

1 MEETING: City of Pontiac Planning Commission Meeting
2 Minutes on Wednesday, January 6, 2016, Pontiac City Hall,
3 48450 Woodward Avenue, Pontiac, Michigan 48342

4 COMMISSIONERS: Chair Dayne Thomas
5 Ms. Ashley Fegley
6 Ms. Mona Parlove
7 Ms. Lucy Payne
8 Ms. Hazel Cadd
9 Mr. Christopher Northcross

10 FROM THE CITY: C. James Sabo, City Planner
11 Jane Bais-DiSessa, Deputy Mayor

12 CHAIRMAN THOMAS CALLED THE MEETING TO ORDER AT 6:31 P.M.

13 ROLL CALL:

14 PRESENT: Comm. Mona Parlove, Comm. Lucy Payne,
15 Chair Dayne Thomas, Comm. Ashley Fegley,
16 Comm. Hazel Cadd, Comm. Christopher
17 Northcross

18 EXCUSED: Mayor Deirdre Waterman

19 ARRIVED LATE: None.

20 Mr. Sabo reported a quorum present.

21 COMMUNICATIONS: None.

22 MINUTES FOR REVIEW: December 2, 2015

23 COMM. PARLOVE MADE A MOTION TO ACCEPT THE MINUTES

24 COMM. FEGLEY SECONDED

25 VOTE: AYES: Parlove, Payne, Fegley, Thomas, Cadd,
Northcross

NAYS: None

ABSTAIN: None

Vote 6-0-0 motion carries

1 SITE PLAN REVIEW

2 PF-16-01, SITE PLAN REVIEW - FOR LOT SPLIT REQUEST

3 PROPERTY ADDRESS: 888/900 Baldwin Road

4 LOCATION: Parcel Number 14-17-453-035
5 ZONING: M-2, General Industrial

6 APPLICANT: Baldwin Pontiac, LLC

7 Presentation of facts given by Mr. Sabo

8 Mr. Richard Manczak, 3785 Fox Hunt Drive, Ann Arbor,
9 Michigan, stated that he is the attorney for Pontiac Baldwin
10 and Rizzo Services. He also stated that they have a plan
11 for a transfer station and processing plant for waste and
12 also to do a single-stream recycle facility and decided to
13 split the site up and try to see if it could be developed
14 quicker for other uses, primarily light manufacturing and
15 commercial. He also indicated that another 50 to 200 jobs
16 will be created and they are expecting DEQ operating permit
17 approval anytime now and construction is proceeding at a
18 pace they would hope that that facility would get its permit
19 and open its doors in March or April.

20 COMM. NORTHCROSS INQUIRED ABOUT THE PURPOSE OF PARCEL A.

21 Mr. Manczak indicated that it is where the transfer station
22 and processing plant will be located and explained the flow
23 of truck traffic and that Parcel B is the parcel that they
24 had anticipated doing the single-stream recycling facility
25 and that Parcel C isn't necessary for their operations.

26 COMM. NORTHCROSS ASKED IF THERE ARE CONTRACTS THAT RIZZO HAS
27 SIGNED WITH THE CITY THAT WOULD GIVE MAYBE 10, 15, 20 YEARS'
28 ASSURANCE THAT THEY'LL BE HERE.

29 Mr. Manczak indicated that their operating permit is
30 something that's issued with a five-year span and then
31 they're continually renewed, they have a Host Community
32 Agreement with the City and expect to be here a long time.

33 COMM. NORTHCROSS INDICATED THAT HE'S TRYING TO GET A FEEL
34 FOR HOW THAT PROPERTY CAME TO HAVE THAT TYPE OF SHAPE AND
35 TRY AND PROJECT INTO THE FUTURE.

36 Mr. Manczak indicated that Rick Burns, who is an engineer,
37 who's been involved with the site plan and the project is
38 also here and that he thinks he may be able to give some

1 more technical information.

2 Mr. Rick Burns, 58 Lawrence Street, Pontiac, Michigan
3 indicated that they carved out the Part 115 component of the
4 MDEQ requirements to take full advantage of the 40-acre
5 property. He indicated that this proposal will provide
6 access to Kennett Road and Baldwin Road, which wasn't
7 previous available. He indicated that he thinks the Host
8 Community fees will start in March. He indicated that they
9 had to carve out a property boundary, which is Parcel A, to
10 meet the MDEQ requirements and that they don't need the rest
11 of the site.

12 CHAIR THOMAS WELCOMED THE DEPUTY MAYOR TO OUR MEETING.

13 COMM. CADD INQUIRED WHERE SECTION A IS COMING OUT ON
14 KENNETT, IF IT WAS BEHIND THE OTHER TWO PARCELS.

15 Mr. Burns indicated on the display where it is.

16 COMM. PARLOVE INDICATED SHE SUPPORTS THE APPLICANT'S
17 PETITION.

18 COMM. PAYNE INQUIRED IF THERE ARE ANY FUTURE PLANS OR IDEAS
19 FOR THE OTHER PORTION OF THE SPLIT LOT.

20 Mr. Manczak indicated that there have been some inquiries
21 from manufacturers that are interested in doing a light
22 manufacturing facility there, which would please them
23 greatly because it would generate, probably, more jobs than
24 a commercial arrangement but that there is nothing definite
right now, yet even though it's being advertised, they can't
lease or sell that portion of the property until the lot
split is approved.

COMM. PAYNE ASKED WHAT KIND OF COMPANY WOULD ACCEPT THAT LOT
AND INDICATED THAT SHE'S CONCERNED WITH IT BEING VACANT
AGAIN.

