

1 PONTIAC CITY HISTORIC DISTRICT
2 TUESDAY, FEBRUARY 11, 2020, 6:00 P.M.
3 LION'S DEN, 1ST FLOOR
4 47450 WOODWARD AVENUE, PONTIAC, MICHIGAN

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7 BOARD MEMBERS PRESENT: Chair Rick David
8 Comm. David Karazim
9 Comm. Ken Burch
10 Comm. Kathie Henk
11 Comm. Linda Porter

12

13 FROM THE CITY: Donovan Smith, City Planner

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15

16 ALSO PRESENT:
17 Rodriquez and Ronda Perry
18 Lashanta Singleton

19
20

21 TRANSCRIPT PROVIDED BY:
22 STORM REPORTING (810) 441-0898
23 Mona Storm, Certified Shorthand Reporter # 4460

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1 Pontiac, Michigan

2 Tuesday, February 11, 2020

3 6:08 p.m.

4 CHAIR DAVID: I'd like to call the meeting to
5 order for February 11th -- is it the 11th already?

6 MR. SMITH: Yes.

7 CHAIR DAVID: So, if you would do roll call,
8 Donovan, please.

9 MR. SMITH: All right. Roll call.

10 Robert Karazim?

11 Rick David?

12 CHAIR DAVID: Here.

13 MR. SMITH: Linda Porter?

14 COMM. PORTER: Here.

15 MR. SMITH: Kenneth Burch?

16 COMM. BURCH: Here.

17 MR. SMITH: Kathie Henk?

18 COMM. HENK: Here. I messaged Robert to see
19 if he was --

20 MR. SMITH: Okay. Yeah, I thought he would
21 be here.

22 Roll call, we're done.

23 CHAIR DAVID: We're done.

24 MR. SMITH: Communications, we have two
25 communications.

1 CHAIR DAVID: Okay.

2 MR. SMITH: One is from the Building
3 Department regarding the house fire in the historic
4 district. The other communication we'll double back to
5 at the end of the meeting.

6 CHAIR DAVID: Okay.

7 MR. SMITH: Okay. So, Mike?

8 MR. WILSON: Good evening, everyone.
9 Mike Wilson. I haven't seen you in a while.

10 COMM. BURCH: Good to see you.

11 MR. WILSON: Saw you the other morning.

12 So the house fire, the Fire Chief and I stood
13 and watched the fire going on for quite a while. We
14 had to bring an excavator in to take the roof apart in
15 order to put the fire out. Every time they stopped
16 putting water on it, it just reignited.

17 I think everybody should now have seen the
18 pictures of the house. I didn't print any but it's --
19 it doesn't look pretty.

20 We had -- I did order -- I did order
21 emergency contractors over there cleaning the site up
22 right now. Probably the main part of the house will
23 start coming down tomorrow, maybe Thursday. Again,
24 they're just trying to make it safe so they can start
25 pulling it in. They don't want it to fall onto the

1 neighbor's house. That's what I mean.

2 I have an e-mail from the Fire Chief. The
3 call came into the Fire Department at 5:09:41. They
4 dispatched it at 5:10:49. The first unit arrived at
5 5:13:42. The response time, four minutes and one
6 second.

7 COMM. HENK: Wow.

8 MR. WILSON: That's pretty good.

9 COMM. HENK: Wow.

10 MR. WILSON: First unit, they went in -- they
11 believed the house was occupied so they went in and
12 search and rescue. The second unit that rolled up
13 started fighting the fire. But, again, I mean, the
14 house is -- you know, it's a shame. It was a very nice
15 house.

16 We are going to -- I'm waiting on the owner.
17 We're going to not take the garage down yet if he's
18 going to rebuild. He's talking about rebuilding.

19 COMM. BURCH: Talking about rebuilding that?

20 MR. WILSON: Well, rebuilding on the site.

21 MR. SMITH: A house, a house.

22 MR. WILSON: But, again, it has to come back
23 before this Board.

24 COMM. BURCH: Yeah.

25 MR. WILSON: If he's not going to commit to

1 rebuild, we're talking the garage. If he's going to
2 commit to rebuild, he's going to post a bond for the
3 cost of the demolition in case he doesn't. So the City
4 will use his money to tear it down.

5 COMM. BURCH: I'm surprised the guy behind
6 him doesn't try to buy the garage up because that's the
7 car guys. Is it Tim -- or it's not?

8 Okay. I got you.

9 MR. WILSON: So, I mean, that's all I have.

10 COMM. HENK: Mike, what about the house next
11 door; was everything okay, I mean, it didn't get --

12 MR. WILSON: It appears to be okay. Again,
13 the fire department -- I mean, I stood there and they
14 were dumping --

15 COMM. HENK: Right.

16 MR. WILSON: -- thousands of gallons of water
17 on it. I mean, we -- there was a waterfall coming out
18 the front door --

19 COMM. HENK: Right.

20 MR. WILSON: -- there was so much water going
21 in.

22 COMM. HENK: Right.

23 MR. WILSON: But, again, I mean I wish we
24 could have saved this one. I mean, if it had just been
25 a small fire where we can take the roof off and fix it,

1 I think it'd be fine. But, this one, it's past that.

2 COMM. HENK: That's a shame.

3 CHAIR DAVID: So the Mayor or Jane called me
4 and just wanted to make sure that it would be okay and
5 I said it's too far gone.

6 COMM. HENK: They sent letters.

7 CHAIR DAVID: And they sent out letters to
8 the Commission.

9 MR. WILSON: Yeah, and I'm glad you guys got
10 those letters. I didn't see it. For whatever reason,
11 they didn't send me a copy of it. But, you know,
12 again, I just wanted -- you know, we wanted to make
13 sure the HDC understood that, you know, just because of
14 the condition, it had to go. It was too -- I mean,
15 it's too hard to try and secure that.

16 CHAIR DAVID: And this is part of the
17 discussion: Demolition in historic districts are
18 different than demolitions outside of the districts.

19 MR. WILSON: Yes.

20 CHAIR DAVID: Can you explain that, both Mike
21 and Donovan.

22 MR. SMITH: Yeah, you can.

23 MR. WILSON: Okay. I mean, demolitions are
24 demolitions. And, if it's deemed an emergency, it's an
25 emergency. And, unfortunately, HDC, I don't have to

1 CHAIR DAVID: Yeah.

2 MR. WILSON: Since the mayor came in, we
3 are -- and I'm going to throw the number out. The
4 number is -- of demolitions, 770-ish.

5 CHAIR DAVID: Okay.

6 MR. SMITH: Were those all CDBG?

7 MR. WILSON: Those are either Michigan Land
8 Bank or CDBG, private demos. That's all of those
9 inclusive.

10 MR. SMITH: Comprehensive.

11 MR. WILSON: Yes. Oh, yeah, yeah.

12 The total number of properties that have
13 either been rehabilitated or demolished is 968 I think
14 is what the number is. That number's kind of fluid
15 because we haven't done our last batch, Batch 16 yet.
16 So, that number, one or two may come off or we may add.
17 You know, it's --

18 CHAIR DAVID: What happens to the lots?

19 MR. WILSON: You want to buy some lots.

20 MR. PERRY: I do.

21 MR. WILSON: The lots belong to the owners,
22 it's whoever -- and, I mean, if it goes back to the
23 County for taxes, you can buy it at the land sale.

24 COMM. HENK: So does the City get reimbursed
25 for the demo on those?

1 MR. WILSON: If we use CDBG dollars, no.

2 COMM. HENK: Okay.

3 MR. WILSON: This, we're using fire insurance
4 withholding money.

5 COMM. HENK: Yeah.

6 MR. WILSON: That we're in that -- we're one
7 of the communities that collect that. We -- we've
8 worked -- I mean, because it's in that condition, we're
9 taking it down, we haven't received a penny from the
10 insurance company yet. But those monies will come in
11 to offset what we've spent.

12 CHAIR DAVID: Thank you very much for coming
13 tonight.

14 MR. WILSON: No, not a problem. I was
15 supposed to be upstairs but, apparently, they removed
16 my item from the agenda.

