

1 MEETING: City of Pontiac Planning Commission Meeting  
2 Minutes on Wednesday, April 6, 2016, Pontiac City Hall,  
3 48450 Woodward Avenue, Pontiac, Michigan 48342

4 COMMISSIONERS: Chair Dayne Thomas  
5 Ms. Mona Parlove  
6 Ms. Lucy Payne  
7 Mayor Deirdre Waterman  
8 Ms. Hazel Cadd  
9 Mr. Christopher Northcross  
10 Ms. Ashley Fegley, Vice-Chair

11 FROM THE CITY: C. James Sabo, City Planner  
12 Derek Dowdell, City Planner

13 CHAIRMAN THOMAS CALLED THE MEETING TO ORDER AT 6:29 p.m.

14 ROLL CALL:

15 PRESENT: Chair Dayne Thomas, Comm. Mona Parlove,  
16 Comm. Lucy Payne, Comm. Hazel Cadd,  
17 Comm. Deirdre Waterman,  
18 Comm. Christopher Northcross

19 ARRIVED LATE: Comm. Ashley Fegley

20 MINUTES FOR REVIEW: February 3, 2016.

21 COMM. NORTHCROSS PROVIDED A SHEET TO THE BOARD MEMBERS TO  
22 CORRECT A PARAGRAPH OF THE MINUTES TO READ VERBATIM WHAT HE  
23 SAID, WITH AN ADDITIONAL WORD AT THE END AND WITH A COUPLE  
24 ERRORS, WHICH THE BOARD APPROVED TO REPLACE THE MINUTES'  
25 PREVIOUS PARAGRAPH.

26 VOTE: AYES: Parlove, Payne, Fegley, Waterman, Cadd,  
27 Northcross, Thomas  
28 NAYS: None  
29 ABSTAIN: None

30 Vote 7-0-0 motion carries

31 MINUTES FOR REVIEW: March 2, 2016

32 VOTE: AYES: Parlove, Payne, Fegley, Waterman, Cadd,  
33 Northcross, Thomas  
34 NAYS: None  
35 ABSTAIN: None

1 Vote 7-0-0 motion carries

2 PF-16-16, (PUBLIC HEARING) ZONING MAP AMENDMENT 4-1,  
3 ONE-FAMILY DWELLING AND R-3, MULTIPLE FAMILY TO MUD,  
4 MIXED-USE DISTRICT

4 PROPERTY ADDRESS: 300 W. HURON  
5 LOCATION: Parcel Number 14-29-332-003

6 APPLICANT: CSI, LLC

7 Presentation of facts given by Mr. Sabo

8 Mr. Steve Cartier, 6080 Waldon, Clarkston, MI, for CSI or  
9 Lee Contracting, introduced himself and stated that they  
10 don't expect noise levels protruding outside of the building  
11 and they have gained new access for the moving of equipment  
12 and machinery.

13 COMM. NORTHCROSS ASKED IF THAT ROAD WAS CONSTRUCTED TO  
14 HANDLE SOME OF THE LOADS.

15 Mr. Cartier indicated that they still have Huron, as the  
16 heavy side, but he was unsure of the load capacity and will  
17 check and direct traffic accordingly.

18 COMM. PARLOVE ASKED FOR AN OVERVIEW OF WHAT'S HAPPENING.

19 Mr. Cartier complied.

20 COMM. PAYNE ASKED STAFF IF THIS WOULD BE GOING TO THE ZBA.

21 Mr. Sabo affirmed that it would.

22 COMM. PAYNE ASKED FOR THE TIMELINE FOR THE PHASES.

23 Mr. Cartier complied.

24 COMM. PAYNE ASKED IF ANY OF THE EMPLOYEES ARE RESIDENTS.

25 Mr. Cartier answered that he doesn't know and will have to  
check with HR.

26 COMM. PAYNE EXPLAINED THAT THE BOARD SUPPORTS LOCAL  
EMPLOYMENT, EXPLAINED THE IMPORTANCE AND ASKED IF THAT WAS  
SOMETHING THEY WERE LOOKING AT.

27 Mr. Cartier answered that that will hopefully be part of  
28 their career institute where they educate community people  
29 and put them to work.