Mr. Manczak indicated that it's in both their and Rizzo's
interest to develop the property and that if it's left
vacant, it's costing them money, too. He also indicated
that, Parcel B, it's not an opportune time to develop that
facility because of commodity prices in the recycling
business right now and that they'd like the opportunity for
a better use.

Mr. Burns indicated that he and Mr. Manczak are both part of
Governor Snyder's effort for recycling, and that they care
about that stuff and that this is a critical location for

1 both composting and plastic recycling. He also paid the
2 City a compliment and said that he spent the day yesterday
3 in Grand Rapids and also today in Kalamazoo and they speak
4 very highly of the City of Pontiac coming out of
5 Emergency Manager and moving towards some progressive stuff.
6
7 CHAIR THOMAS INDICATED THAT HE PERSONALLY SUPPORTS THIS.
8
9 COMM. PARLOVE MOVED TO APPROVE AND READ THE CITY'S
10 RECOMMENDATIONS.
11
12 COMM. NORTHCROSS SECONDED.
13
14 VOTE: AYES: Parlove, Payne, Fegley, Thomas, Cadd,
15 Northcross
16
17 NAYS: None
18
19 ABSTAIN: None
20
21 Vote 6-0-0 motion carries
22
23 SITE PLAN REVIEW
24
25 PF-16-02, SITE PLAN REVIEW - FOR CONSTRUCTION OF THE OAKLAND
26 COUNTY ANIMAL CONTROL AND PET ADOPTION CENTER
27
28 PROPERTY ADDRESS: 000 County Center Road East
29
30 LOCATION: Parcel Number 13-24-227-001
31
32 ZONING: GOT, Governmental Office Technical district
33
34 APPLICANT: Stephen Foster, SAA Architects
35
36 Presentation of facts given by Mr. Sabo.
37
38 Mr. Stephen Foster, for Stephen Auger & Associates,
39 214 South Broadway Street, Suite 110, Lake Orion, Michigan,
40 introduced himself and indicated that he is here to answer
41 any questions.
42
43 COMM. PARLOVE ASKED THE APPLICANT IF THEY HAVE A BALLPARK AS
44 TO HOW MUCH THIS FACILITY IS GOING TO COST TO CONSTRUCT.
45
46 Mr. Foster answered around \$15 million.
47
48 COMM. PARLOVE ASKED IF THIS WAS TO REPLACE THE FACILITY ON
49 BROWN ROAD.

1 Mr. Foster affirmed.

2 COMM. PAYNE INQUIRED ABOUT A COMPLETION DATE.

3 Mr. Foster answered they're targeting around June of 2017
4 for construction completion.

5 COMM. FEGLEY INQUIRED IF THIS IS LARGER THAN THE FACILITY ON
6 BROWN ROAD.

7 Mr. Foster affirmed that it is slightly larger.

8 CHAIR THOMAS INDICATED HE SUPPORTS THIS AND COMPLIMENTED THE
9 APPLICANT, ALONG WITH OTHER COMMISSION MEMBERS, ON THE
10 PRESENTATION.

11 COMM. PARLOVE MOVED TO APPROVE AND READ THE CITY'S
12 RECOMMENDATIONS.

13 COMM. CADD SECONDED

14 VOTE: AYES: Parlove, Payne, Fegley, Cadd, Northcross,
15 Thomas

16 NAYS: None

17 ABSTAIN: None

18 Vote 6-0-0 motion carries

19 SITE PLAN REVIEW

20 PF-16-03, (PUBLIC HEARING) SITE PLAN REVIEW - FOR ZONING MAP
21 AMENDMENT,

22 PROPERTY ADDRESS: (No address) N. Telegraph Road

23 LOCATION: Parcel Number 14-10-378-018/019

24 ZONING: R-1, One Family Dwelling district

25 APPLICANT: Storen Group, LLC

26 Presentation of facts given by Mr. Sabo

27 Mr. John Marusich, Architect, for Storen Group, LLC,
28 indicated that he is a partner in the development group as
29 well.

30 SITE PLAN REVIEW PRELIMINARY

1 PF-16-04, SITE PLAN REVIEW - FOR PROPOSED SENIOR MULTIPLE
2 FAMILY DWELLING BUILDING AND ATTACHED SINGLE-FAMILY UNITS

3 PROPERTY ADDRESS: (No address) N. Telegraph Road

4 LOCATION: Parcel Number 14-10-378-018/019

5 ZONING: R-1, One Family Dwelling district

6 APPLICANT: Storen Group, LLC

7 Presentation of facts given by Mr. Sabo

8 COMM. NORTHCROSS ASKED WHY R-3 AS OPPOSED TO R-2, SAID THAT
9 HAWTHORNE PARK IS A WONDERFUL PARK AND THAT HE WAS WONDERING
10 ABOUT DENSITY. HE ALSO ASKED IF THERE'S ANYTHING THAT SAYS
11 THAT SENIOR HOUSING TODAY WILL REMAIN SENIOR HOUSING IN THE
12 FUTURE AND DISPLAYED CONCERN FOR THE PARK BEING DESTROYED.

13 Mr. Marusich stated that he has been involved in a number of
14 senior housing living projects and that they are one of the
15 least problematic types of developments as opposed to
16 multi-family housing. He stated that the residents have to
17 be 55 years and older and many are not outbound. He also
18 stated that the development isn't going to increase any
19 density of the park.

20 COMM. NORTHCROSS STATED THAT HE MEANT AN INCREASE IN DENSITY
21 OF THE PEOPLE THAT ARE IN CLOSE PROXIMITY TO THE PARK WITH A
22 THREE-STORY BUILDING.

23 Mr. Marusich corrected that statement by saying that they
24 are only going to be one-story and that the three-story is
25 another development on the far side of the development and
that, at the most, there will be 200 people living there.

