

REGULAR MEETING: City of Pontiac Planning Commission Meeting Minutes on May 1, 2013; Pontiac City Hall, 47450 Woodward Avenue, Pontiac, Michigan 48342

CHAIRPERSON THOMAS CALLED REGULAR MEETING TO ORDER AT 6:40 P.M.

MOMENT OF MEDITATION:

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

EXCUSED: Cadd.

ABSENT: None.

Mr. Sabo reported a quorum is present.

COMMUNICATIONS: Oakland County, Downtown Transportation Assessment Report given and accepted as follows:

WHEREAS, the City of Pontiac and the region have incurred the brunt of the economic collapse of the automobile industry resulting in the loss of jobs, support services and a declining tax base; and

WHEREAS, the improvement of Pontiac's economic condition must be comprehensive and city wide; and,

WHEREAS, the livability and economic health of the downtown and surrounding neighborhoods contribute to the betterment of the city-wide economy; and,

WHEREAS, during the 1960's the demolition of downtown buildings and the construction of a 4-6 lane bypass road, known as the Woodward Loop, took place; and,

WHEREAS, traffic volumes never reached those forecasted at the time the Woodward Loop was planned; and

WHEREAS, the impact of the Woodward Loop has been to reduce traffic to downtown Pontiac, isolate downtown from the larger city and region, and impeded local neighborhood pedestrian access to downtown; and,

WHEREAS, the purpose of the Downtown Pontiac Transportation Assessment to find the best ways to better connect downtown,

neighborhoods and the broader community by re-adapting the Woodward Loop and improve the street, sidewalk and bike path system; and,

WHEREAS, the plan analyzed current and future traffic volumes, engaged over 400 citizen and business stakeholders, and evaluated past and current planning studies; and,

WHEREAS, the City of Pontiac is required by law to review the City's Master Plan in 2013 to determine if it needs updating.

NOW, THEREFORE, BE IT RESOLVED that the City of Pontiac Planning Commission receives and supports the DRAFT Pontiac Transportation Assessment plan for the purpose of review, consideration and incorporation into the City's next master plan update.

COMM. HUDSON MADE A MOTION TO ACCEPT THE DRAFT DOWNTOWN PONTIAC TRANSPORTATION ASSESSMENT PROJECT REPORT:

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

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

MINUTES FOR REVIEW: None

PUBLIC HEARINGS AND SITE PLAN REVIEWS:

5.1 PF-13-20 - Site Plan Review - Special Exception Permit -
Community Service Facility - 185 Elizabeth Lake Road

PRESENTATION OF SITE PLAN REVIEW AND SPECIAL EXCEPTION PERMIT
REQUEST GIVEN BY MR. SABO.

Overhead photographs were shown.

Petitioner Brad Ewing, 279 Summit Drive, indicated he is excited about relocating to this area and willing to comply with all requirements.

(Deputy Mayor Glass entered the meeting)

CHAIRPERSON THOMAS DECLARED PUBLIC HEARING OPEN.

Jennifer Boyd, 156 Murphy, commented she does not want this facility near her home because it lowers property values and small children reside in the area. Ms. Boyd indicated there is no guarantee that the clients will be properly medicated and/or chaperoned. She indicated in the past she had tried to sell her house and was unsuccessful.

Charles Johnson indicated he is neither for or against the proposal and encourage the Board to stick to their guns on this proposal because in the past in his observations items have been denied because of public hearing comments and concerns.

CHAIRPERSON THOMAS DECLARED PUBLIC HEARING CLOSED.

Comm. Hollis inquired of the services rendered by the petitioner. Mr. Ewing explained they have four sites in Oakland County. They will have approximately 40-45 at this proposed location in a structured work setting, which prepares them for their next step in life. Mr. Ewing assured the commissioners his staff is competent to handle clientele and they provide transportation for their clients.

Comm. Hudson inquired if the Summit location was closing. Petitioner indicated no, it will remain open. Comm. Hudson explained a situation with his cousin with epilepsy in which his father died, mother still living and what will happen with Jack, his cousin if his situation changes. Petitioner indicated most of their clients live on their own and his program is funded by Federal and State.

Comm. Hudson inquired about qualities does the propose building have. Petitioner indicated it is larger and the location is close to Montcalm facility.

