

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

CITY OF PONTIAC  
PLANNING COMMISSION  
WEDNESDAY, SEPTEMBER 2, 2020  
6:00 P.M.  
A meeting before the Planning  
Commission, via Zoom technology.

BOARD COMMISSIONERS:  
Dayne Thomas, Chair  
Mayor Deirdre Waterman, Commissioner  
Christopher Northcross, Commissioner  
Lucy Payne, Commissioner

EXCUSED:  
Ashley Fegley, Vice Chair  
Mona Parlove, Commissioner  
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 YOHANAS BOLDS  
4 MARK CRAIGHEAD  
5 ERICA BOLTON  
6 JOHN SHEARER  
7 SARAH SHEARER  
8 LAURIE BISHOP  
9 ZOOM ID "JOSLYN CHIROPRACTIC"  
10 DORIS BURKS  
11 MEGAN SHRAMSKI  
12 DARRYL ANDERSON  
13 SAMUEL (ADY) PELEG  
14 SANTRECE ROBERTS

15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

1 (CALL TO ORDER: Chairperson Thomas  
2 called the meeting to order at 6:05 p.m.)

3 CHAIRPERSON THOMAS: I'm going to call  
4 the meeting virtually to order. I don't have a  
5 gavel, so without -- at the expense of introducing  
6 all my fellow Commissioners like I usually do, Mr.  
7 Gustafsson, would you call roll call, please?

8 MR. GUSTAFSSON: Sure. Chair Thomas?

9 CHAIRPERSON THOMAS: Present.

10 MR. GUSTAFSSON: Commissioner  
11 Northcross?

12 COMMISSIONER NORTHCROSS: I am here,  
13 present.

14 MR. GUSTAFSSON: Commissioner Payne?

15 COMMISSIONER PAYNE: Present.

16 MR. GUSTAFSSON: And Mayor Waterman?

17 MAYOR WATERMAN: Present.

18 MR. GUSTAFSSON: We do have a quorum.  
19 Vice Chair Fegley and Hazel Cadd and Mona Parlove  
20 has been excused.

21 CHAIRPERSON THOMAS: All right. We've  
22 got five items on the agenda, all five are public  
23 hearings. So, to start with, are there any  
24 amendments to the agenda or are we prepared to  
25 approve the agenda as-is?

1 MR. GUSTAFSSON: Approve the agenda  
2 as-is.

3 CHAIRPERSON THOMAS: Okay. May I have  
4 a motion to approve the agenda as-is?

5 COMMISSIONER PAYNE: Motion to approve  
6 as-is the agenda.

7 MAYOR WATERMAN: I support.

8 COMMISSIONER NORTHCROSS: Support.

9 CHAIRPERSON THOMAS: Any further  
10 comments -- comments or discussion before we take a  
11 roll call?

12 So, Mr. Gustafsson, roll call please  
13 to approve the -- to approve the agenda.

14 MR. GUSTAFSSON: Yes. We have  
15 Commissioner Payne?

16 COMMISSIONER PAYNE: Yes to approve.

17 MR. GUSTAFSSON: Commissioner  
18 Northcross?

19 COMMISSIONER NORTHCROSS: Yes.

20 MR. GUSTAFSSON: Mayor Waterman?

21 MAYOR WATERMAN: Present. Yes to  
22 approve.

23 MR. GUSTAFSSON: And Chair Thomas?

24 CHAIRPERSON THOMAS: Yes to approve.

25 MR. GUSTAFSSON: Okay. 4-0.

1 AYES: Thomas, Payne, Northcross,  
2 Waterman.

3 NAYS: (None.)

4 ABSTAIN: (None.)

5 MOTION CARRIES 4-0-0

6 CHAIRPERSON THOMAS: Okay. Thank you.  
7 So, we have minutes for review and I always like to  
8 go in order. So we have, first off, minutes for  
9 June 3. So, Commissioner Northcross, any comments  
10 or revisions?

11 COMMISSIONER NORTHCROSS: I have no  
12 revisions. Excellent minutes.

13 CHAIRPERSON THOMAS: Commissioner  
14 Payne?

15 COMMISSIONER PAYNE: No. No changes.

16 CHAIRPERSON THOMAS: I take that as a  
17 no, that you have no changes to the minutes --

18 COMMISSIONER PAYNE: No changes --

19 CHAIRPERSON THOMAS: -- or  
20 modifications to the minutes?

21 COMMISSIONER PAYNE: -- or  
22 modifications.

23 CHAIRPERSON THOMAS: None?

24 MR. GUSTAFSSON: Correct.

25 CHAIRPERSON THOMAS: Mayor Waterman?

1                   MAYOR WATERMAN: I'm going to abstain,  
2 because I did not receive the minutes of either the  
3 June 3rd meeting or the July 8th meeting in my  
4 packet.

5                   MR. GUSTAFSSON: Okay. As you recall,  
6 the June 3rd meetings were postponed until today's  
7 meeting.

8                   CHAIRPERSON THOMAS: Okay. So, let me  
9 ask Mr. Gustafsson, we have a quorum, we only have  
10 four. The Mayor isn't going to be able to vote on  
11 either one. Are we going to need to just save the  
12 minutes until the next meeting when we have -- when  
13 we can vote and have a quorum.

14                   MR. GUSTAFSSON: Yes. That is  
15 correct.

16                   CHAIRPERSON THOMAS: Okay. So with  
17 that being said, we'll bypass the minutes and we'll  
18 move to public hearing.

19                   So, first off is item 5.1 ZMA 19-11,  
20 it's a zoning map, amendment 585 West Kennett, and  
21 are you presenting, Mr. Smith? Or --

22                   MR. SMITH: No. Vern, you're going to  
23 do this one?

24                   MR. GUSTAFSSON: Yes. I'll take care  
25 of this one.

1 CHAIRPERSON THOMAS: All right.

2 5.1

3 ZMA 19-11 Zoning Map Amendment

4 PROPERTY ADDRESS: 585 W. Kennett

5 PARCEL NO: 64-14-18-351-012

6 APPLICANT: Yohanas Bolds

7 CURRENT ZONING: C-4 Suburban Commercial

8 PROPOSED ZONING: M-1 Light Manufacturing

9 (Presentation of facts given by Mr.  
10 Gustafsson.)

11 MR. GUSTAFSSON: The applicant is  
12 here, Mr. Yohanas Bolds, and is able to answer any  
13 of your questions.

14 CHAIRPERSON THOMAS: All right. Thank  
15 you, Mr. Gustafsson. Mr. Bolds, please come  
16 forward. You heard the presentation of your  
17 proposal. Is there anything you would like to add  
18 or modify or highlight or address?

19 MR. BOLDS: Can you hear me?

20 MR. GUSTAFSSON: Yes, we can.

21 MR. BOLDS: Can you hear me?

22 MR. GUSTAFSSON: Yes, we can.

23 MR. BOLDS: No. Vern -- Vern covered  
24 it all for me. You know, that's -- you know, he --  
25 he covered it all for me. Excuse me. I'm sorry

1 about that. He covered everything for me. All I'm  
2 trying to do is just get it rezoned so we can move  
3 forward to do what need to be done.

4 CHAIRPERSON THOMAS: Okay.

5 MR. BOLDS: So, trying to bring some  
6 more business into the city.

7 CHAIRPERSON THOMAS: Okay. Thank you.  
8 So, reminder to everyone, this is a public hearing,  
9 but in kind of a protocol that I prefer as Chair,  
10 we'll go to my fellow Commissioners for their  
11 comments and questions with Mr. Bolds, and once that  
12 is completed, then we will go to the public for  
13 their public -- we'll open public hearing, we'll get  
14 their comments, then we'll come back and we'll ask  
15 final questions and comments from the Commissioners,  
16 then we'll seek a motion and a vote.

17 So with that being said, Commissioner  
18 Northcross, you're welcome to engage the petitioner.

19 COMMISSIONER NORTHCROSS: I have no  
20 questions at this time. I'll listen for the public  
21 hearing.

22 CHAIRPERSON THOMAS: Okay. Thank you.  
23 Mayor Waterman, please.

24 MAYOR WATERMAN: Yeah, a couple  
25 questions. I know this property has come before us



1 I think for a different end result. But, number  
2 one, I see something about the return on investment  
3 can be reached with having a C-4. So, I would like  
4 to ask the owner, was the purpose -- what was the  
5 purchase for originally? What was the thought for  
6 which it was originally purchased? That you thought  
7 the C-4 would be adequate? That's the first  
8 question.

9 The second question is, when it came  
10 before us before I believe it was -- it was to get a  
11 different designation -- or I'm not remembering,  
12 just remind me what it was -- the problem was with  
13 the previous presentation? I think I remember  
14 something about not having quite the right -- all  
15 the right documents, but just remind me about that.  
16 And that's to Vern or Donovan.

17 And the third question is, the fact  
18 that you have it here, and it says that -- let me  
19 just find the place -- it says that somewhere here  
20 it talks about the medical marihuana uses it can  
21 have. So, am I to assume that the reason for the  
22 zoning change is because it will be marketed or  
23 somehow used to apply for a medical marihuana  
24 license?

