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CITY OF PONTIAC - PLANNING COMMISSION

WEDNESDAY, AUGUST 5, 2020

6:00 P.M.

A meeting before the Planning Commission, via Zoom technology.

BOARD COMMISSIONERS:

Ashley Fegley, Vice Chair

Mayor Deirdre Waterman, Commissioner

Christopher Northcross, Commissioner

Lucy Payne, Commissioner

Mona Parlove, Commissioner

EXCUSED:

Dayne Thomas, Chair

Hazel Cadd, Commissioner

CITY OFFICIALS PRESENT:

Vernon Gustafsson, Planning Manager

Donovan Smith, City Planner

MINUTES RECORDED BY:

Quentina R. Snowden, (CSR-5519)

Certified Shorthand Reporter & Notary Public

1 MEMBERS OF THE PUBLIC ADDRESSING THE PLANNING  
2 COMMISSION:  
3 Mark Craighead  
4 Erika Bolton  
5 Mr. Richardson  
6 Justin Dunaskiss  
7 Samuel Peleg  
8 Vincent Serio  
9 Joslyn Chiropractic (Leigh Elceser)  
10 Galaxy Note 10 (Megan Shramski)  
11 John Shearer  
12 Darryl Anderson  
13 Laurie Bishop  
14 Megan Shearer  
15 Michael Vogt  
16 Kerry Clish  
17 David Hunter  
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1 (CALL TO ORDER: Vice Chair Fegley  
2 called the meeting to order at 6:09 p.m.)

3 VICE CHAIR FEGLEY: Beginning of the  
4 August 5th, 2020, 6:00, our Planning Commission  
5 meeting. Vern, would you like to begin roll call.

6 MR. GUSTAFSSON: Sure. Vice-Chair  
7 Fegley?

8 VICE CHAIR FEGLEY: Present.

9 MR. GUSTAFSSON: Commissioner  
10 Northcross?

11 COMMISSIONER NORTHCROSS: Present.

12 MR. GUSTAFSSON: Commissioner Parlove?

13 COMMISSIONER PARLOVE: Present by  
14 Sylvan Lake.

15 MR. GUSTAFSSON: And Commissioner  
16 Payne?

17 COMMISSIONER PARLOVE: I see her. I  
18 don't hear her.

19 COMMISSIONER PAYNE: You don't hear  
20 me? Present.

21 MR. GUSTAFSSON: Now we do. Thank  
22 you. Okay. And if I can excuse Chair Dayne Thomas  
23 and Hazel Cadd. And I'm sure Mayor Waterman will be  
24 joining us in a few minutes. Okay. With that, I'll  
25 send it back to the Chair.

1                   VICE CHAIR FEGLEY: Okay. First of  
2 the meeting or on the agenda is amendments to and  
3 approval of the agenda.

4                   MR. GUSTAFSSON: We do not have any  
5 amendments to the agenda. So we would ask to -- a  
6 roll call vote on the approval of the agenda as  
7 printed.

8                   COMMISSIONER NORTHCROSS: Question. I  
9 didn't see the minutes for July 8th.

10                  MR. GUSTAFSSON: No. We will -- those  
11 will be completed and we'll review them next month.

12                  COMMISSIONER NORTHCROSS: Okay. I  
13 just saw that they were on the agenda.

14                  MR. GUSTAFSSON: Yeah.

15                  COMMISSIONER NORTHCROSS: Okay.

16                  MR. GUSTAFSSON: Okay.

17                  COUNCILWOMAN SHRAMSKI: Excuse me, Mr.  
18 Gustafsson, I think that Ashley is partially muted.  
19 Maybe not on her end, but on the host end.

20                  VICE CHAIR FEGLEY: I'm calling in  
21 from my phone.

22                  COMMISSIONER PAYNE: Who's been muted?

23                  COUNCILWOMAN SHRAMSKI: I don't think  
24 you're muted on your end. I think you're muted on  
25 the host end. It shows muted. You're a little

1 garbled.

2 COMMISSIONER PAYNE: Me?

3 MR. GUSTAFSSON: Councilwoman Shramski  
4 is referring to --

5 COUNCILWOMAN SHRAMSKI: Someone just  
6 corrected it. Thank you.

7 VICE CHAIR FEGLEY: Can you hear me  
8 now?

9 MR. GUSTAFSSON: It's a little bit  
10 faint, but not bad.

11 VICE CHAIR FEGLEY: Okay.

12 MR. GUSTAFSSON: So with that, I'm  
13 looking for the Commissioners to approve the agenda  
14 as printed.

15 COMMISSIONER PAYNE: Motion to  
16 approve.

17 COMMISSIONER NORTHCROSS: Support.  
18 Northcross to support.

19 MR. GUSTAFSSON: Okay. With that roll  
20 call. Commissioner Payne?

21 COMMISSIONER PAYNE: Yes to approve.

22 MR. GUSTAFSSON: Commissioner  
23 Northcross?

24 COMMISSIONER NORTHCROSS: Yes.

25 MR. GUSTAFSSON: Commissioner Parlove?

1 COMMISSIONER PARLOVE: Yes to approve.

2 MR. GUSTAFSSON: And Acting Chair

3 Fegley?

4 VICE CHAIR FEGLEY: Yes to approve.

5 MR. GUSTAFSSON: Okay.

6 MAYOR WATERMAN: This is Commissioner

7 Waterman. I am also voting to approve.

8 MR. GUSTAFSSON: Oh, welcome, Mayor.

9 MAYOR WATERMAN: I just got connected  
10 in.

11 MR. GUSTAFSSON: Thank you.

12 COMMISSIONER PAYNE: Good evening,

13 Mayor.

14 MAYOR WATERMAN: Good evening.

15 COMMISSIONER PARLOVE: Good evening,  
16 nice to see you.

17 MAYOR WATERMAN: Well, nice to be  
18 seen. Hello there.

19 MR. GUSTAFSSON: Okay. Before we get  
20 into our public hearings, I'd like to make one  
21 comment. We are -- "we", the City of Pontiac, IS  
22 very fortunate through the Mayor's efforts as  
23 relates to a recent hire. We have hired a new  
24 deputy -- or excuse me, a new director of economic  
25 development, Linnette Phillips who is joining us

1 tonight. Director of economic development. She's  
2 been here about a couple of months, and it's been --

3 MS. PHILLIPS: Hi.

4 MR. GUSTAFSSON: -- forging a great  
5 team between Planning and Development and also  
6 Economic Development and also Community Development,  
7 and in addition to that, small business initiatives.  
8 So to introduce her and this is our Planning  
9 Commission members that have been with us for a  
10 number of years, even before my time, providing  
11 great insight to many projects here in the City, and  
12 I wanted the Commissioners to meet, and kind of  
13 virtually meet Lynnette Phillips. Okay.

14 COMMISSIONER PARLOVE: Welcome. Thank  
15 you for that introduction.

16 MS. PHILLIPS: Hello, everyone.

17 COMMISSIONER NORTHCROSS: Welcome.

18 MR. GUSTAFSSON: Very nice. The first  
19 item on the agenda as relates to public hearings, I  
20 will be taking the lead as relates to providing the  
21 technical report of our findings, as relates to the  
22 first three items.

23 As relates to zoning map amendments,  
24 the first one is ZMA 20-02. This is a zoning map  
25 amendment with conditions. This one is located at

1 645 South Telegraph, Parcel number 64-14-31-381-027.  
2 The applicant Vincent Serio, I believe is on the  
3 line also, which we'll be able to ask him any  
4 questions also as part of the public hearing.

5 5.1

6 ZMA 20-02 Zoning Map Amendment

7 PROPERTY ADDRESS: 645 S. Telegraph

8 PARCEL NO: 64-14-31-381-027

9 APPLICANT: Vincent Serio

10 CURRENT ZONING: C-1 Local Commercial  
11 District

12 PROPOSED ZONING: M-1 Light Manufacturing

13 MR. GUSTAFSSON: That ends my  
14 presentation. I would ask through the Chair, and  
15 ask -- open it up for public comment.

16 VICE CHAIR FEGLEY: Okay. If we open  
17 up public comment --

18 COMMISSIONER PAYNE: Lost your voice,  
19 Ashley.

20 VICE CHAIR FEGLEY: How does it work  
21 when we open public comment?

22 MR. GUSTAFSSON: We open up public  
23 comment as part of the -- or public hearing, I  
24 should say, let me rephrase that, public hearing to  
25 allow anybody who is as part of our meeting to



1 provide any verbal comments that could be written  
2 into the record by our Court Reporter, and we would  
3 ask that they provide their name and also their  
4 address.

5 VICE CHAIR FEGLEY: Okay. I usually  
6 like to open public comment before we get comments  
7 from the Planning Commissioners. So I will open  
8 public comment now and then get comments from  
9 everyone else.

10 MAYOR WATERMAN: Pardon me, Madam  
11 Chair. Is this an official public hearing of which  
12 we have an official way of opening that up, or is it  
13 public comment?

14 MR. GUSTAFSSON: So it's a public  
15 hearing.

16 MAYOR WATERMAN: I think she has to  
17 open up public hearing and then we have to close it  
18 officially.

19 UNIDENTIFIED SPEAKER: Commissioner  
20 Fegley? Do you see the raised hand on your screen?

21 COMMISSIONER PAYNE: She's on the  
22 phone.

23 UNIDENTIFIED SPEAKER: I was just  
24 going to say that when you see a raised hand, that's  
25 the person that is wishing to make a comment, that

1 was all.

2 THE COURT: I don't see any raised  
3 hands.

4 MR. GUSTAFSSON: Donovan, I believe  
5 you would be able to see those raised hands; is that  
6 correct?

7 UNIDENTIFIED SPEAKER: I would like to  
8 make a public comment.

9 MR. GUSTAFSSON: First off, if I can  
10 take a vote in regards to opening up the public  
11 hearing from the Commissioners.

12 Vice-Chair Fegley?

13 VICE CHAIR FEGLEY: Yes.

14 MR. GUSTAFSSON: Commissioner  
15 Northcross?

16 MR. GUSTAFSSON: Commissioner Parlove?

17 COMMISSIONER PARLOVE: Yes to open  
18 public comments first.

19 COMMISSIONER NORTHCROSS: And Chris  
20 Northcross, yes to open public comment -- excuse me,  
21 public meeting. Excuse me, I was muted.

22 MR. GUSTAFSSON: Public hearing.  
23 Okay.

24 COMMISSIONER NORTHCROSS: Public  
25 hearings.

1 MR. GUSTAFSSON: Commissioner Payne?

2 COMMISSIONER PAYNE: Yes to open.

3 MR. GUSTAFSSON: Mayor Waterman?

4 MAYOR WATERMAN: Yes, but I don't  
5 think we need a vote. Chair just opens the public  
6 hearing.

7 MR. GUSTAFSSON: Okay.

8 COMMISSIONER PAYNE: It was never  
9 voted before. Madam Chair, can you open public  
10 comment?

11 COMMISSIONER NORTHCROSS: And I think  
12 we should note that in opening up the public hearing  
13 those who wish to be heard should give their name,  
14 their address to identify themselves.

15 COMMISSIONER PARLOVE: Are we also  
16 limiting it to three minutes like we do when we are  
17 in the chamber?

18 MR. GUSTAFSSON: We are. And I will  
19 monitor that.

20 COMMISSIONER PARLOVE: Thank you.

21 COMMISSIONER PAYNE: Ashley, I think  
22 there's someone to speak.

23 UNIDENTIFIED SPEAKER: I would like to  
24 make public comment.

25 COMMISSIONER NORTHCROSS: If I may, I

1 see Commissioner -- Councilperson Randy Carter has a  
2 hand up.

3 MR. SMITH: Yes, so I'm going to allow  
4 -- we have two comments so far, Randy Carter and the  
5 call-in. So we're going to do the call-in first and  
6 then we're going to go to Randy Carter, all right?

7 COMMISSIONER PAYNE: Yes. Thank you.

8 MR. SMITH: I'm going to mute everyone  
9 except for the call-in. If you could start with  
10 your name and address.

11 UNIDENTIFIED SPEAKER: I assume you're  
12 talking to me, 248-309-1926?

13 MR. SMITH: Yes.

14 UNIDENTIFIED SPEAKER: My name is  
15 (audio distortion). My address is 6161 (audio  
16 distortion).

17 One of the things (audio distortion)  
18 last was the actual site includes a lot (audio  
19 distortion) that is zoned, so this part of the  
20 parcel and it would be utilized for this  
21 development, and see in the agenda package, it's the  
22 only site that I know of in Pontiac that is zoned  
23 C-1 in a residential area. A development like this  
24 would have a significant impact on the residents on  
25 either side of that lot that's zoned parking, it's

1 on north -- I believe it's the north side of (audio  
2 distortion), and that was not represented in the  
3 slides that were shown. And I just firmly believe  
4 (audio distortion) to the residents living on (audio  
5 distortion), and does not have the particular access  
6 required for successful development. And that's my  
7 comment.

8 MR. SMITH: All right. That concludes  
9 your comment?

10 UNIDENTIFIED SPEAKER: Yes, it does.

11 MR. GUSTAFSSON: Very good. Thank you.

12 MR. SMITH: Thank you. Next we'll  
13 open up to Randy Carter. I ask that you unmute  
14 yourself.

15 MR. CARTER: Thank you. Thank you,  
16 Planning Commission. Randy Carter, 86 West Yale  
17 Avenue, Pontiac 48340.

18 Actually had two questions.

19 One is, I notice Vern you did mention  
20 that there's a three-year almost grace period, and I  
21 just recall in that other -- other individuals who  
22 actually applied for property was limited to  
23 somewhat to be done in 90 days. So, a large trek  
24 from -- from other -- other Planning previews.

25 The second one is, there's a medical

1 distinction and I'm trying to recall, since I used  
2 to go to that church over there back when  
3 (inaudible) blew himself up, but I don't remember  
4 anything ever having a medical designation other  
5 than being on the outside of the building that the  
6 building was never occupied. It was still  
7 considered Emanuel Baptist Church. So was there  
8 anything that gave it the medical designation other  
9 than the name on the outside of the building? The  
10 building was never occupied.

11 MR. GUSTAFSSON: You're talking  
12 about -- what they did -- through the Chair, if I  
13 could, to answer Mr. Carter's questions, first  
14 question in regards to a similar project over at  
15 Glenwood Plaza where we did do a zoning map  
16 amendment with conditions, we did give three years  
17 similar. And also, there were -- if you remember  
18 back in January of this year, Pro Tem Carter, there  
19 was several zoning map amendments with conditions  
20 that -- along Cesar Chavez that was also done, that  
21 also was approved with the three-year condition to  
22 revert back.

23 Secondly in regards to yes the name on  
24 the building was always the intent. It was -- or as  
25 previously presented to us, was to be some offices

1 and medical offices, and then that -- that large  
2 church facility they were planning to put an event  
3 center at that location.

4 MR. CARTER: Okay. And just for  
5 clarification, the reason I was mentioning it, was  
6 the property adjacent to Cesar Chavez, which was on  
7 Kenneth, the one that belonged to Yohannes Bolds,  
8 and when Attorney Chubb reiterated that if he didn't  
9 do what he had to do within 90 days, with that  
10 condition, that it would revert back to what it was.

11 I just want to make sure that this  
12 right here, if it does pass is there -- would it be  
13 work done within a timely manner similar to the  
14 stipulation that Mr. Bolds had to have on the  
15 Kennett Road site adjacent to Cesar Chavez.

16 MR. GUSTAFSSON: I don't recall. I  
17 know at the eleventh hour that that particular  
18 applicant on West Kennett, did suggest some changes,  
19 but that has never come back to Council or back to  
20 the Planning Commission to request that.

21 MR. CARTER: Okay. Thank you, Vern,  
22 for the clarification. That's all my questions.  
23 Thank you very much.

24 MR. SMITH: Any more public comments?

25 VICE CHAIR FEGLEY: Are there any

1 other public comments?

2 MR. SMITH: All right. This is 1373.  
3 Last four digits, 1373?

4 VICE CHAIR FEGLEY: Yeah, that's me.

5 MR. SMITH: Name and address, please.

6 VICE CHAIR FEGLEY: No, it's Ashley.

7 MR. SMITH: I got you.

8 VICE CHAIR FEGLEY: I don't have any  
9 public comments.

10 THE COURT REPORTER: Donovan, I think  
11 Justin Dunaskiss --

12 MR. DUNASKISS: Dunaskiss.

13 MR. SMITH: Okay. Hello, Justin, how  
14 are you doing?

15 MR. DUNASKISS: Good evening.  
16 Wonderful. Just wanted to say I'm here on behalf of  
17 the applicant, if I should use my three minutes to  
18 kind of give our overview or once through the Chair  
19 when you bring it back to the Commission if we'll  
20 have a chance to give a little overview from our  
21 perspective now. We're just looking at your  
22 direction.

23 MR. SMITH: This is public comment, so  
24 I mean you will have your chance to speak as the  
25 applicant's representative.



1 MR. DUNASKISS: Okay. I'll reserve  
2 that for that time. I appreciate it.

3 MR. SMITH: No problem. All right,  
4 any more public comments? All right, I'll send it  
5 back to Ashley.

6 VICE CHAIR FEGLEY: Close public  
7 comments. If the applicant would like to speak,  
8 feel free.

9 MAYOR WATERMAN: Just for Madam Chair,  
10 again just for the record, so that we don't have  
11 that question, public hearing is different than  
12 public comment, so I think we just completed with  
13 the public hearing. And if you would -- if there  
14 are more public hearing statements, then are you  
15 going to officially close that public hearing now?

