

CITY OF PONTIAC - PLANNING COMMISSION

WEDNESDAY, MARCH 3, 2021

6:00 P.M.

A meeting before the Planning Commission, via Zoom technology.

BOARD COMMISSIONERS:

Dayne Thomas, Chair

Mona Parlove, Commissioner

Ashley Fegley, Vice Chair

Christopher Northcross, Commissioner

Lucy Payne, Commissioner

Mayor Deirdre Waterman, Commissioner

EXCUSED:

Hazel Cadd, Commissioner

CITY OFFICIALS PRESENT:

Vernon Gustafsson, Planning Manager

Donovan Smith, City Planner

MINUTES RECORDED BY:

Quentina R. Snowden, (CSR-5519)

Certified Shorthand Reporter & Notary Public

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MEMBERS OF THE PUBLIC ADDRESSING THE PLANNING  
COMMISSION:  
Mike Langnas  
Ernestine McCall  
Abdul Siddiqui  
Jill Hayes

1 (CALL TO ORDER: Chair Thomas called  
2 the meeting to order at 6:03 p.m.)

3 CHAIRPERSON THOMAS: Good evening all.  
4 I'm going to virtually gavel this meeting to open.  
5 Welcome to Pontiac Planning Commission regularly  
6 scheduled meeting for Wednesday, March 3, 2021.

7 And the meeting is officially open and  
8 Mr. Gustafsson, may I have roll call, please.

9 MR. GUSTAFSSON: Sure. Just as a  
10 reminder, please provide your name, that you're  
11 attending virtually and where you're currently  
12 located.

13 With that being said, Chair Thomas?

14 CHAIRPERSON THOMAS: Yes, Dayne Thomas  
15 attending virtually from my house on Oliver Street  
16 in Pontiac.

17 MR. GUSTAFSSON: Vice Chair Fegley?

18 VICE CHAIR FEGLEY: Yes, attending  
19 virtually from my house in Pontiac, Michigan.

20 MR. GUSTAFSSON: Commissioner  
21 Northcross?

22 COMMISSIONER NORTHCROSS: Yes,  
23 attending virtually from my house over on Astorwood  
24 in Pontiac, Michigan.

25 MR. GUSTAFSSON: Commissioner Payne?

1 COMMISSIONER PAYNE: Did you say  
2 Payne?

3 MR. GUSTAFSSON: I did.

4 COMMISSIONER PAYNE: Oh, I'm sorry.  
5 Yes, attending virtually at my home in Pontiac.

6 MR. GUSTAFSSON: Commissioner Parlove.

7 COMMISSIONER PARLOVE: Good evening,  
8 attending virtually at my home in Pontiac.

9 MR. GUSTAFSSON: And Mayor Waterman?

10 MAYOR WATERMAN: Present, attending  
11 virtually Pontiac, Michigan.

12 MR. GUSTAFSSON: We have a quorum.

13 CHAIRPERSON THOMAS: Okay. Very good.  
14 Thank you all, and welcome. We have a very short  
15 agenda this evening, just one public hearing and  
16 there's one item of new business, but may we  
17 also -- may we first have a motion to approve the  
18 agenda, please.

19 COMMISSIONER NORTHCROSS: Make a  
20 motion to approve the agenda.

21 COMMISSIONER PARLOVE: I second.

22 CHAIRPERSON THOMAS: Okay. We have a  
23 motion and a second and support. Any further  
24 comments or questions? Otherwise we -- because  
25 we're doing this virtually, we can't do it with an

1 up or down yea or nay, so Mr. Gustafsson, roll call,  
2 please.

3 MR. GUSTAFSSON: Sure. Commissioner  
4 Northcross?

5 COMMISSIONER NORTHCROSS: Yes to  
6 approve.

7 MR. GUSTAFSSON: Commissioner Parlove?

8 COMMISSIONER PARLOVE: Yes to approve.

9 MR. GUSTAFSSON: Commissioner Payne?

10 COMMISSIONER PAYNE: Yes to approve.

11 MR. GUSTAFSSON: Mayor Waterman?

12 MAYOR WATERMAN: Yes to approve.

13 MR. GUSTAFSSON: Vice Chair Fegley?

14 VICE CHAIR FEGLEY: Yes to approve.

15 MR. GUSTAFSSON: And Chair Thomas?

16 CHAIRPERSON THOMAS: Yes to approve.

17 MR. GUSTAFSSON: Agenda approved as  
18 presented.

19 CHAIRPERSON THOMAS: Okay. So the  
20 agenda is approved.

21 So now we go to minutes for review.  
22 And I'd like -- as everyone knows, I'd like to  
23 handle this identifying everyone by name, so that  
24 they can make their comments and do it in order as  
25 if we were in the council chamber moving from my

1 left to right virtually. So Commissioner  
2 Northcross, please?

3 COMMISSIONER NORTHCROSS: I have no  
4 changes.

5 CHAIRPERSON THOMAS: Okay. Honorable  
6 Mayor Dr. Deirdre Waterman, please.

7 MAYOR WATERMAN: No corrections.

8 CHAIRPERSON THOMAS: Okay. Thank you.  
9 Commissioner Parlove, please?

10 COMMISSIONER PARLOVE: No changes.

11 CHAIRPERSON THOMAS: Commissioner  
12 Payne, please?

13 COMMISSIONER PAYNE: No corrections.

14 CHAIRPERSON THOMAS: Commissioner  
15 Fegley, please.

16 VICE CHAIR FEGLEY: No changes or  
17 corrections.

18 CHAIRPERSON THOMAS: I should say Vice  
19 Chair Fegley, but thank you. And I have no  
20 corrections or modifications either.