25 And the fourth thing is that as one of

1 the things a long time ago I think the whole  
2 commission had said, because of the presence of  
3 medical marihuana in the city, any properties that  
4 are asked for rezoning, we had also asked you to go  
5 ahead and map out the buffer areas so that we would  
6 have that in front of us as we consider any of these  
7 proposals. So, that's also a question and a  
8 stipulation for our Planning Department.

9 So, those are the four questions or  
10 comments I have. You can take them in any order, or  
11 if you want to lead the discussion.

12 MR. GUSTAFSSON: Yeah. If I can  
13 remind the -- through the Chair, if I could remind  
14 the Commission, who I had mentioned at the -- back  
15 in -- at the end of 2019, this applicant for the  
16 same site, had requested a conditional rezoning and  
17 rezone it to C-3 and M-1. That conditional rezoning  
18 was so that the potential for a grow and process  
19 would be allowed within that -- on that site. That  
20 conditional rezoning stipulated that he had to be up  
21 and operating within three years of City Council's  
22 approval.

23 At the City Council meeting, it became  
24 apparent to the applicant that he wasn't interested  
25 in regards to medical marihuana, he just wanted to

1 use the site as straight M-1 light industrial type  
2 of uses that would be located on the site not  
3 unrelated to medical marihuana. And so with that  
4 being said, we then asked him to come back since  
5 this was a change from what city -- was a change  
6 from what the Planning Commission had approved, we  
7 asked him to come back to just do a straight  
8 rezoning to M-1.

9 MR. BOLDS: Vern, can I -- may I jump  
10 in real fast? Can you hear me?

11 MR. GUSTAFSSON: Yes. If you can  
12 answer, then you can answer some of the other  
13 questions the Mayor had.

14 MR. BOLDS: Yeah. Yes. Well, the  
15 original -- the original time when I purchased the  
16 land in 2013, I bought it and I had already went in  
17 and I came before zoning to get it rezoned for  
18 commercial because I was going to open up the Judge  
19 William Warden Community Center under the type one  
20 community program. I didn't -- I couldn't come up  
21 with the \$500,000, all right? So, the building just  
22 been sitting there and I've just been paying all my  
23 taxes for all these years keeping it clean --  
24 keeping it clean and safe. So, that's what the  
25 original purchase was for.

1           So, I wanted to get it rezoned.  
2       Everyone is purchasing different stuff, I just want  
3       it to be locked into one initiative just in case the  
4       buyer backed out. So, that's why I just want it as  
5       M-1, so it could be purchased and used for  
6       remanufacturing or if I wanted to do marijuana or  
7       whatever was there. All the buffers and everything  
8       have been supplied from the County and everywhere  
9       else there that has already been there, but like I  
10      explained to them before, as take -- we just have  
11      one community program, it's a community program for  
12      youth and young adults.

13           So, we're not in the marihuana  
14      business, but if someone wanted to buy the business,  
15      then they can buy it and they can go through the --  
16      all the channels they need to do to do what they  
17      need to do, but I just don't want to be locked in  
18      with the verbiage as only for that, that's why I  
19      came back to ask for the verbiage to be changed as  
20      it was.

21           MAYOR WATERMAN: Okay. That's -- I  
22      think the -- three of the four questions. The other  
23      one is that in concordance with what the Planning  
24      Commission had asked as part of your normal work  
25      out, that -- where there's anything that is

1 particularly zoned, particularly in an overlay area  
2 that we wanted to go ahead and look at the buffer  
3 areas, if any, for that particular property. Can  
4 you show us what those are?

5 MR. GUSTAFSSON: We -- Mayor, we did  
6 examine that and there is no -- in looking at the  
7 proper distances as relates to medical marihuana --  
8 or excuse me, any of the community resources such as  
9 schools and parks, churches, he is -- that would  
10 exceed the distance, yes.

11 MAYOR WATERMAN: Okay. So, that means  
12 that other than -- other than the fact that the  
13 Kennett Road landfill, which has no residents, is  
14 labeled partially as residential, that it's not  
15 close to the other residential area. I see there's  
16 residences over there, but Candlelite Street? But  
17 that is outside of that thousand foot?

18 MR. GUSTAFSSON: Yes. Well, also --  
19 if you remember also, since this parcel is located  
20 within the Cesar Chavez Medical Marihuana Overlay  
21 District --

22 MAYOR WATERMAN: That's true.

23 MR. GUSTAFSSON: -- we don't have to  
24 -- that 250-foot distance from a resident --

25 MAYOR WATERMAN: Yeah.

1 MR. GUSTAFSSON: We don't have to --  
2 that wasn't part of that criteria.

3 MAYOR WATERMAN: Got it. Okay. Thank  
4 you. Those are my -- that answers my questions.

5 CHAIRPERSON THOMAS: Okay. Thank you  
6 very much. Commissioner Payne, please?

7 COMMISSIONER PAYNE: I believe my  
8 question was answered regarding the C-3 versus the  
9 C-4 and -- so what is the intent, Mr. Bolds? What  
10 is the intent of the property? Now, I know that --  
11 I mean, are you looking to -- to put any type of  
12 light manufacturing on it or --

13 MR. BOLDS: It's for -- can you hear  
14 me?

15 COMMISSIONER PAYNE: Pardon? Yes.

16 MR. BOLDS: It's for sale to anybody  
17 that want to come --

18 COMMISSIONER PAYNE: Oh, it's for  
19 sale? Okay.

20 MR. BOLDS: -- if they want -- yeah.  
21 It's for sale.

22 COMMISSIONER PAYNE: So --

23 MR. BOLDS: I'm tired of putting -- I  
24 paid almost \$100,000 in taxes, so it's -- so it's  
25 time for someone to come redevelop it and put

1 something back into the community and I --

2 COMMISSIONER PAYNE: Okay. So -- so  
3 you're doing the rezoning as opposed to the buyer  
4 doing it; is that what's happening?

5 MR. BOLDS: I'm the property owner, so  
6 I'm the one who is supposed to re-zone it.

7 COMMISSIONER PAYNE: Right. Normally  
8 the buyer normally rezones and comes before us, and  
9 I was just asking for clarification, that's all.

10 MR. BOLDS: Yeah, well --

11 COMMISSIONER PAYNE: That's all.  
12 That's the only question I had. Thank you.

13 MR. BOLDS: Okay.

14 CHAIRPERSON THOMAS: Okay.

15 Commissioner Payne, thank you. And thank you, Mr.  
16 Bold. I had remembered you from before, and I  
17 remember your intention, which was to do exactly  
18 that, to re-zone for future sale. And so that's  
19 where we are tonight. And so we're basically  
20 looking at a rezoning, and from where I sit, I'm  
21 amenable with that. But with that being said, I'm  
22 also going to open it up to public hearing at this  
23 moment in time, so public hearing is open.

24 So, anyone that wishes to come  
25 forward, please come forward, state your name and

1 address for the record and, please, if you will,  
2 keep your comments within three minutes and keep on  
3 point, which is -- this is a rezoning, not a site  
4 plan.

5 MR. SMITH: Correct.

6 CHAIRPERSON THOMAS: So, for anyone  
7 from the public who would like to come forward with  
8 any questions or comments? And I'm going to make an  
9 assumption, and I think probably a viable  
10 assumption, a good -- a solid assumption, there are  
11 no questions or comments from the public. And so  
12 before we go to a -- yes? Yes? Mr. Gustafsson?

13 MR. GUSTAFSSON: Yeah, I do have a --  
14 I did receive a communication that I would like to  
15 read into the minutes from -- actually, it's from  
16 Mary Pietila, who is a councilwoman. Mary Pietila  
17 for District 2. If I can read this into the  
18 minutes.

19 It says, "Dear Planning Commissioners,  
20 thank you for this moment to share my thoughts on  
21 the change of zoning to M-1 for this address. This  
22 is an item that has come before you prior to COVID,  
23 was approved for a conditional change to/for medical  
24 marihuana facility, but once the owner realized it  
25 was conditional to medical marihuana, he changed his



1 mind and now wants it for M-1 for multiple use.  
2 This same address is one which was in front of the  
3 hearing officer back in January of 2014, and again  
4 in 2014 the same owner appeared in front of the  
5 Board of Appeals 12 times between May 2014 and  
6 February of 2017 with no change of significance  
7 being seen which is why it was ordered down in  
8 February of 2017. I understand (audio interruption)  
9 might upgrade their properties, but considering that  
10 this has been a building listed for demolition since  
11 February 2017, I would ask if you change the zoning,  
12 do it with a conservative rezoning for a three-year  
13 period and require a rehab agreement being adhered  
14 to with a bond, in which case if it is not completed  
15 within the required time, the bond is paid to the  
16 City if the this owner does not comply with the  
17 timeframe. Respectively, councilwoman Mary  
18 Pietila."

19 MR. BOLDS: Can I jump in here,  
20 please?

21 CHAIRPERSON THOMAS: Well, we're --

22 MR. BOLDS: Can you hear me?

23 CHAIRPERSON THOMAS: Yeah, let me --  
24 let me close public hearing -- well, go ahead. Any  
25 comment, that's fine.