16 VICE CHAIR FEGLEY: Yeah, I'll  
17 officially close the public hearing.

18 MAYOR WATERMAN: Okay.

19 MR. DUNASKISS: Thank you, I guess --

20 VICE CHAIR FEGLEY: Go ahead.

21 MR. DUNASKISS: -- through the Chair  
22 should I continue?

23 VICE CHAIR FEGLEY: Sure.

24 MR. DUNASKISS: Wonderful. Thank you.  
25 Justin Dunaskiss. Good to see everyone this

1 evening. On behalf of the applicant, address 900  
2 South Lapeer, Oxford, Michigan. And we appreciate  
3 the opportunity to go over this very important to  
4 note conditional rezoning request.

5 We appreciate all of the public  
6 comment as well as from Vern and the Planning  
7 Department. I'm going to walk you through how  
8 actually we meet or exceed actually all of the  
9 zoning requirements, and put a little more in  
10 context, as Vern did a good job of isolating that  
11 we're only looking to conditionally rezone a portion  
12 of this site. And by doing that, we're really going  
13 to give this development, this corner, an  
14 opportunity that it hasn't had to get redeveloped  
15 and repositioned in the marketplace; as the owners  
16 worked tirelessly over the last three and a half  
17 years to try to reposition it and several owners  
18 prior to that, we really haven't had much  
19 opportunity at the corner.

20 So before I get into the criteria real  
21 quickly I just want to introduce the actual owner of  
22 the site, Vincent and his team, and he can give you  
23 a little context. I think it's pertinent before I  
24 go to the facts, as to all of the money, time,  
25 energy he has spent marketing it as under the C-1

1 current zoning, and to no avail even with the site  
2 plan as you recall for the event center. So I'll  
3 turn it over to Vincent for a minute then I'll pick  
4 it back up if that's okay so he can give context on  
5 all that he and his team has done that led us even  
6 for this request. Vincent?

7 MR. SERIO: Yeah, how you doing? Can  
8 everyone hear me?

9 MR. SMITH: Yes, sir.

10 MR. SERIO: Okay. Great. My name is  
11 Vincent Serio for 645 South Telegraph Road in  
12 Pontiac, Michigan. 45 years old. I currently run a  
13 cellphone business out of Fraser, Michigan. I've  
14 been doing it for 20 years now. This is my fourth  
15 building development. My first one in Pontiac. I  
16 bought the buildings over in Pontiac on speculation.  
17 I thought Pontiac was the next up and coming city  
18 outside of Detroit. I was looking do a conditional  
19 rezoning for medical marihuana grow process and  
20 provisioning center, as well as moving my cellphone  
21 company over to that location.

22 I would have a six-year non-evasive,  
23 non-smelling operation. I would work with the  
24 neighbors that surround me and I would preserve and  
25 -- to look to preserve and protect the neighborhood.

1 I've already canvassed the neighborhood and -- with  
2 the potential use of the building. I had people  
3 sign documents stating that they were not against  
4 that kind of facility being in that area; and over  
5 90 percent approval rating from the People I talked  
6 to.

7 I also have my -- my project manager,  
8 James who's on the phone, which has been handling  
9 the whole properties over there as well as my survey  
10 company Jesse to answer any further questions that  
11 the Commission may have as well.

12 So at this time I want to turn it over  
13 to James which is handling the property and he can  
14 fill you in a little bit more.

15 MR. RICHARDSON: Hello, can everyone  
16 hear me?

17 VICE CHAIR FEGLEY: Yes.

18 MR. RICHARDSON: Hi. My name is  
19 (inaudible) Richardson and I'm the property manager  
20 over at 645 S. Telegraph Road in Pontiac, Michigan.

21 So basically, long story short, we  
22 took over the property three and a half years ago.  
23 When we first got in there we noticed a lot of  
24 vandalism, a lot of ripped out copper, electrical  
25 panels. Pretty much everything was stripped down to

1 the bone, you know, pretty much. So, my job was to  
2 go in there and board it up, the windows. I  
3 contracted Protection 1 for an alarm system. Also  
4 we installed cameras to where any type of movement  
5 inside the buildings will also come back to me, the  
6 property manager and also the property owner  
7 Vincent, so that way we can get out there and try  
8 and see what's going on. And thankfully that has  
9 stopped, the vandalism, since we have owned the  
10 property.

11 And we also went by Oakland County  
12 Sheriff to see if they can do daily patrols around  
13 the area, just to make sure that everything is  
14 standing up and up with the neighborhood and our  
15 building.

16 So with the upkeep, you know, weekly  
17 landscaper to go out there and make sure the weeds  
18 are, you know, properly controlled, make sure the  
19 grass is cut, and make sure if there are any trees  
20 or limbs or anything hanging around that they deal  
21 with them and also went to a couple of the neighbors  
22 and passed out my contact information to make sure  
23 that if they had any complaints they can always give  
24 me a call at any time.

25 So let me talk about improvements to

1 the property. We have installed two brand new  
2 roofs. The property at 645 South Telegraph and the  
3 other adjacent building at 1056 Golf Drive. We're  
4 also in the process of rebricking both buildings.  
5 So we're looking to put in about \$100,000 per  
6 building and to this rebricking job. And then we  
7 also put in 25,000 in the outside lighting  
8 technology to make sure that there -- the  
9 surrounding areas is well-lit and the safe is for  
10 the surrounding neighborhood that is behind us.

11 We also are looking to put in -- and  
12 that's just the exterior of the improvements to the  
13 outside.

14 We also are planning to do a major  
15 renovations effort with 2.5 million dollars to the  
16 inside as well. So we have a lot of days work in  
17 our favor here with this property.

18 I also wanted to talk about the C-1  
19 current zoning that we're in for the event center  
20 and the medical offices. I did talk to numerous  
21 churches in the area, including the great Pastor  
22 Darick Rutley over at Berea Family Tabernacle in  
23 Pontiac. We also talked with Pontiac General and  
24 Henry Ford health directors about medical office  
25 space for rent. We even offer rent free for a year

1 for anybody that wanted to, you know, come over and,  
2 you know, move into our office spaces there.

3 Due to COVID-19, crime, safety and  
4 location, I haven't yet received not one letter of  
5 intent to lease out yet. So -- and we also have  
6 been trying -- we also spent \$30,000 on  
7 architectural and engineering plans to try to lure  
8 these -- these potential clients into our building.

9 So, with that being said, I'm going to  
10 turn it over to Jesse which is our surveyor, if he  
11 had anything to add.

12 MR. DUNASKISS: I'll go ahead and jump  
13 in, in case -- and Jesse can add on if he has  
14 something. So, I appreciate that. Thank you,  
15 gentlemen. I think it's really important to note  
16 that a considerable amount of money and time has  
17 been spent ever since Vince took ownership of the  
18 property three and a half years ago to get a C-1  
19 tenant here. And he hasn't got one letter of intent  
20 and lease one space out for this whole entire  
21 property. And so what we're asking for is  
22 conditionally rezoning a very small portion of it to  
23 give this center, this project, the anchor it needs  
24 so that it can be rehabilitated and re-tenanted  
25 overall.

1           The rebricking, the facade for these  
2 buildings are going to be brought up to a new  
3 standard. It's going to be heavy landscaped. And  
4 you're not going to notice whether it be a church in  
5 there, a cultivation operation, a processing medical  
6 use. It's going to look exact same to the -- you  
7 know, appealing eye people driving by. It's just a  
8 matter of the use that's in there.

9           And as commercial grow and processing  
10 was allowed in C-1, we wouldn't even be here for  
11 this conditional rezoning. So it's very important  
12 to note that this owner has tried for three and a  
13 half years with the exact tenants and people he has  
14 tried to attract per the future land use map and  
15 others to no avail. Immediately adjacent is tens of  
16 thousands of square feet of C-1 space in a newer  
17 center just to the north immediately adjacent. And  
18 then if we look at the actual criteria, when keep it  
19 in context, this conditional rezoning, keep in mind  
20 we're offering up things that are going to benefit  
21 the surrounding area to the tune of \$150,000 in hard  
22 commitments through the way of getting sidewalks,  
23 getting new equipment and upgrading equipment to  
24 Rotary Park, as well as with an additional \$50,000  
25 deposit in additional funds to maintain those parks.



1           So what the public and community is  
2 going to get and what Vince heard from the neighbors  
3 is wonderful. 90 percent, okay, so you're telling  
4 me it's going to look the same but better with new  
5 facades, heavy landscaping. I don't know who is in  
6 there, be it a widget company, a cellphone company,  
7 growing. You're going to update the parks. You're  
8 going to have a fund to maintain it. And he's  
9 already done as much stewardship as he can. We just  
10 want to show the proof's in the pudding. As we look  
11 at consistencies with the Master Plan, one of the  
12 big things is to eliminate blight and underused  
13 properties. It certainly hits that, you know, nail  
14 on the head. And again if we look -- technically a  
15 grow and process that's in there, you know, it's --  
16 we would be consistent with an office use, maybe not  
17 the direct medical, but the current economy also  
18 shows that, you know, these health systems are  
19 hundreds of millions of dollars underwater, and they  
20 didn't even want to come here in the good times, the  
21 last five, ten years. So we're not optimistic for  
22 any hospital office use.

23           As we look at number two, it certainly  
24 is compatible with the current environment,  
25 geographically, physically, geologically as this

1 parcel has been developed since the '60s. And we're  
2 actually going to enhance that and bring back some  
3 natural landscaping and heavy landscaping and  
4 rehabilitating the buildings.

5 The evidence has actually proven that  
6 we cannot re-tenant this building. Vincent was  
7 hopefully and brought forth the event center, which  
8 this Planning Commission gratefully approved. But  
9 to no avail, and certainly under the current  
10 climate, I don't think there's any hope for an event  
11 center to come to the site. And again, three and a  
12 half years of marketing the property with not one  
13 letter of intent, let alone a tenant, I think is  
14 pretty strong evidence, let alone adjacent center,  
15 the C1 that was built that's never had tenants in  
16 some of it.

17 Certainly compatible with surrounding  
18 areas. This area is already built out. And if we  
19 look at, again, the C-1 use and what we're doing  
20 with the conditions, there's not going to be  
21 negative effect on property values. Actually, the  
22 study shows the exact opposite. These facilities  
23 come because they have the money, the know-how to  
24 update and keep these buildings up. Again, you're  
25 not going to know or smell what's going on in the

1       inside. All the community is going to benefit is  
2       those exterior improvements and so forth.

3                   And then there's certainly sufficient  
4       infrastructure for this area which is one of your  
5       criteria. And contrary I think to what Mr.  
6       Gustafsson thought for this particular use, but this  
7       use has less employees per square foot than any C-1  
8       use I've ever seen or could think of. It takes a  
9       very low amount of people with high-paying skilled  
10      jobs versus how many people fit in a C-1 retail  
11      center. You know, you could have 5, 10, 15  
12      employees in 1,000 square feet under C-1. You  
13      have -- you know, one employee per 1,000 square feet  
14      for a grow operation. And all of the product that  
15      leaves is in a Sprinter van or a box truck. There's  
16      no heavy equipment or semi that moved the product  
17      nor the materials that are used on the consumables  
18      are very light-weight products that are box truck  
19      delivered.

20                   So the actual impact, if you look at  
21      any other C-1 use in the traffic study versus this,  
22      it's night and day. You do not have peak spikes.  
23      It's low-impact, and you're just not going to see  
24      the truck traffic either.

25                   Further, as we look at the area on the

1 rezoning in particular, it is appropriate because  
2 you do have -- even though it's conditions, we're  
3 just asking for one use or two grow and process  
4 under the M-1. All of the others don't apply. So  
5 we're not making an isolated heavy industrial. That  
6 all reverts back if conditions aren't met. And  
7 literally a stone's throw away you have M-1 and M-2  
8 and future land use all the way north. Literally  
9 kitty cornered from this site all on the west side  
10 is all industrial. And again, we're just looking at  
11 the uses. Industrial really shouldn't be applied  
12 here, just the two uses.

13 And so, you know with that I'm hoping  
14 this kind of puts things back in context that we're  
15 not doing an isolation of the zoning. It's M-1 with  
16 these two conditions. I wish I could say C-1 with  
17 two M-1 conditions for this one building because  
18 that's what it really is. So it may sound a little  
19 more scary or something taken out of context, but  
20 when we look at we are isolating to a -- a  
21 particular building, that the facade is going to be  
22 enhanced to be harmonious with all of the extra  
23 benefits, I think it certainly, you know, meets and  
24 exceeds the ten points for the rezoning.

25 So with that I'll turn it over to the

1 Commissioners for any questions, comments for  
2 myself, the applicant. And hopefully this gives you  
3 a little more perspective from the history and where  
4 we're looking to go with the site. So I appreciate  
5 it.

6 MR. SERIO: I have one more comment,  
7 if I'm allowed to speak. This is Vincent again. I  
8 just wanted to mention --

9 COMMISSIONER PAYNE: Madam Chair I  
10 think has to -- Madam Chair?

11 VICE CHAIR FEGLEY: I think -- I don't  
12 know if my phone is on mute or not. Can you hear me  
13 okay? At this point go ahead.

14 MR. SERIO: Okay. Sorry, it's a  
15 little bit hard to hear you. I understand that  
16 there is a person that called about the safety of  
17 the neighborhood. We already did go in front of the  
18 City and get approved for a six-foot privacy fence  
19 around the whole property, including that parking  
20 lot. I also wanted to mention that we did have a  
21 traffic study done, and I did include that in my  
22 application. I don't know if we're able to see that  
23 on this screenshots. And also, I did some  
24 renderings of the whole property which I thought  
25 would -- might be included in this slideshow as

1 well, but I'm not seeing those as well.

2 Donovan, did you receive all of that  
3 stuff?

4 MR. SMITH: Possibly. Let's see what  
5 I have here.

6 MR. GUSTAFSSON: Yes, we did receive  
7 the elevations. I don't recall seeing a traffic  
8 study.

9 MR. SERIO: Yeah, I had one included  
10 in there, I thought.

11 MR. GUSTAFSSON: You did or you  
12 didn't?

13 MR. SERIO: Yes, I did. I did.

14 VICE CHAIR FEGLEY: Okay. Let's go to  
15 fellow Commissioners for comments or questions.  
16 Christopher Northcross, would you like to begin?

17 COMMISSIONER NORTHCROSS: Yes. I want  
18 to be sure that I understand what's -- I guess I  
19 understand now that we have two buildings that are  
20 sort of at the northwest end of the lot along South  
21 Telegraph those are the two buildings in that area  
22 that you're asking M-1 special exception for?

23 MR. SERIO: Yes, there's one on Golf  
24 Drive which I'm doing office building.

25 COMMISSIONER NORTHCROSS: That is also

1 being included --

2 MR. SERIO: No, that's not also being  
3 included. No, sir.

4 COMMISSIONER NORTHCROSS: Okay. That  
5 starts -- and then the parking area off of Dover --

6 MR. SERIO: Yes.

7 COMMISSIONER NORTHCROSS: -- between  
8 Dover and the north section of the main facility  
9 which you want to make into a warehouse, that is  
10 zoned what right now?

11 MR. SERIO: I believe that's P-1.

12 COMMISSIONER NORTHCROSS: Is that P-1?  
13 I saw P-1 on the drawings then I thought I also saw  
14 C-1 on some drawings. Okay. So that's --

15 MR. GUSTAFSSON: And let me just  
16 clarify that the parcel number that was included  
17 within the application did not -- was -- is a  
18 different parcel number and that P-1 zoned parcel  
19 that you can see right on your screen right now is  
20 not included within their application. That is not  
21 being considered to be rezoned to anything else, and  
22 remain as P-1.

23 MR. SERIO: Yes, that's correct.

24 COMMISSIONER NORTHCROSS: Okay. Right  
25 now that's just a grassy lot, correct?

1 MR. SERIO: Yes, sir. Yes, sir.

2 COMMISSIONER NORTHCROSS: But that's  
3 going to become a parking lot?

4 MR. SERIO: Yes we're going to put  
5 sewers in there and new cement and put a whole fence  
6 around the whole property.

7 COMMISSIONER NORTHCROSS: Okay. I  
8 think that was the first caller's concern about that  
9 lot, taking away from the character of the  
10 surrounding houses next door to it.

11 MR. SERIO: Yes.

12 COMMISSIONER NORTHCROSS: Not nice but  
13 it's an open area I guess there were houses there at  
14 one time, it looks like or something. But right now  
15 it's just a set of vacant lots there.

16 MR. SERIO: Yes, sir.

17 COMMISSIONER NORTHCROSS: Now I  
18 remember -- let's see, now the building with -- what  
19 is it called? It's called the medical center that's  
20 along Golf Drive.

21 MR. SERIO: Yes.

22 COMMISSIONER NORTHCROSS: That's  
23 outside of the area. Now, that originally was going  
24 to be redone and refurbished.

25 MR. SERIO: Yes. We just started



1 working on that. We're putting new bricks out of  
2 there as of today actually.

3 COMMISSIONER NORTHCROSS: Okay. Okay.

4 MR. SERIO: Finally got a building  
5 permit out there. It's been quite some time.

6 COMMISSIONER NORTHCROSS: So that's  
7 going to remain office space?

8 MR. SERIO: Yes, sir.

9 COMMISSIONER NORTHCROSS: Now you  
10 mentioned something about a church moving in or  
11 something?

12 MR. SERIO: Yeah. We have contacted  
13 several churches, and to no avail. We have really  
14 no luck renting the place out because kind of the  
15 property is looking like really run down in that  
16 area, which is really sad because I mean it's a  
17 beautiful area; West Bloomfield is right across the  
18 street. I mean, there's just boarded up windows and  
19 kind of looks really bad, to be honest with you.

20 I went in front of the Board to get  
21 this building out of demolition mode, because it was  
22 in demolition mode like four years ago.

23 COMMISSIONER NORTHCROSS: Yes, it was.  
24 Yes, it was. Okay. Special exemption, reverting so  
25 if you ever close the facility and do something

1 else, it would revert back to C-1.