COMM. NORTHCROSS INQUIRED THAT THEY NEED A DENSITY OF R-3 AS
OPPOSED TO R-2.

Mr. Marusich stated that that was the recommendation by the
Planning Department and suggested that Mr. Sabo may be able
to speak as to that.

Mr. Sabo explained that R-2 doesn't allow a multi-family
building and it does not allow the attached single-family
units, only duplexes.

COMM. NORTHCROSS INQUIRED IF THEY'RE GOING TO CONTROL THE
RUN-OFFS OF THE WATER SO THAT THEY'RE NOT INCREASING ANY

1 FLOW INTO THE LAKE.

2 Mr. Marusich answered that they've met a considerable amount
3 of times with the City Engineer and the water resource
4 people of Oakland County and right now no one has any
5 significant issues with what they're proposing as long as
6 they're in conformance to civil engineering standards.

7 COMM. CADD INQUIRED IF THE PROPERTY HAS BEEN PURCHASED YET
8 OR IF IT IS CONTINGENT ON THIS GOING THROUGH.

9 Mr. Marusich answered that they have a purchase agreement in
10 place.

11 COMM. CADD ASKED IF THEY WERE GOING TO TRY TO PURCHASE ANY
12 OF THE PARK.

13 Mr. Marusich answered that this particular parcel was, he
14 thinks, the Pontiac School District offering and it just
15 happens to be adjacent to the park, which is obviously an
16 amenity. He stated that initially they were concerned that
17 there might be too much activity in the park that might have
18 an influence on the environment of the senior housing but
19 that they believe that, with the natural buffers that exist,
20 it will be an amenity for senior citizens walking and that
21 morning walks is traditionally part of an activity but, he
22 stated, that he doesn't think that they'll be infringing on
23 the park's use nor do they intend to take anything away from
24 that park.

25 COMM. CADD STATED SHE SEES THE DEVELOPMENT AS A PLUS AND
26 WANTED TO CONFIRM THAT THE OCCUPANCY WOULD STAY RIGHT AROUND
27 200.

28 Mr. Marusich answered that right now they have 100 single
29 units, double bedrooms and that, for the most part, it's
30 probably going to be a husband and wife residing there and
31 that no children are going to be a part of this facility.

32 COMM. CADD REFERRED TO THE SENIOR HOUSING ON WALTON
33 BOULEVARD.

34 Mr. Marusich stated that the management of the one on Walton
35 is their management company and that there's a segment of
36 the senior living community who would like to reside in
37 their own units, even though they're attached and that then
38 there are those who transition to other more intensive care,
39 such as assisted living.

40 COMM. CADD INQUIRED THAT, IF AN INDIVIDUAL BECAME MORE

- 1 HANDICAPPED, COULD THEY STILL REMAIN THERE, MAYBE IN A
2 DIFFERENT UNIT.
- 3 Mr. Marusich answered that they would go to the three-story
4 development for more care.
- 5 COMM. CADD ALSO ADDED WITH SENIOR HOUSING YOU DON'T HAVE
6 MUCH TRAFFIC BECAUSE THEY USUALLY DON'T DRIVE.
- 7 Mr. Marusich stated that when people move into the facility,
8 they bring their car but then they shortly don't use it
9 because they don't really require it.
- 10 COMM. PARLOVE INQUIRED ABOUT THE SQUARE FOOTAGE IN THE
11 UNITS.
- 12 Mr. Marusich answered approximately 1,600 square feet.
- 13 COMM. PARLOVE INQUIRED IF THEY HAVE GARAGES FOR EACH ONE.
- 14 Mr. Marusich answered that they do and that 25% of them even
15 have two-car garages.
- 16 COMM. PARLOVE INQUIRED IF THIS GOING TO BE UNDER A MAST HEAD
17 OF A PARTICULAR NAME THE COMMISSION MAY RECOGNIZE.
- 18 Mr. Marusich answered that Associated Management Company is
19 the management company they have and that they're the
20 management company for the facility on Baldwin and that they
21 are what we call the Hawthorn Senior Village.
- 22 COMM. PARLOVE INQUIRED ABOUT PERCENTAGES OF DIFFERENT
23 BUILDING MATERIALS.
- 24 Mr. Marusich answered that they'll have a brick wainscot,
25 and then they'll have a cement fiber board siding, not vinyl
siding and then dimensional shingles and that the investors
of the management company wanted to have a little more
character than what was previously offered. He also stated
that the management company has four women vice-presidents.
- COMM. PARLOVE INQUIRED IF THERE IS A TRADITIONAL LOOK OR ARE
THERE DIFFERENT ELEVATIONS.
- Mr. Marusich answered that they'll be a one-story
ranch-type, high-pitched look with dimensional shingles and
that it will have more character than a 1950s or 1960s
development.
- COMM. PARLOVE ASKED IF THE SURFACE WOULD VARY AND NOT BE

