

REGULAR MEETING: City of Pontiac Planning Commission Meeting Minutes on July 2, 2014; Pontiac City Hall, 47450 Woodward Avenue, Pontiac Michigan 48342

COMMISSIONERS: Chairman Dayne Thomas
Mayor Deirdre Waterman
Ms. Hazel Cadd
Ms. E. Ashley Fegley
Ms. Lucy Payne
Mr. Scott Hudson

VICE CHAIR FEGLEY CALLED THE MEETING TO ORDER AT 6:35 P.M.

ROLL CALL:

PRESENT: Comm. Cadd, Comm. Payne, Mayor Waterman, Vice Chair Fegley

EXCUSED: Comm. Hudson, Chairman Thomas.

ABSENT: None.

Mr. Sabo reported a quorum present.

COMMUNICATIONS: None.

MINUTES FOR REVIEW: June 4, 2014.

COMM. CADD MADE A MOTION FOR APPROVAL OF THE MINUTES FOR June 4, 2014 AND MAYOR WATERMAN SUPPORTED.

VOTE: AYES: Cadd, Mayor Waterman, Payne, Vice Chair Fegley.
NAYS: None.
ABSTAIN: None.

Vote 4-0-0 for acceptance of the minutes of June 4, 2014.

PUBLIC HEARINGS AND SITE PLAN REVIEWS:

5.1 PF-14-38 (PUBLIC HEARING) ZONING MAP AMENDMENT (C-1 TO C-3)

And

5.2 PF-14-39 (PUBLIC HEARING) SPECIAL EXCEPTION/SITE PLAN REVIEW – UNLIMITED OUTDOOR RETAIL SALES (AUTO SALES)

The applicant has requested to postpone both hearings until the August meeting. Mr. Bowdell also noted that a letter dated June 30, 2014 from Helen A. Stokes has been submitted in opposition of the petition and will be read at the August 6, 2014 public hearing.

COMM. PAYNE MADE A MOTION TO POSTPONE PF-14-38 AND PF-14-39 UNTIL THE AUGUST 6, 2014 MEETING.
COMM. CADD SUPPORTED.

VOTE: AYES: Payne, Cadd, Mayor Waterman, Vice Chair Fegley.
 NAYS: None.
 ABSTAIN: None.

Vote 4-0-0 motion carries.

5.3 PF-14-41 (PUBLIC HEARING) SPECIAL EXCEPTION/SITE PLAN REVIEW – MOBILE FOOD VEHICLE VENDOR

1124 JOSLYN AVE.

PROPERTY IS LOCATED ON THE EAST SIDE OF JOSLYN AVE. BETWEEN 3RD AVE. AND 4TH AVE.

APPLICANT/OWNER: JAIME PONCE HERNANDEZ

PRESENTATION GIVEN BY MR. BOWDELL.

The owner/applicant Jamie Hernandez 505 2nd Ave. and Pedro his translator stated that he will upkeep maintenance of the food truck. He also stated photos were not brought in for visuals.

VICE CHAIR FEGLEY DECLARED PUBLIC HEARING OPEN:

Bonnie Howard, 585 Fort Street, stated that there was already a Mexican restaurant half a block down and does not see the need for another one. She also stated garbage on her lawn has been a problem from the restaurant that is there and does not like the foot traffic that it will bring. She inquired as to whether the wall that is presently there will be torn down.

Councilman Don Woodward has been talking to the employees at the GM plant and stated they are in need of food services for the plant. Currently there are 3500 employees and are looking to double their workforce. This mobile truck might alleviate their food problems.

Hyman, owner of the restaurant establishment where the mobile food truck will be parked, stated the wall will not be removed and that trash receptacles are provided in the parking lot so trash is not an issue.

Jerry Howard, 585 Howard, stated he is in opposition of the petition primarily because of the trash issue on his yard, as well as the increase in foot traffic.

Nicole Davison, 48 Brookwood Lane, is a frequent customer at Hyman's establishment and stated that garbage has never been a problem nor has there been any disruptions. She supports the petition.

VICE CHAIR FEGLEY DECLARED PUBLIC HEARING CLOSED.