1 COMM. PAYNE ASKED ABOUT A COMPLETION TIMELINE.

2 Mr. Cartier said that he has no answer at the moment.

3 COMM. FEGLEY ASKED IF THEY HAVE PLANS FOR THE EAST SIDE OF  
4 THE BUILDING.

5 Mr. Cartier answered that that is still up in the air.

6 CHAIR THOMAS STATED HE HAS KNOWN STEVE AND THAT HE'S  
7 WITNESSED THE CLEANLINESS OF OTHER BUSINESSES OWNED BY HIM  
8 AND ALSO STATED THAT HIS UNDERSTANDING IS THAT THE BUILDING  
9 WAS BUILT AS AN ADAPTIVE USE OF A GENERIC PLAN FOR AN  
10 INCARCERATION SCENARIO.

11 Mr. Cartier indicated that he had heard that as well.

12 CHAIR THOMAS INDICATED HE IS IN SUPPORT OF THIS AND  
13 EVERYTHING THEY HAVE DONE HAS BEEN ABOVE AND BEYOND AND  
14 OPENED IT UP FOR PUBLIC COMMENT.

15 Mr. Chuck Johnson wanted to applaud Lee Industrial and asked  
16 if they're approved if they can be nudged to replace a sign  
17 at the entryway to the City.

18 Mr. Kenneth Birch, 269 West Huron, voiced concern over the  
19 Master Plan and what other types of businesses could be  
20 there after the school is gone.

21 Ms. Sonya Malone, Evelyn LaDuff's daughter, showed concern  
22 over noise and pollution and wanted to know if the building  
23 was stable or sinking in.

24 Mr. Scott Holden, 317, 321 and 329 Huron, wanted to know if  
25 they were going to be adding windows and if the public could  
use the tennis courts.

Mr. Hugo Cruz, 124 Henderson, asked if there were going to  
be restrictions on what time of day the construction can  
happen, with a noise concern.

CHAIR THOMAS CLOSED PUBLIC COMMENT AND WELCOMED THE  
HONORABLE DEPUTY MAYOR.

Mr. Sabo asked Ms. Sonya Malone's question, if the building  
was sinking because it's over the Clinton River.

Mr. Cartier answered that they would not have purchased it  
if there was a structural problem.

- 1 Mr. Sabo asked Mr. Holden's question if there are going to  
2 be any new drives, any new windows, any exterior changes and  
3 will the public be allowed to use parts of the building and  
4 have access to the tennis courts.
- 5 Mr. Cartier answered they will be adding windows facing  
6 Huron Street to allow more natural light into the building  
7 and to beautify it and that use of the tennis courts is  
8 probably not going to happen.
- 9 Mr. Sabo asked Mr. Cruz's question of what is the panel over  
10 the windows.
- 11 Mr. Cartier answered that it is an overhead door.
- 12 Mr. Sabo said he could answer the next question which is  
13 that construction is to occur between 7:00 a.m. and  
14 7:00 p.m.
- 15 COMM. NORTHCROSS ADDED THAT PONTIAC CENTRAL WAS MODELED  
16 AFTER HIGHLAND PARK HIGH SCHOOL AND NOT DESIGNED TO BE A  
17 PRISON AND THAT THE NAME OF THE ARCHITECT WAS NATE JOHNSON.  
18 HE ALSO VOICED A CONCERN THAT THE BOARD HAS NOT FULLY  
19 SUPPORTED THAT MASTER PLAN WITH A SET OF CITY ORDINANCES AND  
20 LAND USE ORDINANCES.
- 21 COMM. CADD ASKED ABOUT THE SKILLED TRADES SCHOOL, IF IT WAS  
22 GOING TO ADDRESS ELECTRONICS, ENGINEERING AND COMPUTERS.
- 23 Mr. Cartier answered that those were not their wheelhouse,  
24 instead the classes would address electrical, rigging,  
25 pipefitters, plumbing, carpentry, concrete, controls and IT.
- 26 COMM. WATERMAN EXPRESSED SHE FELT REASSURED THAT THE USE  
27 WOULD BE MAINTAINED AS A SCHOOL.
- 28 COMM. PARLOVE INQUIRED OF MR. SABO ABOUT THE DEFINITION OF A  
29 MIXED USE DISTRICT.
- 30 Mr. Sabo answered that office, research, daycare facilities,  
31 everything that's an allowable use in the C1 local business  
32 district, research type facilities, civic uses, and  
33 indicated he would have to pull up the ordinance for  
34 anything further. Then he addressed Mr. Birch's concerns  
35 and said it wouldn't be set up for other manufacturing or  
36 larger scale heavier industrial types of things and that  
37 industrial uses are not permitted in the MUD zone district.  
38 He also said that, in talking with Mr. Cartier, his  
39 understanding is, as opposed to manufacturing or heavy  
40 manufacturing, it would be a widget-type, coupling mother

1 boards and things like that for maybe computers,  
2 high-intensity type and that industrial use is not permitted  
3 in a MUD district.

