the City navigates the course back to prosperity.

UNFINISHED BUSINESS: None.

OTHER ITEMS: None.

PUBLIC COMMENTS: None.

COMM. FEGLEY MOVED TO ADJOURNMENT. COMM. PAYNE SUPPORTED.

VOTE: AYES: Unanimous.

ADJOURNMENT: 7:23 p.m.