

CITY OF PONTIAC
PLANNING COMMISSION
WEDNESDAY, AUGUST 2, 2017
6:30 P.M.

Meeting before the Planning Commission, at
47450 Woodward Avenue, 2nd Floor, Council Chambers,
Pontiac, Michigan 48342.

BOARD COMMISSIONERS:

Dayne Thomas, Chairman
Ashley Fegley, Vice Chair
Mayor Deirdre Waterman, Commissioner
Mona Parlove, Commissioner
Christopher Northcross, Commissioner
Lucy Payne, Commissioner
Hazel Cadd, Commissioner

CITY OFFICIALS PRESENT:

Nicholas Lomako, City Planner

MEMBERS OF THE PUBLIC ADDRESSING THE PLANNING COMMISSION:

(None.)

MINUTES RECORDED BY:

Quentina R. Snowden, (CSR-5519)
Certified Shorthand Reporter

1. CALL TO ORDER:

Chair Thomas called meeting to order at
6:32 p.m.

2. ROLL CALL:

PRESENT: Dayne Thomas, Chair
Ashley Fegley, Vice Chair
Lucy Payne, Commissioner
Christopher Northcross, Commissioner
Mayor Deirdre Waterman, Commissioner
Hazel Cadd, Commissioner

ABSENT: Mona Parlove, Commissioner

Mr. Lomako reported a quorum is present.

3. COMMUNICATIONS: (None.)

4. MINUTES FOR REVIEW: July 12, 2017.

Motion to approve by Northcross. Seconded by
Waterman.

(All eyes to approve the minutes.)

5. PUBLIC HEARINGS: (None.)

6. SITE PLAN REVIEWS: (None.)

7. LOT SPLIT APPLICATION:

7.1 PF-17-43 Lot Split Application - Oakland County
Water Resources Commission

(Presentation of facts given by Mr. Lomako.)

Commissioner Northcross discussed the odd-shape of the property, and indicated it is currently zoned M1, but in the Master Plan, they are looking for it to be a combination City/Public and the other part a park. He discussed the issue of it being part of the greater sewerage treatment facility which already has been struggling with odors in the area. Wondering if the City would be doing a disservice to the future owners of that property, letting this property to be split off now. He stated looking at the greater plan, it just doesn't quite fit.

Mr. Lomako indicated the application form doesn't really indicate the ultimate intent nor reason for the split, so he cannot comment on what the intended future use of the smaller parcel will be. He indicated that the parcel is governed by ordinance by M1 right now, and so anybody would have a right to come in and petition to use the property for M1 if they're compliant and meet all the standards.

He further indicated the Planning Commission is locked into looking at is it properly zoned, what are the standards for that zoning, do the plots that are being formed from the parent parcels comply.

Commissioner Northcross inquired as to the small portion that sits back from the road.

Mr. Lomako directed the Commissioner to the legal description that was provided.

Mayor Waterman inquired as to the odor situation, as well.

Commissioner Northcross indicated there have been several meetings with the Water Resource Commission, and so far they have identified one probable cause, which is a major sewer line that is feeding that area. He indicated it was clogged. He indicated after the removal of those items, the residents are indicating the odor is diminishing, but that they are still there.

He indicated there is another large line that carries wastewater into the plant has not been cleaned and probably won't be cleaned until next year.

Commissioner Payne echoed Commissioner Northcross' concerns.

Chair Thomas indicated as pointed out this is an administrative scenario with limited options.

Mayor Waterman made a motion to approve the proposed Lot Split request for PF-17-43, 274 Martin Luther King Jr Blvd, Oakland County Resources Commission, subject to the following conditions:

1. Provide and record all necessary public utility and public access easements.
2. Compliance with Building Code, Fire Code and Water Resource Commissioner requirements for

any commercial construction.

Seconded by Vice Chair Fegley.

AYES: Thomas, Northcross, Fegley, Waterman,
Cadd.
NAYS: (None.)
ABSTAIN: Payne

MOTION CARRIES 5-0-1

Commissioner Payne stated she abstains because she feels she doesn't have enough information with regards to future plans.

8. UNFINISHED BUSINESS: (None.)

9. NEW BUSINESS: (None.)

10. OTHER ITEMS:

Mayor Waterman indicated that Governor Snyder did sign the official document as of August 1st that completely releases the City from State oversight.

Chair Thomas discussed his charge in the historic restoration of GM Modern Housing. He discussed that Mayor Waterman and Commissioner Parlove were recently involved in planting trees in the City.

11. PUBLIC COMMENTS: (None.)

12. ADJOURNMENT:

Vice Chair Fegley made a motion to adjourn;
Commissioner Northcross seconded.
(All ayes.) Adjourned at 6:55 p.m.

Minutes certified by:



/s/ Quentina Rochelle Snowden, CSR-5519
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