Comm. Hudson inquired if funding would allow for new construction and suggested the Haven facility might be a good location for his facility. Petitioner indicated this building is centrally located to all of his other locations.

Comm. Fegley inquired do clients remain there before they graduate. Mr. Boyd indicated there is not a fixed time and it depends on their independent status.

Deputy Mayor Glass inquired more on the transportation and accommodating the concerns of the neighbors. Mr. Boyd indicated they transport 15-20 clients daily and the proposed location is accessible with public transportation on a main road.

To address the concerns of the neighbors, Mr. Boyd indicated his staff is certified and they are there from 8-4 Monday thru Friday and he is unaware of any incidents.

Deputy Mayor Glass inquired of any competitors in the area and his other locations. Petitioner indicated Easter Seals and Common Grounds. The other locations are Summit, 30 E. Montcalm, Farmington Hills Tech Center and Commerce Township.

Chairperson Thomas indicated this board is proactive and welcomes new viable businesses to Pontiac. Chairperson Thomas commented he has heard no compelling reasons as to why this business should exist at the proposed location.

COMM. HOLLIS MADE A MOTION TO DENY THE PROPOSED SITE PLAN REVIEW AND SPECIAL EXCEPTION PERMIT (PF-13-20) FOR COMMUNITY NETWORK SERVICES, INC. AND COMM. HUDSON SUPPORTED.

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

Vote 5-0-0 for Denial of the Site Plan Review and Special Exception Permit.

5.2 PF-13-27 - Site Plan Review - Ground Sign - Oak Valley Drive

PRESENTATION OF SITE PLAN REVIEW REQUEST GIVEN BY MR. SABO.

Overhead photographs were shown.

No Petitioner present.

Comm. Hudson inquired if the ordinance required irrigation on this site. Mr. Sabo indicated irrigation is not required by the ordinance.

Comm. Hudson inquired if the subdivision will be maintained and also requested to make it part of the motion. Mr. Sabo indicated it will be maintained and can be added as a condition of the motion.

Deputy Mayor Glass indicated he was hoping the petitioner appeared because he was unaware of this proposal in his district.

Comm. Hudson suggested tabling the matter for the petitioner's appearance.

Chairperson Thomas indicated he is prepared to move forward with positive action.

Deputy Mayor Glass inquired of the lighting. Mr. Sabo indicated there were no specifications for lighting, but there is an existing light pole in the median and the proposal meets all subdivision and sign ordinances.

COMM. FEGLEY MADE A MOTION TO APPROVE THE PROPOSE SITE PLAN REVIEW (PF-13-27) FOR THE DEVELOPMENT ENTRANCE/SUBDIVISION GORUND SIGN AS PRESENTED AND COMM. HOLLIS SUPPORTED, SUBJECT TO COMPLIANCE WITH THE FOLLOWING:

1. Compliance with Section 5.105(B)(3) for low level landscaping around the base of the sign.
2. Obtain all necessary permits/approvals from the Building Department and Public Works Department.

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

Vote 4-0-1 for Approval of the Site Plan Review.

5.3 PF-13-28 - Zoning Map Amendment - M-1 Heavy Manufacturing to C-1, Local Business District - 43599 Woodward Avenue.

5.4 PF-13-32 - Preliminary Site Plan Review - Mixed Use Development Project - Former GM Validation Center - 43599 Woodward Avenue.

PRESENTATION OF ZONING MAP AMENDMENT REQUEST GIVEN BY MR. SABO.

Overhead photographs were shown.

Petitioner, Brad Oleschanski, had no additional comments.

CHAIRPERSON THOMAS DECLARED PUBLIC HEARING OPEN.

Charles Johnson, commented he was glad to see this kind of business coming to Pontiac and has been waiting on it for 50 years. Mr. Johnson hopes the business will be fruitful and has employment opportunities and helps business growth in Pontiac.

CHAIRPERSON THOMAS DECLARED PUBLIC HEARING CLOSED.

PRESENTATION OF PRELIMINARY SITE PLAN REVIEW REQUEST GIVEN BY MR. SABO.

Overhead photographs were shown.

Petitioner, Brad Oleschanski indicated the presentation was fine as given and it has been a long process and he has been working with all authorities. This is an auto storage project with a warm up track, rental of storage areas for cars of all sorts and will be a showplace for the gateway into Pontiac. He has done a lot of research in Europe and many other places with successful outcomes.