- 1 FLAT.
- 2 Mr. Marusich affirmed and indicated that some will be
3 different colors, giving it a streamline edge.
- 4 COMM. PARLOVE STATED THAT SHE KNOWS THAT THE INTERSECTION AT
5 TELEGRAPH AND DIXIE IS A VERY SHORT LIGHT AS YOU'RE HEADING
6 WEST ON TELEGRAPH AND TO PUT MORE PEOPLE ON THAT ROAD TO TRY
7 AND GET THROUGH THAT LIGHT IS GOING TO BE A CHALLENGE IN
8 PATIENCE. SHE ALSO ASKED MR. SABO WHAT THE COMMISSION
9 SHOULD DO SINCE THERE'S BEEN NO TRAFFIC STUDY YET.
- 10 Mr. Marusich answered that they anticipate having a traffic
11 study and that they will have a transition egress lane from
12 the facility to Telegraph Road.
- 13 COMM. PARLOVE INQUIRED IF THIS IS REALLY PUSHING THE LIMIT
14 FOR THE SITE BY HAVING EIGHT UNITS AS OPPOSED TO THE ONE TO
15 FIVE THAT WOULD NORMALLY GO INTO THAT SITE.
- 16 Mr. Marusich asked the Commission to take into consideration
17 that any development that goes into the site, 25 percent of
18 the site is un-developable and, because of that, they have
19 to have a certain economies of scale in order to try to make
20 the site manageable for the cost of the development.
- 21 COMM. PAYNE INQUIRED ABOUT A TARGET DATE FOR CONSTRUCTION OF
22 THE PROJECT AND IF THE APPLICANT IS IN AGREEMENT WITH THE
23 RECOMMENDATIONS.
- 24 Mr. Marusich affirmed agreement with the recommendations and
25 stated they have to go through the site plan approval
26 process for the final site plan and they're hoping to have
27 that taking place within the next two months, the plan
28 review process, not the construction and that it would be a
29 two-month process before they get the site plan review but
30 they're shooting for a one-month process and that they're
31 very aggressive in this and that the purchase agreement is
32 recent and they want to move forward as quickly as possible
33 and that they expect construction in June.
- 34 COMM. FEGLEY INQUIRED IF THE DEVELOPMENT WOULD HAVE
35 BASEMENTS.
- 36 Mr. Marusich answered that they would not.
- 37 COMM. FEGLEY INQUIRED ABOUT THE AMENITIES.
- 38 Mr. Marusich answered they it will be a full-service
39 assisted living facility and have a restaurant on site.

1 COMM. FEGLEY INQUIRED IF THERE WOULD BE A SWIMMING POOL.

2 Mr. Marusich answered negatively but indicated that they
3 will have a room for gatherings, and then the office and
4 maintenance facility will be located there.

5 CHAIR THOMAS INDICATED THAT HE IS IN FAVOR OF THIS
6 DEVELOPMENT.

7 Mr. Sabo indicated that none of the parkland can be sold to
8 any developer and that there are Michigan Department of
9 Natural Resource Trust Fund Grants attached to those
10 properties.

11 CHAIR THOMAS OPENED THE PUBLIC HEARING.

12 Mr. James Reed, a Pontiac resident, indicated that he
13 doesn't want to see this out of his window, that he enjoyed
14 walking the track at the park but feels he won't in the
15 future and expressed concern about having buffers. He also
16 indicated that he feels senior housing has a bad track
17 record in Pontiac and that it may bring about problems ten
18 or twenty years down the road for the City.

19 Mr. Boris Reed, 1390 Ernest Court, also is not for the
20 development and would rather it stay a school and agreed
21 with his son that it won't be an asset for the City.

22 Ms. Jackie Talbot, 103 Clyde Avenue, Waterford, Michigan
23 stated she grew up on 2290 Austin Street in Pontiac and went
24 to Hawthorne School and had a sister who died when she was
25 going to that school and they dedicated a tree and put a
headstone in the courtyard of the school in 1958 or 1959 and
that tree and headstone are still there and that she objects
to moving the memorial and to the development.

26 Elenore Phillips, 1396 Ernest Court, Pontiac, Michigan
27 objected to the development going right behind their
28 properties and indicated that she had a daughter that passed
29 and she wanted to be able to see across the apple orchard
30 and that they paid well over \$200,000 for their property and
31 expressed concern over the development lowering the value of
32 their property.

33 Charlene Drain, a resident of Pontiac, inquired if the
34 residents could be involved in ideas for the development and
35 inquired if it could have an access road to her property.

Andrew Keen, 191 S. Josephine, Pontiac, Michigan expressed

1 concern over the fact that this property is slated for
2 single-family residential and the housing market in the City
3 is just starting to come back and inquired if they want to
4 remove an opportunity to have something that fits in with
5 the neighborhood and the area that wouldn't be a burden on
6 the park just because another proposal came along first.

7 Ms. Drain inquired about the location of the entrance to the
8 facility.

9 Mr. Sabo indicated where it was on the overhead projection.

10 Jerry O'Leary, a Pontiac resident, stated he also went to
11 Hawthorne school and would like to keep that area private.

12 CHAIR THOMAS CLOSED THE PUBLIC HEARING.

13 Mr. Sabo reminded the Applicant about Ms. Drain's question
14 about an access road.

15 Mr. Marusich indicated that there is a utility access trail
16 where there are many partiers and homeless tents,
17 demonstrating a current misuse status of the property.

18 Mr. Sabo, after Mr. Keen reminded the Commission, reiterated
19 his question about how long it would remain senior living.

20 Mr. Marusich answered indefinitely and that schools are
21 closing and senior developments are growing.

22 COMM. NORTHCROSS INQUIRED IF THERE IS ANY LEGAL REQUIREMENTS
23 LIKE THE PUBLIC HOUSING MARKET WHERE THERE ARE CERTAIN LOANS
24 AND OTHER THINGS THAT ARE TAKEN OUT.

25 Mr. Marusich answered that there is no HUD or MSHDA
facilitation in this particular project.

COMM. NORTHCROSS INQUIRED IF THE APPLICANT'S WAS A MARKET
RATE.

Mr. Marusich answered affirmatively.

COMM. PARLOVE INDICATED THAT, AS A REAL ESTATE AGENT, SHE
REMINDS HER CLIENTS THAT THE ONLY THING THEY HAVE CONTROL
OVER IS THEIR LOT LINE, THAT ANYTHING OUTSIDE OF THAT CAN
CHANGE. SHE ALSO INDICATED THAT, WHILE IT WOULD BE GREAT
FOR A DEVELOPER TO PROPOSE SINGLE-FAMILY HOUSING IN THAT
AREA, THEY HAVE AN APPLICANT THAT CAN BRING REVENUE TO THE
CITY NOW. SHE THANKED THE RESIDENTS FOR THEIR INPUT AND
STATED TO THEM THAT THE COMMISSION WAS NOT IGNORING THEM.