3 COMM. PARLOVE COMMENTED THAT SHE WAS PLEASED WITH THE  
4 IMPROVEMENTS BUT THAT THE PICTURE SHE HAD FOR THAT LOCATION  
5 WAS NOT NECESSARILY GOING TO BE LIGHT ASSEMBLY MANUFACTURING  
6 AND INDUSTRIAL USAGE AS THINGS MOVE FORWARD. SHE ALSO SAID  
7 SHE CANNOT TURN A BLIND EYE TO SOMEONE WHO HAS THE CAPACITY  
8 TO MAKE THESE THINGS HAPPEN FROM A FINANCIAL PERSPECTIVE.  
9 SHE ALSO STATED THAT SHE IS FOR THIS PROJECT AND THAT  
10 MR. SABO HAS MADE HER FEEL BETTER ABOUT THE FUTURE LAND USE.

11 COMM. PAYNE ASKED MR. CARTIER TO DESCRIBE LIGHT ASSEMBLY TO  
12 HER.

13 Mr. Cartier explained that GM asked them for 45,000 square  
14 feet for a three-year project to assemble electronic devices  
15 that goes into dashboards, all hand assembly, all minor  
16 stuff.

17 COMM. PAYNE ASKED WHAT WOULD HAPPEN AFTER THE THREE YEARS.

18 Mr. Cartier answered that it would be marketed as usable  
19 space the entire time that they have the building.

20 COMM. PAYNE SAID HER UNDERSTANDING WAS THEIR TRUCKS WOULD BE  
21 COMING OFF HURON.

22 Mr. Cartier affirmed.

23 COMM. PAYNE ASKED IF THERE WAS NO WAY THEY COULD COME OFF OF  
24 STATE STREET.

25 Mr. Cartier answered that they had to fence it because of  
the grade.

COMM. FEGLEY ASKED IF THEY HAD TO COME IN FRONT OF THE BOARD  
AGAIN WITH ANY DEVELOPMENT IDEAS FOR THE EAST SIDE.

Mr. Sabo affirmed.

CHAIR THOMAS STATED THAT A GOOD MANY SAT ON THE MASTER PLAN  
STEERING COMMITTEE AND A GOOD MANY ARE NOW ON THE MASTER  
PLAN ADVISORY COMMITTEE WHICH IS TO IMPLEMENT THE MASTER  
PLAN AND SOME STILL LIVE IN HISTORIC COMMUNITIES. HE THEN  
WENT INTO SOME HISTORY, EXPLAINING THAT THE FOUNDRY RAN 24  
HOURS A DAY, WHERE WHAT MR. CARTIER IS PROPOSING ISN'T  
ANYWHERE NEAR THAT. HE EXPLAINED THAT IT WILL BE LIKE THE  
3-D MANUFACTURING ON OAKLAND, THAT THE NEIGHBORS HAVE NO

1 IDEA BECAUSE IT CREATES NO NOISE. HE SPOKE OF KNOWLEDGE OF  
 2 MR. CARTIER'S FAMILY AND THEIR PROJECTS IN THE PAST HAVE  
 3 ALWAYS BEEN EXCELLENT AND THAT PONTIAC NEEDS TO STEP OUT OF  
 4 THEIR WAY AND HE IS FOR THIS PROJECT 100 PERCENT.

5  
 6 COMM. WATERMAN MOVED "THE RECOMMENDATION TO APPROVE THE  
 7 PROPOSED ZONING MAP AMENDMENT REQUEST FOR PF-16-16, 300 WEST  
 8 HURON STREET FROM R-1, ONE-FAMILY DWELLING, AND R-3,  
 9 MULTIPLE-FAMILY DWELLING DISTRICT TO MUD, MIXED USE  
 10 DISTRICT, AND TO RECOMMEND APPROVAL TO THE MAYOR AND CITY  
 11 COUNCIL SUBJECT TO:

12           1, COMPLIANCE WITH BUILDING CODE, FIRE CODE,  
 13 WATER RESOURCE AND CITY ENGINEERING REQUIREMENTS FOR  
 14 CONSTRUCTION AT THE SITE.