Mayor Waterman mentioned to the petitioner to remind patrons to properly dispose of all garbage in receptacles provided as a courtesy to be kind to the neighbors. She also inquired as to the exits to the establishment.

The applicant stated that all exits are on the main streets only.

Comm. Cadd inquired as to whether the applicant was the same one that appeared before the board last year and asked if pictures would be provided to ensure that there are no problems with the electrical cords running to the brick and mortar establishment from the food truck.

The applicant stated they did appear before the board last year and the issue with the electrical cords has been resolved. The truck is fully equipped with proper power and extra batteries if needed. The applicant mentioned they have passed all health inspections. The applicant also stated that music will not be played and the days of operation would be Friday-Sunday.

Upon questions asked by Comm. Payne, the applicant stated the beverages being sold would consist of soda, juice and water. The truck is presently in business now and is open only on the weekends. There is ample parking space for customers with 20-30 spaces provided. This mobile food truck will not affect traffic and will not be a traveling food truck.

Comm. Fegley inquired as to whether the food truck will be parked in the lot 24/7.

The applicant stated the truck will only be parked during its stated business hours.

COMM. CADD MADE A MOTION TO APPROVE THE PROPOSED SPECIAL EXCEPTION PERMIT AND SITE PLAN REVIEW, (PF-14-41) FOR TACO MEXICO EL GORDO TO ALLOW A MOBILE FOOD VEHICLE VENDOR IN THE PARKING LOT OF JOSLYN BEVERAGE LOCATED AT 1124 JOSYLN AVE. SUBJECT TO THE FOLLOWING CONDITIONS:

1. PROVIDE PICTURES/RENDERING OF THE PROPOSED FOOD TRUCK TO ENSURE COMPLIANCE WITH SECTION 2.544(R)(e) OF THE ZONING ORDINANCE.
2. COMPLIANCE WITH MUNICIPAL CODE STANDARDS FROM SECTION 26-1035.
3. COMPLIANCE WITH ALL CITY OF PONTIAC BUSINESS LICENSING REQUIREMENTS.
4. HOURS OF OPERATION 11:00 A.M. TO 9:00 P.M.

VOTE: AYES: Cadd, Mayor Waterman, Payne, Vice Chair Fegley.

NAYS: None.
ABSTAIN: None.

Vote 4-0-0 motion carries.

**5.4 PF-14-47 (PUBLIC HEARING) SPECIAL EXCEPTION/SITE PLAN
REVIEW – MINI- WAREHOUSE**

1461 N PERRY ST.

**PROPERTY IS LOCATED ON THE NORTH SIDE OF N PERRY ST. BETWEEN
KETTERING AVE. AND GIDDINGS RD.**

APPLICANT: YOGI ANAND

OWNER: RICK CALIHAN

Finding of Facts presented by Mr. Bowdell.

Rick Calihan, 780 Wagner Drive, Rochester Hills, stated he is more than happy to do what it takes to adhere to the ordinance. He also stated he owns the business a few blocks down from this property.

Yogi Anand, engineer for the project stated that alterations to the façade will be made, putting windows on the front façade and changing the overhead door to a security door. He is concerned with security and for that reason would like to replace windows with glass block.

VICE CHAIR FEGLEY DECLARED PUBLIC HEARING OPEN.

Margaret Calhoun, resident of the district, stated the project would be a vast improvement on what is there right now. Currently it is a place for vandalism, overgrown weeds, etc. The parking lot is in disrepair. Her only concern would be the look of garage doors along the front would not be esthetically pleasing.

VICE CHAIR FEGLEY DECLARED PUBLIC HEARING CLOSED.

Mayor Waterman asked for accommodation for use of glass block written in as a provision if the building were to go up for sale, the glass block would have to be changed.

Comm. Cadd commended the Mr. Calihan for being a great business man of the community and frequents Calihan's Mufflers. She inquired as to whether the storage space would be for his private use.

The applicant stated the facility will be used to store his vast car collection and would not be for rent. It will not be used for the over flow of vehicles from his business.

Comm. Payne also commended the applicant for his years of service in the city of Pontiac.

Comm. Fegley inquired whether tempered tinted glass could be used instead of glass block and if the parking lot will be fixed.