2 MR. SERIO: Yes, sir.

3 COMMISSIONER NORTHCROSS: Okay. And  
4 wow -- now, the -- well, I guess we have addressed  
5 that in all of the -- the "that" being -- I'm  
6 thinking out loud, and excuse me. One of the  
7 concerns I have always had with the growing  
8 facilities are the odor -- is the odor that comes  
9 off of the plant.

10 MR. SERIO: Yes, sir.

11 COMMISSIONER NORTHCROSS: It can be  
12 very aromatic and give off some nice aromas there.

13 MR. SERIO: You know, we plan on using  
14 the best equipment available, so -- we do not want  
15 to be nuance to the neighbors. We want to be great  
16 neighbors and we want to be great citizens of  
17 Pontiac. I understand everyone's concerns about,  
18 you know, marijuana and how it has a bad label on  
19 it, but it does have a lot of benefits to help  
20 medical people and I mean I just feel like it's a  
21 really good location for this, and honestly it's  
22 really perfectly set up for the way the building  
23 lays out.

24 COMMISSIONER NORTHCROSS: Okay. And  
25 for the provisioning center --

1 MR. SERIO: Yes, sir.

2 COMMISSIONER NORTHCROSS: I thought --  
3 now, do those centers have to have special  
4 reinforcements and things, I thought?

5 MR. SERIO: I believe that's part of  
6 the application, yep.

7 COMMISSIONER NORTHCROSS: And I guess  
8 you have to reenforce the adjacent wall to the phone  
9 company warehouse?

10 MR. SERIO: Yes. Yep. Yeah, got to  
11 carry a pretty decent amount of inventory, so I need  
12 a really secure site.

13 COMMISSIONER NORTHCROSS: Curious,  
14 though, the phone company warehouse in between.  
15 Okay. The only other thing I would say is has the  
16 Sheriff given any comment on this plan or is that  
17 something that will be presented to the Sheriff  
18 later on? Mr. Gustafsson?

19 MR. GUSTAFSSON: It has not been  
20 presented to the Sheriff or the Sheriff's Department  
21 at this time. It would come to them later. Either  
22 way, your recommendation, we would probably talk  
23 with them before we go to City Council.

24 COMMISSIONER NORTHCROSS: Also -- this  
25 is Mr. Serio?

1 MR. SERIO: Yes, sir.

2 COMMISSIONER NORTHCROSS: Okay, Mr.  
3 Serio, I think you mentioned that you have documents  
4 of support from surrounding residents?

5 MR. SERIO: Yes. That was included in  
6 my application. I'm actually kind of surprised,  
7 like I had renderings and the traffic study and also  
8 approval letters of the neighbors all in my  
9 application. So I thought this would be on like the  
10 slideshow that we're seeing right now so everyone  
11 can get a better understanding of, you know, the  
12 whole setup.

13 COMMISSIONER NORTHCROSS: Mr.  
14 Gustafsson, were those -- did we receive that type  
15 of information?

16 MR. GUSTAFSSON: I do not recall  
17 seeing a traffic study or any support letters from  
18 the residents.

19 COMMISSIONER NORTHCROSS: Oh, okay.

20 MAYOR WATERMAN: May I intervene,  
21 Madam Chair, to help with that information to our  
22 fellow Commissioner for Mr. Gustafsson. Mr. -- if I  
23 believe -- and please excuse me, Commissioner, if  
24 you'd like to proceed, but I think I can shed some  
25 light on this.

1           I think the traffic studies and the  
2 other documents that the gentleman has said that he  
3 has included are part of a medical marijuana  
4 application, all right. It has nothing to do with  
5 the proceedings that we're asked to consider right  
6 here this evening. And so that's why we don't have  
7 that before us, because it's not part of this  
8 proceeding.

9           As part of the -- and correct me if  
10 I'm wrong, but I just want to explain this to the  
11 rest of the Commissioners where we are in these  
12 processes.

13           The interim clerk, which is who is in  
14 charge of the review process for these medical  
15 marijuana applications has said that he would not  
16 accept the applications, but if they are not zoned  
17 correctly then of course they would not be able to  
18 be given approval for a license.

19           So he has said to those applicants,  
20 you must first go to Planning Commission and get it  
21 rezoned, otherwise your application for medical  
22 marihuana is dead in the water, all right?

23           So they've been coming to us to see if  
24 they can get that rezoned, because it's not zoned  
25 according to the parameters that we had set as a

1 Planning Commission, that had been accepted as part  
2 of the zoning map amendment. So that's why there's  
3 two different processes, and I think it may help  
4 understand what they're talking about if we don't  
5 mix up those two processes that are going on.

6 By the way, today is August 5th and  
7 that is the date that the interim clerk had said he  
8 would begin review of the application process,  
9 because many of these people put their applications  
10 in quite some time now. So I don't know what's --  
11 if you received anything yet as a Planning -- as a  
12 city planner to start that review process, Vern, but  
13 I don't want to distract from this decision. But I  
14 hope what I have said will add to the application  
15 today, Vern, as to why there are certain documents  
16 that are not part of the proceedings we have right  
17 here. And please correct me if I'm wrong. I just  
18 wanted to shed some light on the matter.

19 COMMISSIONER NORTHCROSS: Okay. I  
20 guess my question would be how many residents'  
21 signatures, and where are these residents located?

22 MR. SERIO: There was I believe 7 or 8  
23 and they were right directly behind the -- right  
24 directly behind my neighborhood. So Justin, didn't  
25 you -- Justin, my consultant, actually turned in the

1 application.

2 Justin, wasn't that part of the  
3 application you turned in?

4 MR. DUNASKISS: Yeah, so we submitted  
5 -- the Mayor is correct, that a lot of that  
6 information be included in the provisioning center  
7 application that's under review. But we also did  
8 provide other copies, and Vincent surveyed the  
9 community, the neighborhood twice knocking doors and  
10 I think we had eight letters of support. And then  
11 we also had some signatures. And then he did a  
12 traffic study overall. So we included that as well.  
13 So sorry if somehow that didn't get in the packet,  
14 but we did resubmit those to show the support for  
15 the use and what had been done on reaching out.

16 MR. PARKINSON: This is Jesse  
17 Parkinson with GreenTech. I'm sorry if I wasn't --  
18 if I was muted earlier, but I can speak to that  
19 traffic study. Just a quick -- in the traffic  
20 study, notes that the peak traffic hours are between  
21 11 and 12:45 daily and 5:45 and 6:45 at night with  
22 an increase in traffic volumes due to this use of --  
23 between 5 and 6 and 7 percent. Relatively low  
24 impact to the traffic on South Telegraph Road.

25 COMMISSIONER NORTHCROSS: What are the

1 hours of operation?

2 MR. PARKINSON: I can speak to that --

3 COMMISSIONER NORTHCROSS: Is that  
4 speculated or can it be 24 hours?

5 MR. PARKINSON: SO the plan show the  
6 hours of operation seven days a week, whereas the  
7 previous Planning Commission submittal and approval  
8 for this project with the event center on the site,  
9 we were having a mix -- I don't know if you recall,  
10 but we were having mixed different time slots for  
11 the different uses.

12 So, for instance, the event center had  
13 to have hours regulated between 5:00 p.m. and  
14 1:00 a.m. Monday through Friday; and then 7:00 a.m.  
15 and 1:00 a.m. on the weekends. With this new  
16 submittal and request, we are taking away those  
17 evening hours and then in fact this entire site is  
18 able to be parked with all of the uses, medical  
19 office facilities and the cellphone warehousing and  
20 the provisioning grow facilities. And hours of  
21 operation are Monday through Sunday -- I'm sorry,  
22 mostly Monday through Sunday, 9 a.m. to 5 to  
23 6:00 p.m. depending on the building. And then  
24 Saturday and Sunday 8:00 a.m. to 5:00 p.m. So, any  
25 questions as to each particular buildings, I can



1 answer those.

2 COMMISSIONER NORTHCROSS: Okay. Now  
3 just thinking back, and I'd have to pull up the  
4 prints, but I don't remember that P-1 area -- was  
5 that P-1 area to be developed as part of the  
6 original medical event center operation?

7 MR. PARKINSON: Yes, sir. In fact --  
8 Vern, go ahead.

9 MR. GUSTAFSSON: Yes, it was,  
10 Commissioner Northcross, yes.

11 COMMISSIONER NORTHCROSS:  
12 Okay. Okay.

13 MR. GUSTAFSSON: And they also, I  
14 believe, that there being limited access to Dover  
15 Street. So you would still have to use the site to  
16 exit onto either Golf Drive or Old South Telegraph.

17 COMMISSIONER NORTHCROSS: Yes, I  
18 remember that. That was one of the concerns, yeah,  
19 being able to flow in and out of there with cars and  
20 other things, yeah. Yeah. Yeah.

21 MR. PARKINSON: That's correct.  
22 There's a one-way kind of maneuvering around the  
23 site where you would enter the site from Old  
24 Telegraph Road, you wrap around clockwise around the  
25 building, you're able to use that new parking lot

1 behind what was the event center, and then you had  
2 to maneuver back out to clockwise onto Golf Drive.

3 MR. GUSTAFSSON: If I may make one  
4 clarification in regards to the conditions.

5 Yes, as through the applicant and his  
6 consultant they did talk about all of the various  
7 community benefits as relates to improvements,  
8 Rotary Park, in regards to athletic equipment and  
9 maintenance and sidewalks on Old Telegraph and Golf  
10 Drive. I just want to make it clear to the  
11 Commissioners that as part of that, that as a  
12 condition is to operate the medical marihuana grower  
13 and processing license on that site under the C-1  
14 zoning district. If the landlord is awarded a  
15 provisioning center license, and they did submit an  
16 application which is going to be reviewed for this  
17 site, that use as C-1 zoning shall be allowed to  
18 operate on that site.

19 So I had a question. Are you saying  
20 this is going to revert back to C-1 or are you  
21 asking that it would be located in an M-1 district?

22 MR. SERIO: Justin?

23 MR. DUNASKISS: Yes, it's going to  
24 revert back. So we're saying if we don't perform  
25 and go forth with the grow processing, that this

1 property would revert back to the underlying C-1.

2 MR. GUSTAFSSON: What about your  
3 provisioning center, so in other words --

4 MR. DUNASKISS: The landlord -- Vince,  
5 correct me if I'm wrong, we're talking to him. He's  
6 committed to this site and to the development and  
7 should be granted, he'll still move forward win,  
8 lose or draw on the provisioning center. He's  
9 committed to the site, the community and really  
10 thinks this is the shot in the arm that's going to  
11 need to finally get it off the ground and re-tenant  
12 it, so he's committed.

13 MR. GUSTAFSSON: So I guess with that  
14 comment, the actual -- so the entire parcel that you  
15 identified would not be rezoned to M-1.

16 MR. DUNASKISS: No, just the isolated  
17 section for this use so we can accommodate the grow  
18 processing. Because not to confuse anyone, but the  
19 provisioning center application that was submitted  
20 C-1 is one of the allowed uses. Even if we weren't  
21 here for that use, that would still move forward.

22 MR. GUSTAFSSON: That wasn't clear as  
23 part of the application.

24 MR. DUNASKISS: I apologize. You  
25 know, kind of complicated site. I thought you had

1 done a nice job, you know, highlighting how we had  
2 spelled it out, but so everyone is clear -- and it's  
3 also more of commitment from the owner too that, you  
4 know, win, lose or draw he wants to see it through  
5 on the provisioning center, that is, if so granted  
6 this conditional rezoning.

7 COMMISSIONER NORTHCROSS: Okay. So  
8 now, let me do a little active listening to see what  
9 I've heard. The two buildings you're applying for  
10 M-1 special exemption -- no, you're applying for a  
11 conditional M-1 zoning for those -- for those  
12 buildings?

13 MR. SERIO: Yes, sir.

14 COMMISSIONER NORTHCROSS: And if you  
15 per chance do not get a provision center license,  
16 then are we saying just that portion of the building  
17 would revert back to C-1? I don't think that's a  
18 complete parcel, is it? I mean, I think the  
19 provisioning center is not going to occupy a  
20 complete parcel, will it?

21 MR. SERIO: No, that's why I kind of  
22 wish I had my renderings that I had done up here,  
23 but they will not -- I mean, I will -- I'm not  
24 blessed enough to get the provisioning center, I  
25 still plan to do the grow and the process in that

1 part of the M-1 building.

2 COMMISSIONER NORTHCROSS: Okay. I see  
3 your direction. I see your direction. I don't know  
4 if there's anything in the zoning laws that would  
5 prevent that from occurring.

6 MR. SERIO: Well, I really hope not.

7 COMMISSIONER NORTHCROSS: I ask that  
8 of Mr. Gustafsson. Do we set up something that if  
9 the provisioning center doesn't happen we now have a  
10 partial lot zoned C-1 with another portion of it  
11 zoned M-1, is that possible?

12 MR. GUSTAFSSON: I would not prefer  
13 that, no. See that -- that's the complication that  
14 I am having some trouble with. Maybe through the  
15 Chair, if I could ask any other Commissioners maybe  
16 have some questions that we can get through?

17 COMMISSIONER NORTHCROSS: Yes.

18 VICE CHAIR FEGLEY: Yes.

19 COMMISSIONER NORTHCROSS: Please go  
20 ahead.

21 VICE CHAIR FEGLEY: Mayor Waterman, do  
22 you have any comments or questions?

23 MAYOR WATERMAN: Sorry, I was muted.

24 And I'm going to make my brief -- I see that it is  
25 now an hour and some minutes after and we have five

1 more public hearings to go, so I'm going to leave my  
2 -- most of my time to the other Commissioners so we  
3 can we can move along with our agenda. But I think  
4 I've heard from this applicant here, and I'm sorry  
5 to hear that you're not going on with your original  
6 plan. I think we spent quite some time, I don't  
7 remember when this plan came before this Commission  
8 before, and we were much looking forward and spent a  
9 lot of time in terms of developing this as an office  
10 building, medical facility and that's a beautiful  
11 spot to do that.

12 So from what I'm hearing is that bus  
13 that is not working for you, you decided as your  
14 marketing plan to turn it into medical marijuana,  
15 Which is not what I would have hoped that you can  
16 fill on that corner.

17 So the -- as we've heard from the  
18 planners -- the city planner, they're not  
19 recommending this because of the fact that number  
20 one, one of the things that all of the residents  
21 have told us throughout this process which has gone  
22 on for about almost two years now is they did not  
23 want medical marijuana in the neighborhoods, and  
24 we've already heard from one neighbor and apparently  
25 we have a nice neighborhood only 100 feet from the

1 edge of this property. So for that, you know, we  
2 would be not obeying the will of our citizens by  
3 putting this so close to a neighborhood, and for the  
4 other reasons the senior planner has brought  
5 forward, it being not compatible with the other  
6 zoning in the area to put manufacturing, a mix of a  
7 very nice residential neighborhood with commercial  
8 properties, as you told us, is not compatible, I  
9 think I agree. I'll move along to hear from the  
10 other Commissioners.

11 VICE CHAIR FEGLEY: Thank you.

12 Commissioner Parlove, do you have any comments or  
13 questions.

14 COMMISSIONER PARLOVE: I do have a  
15 couple of comments and a couple of questions. So  
16 this zoning C-1, would any marijuana activity be  
17 allowed in it without this M-1 being added to it,  
18 Vern or Donovan?

19 MR. GUSTAFSSON: Yes. Outside of the  
20 overlay districts, they can be located within a  
21 C-1 District; that is correct.

22 COMMISSIONER PARLOVE: Okay.

23 MR. GUSTAFSSON: Provisioning center.

24 COMMISSIONER PARLOVE: Okay. So there  
25 was a person who posted something here, she noted

1 here "Hello are they aware there's a day care on  
2 Dover Road?" So would that be in case -- is that  
3 going to play at all in this request?

4 MR. GUSTAFSSON: No. This is strictly  
5 just a rezoning. That would be evaluated as relates  
6 to either their provisioning center application that  
7 they submitted or future growing and processing they  
8 would have to follow the Ordinance regulations as  
9 relates to medical marijuana.

10 From this application, as relates to  
11 rezoning or zoning map amendment, no, that would not  
12 be part of it. That would be evaluated at that time  
13 of their application for a license.

14 COMMISSIONER PARLOVE: Okay. Just a  
15 couple of comments that I have. I drive through  
16 that intersection pretty frequently for many years,  
17 and as being the owner for that property for several  
18 years, it has not been in the best condition, and if  
19 you were seeking to rent it -- if you were looking  
20 for tenants and you brought them to that sight, I'm  
21 not surprised that people would have been reticent  
22 to rent space from you because it was not something  
23 that had very good curb appeal, let's be kind.

24 So to put manufacturing, even if it's  
25 a small sliver in there, with neighbors right behind



1 you -- and I see that you're trying to enhance the  
2 neighborhood and you're trying to, you know, do some  
3 things that will be beneficial to the neighbors, if  
4 you are able to get this rezoning, that's kind,  
5 however, I see this as a little bit backwards and  
6 how it's being handled. If the property were in a  
7 different condition -- if this 2 million dollar  
8 investment could happen before you came to us with  
9 this request to have this rezoning, I think you  
10 would have had completely different results when you  
11 were approaching potential medical center tenants.

12 So, I am not liking this mixed use.  
13 I'm following Vern's feeling on this. I don't think  
14 that putting light manufacturing in there is  
15 something that is best for that location. Those are  
16 my feelings. I'm done. Thank you.

17 MR. SERIO: Can I rebut to that?

18 VICE CHAIR FEGLEY: Commissioner  
19 Payne, do you have any comments or questions?

20 COMMISSIONER PARLOVE: We couldn't  
21 hear you, Ashley.

22 VICE CHAIR FEGLEY: Commissioner  
23 Payne, do you have any comments or questions?

24 MR. GUSTAFSSON: Commissioner Payne?  
25 Payne? Is she muted?

1 MR. SMITH: You're still muted, Lucy.

2 COMMISSIONER PAYNE: Sorry, I just  
3 have one question and that is to -- I believe it's  
4 Vince.

5 MR. SERIO: Serio.

6 COMMISSIONER PAYNE: Mr. Serio. Thank  
7 you. How many residents did you survey or  
8 interview?

9 MR. SERIO: We went door-to-door,  
10 every single house. Some people answered; some  
11 people didn't answer. Some people were just renters  
12 and they weren't the actual landlords. But we went  
13 door-to-door, every single. Down Dover and two  
14 streets over.