1 SHE THEN ASKED THE APPLICANT IF THEY COULD REVERSE THE PLANS
2 AND PUT THE TALLER DEVELOPMENT ON THE OTHER SIDE OF THE
3 SITE.

3 Mr. Marusich indicated that he is open, mindful and
4 appreciates the citizen comments, indicating that a future
5 developer may not be and then answered affirmatively the
6 question of reversing the site and that he will go back to
7 his group and discuss further facilitating screening.

6 COMM. PAYNE INDICATED THAT SHE UNDERSTANDS THE RESIDENTS'
7 CONCERNS BUT ALSO HAS A CONCERN ABOUT A GROWTH SENIORS' NEED
8 FOR HOUSING. SHE ALSO INDICATED SHE APPRECIATES THE
9 APPLICANT WORKING WITH THE NEIGHBORING RESIDENTS.

8 Mr. Marusich pointed out other re-purposing they've done in
9 other cities and indicated that it provides an opportunity
10 for the local residents to have their senior relatives
11 nearby but indicated that the biggest issues he sees is the
12 screening and that he understands the importance of the
13 memorial remaining intact.

12 COMM. FEGLEY ASKED THE APPLICANT IF THEY HAD A PROBLEM WITH
13 CONDITIONAL REZONING.

13 Mr. Marusich indicated that they have no problem with that.

14 COMM. THOMAS INDICATED THAT AS A BOY HIS NEIGHBORHOOD WAS
15 BUILT IN THE SHADOWS OF PONTIAC MOTORS AND REMINDED THE
16 RESIDENTS THAT THIS DEVELOPER IS WILLING TO WORK WITH THEM.
17 HE REMINDED EVERYONE OF THE UNSUCCESSFUL VACANT LAND SALE
18 AND THAT THE CITY CANNOT AFFORD TO HAVE VACANT PARCELS. HE
19 ALSO STATED IT WOULD BE WONDERFUL IF A DEVELOPER WANTED TO
20 PUT SINGLE-FAMILY HOMES IN THAT AREA BUT THAT WOULDN'T BE
21 HAPPENING SOON.

19 Mr. Sabo indicated that the decision is not a final decision
20 but just a recommendation to the City Council.

20 COMM. FEGLEY INDICATED THAT SHE DOESN'T WANT TO SEE THE
21 PARCEL GET REZONED AND HAVE THREE-STORY BUILDINGS ACROSS THE
22 BOARD.

22 Mr. Marusich stated that he feels the reason he didn't
23 recognize the names of the unsuccessful senior housing
24 projects in the City is because they were not the same
25 quality caliber as the one they are proposing.

25 COMM. FEGLEY SUGGESTED THAT THE FINAL SITE PLAN REVIEW BE A
PUBLIC HEARING.

1 Mr. Marusich expressed caution with reversing the layout of
2 the three-story building, as there are many enormous mature
3 trees on that side and they wanted to preserve as much of
4 those as possible.

4 COMM. NORTHCROSS MOVED TO APPROVE BOTH REQUEST PF-16-03 AND
5 READ THE CITY'S SAMPLE MOTION AND ALSO ADDED A FOURTH WHICH
6 IS, APPROVAL OF A CONDITIONAL REZONING AGREEMENT BETWEEN THE
7 CITY AND DEVELOPER.

8 COMM. FEGLEY SECONDED

9 VOTE: AYES: Parlove, Payne, Fegley, Thomas, Cadd,
10 Northcross

11 NAYS: None

12 ABSTAIN: None

13 Vote 6-0-0 motion carries

14 THE COMMISSION ALSO DECIDED TO ADD A NUMBER 5, WHICH WOULD
15 BE THAT FINAL SITE PLAN REVIEW BE A PUBLIC HEARING AND A
16 NUMBER 6, WHICH WOULD BE THAT NOTICES WOULD BE SENT OUT TO
17 LOCAL RESIDENTS AND CHANGE WORDING FROM "REZONING AGREEMENT"
18 TO "CONDITIONAL REZONING AGREEMENT".

19 COMM. PARLOVE MADE A MOTION TO PROVIDE PRELIMINARY SITE PLAN
20 AND CONCEPT APPROVAL FOR PF-16-04 SUBJECT TO THE FOLLOWING
21 ORDINANCE AND COMPLIANCE CONDITIONS: NUMBER 1, REVIEW
22 APPROVAL OF THE RECOMMENDATION TO CONDITIONALLY REZONE BY
23 THE CITY COUNCIL FOR PARCELS IDENTIFIED IN THE APPLICATION;
24 NUMBER 2, COMPLIANCE WITH ALL DEVELOPMENT STANDARDS
25 IDENTIFIED IN THE CITY OF PONTIAC ZONING ORDINANCE AS
AMENDED; 3, FINAL SITE PLAN REVIEW BY THE PLANNING
COMMISSION IN ACCORDANCE WITH THE PRELIMINARY SITE PLAN
CONDITIONS AS DETAILED IN THE REPORT; NUMBER 4, COMPLIANCE
WITH ALL CITY OF PONTIAC DEPARTMENT REQUIREMENTS FOR
BUILDING DEPARTMENT, ENGINEERING DEPARTMENT AND WATER
RESOURCE COMMISSIONER AND FIRE DEPARTMENT STANDARDS; NUMBER
5, COMPLIANCE WITH ALL CITY OF PONTIAC BUSINESS LICENSING
REQUIREMENTS AND NUMBER 6, NOTICE TO BE SENT TO COMMUNITY
RESIDENTS PER STATE REQUIREMENTS.