The applicant stated tinted tempered glass has been used at Calihan's Mufflers and was broken into. The applicant also intends to fix the parking lot.

COMM. CADD MADE A MOTION TO APPROVE THE PROPOSED SPECIAL EXCEPTION PERMIT AND SITE PLAN REVIEW (PF-14-47) FOR A MINI-WAREHOUSE TO STORE LIGHT AUTOMOBILE PARTS AND PERSONAL VEHICLES S THE USE APPEARS TO MEET THE STANDARDS FROM SECTION 6.303 OF THE ZONING ORDINANCE WITH THE FOLLOWING MODIFICATION:

1. REDUCE THE REQUIRED LANDSCAPING ABUTTING RESIDENTIALLY ZONED PROPERTY FROM A 10 FT. BUFFER, 2 DECIDUOUS TREES, 8 EVERGREEN TREES, AND 10 SHRUBS TO A 0 FT. BUFFER, AND NO TREES/SHRUBS.
2. MODIFY THE WINDOW TRANSARENCY REQUIREMENT TO ALL GLASS BLOCK ON THE FRONT OF THE BUILDING.
3. ACCOMODATION OF GLASS BLOCK NOT TO BE TRANFERRED TO FUTURE SUBSEQUENT OWNERS.

AND SUBJECT TO THE FOLLOWING CONDITIONS:

1. SUBMIT A REVISED SITE PLAN TO THE PLANNING DEPARTMENT TO SHOW THE FOLLOWING:
 - A. COMPLIANCE WITH PRIMARY BUILDING MATERIAL REQUIREMENT (BRICK, STONE, SPLIT-FACE, ETC.).
 - B. COMPLIANCE WITH *GROUND STORY DESIGN AND MECHANICAL EQUIPMENT AND SERVICE AREA* REQUIREMENTS TO REMOVE THE OVERHEAD DOOR FROM THE FRONT OF THE BUILDING AND REPLACE WITH A STANDARD ENTRANCE DOOR.
 - C. COMPLIANCE WITH SECTION 4.406(A) *LANDSCAPING FOR PARKING LOTS ABUTTING PUBLIC RIGHT-OF-WAY*. (8 FT. BUFFER AND 6 TREES REQUIRED).
 - D. COMPLIANCE WITH SECTION 4.407 *STREET TREES* (5 TREES REQUIRED).
 - E. ENSURE COMPLIANCE WITH SECTION 4.408 OF THE ZONING ORDINANCE FOR TRASH ENCLOSURE REQUIREMENTS.
 - F. ENSURE COMPLIANCE WITH SECTION 4.305(D) *BARRIER FREE PARKING SPACES* (1 VAN ACCESSIBLE SPACE REQUIRED).
 - G. ENSURE COMPLIANCE WITH SECTION 4.305(E) *PARKING SPACE AND MANEUVERING LANE DIMENSIONS*.

- H. ENSURE COMPLIANCE WITH SECTION 4.305(F) *STRIPING REQUIREMENTS* (DOUBLE STRIPING REQUIRED).
- 2. COMPLIANCE WITH ALL BUILDING, ENGINEERING, AND FIRE DEPARTMENT REVIEW AND PERMITTING REQUIREMENTS.
- 3. COMPLIANCE WITH ALL CITY OF PONTIAC BUSINESS LICENSING REQUIREMENT.

MAYOR WATERMAN SUPPORTED.

VOTE: AYES: Cadd, Mayor Waterman, Payne, Vice Chair Fegley.
 NAYS: None.
 ABSTAIN: None.

Vote 4-0-0 motion carries.

5.5 PF-14-48 SITE PLAN REVIEW – PARKING LOT (RELIGIOUS INSTITUTION)

65 E HURON ST.

PROPERTY IS LOCATED ON THE NORTH SIDE OF E HURON ST. BETWEEN MILL ST. AND N WOODWARD AVE.

APPLICANT: GRACE GOSPEL FELLOWSHIP

Presentation of facts presented by Mr. Bowdell.