1 MR. BOLDS: Yeah, I wanted to correct  
2 that. That information she shared is not correct.  
3 I haven't been in front of anyone 12 times ever in  
4 my life in the City of Pontiac down there, not even  
5 coming to a meeting, and the information, what was  
6 corrected, reason why we came back there in -- and  
7 back to Ms. Payne's question about what I wanted to  
8 do, I want to sell the property. There is people  
9 that's interested for -- for provisioning and  
10 growth, all right? That's why it was changed like  
11 that, all right? But at this time, until the --  
12 until everything is -- everything is closed, it  
13 couldn't be done the way it was, the verbiage -- I  
14 came back because the verbiage had to be locked in  
15 that it would only be used for provisioning and  
16 growth. So if the buyer backed out, I would have  
17 been locked in with just that condition, all right?

18 So being that said, that's why I came  
19 back to -- came back to the Commission for the  
20 verbiage to be changed. So, there is still people  
21 interested in buying it to do a provision and  
22 growth, but I don't want to be locked in, because at  
23 the end of the day, I'm the only person that's  
24 paying taxes, I'm the only person that's going  
25 around in the community and doing this. I've even

1       tried to keep everything straight and clean, and  
2       with all due respect to Ms. Pietila, she hasn't done  
3       anything to help or to assist to move this forward  
4       or do anything in that community to make it be  
5       better, all she do is constantly hinder it, all  
6       right?

7                So, I'm not going to get into that as  
8       far as what she said about her recommendation,  
9       because right now I basically am speaking -- she  
10      should be there speaking as a citizen and not an  
11      official. She has her chance to do that at the City  
12      Council meeting.

13               So, all due respect, (audio  
14      interruption) she's just Mary Pietila, a citizen, a  
15      community -- a City councilperson, I think this is  
16      the wrong time and thing to do that. And I'll -- if  
17      you go back you ask her, all I did is was want to  
18      keep it clean. Have never been in front of them 12  
19      times. So, I don't know where she got it from, it's  
20      not too hard to check. Just a matter of record.  
21      Just go back and check it. So, if you come, I want  
22      to come with the facts, don't come with something  
23      that you made up. Thank you.

24               CHAIRPERSON THOMAS: All right. Thank  
25      you. Okay. There are no further public comments,

1 so I'm going to close public hearing. I'm going to  
2 go back to my fellow Commissioners for any last  
3 final comments or questions. Commissioner  
4 Northcross?

5 COMMISSIONER NORTHCROSS: Yeah.  
6 Really -- really, no further comments. No further  
7 comments.

8 CHAIRPERSON THOMAS: All right. Thank  
9 you. Mayor Waterman, please?

10 MAYOR WATERMAN: No further comments.

11 CHAIRPERSON THOMAS: Okay. Thank you.  
12 Commissioner Payne, please?

13 COMMISSIONER PAYNE: No further  
14 comments, thank you.

15 CHAIRPERSON THOMAS: Okay. Thank you.  
16 And I have no further comments. Again, this is a  
17 rezoning. So with that being said, we heard the  
18 presentation. May I have a motion, please?

19 COMMISSIONER NORTHCROSS: I'll make  
20 the motion. This is ZMA 19-1 (sic).

21 MR. GUSTAFSSON: Dash 11.

22 COMMISSIONER NORTHCROSS: Excuse me,  
23 dash 11. ZMA 19-11. Per the rezoning criteria  
24 found in section 6.804 of the zoning ordinance,  
25 Planning Division's technical review and findings, I

1 make a motion to recommend approval of ZMA 19-11.  
2 The recommendation would be presented to City  
3 Council for approval that this request of Johanna  
4 Bolds to re-zone parcel number 64-14-18-351-012 from  
5 C-4 suburban commercial to M-1, a light  
6 manufacturing zoning district.

7 COMMISSIONER PAYNE: Second.

8 MAYOR WATERMAN: Support.

9 CHAIRPERSON THOMAS: Okay. So, we  
10 have a motion, we have a support. Any further  
11 comments or questions before we go to roll call and  
12 a vote? Or vote and roll call? Mr. Gustafsson,  
13 roll call, please.

14 MR. GUSTAFSSON: Yes. Commissioner  
15 Northcross?

16 COMMISSIONER NORTHCROSS: Yes to  
17 approve.

18 MR. GUSTAFSSON: Mayor Waterman?

19 MAYOR WATERMAN: Yes to approve.

20 MR. GUSTAFSSON: Commissioner Payne?

21 COMMISSIONER PAYNE: Yes to approve.

22 MR. GUSTAFSSON: And Chair Thomas?

23 CHAIRPERSON THOMAS: Yes to approve.

24 MR. GUSTAFSSON: Okay. Motion passes  
25 4 to 0.

1                   AYES: Thomas, Payne, Northcross,  
2                                   Waterman.

3                   NAYS:        (None.)

4                   ABSTAIN: (None.)

5                   MOTION CARRIES 4-0-0

6                   CHAIRPERSON THOMAS: Congratulations,  
7                   Mr. Bolds.

8                   MR. BOLDS: Thank you very much.

9                   CHAIRPERSON THOMAS: Thank you. Let  
10                   us know how we can help and good luck going forward.

11                   MR. BOLDS: All right. Thank you all  
12                   have a good one, God bless you.

13                   COMMISSIONER PAYNE: You're welcome.

14                   CHAIRPERSON THOMAS: Okay. To the  
15                   next item on the agenda, we go 5.2 ZMA 20-05. This  
16                   is a zoning map amendment, and I'd like to  
17                   reiterate, this is a zoning map amendment. This is  
18                   not a site plan review. And basically it's rezoning  
19                   as we just also had a rezoning. I'd like to make a  
20                   comment on the record before I go to the formal  
21                   presentation. But as the City of Pontiac -- and  
22                   this is a previous statement. As the City of  
23                   Pontiac population dropped, sadly, from 85,000-ish  
24                   to somewhere in the neighborhood of 55,000-ish, the  
25                   school board was forced to close somewhere in the

1 neighborhood of 15 schools. These were  
2 architectural treasures and included up to 15  
3 schools, I'll mention Washington, Lincoln,  
4 Jefferson, McCarroll, Crofoot, Longfellow, Western  
5 and Lebaron. And sadly, those buildings were not  
6 what I would call properly shuttered or properly  
7 decommissioned, and sadly they got ravaged. But to  
8 a testament to the quality of the structure,  
9 ten-plus years later, after all these schools were  
10 closed, they are still standing, but sadly, we have  
11 had very little success -- excuse me, marginal  
12 success repurposing because they're very, very, very  
13 difficult to repurpose because they're built as  
14 schools, they're not built as a hospital, or a  
15 retail or a restaurant or what have you. So, we  
16 have to look very critically and very optimistically  
17 and very creatively when we have an opportunity to  
18 repurpose one of these buildings.

19 A year or so ago, we had an  
20 opportunity to repurpose Washington school for a  
21 senior living. It passed through the Planning  
22 Commission, sadly they weren't able to get tax  
23 credits and sadly, that didn't move forward.  
24 However, McCarroll School, which is in my  
25 neighborhood built in 1924, that has been voted upon

1 by the Planning Commission to repurpose for senior  
2 living as well with both affordable housing and  
3 market-based housing. And hopefully we'll have a  
4 final announcement with regard to financing in the  
5 month of September.

6 So once again, this is not a site plan  
7 review. This is not a review of what's going to  
8 ultimately take place, however we pretty much know  
9 what's going to take place in there. But this  
10 discussion, as a reminder to the public, is with  
11 regard to zoning.

12 From R-1 single family to R-3 multiple  
13 family, and with that being said, I'll turn that  
14 to -- and I think is it Mr. Smith going to present?

15 MR. SMITH: Yes, sir.

16 MR. GUSTAFSSON: Yes. Yes, he will.

17 CHAIRPERSON THOMAS: Okay. Thank you  
18 very much.

19 MR. SMITH: No problem.

20 MR. GUSTAFSSON: Thank you.

21 5.2.

22 ZMA 20-05 Zoning Map Amendment

23 PROPERTY ADDRESS: 1033 Barkell St.

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

25 APPLICANT: Mark Craighead



1 CURRENT ZONING: R-1 Single Family Dwelling

2 PROPOSED ZONING: R-3 Multi-Family Dwelling

3 (Presentation of facts given by Mr.  
4 Smith.)

5 CHAIRPERSON THOMAS: All right. Thank  
6 you, Mr. Smith. I think Mr. Craighead is on site.  
7 So, Mr. Craighead, would you like to -- you heard  
8 that -- Mr. Smith's presentation of your proposal.  
9 Anything you'd like to add to, modify, highlight,  
10 augment? I'll turn it to you.

11 MR. CRAIGHEAD: Okay. So, we just  
12 been canvassing the neighborhood, seeking the  
13 concerns of the citizens over there to find out what  
14 the real problem was. And my assistant who is on  
15 the call got some more questions or answers for you  
16 guys -- is ready to answer any other questions that  
17 you guys have. Her name is Erica. Erica, are you  
18 on the call?

