

**REGULAR MEETING:** City of Pontiac Planning Commission Meeting Minutes on April 2, 2014; Pontiac City Hall, 47450 Woodward Avenue, Pontiac Michigan 48342

**COMMISSIONERS:** Chairman Dayne Thomas  
Mayor Deirdre Waterman  
Ms. Hazel Cadd  
Ms. E. Ashley Fegley  
Ms. Patricia Hollis  
Ms. Lucy Payne  
Mr. Scott Hudson

**CHAIRPERSON THOMAS CALLED THE MEETING TO ORDER AT 6:35 P.M.**

Moment of Silence.

**ROLL CALL: PRESENT:** Payne, Hudson, Mayor Waterman, Chairman Thomas, Cadd (arrived at 6:50 p.m.).

**EXCUSED:** Fegley, Hollis.

**ABSENT:** None.

Mr. Sabo reported a quorum present.

**COMMUNICATIONS:** None.

**MINUTES FOR REVIEW:** March 5, 2014.

COMM. HUDSON MADE A MOTION FOR APPROVAL OF THE AMENDED MINUTES FOR March 5, 2014 AND COMM. PAYNE SUPPORTED.

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

Vote 4-0-0 for acceptance of the amended minutes of March 5, 2014.

**PUBLIC HEARINGS AND SITE PLAN REVIEWS:**

**5.1 PF-14-09 (PUBLIC HEARING) SITE PLAN REVIEW – SPECIAL EXCEPTION PERMIT AUTOMOBILE SERVICE FACILITY - COMMERCIAL**

**885 ORCHARD LAKE ROAD  
PROPERTY IS LOCATED ALONG S. SIDE OF ORCHARD LAKE ROAD NEAR THE  
INTERSECTION OF OLD TELEGRAPH**

**APPLICANT: KALIL ABBO, PROPERTY OWNER**

PRESENTATION ON SPECIAL EXCEPTION PERMIT GIVEN BY MR. SABO.

The owner/applicant Mike Seema, 6631 Queen Anne Drive, West Bloomfield was present with the engineer, John Bingham who stated that he had little notice on the revision of the plans but has revised the prints to meet codes. He also stated that lighting issues will meet code and plans on reducing the parking spaces to increase the landscape in the front. Mr. Seema also stated that he has a petition from residents of the neighborhood in support of his plan to open up business.

CHAIRMAN THOMAS DECLARED PUBLIC HEARING OPEN.

None.

CHAIRMAN THOMAS DECLARED PUBLIC HEARING CLOSED.

Comm. Hudson suggested tabling the site plan review until the next meeting so the applicant can come better prepared with all modifications and pictures.

Mr. Abbo indicated that tabling the site plan review for the next meeting would suffice.

COMM. HUDSON MADE A MOTION TO TABLE THE SITE PLAN REVIEW FOR PF-14-09 TO THE NEXT REGULAR MEETING ON MAY 7, 2014.

COMM. PAYNE SUPPORTED.

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

Vote 5-0-0 for tabling the site review plan.

**5.2 PF-14-10 SITE PLAN REVIEW – RETAIL SALES COMMERCIAL FACILITY**

**69 E. WALTON BOULEVARD  
PROPERTY IS LOCATED ALONG THE N. SIDE OF WALTON NEAR THE  
INTERSECTION OF BALDWIN ROAD.**

**APPLICANT: AUTOZONE INC.**

PRESENTATION OF SITE PLAN REVIEW GIVEN BY MR. BOWDELL.

Wesley Berlin, east Grand River, consultant for AutoZone thanked the staff at the Planning department for their assistance. He stated that they were very informative throughout the site planning process. He also stated that the presentation given by Mr. Bowdell was very thorough.

MAYOR WATERMAN MADE A MOTION TO APPROVE THE PROPOSED SITE PLAN (PF-14-10) AUTOZONE AT 69 E. WALTON BLVD. WITH A MODIFICATION OF DESIGN STANDARDS FOR BUILDING TRANSPARENCY REQUIREMENT AND GROUND STORY DESIGN REQUIREMENT; AND SUBJECT TO THE FOLLOWING CONDITIONS:

