

REGULAR MEETING: City of Pontiac Planning Commission Meeting Minutes on March 7, 2012; Pontiac City Hall, 47450 Woodward Avenue, Pontiac, Michigan 48342

CHAIRPERSON TURPIN CALLED THE MEETING TO ORDER AT 6:35 P.M.

MOMENT OF MEDITATION:

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

EXCUSED: None.

ABSENT: None.

Mr. Sabo reported a quorum is present.

COMMUNICATIONS: Community Advocate Group meets tomorrow, February 2nd at Crofoot Building at 7:30 to - 9:30 p.m.

Upcoming Public Meetings, Save the Dates March 17, 2012; May 24, 2012; September 6, 2012; January 10, 2013.

Planning Commissioners and Historical Members will have combined training on March 10, 2012.

MINUTES FOR REVIEW: 2-1-2012.

COMM. HOLLIS MADE A MOTION TO APPROVE THE MINUTES FOR FEBRUARY 1, 2012 AS PRESENTED AND COMM. HUDSON SUPPORTED.

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

Vote 7-0-0 for Approval of the Minutes.

PUBLIC HEARINGS AND SITE PLAN REVIEWS:

5.1 PF-12-13 - Site Plan Review (Revised) - Senior Apartment Building - 1211 Colony Lane

PRESENTATION OF SITE PLAN REVIEW GIVEN BY MR. SABO.

Petitioner Jim Pappas, 30800 Northwestern Highway, Farmington Hills, presented larger images of site plan and building

elevations. Mr. Pappas is requesting approval of the site plan and indicated the revised plans are more appropriate and a good use of the site, blends within the community, completely funded and ready to proceed forward.

CHAIRPERSON TURPIN DECLARED PUBLIC HEARING OPEN.

None.

CHAIRPERSON TURPIN DECLARED PUBLIC HEARING CLOSED.

Comm. Hudson indicated several years have passed since the original site plan was approved and inquired of the trees on the property.

Mr. Pappas agreed indicating they have secured additional points from HUD and fewer trees will be on the site because the footprint is smaller, but will save necessary trees based on a tree survey.

Deputy Mayor Glass indicated there is a City Ordinance that requires certain amount of trees and there cannot be any deviations.

Comm. Cadd visited the site and indicated the exterior lighting needs to be enhanced, because on her visit she saw activity on the premises. Petitioner indicated the new design will light the entire driveway and the rear.

Comm. Hollis visited the site and indicated the plans were nice and she had no concerns.

Comm. Thomas inquired of the egress and ingress and the acreage. Petitioner indicated the egress and ingress will remain the current width and location with joint access and they have a maintenance agreement. The acreage is a little over 8 acres, they are only purchasing 4 acres.

Comm. Thomas inquired of central heating, monthly fees covering utilities; elevators, maintenance and ground upkeep. Petitioner indicated yes to all above inquiries.

Comm. Thomas inquired of qualifications for residency. Petitioner indicated it is a HUD grant, low income seniors, income of \$23,000 or below, pay 30% of income in rent. Also secured parking, key entry into main building, fence around perimeter, shopping available within walking distance.

Comm. Fegley indicated she was excited about the project and there is a need for senior living facilities.

Chairperson Turpin indicated the profile of the city in terms of senior citizen housing could be a gift to the community.

DEPUTY MAYOR GLASS MADE A MOTION FOR APPROVAL OF THE SITE PLAN SUBJECT TO APPROVAL FROM THE ZONING BOARD OF APPEALS AND COMM. CADD SUPPORTED.

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

Vote 7-0-0 for Approval of the Site Plan Review.

PUBLIC HEARINGS AND SITE PLAN REVIEWS:

5.1 PF-12-15 - Site Plan Review - Special Exception Permit Drive-Through ATM in parking area - 900 Joslyn Road

PRESENTATION OF SITE PLAN REVIEW GIVEN BY MR. SABO.

Petitioner Douglas Clark, Case Group, Novi, Michigan; good presentation given; indicated the reason for the ATM up front is for security for members and conforming with NCUA requirements.

Comm. Thomas indicated his familiarity with the neighborhood and commended the petitioner for a nice looking building, but indicated that the ATM out front detracts the location and suggested moving it over to the island with the drive-in on the side closer to the building and it still would be visible from the front.

Comm. Fegley inquired how willing are they able to conform with all the requirements. Petitioner indicated they are willing to comply in this economy, also it ADA compliant is needed. Comm. Fegley suggested flipping it and have it go the other way and it would not affect the line of traffic and the landscaping would enhance it.

Deputy Mayor Glass also suggested putting it on the side and with proper lighting that would alleviate security issues.

Comm. Hudson recalled a previous request at Huntington Bank, which allowed for the ATM to be located in the front.

Comm. Cadd inquired of having one lane for the ATM with the present drive through location. Petitioner indicated it would have to be retrofitted for that to happen.

Chairperson Turpin indicated it doesn't quite fit in the front and may not add value to the present building.

Two motions were made, but failed.

COMM. HUDSON MADE A MOTION FOR PETITIONER WORK WITH MR. SABO FOR A DESIGN OTHER THAN IN THE FRONT, MEET REQUIRED SETBACKS AND RELOCATE ATM TO THE SIDE AS BEST AS POSSIBLE AND COMM. FEGLEY SUPPORTED.

VOTE: AYES: Fegley, Hollis, Glass, Thomas, Turpin, Cadd.
 NAYS: Hudson (indicated he was opposing his
 motion)
 ABSTAIN: None.

Vote 6-1-0 for Approval of the Minutes.

NEW BUSINESS: None.

UNFINISHED BUSINESS: None.

OTHER ITEMS: Deputy Mayor Glass suggested having pre-formal meetings open to the public and meeting with EM regarding future television broadcasts. Mr. Sabo indicated he will follow up with the EM concerning pre-formal meetings.

Comm. Hudson suggested having students come in as volunteers to operate the broadcasts and Comm. Fegley indicated one student has volunteered in the past.

PUBLIC COMMENTS: None.

COMMISSIONERS' COMMENTS: None.

ADJOURNMENT: 7:47 p.m.