17 CHAIR DAVID: Well, we're a more friendly
18 group than the City Council.

19 MR. WILSON: This one.

20 CHAIR DAVID: Yeah.

21 MR. WILSON: I would rather be here.

22 CHAIR DAVID: You don't buy it.

23 MR. WILSON: No, I would rather be here than
24 upstairs.

25 CHAIR DAVID: Yeah, that's what I meant.

1 MR. WILSON: But, anyways, everybody has a
2 wonderful evening.

3 CHAIR DAVID: Yeah, very good.

4 Donovan, what do you want -- what is your
5 call; what do you want to do next?

6 MR. SMITH: So the next communication is
7 regarding Historic District Preservation Advocacy Day.
8 But we'll go over that in the end. It's just an
9 invitation, so it's nothing pressing. So we can go on
10 to approve the minutes.

11 CHAIR DAVID: Okay. Have you reviewed the
12 minutes?

13 COMM. HENK: I wasn't here last time.

14 COMM. BURCH: Neither was I. I'd have to
15 abstain.

16 COMM. HENK: It's up to you, Linda.

17 MR. SMITH: Let's table it.

18 CHAIR DAVID: Table it?

19 MR. SMITH: Yeah.

20 CHAIR DAVID: Okay.

21 MR. SMITH: All right. Can we do a motion to
22 table?

23 CHAIR DAVID: Okay.

24 COMM. BURCH: I'll make a motion to tabling
25 it.

1 CHAIR DAVID: Is there support for the
2 motion?

3 COMM. HENK: Support.

4 CHAIR DAVID: All in favor, say "aye".

5 COMM. PORTER: What was that motion?

6 CHAIR DAVID: A motion to table them.

7 COMM. PORTER: Oh.

8 CHAIR DAVID: All say "aye".

9 COMMISSIONERS: Aye.

10 CHAIR DAVID: Nays?

11 MR. SMITH: No nays.

12 CHAIR DAVID: Any abstentions and the reason
13 why?

14 None of the above. Okay. There we go.

15 MR. SMITH: All right. So, briefly, before
16 we jump into 5.1 on the agenda, I included in your
17 packet a copy of the approved Historic Ordinance for
18 Historic Preservation and I want to jump to the page
19 that updated our motion proceedings. And that is --
20 I'll get to the page. Page 9.

21 So the new item we got -- hello. Are you
22 hanging out or are you going upstairs?

23 COMM. KARAZIM: Going upstairs.

24 MR. SMITH: Okay. All right.

25 CHAIR DAVID: What's going on upstairs?

1 MR. SMITH: He has an item going on at the
2 Planning Commission, his redevelopment.

3 So, when we updated our ordinance, we
4 received a new motion, which is 74-76, Notice to
5 Proceed. So we know providing a certificate of
6 appropriateness, which is an approval. We know a
7 denial, if it does comply with our standards for the
8 Historic District. But Notice to Proceed is the new
9 one that we received.

10 And, in summary, what it allows is, if there
11 is an improvement that an applicant is making that does
12 not comply with our ordinance, however, it's -- it
13 needs to happen -- so like the house that we just had,
14 it caught fire, it wouldn't be a Certificate of
15 Appropriateness to bring it down, it would be a Notice
16 to Proceed. So it's just some weird language. But I
17 did want to go over that. I would -- I could read it
18 if you'd like.

19 COMM. BURCH: You don't have to.

20 MR. SMITH: I don't have to. Okay.

21 COMM. BURCH: That would be the same if the
22 house was nonconforming, then, right?

23 MR. SMITH: Yes. If it was nonconforming and
24 in a district, you would bring a Notice to Proceed.

25 COMM. BURCH: Okay.

1 MR. SMITH: I just wanted to bring that up.
2 And, on the next page, it discusses the process for
3 addressing work without permits, which was another item
4 that was added. In short, I'm just going to briefly
5 read the first half of it.

6 "The Commission may require an owner to
7 restore the resource to the condition that the resource
8 was in" prior, "before the inappropriate work or to
9 modify so that it" does comply with "a Certificate of
10 Appropriateness."

11 So that is something that it does give us
12 that privilege, too. And, if it doesn't, then they can
13 go and appeal to -- I believe it's via a Circuit Court.

14 "If the" home "owner does not comply or
15 cannot comply with the order of the court" then "the
16 Commission or its agent may enter the property and
17 conduct work necessary to restore the resource to its
18 former condition or modify the work so it" does comply
19 "with the court's order."

20 So those are the decisions that we can now
21 make, which are new.

22 COMM. HENK: Okay.

23 MR. SMITH: So with --

24 CHAIR DAVID: Do I need a motion on that?

25 MR. SMITH: No, I was just giving you an

1 update.

2 CHAIR DAVID: Yes; you had something, Kathie?

3 COMM. HENK: So, really, what we have that we
4 didn't have before is the backing of the Court?

5 MR. SMITH: The backing of the Court.

6 COMM. HENK: Okay.

7 MR. SMITH: And the Notice to Proceed, we
8 didn't have that before.

9 CHAIR DAVID: Ken?

10 COMM. BURCH: No, just with what you said,
11 what Donovan said is, "If the owner does not comply
12 with the order of the Court, the Commission or its
13 agents may enter the property." Even if it's owned by
14 somebody else? How -- I'm just kind of glancing.

15 MR. SMITH: I believe the Court would have
16 to --

17 COMM. BURCH: Through a Court Order?

18 MR. SMITH: Yes.

19 COMM. BURCH: So the Court can order that?

20 MR. SMITH: That's if we go down that route.

21 COMM. BURCH: Right.

22 MR. SMITH: We don't have the power to just
23 enter people's homes.

24 COMM. BURCH: Right. But that's how it reads
25 but okay.

1 MR. SMITH: Yeah. All right. So do you want
2 to proceed forward to 5.1?

3 I tried to give a little bit of time because
4 of your contractor but we can proceed, anyway.

5 So the case we have, 5.1, they're both
6 labeled 5.1 but we'll do them almost at the same time.
7 It's the same contractor, same home homeowner and
8 they're located adjacent each other.

9 COMM. HENK: Okay.

10 MR. SMITH: So we can handle them both at the
11 same time. However, if we do make any motions, we'll
12 make the motions separately as they pertain to that
13 address. All right. So, briefly, I'll read over,
14 highlight the case.

15 So on January 28th we received a Code
16 Enforcement for shingle roof replacement -- replacement
17 of shingles on two properties on North Perry, 654 and
18 658 North Perry. When we made that enforcement, the
19 contractor did come in within, I would say, about an
20 hour, two hours tops of that enforcement and let us
21 know that they were replacing the roof, the shingles,
22 they were previously slate shingles. They were
23 replaced with asphalt shingles on both homes, which is
24 what caught the enforcement.

25 The Applicant did -- or homeowner did bring

1 in the application to appear before the Board,
2 requesting to permit or approve the installation of the
3 slate shingles.

4 Our -- there are guidelines for the
5 replacement of roof shingles in your packet and online
6 and in our office that essentially say the historic
7 materials must remain. If someone does wish to remove
8 them, they have to provide evidence to the repair being
9 burdensome or a large financial detriment. Once we
10 receive that evidence, we present it to this body. And
11 if this body chooses to allow the alternative
12 materials, then we would issue that Notice to Proceed.

13 So the options when it comes to replacing
14 roof shingles that are outside of the guidelines, they
15 either have to be similar in a synthetic material or it
16 has to be the same material in the repair. This case,
17 it was a full replacement of the slate shingles. And
18 the applicant is requesting that we allow them to
19 remain.

20 So, based on our review of our ordinance and
21 our guidelines, we're recommending a denial of the
22 application. And we are asking that the applicant
23 resubmit at a later meeting the type of materials, the
24 type of shingles that are up there or -- and/or he can
25 submit a similar or a type of hybrid material and make

1 that recommendation as an alternative. And, if this
2 Board approves it, then he would be permitted to keep
3 that material or install that material.

4 COMM. BURCH: But it's already been done,
5 right?

6 MR. SMITH: It is done, yes.

7 COMM. BURCH: Okay.

8 MR. SMITH: Yeah.

9 MR. PERRY: Am I allowed to talk at this
10 meeting?

11 MR. SMITH: Yeah.

12 MR. PERRY: Okay. So just I appreciate
13 everyone giving me an opportunity to come and speak.
14 I'm not usually in politics or anything so this is all
15 new for me. So forgive me, you know, if I kind of fall
16 outside of procedure.

17 But, you know, just to give you a little bit
18 of background about myself. My name is Rod Perry. I
19 live in Texas, born and raised in Pontiac, north side
20 of town, 458 Lynch Street, went to Herrington
21 Elementary, Kennedy Junior High, graduated from Pontiac
22 Northern and then went on to graduate from Eastern
23 Michigan. So my job ended up moving me. So now I live
24 in Dallas, Texas.

