

REGULAR MEETING: City of Pontiac Planning Commission Meeting Minutes on January 9, 2013; Pontiac City Hall, 47450 Woodward Avenue, Pontiac, Michigan 48342

ACTING CHAIRPERSON THOMAS CALLED REGULAR MEETING TO ORDER AT 6:35 P.M.

MOMENT OF MEDITATION:

ROLL CALL: PRESENT: Hudson, Glass, Hollis, Cadd, Thomas.

EXCUSED: Fegley.

ABSENT: None.

Mr. Sabo reported a quorum is present.

COMMUNICATIONS: None.

MINUTES FOR REVIEW: December 5, 2012

Acting Chairperson Thomas indicated on page 2, paragraph 6 remarks by Deputy Mayor Glass should be attributed to him, Acting Chairperson Thomas and not Deputy Mayor Glass.

DEPUTY MAYOR GLASS MADE A MOTION FOR APPROVAL OF THE DECEMBER 5, 2012 MINUTES AS CORRECTED AND COMM. HUDSON SUPPORTED.

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

PUBLIC HEARINGS AND SITE PLAN REVIEWS:

5.1 PF-13-01 - Site Plan Review and Special Exception Permit - 500 Centerpoint Parkway.

PRESENTATION OF SPECIAL EXCEPTION PERMIT AND SITE PLAN REVIEW GIVEN BY MR. SABO.

Overhead photographs were shown.

Petitioner, Matthew Woodworth gave a brief overview of the property and indicated they have similar operations in Flint and Detroit. Mr. Woodwork informed the commissioners they are fully aware of Federal and State environmental permits that are needed and required.

ACTING CHAIRPERSON THOMAS DECLARED PUBLIC HEARING OPEN.

None.

ACTING CHAIRPERSON THOMAS DECLARED PUBLIC HEARING CLOSED.

Comm. Hollis inquired of the number of new employees. Petitioner indicated 20 people in 2014 and a projection of 53 people in 2015.

Comm. Hudson confirmed this is a 40 year family business. Petitioner agreed. Comm. Hudson inquired if Mr. Woodworth's business is related to General Motors. Petitioner indicated no and this building is now an industrial use and warehouse facility and gave an overview of his business and products manufactured. Comm. Hudson inquired of the volume of parts per day. Petitioner indicated 900 parts a day to increase to 1800 parts a day once the facility is in full operation. The Flint facility is currently at 1800 parts a day.

Comm. Hudson indicated the applicant indicated no new construction of the building, but the site plan indicates proposed construction. Mr. Sabo indicated that relates to platforms and support concrete, no actual new building.

Deputy Mayor Glass inquired of room to expand and open positions. Petitioner indicated yes they have room for expansion and potential new hires can come to the facility to fill out an application once the office personnel is in place. Current applicants can either apply now at the Detroit or Flint office.

Deputy Mayor inquired of entry into the building. Mr. Sabo indicated there is a west side main entry and petitioner agreed.

Acting Chairperson Thomas commented this is a good repurpose facility and he reiterated his business friendly attitude for new businesses in Pontiac.

Acting Chairperson Thomas inquired why Pontiac was chosen. Petitioner indicated the I-75 corridor for ease of truck traffic and having a business in Pontiac was easier to traverse to a client in Homer, Michigan, who actually suggested the proposed building.

Deputy Mayor Glass inquired of the value of his investment. Petitioner projected 20 million by the end of 2015. Deputy Mayor Glass thanked the petitioner for considering Pontiac and looking forward to further expansions within Pontiac.

Comm. Hollis inquired if the parking issues were addressed. Mr. Sabo confirmed they are addressed in the conditions.

COMM. HOLLIS MADE A MOTION TO APPROVE THE PROPOSED SITE PLAN REVIEW AND SPECIAL EXCEPTION PERMIT FOR PF-13-01, WOODWORTH INC. MANUFACTURING AND PROCESSING GENERAL BASED ON SPECIAL EXCEPTION PERMIT STANDARDS FROM SECTION 6.303 AND DEPUTY MAYOR GLASS SUPPORTED SUBJECT TO COMPLIANCE CONDITIONS BELOW:

1. Planning Commission waiver of minimum parking requirements in accordance with Section 4.304 of the Zoning Ordinance to modify the minimum number of required parking spaces at the site from 443 to 274.
2. Compliance with Section 4.305; increase the number of barrier free from 5 to 7 spaces.
3. Compliance with all BOCA codes, Engineering standards, Fire codes and City permitting requirements.
4. Compliance with all State and Federal environmental standards.
5. Compliance with all City of Pontiac business licensing requirements.

VOTE: AYES: Hollis, Glass, Cadd, Hudson, Thomas.
 NAYS: None.
 ABSTAIN: None.

Vote 5-0-0 for Approval of the Site Plan Review and Special Exception Permit.

5.2 - PF-13-02 - Site Plan Review and Special Exception Permit - 645 Old Telegraph and 1056 Golf Drive

PRESENTATION OF SPECIAL EXCEPTION PERMIT AND SITE PLAN REVIEW GIVEN BY MR. SABO.

Overhead photographs were shown.

Mike Semma, Consultant for Mr. Shiraz of Shiraz Enterprises, LLC, also present Mr. Alami, Architect Engineer.

Mr. Semma commented there will be three to four businesses in the proposed location and that the building has been closed for a while. He proposed a retail store or fruit market with beer and wine and/or liquor.

The second location would be a pawn shop and auction house and will comply with all requirements. They welcome other businesses to fill the other buildings that are for lease.