21 So with that being said, may I have a  
22 motion to approve the minutes as submitted?

23 COMMISSIONER PARLOVE: I make a motion  
24 to approve the minutes as submitted.

25 CHAIRPERSON THOMAS: Thank you. May I

1 have a second and support, please?

2 COMMISSIONER NORTHCROSS: Support.  
3 Chris Northcross.

4 CHAIRPERSON THOMAS: If there are no  
5 further comments or questions, Mr. Gustafsson, may  
6 we have roll call, please.

7 MR. GUSTAFSSON: Commissioner Parlove?

8 COMMISSIONER PARLOVE: Yes to approve.

9 MR. GUSTAFSSON: Commissioner  
10 Northcross?

11 COMMISSIONER NORTHCROSS: Yes to  
12 approve.

13 MR. GUSTAFSSON: Chair Thomas.

14 CHAIRPERSON THOMAS: Yes to approve.

15 MR. GUSTAFSSON: Vice Chair Fegley?

16 VICE CHAIR FEGLEY: Yes to approve.

17 MR. GUSTAFSSON: Mayor Waterman?

18 MAYOR WATERMAN: Yes.

19 MR. GUSTAFSSON: And Commissioner  
20 Payne?

21 COMMISSIONER PAYNE: Yes to approve  
22 the minutes.

23 MR. GUSTAFSSON: Minutes approved 6-0.

24 CHAIRPERSON THOMAS: Okay. So we have  
25 approved the minutes.

1                   So now we move to the formal item on  
2                   our agenda. This is a public hearing. This is SEP  
3                   21-01. It is a special exemption permit 50606  
4                   Woodward, and I'm going to make an assumption that  
5                   Mr. Gustafsson will present?

6                   MR. GUSTAFSSON: Actually this evening  
7                   Donovan Smith will be presenting.

8                   MR. GUSTAFSSON: Okay. So Mr. Smith,  
9                   please.

10                   (Presentation of facts given by Mr.  
11                   Smith.)

12                   5. PUBLIC HEARINGS:

13                   5.1

14                   SEP 21-01 Special Exemption Permit

15                   PROPERTY ADDRESS: 50606 Woodward

16                   PARCEL NO. 64-14-29-455-003

17                   APPLICANT: Starling laboratory

18                                   Services, LLC

19                   CURRENT ZONING: C-3 Corridor

20                                   Commercial

21                   PROPOSED USE: Medical Marihuana

22                                   Safety Compliance Facility

23                   (Presentation of facts given by Mr.  
24                   Smith.)

25                   CHAIRPERSON THOMAS: Thank you very



1 much. I trust the petitioner is in attendance  
2 virtually?

3 MR. LANGNAS: Yes.

4 CHAIRPERSON THOMAS: Okay. Good  
5 evening. Would you please come forward and identify  
6 yourself by name and address, please.

7 MR. LANGNAS: My name is Michael  
8 Langnas. And which address do you want, the  
9 property address or just my -- which address would  
10 you like?

11 CHAIRPERSON THOMAS: Your property  
12 address is fine.

13 MR. LANGNAS: 5801 Cherry Crest Drive.  
14 Go ahead, Randy.

15 CHAIRPERSON THOMAS: I'm sorry?

16 MR. LANGNAS: Okay. 5801 Cherry Crest  
17 Drive, West Bloomfield, Michigan 48322.

18 CHAIRPERSON THOMAS: So you heard Mr.  
19 Smith's overview of your proposal. Is there  
20 anything that you'd like to enhance, modify,  
21 correct? It's open for your comment.

22 MR. LANGNAS: No. I think he did a  
23 very nice job and we appreciate the opportunity to  
24 be in Pontiac for this new business. You know, we  
25 plan on putting in a lot of money into the building,

1 and to get it up and running. We plan on employing  
2 a number of people and we think that it's -- you  
3 know, will be a great opportunity for everybody. We  
4 can help encourage the tax base and be a good  
5 citizen in the City.

6 CHAIRPERSON THOMAS: Okay. Fair  
7 enough. Just for your benefit and the edification  
8 of everyone who may be watching --

9 MR. LANGNAS: We plan on employing a  
10 number of people and we think that it's --

11 CHAIRPERSON THOMAS: I'm sorry, are  
12 you --

13 MR. LANGNAS: I didn't say anything.

14 COMMISSIONER PAYNE: That was the  
15 recording replaying itself.

16 CHAIRPERSON THOMAS: So for the  
17 edification of everyone, this is a public hearing  
18 and so, what we will do is go to my fellow  
19 Commissioners allowing them to engage you with  
20 comments and questions. We will then open public  
21 hearing. We will collect and aggregate all of the  
22 questions, relevant, applicable questions. We'll  
23 close public hearing. We'll set about to answer  
24 those questions, and then we'll come back to seek a  
25 motion and a vote.

1           So with that being said, without  
2 further ado, Commissioner Northcross, please?

3           COMMISSIONER NORTHCROSS: Good  
4 evening. And thank you, Mr. Langnas.

5           MR. LANGNAS: Langnas. Yes, nice to  
6 meet you.

7           COMMISSIONER NORTHCROSS: Yes, sir.  
8 Thank you for looking at Pontiac. The only question  
9 I have is what will the face of the building look  
10 like?