25 My wife and me and my entire family, we have

1 been investing in Pontiac since the '90s. We were
2 putting in money, hiring people when people hated the
3 City.

4 So in December of last year, December 5th, I
5 purchased these two homes that were in disrepair. And
6 then in the City records it will show that there were
7 tons of citations issued against the house -- or both
8 homes. They were -- I forget the name that they put in
9 there but it was like a blight to the community and
10 they were considering putting these homes into
11 demolition status.

12 So my realtor here approached me about the
13 two homes that were available and apparently the owner,
14 the previous owner, was in some financial stress or
15 what-have-you. So I ended up buying the homes, knowing
16 that it was going to probably take anywhere from 60- to
17 80,000 to repair both homes.

18 I contracted out with a contractor when I was
19 in Texas and this is the -- and the first thing we
20 wanted to do was repair the roof. Because the roof was
21 in disrepair, water was coming in and we had mold in
22 the roof. We had to replace you all of the insulation,
23 everything.

24 When I contracted with the contractor, my
25 thought was that the contractors do whatever

1 contractors do, they replace it. Because the agreement
2 includes removing all the shingles, gutters and it
3 includes labor and materials.

4 Not one time was -- I was born and raised in
5 the City. I had no clue when someone told me the
6 General Motors Historic District, I had no idea what
7 that was. So my realtor was not -- and she can
8 testify, she was not aware of the historicity of the
9 area. The selling agent never made her aware so she
10 never made me aware.

11 I thought it was just a regular thing because
12 we've owned dozens of homes and we pay all of our
13 taxes. We have no liens against any of our properties.
14 We have all of our houses registered with the City.
15 And, quite frankly, the homes that we have -- and we
16 provide really great housing, affordable housing for
17 people that typically can't afford really nice housing.

18 And so you can look at all the records and
19 you can pull up my name, my company's name and you can
20 see that our record is spotless. We're not looking to
21 do anything against, you know, the Commission. We want
22 to maintain -- you know, now that we are aware, we want
23 to maintain the historicity of, you know, the district.

24 Donovan was kind enough to -- you know, when
25 the roof was put on and, you know, we were made aware

1 that, you know, we couldn't do it -- I thought he
2 pulled permits but, you know, that was my -- I take
3 full accountability for that because I should have done
4 due diligence with the contractor because this is my
5 first time working with him, to make sure everything
6 was done, you know, by the book but it wasn't. I take
7 responsibility for that.

8 But I've already spent \$14,000 of my own
9 money to put the roofs on and when the City came and
10 said, "Okay. We have to stop construction", Donovan
11 was nice enough to allow us to at least close up the
12 roof, you know, so weather wouldn't, you know, cause
13 more damage.

14 So for me to say, Okay. I got to take
15 \$14,000 and just completely remove the shingles, for
16 me, it's -- it's not something that's doable for me for
17 financial reasons and -- and I actually just for -- out
18 of curiosity, I had my contractor look up the cost of
19 these replacement shingles and they're between 10 and
20 \$15 per shingle. So that means they would cost me
21 anywhere from -- I would have to lose 14,000 up front
22 and then I would have to spend 30 -- 25- or 30,000 per
23 home just on the materials. That's more than what I
24 paid for the houses itself.

25 And so I understand what you guys are trying

1 to accomplish but, you know, when we're looking at the
2 whole -- the bigger picture, I'm investing, I'm hiring
3 people, putting tax dollars into the community and I'm
4 going to beautify -- these houses are going to be the
5 best houses on the block. And, when you really look at
6 them and I say -- and I don't mean to talk long. But
7 I'll say let me look at it.

8 When I count all the houses on my block, it's
9 21 homes. Out of the 21, 7 have identical shingles
10 that I have. When I go across the street there are 22
11 homes, 5 are set for demolition. And of the 15 or the
12 17 remaining, 8 of those are the same shingles. When I
13 go from the corner of Perry and Glenwood, going all the
14 way to Montcalm, there are 21 houses starting from
15 Perry all the way to Montcalm. Out of the 21 houses,
16 17 of the 21 have the exact same shingles that I have.

17 And so, for me, it doesn't seem fair that the
18 Commission is going to say, "Hey, you got to completely
19 strip off these roofs" -- and I'll pay for the permits
20 and do everything the right way. Everything else, you
21 know, we've already pulled permits. I pull permits for
22 things that I don't think I should have pulled permits
23 for, you know, painting and everything else for the
24 interior of the homes.

25 I mean, because the house doesn't even have a

1 driveway, it's grass and dirt. So we're going to put
2 in brand new driveways, new fencing, you know, the
3 porch is going to be redone up to code. But the only
4 thing that's outstanding are the shingles, which we had
5 no clue about.

6 So we're looking for the Commission to appeal
7 or to give us an exception so we can continue to do
8 work on the house versus just selling the property and
9 having someone else work on it and leave it as-is.

10 COMM. BURCH: How much of the roofs are done?

11 MR. PERRY: 100 percent, both.

12 COMM. BURCH: Oh, okay. Because you said you
13 had to cover it up.

14 MR. PERRY: Well, when the City came, they
15 put a stop order.

16 COMM. BURCH: Okay.

17 MR. PERRY: And it was probably 85 percent
18 done, so Donovan was kind enough to allow the
19 contractor to go ahead and close it up, with the
20 understanding that we still have to go before the
21 Commission and we still may have to remove the roof.
22 But we just wanted to make sure that water wouldn't
23 continue to penetrate inside the home.

24 CHAIR DAVID: So the Historic Commission that
25 we have here is no different than in Dallas any other

1 city. They have areas like we do. We have four or
2 five or six areas. The Department of Interior of the
3 United States, US government, comes up with about ten
4 or eleven regs, regulations --

5 Or what do you -- is that what you call them?

6 MR. SMITH: Regulations. We call them
7 criteria.

8 CHAIR DAVID: -- regulations that is our
9 reflection on what we need to do. It is our
10 guidelines. And if we -- so we try to follow that to a
11 T as much as we can. We give some flexibility, for
12 example, if people are, you know, putting new windows
13 on and in the back area if they want to put on vinyl,
14 we're with that. But, to follow the guidelines, it is
15 supposed to be the same era.

16 And is that how you would say, Donovan?

17 MR. SMITH: So the objective of the district
18 is to maintain the historic character of what's located
19 in those districts. So, as we're indicating, we are
20 obligated to follow the standards set by the Federal
21 Government. But, locally, we do have some --

22 COMM. KARAZIM: They told me to go away and
23 come back next week. Next week's the vote. They're
24 just bringing it up today.

25 MR. SMITH: Okay. That sounds good.

1 COMM. HENK: Do a small recap?

2 CHAIR DAVID: Just time out for a second.

3 Let's bring Robert into the circle.

4 MR. SMITH: So we're talking about -- that's
5 actually it right here.

6 So we're talking about two properties on
7 North Perry, 658 and 654 North Perry.

8 COMM. KARAZIM: The vacant ones; are they
9 vacant?

10 MR. SMITH: No.

11 COMM. KARAZIM: Okay.

12 MR. SMITH: Late January we received a Code
13 Enforcement about these properties, that the slate on
14 the roofs were being removed and replaced with asphalt.

15 The applicant -- not the applicant, the
16 contractor did come in within about an hour or two
17 hours of that enforcement. They did cease finish -- or
18 we allowed them to finish the remaining hole that was
19 in the roof. But, at this time, both roofs are
20 completely replaced with asphalt shingles. So the
21 applicant is asking today that we provide relief to his
22 request and permit the asphalt shingles.

23 Our recommendation from the Planning Division
24 was to issue a denial of the request to -- for relief
25 and that the applicant come back at a later meeting

1 with the materials that he is requesting to remain, so
2 the type of shingles or an alternative shingle that is
3 a synthetic or a composite or similar to the historic
4 slate material.

5 COMM. KARAZIM: So let me get this straight.
6 They started to tear it off, somebody said stop and
7 they continued on?

8 MR. SMITH: No, it was already -- when we got
9 there, all the slate was gone. They were, I would say,
10 maybe 80, 90 percent done with installing the asphalt.
11 So, to reduce the damage on the interior of the home,
12 we said, "Finish what you have, knowing that you have
13 to still appear before the Board and they will give you
14 the decision if you can keep them or if you have to
15 replace them."

16 COMM. KARAZIM: Got you.

17 COMM. BURCH: I think that the -- no
18 disrespect to what you guys are doing, Donovan, in
19 regards to the Planning Commission but I think it's
20 harsh recommendation to have somebody remove two roofs.

