

REGULAR MEETING: City of Pontiac Planning Commission Meeting
Minutes on February 8, 2013; Pontiac City Hall, 47450 Woodward
Avenue, Pontiac, Michigan 48342

VICE-CHAIRPERSON THOMAS CALLED REGULAR MEETING TO ORDER AT 6:39
P.M.

MOMENT OF MEDITATION:

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

EXCUSED: Cadd.

ABSENT: None.

Mr. Sabo reported a quorum is present.

COMMUNICATIONS: None.

MINUTES FOR REVIEW: January 9, 2013

Deputy Mayor Glass made a correction on page 6, 2nd paragraph
under New Business should read Deputy Mayor Glass indicated some
cities are losing business because ... instead of Deputy Mayor
Glass indicated the city is losing business because ...

Minutes were accepted as corrected.

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

PUBLIC HEARINGS AND SITE PLAN REVIEWS:

5.1 PF-13-11 - Lot Split Request - 1460 North Perry.

PRESENTATION OF LOT SPLIT REQUEST GIVEN BY MR. BOWDELL.

Overhead photographs were shown.

Petitioner Garland Doyle, Assistant Community Development
Director, indicated the city is trying to sell the building.

Comm. Hudson inquired if the city has owned the building for a
long time and why the city does not provide the needing parking
and setback requirements. Mr. Doyle indicated the land
surrounding the building is incumbent and the new owner will
have to appear before the Zoning Board of Appeals for needed

variances; also the city has owned the building for a number of years.

Mr. Bowdell indicated the property is unavailable for the city to split; approval is needed by the ZBA.

Comm. Hudson indicated he is in favor of the lot split, but feels more thought process needs to be applied.

Deputy Mayor Glass indicated the property is a past community property and the city cannot sell park property, which this building is located on.

COMM. HUDSON MADE A MOTION TO APPROVE THE PROPOSED LOT SPLIT PF-13-11 DAVID EWALT COMMUNITY CENTER, CITY OF PONTIAC AND COMM. HOLLIS SUPPORTED SUBJECT TO THE FOLLOWING CONDITIONS:

1. Compliance with Section 2.301 of the Zoning Ordinance for required rear yard setback or obtain a dimensional variance from the Zoning Board of Appeals.
2. Compliance with Section 4.305(A) Parking Layout and Design standards - Ingress and Egress or provide a grant of Ingress/Easement agreement.
3. Compliance with Section 4.303 Parking Requirements or provide a parking agreement
4. Provide and record all utilities and public easements.
5. Site Plan Review is required for occupancy of building.

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

Vote 4-0-1 for Approval of the Lot Split Request.

5.2 PF-13-12 - Lot Split Request - 345 Edison.

PRESENTATION OF LOT SPLIT REQUEST GIVEN BY MR. BOWDELL.

Overhead photographs were shown.

Petitioner Garland Doyle appeared and had no additional comments.

Comm. Hollis inquired if any offers were pending. Mr. Doyle indicated no. The city auction will be later this month.

Comm. Hudson inquired of the square footage of the building and a minimum bid requirement. Mr. Bowdell was unsure of the square footage. They will advertise in the Oakland Press, Free Press, City's website, cable and on all the local TV channels.

Deputy Mayor Glass indicated there is a minimum bid on both properties and a refusal offer and he also indicated the request is coming from administration, which he is a part of the administration.

Chairperson Thomas inquired of the previous owners. Mr. Doyle indicated they were evicted and the pipes busted and there is water damage.

COMM. HUDSON MADE A MOTION TO APPROVE THE PROPOSED LOT SPLIT PF-13-12 HOWARD DELL COMMUNITY CENTER, CITY OF PONTIAC AND COMM. FEGLEY SUPPORTED SUBJECT TO PROVIDING AND RECORDING ALL UTILITY AND EASEMENTS.

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

Vote 4-0-1 for Approval of the Lot Split Request.

5.3 PF-13-03 - Site Plan Review, Special Exception Permit - 1425 Giddings Road.

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

Overhead photographs were shown.