19 MS. BOLTON: Yes. Yes. So, I was out  
20 in -- I'm sorry, go ahead.

21 CHAIRPERSON THOMAS: Well, just --  
22 please go ahead and anything you'd like to augment  
23 before we go to my fellow Commissioners.

24 MS. BOLTON: Yes. So, I was out in  
25 the community canvassing, speaking with residents,

1 residents that, you know, may have heard some  
2 misinformation about the site, were excited that I  
3 actually came and spoke to them and explained what  
4 we were building, and that really helped garner some  
5 excitement for what it -- what it was we were  
6 putting on to the property, so I'm really happy I  
7 was able to get out into the community and talk  
8 face-to-face with residents and neighbors and really  
9 get, you know, where their heart was on everything.

10 And for the most part, those that I  
11 spoke to were really excited and happy to see a  
12 development like this coming to their neighborhood.

13 CHAIRPERSON THOMAS: All right. Good.  
14 With that being said then, this is a public hearing,  
15 but as I mentioned before, we'll go to my fellow  
16 Commissioners first for their comments and  
17 questions, then we'll open up public hearing and  
18 then thereafter we'll seek a motion and a vote. So,  
19 without further ado, Commissioner Northcross,  
20 please.

21 COMMISSIONER NORTHCROSS: I'll listen  
22 and reserve my comments for after -- after the  
23 public hearing.

24 CHAIRPERSON THOMAS: Okay. Thank you  
25 very much. Mayor Waterman, please.

1                   MAYOR WATERMAN: Yes. I'd like to ask  
2 in this community meeting that you had, you said  
3 there were some misconceptions you were able to  
4 clear up. Share with us what were a couple of the  
5 major misconceptions and how were you able to  
6 clarify that?

7                   MS. BOLTON: Yes. So, residents had  
8 heard a variety of things. They -- you know, one  
9 person told me in particular they were told that we  
10 were going to be putting rapists there, and this is  
11 a man that had children, so he was extremely  
12 concerned, as I would be, I'm a mother, so I  
13 completely would understand that.

14                   And then, you know, he kind of called  
15 over some other neighbors and they started  
16 explaining certain things that they had heard about  
17 the property, that it was going to be a halfway  
18 house and it was going to be for criminals and it  
19 was -- you know, some people heard it was going to  
20 be a shelter, some people heard it was going to have  
21 drug rehabilitation there. So, once I explained  
22 things, you know, people really just were like, oh,  
23 that's completely something different than -- than  
24 what I heard. We had, you know, people say wow,  
25 this is something that I've seen in other

1 communities. And, you know, like, people that had  
2 already lived in New York -- I actually ran across  
3 someone that had lived in New York, so they  
4 completely knew this -- this -- the concept of a  
5 multi-family mixed income development, so they --  
6 they were excited to see that something like that  
7 would be coming to the neighborhood.

8 And in others, too, just saying, you  
9 know, this actually would make us competitive with  
10 some of the other communities around and we would  
11 have something that's very nice in our neighborhood.  
12 So, that was the feedback I was getting. I got to  
13 hear stories of, you know, residents that have, you  
14 know, sons and daughters that were veterans, or they  
15 themselves were a veteran, and they -- they really  
16 supported this, they understood what it was that we  
17 were doing in providing an amazing and beautiful  
18 development for the community.

19 So, it's been something that after  
20 they understood what it was that we were building,  
21 and to clear up those things -- those safety  
22 concerns that they, you know, didn't really even  
23 need to have, and -- to begin with, you know, I was  
24 able to just clear it up by saying exactly what it  
25 is that we are doing.

1                   MR. CRAIGHEAD:  Also Mayor, we -- I  
2                   guess Erica ran into one of the situations where  
3                   there was a flyer that was put out about the project  
4                   that wasn't true about what we were really trying to  
5                   do.

6                   MS. BOLTON:  Yes.  It did -- it did  
7                   give the impression that we were the current -- that  
8                   was another thing, that we were the current owners  
9                   and that we weren't currently taking care of the  
10                  property.  So, a lot of residents were under the  
11                  impression that we actually owned the property and  
12                  we're not caring for it and that we were behind on  
13                  our taxes.  So, I did get that feedback and that was  
14                  based off of the -- the information they had  
15                  received that was a flyer.  So --

16                  CHAIRPERSON THOMAS:  I'm going to step  
17                  away for one minute, I'll be right back, don't --  
18                  just one minute.

19                  MAYOR WATERMAN:  We won't go away.  
20                  Okay.  So, I think in the last discussion, as I  
21                  recall, one of the -- or several of the people who  
22                  were here for the hearing at that time were  
23                  comparing it to a -- what they thought would be a  
24                  similar facility in Detroit that you own or you  
25                  manage.  So, tell me how you described the facility

1 in Detroit in terms of function and how is it  
2 different or similar to what is being planned for  
3 here in Pontiac?

4 MS. BOLTON: So, what's being planned  
5 here in Pontiac is a regular apartment complex. And  
6 with it being a regular apartment complex, it  
7 charges regular rates that you, you know, would find  
8 going into any other apartment when you're looking.  
9 You wouldn't be getting a subsidy, you wouldn't, you  
10 know, get any type of assistance with that  
11 apartment, you would be paying full market rate for  
12 the apartment. What we're doing is mixed income,  
13 which is apartment complex like that and then saying  
14 a portion of those apartments are subsidized for  
15 veterans that are coming home that don't have a job  
16 lined up and don't have housing lined up.

17 So, what that does -- what's different  
18 with that is that is that it is a market rate based  
19 apartment, so it has to be competitive with other  
20 market rate -- market -- market rate apartments. It  
21 has to be competitive in quality, in standard of  
22 service, and just in the amenities that's offered  
23 with the apartment, it has to be competitive with  
24 the market rate to actually track those market rate  
25 residents. What we do is -- like I said, it's a

1 portion of those apartments are available to  
2 veterans to help them get on their feet after --  
3 after two years. So, it's -- our purpose in this is  
4 to actually build prosperity for those that we are  
5 helping. And really provide everything that they  
6 would need to actually get on their feet and turn  
7 into a market rate resident, someone that would be  
8 able to take savings and go put a down payment onto  
9 a home.

10 So, those are some of the things that  
11 are a little bit different than what -- you know,  
12 what has been done in Detroit with the veterans, so  
13 that's been a focus on helping homeless veterans.  
14 And that's a wide range when you say "helping  
15 homeless veterans", so what we're doing is actually  
16 making sure that those that we do subsidize an  
17 apartment for, that they have the ability and the  
18 determination to actually be on their feet in two  
19 years, and that has -- that goes through not only  
20 the application process, but also through an  
21 interview process. So, it's not just for anyone to  
22 say hey, I want a subsidized unit. This has to be  
23 someone that goes through an interview process with  
24 our whole team and has determination and the  
25 capacity to be able to get on their feet in two

1 years with the assistance that we're giving them,  
2 and that would be able to follow the -- the life  
3 planning that they would have, and -- and also make  
4 sure that they're meeting those goals and those  
5 milestones as far as their savings and different  
6 things like that to really make sure they're  
7 standing on their feet in two years.

8 But the rest of the apartments are  
9 regular apartments and this is mixed income. I did  
10 share with some of the residents other mixed income  
11 properties that are found both in Irvine, California  
12 and Manhattan, New York, so I was able to show where  
13 this is working at and how people are using this by  
14 giving them the names of those apartments as well.

15 MAYOR WATERMAN: So, you're saying  
16 that the interviews are done with your team.

17 MS. BOLTON: Yes.

18 MAYOR WATERMAN: So -- so, that means  
19 there's a team of people, the team other than just  
20 real estate placement people? Or is it also -- does  
21 it also have a social service component to it?

22 MS. BOLTON: Yes.

23 MAYOR WATERMAN: If it does have a  
24 social service component, is that just directed at  
25 the veterans or is that directed for anybody who --



1 who applies to reside in that particular facility?

2 MS. BOLTON: So, one of the great  
3 things about mixed income is that its goal is  
4 actually to destigmatize economic-based needs and  
5 also to destigmatize the need for everyone to  
6 receive assistance. And no matter what your  
7 economic status is, mental health is extremely  
8 important. So, while we do have those people on  
9 staff, we want to make sure that it's something that  
10 all of our residents have access to. It's not a  
11 requirement for a resident to do that, but we want  
12 to make sure residents have access to anything that  
13 the veterans would have access to as well.

14 So our residents, whoever is living on  
15 the property, they have access to the different  
16 quality of life services that we're offering and  
17 we're trying to, again, destigmatize that to make  
18 sure that everyone knows that it's important for us  
19 all to take our strides for our own mental health  
20 and for our life planning as well.