21 COMM. PORTER: Kenny, could you speak up,
22 please?

23 COMM. BURCH: I'm sorry. I think it's a
24 harsh recommendation to require a homeowner to remove
25 two roofs in that neighborhood.

1 MR. SMITH: I agree.

2 COMM. BURCH: You know, if there could be
3 something else. I don't know if there's a fine or
4 something, a small fine that would be assessed or
5 something like that. But to -- I think we ought to
6 just give him a Notice to Proceed. To have him come
7 back with more shingles to say, "Okay. Well, you have
8 to remove both roofs and put them -- put something
9 else --"

10 CHAIR DAVID: So our challenge is how do we
11 work with contractors and realtors that don't follow
12 the rules?

13 COMM. BURCH: Is there any type of --

14 CHAIR DAVID: Because, with these two, it was
15 not followed. And our job is to -- is to --

16 COMM. HENK: Well, Mr. Perry lives in Texas.
17 He's born and raised here, lives in Texas and hired a
18 guy that just didn't know about Modern Housing. You
19 know, they didn't know. I don't know if that makes it
20 better but --

21 COMM. KARAZIM: You know what the big tragedy
22 is here?

23 COMM. HENK: I know.

24 COMM. KARAZIM: Even though it's done, is all
25 that slate --

1 COMM. HENK: I know.

2 COMM. KARAZIM: -- that people are dying for,
3 for the rest of the neighbors, gone?

4 COMM. HENK: Right.

5 COMM. KARAZIM: I mean, people are begging
6 for that stuff.

7 COMM. PORTER: What happened with it?

8 MR. PERRY: I guess they put it in dumpsters
9 and took it to the dump. Because, you know, after the
10 contractor -- once I was made aware -- and this is my
11 realtor here. And, you know, she will testify that she
12 had no clue of it either because she would have
13 informed me. And I'll just say, "Well" -- because,
14 again, I want to be reasonable because, you know, I
15 understand what your job is. Because, you know, I work
16 for a very large company and we have these types of
17 challenges as well.

18 And I said, "Well, just hypothetically, is it
19 an additional five thousand; is there something we can
20 put on and make it kind of look similar or something?"

21 And he said that we would have to order the
22 shingles custom or we would have to go to a fabricator
23 that has shingles that are like mismatched.

24 And I said, "Well, what's the cost?"

25 And he said, "10 to 15 a shingle."

1 And I said, "What do you mean, per shingle,
2 like per shingle?"

3 And he said, "Yeah, per shingle."

4 And I said, "Well, I don't think we can do
5 that." Because I just spent 14,000 just replacing
6 these roofs.

7 COMM. KARAZIM: Yeah, but understand the
8 position you put us in. The guy next door is going to
9 say, "Well, they did it and you didn't do anything to
10 him." So that's going to go down the road and there's
11 the problem.

12 MR. PERRY: I get it. And that's where you
13 slap somebody with a big fine and say, "Okay. You know
14 what?"

15 COMM. KARAZIM: How big a fine should we slap
16 you with?

17 MR. PERRY: I mean, that's up to the
18 Commission because I'm the one that put -- because
19 we --

20 COMM. KARAZIM: I understand. And we're all
21 trying to work things out here. But the problem is, is
22 next month your neighbor's going to be in here and
23 we're allowing this to set a precedence.

24 MR. PERRY: Well, the precedence, I think, is
25 already set. Because, as I explained to the

1 Commission, when you look at on my block out of the 21
2 houses, 7 already have asphalt shingles. Across the
3 street, 22 houses, out of the 22, 5 are set for
4 demolition and then you have another 8 that have
5 asphalt shingles. When you look at the corner of Perry
6 and Glenwood, going all the way out to Montcalm, out of
7 21 houses, 17 have asphalt shingles. And so the
8 precedence has already been set.

9 If I go down Harper Street, coming off of
10 Perry going south, all of the houses on the first block
11 have asphalt shingles. So I don't think if you guys,
12 you know, hit me with a fine and say okay --

13 COMM. KARAZIM: I don't think that's up to us
14 to hit you with a fine, that's up to the City. We're
15 just here to figure out a path.

16 MR. PERRY: Right.

17 COMM. KARAZIM: You know, that's us, we're
18 not -- we're medium bad guys, we're not full bad guys.

19 MS. SINGLETON: Are you able to answer me
20 this, though: Who would disclose the information?
21 Because the listing agent didn't. And when I called
22 down to the City, like to speak to Jennifer or anybody
23 regarding, like, if it's on the demo list or permits
24 being pulled, like where is that being disclosed at for
25 me to know?

1 COMM. KARAZIM: Well, first thing first,
2 before you did the roof, somebody should have come in
3 and pulled a permit. And the City would have given you
4 the option of, "Hey, look at, this is the deal."

5 MR. PERRY: And you're a hundred percent
6 correct. And that's why my contractor was supposed to
7 be here. So, when they put a stop action on it, I
8 said, "No, I'm not going to go to the City, you go.
9 Because I paid you \$14,000 to do what you were supposed
10 to do and you didn't freaking do it. You go down."
11 And I said, "As a matter of fact, I'm going to go with
12 you to make sure that you actually go."

13 And when I contacted my realtor,
14 Lashanta Singleton here, I said, you know, "Let's look
15 at the purchase agreement and let's look at the
16 disclosures." And I have copies of it. There was
17 nothing disclosed.

18 MS. SINGLETON: About the historic --

19 MR. PERRY: You know, about the historic
20 district or anything like that. And, you know, so for
21 me to go in -- and I never I would have never pulled
22 permits for the inside of the house, to be honest with
23 you because I wasn't aware that I had to do that until
24 Donovan gave me, you know, literature as far as like
25 what's required, et cetera.

1 COMM. KARAZIM: Any of the trades, plumbing
2 electrical --

3 MR. SMITH: HVAC.

4 COMM. KARAZIM: -- HVAC.

5 MR. PERRY: I didn't even know that I had to
6 keep the shingles on the back part of the house.
7 Because both homes have all vinyl windows, front and
8 back, all the way around. And so I would -- and some
9 have them were broken and so I would have just replaced
10 those.

11 And I didn't know about the shack in the back
12 until Donovan made me aware of that because I was going
13 to take it off and do new siding all around because the
14 homes are stucco. And so I was just going to do siding
15 in the back with a nice siding, new driveways, new
16 private -- because I guess I probably need, for the
17 privacy fence, an inspec -- I need to, you know, get
18 permission for that. You know, but it's a learning
19 situation.

20 COMM. KARAZIM: All right. So what do you
21 guys want to do?

22 We're open to suggestion, right, Rick?

23 MR. SMITH: I will add, in our new ordinance
24 for the preservation, it does give us the ability to
25 provide a fine up to and capped at 5,000. The

1 challenge with that is, since we've adopted this, we
2 have not created that fee schedule for fines and how to
3 do that equally, which means we would have to postpone
4 the fine until we do that and this Board approves it,
5 then we can go forward with that route.

6 COMM. KARAZIM: How do you feel about that?

7 MR. PERRY: I think that's fair. Because,
8 again, I don't want to pay a fine but I understand the
9 situation that you guys are in. And I don't want
10 you -- because we're going to be doing a lot of
11 business. You guys are going to see me down here quite
12 a bit. And so, when you see me, I don't want you to
13 see me and say, "Oh, crap this is that guy that", you
14 know --

15 COMM. KARAZIM: Here he is again. Here's
16 that realtor again.

17 MR. PERRY: Yeah. And so I want to make it
18 fair. So I don't want to pay a fine. But, if you have
19 to impose a fine in order to set a precedent and, you
20 know, if I had to write a letter or whatever that may
21 be, then -- you know, then I will.

22 COMM. KARAZIM: The big thing is we got to
23 get the word out that, you know, things are different.

24 MR. SMITH: So, because it is two properties,
25 if we do go the route that we maximize our fine, it

1 would be five thousand each property. And that's just
2 for your information.

3 MR. PERRY: Right. You have the liberty to
4 go up to five?

5 MR. SMITH: Up to five.

6 MR. PERRY: Well, hopefully the Commission is
7 a little bit more reasonable than that but --

8 COMM. BURCH: So that's something that we can
9 revisit once the schedule's put in place?

10 MR. SMITH: Yes.

11 COMM. BURCH: Okay. The other thing I was
12 going to mention, too, is that we used to have a legal
13 department here at City Hall, where the legal
14 department could address a situation like this. For
15 example, if we had indicated to the property owner that
16 you guys need to stop, cease and desist, and they
17 didn't, then the legal department could have gotten a
18 court order to try to do something about it. So the
19 onus is on us, also, as a City, to try to do something
20 with that, I think.