CHAIRPERSON THOMAS DECLARED PUBLIC HEARING OPEN.

Mr. Newman, 443 Harvey, commented he is glad to see employment opportunities come to Pontiac. Mr. Newman concerned about the warm up track being too loud and inquired of the decibels.

Petitioner indicated it's not a race track warm up. It is more of just starting the car after it has set for a while and the decibels are below normal.

Mark Thomas, 22 State, indicated he is a car guy and is familiar with the project and glad to see it in Pontiac. He has also seen it in other states.

Kerry Jackson and Charles Johnson inquired more of the particulars of a warm up track. Petitioner explained he proposes a state of the art facility with drive in movies occasionally, dream cruise activities, fairground area, vehicles can be started on the track, also use track for test vehicles for auto suppliers, defensive driving classes and street legal vehicles. The facilities will also hold car shows, swap meets, auctions and other events.

CHAIRPERSON THOMAS DECLARED PUBLIC HEARING CLOSED.

Comm. Hollis excited to see this facility in Pontiac, along with the related activities.

Comm. Hudson agrees with Comm. Hollis and indicated it is the gateway to Pontiac.

Comm. Hudson inquired of the rooftops and relocating the fairground arena. Petitioner indicated the rooftops are auto industry designed with translucent panels that are lighted and as far as relocating the fairground area, the architectural design is limited to that area.

Comm. Fegley excited about the proposal and believe it is a great fit and inquired if the track runs along the railroad tracks. Petitioner indicated yes and a flat surface is required.

Comm. Fegley inquired of the track hours and lighting. Petitioner indicated hours are incomplete at that this time and there currently is no lighting slated for the track.

Deputy Mayor Glass inquired of ownership. Petitioner indicated they are in the final phase to purchase and he will be the developer.

Deputy Mayor Glass commented about the landscaping maintenance. Petitioner indicated they will beautify the perimeter and make it engaging for the community.

Chairperson Thomas commented it is a good plan and inquired of parking on the other side of South Boulevard. Petitioner indicated there are plans for a walkway, not an overpass.

Chairperson Thomas indicated he does not want this property to end up like Bloomfield Park. Petitioner reassured the board he is moving forward.

Deputy Mayor Glass inquired of the total value of the property. Petitioner indicated 40 to 50 million dollars.

COMM. FEGLEY MADE A MOTION TO PROVIDE PRELIMINARY SITE PLAN APPROVAL AND CONCEPT APPROVAL FOR PF-13-32, 43599 WOODWARD AVENUE, M-1 CONCOURSE, LLC C/O KOTZ SANGSTER WYSOCKI, P.C. AND COMM. HOLLIS SUPPORTED SUBJECT TO THE FOLLOWING ORDINANCE COMPLIANCE CONDITIONS:

1. Review a recommendation of approval to the City Council/EM for Zoning Map Amendment application PF-13-28 for the parcels identified in the application.
2. Submission of a traffic impact study to the Engineering and Planning Department for the proposed M-1 project at the time of final site plan review.
3. Compliance with all development standards identified in the City of Pontiac Zoning Ordinance as amended.
4. Final Site Plan Review in accordance with the Preliminary Site Plan conditions by the Planning Department.
5. Compliance with specific city of Pontiac Departmental requirements and standards.
6. Compliance with specific City of Pontiac Departmental requirements and standards.
7. Compliance with all BOCA codes and permitting requirements.
8. Compliance with all City of Pontiac business licensing requirements.
9. Provide documentation for all property ownership prior to any action for rezoning.

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

Vote 5-0-0 for Approval of the Site Plan Review.

NEW BUSINESS: None.

UNFINISHED BUSINESS: None.

OTHER ITEMS: None.

PUBLIC COMMENT: Councilwoman Pietila commented to that the suggestion that Comm. Hudson made for relocation to Baldwin Road is not appropriate and it is highly populated with children.

Comm. Hudson disagreed with Councilwoman Pietila because of the setbacks on Baldwin people are not wandering and it is separated by 100 feet.

Comm. Pietila disagreed with Comm. Hudson and suggested he thinks before he open his mouth. Chairperson Thomas called for order.

ADJOURNMENT: 8:58 p.m.