Cliff Seaber, project engineer and Don Woodward, city council member are both representing Grace Gospel Fellowship. Mr. Seaber stated the office was purchased several years prior, 2 years ago the church was able to acquire the warehouse which was torn down. The church has also acquired the old Clutch Cargo and is proposing a more organized parking lot, increasing the parking spaces but reducing pavement area. Excess driveways are also being eliminated. 72 trees are being proposed. All sidewalks that are in disrepair will be removed and replaced to improve public sidewalks. 11 street trees are required and currently the applicant stated that they are 9 trees over in the interior planting. Applicant states there is insufficient room for street trees and survival near major roads would be minimal and suggests adding an additional 2 trees to the interior to meet street tree requirements. The project will begin in mid-July and scheduled for completion in September 2014.

MAYOR WATERMAN MADE A MOTION TO APPROVE THE PROPOSED SITE PLAN REVIEW (PF-14-48) FOR 65 E HURON ST. GRACE GOSPEL FELLOWSHIP FOR THE RECONSTRUCTION OF THE PARKING LOT SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. COMPLIANCE WITH SECTION 4.407 STREET FRONTAGE LANDSCAPING REQUIREMENTS WITH THE CONCESSION THAT 11

STREET TREES NORMALLY REQUIRED FOR FRONTAGE WOULD BE LOCATED IN THE INTERIOR.

2. COMPLIANCE WITH SECTION 4.408(A) SERVICE AREA SCREENING (MASONRY WALL REQUIRED FOR TRASH RECEPTACLE).
3. COMPLIANCE WITH SECTION 4.502(B) LIGHT INTENSITY REQUIREMENTS (PHOTOMETRIC PLAN REQUIRED).

COMM. PAYNE SUPPORTED.

VOTE: AYES: Mayor Waterman, Payne, Cadd, Vice Chair Fegley.
 NAYS: None.
 ABSTAIN: None.

Vote 4-0-0 motion carries.

NEW BUSINESS:

Comm. Payne stated she was contacted by the Director of Community Affairs for Consumers Energy. The building once occupied by Consumers Energy has been vacant for 7 months now and is scheduled for demolition. She stated there was mention on selling the property back to the city for pennies on the dollar. The site will be considered a brownfield site and they would like to see the property used for some form of community service.

OLD BUSINESS:

1. Mayor Waterman mentioned a request has been made by the City Commissioner for and EDA grant for the economic recovery plan. The Mayor will co-chair this committee.

MAYOR WATERMAN MADE A MOTION TO NOMINATE DAYNE THOMAS AS A REPRESENTATIVE FROM THE PLANNING COMMISSION FOR THE EDA GRANT RECOVERY PLANNING COMMITTEE.

COMM. PAYNE SUPPORTED.

VOTE: AYES: Mayor Waterman, Payne, Cadd, Vice Chair Fegley.
 NAYS: None.
 ABSTAIN: None.

Vote 4-0-0 motion carries.

2. Mayor Waterman stated as of July 3, 2014, the segment of Orchard Lake through the Phoenix Center will reopen at 8:00 a.m. Issues involving lighting, etc. have been resolved.
3. A special meeting regarding the GM expansion has been confirmed for July, 15, 2014 at 6:00 p.m.

PUBLIC COMMENTS:

Comm. Cadd mentioned that Racer Properties' website has some very informative and positive comments about the city with web links for available money to redevelop the city. She invited all commissioners to check out the website. She would also like to put together a bus tour to explore the 20 square miles of Pontiac and explore the possibilities of development.

COMM. PAYNE MOVED TO ADJOURNMENT. COMM. CADD SUPPORTED.

VOTE: AYES: Unanimous.

ADJOURNMENT: 8:05 p.m.

REGULAR MEETING: City of Pontiac Planning Commission Meeting Minutes on December 4, 2013; Pontiac City Hall, 47450 Woodward Avenue, Pontiac Michigan 48342

COMMISSIONERS: Chairman Dayne Thomas
Deputy Mayor Ken Glass
Ms. Hazel Cadd
Ms. E. Ashely Fegley
Ms. Patricia Hollis
Ms. Lucy Payne
Mr. Scott Hudson

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

Moment of Silence.

ROLL CALL: PRESENT: Cadd, Fegley, Hudson, Hollis, Payne, Chairman Thomas.

EXCUSED: None.

ABSENT: Deputy Mayor Glass.