21 COMM. KARAZIM: Yeah.

22 MR. SMITH: So yeah.

23 COMM. BURCH: And that's what this is, in
24 working without a permit in our ordinance.

25 COMM. HENK: But seems to me --

1 CHAIR DAVID: Go ahead.

2 COMM. HENK: The whole thing's screwed up.
3 It seems me it's the fault of his contractor for not
4 pulling the damn permit to begin with.

5 MR. SMITH: It is.

6 COMM. HENK: So -- and then he gets stuck
7 with it.

8 MR. SMITH: Yeah. And then, just for the
9 record, the other precedent, which is a hit or miss,
10 this happens quite frequently, people make -- remove
11 the historic roofs and put asphalt roofs on. What I do
12 not want to set is that someone can go rip off their
13 old roof, put an asphalt roof and pay five thousand.

14 COMM. HENK: Right.

15 MR. SMITH: And --

16 COMM. BURCH: And that's what's going to
17 happen.

18 MR. SMITH: And that's what's going to
19 happen. That's my fear.

20 COMM. KARAZIM: I agree. And, you know, the
21 average cost to rebuild these two houses is 2 Gs, the
22 slate roof?

23 MR. PERRY: The average cost to?

24 COMM. KARAZIM: Rebuild the slate roof, fix
25 it, instead of tearing it off is 2 Gs.

1 COMM. HENK: Two thousand.

2 MR. PERRY: I mean, if I would have known
3 that, I wouldn't have paid 14,000.

4 COMM. KARAZIM: Yeah, I know. But people
5 don't realize it.

6 COMM. HENK: That's why when people come here
7 first then we can tell them all this and give them the
8 resources.

9 COMM. BURCH: And there's a company called
10 Renaissance Roofing where you can get reclaimed tile
11 and you can buy it.

12 MR. PERRY: Because, when I just saw the
13 house, I just saw that, you know, they had big holes
14 everywhere and then there was like water in the attic
15 and installation had to be pulled out. And, you know,
16 I had never seen those kind of shingles. I just
17 thought they were cheap shingles. And then I said,
18 "Hey, we need to do" --

19 MR. SMITH: Quite the opposite.

20 MR. PERRY: Yeah. And then, when I bought
21 these shingles, they were, like, on the expensive side
22 because they are the dimensional shingles. So I didn't
23 think anything of it. And then, you know, my
24 contractor said, "Yeah, it's going to cost" this. And
25 he was not able to finish putting the gutters up

1 because --

2 COMM. BURCH: Can we ask you, who was the
3 contractor?

4 MR. PERRY: The Promise's Painter. His name
5 is Ernie Mancia, the owner.

6 COMM. HENK: Does he do work here in town?

7 MR. SMITH: Yeah.

8 COMM. HENK: So he knows about it?

9 MR. SMITH: I would assume he does.

10 CHAIR DAVID: Is he coming?

11 MR. PERRY: I doubt it. He said he was in
12 Grosse Pointe and he was on his way. And maybe he's
13 not coming on purpose.

14 CHAIR DAVID: I think we need to call him in.

15 COMM. KARAZIM: Yeah, I think he needs to sit
16 in the chair. Who's got the electrical button? Oh,
17 right in front of us. We got one on the table.

18 MR. PERRY: I have to go back to Dallas
19 tomorrow because I was only supposed to be here three
20 days and I ended up staying three weeks. No,
21 seriously. Because of all the different issues and
22 having to wait for the February 11th meeting to come.
23 And so I've been shackled up with my mom.

24 COMM. KARAZIM: She likes to see you. I know
25 your mom.

1 MR. PERRY: You know her, seriously?

2 COMM. KARAZIM: No. But I know all moms want
3 to see their sons.

4 MR. PERRY: Well, yeah. And, you know, so my
5 wife flew down and so, you know, we fly out tomorrow.
6 And that's why we wanted to kind of get everything
7 squared away. And, you know, I reached out to my
8 realtor and the contractor and said, "Okay. I need
9 everybody to come and testify."

10 CHAIR DAVID: Do you know anything about the
11 Modern Historic District?

12 MR. PERRY: Not this one.

13 CHAIR DAVID: That's the one we're talking
14 about.

15 MR. PERRY: No.

16 CHAIR DAVID: So this is a GM -- GM --

17 COMM. KARAZIM: Modern Housing.

18 CHAIR DAVID: -- built in the 19, what?

19 COMM. HENK: '20s.

20 CHAIR DAVID: '20s. All of the street inside
21 is really just really turning around very nicely.
22 Donovan and I were at breakfast on Saturday. The
23 people are really working hard on these. And so I get
24 the stress to no end when realtors and contractors
25 don't follow it. Because Pontiac, these five or six

1 historic districts, are everything to us.

2 If we don't set a high bar in Pontiac, we'll
3 be like parts of Detroit, where it's like a bombed-out
4 zone. And we have got to make a difference. And so I
5 like to be -- you know, it's just contractors and
6 realtors they just are there for the bucks. They're,
7 you know --

8 COMM. KARAZIM: And anybody that's in the
9 business knows that there's a permit that has to be
10 pulled to do anything like that, windows, porches,
11 decks, fences, roofs, you know; that's standard issue
12 number one.

13 MS. SINGLETON: Right.

14 CHAIR DAVID: But Robert is really savvy
15 about this whole area --

16 COMM. KARAZIM: Some days.

17 CHAIR DAVID: -- and can help so much if you
18 buy homes in the historic area.

19 MR. PERRY: Yeah. And, I mean, the only
20 historic -- I'm sorry I didn't mean to cut you off.

21 CHAIR DAVID: No, I'm fine.

22 MR. PERRY: The only historic areas that I
23 knew were Semimole Hills, Indian Village, the area
24 across the street from Pontiac Central, Washington
25 Park --

1 CHAIR DAVID: The only ones that are listed
2 as historic are Seminole Hills.

3 MR. PERRY: Seminole Hills.

4 CHAIR DAVID: Indian Village is not historic.

5 MR. PERRY: Okay.

6 CHAIR DAVID: Yeah, they're older but they're
7 not designated historic districts.

8 MR. PERRY: Got you.

9 COMM. PORTER: Franklin Boulevard and that
10 area.

11 MR. PERRY: Okay.

12 COMM. KARAZIM: Yeah, there's seven historic
13 districts.

14 MR. PERRY: See, and this is a learning for
15 me. Because, again, I'm not trying to put the
16 Commission in a bad situation. But just, you know,
17 just looking at all the homes in the neighborhood and,
18 you know, the majority of them have -- if they don't
19 have asphalt --

20 COMM. HENK: Perry Street is challenging.
21 But have you ever looked at the park on the other side
22 of Oliver Street?

23 MS. SINGLETON: JC Park?

24 CHAIR DAVID: Yeah.

25 MS. SINGLETON: Or I mean, not JC Park but

1 Oak --

2 MR. SMITH: Oakland.

3 MS. SINGLETON: Oakland, yeah.

4 THE CHAIRPERSON: They're turning around but
5 on --

6 MR. SMITH: Well, that's what I'm saying.

7 CHAIR DAVID: Or the --

8 MR. SMITH: That's --

9 CHAIR DAVID: -- school --

10 MR. SMITH: That's right off of Glenwood.

11 COMM. KARAZIM: Yeah.

12 MR. PERRY: Well, that one looks really nice
13 because they replaced all the shingles with asphalt
14 shingles. 17 out of 21 homes have asphalt shingles.

15 COMM. HENK: Not that side of Oliver. You're
16 talking up here?

17 MR. PERRY: Going towards Montcalm.

18 MR. SMITH: It's a small district.

19 CHAIR DAVID: It's a small district.

20 COMM. KARAZIM: So it would be north of
21 Glenwood?

22 MR. SMITH: Correct. If you go down
23 Glenwood, only one side of Glenwood is a historic
24 district.

25 MR. PERRY: Correct. But if you take

1 Glenwood and go all the way to Montcalm, everything
2 east is historic.

3 MR. SMITH: For the most part.

4 MR. PERRY: Right. And that's what I'm
5 saying; everything east on Glenwood, 17 out of 21
6 houses have asphalt roofs and that's on a main street.
7 If I go down Omar Street, if the houses aren't
8 dilapidated and falling down, the majority of them
9 have --

10 CHAIR DAVID: That's the other challenge
11 Pontiac has; we have so many absentee owners. And in
12 Pontiac instead of 70 percent being rental, we need to
13 have 70 percent being homeowners.