1. OBTAIN DIMENSIONAL VARIANCE FROM ZONING BOARD OF APPEALS FOR SECTION 2.301(B) DIMENSION AND DESIGN STANDARDS FOR THE FRONT AND REAR SETBACK OF THE ADDITION.
2. COMPLIANCE WITH SECTION 2.404(C)(1) FOR PRIMARY BUILDING MATERIALS (NATURAL MATERIALS: BRICK, STONE, EXPOSED LOGS, TIMBER, SPLIT FACE BLOCK, ETC.)
3. COMPLIANCE WITH SECTION 5.105(B) FOR GROUND SIGNS IN A C-3 ZONING DISTRICT, OR OBTAIN A SIGN VARIANCE FROM THE ZONING BOARD OF APPEALS FOR SECTION 5.108(A) TO STRUCTURALLY ALTER A NON-CONFORMING SIGN.
4. COMPLIANCE WITH SECTION 5.105(C)(d) FOR MAXIMUM NUMBER AND SIZE OF BUILDING MOUNTED SIGNS IN A C-3 ZONING DISTRICT.
5. COMPLIANCE WITH ALL ENGINEERING, OAKLAND COUNTY WATER RESOURCE COMMISSION, BUILDING DEPARTMENT, AND FIRE DEPARTMENT REVIEWS AND PERMITTING REQUIREMENTS.
6. COMPLIANCE WITH CITY OF PONTIAC BUSINESS AND LICENSING REQUIREMENTS.

COMM. HUDSON SUPPORTED.

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

Vote 5-0-0 for approval of the proposed site plan.

**5.3 PF-14-11 (PUBLIC HEARING) SITE PLAN REVIEW – SPECIAL EXCEPTION PERMIT – SCHOOL, PRIMARY OR SECONDARY IN RESIDENTIAL ZONE**

**1425 GIDDINGS ROAD  
PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF E. WALTON BOULEVARD AND GIDDINGS ROAD.**

**APPLICANT:           NOTRE DAME PRPARATORY ACADEMY, MARIST FATHERS**

PRESENTATION OF SITE PLAN REVIEW GIVEN BY MR. BOWDELL.

Andy Guest, 1592 Club House Court, Pontiac, Vice President of Notre Dame, stated the school was the only private Catholic school in Pontiac. The applicant also stated that the school and some personnel were moved from Waterford to Pontiac. The requested addition would allow an

additional 6 classrooms, holding 20 students each. The biggest challenge to the school is the added traffic congestion that it has caused the area. The applicant stated that they would like to add additional parking spaces and an entrance to alleviate the congestion.

Steve Pangorie and Anderson Westine, 5301 Schoenherr, Shelby Township, civil engineer of the project and also a parent of 3 children attending the school was also present to answer any questions pertaining to the project.

Comm. Payne inquired whether there was a turning lane present on Giddings. The applicant stated that they have been working with the State to receive a grant for that purpose. The city has received a grant in the amount of \$214, 000 to apply to the project and Notre Dame Prep would contribute an additional \$130,000 to the project with an estimated completion date of 2015.

CHAIRMAN THOMAS DECLARED PUBLIC HEARING OPEN.

Mary Pietla, Councilwoman for District 3, stated that the school has benefitted the community and residents need to be aware that there are employees who reside in the city of Pontiac. Ms. Pietla also commended the school for doing a great job with in community involvement. She fully supports the plan.

CHAIRMAN THOMAS DECLARED PUBLIC HEARING CLOSED.

COMM. CADD MADE A MOTION TO APPROVE THE PROPOSED SITE PLAN REVIEW AND SPECIAL EXCEPTION PERMIT (PF-14-11) FOR NOTRE DAME PREPARATORY AND MARIST ACADEMY WITH A MODIFCATION OF THE REQUIRED PARKING FROM 226 SPACES TO 146 SPACES WITH A MODIFICATION OF THE REQUIRED LANDSCAPING FOR THE PARKING LOT ABUTTING THE RIGHT-OF-WAY FROM 6 TREES TO 0; AND SUBJECT TO THE FOLLOWING CONDITIONS:

1. COMPLIANCE WITH SECTION 4.303 FOR REQUIRED BICYCLE PARKING (8) REQUIRED AND SECTION 4.305(F) FOR OFF-STREET PARKING STRIPING REQUIREMENTS (DOUBLE STRIPING)
2. COMPLIANCE WITH BUILDING DEPARTMENT, ENGINEERING DIVISION, OAKLAND COUNTY WATER RESOURCE COMMISSION, AND FIRE DEPARTMENT REVIEW PERMITTING REQUIREMENT.
3. COMPLIANCE WITH THE CITY OF PONTIAC BUSINESS LICENSING DEPARTMENT.

COMM. PAYNE SUPPORTED.

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

Vote 5-0-0 for approval of the proposed site plan review – special exception permit.