23 COMM. FEGLEY SECONDED.

24 VOTE: AYES: Parlove, Payne, Fegley, Thomas, Cadd,
25 Northcross

1 NAYS: None
2 ABSTAIN: None
3 Vote 6-0-0 motion carries
4 SITE PLAN REVIEW
5 PF-16-05, (PUBLIC HEARING) SITE PLAN REVIEW - FOR ZONING MAP
6 AMENDMENT TO C-3, CORRIDOR COMMERCIAL DISTRICT TO
7 ACCOMMODATE FUTURE PARKING DEVELOPMENT PROJECT
8
9 PROPERTY ADDRESS: 119 Prospect
10 LOCATION: Parcel Number 14-33-326-022
11 ZONING: R-1, One Family Dwelling district
12 APPLICANT: Coles Market
13 Presentation of facts given by Mr. Sabo
14 Mr. Jerry Samona, Owner of Coles Market, stated that he has
15 always wanted to make the building bigger but had a parking
16 issue but then 119 Prospect became available and was bought
17 at the auction this past August, which gives an opportunity
18 to rethink making the building bigger. He also stated that
19 he has been in the existing building for 38 years.
20 COMM. NORTHCROSS INQUIRED IF HE WAS RIGHT ACROSS THE STREET
21 FROM A CHURCH.
22 Mr. Samona answered affirmatively and also indicated that
23 there was a church down the street that was torn down and a
24 new church built along with an additional parking lot.
25 COMM. CADD STATED THAT SHE KNEW IN AUGUST THE APPLICANT WAS
26 APPROVED FOR APPROXIMATELY 4,000 SQUARE FEET SO ASKED IF
27 THEY'RE ONLY GOING TO WANT TO ADD ANOTHER 1,400 SQUARE FEET.
28 Mr. Samona answered affirmatively.
29 COMM. CADD ALSO STATED THAT THE CONCERN IN AUGUST WAS
30 LIGHTING AND PARKING AND THAT THIS PROPOSAL WOULD ELIMINATE
31 THAT.
32 Mr. Samona affirmed.

1
2 COMM. CADD INQUIRED IF THE REASON MR. SAMONA HAD TO START
3 REBUILDING WAS BECAUSE SOMEBODY HAD BURNT HIS BUILDING.

4
5 Mr. Samona indicated that it was not burnt by anybody, yet
6 it did catch fire from natural causes.

7
8 COMM. PARLOVE STATED THAT SHE PERSONALLY DOESN'T HAVE A
9 PROBLEM IF THAT HOUSE WERE TO DISAPPEAR BECAUSE OF THE FACT
10 THAT THE CHURCH IS ACROSS THE STREET AND THAT THE APPLICANT
11 SHOULD WANT TO WORK WITH THE NEIGHBORS TO PROVIDE A BUFFER
12 FOR THE CARS THAT WOULD BE NEAR THEM.

13
14 Mr. Samona indicated absolutely he would do that.

15
16 COMM. PAYNE INQUIRED WHAT WAS NEXT TO THE PROPOSED PARKING
17 LOT.

18
19 Mr. Samona indicated that it was another home that is vacant
20 and run down.

21
22 COMM. FEGLEY INQUIRED IF THE APPLICANT WAS PLANNING ON JUST
23 DOING AN ADDITION AND NOT A COMPLETE TEAR DOWN AND REBUILD.

24
25 Mr. Samona answered that they are not going to tear it down
totally, but the majority of the building will be brand new;
brand new roof, some of the walls, brand new parking, brand
new facade and brand new lighting and it's going to be
something nice to say welcome to Pontiac.

16 COMM. FEGLEY INQUIRED ABOUT SIGNAGE.

17 Mr. Samona answered that he will probably request some
18 different signage when the time comes but they do have one
19 big sign in front of the store now and, if needed, they can
20 work with the City with that.

21
22 COMM. FEGLEY INQUIRED IF THEY ARE WANTING TO EXPAND FOR
23 GROCERIES OR FRESH GOODS OR WHAT THEY PLAN ON SELLING IN
24 THAT ADDITIONAL SPACE.

25
26 Mr. Samona answered that Buscemi's is after him and he might
be adding extra lines, such as produce and a little bit of
food and just make the store nicer, wider and easier to shop
and have some baskets.

24 COMM. FEGLEY ASKED THE APPLICANT IF HE WAS PLANNING ON GOING
25 MORE TOWARD HAVING A MARKET.

26
27 Mr. Samona answered that he plans to maintain their liquor

1 license but they'll run it as a market with liquor.

2 CHAIR THOMAS STATED THAT HE PERSONALLY DOESN'T HAVE A
3 PROBLEM IN APPROVING IT IF THE APPLICANT GOES INTO THE
4 VARIETY OF DOING A FIVE-STAR LIQUOR STORE, NICE WINE, NICE
5 FACILITY THAT IS GOING TO ENHANCE, IMPROVE AND RAISE THE
6 BAR.

7 Mr. Samona agreed and added that the building will have
8 brand new fixtures, equipment, everything will be
9 state-of-the-art.

10 CHAIR THOMAS OPENED THE PUBLIC HEARING.

11 Mr. Nazeeh El-Amin, 136 Prospect, Pontiac, Michigan voiced
12 concerns due to more crime, traffic and stated that since
13 the store has been closed it has been peaceful.

14 Mr. Marion Robinson, 108 S. Central Street, Pontiac,
15 Michigan stated that he is a member of the church across the
16 street, which Mr. Samona already allows them to use their
17 parking and stated that the church still could use the
18 additional parking.