14 MR. PERRY: I agree.

15 CHAIR DAVID: And so, until at that turns
16 around, our values will go up. And so we're fighting
17 this battle all the time.

18 MR. PERRY: Yeah. And that's where I think
19 it's very important.

20 CHAIR DAVID: You don't have to say anything.
21 Okay?

22 So, Donovan, where are we at with this?

23 MR. SMITH: All right. So what this -- what
24 we can do is we can say that the changes that were made
25 are permissible. And I think we all have a general

1 consensus on what that is.

2 COMM. KARAZIM: Yes.

3 MR. SMITH: I think this is a unique case
4 because I think most homes we've actually been able to
5 have the roof shingles replaced. If they were taken
6 out, we've been able to get them put back. Prior to
7 this Commission, we really can't speak to what was
8 approved and what wasn't approved. Our responsibility
9 is to handle what's brought before us today and going
10 forward.

11 What I think we would like to do -- because I
12 do agree it is financially burdensome to require that
13 both roofs be removed and completely put back. But I
14 do want to consult our legal department, which I think
15 may be appropriate for this situation.

16 COMM. KARAZIM: Can I make a motion?

17 MR. SMITH: Yeah.

18 COMM. KARAZIM: Real simple?

19 I think we table this. But I think the
20 motion is check the legal department and see how we can
21 approve the contractor.

22 MR. SMITH: How we can approve?

23 COMM. HENK: How we can approve the
24 contractor?

25 COMM. KARAZIM: Or disapprove or hold them

1 responsible or --

2 COMM. HENK: Oh, right.

3 COMM. KARAZIM: Because, technically, he's
4 supposed to have a license and supposed to be bonded
5 and insured.

6 MR. SMITH: Yes.

7 COMM. KARAZIM: So there's our target more
8 than --

9 MR. SMITH: The homeowner.

10 COMM. KARAZIM: -- these poor people down
11 here.

12 COMM. BURCH: I believe it's actually a
13 misdemeanor for them to work without a license.

14 MR. SMITH: I believe so.

15 COMM. PORTER: Kenny, what were you saying?

16 COMM. BURCH: I'm sorry. I believe it's a
17 misdemeanor for a contractor to work without a license.

18 COMM. KARAZIM: But still the point is, I
19 think, really we -- that's one of the really vibes that
20 we have to get through the neighbors --

21 COMM. HENK: Right.

22 COMM. KARAZIM: -- also besides, "You can't
23 do that." But I think that, if the contractor sneaks
24 in, tries to do the roof and gets caught and goes
25 against -- I think he should be tagged maximum fines.

1 COMM. HENK: Right.

2 COMM. KARAZIM: I think the State of Michigan
3 should put a lien on his license and I think -- I think
4 that's how we -- I think -- so my motion is for you to
5 pursue the consequences to the contractor with the
6 legal department.

7 CHAIR DAVID: Is there support for that
8 motion?

9 COMM. HENK: I do. Support.

10 CHAIR DAVID: Any further discussion?

11 MR. SMITH: So let's -- let's backtrack a
12 little bit. So we have two items here. We're going to
13 need -- we're going to seek two motions for -- one for
14 each to table. So next month --

15 CHAIR DAVID: Is this the contractor?

16 COMM. HENK: No.

17 COMM. PORTER: No, that's Danny.

18 CHAIR DAVID: Oh, yeah, yeah, yeah. I didn't
19 have my glasses on.

20 MR. SMITH: So we are going to table it until
21 next month? We would like to see you come back but we
22 do understand that you're not --

23 COMM. KARAZIM: Yeah, you don't have to.

24 Are you going to represent him?

25 MS. SINGLETON: I will.

1 MR. SMITH: Then that's perfect. So you
2 would like to come next month.

3 And if you would like to invite your
4 contractor next month, that would help us.

5 In the meantime, the Planning Department,
6 we're going to do some more due diligence on the legal
7 aspects of it and potentially shifting the blame to the
8 contractor, so to say.

9 And then, at that next meeting, you'll got
10 the report out and how we want to proceed going
11 forward.

12 MS. SINGLETON: Okay.

13 MR. SMITH: In the meantime --

14 MR. PERRY: So can I continue to work on the
15 house now?

16 MR. SMITH: You -- on the inside?

17 MR. PERRY: Well, because, I mean, I already
18 have the permits for the inside. But I would like to
19 continue work on the outside because I need -- you
20 know, because the driveway is all mud.

21 MR. SMITH: That's -- we can do the driveway,
22 that's separate. For all of the exterior
23 improvements --

24 MR. PERRY: I'm not touching anything else on
25 the outside.

1 COMM. KARAZIM: Why not?

2 MR. PERRY: Because I don't want to see you
3 guys again. And I mean that with a kind heart.

4 COMM. KARAZIM: Everything you do, just come
5 and talk to this guy, he'll tell you what time it is
6 and stuff like that. In fact, while you're here --

7 Did they pay the 200 bucks?

8 MR. SMITH: Yes.

9 MR. PERRY: 400 bucks just to talk to you
10 guys.

11 COMM. HENK: I agree with what you're just
12 about to say.

13 COMM. KARAZIM: Yeah. Well, let's talk about
14 what you're going to do and we can approve it right now
15 so you don't have to --

16 MR. PERRY: I'm going to do new fencing in
17 the back.

18 COMM. KARAZIM: Okay.

19 MR. PERRY: Because right now there's chain
20 link fencing going toward the back. And then, in the
21 back, there's a wooden fence but it's kind of knocked
22 down.

23 COMM. KARAZIM: Okay.

24 MR. PERRY: So I want to repair that with the
25 chain link and the wood in the back.

1 COMM. KARAZIM: Okay.

2 MR. PERRY: And I want to do two new asphalt
3 driveways, one for each home. They don't have walkways
4 to the front door.

5 COMM. KARAZIM: What were they originally?

6 MR. PERRY: The driveway?

7 COMM. KARAZIM: Yeah.

8 MR. PERRY: Nothing.

9 COMM. KARAZIM: Dirt?

10 MR. PERRY: Yeah.

11 MS. SINGLETON: With tracks in it.

12 COMM. KARAZIM: Was it a two-track?

13 MR. PERRY: Well, the houses are
14 side-by-side. And there's like a -- it's a shared
15 space in between the two homes.

16 COMM. KARAZIM: Yeah.

17 MR. PERRY: And so it's just all grass.

18 MR. SMITH: It was a two-track.

19 COMM. KARAZIM: Was it a two-track?

20 MR. SMITH: Yeah.

21 MR. PERRY: And so I want to separate it into
22 two separate driveways.

23 COMM. KARAZIM: Do you got leaky basements?

24 MR. PERRY: I did but we've sealed the walls
25 in the basements. Because the houses, they don't have

1 gutters so I want to do gutters. And I think that also
2 caused water to penetrate into the basement.

3 COMM. KARAZIM: All right. So we're okay --
4 oh, boy. Yeah, I guess. We're okay with that. The
5 only code you have to figure out is if the City will
6 allow you to have blacktop or they might require
7 cement.

8 MR. PERRY: Okay.

9 MR. SMITH: As long as it's improved. If
10 not, a gravel.

11 MR. PERRY: Okay.

12 COMM. KARAZIM: What else?

13 COMM. HENK: I heard you talked about the
14 porch.

15 MR. PERRY: Oh, the porch, because the rails
16 and the floorboards on the porch, they're kind of
17 warped from water damage, and so I want to take the
18 rails off and replace them with the exact same railing.