Petitioner, Father Somoski indicated his desires to move to the proposed location and it will be similar to the Geddes Road property.

Also appeared, Steve Pangori, Architect; Tony Block, School Administrator; and Bernie Shoemaker, Real Estate Agent.

Architect Steve Pangori presented the tree survey and indicated a traffic study has been requested.

VICE-CHAIRPERSON THOMAS DECLARED PUBLIC HEARING OPEN.

Mr. David Richmond commented it is a plus for the community and the only expected traffic will be in the morning and evening.

VICE-CHAIRPERSON THOMAS DECLARED PUBLIC HEARING CLOSED.

Comm. Hollis thanked the petitioner for locating this school in Pontiac.

Comm. Hudson inquired when the petitioner was last before the Planning Commission and the status of Lawrence Tech. Mr. Sabo indicated the petitioner was here in the Summer of 2012. Petitioner gave status of Lawrence Tech and indicated this proposal would be a long term expanded campus and enrollment has increased.

Comm. Fegley commented this is a great project.

Vice-Chairperson Thomas commented the city needs good education and encouraged the petitioner to continue growing.

Comm. Hollis had a question on the barrier free parking increase. Mr. Sabo indicated requirement number two could be eliminated.

COMM. FEGLEY MADE A MOTION TO APPROVE THE PROPOSED SITE PLAN REVIEW AND SPECIAL EXCEPTION PERMIT FOR PF-13-03, MARIST FATHERS OF DETROIT, INC., PRIMARY SCHOOL 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 115 to 75.
2. Compliance with all BOCA codes, Engineering standards, Fire codes, and City permitting requirements.
3. Compliance with all City of Pontiac business licensing requirements.

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

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

5.4 PF-13-04 - Lot Split Request - 1211 Colony Lane.

PRESENTATION OF LOT SPLIT REQUEST GIVEN BY MR. SABO.

Overhead photographs were shown.

Petitioner, Diane Smith, indicated she appeared in April for site plan review and had problems with ingress and egress requirements. Ms. Smith is all set to proceed now and proposed to close on the property in May of 2013.

Comm. Fegley inquired if they owned other properties. Ms. Smith indicated Colonial Square. This property is owned and maintained by Colonial Square.

Comm. Hudson inquired of the wetlands. Mr. Sabo highlighted the wetlands on the overhead photographs.

COMM. HOLLIS MADE A MOTION APPROVE THE PROPOSED LOT SPLIT REQUEST FOR PF-13-04, 1211 COLONY LANE, ORCHARD 11 LLC., AND COMM. HUDSON SUPPORTED, SUBJECT TO THE FOLLOWING CONDITIONS:

1. Provide and record all necessary public utility and public access easements.
2. Provide and record all ingress/egress easements and signage easements.
3. Compliance with Building Code, Fire Code and City of Pontiac Business Licensing requirements.

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

Vote 5-0-0 for Approval of the Lot Split Request.

5.5 PF-13-05 - Site Plan Review - Sign - 1211 Colony Lane.

PRESENTATION OF SITE PLAN REVIEW GIVEN BY MR. SABO.

Overhead photographs were shown.

Petitioner, Pat Berry indicated they are working on the front entrance landscape to improve the boulevard, along with the proposed sign.

Comm. Hudson commented the sign is modern and nicely defined and adds class to Pontiac. Comm. Hudson inquired if the sign is illuminated. Petitioner indicated there will be ground lights.

Vice-Chairperson inquired of the units in the building. Petitioner indicated there will be 77 units for seniors age 62 and over. There are no current plans for cafeteria services.

COMM. FEGLEY MADE A MOTION TO APPROVE THE PROPOSED SITE PLAN REVIEW-SIGN REVIEW FOR PF-13-05, COLONY LANE SENIOR COOPERATIVE APARTMENTS, COOPERATIVE SERVICES, INC. AND DEPUTY MAYOR GLASS SUPPORTED, SUBJECT TO THE FOLLOWING CONDITIONS:

1. Compliance with Section 5.105 for low level landscaping at base of ground sign.
2. Compliance with all BOCA codes, Engineering standards, and Pontiac Business Licensing requirements.