21 MAYOR WATERMAN: So, what are the  
22 quality of life services that you provide for your  
23 residents?

24 MS. BOLTON: So, not to get a too deep  
25 into that, because a lot of that is going to be

1 developed as we hire our -- you know, our team that  
2 has social -- a social worker and has the, you know,  
3 psychology background, and as those different  
4 things, those will be further developed, but from  
5 now we have services that are going to be provided  
6 that would include the counseling, the therapy, life  
7 planning. The same way someone would go to a life  
8 coach, they have certain goals that they want to  
9 achieve in life and they really need someone to  
10 bounce those ideas off of and figure out how to do  
11 that, and then also offering the different options  
12 for our veterans or residents, if they wanted, for  
13 different employment options, which would be  
14 anywhere from working in our gardens or working --  
15 or doing a job training program that we're going to  
16 have set up for the veterans as well.

17 MAYOR WATERMAN: So, is there some  
18 cost at providing those additional services?

19 MS. BOLTON: Yes.

20 MAYOR WATERMAN: So, how is that  
21 funded?

22 MS. BOLTON: So --

23 MAYOR WATERMAN: What is your fiscal  
24 plan? And secondarily, to your business plan for  
25 this particular facility, is that going to be -- are

1 you going to include any kind of incentives, either  
2 from the City or the State in terms of your business  
3 plan?

4 MS. BOLTON: So, we are privately  
5 funded. That covers all of the services. What  
6 we're doing is looking at the income that comes in  
7 from the normal market rate apartments in that house  
8 to subsidize the apartment, that we are subsidizing  
9 for the veterans. We don't have any plans right now  
10 for looking at any of the tax credits. Just because  
11 we have certain -- certain standards that we're  
12 going to be pursuing with getting them on their feet  
13 in two years, and we would have to really look at if  
14 our type of programming will fit in with asking for  
15 anything like that. And right now, from preliminary  
16 research, it doesn't look like it is, because we're  
17 actually requiring things of our subsidized units.

18 MAYOR WATERMAN: So, at this time, you  
19 don't plan to make this a pilot or anything that  
20 requires a MSHDA or a low income tax credits --  
21 credit --

22 MS. BOLTON: No. No.

23 MAYOR WATERMAN: Okay. All right.  
24 Those are my questions.

25 CHAIRPERSON THOMAS: Thank you, Mayor

1 Waterman. Commissioner Payne, please.

2 COMMISSIONER PAYNE: Well, first of  
3 all, I'd like to thank Mr. Craighead for his  
4 interest in bringing a product to the City of  
5 Pontiac.

6 Secondly is, is that I'd like to also,  
7 in regards to taking suggestions from our Planning  
8 Commissions, because we really didn't have enough to  
9 make a full decision the last time he was here, and  
10 very rarely do we get developers or property  
11 interest that are interested in going to the  
12 neighborhood and seeing what it is that residents  
13 are interested in, or wanted, or trying to clear  
14 information and bringing information to them. So, I  
15 really appreciate that.

16 I was there at that -- I really didn't  
17 expect anyone to be there, but I was really  
18 impressed with the -- with the outcome of the number  
19 of people that were present, the presentations that  
20 were done, and I really get a sense -- kind of a  
21 sense they are very willing to work with the  
22 neighborhood and -- with this project, and I just  
23 don't want to see a project that we have approved,  
24 such as the one on Huron, the school, the Washington  
25 and other schools that are -- they're still -- most

1 of them are just still sitting there, you know, so I  
2 just -- I really just think that it's -- it really  
3 -- when he said veterans, I was really (audio  
4 interruption) I have, like, four nephews that went  
5 (audio interruption) and when they came back, we  
6 really labeled them as crazy, or as they've gone and  
7 they fought in the wars and they'd come back -- one  
8 came back without legs, in which they screw him in a  
9 part and said that oh, he's a dead one. So, threw  
10 him to be dead. And luckily, someone heard him  
11 breathing, so he was brought alive, and our veterans  
12 have challenges. I also serve on a mental health  
13 board. I don't know a family that don't have mental  
14 health somewhere in their family.

15 So, I really think that we need to --  
16 the stigma that we're putting on -- on people in --  
17 in the community, this is why we get them the help  
18 that -- that they need. This is why you find people  
19 going out shooting and doing things. They want to  
20 -- we need to -- to put our arms around, I think,  
21 our veterans a little bit more without the stigma  
22 we're putting there.

23 So, that's just -- I just think it's a  
24 grand idea, simply because you're helping people  
25 that we know that we have in Clinton Valley, and

1 some of those people that were in wars and things,  
2 they end up going there. We no longer have Clinton  
3 Valley in this city, so I think we need something to  
4 help. And that will help to clear up our downtown  
5 areas from homeless people that are actually down  
6 there and looking and seeking for food or a place to  
7 stay. And that's -- that's all I have to say.

8 Thank you.

9 CHAIRPERSON THOMAS: Thank you very  
10 much, Commissioner Payne. I want you to know the  
11 hat that I'm wearing is second infantry Vietnam era,  
12 so that second infantry, and for those who are  
13 military inclined, that's 11 bravo combat, so we  
14 need to support those that support us. Fortunately,  
15 I don't need that type of assistance, but there are  
16 many that do, and so this, in my mind, is a welcome  
17 type of repurposing.

18 However, before we go to public  
19 comments, I want to remind the public speakers that  
20 come forward this is a rezoning right now this is  
21 R-1. Nothing, no redevelopment of any kind, can  
22 take place unless this is R-2 or above. Correct,  
23 Mr. Gustafsson?

24 MR. GUSTAFSSON: That is correct. And  
25 particularly in regards to what we're seeing in

1 regards to because of the school facility, R-2 would  
2 probably not be appropriate, but definitely R-3,  
3 multiple family dwelling, is much more appropriate  
4 in regards to the size of the building and the --  
5 obviously the square footage of the property being  
6 4.5 acres. That lends itself to some additional  
7 redevelopment.

8 CHAIRPERSON THOMAS: Yeah, I -- the  
9 point I was making was that it's R-1. We've been  
10 sitting on this school for more than a decade. It's  
11 about five acres and -- and we can't pay the bills.  
12 We can't pay city services with -- with five acres,  
13 10 acres, 15 acres and vacant parcels sitting around  
14 the city. Again, when I opened my opening comments,  
15 we have 15 decommissioned schools, and still we have  
16 a long list of schools that have not been  
17 repurposed. So, once again, the only way that this  
18 can -- any type of redevelopment, and I would  
19 venture to say no one wants industry, I mean we  
20 wouldn't contemplate industry, but -- but we need to  
21 be creative -- we need to understand is a five-acre  
22 parcel with a very coherent proposition. And as  
23 stated, starting out by supporting the veterans.

24 And so with that being said, I'm going  
25 to open it up to public hearing. I don't have a

1 gavel, so public hearing is open. For those that  
2 would like to come forward, please date say your  
3 name. Hold on, Mr. Gustafsson. Since I'm talking  
4 about this, for those who come forward, please say  
5 on message this is with regard to rezoning, it's not  
6 a site plan review, we know where it's heading, but  
7 in the interest of -- of those that are coming  
8 forward, those are -- that are left on the agenda  
9 tonight, I ask you to please keep your comments on  
10 message and three minutes or less. We want your  
11 comments, but -- but we got a lot to cover and I  
12 hope you understand. So, Mr. Gustafsson.

13 MR. GUSTAFSSON: Yes. Before we  
14 receive public comments from the individuals in the  
15 public here today on our meeting, I do need to  
16 read -- I did receive a letter from Jon and Sarah  
17 Shearer, I could be slaughtering that last name.  
18 It's S-H-E-A-R-E-R. And they basically have some  
19 questions, and I think a lot -- some of these  
20 questions were already addressed through Donovan's  
21 great presentation.

22 In this -- starting off with number  
23 one: "In this multiple income dwelling, will the  
24 people living there be at risk veterans, homeless,  
25 tackling substance abuse, having mental health



1 concerns, also people from prison to be  
2 rehabilitated back into society, yes or no?"

3 Number two: "If so, are these people  
4 going to be licensed that are going to evaluate  
5 these people to live in this complex?"

6 Number three: "Also residents are  
7 wanting to know if someone is going to be staying in  
8 the complex 24 hours a day, to monitor and oversee  
9 people since they're only able to stay there for  
10 only two years? With concern there is not having  
11 permanent residents."

12 Residents are -- number four:  
13 "Residents are concerned about their safety and the  
14 safety of their children going back and forth to our  
15 schools. There is a high school, a junior high, and  
16 the bus stop at the corner of Barkell, the  
17 elementary."

18 And two final statements: "In the  
19 blight of that building, it's not the residents'  
20 fault, that is the fault of the City not doing their  
21 job by going after the owner to take care of that  
22 place."

23 And last comment was, "Ask yourself  
24 honestly, would you want this in your front yard?  
25 The residents and businesses would like to know that

1 answer. Thank you."

2 And I also did receive a petition that  
3 was signed by 60 -- oh, excuse me, 59 individuals,  
4 and it was dated -- I'm not so sure who prepared it,  
5 but I did receive it from Jon and Sarah -- Sarah  
6 Shearer, it said: "September 1st, 2020. ZMA 20-05  
7 zoning map amendment. No, I do not support rezoning  
8 for 1033 Barkell from R-1 single family dwelling to  
9 R-3 multiple family dwelling."