15 COMMISSIONER PAYNE: How many did you  
16 receive?

17 MR. SERIO: Eight.

18 COMMISSIONER PAYNE: Thank you.

19 MR. SERIO: Yes.

20 COMMISSIONER PAYNE: That's all I  
21 have, Madam Chair.

22 VICE CHAIR FEGLEY: Thank you. I  
23 guess my feeling -- Commissioner Parlove said I  
24 think the property itself is pretty -- needs a  
25 little work and that probably does contribute to the

1 fact that it's been vacant. I don't know if anyone  
2 else has any further comments or questions, but --

3 COMMISSIONER PAYNE: Your voice went  
4 out again, Ashley.

5 VICE CHAIR FEGLEY: I'm sorry what?

6 COMMISSIONER PAYNE: We couldn't hear  
7 you.

8 VICE CHAIR FEGLEY: At this time,  
9 everyone had time to speak and discuss. Does anyone  
10 have a motion?

11 COMMISSIONER PARLOVE: I would like to  
12 make a motion. Per the zoning criteria found in  
13 Section -- this is for ZMA 20-02, per the rezoning  
14 criteria found in Section 6.804 of the Zoning  
15 Ordinance, Planning Division's technical review and  
16 findings, I make a motion to recommend denial of ZMA  
17 20-02. The recommendation would be presented to  
18 City Council for denial that the request of Vincent  
19 Serio to rezone parcel number 64-14-31-381-027 from  
20 C-1 local business to M-1 light manufacturing with  
21 CR conditional rezoning.

22 COMMISSIONER NORTHCROSS: Northcross,  
23 support.

24 MR. GUSTAFSSON: Okay. Take a roll  
25 call here. Commissioner Parlove?

1 COMMISSIONER PARLOVE: Yes to deny.

2 MR. GUSTAFSSON: Commissioner

3 Northcross?

4 COMMISSIONER NORTHCROSS: Deny.

5 MR. GUSTAFSSON: Commissioner Payne?

6 COMMISSIONER PAYNE: Yes to deny.

7 MR. GUSTAFSSON: Mayor Waterman?

8 MAYOR WATERMAN: Yes to deny.

9 MR. GUSTAFSSON: And Acting Chair?

10 COMMISSIONER PAYNE: Ashley, we can't  
11 hear you. Are you muted, Ashley?

12 VICE CHAIR FEGLEY: Yes to deny.

13 COMMISSIONER PAYNE: With thumbs down.

14 MR. GUSTAFSSON: Okay. Motion passes  
15 to deny the rezoning map amendment with conditions  
16 request.

17 AYES: Fegley, Payne, Northcross,  
18 Waterman, Parlove.

19 NAYS: (None.)

20 ABSTAIN: (None.)

21 MOTION CARRIES TO DENY 5-0-0

22 MR. SERIO: I really feel like that  
23 was --

24 COMMISSIONER PAYNE: Thank you.

25 MR. SERIO: I really feel like I

1 didn't get a fair chance. My -- my whole renderings  
2 weren't even on there. And as far as the building  
3 how I've not been able to rent it out.

4 MAYOR WATERMAN: Madam Chair, this is  
5 out of order. I think we have the -- we have  
6 finalized this business item. May we move on to the  
7 next.

8 MR. SERIO: I was waiting for a  
9 building permit for three and a half years. I  
10 finally got one. That's all I wanted to say. I  
11 just feel like I've been treated unfairly and the  
12 building has been vacant for 25 years.

13 MR. SMITH: All right. We're going to  
14 proceed forward.

15 COMMISSIONER PAYNE: Madam Chair, move  
16 to ZMA 20-04 zoning map amendment, 500 Auburn.

17 MR. GUSTAFSSON: Yes. I'll take the  
18 lead on this to provide an overview. Donovan, if  
19 you could move to the next project and maybe one of  
20 the actual images of the site.

21 (Presentation of facts given by Mr.  
22 Gustafsson.)

23 5.2 ZMA 20-04 - Zoning Map Amendment

24 PROPERTY ADDRESS: 500 AUBURN

25 PARCEL NO: 64-14-33226-020

1                   APPLICANT:   SAMUEL PELEG

2                   CURRENT ZONING:   C-1 LOCAL COMMERCIAL  
3                                   DISTRICT

4                   PROPOSED USE:   C-3 CORRIDOR COMMERCIAL

5                   MR. GUSTAFSSON:   With that, I'll  
6                   return it back to the Acting Chair.

7                   MR. SMITH:       We hear you Ashley.

8                   VICE CHAIR FEGLEY:   Okay.   Does the  
9                   petitioner have any further questions or comments to  
10                   add?

11                   MR. SMITH:       And this is also a public  
12                   hearing, so keep that in mind.

13                   VICE CHAIR FEGLEY:   Is the petitioner  
14                   in the meeting?

15                   MR. GUSTAFSSON:   I believe the  
16                   applicant is here.

17                   MR. SAMUEL (ADY) PELEG:   Yes, I'm  
18                   here.

19                   MR. GUSTAFSSON:   Would the  
20                   applicant -- the Acting Chair had asked if there was  
21                   anything else that you as the applicant would like  
22                   to add to what we had presented.

23                   MR. SAMUEL (ADY) PELEG:   Yes.   What  
24                   we're talking with, there's some business in Sylvan  
25                   Lake right now, it's Cold Jack's, and they're

1 considering moving their manufacturing operation  
2 over to that building. And that would provide a lot  
3 of jobs. I think it would about be a cool addition  
4 to the area.

5 MR. GUSTAFSSON: If you could, through  
6 the Chair, you mentioned the proposed user?

7 MR. SAMUEL (ADY) PELEG: Would be a  
8 Cold Jack's ice cream sandwiches and ice cream.

9 MR. GUSTAFSSON: Okay. Kind of goes  
10 well with the ice cream parlor across the street.

11 MR. SAMUEL (ADY) PELEG: Right. It  
12 would be the ice cream district.

13 MEMBER PARLOVE: I'm going to move  
14 there.

15 MR. SAMUEL (ADY) PELEG: Everybody  
16 likes ice cream.

17 COMMISSIONER PARLOVE: Absolutely.

18 MR. SAMUEL (ADY) PELEG: It brings out  
19 the kids in us, or the child in us.

20 COMMISSIONER PARLOVE: Absolutely.

21 VICE CHAIR FEGLEY: All right. I'll  
22 open the public hearing, if there's any comments.

23 All right. I will close the public  
24 hearing. And I'll move to Commissioner Northcross.  
25 Do you have any comments or questions?

1                   COMMISSIONER PARLOVE: Christopher,  
2 your microphone is off.

3                   COMMISSIONER NORTHCROSS: Light --  
4 you're saying food processing and manufacturing, so  
5 the -- is that and manufacturing or food process  
6 manufacturing? Light --

7                   MR. SAMUEL (ADY) PELEG: Light food  
8 manufacturing.

9                   MR. GUSTAFSSON: And through the  
10 Chair, light manufacturing within a C-3 district is  
11 a permitted use.

12                   COMMISSIONER NORTHCROSS: Okay.

13                   MR. GUSTAFSSON: Just for  
14 clarification.

15                   COMMISSIONER NORTHCROSS: And he's  
16 looking at the manufacturing being that of food.

17                   MR. GUSTAFSSON: That is correct.

18                   COMMISSIONER NORTHCROSS: The --

19                   MR. SAMUEL (ADY) PELEG: Yes. Yes.

20                   COMMISSIONER NORTHCROSS: Combining  
21 things to make different food product.

22                   MR. SAMUEL (ADY) PELEG: Yes.

23                   COMMISSIONER NORTHCROSS: The storage,  
24 is the storage to be commercial storage or storage  
25 associated with the manufacturing operation of the



1 food.

2 MR. SAMUEL (ADY) PELEG: Be associated  
3 with the manufacturing.

4 COMMISSIONER NORTHCROSS: So this is  
5 all dedicated toward food manufacturing?

6 MR. SAMUEL (ADY) PELEG: We're trying  
7 to make it somewhat of like a food hub, a  
8 food-oriented -- like -- what is the word I'm  
9 looking for? They're nurturing like if it's going  
10 to be light manufacturing for specialty foods or  
11 might be light manufacturing of course for the Cold  
12 Jack's, or a pickle manufacturer. But just like  
13 a -- like a hub for smaller food -- like a place for  
14 food makers, so to speak.

15 MR. GUSTAFSSON: Kind of like an  
16 incubator.

17 MR. SAMUEL (ADY) PELEG: That was the  
18 word I was looking for. Food incubation. Somewhat  
19 like Jack's Garden Fresh has done. Garden Fresh  
20 Salsa, Garden Fresh Tortilla Chips.

21 COMMISSIONER PARLOVE: You're making  
22 me hungry.

23 MR. SAMUEL (ADY) PELEG: Yes. Yes.  
24 Try to win over everyone's appetite. I think food  
25 is very viable, and it's an every day thing that

1 people need.

2 COMMISSIONER NORTHCROSS: Okay. And  
3 now you're on Auburn Avenue?

4 MR. SAMUEL (ADY) PELEG: Yes.

5 COMMISSIONER NORTHCROSS: I guess you  
6 could turn into what is that, Francis or --

7 MR. SAMUEL (ADY) PELEG: Francis, yes.  
8 And that's a small little parking area and then  
9 there's also to the south of the building there's a  
10 lot which we would probably repurpose as parking  
11 just so there's more availability for space.

12 COMMISSIONER NORTHCROSS: Okay. That  
13 takes care of my questions.

14 VICE CHAIR FEGLEY: Mayor Waterman, do  
15 you have any comments or questions?

16 MAYOR WATERMAN: No, I'll pass at this  
17 time.

18 VICE CHAIR FEGLEY: Commissioner  
19 Parlove, do you have any comments or questions?

20 COMMISSIONER PARLOVE: Just a couple.  
21 The Cold Jack's, is this your business or this would  
22 be your tenant.

23 MR. SAMUEL (ADY) PELEG: No, this  
24 would be a tenant. You know, it's interesting, the  
25 business that we're in, we're in the art business,

1 and then also we do some developing of single-family  
2 residences in Pontiac. We have a gallery in Keego  
3 Harbor, it's Danielle Peleg Gallery, and we took a  
4 building that was vacant for some 15 years and we  
5 brought it back to life. We -- so we'd like to do  
6 the same.

7 COMMISSIONER PARLOVE: Where is your  
8 gallery in relation to the Dairy Queen, which is, of  
9 course, the one landmark in Keego Harbor?

10 MR. SAMUEL (ADY) PELEG: Yes. So it's  
11 between Commerce and Orchard Lake -- I'm sorry,  
12 between Commerce and Cass Lake.

13 COMMISSIONER PARLOVE: Cass Lake.  
14 Yep.

15 MR. SAMUEL (ADY) PELEG: Off of  
16 Orchard Lake Road. So right across from the  
17 Tri-City Fire Station. It would be the opposite  
18 side of the Dairy Queen, just between -- so it's  
19 between I'd say if you're familiar with the streets,  
20 between Summers and Pridham.

21 COMMISSIONER PARLOVE: Okay. You  
22 didn't take over the space that used to be House of  
23 Denmark, did you?

24 MR. SAMUEL (ADY) PELEG: No, no.  
25 That's Le Shoppe Too.

1                   COMMISSIONER PARLOVE: Okay. I have  
2 no objection to this. I totally support this. We  
3 need some diversity in Pontiac and I would love to  
4 have great food tenant coming in and creating a  
5 product. So you have my support. Thank you.

6                   MR. SAMUEL (ADY) PELEG: Thank you.

7                   VICE CHAIR FEGLEY: Commissioner  
8 Payne, do you have any comments or questions?

9                   COMMISSIONER PAYNE: Who?

10                  COMMISSIONER PARLOVE: You, Lucy.

11                  COMMISSIONER PAYNE: Sorry. I  
12 couldn't hear you. I'm sorry, your last name again?

13                  MR. SAMUEL (ADY) PELEG: My last name?

14                  COMMISSIONER PAYNE: Yes, sir.

15                  MR. SAMUEL (ADY) PELEG: Peleg, PELEG.

16                  COMMISSIONER PAYNE: Mr. Peleg?

17                  MR. SAMUEL (ADY) PELEG: So my mother,  
18 she started the business in 1979 and we're trying to  
19 make it through COVID.

20                  COMMISSIONER PAYNE: Oh, okay. Well  
21 thank you, first of all, your for your interest here  
22 in the City.

23                  MR. SAMUEL (ADY) PELEG: Sure.

24                  COMMISSIONER PAYNE: And you did  
25 mention jobs.

1 MR. SAMUEL (ADY) PELEG: Yes.

2 COMMISSIONER PAYNE: How many jobs do  
3 you think this would bring?

4 MR. SAMUEL (ADY) PELEG: It could  
5 easily bring 20, 25 jobs for one tenant, and then as  
6 other tenants come in, it could easily bring more  
7 jobs.

8 COMMISSIONER PAYNE: And what would be  
9 a time line for completion?

10 MR. SAMUEL (ADY) PELEG: Once we get a  
11 building permit, we would start right away because  
12 if you look through the west side of the building,  
13 the roof is completely rotted out and that's where  
14 we would start. We'd create that. We would get  
15 cinderblock to make that a 5,000 square foot space,  
16 and then there's I think one other roof leak that we  
17 take care of as well. And then we would simply make  
18 sure that all of the mechanical is proper to code,  
19 to safety. And then we would start filling tenants  
20 in. And I think it's a great area because again  
21 it's central, it's off of, you know, Orchard Lake  
22 Road, the extension -- or Auburn, the extension of  
23 Orchard Lake Road, right into Martin Luther King,  
24 next to Amazon, very close to all of the arteries  
25 and highways. So it works really nice.

1 COMMISSIONER PAYNE: Thank you.

2 VICE CHAIR FEGLEY: Thank you. I  
3 don't have any questions or questions. May I have a  
4 motion?

5 COMMISSIONER PARLOVE: I would love to  
6 make the motion on this one, please. This is for  
7 ZMA 20-04, and per the rezoning criteria found in  
8 Section 6.804 of the Zoning Ordinance, Planning  
9 Division's technical review and findings, I make a  
10 motion to recommend approval of ZMA 20-04. The  
11 recommendation would be presented to City Council  
12 for approval that the request of Samuel Peleg to  
13 rezone parcel number 64-14-33-226-020 from C-1 local  
14 business to C-3 corridor commercial for ice cream.

15 COMMISSIONER PAYNE: Lucy, support.

16 MR. GUSTAFSSON: Commissioner Parlove?

17 COMMISSIONER PARLOVE: Yes to approve.

18 MR. GUSTAFSSON: Commissioner Payne?

19 COMMISSIONER PAYNE: Yes to approve.

20 MR. GUSTAFSSON: Mayor Waterman?

21 MAYOR WATERMAN: Yes to approve.

22 MR. GUSTAFSSON: Commissioner

23 Northcross?

24 COMMISSIONER NORTHCROSS: Yes to  
25 approve.

1 MR. GUSTAFSSON: And Acting Chair.

2 COMMISSIONER PARLOVE: We can't hear  
3 you, Ashley.

4 VICE CHAIR FEGLEY: Yes to approve.

5 COMMISSIONER PARLOVE: Yay.

6 AYES: Fegley, Payne, Northcross,  
7 Waterman, Parlove

8 NAYS: (None.)

9 ABSTAIN: (None.)

10 MOTION CARRIES 5-0-0

11 MR. SAMUEL (ADY) PELEG: Thank you,  
12 everyone. And I also invite all of you, if you're  
13 ever in the Keego Harbor area, come see the gallery.

14 COMMISSIONER PARLOVE: Absolutely.  
15 We'll have our next meeting there.

16 MR. SAMUEL (ADY) PELEG: Sure. Sure.  
17 It's a great example of Mid-Century architect.

18 COMMISSIONER PARLOVE: Great.  
19 Congratulations. Thank you.

20 MR. SAMUEL (ADY) PELEG: Thank you.

21 VICE CHAIR FEGLEY: Thank you. Okay.  
22 Next on the agenda is ZMA 20-05 Zoning Map  
23 Amendment, 1033 Barkell Street.

24 5.3 ZMA 20-05 - Zoning Map Amendment

25 PROPERTY ADDRESS: 1033 BARKELL STREET

1 PARCEL NO: 64-14-16-451-012

2 APPLICANT: MARK CRAIG

3 CURRENT ZONING: R-1 SINGLE FAMILY

4 DWELLING DISTRICT

5 PROPOSED USE: R-3 MULTI-FAMILY

6 DWELLING DISTRICT

7 (Presentation of facts by Mr.

8 Gustafsson.)

9 MR. GUSTAFSSON: And that concludes my  
10 proposal, and I'll ask the Acting Chair what would  
11 you like, next steps.

12 VICE CHAIR FEGLEY: Okay. Is the  
13 petitioner here?

14 MR. CRAIGHEAD: Yes.

15 VICE CHAIR FEGLEY: Do you have any  
16 further comments that you would like add?

17 MR. CRAIGHEAD: Yes. We have some  
18 plans that we wanted to do at that site. Our  
19 personal --

20 VICE CHAIR FEGLEY: Can please  
21 introduce yourself.

22 MR. CRAIGHEAD: Oh, excuse me. My  
23 name is Mark Craighead and I'm on here with Erika  
24 Bolton too. She's part of our program and she will  
25 gladly explain everything that we wanted to do with



1 this piece of property.

