

REGULAR MEETING: City of Pontiac Planning Commission Meeting
Minutes on March 6, 2013; Pontiac City Hall, 47450 Woodward
Avenue, Pontiac, Michigan 48342

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

MOMENT OF MEDITATION:

ROLL CALL: PRESENT: Cadd, Fegley, Hudson, Hollis, Thomas
(Glass not present at roll call)

EXCUSED: None.

ABSENT: None.

Mr. Sabo reported a quorum is present.
Mr. Sabo added an item under New Business, Master Plan Updates.

COMMUNICATIONS: None.

MINUTES FOR REVIEW: February 6, 2013

Minutes were accepted as presented.

COMM. HUDSON MADE A MOTION TO APPROVE THE FEBRUARY 6, 2013
MINUTES AND VICE-CHAIRPERSON THOMAS SUPPORTED.

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

PUBLIC HEARINGS AND SITE PLAN REVIEWS:

5.1 PF-13-13 - Lot Split Request - Ada Shelly Library.

PRESENTATION OF LOT SPLIT REQUEST GIVEN BY MR. SABO.

Overhead photographs were shown.

Garland Doyle, Pontiac Community Development, had no additional
comments.

(Deputy Mayor Glass entered the meeting)

Comm. Cadd commented that the auction was last week and inquired
if the bidders were aware of the lot split requirements. Mr.
Doyle indicated yes.

Comm. Hudson expressed concerns about the parking and variances that are needed for non-conforming properties.

Deputy Mayor Glass explained the purpose of the split is for the property to be sold without interfering with the park property. All buyers are aware of the contingencies.

Vice-Chairperson Thomas reiterated he is an advocate for repurposing properties and inquired of the new owner's plans.

Vice-Chairperson Thomas welcomed the new owners and new business and hopes their business will be a viable business in Pontiac. Mr. Doyle indicated negotiations are pending.

Comm. Hudson inquired if the library was part of the park land. Mr. Doyle indicated the park land is incumbent by the Department of Natural Resources and does not require DEQ.

Deputy Mayor Glass assured everyone that various parties have been involved in this process and it has been reviewed by attorneys, treasurer's office, state officials and also it has been surveyed.

Deputy Mayor Glass indicated he will be abstaining from the vote because he is part of the Pontiac administration.

COMM. FEGLEY MADE A MOTION TO APPROVE THE PROPOSED LOT SPLIT REQUEST FOR PF-13-13, 148 N. GLENWOOD AVENUE, CITY OF PONTIAC AND COMM. HOLLIS 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: Fegley, Hollis, Hudson, Cadd, Thomas.
 NAYS: None.
 ABSTAIN: Glass.

Vote 5-0-1 for Approval of the Lot Split.

5.2 PF-13-15 - Site Plan Review Request - Easter Seals Monument Sign - 1685 Baldwin

PRESENTATION OF SITE PLAN REVIEW GIVEN BY MR. SABO.

Overhead photographs were shown.

Petitioner Moses From, 1625 Baldwin, commented the building used to house the Health and Human Services Department and it has been vacant for a year. Easter Seals will occupy only half of the building. Mr. From indicated he received a call from the Matthew Colby from the Fire Department concerning no address on the building for location purposes. Mr. From will comply.

Comm. Hollis inquired if there will be landscaping at the base of the sign. Mr. From indicated yes, he will comply with all requirements.

COMM. HUDSON MADE A MOTION TO APPROVE THE PROPOSED SITE PLAN REVIEW, SIGN REVIEW FOR PF-13-15, LION INVESTMENT GROUP BALDWIN, LLC, EASTER SEALS AND COMM. HOLLIS 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: Hudson, Hollis, Glass, Cadd, Fegley, Thomas.
 NAYS: None.
 ABSTAIN: None.

Vote 6-0-0 for Approval of the Site Plan Review.

5.3 PF-13-16 - Zoning Map Amendment - Firehouse Engine #4 Ladder #4 - 382 East Montcalm Street

PRESENTATION OF ZONING MAP AMENDMENT GIVEN BY MR. BOWDELL.

Overhead photographs were shown.

Gaylord Doyle, Pontiac Community Development, had no additional comments.

VICE-CHAIRPERSON THOMAS DECLARED PUBLIC HEARING OPEN.