19 COMM. KARAZIM: Same material?

20 MR. PERRY: And I want to use the same type
21 of material for the floorboards.

22 COMM. KARAZIM: Same material?

23 MR. PERRY: Same material.

24 COMM. KARAZIM: You're saying the right
25 words.

1 COMM. HENK: Not vinyl?

2 MR. PERRY: No vinyl.

3 COMM. KARAZIM: Not vinyl, not wolmanized.

4 MR. PERRY: And I want to paint it. Do you
5 care about the color?

6 COMM. KARAZIM: Not the color.

7 MR. PERRY: Okay.

8 COMM. KARAZIM: Unless it's something, like
9 weird, like florescent purple in color.

10 MR. PERRY: And I need to put a screen door
11 on the front and awes on both side doors because they
12 used to be awnings but they were kind of like hanging
13 off and so we --

14 COMM. KARAZIM: Do you have pictures of them?

15 MR. PERRY: I do not. But I have pictures of
16 the doors without the awnings. But, if you say no
17 awnings, then I will --

18 COMM. KARAZIM: Well, here's the deal. If
19 you know what the original ones looked like --

20 MR. PERRY: They were -- I don't think they
21 were approved because they were metal.

22 COMM. KARAZIM: Well, the point is that, if
23 you took pictures of them and say you're fixing them,
24 then you can go back with metal. But, if you don't,
25 that means you have to figure out what was there, which

1 was probably wood with some sort of a corbel on the
2 side holding it up --

3 MR. PERRY: No, it was Home Depot metal,
4 hanging off. They were just swinging. And so I took
5 them off and threw them in a dumpster and I said,
6 "Okay" --

7 COMM. KARAZIM: Do you see the problem?

8 MR. PERRY: Yeah. I mean, I'll just leave it
9 without an awning. They'll just get wet going into the
10 house if we rent.

11 COMM. KARAZIM: Okay. What else?

12 MR. PERRY: That's it.

13 CHAIR DAVID: So what motion do we have?

14 COMM. KARAZIM: All right. Here's the
15 motion: Motion is table this project.

16 MR. SMITH: We have to do --

17 COMM. HENK: Second.

18 MR. SMITH: -- two motions.

19 COMM. KARAZIM: For both properties?

20 MR. SMITH: Yes. They're two items. They're
21 two distinct cases.

22 MR. PERRY: You guys are worse than me at
23 Volkswagen.

24 COMM. KARAZIM: So you want to read off
25 numbers; is that what you're doing?

1 Motion number 1 is --

2 MR. SMITH: HDC 20-06, 658 North Perry.

3 COMM. KARAZIM: -- table the discussion until
4 you find out from City Attorney what we can do in
5 regards to the contractor.

6 MR. SMITH: Yeah.

7 COMM. HENK: And I seconded that one.

8 COMM. KARAZIM: Okay.

9 CHAIR DAVID: Any further discussion?

10 All in favor, "aye".

11 COMMISSIONERS: Aye.

12 CHAIR DAVID: Opposed, "nay"?

13 Any abstention and the reason why?

14 COMM. KARAZIM: Motion Number 2.

15 MR. SMITH: HDC 20-07, 654 North Perry.

16 COMM. HENK: Can we just say same motion or
17 repeat the same motion?

18 CHAIR DAVID: Is there support?

19 COMM. KARAZIM: Support.

20 CHAIR DAVID: Any further discussion?

21 All in favor?

22 COMMISSIONERS: Aye.

23 CHAIR DAVID: Opposed, "nay".

24 Any abstentions?

25 MR. SMITH: And regarding your porch --

1 MR. PERRY: I'm just going to come down and
2 talk to you and say, "Okay. Here's what I'm doing."

3 COMM. KARAZIM: Well, let's put this in a
4 motion right now.

5 COMM. HENK: Yep.

6 COMM. KARAZIM: Motion for the first
7 property, which is HDC --

8 COMM. HENK: 20-06.

9 COMM. BURCH: They don't need a motion.

10 COMM. KARAZIM: For the driveway and the
11 fence?

12 MR. SMITH: No.

13 COMM. KARAZIM: That we can okay it?

14 MR. SMITH: No.

15 COMM. HENK: What about the porch?

16 MR. SMITH: The porch.

17 COMM. HENK: It's just a repair.

18 MR. SMITH: It's just a repair so we do it
19 administratively.

20 COMM. HENK: Okay.

21 MR. SMITH: The gutters are administrative
22 because we're not removing any more material.

23 COMM. HENK: Okay.

24 COMM. KARAZIM: Okay.

25 MR. SMITH: So we can do it all

1 administratively.

2 COMM. KARAZIM: Okay.

3 MR. SMITH: So he just has to resubmit the
4 application with those items, which I do have.

5 COMM. KARAZIM: Okay.

6 MR. SMITH: So what we'll do is we can
7 communicate back and forth. I'll work out the language
8 in your permit and we can proceed.

9 MR. PERRY: Okay. Fair enough.

10 COMM. BURCH: Good.

11 COMM. HENK: And the windows, you're not
12 touching the windows because the windows have been --

13 MR. PERRY: Yeah, they've already been
14 replaced prior to me purchasing.

15 COMM. HENK: Do you have a list of the
16 historic districts?

17 MS. SINGLETON: I do now. I pulled it up
18 once I heard about it.

19 COMM. KARAZIM: Here's my card if you have
20 any questions.

21 MS. SINGLETON: Okay. You're a property
22 manager. Okay. Yep, I have full knowledge of it now.

23 COMM. HENK: Thank you.

24 CHAIR DAVID: Thank you.

25 COMM. PORTER: And thank you for investing in

1 Pontiac.

2 MR. PERRY: Absolutely. This is my home.

3 MR. SMITH: If you would like to open public
4 comment. We do have public and I'll be right back.

5 CHAIR DAVID: Sure. Is there any public
6 comment?

7 (Off the record discussion.)

8 COMM. HENK: I'll make a motion that we
9 adjourn.

10 COMM. KARAZIM: Or is this our last -- we're
11 done?

12 COMM. HENK: I think it is. Isn't it?

13 CHAIR DAVID: He wanted to talk about -- he
14 wanted to talk about this.

15 COMM. HENK: Well, we talk about that off --

16 COMM. KARAZIM: Well, motion to adjourn for
17 how many minutes?

18 COMM. BURCH: Just take a break for a minute.

19 COMM. HENK: Yeah, motion to adjourn for ten
20 minutes.

21 COMM. KARAZIM: Second.

22 COMM. HENK: We've never done that before.

23 (Off the record discussion.)

24 COMM. HENK: I make a motion to come back
25 into --

1 COMM. KARAZIM: I second.

2 CHAIR DAVID: All in favor.

3 COMM. BURCH: All in favor of what?

4 CHAIR DAVID: Coming back.

5 COMM. BURCH: Oh, yeah.

6 COMMISSIONERS: Aye.

7 CHAIR DAVID: Opposed?

8 COMM. BURCH: Donovan, anything else we have
9 to vote on tonight?

10 MR. SMITH: No.

11 COMM. BURCH: Okay. Because I might have to
12 take off in a moment.

13 MR. SMITH: Okay.

14 COMM. KARAZIM: Let's -- I would like to make
15 a motion that, through public comment, we learned that
16 several properties that have come before us have done
17 things that they weren't supposed to. The addresses
18 are --

19 MR. SMITH: 63 Miami.

20 COMM. KARAZIM: -- 63 Miami.

21 MR. SMITH: 292 Ottawa and the 344 Iroquois
22 is Ms. Turner's home. This is the --

23 COMM. HENK: That's the deck.

24 MR. SMITH: That's the deck.

25 At the public comment, they identified the

1 property that is across the street. I do not know the
2 address off the top of my head. But I do have the case
3 number.

4 COMM. KARAZIM: Okay.

5 MR. SMITH: And I can refer to it.

6 COMM. KARAZIM: So the motion is to have
7 these properties checked into and a report for the
8 next --

9 CHAIR DAVID: Is there.

10 COMM. KARAZIM: -- Historic meeting.

11 CHAIR DAVID: -- support for that motion?

12 COMM. HENK: I support that.

13 CHAIR DAVID: Any further discussion?

14 All in favor say "aye".

15 COMMISSIONERS: Aye.

16 CHAIR DAVID: Opposed, "nay".

17 Any abstentions?

18 Pass. Okay. So what else do you have for us
19 here, Donovan?

20 MR. SMITH: So that concludes the regular
21 business of our agenda here. The last communication
22 that I was going to double back to is the invitation to
23 the Historic Preservation Advocacy date, Tuesday,
24 March 3rd.

25 So, if you remember Mallory Bower and

1 Ellen Thackery, they came and did their presentation
2 for us. I believe they are the ones hosting this event
3 in Lansing and they invited us. They sent us two
4 things, actually. The first was a survey that everyone
5 sent out. I hope you've had a chance to fill that
6 survey out. This was the second.