2 Erika, are you available?

3 MS. BOLTON: Yes, hi. Hi, my name is  
4 Erika Bolton. So one of the things that we're doing  
5 with the property is creating a multi-income  
6 property, which means that it's a -- like a normal  
7 apartment, you know, type of units that would be  
8 available. And then also subsidizing some of those  
9 apartments for those that are low income. So you're  
10 still getting the quality -- the quality apartment  
11 units that you would expect going in anywhere, but  
12 making sure that those are at low income Veterans  
13 that we have in the City, which I think there's  
14 about almost 2,500 Veterans in Pontiac, but making  
15 sure that some of those units, a portion is set  
16 aside to provide for them as -- and with also having  
17 services there that support the Veterans, support  
18 the community, provide community programming right  
19 on the site as well as -- you know, along with the  
20 apartments that we will have on site.

21 VICE CHAIR FEGLEY: Thank you. Vern,  
22 this is for a public hearing, correct?

23 MR. GUSTAFSSON: That is correct.

24 VICE CHAIR FEGLEY: Okay. I'm going  
25 the open the public hearing, if anyone would like to

1 make a comment. There's no one interested in making  
2 a comment for the public hearing, I'll close it.

3 MR. SMITH: There are comments, I'm  
4 just organizing.

5 VICE CHAIR FEGLEY: I'm sorry.

6 MR. SMITH: There are three public  
7 comments or at least hands raised here. We have  
8 Joslyn Chiropractic. And we're going to go in order  
9 here. Joslyn Chiropractic, you're going to go  
10 first. I have a Galaxy Note 10 plus. I don't know  
11 who that is. You're going to be second. And then I  
12 have a Darryl Anderson. You're going to be third.  
13 And before we go into -- hello? Do we have another  
14 for a fourth public comment?

15 MR. SHEARER: My name is John Shearer.  
16 I live across the street from the school.

17 MR. SMITH: Okay. John. Got you. So  
18 John you're going to be fourth, all right?

19 MR. SHEARER: All right.

20 MR. SMITH: So before we go into our  
21 public comments, I have -- we received two  
22 communications that I want to read into the minutes.  
23 The first communication came in the form of a  
24 petition that was signed by roughly 37 residents in  
25 the area, and I'll read it here.

1           This is a protest petition to stop the  
2 proposed zoning change of 1033 Barkell regarding the  
3 Zoning Map Amendment 20-05, parcel number  
4 64-14-16-451-012, that the residents of the City of  
5 Pontiac that are within 300 feet of 1033 Barkell  
6 Street, we do not support the changing of the  
7 current zoning of R-1 single-family dwelling  
8 district to an R-3 multi-family dwelling district.  
9 We support the zoning of the 1033 Barkell Street to  
10 remain R-1 single-family district.

11           Please also see the postcard from the  
12 Pontiac Planning Commission received by the  
13 neighborhood on Wednesday 7/29/20. We think the  
14 project is deceptive by only referring to a street  
15 address on Barkell while not noting this is a full  
16 city block, and said property does not have a street  
17 number on any side of the burned building. Also the  
18 short time do not provide much time for neighborhood  
19 organizers. We also note that the current owner has  
20 not paid property taxes since 2013 and makes no  
21 attempt to maintain property.

22           Thank you for considering in signing  
23 this petition in effort to keep a decent  
24 neighborhood viable.

25           And that was signed by 37 residents of

1 the area.

2 And the second communication we  
3 received came from a Rebecca Hillborn. This  
4 communication reads, No, no, no please know that I  
5 am not in favor of changing the current zoning at  
6 1033 Barkell, known as LeBaron Elementary School. I  
7 do not believe that the facility that is proposed  
8 for that location is appropriate for residential  
9 neighborhood. Please keep this area R-1  
10 single-family dwelling district. Please know that  
11 the property has not been maintained and has been  
12 opened to the elements for quite some time.

13 I also think that the residents in the  
14 LeBaron school front neighborhoods were not given  
15 much notice regarding the issue. I received a  
16 postcard Thursday, July 30th, 2020.

17 Thank you for your consideration in  
18 this matter. I have been at this location for over  
19 35 years. Please keep this neighborhood  
20 family-orientated safe place to live.

21 And that concludes the two written  
22 public comments we received.

23 So with that said, as mentioned, we're  
24 going to go in order, so starting with Joslyn  
25 Chiropractic, can you give your name and address.

1 DR. ELCESER: Yes. My name is Dr.  
2 Leigh Elceser, and my address is 1044 Joslyn Avenue.

3 MR. SMITH: All right. You can  
4 proceed.

5 DR. ELCESER: Okay. I would like --  
6 first of all, I did a little looking up of Mr.  
7 Craighead. I understand that has a facility by the  
8 same name that's in Detroit; is that correct?

9 MR. CRAIGHEAD: That's correct.

10 DR. ELCESER: Okay. That particular  
11 facility houses not only Veterans I think, but  
12 people who are past convicts; is that correct?

13 MR. CRAIGHEAD: (Indecipherable)  
14 citizens, yes.

15 DR. ELCESER: Incarcerated citizens,  
16 is that what you said?

17 MR. CRAIGHEAD: Accounting citizens.

18 DR. ELCESER: Is this facility just  
19 going to be Veterans or are you planning on having  
20 both communities in there?

21 MR. CRAIGHEAD: No, just for Veterans.

22 DR. ELCESER: Just for Veterans. So,  
23 if I look at that, the plan is to demolish the  
24 school, correct, and then rebuild; is that correct?

25 MR. CRAIGHEAD: No, we're not

1 demolishing, we're just rebuilding.

2 DR. ELCESER: Okay. Because as I read  
3 it, it says -- I think it says the current structure  
4 was going to be demolished. So that -- okay. The  
5 other question I have is, is there going to be  
6 someone there who manages the residents and manages  
7 the facility?

8 MR. CRAIGHEAD: Yes. Definitely yes.

9 DR. ELCESER: Be on the premises?

10 MR. CRAIGHEAD: Yes, ma'am. 24/7.

11 DR. ELCESER: And will there be a  
12 way -- here's my -- and I'll tell you why I have  
13 participated in this call, is that my parking lot  
14 adjoins with your parking lot currently. So I just  
15 want to be sure that if for -- for any reason there  
16 were to be any kind of a problem, that there would  
17 be somebody that we could contact.

18 MR. CRAIGHEAD: Yes, ma'am, at all  
19 times.

20 DR. ELCESER: Okay. And if you  
21 decided to change the type of residents that you  
22 were to have in that facility, would you, after  
23 this, be allowed to do that or would you be required  
24 to get approval for different types of residents  
25 there?

1 MR. CRAIGHEAD: Okay. Are you talking  
2 about the return to citizens or what?

3 DR. ELCESER: I am.

4 MR. CRAIGHEAD: No, we won't put  
5 return to citizens in that facility.

6 DR. ELCESER: Okay. All right. For  
7 me that's all I really needed to know. Thank you.

8 MR. SMITH: All right. So moving on.  
9 Thank you. So we're going to move on to this Galaxy  
10 Note 10 plus. If you could start with name and  
11 address and unmute yourself, please.

12 MS. SHRAMSKI: Yes. This is  
13 Councilwoman Shramski. And this is not my district,  
14 but I do not know if Councilman Carter is still on  
15 this call, and I am in possession of this petition,  
16 and Councilman Carter is opposed to this  
17 development.

18 How many units were proposed for this,  
19 is 1 question I have. And the fact that the  
20 residents just received their notices on this on the  
21 29th, and the majority of the residents that are on  
22 this petition -- so the majority of the residents  
23 which is in 300 feet of this development are  
24 opposing it. And I know from firsthand experience  
25 with a development that was in my district at

1 Washington Junior High, that was not well thought  
2 out at all, and I know that Planning Commission did  
3 approve it. There were restrooms with no windows,  
4 et cetera. I advised you to be very careful about  
5 approving this rezoning. And I know that the pro  
6 tem does oppose this development. Thank you.

7 MR. SMITH: All right. Thank you.  
8 All right. And moving onto Darryl Anderson. Can  
9 you unmute yourself and start with your name and  
10 address.

11 MR. ANDERSON: Yes, Darryl Anderson,  
12 248 South Telegraph. I'm actually representing  
13 Unique Food Management with Mark Craighead.  
14 Actually I'm a long Pontiacer. Graduated from  
15 Pontiac Central '85. And just wanted to say that  
16 Mark Craighead, I go way back with this guy. I  
17 worked with him for years, and I actually was on the  
18 level of recruiting Mark to come to Pontiac to bring  
19 his Veteran facility here because I always looked  
20 around and said, man, what is Pontiac doing for  
21 Veterans here besides the American Legions on Auburn  
22 Avenue.

23 So Mark started his venture out here  
24 and brought a whole team with him and just started  
25 looking for locations to bring Veteran facilities.



1 He have a long history with Veterans. He has a long  
2 history with just feeding the community. So I was  
3 just thankful that he came here from Detroit to come  
4 to Pontiac, like many others are trying to do, just  
5 to uplift our City. This man is trying to probably  
6 put \$5 million into that building and it's just --  
7 I'm just here to say that I wish the community did  
8 have an opportunity to listen to him, because one  
9 thing I know you, once you hit a community with a  
10 letter they're going to navigate it the way they  
11 look at it. And one opinion on one block make the  
12 whole neighborhood feel the same way.

13 So I've seen their plans. I've seen  
14 their outdoor plans with everything they're doing  
15 with that facility, and I wish him well. Unique  
16 Food Management, we're actually one of -- come in  
17 and partnership with feeding the Veterans. And any  
18 seniors he had over 60 there in that building. So  
19 we was kind of proud of him coming to Pontiac and  
20 not staying in Wayne County. So some time decisions  
21 get made too fast, and I understand that, but  
22 sometimes Pontiac got to open their door and open  
23 their minds a little and not let a building sit  
24 there another 25 years with graffiti on it. So  
25 that's my stand with Mark. I know the guy. I'm

1 speaking for him. I know what he did in Detroit,  
2 even with the returning citizens and the innocent  
3 clinic in Detroit, this man is a great man, and I'm  
4 just speaking for him as a Pontiac citizen, so  
5 that's it. That's all I have to say.

6 MR. SMITH: All right. Thank you.  
7 And if I may double back to a comment I heard just  
8 for clarification, regarding rezoning that took  
9 place about two years ago at Washington school, that  
10 rezoning was different from this one. That rezoning  
11 was for an R-1 to R-4, R-4 high-rise elevator  
12 district. And, yes, it did cause a ruffle amongst  
13 the residents in that area. And I see your hand.  
14 So -- yeah, so I just wanted to clarify that. This  
15 is an R3 for multi-family. That was an R-4, so the  
16 zones are a little different. You can go ahead,  
17 Councilwoman.

18 MS. SHRAMSKI: It's an R-3, not an  
19 R-4. We rejected the R-4. It was an R-3.

20 MR. SMITH: Okay. All right. Do I  
21 have any other public comment? Laurie, I see your  
22 hand is raised. Do you want to unmute yourself and  
23 give your name and address. Hit it one more time,  
24 Laurie. I'm sorry. There you go.

25 MS. BISHOP: Thank you everybody for

1 your time. I'm Laurie Bishop, 275 South Tilden. I  
2 wanted to just chime in and let you know that I  
3 agree with the residents. They definitely need to  
4 be communicated with. And I think that (inaudible)  
5 is only in the school for a year, so the -- the  
6 maintenance isn't the fault of this applicant. And  
7 I just do want the residents to know that, and I do  
8 understand their concerns, every single one of them.  
9 I actually went down there and talked to some of  
10 them. And I think they are under an impression that  
11 isn't completely accurate, and I think it does  
12 require some dialogue with -- so the residents can  
13 get that clear understanding of what is being asked  
14 and what R-3 means and R-1 means and to rezone this.

15 But the owner is trying to sell this  
16 so that we can bring up the values. And that is one  
17 thing that came up with all of the residents, that  
18 they want to bring up their values. And this could  
19 potentially do that. He's put years into this. And  
20 I've been trying to help find someone to repurpose  
21 these schools, and I'll tell you, I can talk to a  
22 thousand people and have one have purpose and drive  
23 and follow through like this gentleman has. He has  
24 made it this far which is time and money and effort,  
25 so I do hope you consider him.

1           Also, Councilwoman from District 2, I  
2 do recommend and I urge you to not (audio distortion  
3 - no audio) would probably be more appropriate.

4           MR. SMITH: Laurie, we lost you for a  
5 second. You want to go back maybe two sentences?

6           MS. BISHOP: Yes, that Councilwoman  
7 not to Speak for Councilman Carter.

8           MR. SMITH: That's where you went out  
9 at, yes.

10          MS. BISHOP: Ms. Shramski not to speak  
11 for Councilman Carter. Let him speak for himself,  
12 because I think we just need communication and  
13 dialogue. I think if you understand everything  
14 that's going on -- we want to purpose -- repurpose  
15 this school, otherwise an R-1 is going make it a  
16 single-family development. If that's better for  
17 everybody there, then that's what we should do, but  
18 we should certainly talk about it and certainly not  
19 turn something away because this is an opportunity.  
20 We have no other opportunities with any other  
21 schools online right now at this time. That's 1,300  
22 schools we have sitting, sitting, sitting. Let you  
23 all sit on that. So let's -- we opened it --  
24 working with somebody, open up the communication  
25 with people in the community. That's just what is

1 missed here. And I appreciate you all's time.

2 Thank you.

3 MR. SMITH: Thank you. We're going to  
4 go back to the top of the list. We have a Sarah's  
5 iPad. Can you announce yourself, name and address,  
6 please, and unmute yourself. Are you there, Sarah?  
7 Sarah? There you go.

8 MS. SHEARER: Yes, I am.

9 MR. SMITH: Name and address, please.

10 MS. SHEARER: My name is Sarah  
11 Shearer, and I live at 561 First Avenue. We really  
12 don't want no low income in here. We don't need no  
13 more low-income housing in Pontiac nowhere. We're  
14 just now getting where your house values are  
15 starting to come up. And now you want to bring in  
16 low-income housing.

17 Another thing I don't understand is  
18 there's a junior high and a high school, I mean, you  
19 know, the kids are going back and forth to school  
20 through this district. Elementary school gets  
21 picked up on the corner over here. This is like a  
22 -- that would be a safety issue for these children  
23 to go back and forth to a VA home. I mean,  
24 everybody is opposed to this. We didn't receive no  
25 notifications until the last minute. Everybody had

1 to scramble even though what's going on, we have  
2 been told it was going to be low-income housing and  
3 Veterans' home. We have been told numerous things  
4 and nobody really has told us anything.

5 MR. SMITH: Does that conclude your  
6 comment, Sarah?

7 MS. SHEARER: Yes.

8 MR. SMITH: Okay. Thank you.

9 MS. SHEARER: Thank you.

10 MR. SMITH: All right. We're going to  
11 move back around to -- and it looks like we're  
12 starting to get double comments. We typically do  
13 not allow double comments, so we're going to allow  
14 these -- if you've spoken already, we're going to  
15 ask that you limit this last comment. So we're  
16 going to go back to Galaxy Note 10, Councilwoman,  
17 can you unmute yourself. Thank you.

18 MS. SHRAMSKI: Yes. Very briefly.  
19 Only recommending again because I was addressed. I  
20 did speak with Carter today and he is in support of  
21 the residents in the opposition of this project.  
22 That's it.

23 MR. SMITH: All right. Thank you. Do  
24 we have anymore public comments that have not had  
25 the opportunity to speak yet?

1 MR. SHEARER: Me.

2 MR. SMITH: Is that John?

3 MR. SHEARER: Yes.

4 MR. SMITH: John, can you give us your  
5 name and address, please.

6 MR. SHEARER: My name is John  
7 Shearer, 561 First Street. I've lived here all my  
8 life, since I was born. I walked around this  
9 neighborhood to get these people to sign this  
10 petition. There's many people that have lived here  
11 all their lives. Nobody wants this. No low-income  
12 housing. I'm a veteran. I was in during the  
13 Vietnam War. I'm all for Veterans. I volunteered.  
14 All my friends in school run to Canada. I joined  
15 the U.S. Army. I do not want low income. Veterans,  
16 old people, I'm sorry, I'm 67 years old myself, I'm  
17 no young punk.

18 MR. SMITH: All right. Thank you,  
19 John. Done.

20 MR. SHEARER: And we've talked to Dr.  
21 Burke (ph). She told us that she opposed it.  
22 Talked to Randy Carter. He told us he opposed it.  
23 The City doesn't need this. The City needs  
24 something to improve the city. Thank you for your  
25 time. I appreciate it.

1 MR. SMITH: Thank you, John. Do you  
2 have any more public comments?

3 MR. SMITH: No comment? Randy?  
4 Councilman?

5 MR. CARTER: No. No. The residents  
6 spoke. Thank you.

7 MR. SMITH: Ashley, I'll give it back  
8 to you.

9 VICE CHAIR FEGLEY: I'll close public  
10 hearing. Commissioner Northcross, do you have any  
11 comments or questions?

12 MR. GUSTAFSSON: Chris, you got to  
13 unmute yourself.

14 COMMISSIONER NORTHCROSS: I keep  
15 myself on mute when I'm not talking.

16 How long has Mr. Craighead owned this  
17 property or does Mr. Craighead currently own this  
18 property?

19 MR. CRAIGHEAD: No, I don't.

20 COMMISSIONER NORTHCROSS: Okay. So  
21 you're petitioning to have this rezoned. Is this  
22 contingent upon you acquiring the property?

23 MR. CRAIGHEAD: Yes.

24 COMMISSIONER NORTHCROSS: Okay. And  
25 so the maintenance would be on the current owner.



1 MR. CRAIGHEAD: That's correct.

2 COMMISSIONER NORTHCROSS: Who, if you  
3 don't purchase it, continues to be the current  
4 owner?

5 MR. CRAIGHEAD: That's correct.

6 COMMISSIONER NORTHCROSS: Now we're  
7 seeing a very nice rendering, but I'm just wondering  
8 we see a schematic that's been provided as part of  
9 the package, which appears to show the footprint of  
10 the building, the existing building. And then it  
11 has what looks to be some other additions. Is this  
12 the start of the site plan that you would submit to  
13 us, if approved?