Mr. Sabo reported a quorum present.

COMMUNICATIONS: None.

MINUTES FOR REVIEW: July 10, July 30, Aug 7, Sept 4, Oct 29, Nov 6, 2013

COMM. HUDSON MADE A MOTION TO APPROVE THE MINUTES FROM JULY 10, JULY 30, AUG 7, SEPT 4, OCT 29, NOV 6, 2013 SUBJECT TO ANY NECESSARY CORRECTIONS.

COMM. HOLLIS SUPPORTED.

VOTE: **AYES:** Hudson, Hollis, Cadd, Payne, Fegley, Chairman Thomas.
 NAYS: None.
 ABSTAIN: None.

Vote 6-0-0 motion carries.

Comm. Hollis referred to the Nov 6 Minutes regarding her letter of resignation. Comm. Hollis would like to rescind her letter of resignation.

PUBLIC HEARINGS AND SITE PLAN REVIEWS:

5.1 **PF-13-88 LOT SPLIT REQUEST – R-1 ONE-FAMILY DWELLING**
 DISTRICT

1388 HIGHLAND BOULEVARD

PROPERTY IS LOCATED AT THE INTERSECTION OF HIGHWOOD AND PRINCETON

PROPERTY OWNER, LONNIE FRY

Finding of facts presented by Mr. Bowdell.

Lonnie Fry, 1338 Highland Drive, stated due to mistakes and issues with the tax assessor, he had to take up ownership of his mother's property (parcel A) in order for the lot split to occur. He stated he has to return the property back to his mother once the property split occurs.

COMM. FEGLEY MADE A MOTION TO APPROVE THE PROPOSED LOT SPLIT (PF-13-88), 1388 E HIGHWOOD BLVD; AS IT MEETS ALL PLACEMENT, SETBACK, AND LOT REQUIREMENTS AND APPEARS TO BETTER MEET THE INTENT OF THE R-1, ON-FAMILY DWELLING DISTRICT BY LIMITING THE USE OF A PROPERTY TO A ONE-FAMILY DWELLING UNIT SUBJECT TO THE FOLLOWING CONDITIONS:

1. RECORD ALL PUBLIC AND PRIVATE UTILITIES AND EASEMENTS.
2. PARCEL B TO REMAIN 1338 HIGHWOOD BLVD.

COMM. HOLLIS SUPPORTED.

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

Vote 6-0-0 motion carries.

Applicant stated for the record, parcel A has an in-law suite and would need to be addressed as unit A and unit B.

Mr. Bowdell stated his comment is duly noted and will be processed and sent to Oakland County for the lot split. Once the address is assigned administratively, the applicant can further discuss with staff.

5.2 PF-13-92 (PUBLIC HEARING) STREET RIGHT-OF-WAY VACATION REQUEST – BALBAO PLACE, VALENCIA DR, DESOTA PLACE, GRANADA DR, AND CORTEZ PLACE, WOODCREST COMMONS – R-1 ONE-FAMILY DWELLING DISTRICT

PROPERTY IS LOCATED NEAR THE INTERSECTION OF N. PERRY AND MARTIN LUTHER KING JR. BOULEVARD

ERIE INVESTMENTS #14 LLC

Finding of facts presented by Mr. Bowdell.

Tom Champion, 639 Balboa, stated he had nothing to add to Mr. Bowdell's presentation. The whole idea is to get the streets repaired for the residents. Once questioned, the applicant stated he is fine with Granada Drive being left public.

Comm. Cadd inquired as to the effect on the property owner when the property is up for sale. Mr. Bowdell stated there is no direct effect to the property owner. The property can be sold but on a private street.

Comm. Hudson inquired as to who is responsible for snow removal and who pays for this service.

The applicant stated Erie Investments pays for snow removal and trash removal. The residents do not have to pay. The applicant will continue to plow and salt the streets and sidewalks. The applicant is looking to resurface the streets and fix several collapsed drainage lines. The property east of Granada is not owned by applicant. There are 235 units and 121 duplexes located on the premises that Erie Investments is responsible for.

Currently all streets are city-owned right-of-ways and the city is responsible for all repairs. Street vacations cannot be sold but requested.