10 That covers all of the written  
11 comments that we received prior to the meeting.

12 CHAIRPERSON THOMAS: Thank you. One  
13 thing that I didn't mention -- one thing I didn't  
14 mention before with regard to public hearing, we  
15 will take all the comments, such as the one that was  
16 just put forth, we will collect those comments,  
17 questions, we will aggregate those and then instead  
18 of -- we're not going to do a Q and A back and forth  
19 in the interest of time. So, we'll collect and  
20 aggregate all the questions and then we will allow  
21 the petitioner to address them one at a time at the  
22 conclusion of public hearing.

23 So, without further ado, public  
24 hearing is open. Those that would like to come  
25 forward, please come forward, state your name and

1 address for the record please. And once again,  
2 please stay on message and three minutes or less.  
3 Thank you.

4 MR. SHEARER: Jon Shearer.

5 CHAIRPERSON THOMAS: Yes.

6 MR. SHEARER: I have a comment here.  
7 Erica said that it was well attended at this meeting  
8 they had over there. There may have been six or  
9 eight residents over here. The rest of it was  
10 attended by people that are not involved in this  
11 neighborhood.

12 You asked our opinion, the closest  
13 neighbors, we were told 300 feet from the building,  
14 we signed a petition, we presented the petition.  
15 We've resigned that petition and that's our stance  
16 on the thing. Do not need --

17 CHAIRPERSON THOMAS: Okay.

18 MR. SHEARER: We do not need to bring  
19 the city down. We need something in this city to  
20 improve the city. And that's my final comment.  
21 Thank you, sir.

22 CHAIRPERSON THOMAS: Thank you.

23 MR. SHEARER: And I was in the first  
24 infantry division, Big Red One Vietnam.

25 CHAIRPERSON THOMAS: Well, we were --

1 and -- and great luck to the Big Red One, and of  
2 course we're the second infantry, but second to  
3 none.

4 MAYOR WATERMAN: All right.

5 MR. GUSTAFSSON: All right.

6 CHAIRPERSON THOMAS: Thank you for  
7 your comment.

8 MR. SHEARER: Thank you, sir.

9 MR. SMITH: Laurie Bishop?

10 MS. BISHOP: Hi, everyone. Thank you  
11 for your time. And I concur with Mr. Gustafsson.  
12 Donovan, your presentation was -- was very thorough  
13 and good and right on our municipal code. I  
14 think -- I have a -- not much to say other than I  
15 wanted to thank the Mayor for sending someone from  
16 her staff to be there at the meeting, and for Lucy  
17 for showing up, and for Randy for being there, Mr.  
18 Randy Carter for showing up. And I believe Mr.  
19 Northcross was there too, and Donovan of course. I  
20 appreciate that.

21 And I think we need this for the vets.  
22 I've been trying to find a vet a home for the last  
23 year and I have literally had so much trouble trying  
24 to find this man a home, finally just did two days  
25 ago, but it took a long time. I also wanted to say

1 I agree with the citizens about the look of the  
2 place, it does look bad. I met with Mr. Ortiz (ph),  
3 the head (audio distortion) out there today at noon  
4 and we talked about a plan, and I talked with the  
5 owner about having the trees cut down, the grass  
6 straight and the trash picked up, and so that's  
7 going to be happening this weekend according to the  
8 owner. So, I agree with the -- the fact that it  
9 doesn't look good.

10 But I would like to remind everybody  
11 not to hold it against Mr. Craighead. Definitely  
12 not his -- ball is not in his court at this time.

13 And I also wanted to say that, Dayne,  
14 that you are completely right. If anything can be  
15 done with this, it's going to need to be -- it's  
16 going to need to be changed in zoning. I mean, that  
17 just -- that's just a fact. And I am excited that  
18 we have this opportunity with -- with this. And  
19 thank you all. I wish everybody the best.

20 CHAIRPERSON THOMAS: Thank you. Thank  
21 you.

22 MR. SMITH: Anyone else want to  
23 un-mute themselves or raise their hands for public  
24 comment? Okay. All right. I see -- Joslyn  
25 Chiropractic, are you trying to -- to speak here?

1                   JOSLYN CHIROPRACTIC:  Yes.  Can you  
2                   hear me?

3                   MR. SMITH:  Yes.

4                   JOSLYN CHIROPRACTIC:  I would just  
5                   like -- Mayor Waterman had asked how this facility  
6                   is different than the one in Detroit, and I don't  
7                   think that I got an answer, really, how that was  
8                   different than Detroit.  Safe place community that's  
9                   in Detroit.

10                  CHAIRPERSON THOMAS:  Well, again, as I  
11                  mentioned before, we will aggregate the questions  
12                  and answer them at the end.  I'm not sure if you're  
13                  posing that in general, or you're posing it in -- to  
14                  the Mayor specifically or --

15                  JOSLYN CHIROPRACTIC:  No, no.  I'm not  
16                  asking the Mayor at all.  Mayor Waterman had asked  
17                  the question of the spokesperson here how this  
18                  facility is different than the safe place community  
19                  that is in Detroit.  And I don't feel that that  
20                  was -- she talked about how mixed housing works, but  
21                  I don't know how -- what I'm curious to know is if  
22                  this facility is really going to be different than  
23                  the facility that they have by the same name --

24                  MR. CRAIGHEAD:  Yes.  It's going to be  
25                  totally different.  This facility will have a

1 wraparound service, and this facility is offering  
2 jobs that they -- that we don't offer in the Detroit  
3 area. We are offering a lot more at this facility  
4 and at this compound than we are offering in  
5 Detroit.

6 MS. BURKS: Mr. -- Mr. -- Mr.  
7 President, may I speak?

8 CHAIRPERSON THOMAS: I'm sorry?

9 MS. BURKS: May I speak?

10 CHAIRPERSON THOMAS: Yes. I can't see  
11 you on the -- who is speaking? Please, go ahead.

12 MR. SMITH: Name and address, please?

13 MS. BURKS: My name is Doris Burks,  
14 314 Nelson Street, Pontiac 48342.

15 MR. SMITH: Thank you.

16 MS. BURKS: Today, everyone in the --  
17 on the Council received letters from some of the  
18 people that live over there, that five pages that  
19 was filled out that -- that do not want that. And  
20 when they had the -- whatever they had last week, I  
21 wasn't invited. I didn't know anything about it  
22 until Randy called me and it was over. So, you  
23 know, we have to consider the people that live over  
24 there, because you would want to be considered if  
25 something like that happened where you lived. So,

1 that -- everyone in the Council got a packet today.  
2 I have mine that I'm reading right now. And it's  
3 five pages of -- of citizens that has signed this  
4 packet. Thank you.

5 CHAIRPERSON THOMAS: Thank you.

6 MR. SMITH: And following that  
7 statement, if I may read, I have a letter here  
8 addressed to the commission from the applicant in  
9 addition to their petition as well. So, if I may,  
10 through the Chair, read this letter addressed to the  
11 Planning Commission?

12 CHAIRPERSON THOMAS: Yes, Mr. Smith.  
13 Please, go ahead.

14 MR. SMITH: Thank you. Dated  
15 9/1/2020, it reads: "Dear Planning Commission, the  
16 petition against our development and misinformation  
17 spread misrepresented Mark Craighead as the current  
18 owner of the property as delinquent on taxes and as  
19 poorly caring for 1033 Barkell. The petition reads,  
20 'Please note that the current owner has not paid  
21 property taxes since 2013 and makes no attempt to  
22 maintain the property.' I will let the commission  
23 interpret the intention of placing this statement on  
24 the opposition petition for residents to sign as if  
25 this was misleading. Mark Craighead is not the



1 current property owner and the owner of the property  
2 is current up to his taxes. It's public information  
3 and anyone can look into the information, please see  
4 attachment A. This packet was delivered to the  
5 Planning Commissioners. We had heard a lot of  
6 different information on what was shared in the  
7 neighborhood about the development, which was  
8 baseless and untrue. At least one petitioner  
9 removed herself from the petition against the  
10 development, Mrs. Renate Hess. We believe in  
11 transparency and honesty. The petition against the  
12 development only accounts for 27 separate homes.  
13 Our petition, which is included, accounts for 44  
14 separate homes, 42 when removing two additional  
15 residents. We have 51 signatures, three are  
16 electronic submissions of support shown in the  
17 presentation and the opposing petition has 36  
18 signatures. It is our hope that we can move through  
19 the standard construction phases, rezoning, engage  
20 the rest of the professionals needed to finalize our  
21 plans during this pre-construction phase and submit  
22 those plans for final review. All purchase of the  
23 property is contingent on rezoning. I ask the  
24 Commission would review this property website that  
25 has a similar model to ours. A portion of their

1 units are also subsidized." They provide the link  
2 here to view a different property or website.

3 "As employment opportunities increase  
4 in Pontiac, we want to not only add to the job  
5 creation, but also increase housing options that  
6 must be competitive with surrounding communities and  
7 attract those outside employees who choose to call  
8 Pontiac home. Pontiac has some amazing residents  
9 and the stories we have collected while being out in  
10 the neighborhood have driven it home to a safe place  
11 community, that 1033 Barkell truly was the right  
12 location for a multi-million dollar investment.  
13 Thank you for your review and consideration as we  
14 serve young professionals, families, veterans and  
15 neighbors. We look forward to joining others in  
16 spreading the message of Pontiac is the place to  
17 be."