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

Vote 5-0-0 for Approval of Site Plan Review - Sign.

5.6 PF-13-06 - Site Plan Review - Sign - 1211 Colony Lane.

PRESENTATION OF SITE PLAN REVIEW GIVEN BY MR. SABO.

Overhead photographs were shown.

Petitioner, Pat Berry, had no additional comments.

COMM. FEGLEY MADE A MOTION TO APPROVE THE PROPOSED SITE PLAN REVIEW-SIGN REVIEW FOR PF-13-06, COLONY LANE SENIOR COOPERATIVE APARTMENTS, COOPERATIVE SERVICES, INC. AND DEPUTY MAYOR GLASS SUPPORTED, SUBJECT TO THE FOLLOWING CONDITIONS:

1. Compliance with all BOCA codes, Engineering standards, and Pontiac Business Licensing requirements.
2. Provide a landscape key for ground sign base area plantings.

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

Vote 5-0-0 for Approval of Site Plan Review Sign.

5.7 PF-13-07 - Site Plan Review - 895 Joslyn Road.

PRESENTATION OF SITE PLAN REVIEW GIVEN BY MR. SABO.

Overhead photographs were shown.

Petitioner, John Gentilly, also appeared a representative of GM, Mr. Nevels, architect.

Mr. Gentilly indicated he had a meeting with Mr. Sabo in advance, revised plans need to be submitted. This will be a hydrogen fuel cell facility.

VICE-CHAIRPERSON THOMAS DECLARED PUBLIC HEARING OPEN.

David Richmond, indicated he attended the previous meeting and he is glad to see safety issues have been implemented and believes this is a plus for the City of Pontiac.

VICE-CHAIRPERSON THOMAS DECLARED PUBLIC HEARING CLOSED.

Comm. Hudson inquired of the Hydrogen fuel cell concept. Mr. Gentilly, project manager, explained the concept in full and indicated it is important research work and they have partnered with other entities. The core business of this project is transportation, but they do work closely with other utilities.

Comm. Hudson commented he is proud to have this type of business in Pontiac.

Deputy Mayor Glass indicated to Mr. Richmond at the previous meeting he could not comment on the proposed project, but was aware of it forthcoming.

Deputy Mayor Glass indicated he will be abstaining because he is a GM facility.

Vice-Chairperson Thomas commented there will be 3500 high tech engineers at this location and the future of GM is at Joslyn and Montcalm. Vice Chairperson Thomas commended the petitioner on his endeavors and supports the proposal.

COMM. HUDSON MADE A MOTION TO APPROVE THE PROPOSED SITE PLAN REVIEW AND SPECIAL EXCEPTION PERMIT FOR PF-13-07, GENERAL MOTORS REAL ESTATE AND FACILITIES GROUP, GHAFARI ASSOCIATES BASED ON SPECIAL EXCEPTION PERMIT STANDARDS FROM SECTION 6.303 AND COMM. HOLLIS SUPPORTED, SUBJECT TO COMPLIANCE CONDITIONS BELOW:

1. Compliance with all Federal environmental and homeland security standards and requirements.
2. Compliance with all BOCA codes, Engineering standards, Fire Codes and City permitting requirements.
3. Compliance with all City of Pontiac Business Licensing requirements.

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

Vote 4-0-1 for Approval of Site Plan Review and Special Exception Permit.

5.8 PF-13-08 - Site Plan Review - Special Exception Permit - 190 West Montcalm Street.

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

Overhead photographs were shown.

Petitioner, Grant Ward, Architect; Mr. and Mrs. Petiprin also present. Mr. Ward indicated presentation was complete and indicated there will be more intensive screening along the residential border.

VICE-CHAIRPERSON THOMAS DECLARED PUBLIC HEARING OPEN.

Mr. David Richmond commented arborvitaes would be a better landscape material and it would improve the area greatly.

VICE-CHAIRPERSON THOMAS DECLARED PUBLIC HEARING CLOSED.