CHAIRMAN THOMAS DECLARED PUBLIC HEARING OPEN.

Robert and Eddie Duson, 740 Granada, objects to the privatization of the streets. He is concerned that Granada will only have one way and one way out. He also has concerns when he puts his property up for sale that the private roads might be a factor in one's decision to purchase. He requests it in writing that the streets not be closed off and remain as the thru way to the public.

Jessie Bass, 552 Granada, is concerned that once the streets are privatized, it can be closed off and gated, limiting access to residents of the complex only. He would like the motion to include the private streets not be gated.

Elton Littles, 504 Granada, has concerns with the snow removal. It was stated by the applicant, the city only removes snow once it is 6 inches or more. Mr. Littles stated the west side of Granada would be the responsibility of Erie Investments because they have residents that occupy the west side of Granada. He has concerns with snow removal because he is paying taxes and it seems to never get done.

Chairman Thomas stated that his concerns would need to go before the Department of Public Works.

Marvis Mitchell, 518 Granada, is concerned with the costs associated if Granada gets privatized.

Fannie Young, 610 Granada, questioned as to whether Granada would get resurfaced if privatized.

Chairman Thomas again clarified that Granada will remain a public street therefore Erie Investments is not responsible for street conditions, snow removal, sidewalks, garbage, lights, etc. The city is responsible for the repairs and maintenance.

Mr. Sabo wanted to clarify with Mr. Bowdell if Granada was included in the original petition. Mr. Bowdell stated it was but upon review, the residents on the east side of Granada were privately owned. Mr. Bowdell spoke to applicant and told them that the city would have to deny the request to vacate Granada without permission from those owners. Applicant agreed to leave Granada a public street.

CHAIRMAN THOMAS DECLARED PUBLIC HEARING CLOSED.

The applicant stated he originally wanted to resurface Granada because his residents stay on the west side of Granada. His intention was to fix all of Granada and not just half. The main purpose of this petition is to improve his complex and make his residents happy. He has no intentions of charging other residents or gating off the complex.

COMM. HUDSON MADE A MOTION TO APPROVE THE PROPOSED RIGHT-OF-WAY/STREET VACATION REQUESTS FOR PF-13-92, WOODCREST COMMONS (DESOTA PL., BALBOA PL., VALENCIA DR.), SUBJECT TO THE FOLLOWING CONDITIONS:

1. GRANADA AND CORTEZ REMAIN PUBLIC STREETS AND NOT BE VACATED.
2. WRITTEN CONFIRMATION FROM 699 DESOTA PL. AND 701 DESOTA PL. STATING THEIR AGREEMENT TO BEING LOCATED ON A PRIVATE ROAD.
3. PROVIDE RECORDED INGRESS/EGRESS AGREEMENTS FOR 699/701 DESOTA PL.
4. SUBMISSION OF A PROFESSIONAL SURVEY AND LEGAL DESCRIPTION FOR THE PROPOSED RIGHT-OF-WAY VACATION.
5. ALL VACATED STREETS MUST REMAIN UNGATED, OPEN TO PUBLIC, AND MAINTAINED AS PRIVATE ROADS AND BE RECORDED AT OAKLAND COUNTY REGISTRAR OF DEEDS.
6. RECORD AND PRESERVE ALL NECESSARY PUBLIC UTILITY EASEMENTS WITHIN FORMER RIGHT-OF-WAY.

COMM. CADD SUPPORTED.

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

Vote 5-1-0 motion carries.

5.3 PF-13-93 SITE PLAN REVIEW – MULTIPLE-FAMILY RESIDENTIAL APARTMENT BUILDING LAND USE, R-3 MULTIPLE FAMILY DWELLING DISTRICT

UNIVERSITY DRIVE (1130)

PROPERTY IS LOCATED AT THE INTERSECTION OF PALMER DRIVE AND UNIVERSITY DRIVE

ALLORA PROPERTIES LLC

Finding of facts presented by Mr. Sabo.

Michael Furnari, 1700 West Napere Suite #120, has been a part of this development for 10 years and believes it to be the nicest development in Pontiac. He would like to finish the project. This development will consist of 48 units, price point yet to be determined.