15           2, COMPLIANCE WITH ANY SITE PLAN REVIEW AND  
 16 SPECIAL EXCEPTION PERMIT STANDARDS.

17           AND 3, COMPLIANCE WITH ALL PONTIAC BUSINESS  
 18 LICENSING REQUIREMENTS."

19  
 20 COMM. PARLOVE SECONDED

21 VOTE:    AYES:       Parlove, Payne, Fegley, Waterman, Cadd,  
 22                               Northcross, Thomas

23           NAYS:       None

24           ABSTAIN:  None

25 Vote 7-0-0 motion carries

PF-16-18, SITE PLAN REVIEW - FOR PROPOSED RETAIL,

PROPERTY ADDRESS:   322 E. Walton Boulevard

LOCATION:               Parcel Number 14-16-101-021

APPLICANT:  322 E. Walton, LLC

Presentation of facts given by Mr. Dowdell

Mr. Tim Ponton, 28454 Woodward, Royal Oak, Michigan,  
 explained that they want to very mindful of creating a good  
 separation between the commercial area and the residential  
 district behind Lehigh Avenue, and are dedicating that  
 entire building to retail instead of restaurant use, to keep  
 it low-impact and the hours limited. He also added that  
 instead of the required five street trees along Walton and  
 five along Lehigh, that they will have nine along Lehigh and  
 shrubbery all along Walton and that they exceed the overall  
 green space required by about 5,000 square feet.

COMM. NORTHCROSS ASKED MR. PONTON IF HE HEARD CORRECTLY THAT  
 HE IS GOING TO PLANT SHRUBBERY ALONG THE CHURCH SIDE.

1 Mr. Ponton affirmed.

2 COMM. NORTHCROSS VOICED CONCERN ABOUT THE BUILDING CASTING A  
3 SHADOW ON THE CHURCH AND MADE SURE THE PETITIONER WAS AWARE  
4 THAT DUE TO THE CHURCH'S PROXIMITY, THEY WOULD NOT BE  
5 GRANTED A LIQUOR LICENSE.

6 Mr. Ponton indicated that they didn't plan on seeking one.

7 COMM. PARLOVE ASKED MR. PONTON IF HE IS AN ARCHITECT.

8 Mr. Ponton replied negatively and stated that he is a civil  
9 engineer.

10 COMM. PAYNE INQUIRED AS TO WHAT TYPE OF RETAIL WILL BE IN  
11 THERE.

12 Mr. Ponton indicated that they have not selected one yet but  
13 it will be low-impact.

14 COMM. PAYNE INQUIRED IF IT IS NOT A DOLLAR STORE.

15 Mr. Ponton indicated that he does not think it will be.

16 CHAIR THOMAS ASKED MR. PONTON WHO THE DEVELOPER WAS.

17 Mr. Ponton indicated that it is MCP Development, that they  
18 do strip centers, did one in Lake Orion and one on  
19 Big Beaver.

20 CHAIR THOMAS INQUIRED IF THEY HAD DONE ANY IN PONTIAC.

21 Mr. Ponton indicated that this is the first one.

22 CHAIR THOMAS INQUIRED OF THE PETITIONER IF HE'S TALKED TO  
23 SOME RETAILERS OR IF HE WAS AWAITING APPROVAL FIRST.

24 Mr. Ponton indicated that the developer has been marketing  
25 the plan.

26 CHAIR THOMAS INDICATED THAT HE LIKES PLANS THAT ARE TIED UP  
27 A LITTLE BIT TIGHTER WITH A SPECIFIC PERSON IN MIND, AND A  
28 PLAN AND WHERE THEY'RE GOING AND WHAT WE'RE GOING TO DO AND  
29 HOW MANY JOBS AND HOW MANY PEOPLE THEY'RE GOING TO HIRE AND  
30 HOW MUCH WE'RE GOING TO PAY.

31 COMM. PARLOVE INQUIRED ABOUT THE COST OF THE PROJECT.

32 Mr. Ponton answered from a construction standpoint, \$1.5  
33 million.

1 COMM. PAYNE INQUIRED ABOUT A COMPLETION DATE FOR THE  
PROJECT.  
2  
3 Mr. Ponton answered they would like to have it complete by  
the end of 2016.