14 MR. CRAIGHEAD: Yes.

15 COMMISSIONER NORTHCROSS: Okay. The  
16 reason I ask that, it appears that the current  
17 building is going to be repurposed for residential  
18 properties. Correct me if I'm wrong. And -- well,  
19 let me ask this -- ask it this way: How many  
20 residents do you estimate, what would be your max  
21 capacity?

22 MR. CRAIGHEAD: 30.

23 COMMISSIONER NORTHCROSS: 30?

24 MR. CRAIGHEAD: Yes.

25 COMMISSIONER NORTHCROSS: Okay. 30

1 residents?

2 MR. CRAIGHEAD: Yes.

3 COMMISSIONER NORTHCROSS: Okay. And  
4 that's using the current building, repurposing it  
5 and then you would come out with 30 residents?

6 MR. CRAIGHEAD: That's correct.

7 COMMISSIONER NORTHCROSS: Okay. And  
8 then you would also have space for other support  
9 items within the building?

10 MR. CRAIGHEAD: That's correct.

11 COMMISSIONER NORTHCROSS: Now, Mr.  
12 Gustafsson, this schematic, this conceptual site  
13 drawing, will this be considered during the actual  
14 site -- the actual review of the actual site drawing  
15 to give approval before construction?

16 MR. GUSTAFSSON: This -- as noted this  
17 is a conceptual site plan. There is -- Mr.  
18 Craighead would be, obviously, obligated to provide  
19 all of the necessary information and requirements on  
20 our checklist as you know within our site plan  
21 review with regards to engineering of the entire  
22 site, building plans, landscaping plans, lighting  
23 plans and all of that. So this has a -- this plan  
24 it gives you a glimpse in regards to what  
25 potentially could be there, and it doesn't meet all

1 of the -- obviously requirements that we would be  
2 reviewing for site plan review at this time. But it  
3 does do a good job to -- hoping that would make  
4 residents and others comfortable in regards to what  
5 he is generally proposing.

6 COMMISSIONER NORTHCROSS: Uh-huh.

7 Okay. There was a comment in my package that I  
8 think it goes -- it appears that the applicant has  
9 the capacity to carry through this proposed change;  
10 am I correct? Let me read the exact wording that's  
11 one of the criteria that the applicant -- it appears  
12 the applicant can -- that this is financially viable  
13 I think it is or something like that.

14 MR. CRAIGHEAD: That's correct.

15 COMMISSIONER NORTHCROSS: Let me see,  
16 I'm trying to rotate my -- clockwise. Okay. I'm  
17 having to read this sideways because my viewer is  
18 being a little funny right now. Okay. So -- I  
19 guess I don't have any further questions.

20 It is powerful that we have a petition  
21 of 37 residents to stop the project. It's something  
22 to be considered. And at the same time though we do  
23 have a building whose current owner I think is --  
24 just hasn't put a whole lot into this building, and  
25 we do have potential to improve that.

1                   Okay. Oh, the last question I have,  
2                   have you had a chance to speak to the community  
3                   about this project?

4                   MR. CRAIGHEAD: No, sir. That was our  
5                   plans. We was hoping that we could get a community  
6                   -- get the community there and talk to them, a town  
7                   hall meeting or something like that, that we could  
8                   tell them what they're actually about so they can  
9                   feel more comfortable with us.

10                  COMMISSIONER NORTHCROSS: Okay.  
11                  Okay. That is one thing I'd personally like to see  
12                  occur. Okay. No other questions.

13                  VICE CHAIR FEGLEY: Thank you. Mayor  
14                  Waterman, do you have any comments or questions?

15                  MAYOR WATERMAN: Yes. Mr. Craighead,  
16                  I agree with that last comment that Mr. Northcross  
17                  evidenced from you. It seems like there is some  
18                  community misunderstanding or you know skepticism or  
19                  discomfort right now, and I think as you -- in  
20                  particular a project of this size, needs to have --  
21                  make sure is compatible with the community. So, as  
22                  you said, you had planned to do that I think that  
23                  might be something that I would want to see before I  
24                  could feel comfortable with, you know, letting this  
25                  kind of project go forward. I think that's very

1 important that we have compatible communities.

2 I would like to ask you some questions  
3 that some of residents ask you if they have a chance  
4 to do that. But, you have a business plan, I guess,  
5 for this building because you do have some  
6 professional plans, it looks like, you know, some  
7 architectural design renderings.

8 So, in your business plan, what is the  
9 total scope of the cost of the project like this,  
10 the way you have conceived it?

11 MR. CRAIGHEAD: Anywhere between five  
12 to -- 5 to 7 million is everything that we need. Am  
13 I correct, Erika, that's where we came in at?

14 MS. BOLTON: Yes, that's correct.

15 MAYOR WATERMAN: Okay. And with this  
16 concept, how would this project be financed?

17 MR. CRAIGHEAD: Erika.

18 MS. BOLTON: So the project is going  
19 to be financed through a combination of grants and  
20 also private funders.

21 MAYOR WATERMAN: Grants of investors  
22 that you're already in partnership with -- who are  
23 going about this practice, this particular project  
24 as a partnership or ones you'll be soliciting if you  
25 can acquire the property?

1 MS. BOLTON: Both. It will be both.  
2 So, a lot of funders are requiring that we actually  
3 have the property and that it's properly rezoned  
4 before we can enter into those types of negotiations  
5 and finalize, you know, what those types of  
6 partnerships will look like. Because the first step  
7 is really getting the property rezoned.

8 MAYOR WATERMAN: Okay. Now, I know  
9 these old schools are very solidly built.

10 (Audio interruption.)

11 MR. GUSTAFSSON: Can you mute  
12 yourself.

13 MAYOR WATERMAN: But because of the  
14 structure, it looks like they can only be repurposed  
15 for certain kinds of things, unless -- with a huge  
16 amount of configure -- reconfiguring and  
17 reconstruction.

18 So, we know the building, when they've  
19 been reconfigured and reconstructed like that,  
20 there's been a lot of forethought in terms of how to  
21 go forward with that and also they generally had to  
22 have layered financial packages. So when you say  
23 it's all private funding, out-of-pocket expense, had  
24 you intended your financial structuring with your  
25 business plan, going to ask for the (inaudible) for

1 the city, what kind of grants fit with this project  
2 in your research and planning, and have you planned  
3 to use any other credits that are available for  
4 these kind of projects; if so, what kind?

5 MS. BOLTON: So these are all areas  
6 that we have explored and we continue to explore.  
7 Looking at various grants that you have to do with  
8 community development, because one of the things --  
9 and just to kind of briefly address the thought that  
10 this is a low-income housing project, and it is not  
11 a low-income housing project.

12 I am sorry to hear that the residents  
13 received such short notice and again it is our  
14 intention, has always been, to reach out to the  
15 residents and actually we wanted to gather before  
16 COVID happened, and when we you know had some  
17 thoughts but with COVID happening we just haven't  
18 been able to do that. And with this not being  
19 low-income housing, and actually being mixed income  
20 housing unit; and there are some examples of this,  
21 you can look to places like New York, California,  
22 different areas where they put mixed housing units  
23 in some of their wealthiest neighborhoods, including  
24 Orange County in California, because they did not  
25 want to bring property values down and they actually

1 wanted something that would build community up.

2 So when we're looking at being in this  
3 location, we're looking at the things that we can do  
4 that actually increase the value back that the  
5 community already has and actually does thinks that  
6 are good for all of the citizens of the community.

7 The units are not just for low income.  
8 It is a mixed income housing. So when we're looking  
9 at things like that, with community development that  
10 opens up our property to be able to pursue some of  
11 those funds that have to do with actually increasing  
12 the home value, getting people into moving from  
13 renters into actually home ownership, which is  
14 another part of our property and our programming as  
15 well, is actually moving people up and increasing  
16 their prosperity so that they can move from being a  
17 renter to then turning around and owning a home in  
18 the communities that they live in as a renter.

19 MAYOR WATERMAN: So you figured out  
20 your return on investment you would need and you can  
21 do all that with private funding?

22 MS. BOLTON: Private funding and  
23 grants, yes.

24 MAYOR WATERMAN: Okay. All right.  
25 I'll pass it along. Thank you.



1                   VICE CHAIR FEGLEY: Commissioner  
2 Parlove, do you have any comments or questions?

3                   COMMISSIONER PARLOVE: I do have a few  
4 comments. Thank you for bringing this project in  
5 front of us. I am feeling both sides of this -- I  
6 don't know want to call it a dilemma -- but both  
7 sides of the conversation. I appreciate that  
8 there's an opportunity here to repurpose a school.  
9 I have -- I'm a real estate broker so I understand  
10 that there's not going to be new houses built on  
11 this site, that's not going to happen in our city  
12 right now unfortunately, even though we could use  
13 some new construction, but that's not probable or  
14 possible most likely.

15                   So, this is intriguing to me. I can  
16 see that there's a need for what this project would  
17 bring. However, I'm also looking at the signatures  
18 of the petitioners who are uncomfortable with what  
19 you're bringing to their neighborhood potentially.

20                   So, is there a way to engage with the  
21 neighbors before we have to make a decision about  
22 your project? Can you take this a step further and  
23 really get together with these neighbors now that  
24 you know you can see their petition here, and the  
25 other people that have voiced concern on our Zoom

1 meeting today, is that possible that you can give  
2 them the examples you're referring to in these other  
3 locations? There's nothing like this in Michigan  
4 that you can point to as closer example?

5 MS. BOLTON: We have taken our  
6 research from all areas of the U.S. and there is not  
7 a mixed development that really is doing what we're  
8 going to do, and I know a lot of people are familiar  
9 with affordable housing, and they're familiar  
10 low-income housing, but they aren't familiar with  
11 the mixed income housing concept. That is something  
12 that is more recent of a development that, you know,  
13 people have tried to figure out how do we actually  
14 bring people together and not create little pockets  
15 of different social classes, and actually create  
16 real communities that are built for all  
17 socioeconomic statuses.

18 COMMISSIONER PARLOVE: So do you have  
19 a break -- of the 30 units that will be in there,  
20 how many classrooms were in that building; is it one  
21 classroom, is it an apartment; is that how it would  
22 work out?

23 MS. BOLTON: So you know -- and right  
24 now this is all conceptual because we would have to  
25 speak with the engineers. There's so many other

1 steps that go into actually deciding -- designing  
2 this, and you know even before -- and of course all  
3 of those things are great expenses. So if this is  
4 not going to be rezoned at all, you know, then, you  
5 know, how do we actually move forward with having  
6 civil engineers and other engineers tell us what we  
7 can do with the property and it might not even be a  
8 possibility if it's not rezoned.

9 COMMISSIONER PARLOVE: Do you have a  
10 percentage of what unit is going to be market-rate,  
11 what unit is going to be subsidized; can you give us  
12 a breakout of that at this point?

13 MS. BOLTON: We don't have that  
14 because again it's going to depend on the final  
15 count of all of the units that we have. And, again,  
16 that's going to be the experts and, you know,  
17 architects and engineering actually giving us lots  
18 of -- you know, that information for exactly how  
19 many units we'll have inside and then also you know  
20 what those layouts will look like.

21 COMMISSIONER PARLOVE: So that sounds  
22 to me -- if you don't have numbers, if you're  
23 running your numbers to make sure that this  
24 investment makes financial sense for a good return  
25 for your investors and you don't know how many units

1 are going to be \$1,000 a month or how many are going  
2 to be \$500 a month, I'm surprised by that little bit  
3 of information. How are you coming with your  
4 financial model?

5 MS. BOLTON: So the model that we have  
6 is based on different concepts which is based on the  
7 30 or so units that we're going to have. And that's  
8 also based on, again, different income brackets. We  
9 haven't set aside and said we're going to have so  
10 many in this income bracket, so many in this income  
11 bracket, so many in this income bracket. We haven't  
12 broken that down yet, because one of the most  
13 important things that we wanted to include is  
14 knowing -- I'm not sure if you're familiar with  
15 ALICE from United Way. They kind of give the  
16 breakdown for income in Oakland County, which is a  
17 lot higher than the poverty level. And so, a family  
18 of two would need to actually be making over \$38 an  
19 hour to meet sustainability levels in Oakland  
20 County.

21 So, we're looking further into those  
22 things that what is it really going to take for  
23 someone to have a decent quality of life in Oakland  
24 County that would not be considered low income, but  
25 is clearly struggling with Oakland County rents.

1                   COMMISSIONER PARLOVE: Those are my  
2 comments right now. Thank you.

3                   MR. CRAIGHEAD: Can I say something  
4 about your questions? We look forward to getting  
5 with the community and speaking with the community.  
6 We can set it up. We really want to do that.

7                   COMMISSIONER PARLOVE: Thank you. I  
8 think they would appreciate that.

9                   MR. CRAIGHEAD: Thank you.

10                  VICE CHAIR FEGLEY: For the rezoning  
11 of this project, would we be able to maybe give you  
12 time to talk to residents and bring this back to us?

13                  MR. GUSTAFSSON: Through the Chair,  
14 acting Chair Fegley, I think that was the comment I  
15 was going to make, that I was going to suggest that  
16 the Commission, before they make their final  
17 recommendation that -- I'm hearing a couple of  
18 things. One thing would be the importance of the  
19 community, and interacting and conversing a little  
20 stronger to allow the applicant and hearing what the  
21 concerns are specifically from the residents. So by  
22 organizing that, so maybe what I would suggest is  
23 table that conversation. I'm also -- table this  
24 Zoning Map Amendment request right now. I would not  
25 recommend -- I mean obviously if the Commission

1 makes a decision then that would be taken over to  
2 Council and I don't want that to cloud their kind of  
3 conversation. I want to make sure that that  
4 conversation is open with the residents. Also maybe  
5 at the same time with what Ms. Bolton was referring  
6 to, in regards to financials maybe some of those  
7 types of preliminary kind of answers to those  
8 financials could be helpful as a Commission. And we  
9 all know the Commission, and I also know you really  
10 well in regards to you know we're looking at a  
11 rezoning request and obviously that deals not so  
12 much with financials, but it does deal with in  
13 regards to community impacts and associated impacts  
14 and zoning and planning.

15 So with those maybe we can get more  
16 substance of those conversations and more detail.  
17 That would be of great help and benefit to my  
18 Commissioners to make a solid recommendation that  
19 would go onto City Council. So that's my thought.

20 VICE CHAIR FEGLEY: Commissioner  
21 Payne, you didn't get a chance to speak. Did you  
22 have any comments or questions that you wanted to  
23 add?

24 COMMISSIONER PAYNE: I didn't. Am I  
25 speaking?

1 VICE CHAIR FEGLEY: Yes.

2 COMMISSIONER PAYNE: I can't hear  
3 Ashley.

4 VICE CHAIR FEGLEY: Yes.

5 COMMISSIONER PAYNE: Okay. Thank you.  
6 Well, first of all, Mr. Craighead and Mr. Bolton,  
7 thank you so very much for bringing this project to  
8 the City of Pontiac. I too had somewhat -- I'm  
9 excited about, and on the other hand I'm concerned  
10 about the number of residents that have concerns  
11 about coming to the city. The City of Pontiac needs  
12 housing especially with our seniors and especially  
13 with our Veterans. And so with that -- but on the  
14 other hand, I'm again concerned about the 37  
15 residents within that area.

16 One of the questions that I have is in  
17 regards to the -- the footage -- the room size of --  
18 what will be the size of the 30 apartments that  
19 would be within this building? Are you looking at  
20 600 square footage or what?

21 MS. BOLTON: For the internal site  
22 planned for the building, we don't have all of those  
23 details again for what each unit is going to look  
24 like. We are going to have mixed size units because  
25 again we're going to have families, singles, and

1 couples with children that are able to have an  
2 apartment there. So they are going to be various  
3 sizes. And we don't have a specific amount right  
4 now for what the -- that square footage is going to  
5 be for each unit because it is going to vary.

6 MR. CRAIGHEAD: Let me say we did have  
7 our architects go in there. We had our engineers  
8 going in there. We have the guys going in there.  
9 We're just holding back until we find out about --  
10 if we're going to get rezoned. Like Erika said, I  
11 mean, it's getting kind of expensive to do all of  
12 this stuff and you tell us we can't get R-3, we got  
13 R-1. So they're waiting on us to say okay now give  
14 us everything else that you've done.

15 COMMISSIONER PAYNE: Well, I too  
16 was -- that was going to be my next question, if you  
17 would be open to meeting with the residents.  
18 There's the Pontiac school, the big field there in  
19 that area, I think would be a prime location for  
20 space outdoor and especially with the information  
21 that you're giving us is somewhat different than  
22 what we're hearing for the community. So I think  
23 that that would be a great thing for now because I  
24 think building and coming into the State whatever  
25 project or whatever business that you're bringing



1 we -- I think it's always important to have  
2 (inaudible) neighbors to each other. So, I'm hoping  
3 that that's something that you would be open to.

4 MAYOR WATERMAN: Madam Chair, may I  
5 make a motion?

6 VICE CHAIR FEGLEY: Sure.

7 MAYOR WATER: I would move on the  
8 basis of the discussion to table this particular  
9 presentation until time certain to give a chance for  
10 the respondents to take some of the suggestions we  
11 have given them to strengthen their project.