19 Frank Samona, 41542 Burroughs Avenue, Novi, Michigan spoke
20 in favor of approving his brother's request.

21 COMM. NORTHCROSS STATED THE HE WOULD RATHER KEEP THAT AREA
22 R-1 AS MUCH AS POSSIBLE AND SEE WHAT OTHER TYPES OF
23 AMENITIES CAN BE PUT IN TO ACCOMMODATE PARKING AND SOME OF
24 THE OTHER THINGS AS OPPOSED TO CONTINUING TO PUSH FURTHER
25 INTO THE NEIGHBORHOOD.

26 COMM. CADD INDICATED THAT SHE LIKES THAT HE TOOK THE
27 INITIATIVE TO PURCHASE THAT HOUSE AND WANTING TO INCREASE
28 HIS BUSINESS AND THAT SHE WOULD LIKE TO SEE A DELI.

29 Mr. Samona told her she has it and it is coming.

30 COMM. CADD INDICATED THAT THE COMMISSION HAS ALREADY
31 APPROVED THE 4,000, SHE DOESN'T THINK THEY SHOULD SAY NO, HE
32 CAN'T HAVE IT, HE HAS TO GO REBUILD SOMEWHERE ELSE. SHE
33 ALSO STATED THAT, ALTHOUGH CRIME HAS GONE DOWN SINCE THE
34 STORE CLOSING, THAT THE PEOPLE SHOULD BE HELD ACCOUNTABLE
35 FOR THEIR ACTIONS AND NOT THE MARKET.

36 Mr. Samona also indicated that the additional parking would
37 accommodate all of his commercial neighbors. He also
38 indicated that in all his years he has never had any type of
39 violation and that what happens outside of his building he

1 has no control over.

2 COMM. PARLOVE INQUIRED IF THE APPLICANT WOULD MIND HIRING
3 SOMEONE AS AN OUTSIDE PRESENCE TO SECURE THE PARKING LOT.

4 Mr. Samona answered that they always hire someone to secure
5 the outside from 5:00 p.m. until the store closes.

6 COMM. PAYNE INDICATED THAT THE ADDITIONAL PARKING WOULD BE A
7 GOOD THING AS THE PEOPLE WHO USUALLY PARK IN THE STREET
8 WOULD HAVE THAT ADDITIONAL PARKING.

9 Mr. Samona agreed.

10 COMM. PAYNE ENCOURAGED THE APPLICANT TO WORK WITH THE
11 NEIGHBORS AND BUILD RELATIONSHIPS.

12 Mr. Samona indicated that he tries his best and there's "No
13 Loitering" signs all over and, if he sees anyone through his
14 camera system hanging in the parking lot, he's the first one
15 to go out and nicely ask them to leave and, if they don't,
16 he takes actions either by yelling at them or calling the
17 police.

18 CHAIR THOMAS INDICATED THAT THE STORE HAS BEEN THERE A LONG
19 TIME AND HE APPRECIATES THAT THE APPLICANT PURCHASED A
20 VACANT HOUSE AND UNDERSTANDS THAT THE HOUSE NEXT TO IT IS
21 ALSO VACANT AND THEN INQUIRED ABOUT THE PURCHASE PRICE OF
22 THE HOME.

23 Mr. Samona indicated that the price was \$14,500, which was
24 what they owed in taxes and that he got a water bill for
25 \$2,500.

26 CHAIR THOMAS THEN INQUIRED IF THE COMMISSION ALREADY
27 APPROVED THE STORE TO BE REOPENED, AT 4,000 SQUARE FEET.

28 Mr. Sabo affirmed.

29 CHAIR THOMAS INQUIRED IF THEY WERE GOING TO HAVE
30 BULLET-PROOF WINDOWS IN THE STORE.

31 Mr. Samona indicated that they will and always have and that
32 safety is his top priority.

33 COMM. PARLOVE MADE A MOTION TO APPROVE A ZONING MAP
34 AMENDMENT REQUEST TO CITY COUNCIL.

35 COMM. CADD SUPPORTED

1 VOTE: AYES: Parlove, Payne, Fegley, Thomas, Cadd,
2 NAYS: Northcross
3 ABSTAIN: None
4 Vote 5-1-0 motion carries
5 SITE PLAN REVIEW
6 PF-16-07, (PUBLIC HEARING) SITE PLAN REVIEW - FOR A CHANGE
7 IN SECTION 2.514, RETAIL SALES TO CLASS B, USED VEHICLE
8 DEALER
9 PROPERTY ADDRESS: 772 Cesar E. Chavez
10 LOCATION: Parcel Number 14-19-282-021
11 ZONING: C-3, Corridor Commercial district
12 APPLICANT: Steinway Property Management
13 Presentation of facts given by Mr. Sabo.
14 Mr. Michael Forest, Operations Manager for Steinway,
15 3053 Boulder Trail, Milford, Michigan introduced himself.
16 CHAIR THOMAS WANTED TO CONFIRM THAT THE APPLICANT IS NOT A
17 PART OF OAKLAND POINT PLAZA.
18 Mr. Forest affirmed.
19 COMM. NORTHCROSS INDICATED THERE IS A CAR LOT THEME ON CESAR
20 CHAVEZ AND WOULD LIKE TO SEE IT BECOME MORE UPSCALE AND ALSO
21 SAID THAT HE NOTICED A WEATHER-BEATEN SIGN THAT YOU CANNOT
22 READ ON THE PROPERTY AND SOME FENCING THAT NEEDS SOME CARE.
23 Mr. Forest agreed.
24 COMM. NORTHCROSS ASKED MR. SABO, IF THE COMMISSION WERE TO
25 APPROVE UNDER THE RECOMMENDATION TO APPROVE, IF THE
CONDITIONS WOULD ALL HAVE TO BE MET BEFORE A BUILDING
LICENSE IS GRANTED.
Mr. Sabo affirmed.
COMM. NORTHCROSS INDICATED THE HE DOESN'T SEE ANYTHING IN
THE PROPOSAL ABOUT THE SIGN.
CHAIR THOMAS ASKED IF THE SIGN ISSUES COULD BE INCLUDED.