11           MR. LANGNAS: Well, we haven't got a  
12 strict design yet, but we are planning to redo the  
13 whole exterior of the building.

14           COMMISSIONER NORTHCROSS: Yeah, that's  
15 gone through a number of changes, kind of a  
16 throwback to the '50s when Pontiac was one of those  
17 places where if you wanted to get a part or you  
18 needed to get a special service, this was the area  
19 to come. And I think that area for a number of  
20 years did a lot of auto and truck repair work, and  
21 that sort of thing. But, we do have that M1 Grill  
22 across the street, and this might be a great time to  
23 spruce up that area.

24           MR. LANGNAS: Yeah, we recognize that  
25 the exterior needs some work, so I mean, we will

1 certainly -- that's certainly on our list of to-do,  
2 you know, assuming we, you know, pass tonight,  
3 so --

4 COMMISSIONER NORTHCROSS: Okay. Okay.  
5 I'll listen to the questions and the comments in the  
6 public hearing. No further questions or comments  
7 here at this point in time.

8 MR. LANGNAS: Thank you.

9 CHAIRPERSON THOMAS: Okay. Thank you.  
10 And going in the order that we prescribed, Honorable  
11 Mayor Waterman, please.

12 MAYOR WATERMAN: Thank you. And good  
13 evening, gentlemen. I have just a couple of  
14 questions. Safety compliance, I don't know that we  
15 have had more than 1 or 2 applicants for safety  
16 compliance status since the beginning of our medical  
17 marijuana process; and you can correct me on that if  
18 you know of others, but I know that has is not a  
19 version of the industry that we have had that many  
20 applicants.

21 So I just have some basic questions.  
22 For safety compliance, when you are testing the  
23 medical marijuana product from the growers and all,  
24 do you -- do you just test random samples of that?  
25 I would assume you're not testing -- checking for

1 the whole batch. You do certain scientific random  
2 samples, I would presume.

3 And then also a second question would  
4 be for my education, is how is that transported? Do  
5 you need a safety transporter to do that; and has  
6 the process been outlined and identified by the  
7 State Medical Marijuana Commission in terms of the  
8 rules and process and logistics involved in that.  
9 Those are my questions.

10 MR. LANGNAS: So first -- I'll answer  
11 the second question first. In order for any product  
12 to be transported within the State it has to be done  
13 by a State-licensed transporter. So, if they don't  
14 have a license to transport, then they're operating  
15 illegally. Obviously we can only accept products  
16 from caregivers or people that bring it in by  
17 licensed transporters. We're not in the transport  
18 business necessarily, you know. We're in the  
19 testing business. Okay?

20 MAYOR WATERMAN: Right.

21 MR. LANGNAS: And then the material  
22 obviously will either be destroyed or returned to  
23 the -- you know, after the test results are  
24 performed.

25 MAYOR WATERMAN: What would determine

1 if they're destroyed or returned?

2 MR. LANGNAS: There's a process in the  
3 State regulation. So we will have to follow all of  
4 that.

5 MAYOR WATERMAN: And the first  
6 question was, what portion of any batch do you test?  
7 I assume that you are doing -- is it random samples  
8 or certain outputs or certain percentage of the  
9 product or what is -- what are the rules?

10 MR. LANGNAS: So the rules are really  
11 driven by the growers. So I don't mean they define  
12 the rules, but the State mandates when there is a  
13 grow, a certain percentage of each grow has to be  
14 tested for all of the different things that the  
15 State requires, you know, including heavy metals,  
16 you know, things that might cause -- pesticides.  
17 I'm sorry. I'm just drawing a blank. You know,  
18 things like that. Because they want it to be  
19 basically an organic product. And those -- all of  
20 those regulations and rules are driven by the State  
21 of Michigan.

22 MAYOR WATERMAN: What would be your  
23 role in that facility, if it were to open in  
24 Pontiac?

25 MR. LANGNAS: So my role would be

1 basically, for lack of a better phrase, would be  
2 like the chief operating or chief executive officer.  
3 We would hire a lab director. We would have  
4 assistants under him as well as other staff that  
5 would help operate the facility. I'm not -- I'm a  
6 lawyer by trade. I'm not a -- you know, a licensed  
7 lab director. So my job -- my qualifications would  
8 be not for that, but we would hire the appropriate  
9 people and expect them to comply with the State  
10 laws, the City laws, whatever that is so that, you  
11 know, we're -- like I said, we're a good citizen and  
12 we become, you know, good neighbors.

13 MAYOR WATERMAN: Exactly. Now I  
14 understand that. That's why I wanted to ask you, so  
15 I had some idea of your background; some expertise  
16 that we wouldn't be expected to know --

17 MR. LANGNAS: Yep.

18 MAYOR WATERMAN: -- that defines your  
19 role. All right. I will end my questions here and  
20 wait to hear the public hearing.

21 CHAIRPERSON THOMAS: All right. Thank  
22 you very much. Commissioner Parlove, please.

23 COMMISSIONER PARLOVE: Thank you.  
24 Good evening, Michael. Thank you for coming to be  
25 with us this evening.

1 MR. LANGNAS: Thanks for having me.

2 COMMISSIONER PARLOVE: When there's  
3 test that's ongoing -- hopefully you know this part  
4 -- is it something that there would be any odors  
5 released in the atmosphere; are there going to be  
6 any noxious sort of engagement with what's happening  
7 in the area around the building?

