

REGULAR MEETING: City of Pontiac Planning Commission Meeting
Minutes on April 4, 2012; Pontiac City Hall, 47450 Woodward
Avenue, Pontiac, Michigan 48342

CHAIRPERSON TURPIN CALLED THE MEETING TO ORDER AT 6:34 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: None.

MINUTES FOR REVIEW: March 7, 2012

COMM. HUDSON MADE A MOTION FOR APPROVAL OF THE MARCH 7, 2012
MINUTES AND COMM. THOMAS SUPPORTED.

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

PUBLIC HEARINGS AND SITE PLAN REVIEWS:

5.1 PF-12-05 - Street Vacation Request - 50 North Perry

PRESENTATION OF STREET VACATION GIVEN BY MR. SABO.

Petitioner commented the overview of the proposal is to improve
services and increase volume through the Emergency Room area
with different entrances and exits. Petitioner has met with
consultants for their input and is looking to move forward on
his proposal.

CHAIRPERSON TURPIN DECLARED PUBLIC HEARING OPEN.

None.

CHAIRPERSON TURPIN DECLARED PUBLIC HEARING CLOSED.

Comm. Hudson inquired of the results of the proposed street vacation. Petitioner indicated the street will be turned into a one-way street for ambulances and emergency vehicles. Mr. Sabo indicated it will remain McLaren property, but the City owns the street.

Comm. Hudson inquired of the consultants input and traffic studies. Petitioner indicated the consultants were non-committal, no traffic studies have been performed and this proposal is necessary for the plans of the hospital now and for future growth.

Comm. Thomas recalls the Pontiac Hotel in that area and reiterated the city needs to be business proactive and cautious regarding closing streets which prohibit egress and ingress for the City of Pontiac.

Comm. Fegley inquired of public parking and the right-of-way changing. Petitioner indicated there will be public parking for hospital visitors, more signage for better directions. Mr. Sabo indicated the right-of-way will be relinquished and suggested a temporary vacation may be appropriate, which gives flexibility for use of right-of-way in the future.

Deputy Mayor Glass commented he hopes the emergency room expansion is not contingent on the street vacation.

Comm. Cadd inquired if the street is vacated, what are the savings to the city and might it become a cleaner space. Mr. Sabo indicated it would no longer be a main street that needs maintenance, but the city would have easement rights.

Comm. Hollis agreed with Deputy Mayor Glass concerning temporary street vacation and hopes this does not stop the expansion progress of the hospital.

Chairperson Turpin recalled a church that was built and within two years it was torn down and future building and planning needs to be constructed in Downtown Pontiac. Chairperson Turpin commented a temporary vacation is not feasible.

COMM. HUDSON MADE A MOTION - FAILED.

DEPUTY MAYOR GLASS MADE A MOTION TO TABLE THE STREET VACATION FOR 30 DAYS/OR UNTIL THE NEXT PLANNING MEETING FOR THE PETITIONER AND STAFF TO EXPLORE OTHER PLANS OR OPTIONS AND COMM. THOMAS SUPPORTED.

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

Vote 7-0-0 for Tabling Street Vacation for 30 days.

**5.1 PF-12-18 - Site Plan Review and Special Exception Permit -
380-384 North Perry**

PRESENTATION OF SITE PLAN REVIEW GIVEN BY MR. SABO.

Petitioner Showanesh Mebratu, 660 Marsh Drive and Architecture appeared. The architect indicated there are several hardships on this property, which are barrier free and access to building, side yard setback and handicap ramp. They are willing to comply as much as possible. He indicated the elevator can be eliminated because it does not apply.

CHAIRPERSON TURPIN DECLARED PUBLIC HEARING OPEN.

Doris Taylor, President of District 6 CDC asked the members to deny the request because the property is not fit for a foster care facility and this district already has sufficient number of foster care facilities. Ms. Taylor also indicated the proposed resident has been vacant for a long period of time and is not fit for a foster care facility.

CHAIRPERSON TURPIN DECLARED PUBLIC HEARING CLOSED.

Deputy Mayor Glass inquired of the owner how long has she owned the property. Ms. Mebratu indicated since 2007 and she operates four centers in Pontiac and the permitted use can operate without an elevator if it is waived.

Comm. Fegley inquired of the four centers owned by the petitioner. Ms. Mebratu indicated they are for the mentally and disabled persons. Comm. Fegley commented without an outside area, this facility would be a tight fit and what would they do for recreation. Petitioner indicated they have a day program off site for activities.