None.

VICE-CHAIRPERSON THOMAS DECLARED PUBLIC HEARING CLOSED.

Comm. Cadd inquired if the property had been sold and the purchase price. Mr. Doyle indicated no purchasers as of yet and the proposed price is \$10,000.00.

Comm. Hudson inquired if the Master Plan is being updated, would this property be included. Mr. Sabo indicated this property is not included in the Master Plan update and explained the changes to the Master Plan for edification of the members.

Comm. Hudson suggested discussion of Master Plan and changes that affect the City of Pontiac should be discussed so everyone understands the plans for the city.

Deputy Mayor Glass reminded the commissioners that a financial manager is in charge and situations happen. A charter with no financial manager, could follow its course and without the EFM positions on this board would not have been filled.

Vice-Chairperson Thomas noted that he tried for three years to buy parcels and this particular parcel and his offers were not addressed. Vice-Chairperson Thomas indicated he offered more than \$10,000 and he is disappointed with the price it is selling for.

Deputy Mayor Glass suggested Vice-Chairperson Thomas to set up a meeting the EFM.

Deputy Mayor Glass indicated he will be abstaining from the vote because he is part of the Pontiac administration.

COMM. HUDSON MADE A MOTION TO APPROVE THE PROPOSED REZONING REQUEST FOR PF-13-16, 382 EAST MONTCALM, CITY OF PONTIAC FROM R-1, ONE-FAMILY DWELLING DISTRICT TO C-1, LOCAL BUSINESS DISTRICT AND COMM. CADD SUPPORTED, AND RECOMMEND APPROVAL TO THE CITY COUNCIL.

VOTE: AYES: Hudson, Cadd, Hollis, Fegley, Thomas.

NAYS: None.
ABSTAIN: Glass

Vote 5-0-1 for Approval of the Zoning Map Amendment.

NEW BUSINESS: Mr. Sabo presented the proposal to update the City of Pontiac Master Plan. He outlined Phases 1 through 6 in summary being 1, Technical updates; 2, Goals and objectives; 3, New transportation and infra-structure; 4, Economic Development; 5, Zoning and Future land use update; 6, Public Involvement

Vice-Chairperson Thomas commented that the commissioners are here because they all have the best interest for the city and inquired on how the commissioners can best help move the city forward.

Mr. Sabo indicated a steering committee will be formed.

Deputy Mayor Glass indicated the last two Master Plan updates Comm. Hollis and himself were involved, along with three former members of the Planning Commission; it also included clergy, representatives from the DDA, individuals in the community and sub-community meetings.

VICE-CHAIRPERSON THOMAS MADE A RECOMMENDATION TO MOVE FORWARD WITH CONSIDERATION FOR THE MASTER PLAN UPDATES AND COMM. HOLLIS SUPPORTED.

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

Vote 6-0-0 for Recommendation to move forward with the Master Plan updates.

Comm. Hudson indicated Mr. Sabo stated the proposal very well, but the Planning Commission should not be recommending his proposal and the request should come from another entity. Mr. Sabo indicated this is not his proposal. He was just presenting the information regarding the proposal.

Deputy Mayor Glass reported there is a Michigan City Planner Classroom training class and there is scholarship and grant

money available for whoever wants to attend. More information to follow.

UNFINISHED BUSINESS: Comm. Hudson inquired of the dollar amount for the scope of the proposed projects that the Planning Commission addressed last year.

Deputy Mayor Glass inquired if Centerpoint Parkway was closed. Mr. Sabo indicated yes. Deputy Mayor Glass informed Mr. Sabo that the street is partially blocked and needs to be addressed. Mr. Sabo indicated he will follow up.

OTHER ITEMS: None.

PUBLIC COMMENTS: None.

COMMISSIONERS' COMMENTS: Comm. Cadd thanked the commissioners for being professional in addressing the agenda items and being educated concerning changes in Pontiac.

Vice-Chairperson Thomas commented he is becoming a community farmer and is still working on his community garden. He is 90 percent complete and is soliciting volunteers and sponsors to help complete the project. Comm. Cadd suggested he contact the Department of Agriculture and MSU.

Vice-Chairperson Thomas indicated he has contacted MSU, but there is no funding available. He will keep searching.

ADJOURNMENT: 8:03 p.m.