8 MR. LANGNAS: So we would -- so  
9 there's been some publicity in like West Bloomfield  
10 about grow houses and the odors that emanate from  
11 those houses as a result of the grows because  
12 they're growing -- you know, they could be growing  
13 hundreds of plants, or you know even more than that.

14 We will not have that issue  
15 necessarily. I can't tell you that it's going to be  
16 odor-free, you know, like anything else, but in  
17 terms of what we're doing, there will be very  
18 limited odor, number one. And number two, we'll  
19 have an air handling system in place that will help  
20 filter that out. Because we're not handling large  
21 quantities in the sense of, you know, there will be  
22 1,500 plants in a room, you know, being harvested,  
23 being trimmed, being processed and all that.

24 Our job is to take a portion of that,  
25 that's delivered to us, we test it through various



1 machines, make sure it comes out right and gives the  
2 test results. We have to report our results to the  
3 State, so it all tracks from you know seed to sale,  
4 basically.

5 Then once things are up and running,  
6 is there going to be a constant stream of your  
7 customers coming in and going out as far as dropping  
8 off product to be tested? How does it work when  
9 things are actually playing out in real-time?

10 MR. LANGNAS: We hope so that people  
11 will be coming and going, that's how we'll be able  
12 to stay in business and pay our taxes, right? It  
13 could be done a number of ways. It could be  
14 individual growers will bring to us for testing. It  
15 could be a secure transporter that brings it for  
16 testing. But it's not going to be the -- it's not  
17 going to be a retail-type setting, I guess to give  
18 it a differentiation, right?

19 COMMISSIONER PARLOVE: It's a Monday  
20 through Friday type of operation or is it seven days  
21 a week?

22 MR. LANGNAS: You know, it's like  
23 anything else, I think it could be seven days a week  
24 if we get busy enough. But generally speaking it  
25 will be a Monday through Friday, you know.

1 COMMISSIONER PARLOVE: Okay.

2 MR. LANGNAS: I mean, we think Pontiac  
3 is -- quite frankly, the reason we chose Pontiac was  
4 because we feel that Pontiac's a great location for  
5 many reasons. One is because of the ordinance that  
6 you've already passed with the green zones; but two,  
7 we think in northern Oakland County it offers  
8 opportunity for other communities that are within  
9 driving -- you know, not terribly far distance to  
10 utilize our services.

11 COMMISSIONER PARLOVE: Okay. And is  
12 this a first endeavor for this entity?

13 MR. LANGNAS: Yes. So just to give  
14 you background, I do a lot of licensing work for  
15 clients in terms of the State. You know, so we have  
16 had a lot of experience doing that. But in terms of  
17 operating a, you know, properly staffed and  
18 operating facility, yes, this would be our first  
19 venture for that.

20 COMMISSIONER PARLOVE: All right.  
21 Those are my questions for now. Thank you.

22 MR. LANGNAS: Thank you.

23 CHAIRPERSON THOMAS: Thank you.

24 Commissioner Payne, please. You're muted.

25 COMMISSIONER PAYNE: My apologies.

1 Good evening, and thank you for your interest once  
2 again in the City of Pontiac.

3 One of the questions that I had in  
4 regards -- and I guess this may be to Vern, or  
5 Donovan, when you say outside the overlay district,  
6 is that -- are those -- is that an area where it has  
7 not been approved, or that -- that map that we had  
8 up some -- a year ago?

9 MR. SMITH: Safety compliance  
10 facilities are allowed outside the overlay district.

11 COMMISSIONER PAYNE: Great. Thank  
12 you. And when -- how many employees -- is it  
13 Langnas?

14 MR. LANGNAS: Langnas, yes.

15 COMMISSIONER PAYNE: How many  
16 employees are you anticipating? I know that --

17 MR. LANGNAS: Right now we're not a  
18 hundred percent sure, but I can't envision of it  
19 being less than 5 to 10 people at this point when we  
20 first start and we copy to include more people.

21 COMMISSIONER PAYNE: Okay. So since  
22 this is a testing facility, then I'm assuming that  
23 most of the employees will have to have some kind of  
24 certification license or something?

25 MR. LANGNAS: No, not all of them. I

1 mean, we'll need some, you know, people who are, you  
2 know regular staff, I'll call them, not licensed  
3 necessarily. The person that has to have the  
4 licensing is the medical -- we'll call him the  
5 medical director or the lab director, right? And  
6 then probably an assistant or two. But after that,  
7 we can train people to help with the rest.

8 COMMISSIONER PAYNE: Okay. And so,  
9 will some of these employees be from Pontiac, do you  
10 think?

11 MR. LANGNAS: I sure hope so. I mean,  
12 that's our plan. I mean, you know, we like to -- we  
13 think everyone benefits from it, so --

14 COMMISSIONER PAYNE: Okay. So  
15 the -- when you say that's your plan, so what is  
16 your plan at filtering those jobs through the City?

17 MR. LANGNAS: I'm open to discussion  
18 on that. We haven't really given -- we haven't  
19 gotten past this part yet, but we're looking to, you  
20 know, whatever it will take to do, we'd be happy to  
21 talk about it and do it.

22 COMMISSIONER PAYNE: Okay. And  
23 timeline, is this something that -- how long do you  
24 think it will take you to get set up?

