

REGULAR MEETING: City of Pontiac Planning Commission Meeting Minutes on January 4, 2012; Pontiac City Hall, 47450 Woodward Avenue, Pontiac, Michigan 48342

CHAIRPERSON TURPIN CALLED THE MEETING TO ORDER AT 6:31 P.M.

MOMENT OF MEDITATION:

ROLL CALL: PRESENT: Turpin, Thomas, Cadd, Fegley, Hudson.

EXCUSED: None.

ABSENT: None.

Mr. Sabo reported a quorum is present.

COMMUNICATIONS: None.

MINUTES FOR REVIEW: 12-7-2011.

CORRECTIONS TO THE MINUTES: Page 2, paragraph 2, change grandfather to father.

Page 7, paragraph 2 change other planners to Comm. Turpin. "Mr. Sabo commented that Comm. Thomas and Comm. Turpin were involved with the process for the betterment of the City.

COMM. THOMAS MADE A MOTION TO APPROVE THE MINUTES FOR DECEMBER 7, 2011 WITH CORRECTIONS AND COMM. FEGLEY SUPPORTED.

All in Favor: Ayes: All Nays: None Abstain: None

Vote 5-0-0 for Approval of the Minutes.

PUBLIC HEARINGS AND SITE PLAN REVIEWS:

5.1 PF-12-01 - Zoning Map Amendment - P-1 Parking and R-1 One-Family Dwelling to M-1 District - Elm/Turk Streets near 45790 Woodward Avenue

PRESENTATION OF ZONING MAP AMENDMENT REQUEST GIVEN BY MR. SABO.

Petitioner Charles Johnson, 445 S. Boulevard East, commented the need for the ZMA is to conform to the existing area, part of the property is currently zoned M-1 and he wants to extend the same usage on the proposed area, which would enhance the whole area.

CHAIRPERSON TURPIN DECLARED PUBLIC HEARING OPEN.

James Lawrence owns four houses and seven lots in the area and the area is predominantly residential and requesting it remains residential. He feels if the usage is changed or rezoned, it will never be developed and indicated the petitioner is a noise distraction early in the morning hours.

Clyde McCray, lives across the street from the proposed property and request it remains the same; indicated also the noise is bothersome in the morning hours.

Towanna Johnson, lives next door to the proposed property and indicates there is excessive noise in the morning, her house and her person smells of diesel fuel. There is no fence enclosing the property and she requested the property remain residential.

Michael Tolbert, owns two houses near the property and reiterated the noise issue and requested it remain residential.

Petitioner Charles Johnson indicated he was not aware of his neighbor's concerns.

CHAIRPERSON TURPIN DECLARED PUBLIC HEARING CLOSED.

Comm. Fegley thanked the community for their input and agreed the property should remain residential.

Comm. Thomas indicated the community voiced their opinions properly and also that Mr. Johnson has helped the community and the city of Pontiac and the Master Plan is the minimum that the City should follow moving the compass forward.

Comm. Cadd inquired if the entire property will remain as is. Mr. Sabo indicated the Turk Street has been M-1 for 80 years.

Comm. Cadd welcomes the comments from the residents and indicated according to the MP the proposal should be denied.

Comm. Hudson commented the Master Plan cannot account for every detail and suggested reaching a compromise with the fencing and also suggested moving the area farther away from the residential area. After discussion, Comm. Hudson suggested the parking will remain the same, extend a solid wall with a green belt and not rezone the residential

Chairperson Turpin agreed with the suggestion made by Comm. Hudson.

After further discussion, Comm. Hudson suggested tabling the matter.

COMM. HUDSON MADE A MOTION TO TABLE THE MATTER FOR THE PETITIONER TO RETURN WITH A REVISED PLAN AND COMM. THOMAS SUPPORTED.

All in Favor: Ayes: All Nays: None Abstain: None

Vote 5-0-0 for Tabling of the Zoning Map Amendment.

#### PUBLIC HEARINGS AND SITE PLAN REVIEWS:

5.2 PF-12-03 - Pole Sign Review - C-3 Fringe CBD Thoroughfare Frontage Business District - 151 Cesar Chavez.

PRESENTATION OF POLE SIGN REVIEW GIVEN BY MR. SABO.