1 Mr. Sabo answered that they can include maintenance of the
2 sign.

3 COMM. NORTHCROSS ASKED IF ALSO THE FENCE FOR THE ADJACENT
4 RESIDENTIAL PROPERTY THAT'S IN BACK CAN BE INCLUDED.

5 COMM. PARLOVE WANTED TO CONFIRM THAT STEINWAY HAS OWNED THE
6 BUILDING FOR A NUMBER OF YEARS, YET MR. FOREST HAS ONLY BEEN
7 THERE A YEAR AND A HALF.

8 Mr. Forest affirmed.

9 COMM. PARLOVE WANTED THE APPLICANT TO EXPLAIN THE EXISTING
10 CARS WITH "FOR SALE" SIGNS ON THEM.

11 Mr. Forest indicated that they are getting ready for the
12 business.

13 Mr. Sabo indicated that they can't do that without approval.

14 COMM. PARLOVE ASKED IF THERE IS ALREADY A CLASS B DEALER
15 LICENSE THAT GOES WITH THIS PROPERTY AT THIS TIME.

16 Mr. Forest indicated that it expired, which is the reason
17 they are before the Commission, and that they have to get a
18 new license.

19 Mr. Sabo indicated that he would not sign one without a
20 Special Exception Permit.

21 Mr. Forest indicated that the property has had some
22 improvement, including painting the curbs bright yellow and
23 painting the facade, cleaning up debris and that they have
24 bids for the signing.

25 COMM. PARLOVE INQUIRED IF THE PROPERTY OWNER OWNS ANY
PROPERTY OTHER THAN THIS SITE.

Mr. Forest answered they have one other property in Pontiac
called Warehouse Tire, a used tire store, on Cesar Chavez.

COMM. PAYNE INQUIRED OF THE APPLICANT IF THEY ARE THE
PROPERTY MANAGER.

Mr. Forest affirmed.

COMM. PAYNE ASKED THE APPLICANT IF THAT MEANS HE KNOWS WHAT
NEEDS TO BE DONE AND WILL MAKE SURE IT IS.

1 Mr. Forest affirmed and indicated that they will continue to
2 clean up and improve the property. He also indicated that
3 the owner did pay the fees for this permit when six months
4 ago he wanted a previous tenant to do it.

5 COMM. PAYNE ASKED ANOTHER GENTLEMAN IF HE IS THE TENANT.

6 Mr. Ali Mustafa introduced himself and stated that he
7 resides in Dearborn.

8 COMM. PAYNE ASKED MR. MUSTAFA WHAT HIS IDEA IS OF WHAT THE
9 PROPERTY NEEDS.

10 Mr. Mustafa indicated that he is an authorized dealer and
11 has two current companies, one in Taylor and one in Detroit.
12 He stated that he is even more encouraged after listening to
13 how much the Commission cares. He further stated that he
14 has an engineering degree and is going to make the
15 dealership a piece of art. He also stated that he is going
16 to continue to improve the property, add landscaping and
17 have a beautiful sign. Lastly, he indicated that he is a
18 hard worker, will do whatever it takes and that he believes
19 in the City.

20 CHAIR THOMAS INDICATED THAT THE COMMISSION CANNOT CHANGE
21 WHAT HAS BEEN APPROVED IN THE PAST BUT THEY CAN MAKE AN
22 IMPACT ON WHAT IS APPROVED GOING FORWARD. HE ALSO ADDED
23 THAT, IN ADDITION TO THE FENCE NEEDING WORK, THE MAILBOX
24 LOOKS LIKE IT IS ABOUT TO TIP OVER. LASTLY, HE INDICATED
25 THAT HE IS IN FULL FAVOR OF APPROVING THIS BUT HAS TO SEE
DETAILS ABOUT A SITE PLAN, BUILDING MATERIALS, FENCE,
PARKING, LIGHTING AND SIGNAGE.

COMM. FEGLEY INQUIRED ABOUT AN OPTION OF TABLING THE ISSUE
FOR 30 DAYS.

Mr. Sabo affirmed such option.

CHAIR THOMAS OPENED AND CLOSED THE PUBLIC HEARING.

COMM. PAYNE INQUIRED ABOUT THE TARGET DATE FOR OPENING.

Mr. Mustafa answered as soon as possible and indicated that,
when he found this property to do business on, he didn't
feel there would be any problem because it was already an
existing dealership. Lastly, he stated that he already has
the license from the State and informed them of his
additional proposed location but that they need two pieces
of paper signed and one of them is for the zoning.

1 COMM. PARLOVE INQUIRED OF MR. FOREST IF THE BARBED WIRE IS
2 GOING TO REMAIN ON THE TOP OF THE FENCE.

3 Mr. Forest answered negatively and stated that they have a
4 lot of repairs to do on the fence.

5 COMM. PARLOVE MOTIONED TO POSTPONE FOR 30 DAYS.

6 COMM. NORTHCROSS SUPPORTED.

7 VOTE: AYES: Parlove, Payne, Fegley, Thomas, Cadd,
8 Northcross

9 NAYS: None

10 ABSTAIN: None

11 Vote 6-0-0 motion carries

12

13 COMM. PARLOVE MOVED TO ADJOURN.

14 CHAIR THOMAS SUPPORTED.

15 ADJOURNMENT: 9:56 p.m.

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