4 COMM. NORTHCROSS MADE "A MOTION TO APPROVE THE SITE PLAN FOR  
PF-16-13 (SIC), 322 EAST WALTON BOULEVARD, SUBJECT TO THE  
5 FOLLOWING CONDITIONS:  
6 COMPLIANCE WITH SECTION 4.06(B), PARK LOT  
7 BUFFER STANDARDS FOR LANDSCAPING WITH AT LEAST ONE TREE  
AND ONE SHRUB FOR EVERY TEN FEET OF BUFFER STRIP LENGTH  
8 OR PER SECTION 4.413(B)(1), ALLOW FOR MODIFICATION OF  
THE MINIMUM LANDSCAPING REQUIREMENTS.  
9 2, PRIOR TO CONSTRUCTION, AN ENGINEERING AND  
WATER RESOURCES REVIEW SITE PLAN -- THE SITE  
DEVELOPMENT PLANS.  
10 AND 3, COMPLIANCE WITH ALL REQUIRED PERMITS  
AND REQUIREMENTS, BUILDING CODE, FIRE AND CITY OF  
PONTIAC BUSINESS LICENSING."  
11

12 COMM. PARLOVE SECONDED  
13  
14 VOTE: AYES: Parlove, Fegley, Waterman, Cadd,  
Northcross, Thomas  
NAYS: Payne  
ABSTAIN: None

15 Vote 6-1-0 motion carries

16 PF-16-20, LOT SPLIT

17 PROPERTY ADDRESS: 1 N. Saginaw  
18 LOCATION: Parcel Number 14-290-476-025

19 APPLICANT: Indian Hill 1 N  
Presentation of facts given by Mr. Dowdell

20 CHAIR THOMAS INQUIRED IF IT ALL IS UNDER ONE ROOF.  
21  
22 Mr. Sabo answered, since no one showed, that it is two  
buildings and they can't go and just cut down to get that  
23 378 square feet to make the minimum of 200 feet, that being  
the case they're going to have to ask the ZBA. He added  
that the building was built in 1920.

24 COMM. NORTHCROSS ASKED IF HERE IS A BUILDING ALONG PIKE  
STREET THAT HAS AN AREA THAT YOU CAN WALK INTO AND THEY WANT  
25 TO SEPARATE THOSE OUT.



1 Mr. Sabo affirmed.

2 COMM. NORTHCROSS ASKED IF THEY WERE EVER ONE BUILDING.

3 Mr. Sabo responded that Parcel A and B were at one time one  
4 entity.

5 CHAIR THOMAS INQUIRED IF THEY ARE CREATING TWO SPACES OUT OF  
6 ONE.

7 Mr. Dowdell affirmed.

8 COMM. PARLOVE MADE, "A MOTION TO APPROVE THE LOT SPLIT FOR  
9 PF-16-20, NUMBER 1, NORTH SAGINAW STREET, SIDWELL NUMBER  
10 14-29-476-025, SUBJECT TO THE FOLLOWING CONDITIONS LISTED:  
11 APPROVAL BY THE ZONING BOARD OF APPEALS FOR A  
12 DIMENSIONAL VARIANCE OF 378 SQUARE FEET."

13 COMM. WATERMAN SECONDED

14 VOTE: AYES: Parlove, Payne, Fegley, Waterman, Cadd,  
15 Northcross, Thomas

16 NAYS: None

17 ABSTAIN: None

18 Vote 7-0-0 motion carries

19 PF-16-21, (PUBLIC HEARING) ZONING MAP AMENDMENT 4-1 TO C-1

20 PROPERTY ADDRESS: 13 and 17 Osceola Drive

21 LOCATION: Parcel Number 14-30-351-032 and  
22 14-30-351-037

23 APPLICANT: Alan Bishop

24 Presentation of facts given by Mr. Sabo

25 Mr. Richard Schwartz, 3925 Lone Pine Road, West Bloomfield,  
Michigan, stated that this is a family-owned business and  
that his nephews have taken it over and want to put the  
building into the 21st century. He also explained that the  
Elite Mr. Alans is much nicer than what they presently have.

26 COMM. NORTHCROSS INQUIRED ABOUT THE LOCATION OF THE PROPOSED  
27 BUILDING.

28 Mr. Schwartz answered that the existing building that's on  
29 Huron right now is what they occupy right now, there's an  
30 open parking lot to the north that they would like to  
31 construct another building as part of the project.