18 And in included with this transmission  
19 are signed petitions that totals to be 51 signatures  
20 as mentioned. Thank you.

21 CHAIRPERSON THOMAS: Thank you.

22 MR. SHEARER: I wonder if any of those  
23 signatures are people that live around here.

24 MR. SMITH: Okay. And I see a hand  
25 here for Sarah Shearer. Sarah, do you want --

1 CHAIRPERSON THOMAS: Please state your  
2 name and address for the record please.

3 MS. SHEARER: My name is Sarah  
4 Shearer, I live at 561 First Avenue. On our first  
5 petition that we put out, we may have been  
6 misinformed about who owed the taxes, but on that  
7 petition it did say that the current owners of this  
8 property has not paid the taxes. Nobody singled out  
9 Mr. Craighead. The information that we put out  
10 about his (indecipherable) community, we received  
11 from his business card that he handed to us and told  
12 us to go on his website. And at that time, I did,  
13 and I pulled up his information. I have his picture  
14 and his program, which says that his housing  
15 supports homeless, at-risk veterans, especially  
16 those tackling substance abuse and having mentally  
17 (sic) health concerns.

18 And as Ms. Lucy brought up, all  
19 homeless people downtown and the mental issues that  
20 these men have, and women, we really do not want  
21 this in our neighborhood. The majority of these  
22 people in this neighborhood are elderly that have  
23 lived here for 50-some years. They have paid taxes  
24 all their life and they have planned to retire from  
25 here, including me. So, now, we're being kind of

1 ran out of our home because our safety is at issue  
2 here. It's not that anybody is against veterans.  
3 And not -- anybody is against doing something to  
4 this property. We would be all for a little  
5 business to go there working 9:00 to 5:00, we have  
6 businesses all around us.

7 Our problem is we do not want a  
8 residential area of low income people 24 hours a  
9 day, seven days a week, especially when it's only a  
10 two-year program and you have all of this turnover  
11 constantly. And it is a fear. So, when you talk  
12 about this, think about this, would you really want  
13 this in your front yard? And on that, thank you  
14 very much.

15 CHAIRPERSON THOMAS: Thank you.

16 MR. CRAIGHEAD: Can I comment on that,  
17 please?

18 MS. SHEARER: Yes, please.

19 MR. CRAIGHEAD: Yeah, she's -- she's  
20 talking about my truck facility, and when I talked  
21 to her and her husband at the last meeting, her  
22 husband definitely said that he was against veterans  
23 moving there, He was against elderly people moving  
24 there --

25 MR. SHEARER: Wrong.

1 MR. CRAIGHEAD: -- against anybody  
2 moving there, period.

3 MR. SHEARER: Wrong.

4 MR. CRAIGHEAD: That Detroit -- that  
5 Detroit --

6 COMMISSIONER NORTHCROSS: Mr.  
7 Chairman -- Mr. Chairman, I thought we were going to  
8 not have a back and forth, that --

9 CHAIRPERSON THOMAS: Yeah, we --

10 COMMISSIONER NORTHCROSS: I mean ---  
11 yes, please. Let's get through this so we can hear  
12 everyone.

13 CHAIRPERSON THOMAS: I didn't want to  
14 jump in, but -- yeah.

15 MR. CRAIGHEAD: Okay. Okay. I got  
16 you.

17 JOSLYN CHIROPRACTIC: I never spoke to  
18 Mr. Craighead at that meeting, so he never even come  
19 up to us and talk to me. So, I don't know what he's  
20 talking about. So -- thank you.

21 CHAIRPERSON THOMAS: So, we're -- once  
22 again, we're aggregating the questions and we will  
23 answer them in order after public hearing is closed.  
24 So, next public speaker.

25 MR. SMITH: I believe Councilwoman

1 Shramski is the next public comment. So if you  
2 would like to un-mute yourself and give us a name  
3 and address, please.

4 CHAIRPERSON THOMAS: Councilwoman who?

5 MS. SHRAMSKI: Megan Shramski.

6 MR. SMITH: All right. I'm sorry, I  
7 didn't want to mispronounce your name, I apologize.

8 MS. SHRAMSKI: I live on Miami Road --

9 CHAIRPERSON THOMAS: State your name  
10 and address for the record, please.

11 MS. SHRAMSKI: Megan --

12 CHAIRPERSON THOMAS: Please state your  
13 name and address for the record, please.

14 MS. SHRAMSKI: Megan Shramski, 21  
15 Miami Road, Pontiac. And all I wanted to say is I  
16 count 57 signatures on this petition. That's all I  
17 wanted to say. 57.

18 MR. SMITH: Which one?

19 MS. SHRAMSKI: The one against.

20 MR. SMITH: Okay. Thank you.

21 CHAIRPERSON THOMAS: Next public  
22 speaker?

23 MR. ANDERSON: Hello, this is Darryl  
24 Anderson, Pontiac Central graduate and long-time  
25 friend of Mark Craighead.

1           First of all, I want to say sometimes  
2           it's embarrassing bringing -- or recruiting people  
3           to come to Pontiac to spend their money. I've been  
4           knowing Mark Craighead, I was a director over at  
5           Forgotten Harvest for years and I've seen what Mark  
6           Craighead did in the Detroit community with the  
7           veterans and what he did with the community itself.

8           (Phone interruption.)

9           MR. ANDERSON: All right. Thank you.  
10          So, what I was saying was Mark Craighead, I've been  
11          knowing him, I was a director over at Forgotten  
12          Harvest, what he did for the community in Detroit, I  
13          always tried to recruit him to come to Pontiac and  
14          -- not alone just this facility, but what he is  
15          doing for the community itself.

16          So, bringing Mark Craighead to Pontiac  
17          was one of my goals because I -- I noticed what he  
18          did in Detroit and how he galvanized the community.  
19          People in -- on this call and just the people that  
20          were at the town hall meeting, so much negativity.  
21          Just bringing something in their community, we got a  
22          guy that want to come here and spend all his money  
23          and his investor money in your community and you --  
24          you downing the project before you even start.

25          So, I have no idea -- if I live across

1 the street from a school that was burned down  
2 halfway, some of the residents already complained  
3 there's people getting high outside of these  
4 buildings, so I don't know when it comes to safety,  
5 do they want to continue that or do they want  
6 someone to come and invest their dollars to put a  
7 security system around the building?

8 So, I'm getting kind of confused, it's  
9 embarrassing being a long time in Pontiac, we're  
10 looking at all these schools. I did grew up around  
11 Washington Schools and it was sad just to see that  
12 school was sat there all these years. So, I assume  
13 these residents want the school to sit there another  
14 ten years and let the property value go down more.

15 So, I'm getting really confused. And  
16 it's embarrassing that I have to bring someone from  
17 Detroit to Pontiac to spend their money to uplift  
18 and upgrade something that's an eyesore in the  
19 community and everyone is talking the negativity  
20 around it. It's incredible. I don't know what Mark  
21 need to do to change people mindset, but my God, you  
22 want the building to sit there another ten years?  
23 It's -- it's just insane. But I just wanted to say  
24 Mark is an incredible guy, good guy. I seen what he  
25 did in Detroit and I'll be sad if he has to go back



1 and just only continue in Detroit and leave Pontiac  
2 alone. So, that's all I have to say.

3 CHAIRPERSON THOMAS: All right. Thank  
4 you very much. Next speaker, please.

5 MR. SMITH: I don't see any more  
6 hands.

7 CHAIRPERSON THOMAS: Okay. Okay. I'm  
8 going to do a second call just out of respect and  
9 protocol. Are there any other public speakers that  
10 haven't spoken yet?

11 Okay. With that being said then, I'm  
12 closing -- virtually closing, without a gavel,  
13 public hearing. So we heard the presentation, we  
14 heard comments from our Commissioners, we heard  
15 public speakers. Now, to back to the petitioner, if  
16 you will, please, to the best of your ability,  
17 recollect the questions and answer them to the best  
18 of your ability.

19 MS. BOLTON: Yes. So, I'll try to  
20 move through this briefly, because I know there are  
21 other items on the agenda. Will those -- will  
22 people be licensed that are working with the  
23 veterans? Yes. Will it be 24/7 on site -- someone  
24 on site? Yes. And there is also a frequently asked  
25 questions on website that includes all of the

1 answers to these questions as well. I heard that  
2 the site will only have veterans for two years.  
3 Again, this is a normal apartment complex, and I  
4 know there was a question on why was this different?  
5 And, you know, I don't know how many different ways  
6 I can say it, but this is a normal apartment  
7 complex. Someone renting the apartment would be  
8 able to stay there as long as they can, the same way  
9 I rent any other apartment in Auburn Hills or  
10 Rochester or some of the great apartments that are  
11 in Pontiac, someone can rent that. What we're doing  
12 is taking a portion, a fraction, a piece of those  
13 units and helping out our veterans.