7 So I do plan on attending. There is a \$40
8 cover charge that, if you do wish to attend, the City
9 will cover for you. More specifically, I'm interested
10 in the historic tax credit and the improvements and
11 changes to that. So, if you are interested, if you'd
12 let me know now --

13 COMM. KARAZIM: I'm there.

14 MR. SMITH: -- I will go ahead and register
15 you.

16 COMM. HENK: I can't go.

17 COMM. BURCH: (Nods head.)

18 MR. SMITH: Okay.

19 COMM. HENK: I can't go.

20 MR. SMITH: All right.

21 CHAIR DAVID: I'll look. I'll look.

22 MR. SMITH: Just send me an e-mail if you
23 wish to go.

24 COMM. KARAZIM: It's a weekday, right?

25 MR. SMITH: It's a Tuesday.

1 COMM. HENK: It's a Tuesday.

2 COMM. KARAZIM: Yeah.

3 MR. SMITH: It's a whole day affair.

4 COMM. HENK: I just tried to take a survey
5 and it wouldn't let me fill in the box. I don't know
6 if it's just the iPad or what but I couldn't type into
7 the boxes.

8 MR. SMITH: What day did you do it on?

9 COMM. HENK: The day it came.

10 MR. SMITH: Because I think the day after --

11 COMM. KARAZIM: They fixed it?

12 MR. SMITH: No. I think it closed on the
13 Friday.

14 COMM. PORTER: No, it didn't close on Friday
15 because I forgot and I did it Saturday.

16 MR. SMITH: Oh, okay.

17 COMM. HENK: So it's closed now?

18 MR. SMITH: I don't know.

19 COMM. HENK: Oh, I'll go in and try it again.

20 CHAIR DAVID: Okay.

21 COMM. KARAZIM: I'm interested. I'll
22 probably go up the night before because I don't plan on
23 getting up at 6:00 a.m.

24 MR. SMITH: Getting delayed. Okay. So I'll
25 register you and I'll send you an e-mail.

1 COMM. KARAZIM: Okay.

2 CHAIR DAVID: Sounds great.

3 COMM. PORTER: So are we --

4 CHAIR DAVID: Is there anything else?

5 COMM. PORTER: No. I mean, what time would
6 we have to leave?

7 COMM. KARAZIM: It starts at 8:00.

8 MR. SMITH: It starts at 8:00 and it ends at
9 4:15, so it's whenever you --

10 COMM. KARAZIM: I think it's two-and-a-half
11 hours to Lansing.

12 COMM. PORTER: No, it's an hour and a half.

13 COMM. BURCH: An hour and ten minutes, an
14 hour and 20.

15 COMM. KARAZIM: Hour and twenty? All right.
16 So figure an hour and a half because you don't know
17 what the weather's going to be.

18 COMM. BURCH: True.

19 MR. SMITH: Or you do like Robert, you know,
20 big pockets and just --

21 COMM. KARAZIM: Well, I'll stay outside of
22 town.

23 CHAIR DAVID: Or that youth hostile.

24 COMM. KARAZIM: Yeah, yeah, yeah. What's
25 that -- what's the one on TV, the one that's always on

1 the beach Spangers or whatever?

2 CHAIR DAVID: Oh, yeah, like that.

3 COMM. KARAZIM: You know what I'm talking
4 about where --

5 CHAIR DAVID: Yeah, yeah.

6 COMM. KARAZIM: All-inclusive. Just outside
7 Lansing.

8 CHAIR DAVID: Yeah, it's the Motel 6 variety
9 of that. Yeah, I know what it is.

10 COMM. KARAZIM: Exactly. Sandals, Sandals.

11 CHAIR DAVID: Sandals, yeah.

12 MR. SMITH: All right. Well, that concludes
13 the communications. That concludes public comments.

14 CHAIR DAVID: Anything else?

15 MR. SMITH: New business. Do we have any
16 unfinished business? I don't think so.

17 COMM. HENK: Oh. I just have a quick
18 question.

19 MR. SMITH: Yes?

20 COMM. HENK: What the hell is going on with
21 the 100 building next door to me?

22 MR. SMITH: What happened?

23 COMM. HENK: They start working, they work
24 for a few weeks, they stop working. They stop working
25 for a month, they start working again. I mean, today

1 is the first time I actually saw a truck over there and
2 nothing was going on. But they took the roll off away
3 with all the crap in it. What is going on over there?
4 They're ruining my building next door. They're
5 punching through -- I mean yeah.

6 MR. SMITH: Okay. I will --

7 COMM. HENK: I just want to know what the
8 hell is going on.

9 I'm going to have you come and look at my
10 building.

11 COMM. KARAZIM: Absolutely.

12 COMM. HENK: Because, when they bashed the
13 windows -- the concrete out of the front windows --

14 COMM. KARAZIM: Yeah?

15 COMM. HENK: -- they put a crack all the way
16 across my building, of one wall, across and down.

17 MR. SMITH: Please take pictures.

18 COMM. HENK: Okay.

19 MR. SMITH: Please. I'm begging you.

20 COMM. KARAZIM: What's the deal with the
21 tear-down on Johnson and Elizabeth?

22 MR. SMITH: Johnson and Elizabeth?

23 COMM. KARAZIM: That's that six-unit or
24 whatever it is.

25 COMM. PORTER: Oh, yeah. Yeah, that was

1 boarded up.

2 COMM. HENK: Oh, yeah. Oh, I hate -- that

3 would have been so dang cool.

4 COMM. KARAZIM: Well, I've been in it.

5 COMM. HENK: Was it bad?

6 COMM. KARAZIM: There's two -- the apartments

7 are gone. I mean, floor to ceiling, roof gone. They

8 caught on fire.

9 COMM. HENK: Oh. Where is that?

10 COMM. KARAZIM: Johnson --

11 COMM. HENK: Johnson --

12 COMM. KARAZIM: -- and --

13 COMM. HENK: -- and Elizabeth?

14 COMM. KARAZIM: -- Elizabeth Lake.

15 COMM. HENK: The one that's like a brick,

16 like a townhouse that somebody painted the brick gold

17 around the doors?

18 COMM. KARAZIM: So it looked like they had

19 a --

20 MR. SMITH: Is it a house?

21 COMM. KARAZIM: No, it's an apartment.

22 COMM. HENK: It's an apartment.

23 COMM. KARAZIM: A six-unit.

24 COMM. HENK: Yeah, it's like a townhouse

25 thing. You'd know.

1 some great pieces on it, they're limestone, they're
2 carved that says blah, blah, blah and blah, blah, blah
3 on them. And I want to go over there and get those so
4 we can put it in, you know, like historic auctions and
5 stuff like that. So I need to know when they're
6 planning on doing it.

7 COMM. HENK: Yeah, yeah, yeah.

8 COMM. KARAZIM: And the only people that
9 knows about this is, supposedly, you guys.

10 MR. SMITH: And I'll talk to Dan.

11 COMM. KARAZIM: Because Oakland County is --
12 says that they have to pull a permit and they have
13 deadlines.

14 MR. SMITH: So next meeting --

15 COMM. KARAZIM: Something Johnson.

16 COMM. HENK: Yeah.

17 MR. SMITH: I have it. So next meeting under
18 Unfinished Business, I will bring up the Iroquois
19 property, an update on 63 Miami, an update on 292
20 Ottawa. I will do an update on 100 North Saginaw in
21 anticipation of the pictures that you're going to send
22 me.

23 COMM. HENK: Okay.

24 MR. SMITH: And we're going to do a follow-up
25 on the Johnson and Elizabeth property.

1 COMM. KARAZIM: I just -- the follow-up is
2 not important. I just want to know when they're going
3 to demo it because I want to be there and get those
4 architectural pieces. I already talked to Oakland
5 County Pioneer Historic. You know, and they think it's
6 great auction material. And, you know, we've got to
7 stop letting this stuff go away.

8 MR. SMITH: Okay.

9 CHAIR DAVID: Are we history?

10 MR. SMITH: I'm all satisfied.

11 COMM. KARAZIM: All right. Motion to --

12 COMM. HENK: -- adjourn.

13 COMM. KARAZIM: -- adjourn. Second.

14 CHAIR DAVID: All in favor, "aye".

15 COMMISSIONERS: Aye.

16 CHAIR DAVID: Opposed, "nay".

17 Abstentions?

18 Amen.

19 (Meeting was concluded at 7:23 p.m.)

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C E R T I F I C A T E

I, Mona Storm, do hereby certify that I have recorded stenographically the proceedings had and testimony taken in the meeting at the time and place hereinbefore set forth. I do further certify that the foregoing transcript, consisting of (66) pages, is a true and correct transcript of my said stenographic notes.

Date

Mona Storm
CSR-4460