1  
2 COMM. NORTHCROSS INQUIRED ABOUT THE NUMBER OF BUILDINGS THAT  
3 ARE GOING TO BE BUILT, TWO OR ONE.

4  
5 Mr. Schwartz answered just one and that they would be  
6 reconstructing Building A.

7  
8 COMM. NORTHCROSS INQUIRED IF THE NEW BUILDING WOULD BE  
9 CONSTRUCTED WHERE THE PARKING LOT IS NOW.

10  
11 Mr. Schwartz affirmed and indicated that there are two,  
12 currently-occupied homes that they purchased to the east  
13 that they would like to make part of the complex.

14  
15 COMM. CADD INQUIRED IF THEY'RE GOING TO STAY OPEN DURING  
16 CONSTRUCTION.

17  
18 Mr. Schwartz affirmed.

19  
20 COMM. CADD INQUIRED IF THE PICTURE OF THE ELITE BUILDING WAS  
21 ON HURON OR TELEGRAPH.

22  
23 Mr. Schwartz answered that it is a picture from an existing  
24 building on Jefferson in Harbor Town, one of their newer  
25 buildings, as an example of what they're going to look like.

26  
27 COMM. CADD INQUIRED IF THE MAIN ENTRANCE WOULD FACE HURON OR  
28 TELEGRAPH.

29  
30 Mr. Schwartz indicated it would face Telegraph.

31  
32 COMM. WATERMAN INQUIRED IF THE EXISTING BUILDING AND THE  
33 PROPOSED BUILDING WERE PART AND PARCEL OF THE SAME RETAIL  
34 ESTABLISHMENT.

35  
36 Mr. Schwartz answered that they are two separate businesses,  
37 that Mr. Alans Elite will move into the new building and the  
38 old building they will seek a couple national-worthy tenants  
39 for and they plan to call the whole thing Elite Center or  
40 Elite Corners.

41  
42 COMM. PAYNE STATED THAT SHE DROVE DOWN THE ALLEY TODAY AND  
43 INQUIRED IF THEY WERE GOING TO RESURFACE IT.

44  
45 Mr. Schwartz affirmed.

46  
47 COMM. PAYNE ASKED IF THEY WERE GOING TO DO ANYTHING TO KEEP  
48 THE TRAFFIC AT A SLOWER PACE AS PEOPLE WILL BE EXITING THE  
49 STORE.

50  
51 Mr. Schwartz affirmed.

1  
2 COMM. PARLOVE ASKED IF THE PROPERTY TO THE NORTH OF THE  
3 SECOND HOUSE WAS OWNED BY THE PETITIONERS.

4 Mr. Schwartz answered negatively.

5 COMM. PARLOVE SAID BECAUSE THEY ARE SO PERFECTLY POISED TO  
6 BE SUCH A WELCOMING SITE FOR PEOPLE COMING INTO THE CITY, IF  
7 THEY THINK THEY COULD POTENTIALLY EMBELLISH THEIR SITE A  
8 LITTLE BIT MORE TO MAKE MORE OF A LANDMARK AS PEOPLE ARE  
9 COMING IN.

10 Mr. Schwartz affirmed.

11 COMM. PARLOVE THANKED MR. SCHWARTZ FOR HIS MANY YEARS OF  
12 SERVICE IN PONTIAC AND THEN MENTIONED HIS NEPHEWS.

13 Mr. Schwartz clarified that he is not related to the family,  
14 he went to school with Alan.

15 COMM. PAYNE ASKED WHO THE RETAILER WAS GOING TO BE WHO WILL  
16 LEASE THE OLDER BUILDING ONCE IT'S RENOVATED.

17 Mr. Schwartz stated that they are looking for national  
18 retailers who will compliment and not compete with Elite but  
19 that it would not be a dollar store.

20 COMM. FEGLEY ASKED MR. SCHWARTZ IF THEY WERE PLANNING ON  
21 PUTTING MORE VEGETATION ON THAT CORNER.

22 Mr. Schwartz affirmed.

23 CHAIR THOMAS ASKED MR. SCHWARTZ TO EXPLAIN THE BUSINESS TO  
24 HIM

25 Mr. Schwartz complied.

26 CHAIR THOMAS ASKED MR. SCHWARTZ IF THEY WERE GOING TO TEAR  
27 DOWN THE EXISTING BUILDING AND REBUILD.

28 Mr. Schwartz replied negatively and said that they were  
29 going to renovate it inside and out, consistent with their  
30 master plan of the north building and their other buildings.