Mr. Alami indicated the site is an existing site, the parking is sufficient and they will provide lighting, trash receptacle and landscaping specifications on a future site plan and it will be in compliance with all codes and requirements.

ACTING CHAIRPERSON THOMAS DECLARED PUBLIC HEARING OPEN.

Mr. David Vaughn indicated he resides behind the church and has worked previously with the petitioner and is familiar with the location. Mr. Vaughn assured the commissioners that the landscaping will be sufficient and he is in support of the proposal and believes it will improve and enhance the community.

Mr. Sheldon Fuller indicated he is the owner of Common Grounds, across from the proposed building and inquired if the right side of Golf Drive was a vacant lot. Mr. Sabo indicated it is an under-maintained paved lot.

Mr. Fuller concerned with the numerous non-conformities.

Ms. Denise Hatter inquired what is required for an auction house and what are the plans for the proposed property on Dover. Ms. Hatter also indicated no alcohol sales are needed in that immediate area.

ACTING CHAIRPERSON THOMAS DECLARED PUBLIC HEARING CLOSED.

Comm. Cadd inquired of the allowance of retail sales if the previous tenants were a religious organization. Mr. Sabo indicated the previous tenants are no longer residing there and the only facility close by is a day care at 1122 Dover as it relates to alcohol sales.

Comm. Cadd inquired of the items for sale at an auction house. Mr. Semma indicated used appliances, restaurant equipment and the auctions would be held monthly.

Comm. Cadd inquired of the other businesses for retail because only 4 are listed. Mr. Semma indicated other businesses will be developed in the future.

Comm. Cadd inquired if the pawn shop would carry guns. Mr. Semma indicated mostly jewelry, tools and equipment.

Comm. Hudson inquired of the current owner. Mr. Semma indicated Mr. Shiraz is the current owner.

Comm. Hudson inquired of the exact location of the liquor store, auction house and the proposed pylon sign. Mr. Semma demonstrated on the overhead photos the north building for the liquor store. Comm. Hudson concerned with the lack of parking, which has been a consistent problem in past years.

Mr. Sabo demonstrated on the overhead photographs for the pylon sign and indicated shared parking arrangements are allowed, which the petitioner is proposing. Comm. Hudson commented the pylon sign is obsolete in his opinion.

Deputy Mayor Glass inquired of the current owner. Mr. Semma indicated Mr. Shiraz.

Deputy Mayor Glass inquired of any violations and lack thereof. Mr. Sabo indicated one violation by the State Department and Mr. Bowdell indicated complaints have been received regarding the location, but no citations have been issued.

Deputy Mayor Glass inquired why a pawn shop and why beer and wine. Mr. Semma indicated a pawn shop would be a new adventure and another partner was interested in a fruit market with beer and wine. Deputy Mayor Glass stated this is his first hearing of a fruit market.

Deputy Mayor Glass commented about concerns of business owners wanting to always want to open up liquor stores, used car dealerships or pawn shops in the City of Pontiac. Deputy Mayor Glass indicated he has spoken with Councilperson Waterman of District 1 and she is not in favor of beer and wine, or liquor or a pawn shop in that proposed area.

Deputy Mayor Glass inquired if notices went to the proper residences, because the community has not shown up for this proposal and he is not in support of it. Mr. Sabo indicated yes.

Acting Chairperson Thomas commented no citations have been given because there is no enforcement available and also indicated he wrote an extensive letter concerning a previous petitioner who promised and proposed to do certain enhancements and has thus far failed to do so.

Acting Chairperson Thomas indicated when petitioners present before this Board, they should have complete plans for consideration and he is not in support of this proposal.

COMM. HOLLIS MADE A MOTION FOR DENIAL OF THE SPECIAL EXCEPTION PERMIT SITE PLAN REVIEW PF-13-02 SHIRAZ ENTERPRISES FOR SECTION 2.515 RETAIL SALES (PACKAGED ALCOHOLIC BEVERAGES), SECTION 2.513 PAWN SHOPS, SECTION 2.201 PLACES OF ASSEMBLY, AUCTION USE AND COMM. HUDSON SUPPORTED.

VOTE: AYES: Hollis, Hudson, Glass, Cadd, Thomas.
 NAYS: None.
 ABSTAIN: None.

Vote 5-0-0 for Denial of the Special Exception Permit Site Plan Review.

NEW BUSINESS: Deputy Mayor Glass announced he attended a special administration meeting with the County, Chamber, Representatives of City Council and the Mayor's Office, including the Mayor called One Stop Ready which goal is to encourage the community to capitalize on their strengths and refine their development to implementing their city. He indicated they are asking the city to join with other cities in the community to help stimulate positive business in Pontiac and surrounding neighborhoods and cities.

Deputy Mayor Glass indicated the city is losing business because the Planning Commission is postponing decisions and requiring other items on petitioners, which forces petitioners to look other places to move forward their projects because of time restraints and/or other reasons. More information to follow in two weeks concerning this initiative.

Acting Chairperson Thomas reiterated his upcoming Urban Garden in the spring of 2013.

UNFINISHED BUSINESS: None.

OTHER ITEMS: None.

PUBLIC COMMENT: Ms. Hatter commented the proposal at 645 Old Telegraph is being used as an illegal dumping site and has reported it to the city with no response from authorities. Deputy Mayor Glass gave her a number to call for results, 248-758-2817 and assured her it would be handled by Mr. Sabo and Mr. Bowdell.

Deputy Mayor Glass thanked his colleagues for being pro-business and appreciates their input. Acting Chairperson Thomas agreed.

ADJOURNMENT: 7:50 p.m.