12 COMMISSIONER PARLOVE: I support.

13 MR. GUSTAFSSON: So we have a motion  
14 to table. Mayor Waterman?

15 MAYOR WATERMAN: Yes.

16 MR. GUSTAFSSON: Commissioner Parlove?

17 COMMISSIONER PARLOVE: Yes to table.

18 MR. GUSTAFSSON: Vice-Chair Fegley?

19 VICE CHAIR FEGLEY: Yes.

20 MR. GUSTAFSSON: Commissioner  
21 Northcross?

22 COMMISSIONER NORTHCROSS: Yes.

23 MR. GUSTAFSSON: And Commissioner  
24 Payne?

25 COMMISSIONER PAYNE: Yes to table.

1 MR. GUSTAFSSON: Okay. Motion to  
2 table.

3 AYES: Fegley, Payne, Northcross,  
4 Waterman, Parlove.

5 NAYS: (None.)

6 ABSTAIN: (None.)

7 MOTION CARRIES TO TABLE 5-0-0

8 MR. CRAIGHEAD: Thank you.

9 VICE CHAIR FEGLEY: Next on the agenda  
10 is 5.5 SEP 20-01 special exemption permit, property  
11 address 70 Newberry Street.

12 MR. GUSTAFSSON: Yes. Through the  
13 Chair, if I may, can I ask that we make -- before we  
14 go onto the next item which is 70 Newberry Street on  
15 the agenda, can I ask that we amend the agenda. My  
16 suggestion is to go to item 5.6 SEP 20-03 which is  
17 at 755 Baldwin Avenue. That is for Octapharma,  
18 Plasma donation center. They were on the agenda  
19 back last month and we found ourselves with not  
20 enough quorum to complete that -- make any motion on  
21 that. If we can move that up along with their  
22 sketch plan for the plasma center, which is 6.2.

23 So I'm asking if we can move up next  
24 to 5.6, 6.2, and if I could ask also if we could  
25 table 5.4 and 5.5 until next month, but still allow

1 SPR 20-11 which is M-1 Concourse, which is more  
2 administrative review, just to give you a highlight  
3 of what is occurring over at M-1 Concourse. If that  
4 is acceptable, I would like to ask the -- make a  
5 motion of that request.

6 COMMISSIONER PARLOVE: I support your  
7 motion.

8 VICE CHAIR FEGLEY: That's fine.

9 MR. GUSTAFSSON: Okay. So --

10 MAYOR WATERMAN: If Mona Parlove made  
11 the --

12 COMMISSIONER NORTHCROSS: Motion.

13 MAYOR WATERMAN: -- motion, I will  
14 support it.

15 MR. GUSTAFSSON: Thank you.

16 COMMISSIONER PARLOVE: I make the  
17 motion. Thank you.

18 MR. GUSTAFSSON: So Commissioner  
19 Parlove?

20 COMMISSIONER PARLOVE: Yes.

21 MR. GUSTAFSSON: Mayor Waterman?

22 MAYOR WATERMAN: Yes.

23 MR. GUSTAFSSON: Commissioner Payne?

24 COMMISSIONER PAYNE: Yes.

25 MR. GUSTAFSSON: Commissioner

1 Northcross?

2 COMMISSIONER NORTHCROSS: Yes.

3 MR. GUSTAFSSON: And Vice Chair --  
4 Acting Chair?

5 VICE CHAIR FEGLEY: Yes.

6 AYES: Fegley, Payne, Northcross,  
7 Waterman, Parlove.

8 NAYS: (None.)

9 ABSTAIN: (None.)

10 MOTION CARRIES TO AMEND THE AGENDA  
11 5-0-0

12 MR. GUSTAFSSON: Okay. So we are  
13 going to be moving, going to item number 5.6 which  
14 is SEP 20-03, which is a public hearing for a  
15 special exemption permit for applicant Octapharma  
16 Plasma. And we are then going to SPR 20-12, which  
17 is also at 755 Baldwin for their sketch plan review  
18 approval. And then we'll move to 6.1 which is in  
19 regards to M-1 Concourse at 45399 Woodward. And  
20 we're going table item number 5.4 and 5.5. Okay?

21 Okay. With that, Donovan, will you  
22 please give your report as relates to 5.6 which is  
23 the 755 Baldwin.

24 MR. SMITH: All right. Thank you.

25 6.1

1 SEP 20-03 - Special Exception  
2 Permit  
3 PROPERTY ADDRESS 755 Baldwin Ave  
4 PARCEL NO. 64-14-20-176-001  
5 APPLICANT Octapharma Plasma, Inc.  
6 CURRENT ZONING C-1 Local Commercial  
7 District  
8 PROPOSED USE: Medical Clinic  
9 (Plasma Donation Center)  
10 (Presentation of facts given by Mr.  
11 Smith.)

12 MR. SMITH: With that, that concludes  
13 our presentation.

14 MR. VOGT: Can everyone hear me okay?

15 COMMISSIONER PARLOVE: Yes.

16 MR. VOGT: Thanks everyone for the  
17 time. I know it's getting late, so I will cruise  
18 through the few slides I have here as quickly and  
19 efficiently as possible.

20 As Donovan said, my name is Michael  
21 Vogt. I'm an attorney for the applicant, Octapharma  
22 Plasma. I'm here tonight to talk a little bit about  
23 their company, their proposed use for plasma  
24 donations center at 755 Baldwin Road. Also on the  
25 call tonight, if there's any technical questions or

1 company-related questions that I might not be able  
2 to answer is Kerry Clish. Kerry is director of  
3 facilities for Octapharma and can address any  
4 site-specific questions that I can't.

5 Before we talk about anything related  
6 to the Ordinance or the proposed site, I want to  
7 just tell you a little bit about Octapharma Plasma  
8 and the proposed facility.

9 As mentioned in our application  
10 materials, Octapharma is a U.S.-based company with  
11 112 facilities across 29 states. There we go.  
12 Thank you. I should have said next slide already.  
13 What they do at these centers is collect, test and  
14 then use the plasma that's collected to supply it to  
15 be used in the manufacturing of all sorts of  
16 life-saving medicines.

17 If you go to next slide, please,  
18 Donovan. And you've probably heard a bit about  
19 plasma in the news recently as modern science has  
20 been using it to collect it from people who have  
21 recovered from COVID-19 because the antibodies found  
22 in their plasma may be able to help others suffering  
23 from with Coronavirus.

24 In addition to that critical function  
25 as you can see here on this slide, plasma donation is

1 used for a myriad of important uses, including to  
2 create medicines for rare and genetic chronic  
3 disease, just to name a few.

4 Next slide, please. This slide just  
5 gives you a little information about typical plasma  
6 donor that comes into one of our facilities. As you  
7 can see people of all ages donate either as a means  
8 of supplementing their income or to simply help  
9 people or I imagine in many cases, both of those  
10 motivations.

11 Next slide, please. In addition to  
12 playing a pivotal role in the production of  
13 medicines and other medical uses, Octapharma has a  
14 really tremendous positive impact on the communities  
15 where they operate.

16 So, for instance, this one facility is  
17 going in here hopefully and involved in plasma will  
18 create roughly 50 new jobs, and with those 50 new  
19 jobs, it will pay out annually \$2 million in wages  
20 to their employees at this one facility. As you can  
21 see in the upper left corner there. And then this  
22 one facility also in every single year will pay out  
23 approximately 3.5 million dollars in donor payments.  
24 So between the wages paid to the employees and the  
25 donor fees paid out to nearby residents, effectively

1 more than over 5 million dollars gets funneled back  
2 into Pontiac's local economy each year with this  
3 facility.

4 Next slide please. Each of  
5 Octapharma's facilities are operated by  
6 professionally trained staff and in full compliance  
7 with all local, state, federal laws and regulations.  
8 Every facility is safe, clean, comfortable, and  
9 designed really as a first class medical facility as  
10 you can see on the next slide. Shows you one shot  
11 of an interior and then it looks like a few others  
12 we have here some of our exterior finishes from our  
13 facilities around the country.

14 Next slide, please. Gives you just a  
15 few more interior shots, but also again some  
16 examples of the first class exterior finishes at  
17 various facilities, one of the 112 throughout the  
18 nation.

19 Next slide, please. So now we know a  
20 little bit more about Octapharma and what our  
21 operations would look like, I just want to talk to  
22 you a little bit from a zoning perspective.

23 As you can see from the overhead view  
24 on this slide, Baldwin Plaza, retail shopping is  
25 located on that north side of Baldwin and northwest



1 side, not the northeast as I have a typo right  
2 there. As confirmed by the Planning Division and  
3 Mr. Smith's comments, the property is located in the  
4 C-1 zoning district and has been determined in this  
5 case to qualify as a medical clinic allowed by  
6 special exception permit.

7 Next slide, please. There you can see  
8 the -- I believe the specific location within  
9 Baldwin Plaza where the facility would be located.  
10 As you can see, there's currently no signage up  
11 above this kind of storefront, a large gap in the  
12 decorative awning. When our facility is built out,  
13 we'll bridge that gap by constructing a matching  
14 awning and have attractive signage prominently  
15 displayed just as you saw in the examples of the few  
16 other of our locations throughout the country.

17 Go to the next slide, please. This  
18 slide gives you another overhead view of the  
19 property. It includes locations of some of the  
20 nearby businesses. So not only all of these nearby  
21 shops and restaurants benefit to some degree by the  
22 foot traffic generated by our facility, but our  
23 direct neighbors involved in the plaza are going to  
24 have a really material benefit in that the entire  
25 parking lot is going to be resurfaced at the

1 landlord's expense as part of our lease terms.

2 COMMISSIONER PARLOVE: By the way, if  
3 I can interject, they have already resurfaced it. I  
4 was in that lot today and it's pretty nice. They  
5 did a good job.

6 MR. VOGT: Maybe that's why the  
7 landlord agreed to do it in our lease terms because  
8 they were doing it anyway. I don't know. That's  
9 good to know. But, that's good update. I was going  
10 to say, from the overhead view here you can see that  
11 it had some years on it, it certainly was in need,  
12 and I guess that's a good thing it's already done.

13 In addition to that, as part of our  
14 lease terms, we have agreed that we're going to --  
15 and we're going to be repaving the entire alleyway  
16 and loading dock area behind the facility.

17 So with this new tenant coming into  
18 Baldwin Plaza, the result we have a -- you know, a  
19 reoccupied vacant space with first class signage,  
20 long-term tenant, the gap in the awnings eliminated,  
21 and looks like we already have a completely  
22 resurfaced parking lot and alleyway.

23 COMMISSIONER PARLOVE: Yes.

24 MR. VOGT: Next slide, please. And we  
25 already saw this a minute ago, floor plan for the

1 space. I know it's a little hard to make out in any  
2 real detail, but like most of our facilities, it's  
3 broken up into the reception and the waiting area  
4 where donor's sign in, an interview area, exam rooms  
5 for donors, donor floor where the plasma is  
6 collected, and a plasma processing area where  
7 bottles are labeled and sampled and taken out.  
8 Shipping receiving area, storage room and then your  
9 standard employee area like offices, conference.

10 Next slide, please. This is just a --  
11 you know, Mr. Smith already summarized this  
12 essentially, but this was the letter provided to us,  
13 classified this proposed subject to special  
14 exemption review. And it was upon receipt of this  
15 letter and several other communications with Mr.  
16 Gustafsson and Mr. Smith, you know, we provided a  
17 detailed analysis of our proposed use in the context  
18 of the standards under the Zoning Ordinance and we  
19 have requested approval by the Planning Commission  
20 here tonight.

21 I think if you go to the next slide,  
22 please. And these next -- let's see, one, two,  
23 three -- three or four slides up until the end,  
24 that's just a listing of the standards which, as I  
25 mentioned we address in great detail in our written

1 submission which I see is part of the agenda packet  
2 tonight. Everyone has seen it. Unless the Planning  
3 or staff have specific questions about specific  
4 standards or criteria, I won't belabor those points,  
5 and take up any more time tonight. You can go to  
6 the final slide which is just a closing slide.

7 So obviously open to answer any  
8 questions that the Planning Commission members or  
9 staff might have here tonight, but barring those, I  
10 want to thank everyone for the time and attention at  
11 this late hour to consider our request and we would  
12 respectfully ask for approval for the sketch plan  
13 review and special exception permit so we can move  
14 forward with bringing this facility to Pontiac.  
15 Thank you.

16 VICE CHAIR FEGLEY: Thank you. Vern,  
17 is this a public hearing?

18 MR. SMITH: Yes.

19 MR. GUSTAFSSON: Yes, it is.

20 VICE CHAIR FEGLEY: I'll open the  
21 public hearing portion.

22 MR. SMITH: All right. Let me pull  
23 this up here. So do we have any public comments?  
24 Public comments? You can raise your hand or you can  
25 unmute yourself and be recognized.

1 All right. I'll hand it back to you,  
2 Ashley. You can do what you want to do.

3 VICE CHAIR FEGLEY: Okay. I'm going  
4 to close public hearing. Commissioner Northcross,  
5 do you have any comments or questions?

6 COMMISSIONER PAYNE: He needs to  
7 unmute himself.

8 MR. GUSTAFSSON: Doesn't look like it.  
9 Commissioner Northcross?

10 COMMISSIONER NORTHCROSS: Here we go.  
11 Right now we're considering just the special  
12 exception permit?

13 MR. SMITH: They will be together, but  
14 we're doing the comments and questions first.

15 COMMISSIONER NORTHCROSS: Okay.

16 MR. GUSTAFSSON: Let me just back up.  
17 We did provide two separate recommendations, one for  
18 the sketch plan and then one for the special  
19 exception permit. I would like you to keep them  
20 separately, but obviously related to the same  
21 project. But I would like the special exception  
22 permit to go first, followed by the sketch site plan  
23 review.

24 COMMISSIONER NORTHCROSS: Okay. I  
25 guess the only other question is on all of those

1 operations, they're going to have the -- they're  
2 going to be licensed under what, the FDA blood  
3 selling, purchasing, type regulations?

4 MR. VOGT: I'll let Kerry Clish, their  
5 director of facilities weigh in on the specific  
6 rules and regulation they operate under.

7 COMMISSIONER NORTHCROSS: Just  
8 basically what set of licenses and permits and other  
9 things do you plan on obtaining on acquiring to  
10 operate?

11 MR. CLISH: We -- we have to get a  
12 business license obviously like in any other  
13 business, but we also have to get licensed by the  
14 FDA and European Union as well because our plasma  
15 goes to Europe to be processed and made into  
16 medicines. Our -- and that process is once we're  
17 open and we -- we get a certain amount of time and  
18 we have to schedule from the FDA in the EU come in  
19 and give us our inspection and issue our license to  
20 us, but we are licensed through both. We have  
21 license phlebotomists, and depending on the  
22 requirements, whether it's a registered nurse, an  
23 LPN, and we have doctors that -- as well, not on  
24 staff all the time, doctors usually on call and  
25 again that depends on what the state and local laws

1 dictate.

2 COMMISSIONER NORTHCROSS: You do have  
3 a lab on site?

4 MR. CLISH: Well we call it a lab.  
5 It's really not a lab. All we do is we take samples  
6 from the donated plasma, and the plasma is frozen,  
7 the samples are shipped out to our laboratory in  
8 Charlotte where we do tests on it and then when the  
9 tests come back, we let the sender know the results  
10 of those tests, whether that is a good unit of  
11 plasma to ship or if it's not.

12 COMMISSIONER NORTHCROSS: Thank you.

13 MR. CLISH: Welcome.

14 COMMISSIONER NORTHCROSS: That  
15 completes my questions.

16 VICE CHAIR FEGLEY: Mayor Waterman, do  
17 you have any comments or questions?

18 COMMISSIONER PAYNE: Who did you say,  
19 Ashley? I couldn't hear you.

20 VICE CHAIR FEGLEY: Mayor Waterman.

21 COMMISSIONER PAYNE: Mayor Waterman is  
22 on mute, I think.

23 VICE CHAIR FEGLEY: Mayor Waterman, do  
24 you have any comments or questions? Commissioner  
25 Parlove do you have any comments or questions?

1                   COMMISSIONER PARLOVE: I have just a  
2 couple. Are you operating in Michigan at this time,  
3 do you have other locations here? Gentlemen?

4                   MR. CLISH: We have one in Ypsilanti.  
5 We have one in Madison Heights. I know there's a  
6 third, I'm drawing a blank, we do operate.

7                   MR. SMITH: Do you run the one on  
8 Greenfield Road in Southfield or Oak Park?

9                   MR. CLISH: Southfield. We have one  
10 in Southfield. That is also one of our operations.

11                  MR. SMITH: Uh-huh.

12                  COMMISSIONER PARLOVE: Is there a  
13 particular demographic that you look to when you're  
14 finding your sites geographically, economically,  
15 what's the thought process?

16                  MR. CLISH: We usually look for the  
17 businesses that we normally see at our other  
18 locations is more of a -- look at similar  
19 businesses, similar shopping plazas in the area is  
20 what we usually look for.

21                  COMMISSIONER PARLOVE: Okay. And then  
22 the front of the building that you're going to be  
23 finishing the awning, there won't be that much  
24 difference in what your exterior will be looking  
25 like other than the signage is going to be unique to



1 you, but everything else will be consistent with  
2 what it looks like at this time?

3 MR. CLISH: Correct. When we're done,  
4 you won't even know it was never like that to begin  
5 with.

6 COMMISSIONER PARLOVE: Okay. Those  
7 are my questions. Thank you.

8 VICE CHAIR FEGLEY: Commissioner  
9 Payne, do you have any comments or questions?

10 COMMISSIONER PAYNE: Yes, I do. Thank  
11 you. And thank you for considering Pontiac as one  
12 of your businesses here within the City. I, too --  
13 you did answer the number of employees. What  
14 percentage of blood does one person give per visit?  
15 And also, what is the cost -- I mean, the -- what  
16 are they paid for that?

17 MR. CLISH: So a typical donation of  
18 plasma, it's not blood, we -- we separate the blood  
19 from the plasma, and the blood is given back to the  
20 donor, the plasma being just the liquid part of the  
21 blood that carries the antibiotics that -- that is  
22 rich in antibodies that we use to make medicines;  
23 and an individual can donate plasma two times a week  
24 because the body regenerates that plasma rather  
25 quickly, and depending on location, donor can get

1 approximately \$50 per visit.