25 MR. LANGNAS: I think that -- to get

1 set up? We already got our pre-approval from the  
2 State of Michigan. So assuming we get approval  
3 tonight, we can probably get started. And if it  
4 takes us six months, that would be -- or less, that  
5 would be great.

6 COMMISSIONER PAYNE: Okay. But the  
7 orange color will be changed, right?

8 MR. LANGNAS: I hope so. It's not a  
9 color I would choose, I'll tell you that.

10 COMMISSIONER PAYNE: Okay. Thank you.  
11 I appreciate your time.

12 MR. LANGNAS: Thank you.

13 CHAIRPERSON THOMAS: Thank you very  
14 much. Vice Chair Fegley, please.

15 VICE CHAIR FEGLEY: I don't have any  
16 questions at this time.

17 CHAIRPERSON THOMAS: Okay. Thank you.  
18 So you're a practicing attorney?

19 MR. LANGNAS: Yep.

20 CHAIRPERSON THOMAS: Have been, I  
21 trust you still are, or will still continue to be in  
22 a fashion?

23 MR. LANGNAS: Yes.

24 CHAIRPERSON THOMAS: Okay. All right.  
25 This is not a site plan review, but you know there

1 is not a lot of space there. What is the square  
2 footage of that building, approximately?

3 MR. LANGNAS: Approximately about -- I  
4 think its 10,000 square feet.

5 CHAIRPERSON THOMAS: Really?

6 MR. LANGNAS: Yep.

7 CHAIRPERSON THOMAS: Larger than I  
8 thought then. Again, it's not a site plan review,  
9 but I know that you're not a retail operation. But,  
10 ingress/egress, there's not a lot of space for  
11 parking, but your preliminary plans suggest in terms  
12 of your employees and, you know, future customers to  
13 come, that you'll have either ample parking or  
14 off-site parking?

15 MR. LANGNAS: Correct.

16 CHAIRPERSON THOMAS: Okay. Have you  
17 explored that much? I mean, it's not a site plan  
18 review, but I just --

19 MR. LANGNAS: We have -- we certainly  
20 have talked about that issue. So one of the things  
21 we would -- you know, we're not sure whether we  
22 need -- there's a part of the front of the building,  
23 you know, maybe that has to -- we may pull that off,  
24 you know, and just square it up that way; or we'll  
25 rent some spacing -- some parking, you know, nearby.

1 But we think we can handle that appropriately.

2 CHAIRPERSON THOMAS: Again, it's not a  
3 core question, it was just a curiosity as we move  
4 forward.

5 MR. LANGNAS: It's a fair question, I  
6 agree.

7 CHAIRPERSON THOMAS: Those are my  
8 questions for now. So without further ado, I'm  
9 going to, with a tap of a virtual gavel, virtually  
10 open public hearing. So anyone who would like to  
11 come forward, please do.

12 MR. LANGNAS: Can I add one thing  
13 before? I -- just about the jobs. You know, we're  
14 willing -- you know we plan on doing some kind of  
15 job fair and finding qualified people from the area.  
16 So I just -- I don't know if I was clear enough when  
17 -- I forgot who asked me that question. But I just  
18 wanted to put that out there for everybody.

19 CHAIRPERSON THOMAS: Okay. All right.  
20 So I have virtually gaveled the public hearing. The  
21 public hearing is open. If you would come forward,  
22 please state your name and address for the record.  
23 And please keep your comments on point with regard  
24 to this agenda item. And please keep your comments  
25 and questions within the three-minute time limit.

1                   So with that being said, public  
2 hearing is open.

3                   MR. SMITH: All right. So if anyone  
4 wishes to participate in public hearing, indicate so  
5 by raising your hand in the Zoom chat or unmuting  
6 yourself; or you can show yourself in any kind of  
7 way, we'll pull you over. I'm looking in the crowd.  
8 I am not seeing any movement in the crowd. No one  
9 has unmuted themselves. Hello, Ms. McCall. This is  
10 a public hearing related to the special exemption  
11 permit for 50606 Woodward.

12                  MS. McCALL: Yes, I'm aware of that.

13                  MR. SMITH: Okay. Go ahead.

14                  MS. McCALL: A couple of things to  
15 talk about. Traffic pattern you know that.

16                  MR. SMITH: Your name, please.

17                  MS. McCALL: Ernestine McCall, 1199  
18 Oaklawn Drive, Pontiac, Michigan. I don't live too  
19 far from there. That traffic pattern there will  
20 come out of M1 and come out of Goodyear and also  
21 we're also being told that there's going to be a  
22 parking garage there where the -- not the Silver  
23 Dome but the -- on Auburn Hills on the corner of  
24 Auburn Hills and -- Auburn and right across from the  
25 traffic light there. That's going to be a lot of



1 congestion and especially during business hours.  
2 Number one. So how is that going to be taken care  
3 of.

4 Number two, parking. I go to that  
5 area all the time. I get my car serviced there. I  
6 eat there. There's -- there's not that much room  
7 for parking. And we have a -- an alley that runs  
8 behind that's only one way. So access is very  
9 difficult to get there.

10 Number two, so how many people are you  
11 for seeing coming there to the individuals and  
12 people that have to have transport?

13 My -- my next question is how do they  
14 get the training? If somebody in Pontiac wants to  
15 work there, how do they go about getting the  
16 training and certification for that and who would  
17 they receive that notification. Those are my  
18 questions.