Comm. Hollis inquired if the petitioner was in business currently and hours of operation. Mr. Petriprin indicated yes for 54 years and business hours are Monday through Friday 8 a.m. to 5 p.m. and Saturday 8 a.m. to 12 noon.

Comm. Hudson indicated he has been trying to locate Mr. Ward and inquired of his business location. Mr. Ward indicated he is located in downtown Davisburg.

Deputy Mayor Glass indicated he is excited for this new business expansion and commended the petitioner on his endeavors and for remaining in Pontiac.

Vice Chairperson Thomas concurred with the remarks of Deputy Mayor Glass. Vice Chairperson Thomas inquired of the trailer in the rear. Petitioner indicated it will be removed.

COMM. HOLLIS MADE A MOTION TO APPROVE THE PROPOSED SITE PLAN/SPECIAL EXCEPTION PERMIT, PF-13-08 FRALEY'S TRANSMISSION AND COMM. HUDSON SUPPORTED, SUBJECT TO THE FOLLOWING CONDITIONS:

1. Compliance with Section 4.407(b) of the Zoning Ordinance for required parking lot landscaping adjacent to residentially zoned property; or Modification of the required landscaping.
2. Compliance with all building/fire code, permitting, and business licensing requirements.
3. Compliance with all departmental conditions including, but not limited to obtaining a right of way permit for any work in the right-of-way.
4. Grant modification of landscaping.

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

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

5.9 PF-13-09 - Site Plan Review - 114 Orchard Lake Road.

PRESENTATION OF SITE PLAN REVIEW GIVEN BY MR. BOWDELL.

Overhead photographs were shown. Revised site plan was delivered at the start of the meeting and distributed.

Petitioner, Mr. Craig from Northern Sign Company had no additional comments.

Comm. Hudson indicated the dimensions are not identified. Mr. Bowdell indicated they are outlined on the newly revised site plan and the first condition can be removed under the recommendations. Comm. Hudson commented the sign looks very nice.

Vice-Chairperson Thomas agreed it is a nice sign and proper placement for the building.

COMM. FEGLEY MADE A MOTION TO APPROVE THE PROPOSED SITE PLAN REVIEW-SIGN REVIEW FOR PF-13-09 OAKLAND FAMILY SERVICES AND COMM. HOLLIS SUPPORTED, SUBJECT TO THE FOLLOWING CONDITIONS:

1. Compliance with Section 5.105(B)(3) of the Zoning Ordinance for required sign landscaping.

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

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

NEW BUSINESS: Vice-Chairperson Thomas informed commissioners on January 29, 2013 official announcement from GM of hiring 400 new employees and he sent a letter to various officials in Pontiac, which he read into the record.

Vice-Chairperson Thomas expressed the need to attract high tech companies and young professions as residents of Pontiac.

Comm. Hudson commended the commissioners and staff on doing a great job and inquired if GIS is available. Mr. Sabo indicated it is available with the assistance of an Internet connection and a second laptop computer.

Deputy Mayor Glass informed the commissioners that Crystal Lake is being zoned for upper house and is ready for development as soon as the demand presents itself. The housing will range from \$200,000 and up.

UNFINISHED BUSINESS: None.

OTHER ITEMS: 2012 Annual Report was presented by Mr. Sabo.

Deputy Mayor Glass inquired if the value on the number of properties that have appeared before the Planning Commission could be calculated. Mr. Sabo indicated based on building permits it is possible.

COMMISSIONERS UNANIMOUSLY APPROVED THE 2012 ANNUAL REPORT AND IT WILL BE FORWARDED TO CITY COUNCIL FOR APPROVAL.

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

PUBLIC COMMENT: David Richmond thanked Deputy Mayor Glass for his comments and is glad to see the new subdivision at Crystal Lake developing. Mr. Richmond also commended the Planning Commission on their good work.

Mr. Richmond also commented on the city creating non-conforming situations and the first two items on lot splits creates a non-conforming issue.

Vice-Chairperson Thomas thanked Mr. Richmond for his public comments.

ADJOURNMENT: 8:39 p.m.