2 COMMISSIONER PAYNE: What is the  
3 amount of plasma?

4 MR. CLISH: The amount -- I knew there  
5 was another question, so a typical donation is less  
6 than a liter. And it depends on the individual.  
7 Some people will donate more than others. Depends  
8 on the size of them. Somebody that's larger frame  
9 is going to be able to donate more plasma than  
10 somebody with a smaller frame.

11 COMMISSIONER PAYNE: What is your  
12 timeline for getting the project?

13 MR. CLISH: As soon as possible. It  
14 is -- we did a 90-day build-out. So from once our  
15 -- once our permit is approved, we'll already have  
16 our general contractor selected and everything, so  
17 basically the permit approved then we're going to  
18 start pounding nails and a 90-day build-out  
19 depending on any hiccups we run into and six weeks  
20 for outfitting and get it all up to speed before we  
21 open the doors.

22 COMMISSIONER PAYNE: I do have to say  
23 I have mixed feelings in regards to this. On one  
24 end, I see where the outcome on a lot of people. On  
25 the other end, I just can't help from feeling that

1       it prays upon the underprivileged ones and  
2       especially in that area where there is a -- as you  
3       probably know, that there is two mission centers  
4       that are right there where our residents are -- you  
5       know, they can just walk right there and give blood  
6       as many times as possible and may find themselves  
7       laying on the street some time. I don't know. But  
8       I'm just -- I'm -- I have mixed feelings about it,  
9       and.

10               MR. VOGT: Kerry, could you speak to  
11       that, how that sort of thing is regulated and how  
12       the -- the protective measures in place to prevent  
13       over-donation, the exams they get, that sort of  
14       thing?

15               MR. CLISH: Yeah, very much so.  
16       It's -- we're -- plasma industry is very heavily  
17       regulated and very limited to how often you can  
18       donate. We are -- there's a national database as  
19       well, so that if there is an issue with somebody,  
20       and they can't just go to the next plasma center and  
21       say "I want to donate plasma." They're in that  
22       database so that protects them as well. Our donors  
23       are supplementing their income with donating plasma,  
24       and we have -- we have an assistant manager in our  
25       Ypsilanti location that started as a donor, donating

1 plasma to help purchase books for his education, his  
2 college education. He's worked his way up to  
3 assistant manager right now at that center.

4 In addition to our donor centers, very  
5 (inaudible) in the community. We -- donor center at  
6 least one time a year back to the community, whether  
7 it's a coat drive, a food drive, a hemophilia walk  
8 fundraiser type event, and we invite our donors to  
9 walk with us hand in hand through those walks or if  
10 it's donating food or shelter -- or whatever it  
11 happens to be, they get to know the area and see  
12 what the needs are. And we do health clinics  
13 sometimes. We're very engaged with the community.  
14 Our employees are from the community. We hire  
15 locally. So, we understand the importance of  
16 helping out the community.

17 COMMISSIONER PAYNE: Have either of  
18 you been donors?

19 MR. VOGT: I'm sorry, I couldn't hear  
20 you.

21 COMMISSIONER PAYNE: Have either of  
22 you been donors?

23 MR. CLISH: I am not allowed to  
24 donate. I'm ruled out because of my time in the  
25 military and I consumed beef in Europe during the

1 Mad Cow Disease fiasco years ago. Believe it or  
2 not, that's one of things that counts you from being  
3 able to donate plasma.

4 COMMISSIONER PAYNE: What about  
5 Michael?

6 MR. VOGT: Whether I donate plasma?

7 COMMISSIONER PAYNE: Yes.

8 MR. VOGT: I have not. I don't  
9 believe I have. I've given blood. If I did, it  
10 was -- if I did give plasma it might have been when  
11 I was back in college, again to supplement a little  
12 income. But any blood was the last thing that I can  
13 recall.

14 COMMISSIONER PAYNE: Okay. Thank you.  
15 That's my question, Madam Chair.

16 VICE CHAIR FEGLEY: Thank you. Mayor  
17 Waterman, do you have any comments or questions?

18 MAYOR WATERMAN: Just to say that --  
19 and to answer the question about Commissioner -- in  
20 terms of plasma, its usage, I think it's relevant in  
21 terms of what's going on with COVID-19 right now,  
22 because I think one of the studies that's going on  
23 is to see that if antibodies that are collected in  
24 people who have been exposed or had positive  
25 COVID-19 status, if the antibodies that they take

1 from their blood can be used as a kind of antidote  
2 or to create antibodies in others who don't have  
3 that resistance, or something along those lines.

4 So at any rate, I have a respect for  
5 the plasma whole trade there. Having been a  
6 physician, I have given blood during the times I  
7 remember going to the times when the blood banks  
8 were running low and they were calling for people to  
9 donate blood, so this is very heavily regulated,  
10 medically controlled and so I have respect. I like  
11 it. I think it's a good site plan and I'm going to  
12 go forward.

13 VICE CHAIR FEGLEY: Thank you. I  
14 don't have any further comments or questions. May I  
15 have a motion?

16 COMMISSIONER PARLOVE: I can make the  
17 motion. So we should separate these two, Vern?

18 MR. GUSTAFSSON: Please. Please.  
19 Yes.

20 COMMISSIONER PARLOVE: So for the  
21 first motion I would like to make which is for SEP  
22 20-03, I make a motion to approve SEP 20-03 special  
23 exception permit for a plasma donation center at 755  
24 Baldwin Avenue, parcel number 64-14-20-176-001.

25 MR. GUSTAFSSON: Support?

1                   MAYOR WATERMAN: Support. Mayor  
2 Waterman.

3                   MR. GUSTAFSSON: Commissioner -- I'll  
4 take a vote -- a roll call here. Commissioner  
5 Parlove?

6                   COMMISSIONER PARLOVE: Yes.

7                   MR. GUSTAFSSON: Mayor Waterman?

8                   MAYOR WATERMAN: Yes.

9                   MR. GUSTAFSSON: Commissioner Payne?  
10 Commissioner Payne?

11                   COMMISSIONER PARLOVE: We can't hear  
12 you. Was that a yes?

13                   COMMISSIONER PAYNE: Yes. Yes.

14                   MR. GUSTAFSSON: Commissioner  
15 Northcross?

16                   COMMISSIONER NORTHCROSS: Yes.

17                   MR. GUSTAFSSON: And Acting Chair?

18                   VICE CHAIR FEGLEY: Yes.

19                   MR. GUSTAFSSON: Motion passes 5-0.

20                   AYES: Fegley, Payne, Northcross,  
21 Waterman, Parlove.

22                   NAYS: (None.)

23                   ABSTAIN: (None.)

24                   MOTION CARRIES 5-0-0

25                   COMMISSIONER PARLOVE: Okay. Now I

1 would like to make a second motion for SPR 20-12. I  
2 make a motion to approve the sketch site plan SPR  
3 20-12 from Octapharma Plasma Incorporated, the  
4 applicant at 755 Baldwin Avenue, parcel number  
5 64-14-20-176-001, and request the applicant to  
6 submit final building and engineering documents to  
7 City Engineering and Building and Safety  
8 Departments.

9 MAYOR WATERMAN: Support.

10 MR. GUSTAFSSON: Commissioner Parlove?

11 COMMISSIONER PARLOVE: Yes.

12 MR. GUSTAFSSON: Mayor Waterman?

13 MAYOR WATERMAN: Yes.

14 MR. GUSTAFSSON: Vice-Chair Fegley?

15 VICE CHAIR FEGLEY: Yes.

16 MR. GUSTAFSSON: Commissioner

17 Northcross?

18 COMMISSIONER NORTHCROSS: Yes.

19 MR. GUSTAFSSON: Commissioner Payne?

20 COMMISSIONER PAYNE: Yes.

21 MR. GUSTAFSSON: Was that "yes"?

22 COMMISSIONER PAYNE: Yes.

23 COMMISSIONER PARLOVE: It's a thumb's  
24 up that's a "yes".

25 COMMISSIONER NORTHCROSS: Okay.



1 MR. GUSTAFSSON: Okay. Thank you very  
2 much.

3 AYES: Fegley, Payne, Northcross,  
4 Waterman, Parlove.

5 NAYS: (None.)

6 ABSTAIN: (None.)

7 MOTION CARRIES 5-0-0

8 COMMISSIONER PARLOVE:  
9 Congratulations.

10 VICE CHAIR FEGLEY: So next on the  
11 agenda would be the SPR 20-11?

12 MR. GUSTAFSSON: Correct. And this  
13 particular project as relates to M-1 Concourse at  
14 45399 Woodward is actually what we call phase 5A.

15 (Presentation of facts given by Mr.  
16 Gustafsson.)

17 MR. HUNTER: David Hunter. Vern, you  
18 did a great job describing the project. We're just  
19 really happy working with the City and can't wait to  
20 get going on the next addition to the project.

21 MR. GUSTAFSSON: When do you expect --  
22 I'll ask a question I'm sure one of the  
23 Commissioners will ask also is when do you  
24 anticipate will be open?

25 MR. HUNTER: About a year, you know,

1 the fall of 2021. So, it's going to take us a  
2 little bit over I think over a year to get the  
3 project completed. So --

4 MR. GUSTAFSSON: Just is there other  
5 questions from the Commissioners at this time that  
6 I'd be able to ask or the applicant can ask?  
7 Donovan, can you go back to the other image?

8 COMMISSIONER NORTHCROSS: Yeah, I do  
9 have a reoccurring concern that's been voiced by the  
10 residents in that area. This is Chris Northcross.  
11 And I think you know what I'm going to say. And  
12 that's one of noise. Is there anything that can be  
13 done to lessen the noise that's filtering out to the  
14 surrounding communities? I think I remember that  
15 the track was supposed to be a sunken track. I did  
16 not get the elevations and everything, but I was  
17 told that the track would be depressed. That was my  
18 understanding of what I heard, and that that would,  
19 one, work to decrease the noise; and then also, the  
20 structures that would be built around the track  
21 would work to contain the noise. That hasn't been  
22 working. Especially when those big V 12s open up  
23 and they're running full about 5 to 7,000 RPM,  
24 that's a whole lot of air and noise moving through  
25 that whole area. And you can hear it for -- gosh, I

1 think I'm 10 blocks away, 8, 10 blocks away and I  
2 still hear it, very loud.

3 Is there anything that can be done to  
4 lessen the noise in the area? That's the major torn  
5 that's in this wonderful rose that we have in front  
6 of us. But it is the noise and really beating the  
7 residents that are living around that, really making  
8 it hard for them.

9 MR. GUSTAFSSON: I'm sure the  
10 applicant can address that comment, but let me just  
11 say that in our conversation today, I -- the owner  
12 representatives that were on the call, I did make  
13 mention that I would -- I asked them to talk with  
14 Patrice Waterman, as a matter of fact I ran into  
15 Councilwoman Waterman yesterday at an event, and she  
16 had made similar comments or she's been hearing  
17 similar comments, and so I know that they were going  
18 to reach out to her to let her know then she can  
19 message to her constituents in district one of you  
20 know what has been done and what studies have been  
21 done as relates to -- most recently as relates to  
22 that. If there's anything else, Mr. Hunter, that  
23 you have to say that would --

24 MR. HUNTER: No Vern, I think you did  
25 a good job addressing the noise. There has been a

1 recent study done. I'm not the expert on the noise  
2 issue. So I have to let other team members from M-1  
3 to address that issue, but I know that the team has  
4 had many discussions and there's been another noise  
5 study done and I would like the other team members  
6 address that.

7 COMMISSIONER NORTHCROSS: Like I say,  
8 it's a wonderful -- it's like a rose. You know, M-1  
9 Concourse, it is beautiful in so many ways, it has  
10 the thorns that I hope don't become the fatal flaw.

11 MR. HUNTER: We're going to have some  
12 discussions and we understand that the -- you know,  
13 some of that -- some of issues and I think the  
14 others will be more than happy to discuss it.

15 COMMISSIONER NORTHCROSS: Great.

16 MR. GUSTAFSSON: And that was a very  
17 good question, Commissioner Northcross, and good  
18 comments. Thank you.

19 COMMISSIONER PARLOVE: Can we go back  
20 to the image where it was the facility itself, the  
21 color rendering, please. That one. Dave, can you  
22 explain a little bit about what we're looking at?

23 MR. HUNTER: I apologize. This is  
24 looking at the -- it's not quite what I call the  
25 front of the building, it's like I believe the

1 southwest corner of the building. And you're -- you  
2 can see -- you know, I'm the civil engineer, I'm not  
3 THE architect, so I'm not -- I can't tell you -- I  
4 know that it's metal, special metal panel building  
5 and has outdoor seating on the northeast side, and  
6 obviously has some outdoor seating on the roof of  
7 the building. And so that's what I know about the  
8 building.

9 COMMISSIONER PARLOVE: Okay. Great.  
10 Do you know what the size is the square footage?

11 MR. HUNTER: It's a little over 20,000  
12 square feet.

13 COMMISSIONER PARLOVE: 20,000?

14 MR. HUNTER: Yes.

15 COMMISSIONER PARLOVE: Wonderful. It  
16 looks great and it's going to take a year then from  
17 a year from now, a restaurant in there. We can all  
18 sit down and toast to new event center?

19 MR. HUNTER: That's correct.

20 COMMISSIONER PARLOVE: Good. I've got  
21 it on my calendar.

22 COMMISSIONER PAYNE: Lucy Payne here.  
23 In regards to the location, is that a house -- how  
24 is that going to be facing Woodward or is it going  
25 to be at the back of Woodward, or on the corner of

1 Woodward? I'm -- I missed that drawing, so -- can  
2 you --

3 COMMISSIONER PARLOVE: It's up right  
4 now, Lucy, can you see it?

5 COMMISSIONER PAYNE: Oh, yes. Okay.  
6 Okay. Got it. All right. Is that South Boulevard?

7 MR. GUSTAFSSON: South Boulevard at  
8 the bottom of the graphic and then you have Woodward  
9 Avenue traversing over on --

10 COMMISSIONER PAYNE: Is that what it  
11 says, Woodward?

12 MR. GUSTAFSSON: Yes.

13 COMMISSIONER PAYNE: It's so blurry I  
14 can't see. All right. And have you started  
15 building on that et? Seems like something is being  
16 built now.

17 MR. HUNTER: These three buildings are  
18 currently under construction, these three garages.

19 MR. GUSTAFSSON: These are some more  
20 additional car condos that maybe about a year or so  
21 ago I believe they came in?

22 MR. HUNTER: Yes.

23 MR. SMITH: Yes.

24 MR. GUSTAFSSON: That came in, in  
25 regards to relooking at that area and proposing some

1 more additional car condos. Yes. So that's what's  
2 being constructed. It has nothing to do with the  
3 event center that's being proposed.

4 MAYOR WATERMAN: May I also ask --  
5 going back to the colored rendering again, the other  
6 colored elevation. Yeah, so it looks like there's  
7 -- can you describe the structure of that building?  
8 There is the metal tile portion, then there's that  
9 kind of winged thing right there and then there's  
10 what a glass-enclosed part of it too? Can you just  
11 - I can't see all of structure, can you sort of  
12 describe that for me.

13 MR. HUNTER: I hate to -- I apologize.  
14 I'm the guy that designs all of the pavement and the  
15 landscaping. I'm probably not the best guy at this.  
16 But --

17 MAYOR WATERMAN: All right.

18 MR. HUNTER: Vern has some elevations  
19 too. I'm not sure if they're available or not, that  
20 we can -- if you wanted to, you could walk around  
21 the building.

22 MAYOR WATERMAN: Yeah, if you have  
23 them Vern. If not then we'll wait for --

24 MR. GUSTAFSSON: What we can do is --  
25 yeah, we can provide that to the Commission.

1 MAYOR WATERMAN: All right.

2 MR. GUSTAFSSON: If you need further  
3 details.

4 MAYOR WATERMAN: That's all.

5 VICE CHAIR FEGLEY: Is this a public  
6 hearing, Vern?

7 MR. GUSTAFSSON: No, it's not. This  
8 is strictly just an admin -- this is a site plan  
9 that is being administratively reviewed and  
10 approved. And I just wanted to provide or we just  
11 wanted to provide an update to our Commissioners in  
12 regards to future development over at M-1 Concourse.

13 COMMISSIONER PARLOVE: Thank you for  
14 doing that.

15 MR. GUSTAFSSON: No approvals are  
16 needed tonight.

17 COMMISSIONER PAYNE: Thank you.

18 MR. GUSTAFSSON: And that's all we  
19 have.

20 COMMISSIONER PARLOVE: Wonderful.

21 MR. GUSTAFSSON: Just before we  
22 adjourn, we would just have -- any public comment?

23 MAYOR WATERMAN: I do have public  
24 comment. Well, we Commissioner reports, I have  
25 public comments.



1 VICE CHAIR FEGLEY: Sure.

2 MAYOR WATERMAN: Ready for that now?  
3 Okay.

4 MR. GUSTAFSSON: I think the public --  
5 go ahead, Mayor.

6 MAYOR WATERMAN: Public went away,  
7 just left us to comment.

8 MR. GUSTAFSSON: That's right. We're  
9 part of the public.

10 (Mayor Waterman spoke about the Census  
11 concerts, projects that will be coming up.)


12 (Commissioner Northcross congratulated  
13 AUCH Construction who received an award from the  
14 Engineering Society of Detroit for their building.)

15 (Commissioner Payne and Mayor Waterman  
16 spoke about Amazon and noise levels.)

17 (Mayor Waterman moved to adjourn;  
18 seconded by Commissioner Payne.)

19 (Meeting adjourned at 9:23 p.m.)

20 Minutes certified by:

21   
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22 /s/ Quentina Rochelle Snowden, CSR-5519  
23 QRS Court Reporting, LLC  
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25 Certified on: October 30, 2020