Petitioner Al Malone - 146 Cesar Chavez, indicated he wants to enhance his sign.

NO PUBLIC HEARING REQUIRED.

Comm. Hudson commented he has previous business with the petitioner and inquired if a monument sign had been considered. Petitioner indicated it has been considered, but a monument sign would be destroyed and defaced; his proposal is to raise the sign off the ground to eliminate destruction.

Comm. Hudson believes monument signs should be considered in Pontiac.

Comm. Thomas inquired why the sign was proposed for the corner area. Petitioner indicated large semi's traverse that area. Comm. Thomas concerned with the unattractive appearance of the building. Petitioner indicated that particular building is not his building, it's the building next door.

Chairperson Turpin commented this sign company has a good reputation in the City of Pontiac.

COMM. CADD MADE A MOTION FOR APPROVAL OF THE POLE SIGN AND COMM. HUDSON SUPPORTED.

VOTE:           AYES:       Cadd, Hudson, Fegley, Turpin.  
                  NAYS:       None.  
                  ABSTAIN:   Thomas.

Vote 4-0-1 for Approval of the Sign Pole.

**PUBLIC HEARINGS AND SITE PLAN REVIEWS:**

**5.3 PF-12-04 - Site Plan Review - C-3 Fringe CBD Thoroughfare Frontage Business District**

PRESENTATION OF SITE PLAN REVIEW GIVEN BY MR. SABO.

Petitioners Robert Davis and George Hartman were present and had no additional comments.

NO PUBLIC HEARING REQUIRED.

CHAIRPERSON TURPIN DECLARED PUBLIC HEARING OPEN.

Councilman George Williams, District 2, commented there is controversy surrounding this proposal. It was not presented at their CDC meeting for consideration. Also, a storage facility may be problematic because of soil contamination and a previous plan was denied.

Charles Johnson indicated he does not oppose the proposal because the present area is becoming a blight and approval of this would be a step in bringing the city back, and would create a tax base and employment. Mr. Johnson indicated he has stored a boat and if properly wrapped, no leakage will occur.

CHAIRPERSON TURPIN DECLARED PUBLIC HEARING CLOSED.

Mr. Sabo commented with the Emergency Manager, standards were changed, staff reduction. Notifications in the future can be sent to Councilpersons per their districts.

Chairperson Turpin agreed that Councilpersons were made aware of proposals in their district.

Comm. Thomas commented business friendly makes better decisions for the city and it is not their intent to restrict businesses, but it is their duty to make sure the property meets the minimum

requirements. Comm. Thomas noted the berm is the park's responsibility.

Comm. Hudson commented the boat storage is a great idea.

Comm. Cadd agreed with Comm. Hudson and supports the proposal.

COMM. HUDSON MADE A MOTION FOR APPROVAL OF THE SITE PLAN AND  
COMM. THOMAS SUPPORTED.

VOTE:           AYES:           Hudson, Thomas, Fegley, Turpin, Cadd.  
                  NAYS:           None.  
                  ABSTAIN:       None.

Vote 5-0-0 for Approval of the Site Plan.

**NEW BUSINESS:** None.

**UNFINISHED BUSINESS:** Comm. Hudson inquired of the map changes. Mr. Sabo indicated they are in e-mail format, voluminous pages and aerial formats were not available.

Chairperson Turpin announced Pontiac Youth Assistance Annual breakfast, Welcome Baptist Church, Thursday, January 26, 2012, Cost \$15, 248-334-4569.

**OTHER ITEMS:** None.

**PUBLIC COMMENTS:** Charles Johnson wished everyone a Happy New Year and hopes that the City will move forward, closely review the zoning maps and their configurations and help new businesses come into the community.

**COMMISSIONERS' COMMENTS:** Comm. Thomas commented that prior to attending the meeting they only have minimal papers and his intent of the questions to the applicants is to bring light to the proposals and insight for his decisions and he had to abstain on one matter.

**ADJOURNMENT:** 8:25 p.m.