31 CHAIR THOMAS INQUIRED IF THEY WERE GOING TO BUILD IN THE  
32 VACANT SPOT ACROSS THE LOT AND UP TO THE WHITE BUILDING A  
33 SMALLER BUILDING WITH A CONSISTENT LOOK.

34 Mr. Schwartz affirmed.

35 CHAIR THOMAS INQUIRED IF THEY WERE GOING TO TEAR DOWN THE

1 HOUSE AND HAVE ADEQUATE PARKING IN THAT LOCATION.

2 Mr. Schwartz affirmed.

3 CHAIR THOMAS OPENED PUBLIC HEARING.

4 Mr. Douglas Brown, 26 Ogema, asked where the entrance to the  
5 parking lot will be. He also voiced concern over noise,  
6 debris and traffic.

7 Mr. Chuck Johnson stated he applauded Comm. Payne for her no  
8 response to the pig in the poke and stated that this project  
9 wasn't going to be like that one and inquired about a sign  
10 or some landscaping for the entryway from Waterford.

11 Ms. Sandra Johnson, 30 Ogema, stated that, since she lives  
12 across the street from the two houses that are going to be  
13 torn down, she wants to know what she will be looking at.

14 Ms. Lisa Johnson, 40 Ogema, voiced concerns about traffic  
15 and also stated that their parking lot is filthy right now,  
16 full of debris. She also stated that all of the neighbors  
17 would like to know what it will look like from their vantage  
18 point.

19 CHAIR THOMAS CLOSED PUBLIC HEARING.

20 Mr. Sabo wanted to clarify, for Mr. Brown's question about  
21 where the entrance will be to the parking lot, that this is  
22 a zoning request so they have to come back for site planning  
23 approval, they are not approving any buildings. This is a  
24 recommendation to the City Council, so there's actually no  
25 building proposal here this evening but the questions are  
still valid and he just wanted to let him know that, from  
here, it goes to a site plan review so they have to come in  
and propose the landscape plans the parking plan, all that  
information still has to be provided.

26 Mr. Schwartz indicated that there won't be much of a change  
27 in traffic, as the entrances will still be off Telegraph and  
28 Huron.

29 Mr. Sabo re-asked Mr. Johnson's question of whether Mr. Alan  
30 will pay for an entryway sign into Pontiac.

31 Mr. Schwartz answered that they are planning on constructing  
32 this corner to comply with the best wishes of the City and  
33 to their business.

34 Mr. Sabo indicated that, with respect to Ms. Johnson's

1 question of are they going to look at cars, are they going  
2 to look at a parking lot, what kind of landscape will they  
3 have, that again, they have to bring that back for site plan  
4 review.  
5  
6 COMM. NORTHCROSS SUGGESTED THAT IT MIGHT BEHOVE THE  
7 APPLICANT AND THE RESIDENTS TO DISCUSS WHAT THE AREA WILL  
8 LOOK LIKE.  
9  
10 COMM. CADD ASKED IF THE REZONING REQUEST IS APPROVED AND  
11 THEY COME WITH THE SITE PLAN, WHAT IS THE TURNAROUND TIME  
12 FOR THE BUILDING AND REMODELING AND STRUCTURE.  
13  
14 Mr. Schwartz answered that their plan is to be complete by  
15 the fall of 2017.  
16  
17 COMM. CADD STATED, WITH THE PARKING LOT, IT WOULD BE NICE IF  
18 IT WAS BEAUTIFIED WITH SHRUBBERY AND CONDUCTIVE TO THE  
19 RESIDENTS THERE AND MAYBE HAVE A "NO LOITERING" SIGN POSTED  
20 AFTER HOURS AND HAVE IT PATROLLED.  
21  
22 Mr. Schwartz answered they will have proper lighting and  
23 proper shrubbery and whatever it takes.  
24  
25 CHAIR THOMAS INDICATED, WITH REGARD TO THE SITE PLAN REVIEW,  
26 THERE WILL BE A CHANCE TO TALK ABOUT LANDSCAPING, INGRESS,  
27 EGRESS, LIGHTING, NOISE, ALL OF THAT STUFF, AND, AGAIN, THIS  
28 IS TO SEE IF THE BOARD IS IN FAVOR OF A REZONING.  
29  
30 COMM. FEGLEY INQUIRED IF THERE IS ANY WAY THEY CAN MAYBE  
31 LOOK AT NOT HAVING AN ENTRANCE ON OSCEOLA, JUST TO KIND OF  
32 SEPARATE AND GIVE THE NEIGHBORHOOD A LITTLE BIT MORE  
33 CONSIDERATION AND LESS TRAFFIC.  
34  
35 Mr. Sabo indicated that it is listed on the plan to exit in  
36 the alleyway, not on Osceola.  
37  
38 COMM. FEGLEY STATED THAT IT MIGHT BE A LITTLE EASIER ON THE  
39 RESIDENTS NOT TO HAVE THE TRAFFIC GOING OUT ONTO THEIR SIDE  
40 STREET, ESPECIALLY SINCE WE'RE TALKING POTENTIALLY  
41 RESIDENTIAL LOTS AND MAKING THEM COMMERCIAL. AND SHE ALSO  
42 JUST WANTED TO PUT OUT THERE THE MORE TREES AND SHRUBBERY  
43 ESPECIALLY ON THE CORNER AND ALONG TELEGRAPH, THE BETTER.  
44  
45 COMM. PAYNE INDICATED THAT, SINCE THE NEIGHBORS WILL BE  
46 SUPPORTING THIS BUSINESS, THAT IT WOULD BE NICE FOR THEM TO  
47 GET TOGETHER WITH THE NEIGHBORS AND KIND OF LIKE GET SOME  
48 IDEAS, GIVE THEM SOME INFORMATION AS TO WHERE IT'S GOING,  
49 JUST TO SEND A LETTER OR SOMETHING.  
50  
51 Mr. Schwartz indicated that the business was established in