19 MR. SMITH: Thank you, Ms. McCall.

20 CHAIRPERSON THOMAS: Thank you very  
21 much. Again, we will aggregate all of the questions  
22 and when public hearing is closed we will satisfy to  
23 answer those questions.

24 Is there someone else, Donovan, in the  
25 queue for public hearing?

1 MR. SMITH: I do not see any hands,  
2 mics or movement on the screen indicating additional  
3 public comment.

4 CHAIRPERSON THOMAS: So is it a fair  
5 assumption that Ms. McCall is the only public  
6 speaker?

7 MR. SMITH: Yes.

8 CHAIRPERSON THOMAS: All right. So  
9 let me say it a different way. Since you can see  
10 what I can't see, is it timely for me to close  
11 public hearing?

12 MR. SMITH: It appears that would be  
13 appropriate.

14 CHAIRPERSON THOMAS: So with that  
15 being said, I will virtually tap the gavel. Public  
16 hearing is closed. And so, Mr. Smith, or Mr.  
17 Gustafsson, will you please set about to answer Ms.  
18 McCall's questions. And if you need to refer to the  
19 petitioner to answer, that's fine.

20 MR. GUSTAFSSON: I can help out and  
21 then I'll obviously -- Mr. Langnas could also chime  
22 in to respond to Ms. McCall's questions in regards  
23 to training, obviously that is a very good question.  
24 I would say that that would be as the applicant  
25 indicated, that they would work with the City in

1 terms of the jobs pipeline that the Mayor had put  
2 together and other resources. He talked about a job  
3 fair which would then obviously include, you know,  
4 opportunities for individuals of who they're looking  
5 for to train them appropriately by staff or taking  
6 some type of further coursework to be trained  
7 appropriate at that time.

8 I would say in regards to traffic  
9 patterns because of the fact of where they're  
10 located along Woodward Avenue, we know right now in  
11 regards to the one-way direction of Woodward, I  
12 would say that -- and because of this location and  
13 because of its type of use, I'm not really -- I  
14 would same impacts of traffic I would say, maybe  
15 getting across, you know, signalization and so forth  
16 might be -- possibly have to be adjusted, but that  
17 could be determined as it goes further down the  
18 road.

19 And let me just be clear that besides  
20 -- and Donovan did a great job explaining that this  
21 site is outside of the three overlay districts.  
22 Since that is the case, that is the reason why the  
23 applicant is here to seek a special exemption  
24 approval before he actually submits his -- or  
25 pending application to the City clerk for a safety

1 compliance facility.

2 And with that being said, he will be  
3 back in regards to from a site plan perspective, and  
4 closer look in regards to those delivery spots,  
5 traffic patterns on there, in regards to location of  
6 parking, on-site parking and maybe some other  
7 potentials that he's looking at. And I think as  
8 he's looking at in regards to staffing, we'll have a  
9 better understanding of that maybe as part of site  
10 plan review. Hopefully that answers the questions  
11 that Ms. McCall had indicated.

12 And also I do want to say also the  
13 Commissioners -- I think it was Commissioner Parlove  
14 was talking about odors and limited odors. If you  
15 remember correctly, Commissioners, we baked in some  
16 very stringent zoning ordinance type of requirements  
17 in regards to filtration and all of those types of  
18 requirements within the zoning ordinance. Those  
19 will be adhered to once it goes from a planning  
20 perspective over to a building perspective. And the  
21 building official and his reviewers would be taking  
22 a close look in regards to those, lack of a better  
23 term, MEP type of systems to ensure that is  
24 virtually limited or no effect in regards to those  
25 neighbors.

1                   CHAIRPERSON THOMAS: Thank you. And  
2 I'd also like to add in that with regard to Ms.  
3 McCall's comments or questions, with regard to  
4 parking, and of course I addressed that just prior  
5 to that with the petitioner, that this is not a site  
6 plan review and when we get to a site plan review,  
7 they will have to go through rigorous compliance,  
8 meeting proper codes and ordinances, and that will  
9 be a discussion topic at that time. But, again,  
10 this is not a site plan review.

11                   So when I ask the question, I ask it  
12 informationally. So I hope that is satisfactory to  
13 you. Again, it's not a site plan review, so it's  
14 not a topic that's technically on the table -- a  
15 question that's technically on the table.

16                   MR. GUSTAFSSON: And if I may through  
17 the Chair, as you know here as Commissioners, we  
18 here in the division and even as Commissioners would  
19 be looking at in regards to its final plan, in  
20 regards to the building to determine what the  
21 parking requirements are, you know, in regards to  
22 the amount of space, handicapped spaces, delivery  
23 and so forth that is usually required. So we'll be  
24 obviously looking at our ordinance to make sure it  
25 complies with those requirements. And if it

1 doesn't, then the question comes up is there other  
2 opportunities for parking, or -- yeah, we'll have to  
3 take a look at it. And also ingress and egress too  
4 will be evaluated.

5 CHAIRPERSON THOMAS: Okay. So once  
6 again, public hearing is closed. I want to thank  
7 Ms. McCall and putting forth those questions. I  
8 hope we satisfactorily answered those. We try to  
9 answer them to best of our ability.

10 With that being said, going back to my  
11 fellow Commissioners for final comments and  
12 questions. And once again, going in order,  
13 Commissioner Northcross, please.