**5.4 PF-14-12 (PUBLIC HEARING) SITE PLAN REVIEW – SPECIAL EXCEPTION PERMIT – RETAIL SALES-PACKAGED ALCOHOLIC BEVERAGES IN C-1 ZONE.**

**805 BALDWIN ROAD  
PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF BALDWIN ROAD  
AND MERRIMAC STREET.**

**APPLICANT: JASON KAJY, BIG DADDY PARTY STORE**

PRESENTATION OF SITE PLAN REVIEW GIVEN BY MR. SABO.

Jason Kajy, 805 Baldwin stated that his family has owned the property since 1989. Since the passing of his father, he has been trying his best to keep the property's appearance in compliance. He stated the addition would be used as additional rental property and to store inventory.

Brian, Redford, architect for the project stated that they would like to fully comply with the landscaping issues but was given a short time window from when the notice was received. He also reminded the commissioners of the improvements made a year ago to the interior and exterior of the property. He stated that most of the land on the side of the building butts up against the building, leaving no space for required landscaping and trees on the right-of-way were hard to keep alive because of the salt from the roads in the winter.

Chairman Thomas stated that landscaping is very important to both the city and the business/property owner. He also stated that as much as he loves to see a business thrive, the business should also have that same respect for beautifying the city of Pontiac.

CHAIRMAN THOMAS DECLARED PUBLIC HEARING OPEN.

Mary Pietila, Councilwoman for District 3, commended Mr. Kajy for being a responsible business owner and stated that the business has been in the community for a very long time. She has been a frequent customer of the business. She stated to the Commission that because there was concrete under the asphalt in the parking lot, it would be extremely costly to dig up to add landscape. Her suggestion would be to put planters in place of landscaping. She asks that the Planning Commission allow for the special exception.

CHAIRMAN THOMAS DECLARED PUBLIC HEARING CLOSED.

COMM. CADD MADE A MOTION TO APPROVE THE PROPOSED SPECIAL EXCEPTION PERMIT SITE PLAN REVIEW FOR PF-14-12 FOR 805 BALDWIN ROAD, BIG DADDY'S PARTY STORE FOR SECTION 2.515 RETAIL SALES-PACKAGED ALCOHOLIC BEVERAGE SALES SUBJECT TO:

1. COMPLIANCE WITH SECTION 4.404 MINIMUM SITE LANDSCAPE STANDARDS: MINIMUM 5% SITE LANDSCAPE 498 SF LANDSCAPE COVER REQUIRED IN FRONT OR SIDE YARD VIA PLANTERS.

2. COMPLIANCE WITH SECTION 4.405 LANDSCAPE REQUIREMENTS FOR BUFFER TYPE ABUTTING A RESIDENTIAL ZONE DISTRICT. THIS CAN BE ACCOMPLISHED BY PAINTING AND REFURBISHING THE FENCE.
3. COMPLIANCE WITH SECTION 4.407(a) FOR STREET FRONTAGE LANDSCAPING ALONG BALDWIN ROAD: MINIMUM 3 STREET TREES REQUIRED.
4. COMPLIANCE WITH SECTION 4.408 SCREENING FOR SERVICE AREAS: A TRASH ENCLOSURE OF MASONRY WALLS ON 3 SIDES AND A GATE IS REQUIRED.

COMM. PAYNE SUPPORTED.

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

Vote 5-0-0 for approval of the proposed special exception permit site plan review.

**NEW BUSINESS:** Mr. Sabo indicated that an email was sent out regarding a Special Meeting on April 29, 2014 related to the Master Plan.

Mayor Waterman stated that her staff was in the process of finalizing the city calendar and asked that any suggestions be submitted before publication.

**UNFINISHED BUSINESS:** Comm. Payne referred to the Minutes from March 5, 2014 regarding officer elections. She indicated she would like Public Act 110 – Planning Enabling Act – Election of Officers to be included on the next agenda.

Mayor Waterman indicated she was not interested in re-election. Chairman Thomas stated he would stand for a re-election.

**OTHER ITEMS:** Comm. Hudson is working on a collaborative meeting with the principles of Waterford regarding the Clinton River. He stated that the people of Waterford would love to sit and discuss this topic. Comm. Cadd and Comm. Payne agreed to attend.

**PUBLIC COMMENTS:** Mary Pietila, Councilwoman for District 3 stated that the District’s Master Plan would include the elimination of right-of-ways to make way for bike paths for residents. She would like the Commission to keep this in mind when finalizing the new Master Plan.

COMM. HUDSON MADE A MOTION FOR ADJOURNMENT.  
 COMM. CADD SUPPORTED.

VOTE:           AYES:           Unanimous.

**ADJOURNMENT:** 9:00 p.m.