Comm. Thomas inquired of any medical staff and appropriate space for the clients. Petitioner indicated the staff will include medical personnel; not a licensed nurse. Petitioner indicated

each client will have their own bedroom approximately 11 x 7, which is a state requirement. Comm. Thomas indicated nothing great happens with minimum requirements and feels the repurpose of this facility is not proper for what is being proposed by the petitioner.

Comm. Hudson read into the record Separation of Facilities with 7 or more residents. "New State licensed residential facilities with 7 or more residents shall be located a minimum of 500 feet from any other state licensed residential facility with 7 or more residents. The Planning Commission may permit a smaller separation upon determining that it will not result in an excessive concentration in a single neighborhood or the City overall."

Comm. Hudson inquired of the number of group homes in this area. Petitioner indicated 19 licensed in Pontiac.

Comm. Hudson agrees with Comm. Thomas and Comm. Fegley concerning enjoyment of outside area and minimum requirements not being sufficient.

Comm. Cadd commented she would want people to be in an environment where she would be willing to live and feels that the rooms are too small, feels an elevator or chair lift is needed. Also, Comm. Cadd feels invading air space is conducive to progressive behavior.

Comm. Hollis inquired of Mr. Sabo if it was true someone could not get a licensed group home in a residential area. Mr. Sabo indicated that is untrue. Comm. Hollis inquired of the locations of her present group homes. Petitioner indicated Whittemore, Center, Cottage.

Comm. Hollis indicated she visited the property and she is concerned with safety issues with 14 adults and cannot support the request. Petitioner indicated they have 24 hour staffing.

Comm. Cadd concerned about the number of employees will narrow down the occupancy and outer space of the building. She indicated she cared for her father for 10 months and she knows how difficult it is and feels this is not the right location for this request.

Chairperson Turpin inquired about the difference in foster care homes and group homes. Petitioner indicated the age differences, different age categories.

COMM. THOMAS MADE A MOTION TO DENY THE SITE PLAN AND SPECIAL EXCEPTION PERMIT DUE TO MINIMUM REQUIREMENTS NOT BEING MET AND COMM. HUDSON SUPPORTED.

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

Vote 7-0-0 for denial of Special Exception Permit and Site Plan Review.

NEW BUSINESS: None.

UNFINISHED BUSINESS: None.

OTHER ITEMS: 2011 Planning Commission Annual Report - Distribution of report and an overview was given by Mr. Sabo.

PUBLIC COMMENTS: Betty Taylor, 93 Osmun inquired of the ownership of the scrap yard on Turk Street and it being rezoned. Mr. Sabo indicated GLE owns the scrap yard since October November of 2011; it's zoned M-1 and has been a scrap yard for 15-20 years.

Ms. Taylor complained of the noise, dust, heavy equipment, torn down trees, noise disturbances all through the night.

Rebecca Lang, 83 Osmun, complained about the same scrap yard with bright lights shining on her home. She also complained about the dust, noise, property value decreasing and not receiving a notice concerning this property.

James Gloris agreed with the remarks for the two above residents.

Chairperson Turpin indicated there is an ordinance for noise decibels. Mr. Sabo agreed the ordinance addresses noise and vibration decibel levels. Mr. Sabo indicated there should also be a time limit, usually 7 a.m. to dusk and he will further investigate the lighting issues.

Charles Johnson commented the alarms on the heavy equipment are going to be hard to enforce, because those alarms are designed to work in accordance with safety on the truck. He also believes the time limit is between 7 a.m to 7 p.m. in the city's legal code.

Deputy Mayor Glass commented he does not believe the property is an issue at this point, the issues need to be addressed are the lights, noise and equipment running continuously.

Comm. Hollis disagreed with Deputy Mayor Glass comments because another group was present this evening concerning Mr. Johnson's property.

Deputy Mayor Glass commented the guidelines are proper and Mr. Johnson is in the process of meeting all requirements and guidelines as well as working with staff for a resolution.

Chairperson Turpin suggested bringing all parties concerned into discussion for a resolution.

Comm. Hollis reported Towanna Johnson had to leave the meeting.

Charles Johnson, 21 Paddock, commented the scrap yard is not going to improve, it will only get worse. The trees that were torn down were buffers for the residents. The trucks come with dust all day long and it will not diminish unless the roads are paved in that area. His business has gravel and dust comes. He indicated he is improving and expanding according to requirements.

ADJOURNMENT: 8:50 p.m.