14 COMMISSIONER NORTHCROSS: Mr. Langnas.  
15 Did I pronounce that correctly?

16 MR. LANGNAS: Yes, sir.

17 COMMISSIONER NORTHCROSS: Okay.  
18 Again, thank you for thinking of Pontiac. I have no  
19 questions.

20 CHAIRPERSON THOMAS: Thank you very  
21 much. Honorable Mayor Waterman.

22 MAYOR WATERMAN: All of my questions  
23 have been answered. No further questions.

24 CHAIRPERSON THOMAS: Commissioner  
25 Parlove.

1 COMMISSIONER PARLOVE: No further  
2 questions.

3 CHAIRPERSON THOMAS: Thank you.  
4 Commissioner Payne, please. Commissioner Payne,  
5 please.

6 COMMISSIONER PAYNE: Sorry. I guess  
7 I'll have to leave it on, the mic. I'm sorry. So  
8 further questions. Thank you for answering the  
9 questions, Mr. Langnas.

10 CHAIRPERSON THOMAS: Thank you. Vice  
11 Chair Fegley, please.

12 VICE CHAIR FEGLEY: No comments or  
13 questions.

14 CHAIRPERSON THOMAS: Thank you. My  
15 closing comment would be the Mayor likes when I  
16 bring up history, because I touch back to when the  
17 City was formed 150 years ago. But anyhow, that  
18 building was orange in honor of former Pontiac High  
19 School that converted into Pontiac Central. So  
20 maybe might want to cut out a square of that of the  
21 facade and hang it inside and say minor Memorial of  
22 the auto parts business on -- what used to be Wide  
23 Track Drive. Anyhow, just having a little fun with  
24 that. Those are my closing comments.

25 With that being said, may I have a

1 motion, please?

2 COMMISSIONER PARLOVE: Sure. I'd like  
3 to make the motion for SEP 21-01. I make a motion  
4 to approve SEP 21-01 special exemption permit for  
5 medical marijuana safety compliance facility use at  
6 50606 Woodward Avenue, parcel identification number  
7 64-14-29-455-003, contingent on obtaining a City of  
8 Pontiac medical marijuana safety compliance facility  
9 license from the Pontiac interim City Clerk.

10 CHAIRPERSON THOMAS: Thank you. May I  
11 have a second and support, please.

12 COMMISSIONER NORTHCROSS: Support,  
13 Chris Northcross.

14 CHAIRPERSON THOMAS: Okay. Thank you.  
15 We have a motion, we have second and support. Any  
16 further comments or questions before we go to roll  
17 call? Mr. Gustafsson, roll call, please.

18 MR. GUSTAFSSON: Commissioner Parlove?

19 COMMISSIONER PARLOVE: Yes to approve.

20 MR. GUSTAFSSON: Commissioner  
21 Northcross?

22 COMMISSIONER NORTHCROSS: Yes to  
23 approve.

24 MR. GUSTAFSSON: Mayor Waterman?

25 MAYOR WATERMAN: Yes to approve.



1 MR. GUSTAFSSON: Commissioner Payne?

2 COMMISSIONER PAYNE: Yes to approve.

3 MR. GUSTAFSSON: Vice Chair Fegley?

4 VICE CHAIR FEGLEY: Yes to approve.

5 MR. GUSTAFSSON: And Chair Thomas?

6 CHAIRPERSON THOMAS: Yes to approve.

7 MR. GUSTAFSSON: Motion passes 6-0.

8 AYES: Thomas, Payne, Northcross,

9 Waterman, Parlove, Fegley

10 NAYS: (None.)

11 ABSTAIN: (None.)

12 MOTION CARRIES 6-0-0

13 CHAIRPERSON THOMAS: Okay. To  
14 petitioner, thank you very much. Good luck. Let us  
15 know how we can help and we look forward to  
16 ribbon-cutting.

17 MR. LANGNAS: Thank you. We  
18 appreciate it. And I just want to thank your staff  
19 for helping me through this process. They were very  
20 helpful.

21 CHAIRPERSON THOMAS: Thank you.

22 MR. LANGNAS: Have a great evening.

23 CHAIRPERSON THOMAS: With that being  
24 said, next item on the agenda is new business. This  
25 is not a public hearing. It's a special

1 presentation. Clinton River Trail Through Pontiac  
2 via Pike Street and South Boulevard. And am I  
3 correct that Abdul will be presenting this?

4 MR. GUSTAFSSON: Yes. City engineer,  
5 Abdul Siddiqui, and along with his team from  
6 Benesch.

7 (Presentation of Clinton River Trail  
8 through Pontiac via Pike St. and South Blvd given by  
9 Mr. Abdul Siddiqui and Jill Hayes.)

10 (Questions and comments abbreviated  
11 below.)

12 Commissioner Northcross questioned  
13 how does the 5-foot lane compare to what exists  
14 today on the Clinton River Trail section. He stated  
15 it seems like that's kind of narrow.

16 Mr. Siddiqui stated currently the  
17 Clinton River Trail is 10-foot wide.

18 Commissioner Northcross inquired as to  
19 the width along Bagley.

20 Mr. Siddiqui stated those are 8-foot  
21 wide.

22 Mayor Waterman asked if there is there  
23 any difference in the frequency of accidents for  
24 on-street versus elevated the biking lanes?

25 Ms. Hayes stated she does not have the

1 exact data. She stated she believes the national  
2 data is that the elevated bicycle that's at the same  
3 level as the sidewalk, does tend to be safer.

4 Mayor Waterman asked how much more  
5 expensive it is to do the elevated lanes, if they  
6 wanted to provide that extra element of safety.