1 1974 and that's why they're staying in Pontiac and that they  
2 recognize that it's a major corner and it's a major  
3 thoroughfare for people coming into Pontiac.

3 COMM. PARLOVE MADE "A MOTION TO APPROVE THE ZONING MAP  
4 AMENDMENT FOR PF-16-21, 13 AND 17 OSCEOLA DRIVE AND  
5 RECOMMEND APPROVAL TO THE CITY COUNCIL SUBJECT TO THE  
6 FOLLOWING CONDITIONS LISTED:

5 NUMBER 1, FINAL APPROVAL OF A ZONING MAP  
6 AMENDMENT BY CITY COUNCIL AT A FUTURE DATE.

6 NUMBER 2, REZONING TIED TO A SPECIFIC SITE  
7 PLAN.

7 AND, NUMBER 3, COMPLIANCE WITH ALL REQUIRED  
8 PERMITS AND REQUIREMENTS, BUILDING CODE, FIRE AND CITY  
9 OF PONTIAC BUSINESS LICENSING."

9 COMM. WATERMAN SUPPORTED.

10 VOTE: AYES: Parlove, Payne, Fegley, Waterman, Cadd,  
11 Northcross, Thomas

11 NAYS: None

12 ABSTAIN: None

12

Vote 7-0-0 motion carries

13

13 CHAIR THOMAS THANKED THE RESIDENTS FOR SPEAKING AND ADDED  
14 THAT THERE AREN'T ANY PERFECT PLANS, THERE AREN'T ANY  
15 PERFECT DECISIONS BUT THE BOARD IS HERE TO TRY TO MAKE THE  
16 BEST DECISION THAT THEY CAN TO MOVE THIS CITY FORWARD AND  
17 THAT HE HAS THE SAME CONCERNS IN HIS NEIGHBORHOOD. HE ALSO  
18 MADE SOME COMMENTS REGARDING THE VACANT LAND FAIR.

17 COMM. PAYNE INQUIRED ABOUT A DATE.

18 CHAIR THOMAS REPLIED THAT THE DATE IS MAY 7TH AT WIZNER  
19 STADIUM AND THAT THAT CONCLUDES ANY OLD BUSINESS.

19

20 COMM. NORTHCROSS RESPONDED WITH REGARD TO NEW BUSINESS HE  
21 WANTED TO CONGRATULATE PONTIAC ON THE OUTCOME OF TWO  
22 MILLAGES REGARDING EDUCATION AND STRESSED THE IMPORTANCE OF  
23 EDUCATION IN THIS COMMUNITY.

22 COMM. WATERMAN MOVED TO ADJOURN.

23 COMM. NORTHCROSS SUPPORTED.

24 ADJOURNMENT: 9:29 P.M.

25