COMM. HOLLIS MADE A MOTION TO APPROVE THE PROPOSED SITE PLAN REVIEW FOR ALLORA PROPERTIES LLC, PF-13-93 SUBJECT TO THE FOLLOWING CONDITIONS:

1. SUBMIT ADDITIONAL SITE PLAN AND ENGINEERING PLANS FOR REVIEW AND APPROVAL BY THE ENGINEERING DEPARTMENT RELATED TO SOIL EROSION AND GRADING PERMITS.
2. COMPLIANCE WITH ALL CITY BUILDING CODES AND BUSINESS LICENSING REQUIREMENTS.
3. SUBMIT TO ADDITIONAL SITE PLANS FOR WATER AND DRAINAGE REVIEW AND APPROVAL BY THE OAKLAND COUNTY WATER RESOURCES COMMISSION.
4. COMPLIANCE WITH ALL INTERNATIONAL FIRE CODES.

COMM. FEGLEY SUPPORTED.

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

Vote 5-0-0 motion carries.

5.4 PF-13-94 SITE PLAN REVIEW – BILLBOARD SIGN STRUCTURE USE, C-1 LOCAL BUSINESS MIXED-USE RESIDENTIAL DISTRICT

226 S. TELEGRAPH ROAD

PROPERTY IS LOCATED NEAR THE INTERSECTION OF VOORHEIS AND S. TELEGRAPH ROAD

FIVE STAR OUTDOOR LLC

Finding of facts presented by Mr. Sabo.

Joe Oram of Five Star Media, 1877 Orchard Lake, thanked the commission for their time. The applicant stated they are a family-based business which hires locally. The applicant presented samples of the billboard. The applicant stated that 99% of billboard business is from local businesses and provided at low cost. If the billboard should go unused the applicant provides the billboard to the city or a charity organization free of charge. The applicant stated it will be a standard billboard and not digital.

COMM. HUDSON MADE A MOTION TO DENY THE SITE PLAN REVIEW FOR FIVE STAR OUTDOOR LLC, PF-13-94 FOR THE FOLLOWING NON-COMPLIANCE ISSUES:

1. NONCOMPLIANCE SECTION 5.105(F) BILLBOARD SIGNS PERMITTED IN M-1 AND M-2 ZONE DISTRICTS ONLY.
2. NONCOMPLIANCE SECTION 5.105(F) MINIMUM 1-MILE DISTANCE REQUIRED BETWEEN BILLBOARD SIGNS. (M-1 AND M-2. ZONE DISTRICTS ONLY).
3. NONCOMPLIANCE SECTION 5.105(F) MINIMUM DISTANCE FROM RESIDENTIAL ZONE DISTRICT (300').
4. NONCOMPLIANCE SECTION 5.105(F) EXCEEDS MAXIMUM HEIGHT LIMIT OF 40 FT. (70' PROPOSED).
5. NONCOMPLIANCE SECTION 5.105(F) BILLBOARD SIGN NOT PERMITTED TO PROJECT ABOVE ROOF.

COMM. HOLLIS SUPPORTED.

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

Vote 6-0-0 motion carries to deny.

NEW BUSINESS: COMM. HUDSON MADE A MOTION TO ADOPT 2014 PLANNING COMMISSION MEETING SCHEDULE.

COMM. CADD SUPPORTED.

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

Vote 6-0-0 motion carries.

Mr. Sabo is working on the Master Plan. There is an opportunity for place making and Michigan State land policy extension to come and provide a seminar sometime after January 18, 2014. Mr. Sabo is working with reps from Michigan State make it possible.

Chairman Thomas sent all commissioners an overview plan for Oliver Street Farms.

Comm. Hudson passed out the Public Act that had to do with the Joint Planning Committee last month and stated Charlotte Berkhart has offered to host an informal meeting with Pontiac and Waterford specifically for the corridor of Telegraph Road, which is the boundary between the two cities.

UNFINISHED BUSINESS: None.

OTHER ITEMS: None.

PUBLIC COMMENTS: None.

COMM. PAYNE MOVED TO ADJOURNMENT. COMM. CADD SUPPPORTED.

VOTE: AYES: Unanimous.

ADJOURNMENT: 9:25 P.M.