7 Ms. Hayes stated it is somewhat more  
8 expensive, but they will have to get more specific  
9 numbers. She said it does also require more space  
10 typically because of having to put the buffer lanes.  
11 She stated a lot of bigger cities are trying to put  
12 these in on streets kind of in a general or more  
13 major reconstruction, they would do the curb. She  
14 discussed the buffer with physical separation.

15 Mr. Siddiqui stated they'll put  
16 together some costs for these options as well for  
17 the next presentation to the City.

18 Commissioner Parlove discussed the  
19 slide that shows the difference between the elevated  
20 path. She stated she believes striving for  
21 consistency is important for the rider and driver of  
22 the vehicle. She stated to have the more natural  
23 separation is going to be more beneficial overall.  
24 She stated there is more maintenance with planters,  
25 etc. She stated what you save in pennies now may

1 cost more in maintenance as things deteriorate. She  
2 stated her initial thought is to go with the  
3 off-street cycle track.

4 Commissioner Payne echoed Commissioner  
5 Parlove's comments.

6 Vice Chair Fegley stated she also  
7 likes the alternative one with the tree canopy too  
8 to provide some shade and a little more dimension in  
9 the downtown area.

10 Chair Thomas stated he likes the idea  
11 that something is going to happen.

12 (Ms. Hayes thanked the Commission for  
13 the feedback and continued with the South Boulevard  
14 presentation.)

15 Mr. Siddiqui stated the reason they  
16 can't put the bike path on the north side is because  
17 in front of M1, the right-of-way arrows, so they  
18 will contact them to see if they would be open to  
19 granting an easement to put a bike lane completely  
20 on the north side thorough the whole stretch on  
21 South Boulevard just for consistency sake.

22 Commissioner Northcross stated he's  
23 trying to visualize and what's happening today,  
24 stating the traffic along South Boulevard during  
25 working hours can be brutal, especially coming out

1 of United Shore west. He stated he feels the  
2 elevated bike path is really a necessity in that  
3 area.

4 Mayor Waterman discussed how  
5 Commissioner Northcross is an avid bicyclist. She  
6 discussed Perry Street's speeds, and asked how  
7 Commissioner Northcross compares that to other  
8 districts.

9 Commissioner Northcross stated Perry  
10 Street with the bike lane is better than South  
11 Boulevard without a bike lane. He stated South  
12 Boulevard has some sidewalks and that separation;  
13 but to ride in the traffic during peak hours is  
14 suicide on South Boulevard. He also discussed the  
15 new laws for distance between a vehicle and bike  
16 rider.

17 Commissioner Parlove discussed the  
18 MDOT's project regarding the Woodward/South  
19 Boulevard Michigan left. She inquired as to the  
20 timeframe on that. She stated that is a crazy  
21 intersection.

22 Mr. Siddiqui stated it is slated for  
23 2024. He stated MDOT will be eliminating all of the  
24 left turns in that area and extending the median.  
25 He stated alternative one in the presentations is

1 their recommended option.

2 Commissioner Payne discussed both  
3 presentations and the area of the Clinton River  
4 Trail crossing over to Orchard Lake.

5 Mr. Siddiqui stated they will be  
6 putting up a pedestrian signal in that area and try  
7 to make it safer this summer.

8 Vice Chair Fegley stated she didn't  
9 have any comments, but questioned whether  
10 alternative one has a sidewalk on the side of the  
11 bike lane.

12 Ms. Hayes affirmed, stating it is one  
13 10-foot path; so it is not a separate sidewalk with  
14 a bike path. She stated it's the roadway, and then  
15 a buffer zone and one 10-foot path used for  
16 pedestrians as well as bicyclists.

17 Chair Thomas discussed South Boulevard  
18 at Woodward and South Boulevard at Martin Luther  
19 King. He questioned how the traffic is going to  
20 cross Woodward.

21 Ms. Hayes stated they would cross in  
22 the crosswalk like a pedestrian would.

23 Mr. Siddiqui stated part of the reason  
24 why they are looking into this now is because MDOT  
25 is doing the reconfiguration and MDOT has already

1 committed into incorporating the design for the bike  
2 paths and making the pedestrian and bike crossings  
3 safe at that intersection.

4 Commissioner Northcross discussed the  
5 side of the road as far as snow accumulation.

6 Mr. Siddiqui stated they will work  
7 with the DPW maintenance staff on how to handle  
8 that.

9 (Presentation and discussion regarding  
10 the Clinton River Trail through Pontiac via Pike  
11 Street and South Boulevard concluded.)

12 Commissioner Northcross discussed the  
13 COVID vaccine.

14 Mayor Waterman also discussion the  
15 vaccine and the mass vaccination site being the  
16 Bowens Center; and discussed eligibility  
17 requirements.

18 Mr. Gustafsson stated he spoke with  
19 Ms. McCall in regards to the American House project.  
20 He stated they were going to get together hopefully  
21 in the next week with all parties to discuss their  
22 concerns and issues. He stated he would inform the  
23 Planning Commission of that meeting.

24 He announced that Vice Chair Ashley  
25 Fegley is now a licensed architect.

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Commissioner Parlove made a motion to  
adjourn; seconded by Commissioner Northcross.

(All ayes to adjourn at 7:45 p.m.)

Minutes certified by:



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/s/ Quentina Rochelle Snowden, CSR-5519  
QRS Court Reporting, LLC  
800.308.0068, 810.691.4226  
Dated: March 26, 2021