14 So, when asked why is this different  
15 than the facility in -- in Detroit? In Detroit we  
16 are serving only homeless veterans. In Pontiac, we  
17 are creating a mixed income apartment complex. This  
18 is something that has been done in all parts of the  
19 country, like I have mentioned before, it is -- it  
20 is an apartment complex. I don't know how many  
21 different ways I can say that for people to  
22 understand that someone will rent this as a normal  
23 apartment, and a portion of the apartment help --  
24 are to help the veterans. So, those staying that  
25 are not veterans would not just be staying two

1 years. They can stay how they want with renewing  
2 their lease, the same way anyone else has done. I  
3 don't know if anyone has rented an apartment before,  
4 I certainly have when I was younger, so you can  
5 renew your lease.

6                   Would I want this in my front yard?

7 And I'm so glad that this question was asked because  
8 I think it's a really important question and it's  
9 actually one of the first things that I said to Mark  
10 when I came on board, is what we develop, we're  
11 really going to have to take -- I want to take  
12 research from different areas of the U.S. and really  
13 move something forward and do something that's  
14 progressive and something that is -- that is  
15 actually showing really great results in other parts  
16 of the country and -- and doing something that is  
17 actually attractive to young families and young  
18 professionals and those living -- those working at  
19 United Shore, those that are going to be working at  
20 Amazon. We have to create something that they would  
21 actually want to move themselves into and live  
22 there. So, yes, making a development like this is  
23 something that someone of, you know -- you know,  
24 working at United Shore would say, "I would like to  
25 live here. I would love to live in that

1 development."

2 So, what we're doing is actually  
3 creating the type of things that attract people to  
4 the development, not just -- not just, you know,  
5 creating, you know, something that is not keeping in  
6 with what is expected of young professionals at this  
7 time. So, I -- I hopefully answered the questions.  
8 The opposing signatures, and Mr. Smith, I don't know  
9 if you have -- on the opposing (audio interruption).

10 MR. SMITH: I'm sorry, we have some  
11 interference here. Eli -- Eli, hello? Eli, hello?  
12 Can you hear me?

13 MAYOR WATERMAN: Donovan, it would be  
14 good to mute everyone.

15 MR. SMITH: I cannot.

16 MAYOR WATERMAN: Why is that?

17 MR. SMITH: Because Ken is the host.

18 MAYOR WATERMAN: Of course you have  
19 that capability.

20 MR. SMITH: Ken is the host.

21 MAYOR WATERMAN: Huh?

22 MR. SMITH: Ken is the host.

23 MAYOR WATERMAN: Where is Ken? Ken,  
24 are you here?

25 CHAIRPERSON THOMAS: Donovan, are you

1 -- are you controlling the -- the audio?

2 MR. SMITH: Ken is controlling the  
3 audio.

4 MAYOR WATERMAN: Okay. If Ken's not  
5 going to be here, then he's got to -- I'm going to  
6 have him change the host to whoever is here, it  
7 looks like, because I know the Chair is having a  
8 hard time controlling the meeting unless we have the  
9 host on site to kind of manage that. So, I'll check  
10 with my team and make sure that's done in the  
11 future.

12 MR. SMITH: Thank you.

13 MS. BOLTON: So, as I was continuing,  
14 I don't know if you -- Mr. Smith, if you have the  
15 account of those that were not in the area for the  
16 opposing signatures, I haven't seen the opposing  
17 signatures, but I do know that our signatures that  
18 we received were all from first Beverly and Second  
19 Street, except for two, which were from Tilden, I  
20 believe, and I did mention that to make sure that we  
21 were being transparent with the signatures that we  
22 had -- that we had received. We didn't go outside  
23 of the city to get signatures, we didn't go to other  
24 parts of the city to get signatures. So, we stayed  
25 in the area to get the signatures that we got. And

1 I think that answers everything. Unless, Mr. Smith,  
2 if you wanted to chime in on what the count was for  
3 the -- I really don't know what streets all those  
4 signatures were from.

5 CHAIRPERSON THOMAS: Donovan, any  
6 further comment on your part? Donovan? Okay.  
7 Well, anyhow, so we heard public hearing -- we heard  
8 public comments, we've had answers to public  
9 comments. I'll go back to my fellow Commissioners.  
10 Public -- public hearing is closed.

11 I'm going back to my fellow  
12 Commissioners for their final comments and questions  
13 before we seek a motion and a vote. So,  
14 Commissioner Northcross, please.

15 COMMISSIONER NORTHCROSS: Thank you.  
16 Interesting subject, a couple of things. One, the  
17 issue of closed schools has been a vexing item  
18 that's been really close to me for a number of  
19 years. As I sat on the school district and had to  
20 close schools because of -- we just did not have the  
21 utilization of those schools.

22 In fact, one year prior to closing the  
23 school, we had one school that was running at  
24 37 percent capacity. Now, with that school at  
25 37 percent capacity, you had to staff it as though

1 it was at 100 percent capacity. And given the  
2 current school funding models that was -- the  
3 funding models that were in place then and even the  
4 funding models that are in place today, that was a  
5 losing proposition, where you just would hemorrhage  
6 money. Now, once the schools were decommissioned,  
7 that was a whole other issue that we in the  
8 community took awhile to even learn to even say the  
9 schools were being decommissioned. I remember there  
10 was one school that was very, very instructive, at  
11 least for me, the school of Mark Twain. That school  
12 went offline. And it had been a school that some  
13 improvements had been put into. I thought the  
14 building was probably one of the better buildings in  
15 the city, but because of the adjustments that had to  
16 be made and what the board could agree to, that --  
17 that building was decommissioned.

18 At the same time, we had a number of  
19 officers. One, notably an investor that went  
20 through the whole Dun & Bradstreet vetting and a  
21 number of things, that wanted to take over that  
22 school so that it would close as a elementary school  
23 and then open up as another type of facility. In  
24 this case, would be working with folks that needed  
25 some education and other things. And the community

1 came out against it. Community came out very  
2 strongly against it, against Mark Twain being  
3 anything other than elementary school. They said if  
4 it was not an elementary school, we're going to  
5 close it. We, knowing that our finances were such  
6 that, okay, it had to be closed. And within a few  
7 months, vandals had stripped that school dry. Now,  
8 just think about it. A vacant building sitting out,  
9 you can put alarms in it, you can have police  
10 circulating by regularly, but it's going to get  
11 broken into. Now, there's not -- that's no excuse.  
12 That's not to say you should -- you should expect  
13 that and you should allow that, but I'm saying  
14 realistically, you don't use it, you lose it.

15 Now, another thing. Had a chance to  
16 sit down and look at these petitions for and  
17 against. Just using the -- the addresses. And I  
18 do -- I'm just picking up right now that we had some  
19 addresses that were on the against petition that  
20 moved to the for -- for petition. But that still  
21 leaves us with a number of addresses of people who  
22 are firmly against. So, we're looking here at this  
23 building. The building that's been vacant has got  
24 problems, it has damage. My feeling is that if it  
25 continues to only have more damage, and at the same



1 time, we're trying to understand how to redevelop  
2 land that's in the city. You know, we're in the  
3 heart of Oakland County. And just by virtue of  
4 location, the land in Pontiac has the potential to  
5 be very, very valuable. You know, the old saying in  
6 real estate is location, location, location.  
7 Pontiac is in the heart of Oakland County, one of  
8 the richest counties in the nation.

9           So, how we step forward and how we  
10 make moves and redevelop our -- our land to, one,  
11 work with and lift up the folks who are around that  
12 land, and then two, provide an overall boost for the  
13 city. Really the -- of keen -- keen interest to me.  
14 And I'm hearing -- I'm hearing concerns about the  
15 people that may be residents in the building. And I  
16 think those concerns can be valid. I think at this  
17 point in time, to say no, look no further, do not  
18 even look at going to the -- taking the first step  
19 to -- to change the land use designation on the  
20 land, I think pretty well will doom us to continue  
21 deterioration of that building.

22           In the future though, to change the  
23 land use to R-3, are we automatically home? No.  
24 No. No. There's still a lot more work to occur.  
25 The physical plan itself. And I'll tell you

1 something, after being a past land owner of  
2 different properties, generally the better the  
3 property, the better the tenant one could get into  
4 the property, and the better the terms that one  
5 could dictate.

6 So, as we get beyond the next step, if  
7 we were to say okay, go to R-3, then the next battle  
8 would be what does your site plan look like, what  
9 are the building construction details, those types  
10 of things that will have a big, big factor into what  
11 type of client, one, is going to seek to live there,  
12 and two, what client -- what type of client are the  
13 residents -- are the owners of that building likely  
14 to put in there.

15 So, I think there's still a lot of  
16 questions up in the air and I have to appreciate  
17 that. And let me say, both petitions for and  
18 against, I applaud the citizens for coming forward  
19 with those petitions. I just -- at this point in  
20 time, am pretty -- from my experience, looking at  
21 the certainty of further deterioration of that  
22 building without some type of intervention, and the  
23 types of interventions being suggested at this  
24 point, I think could be positive, will require a lot  
25 of work and will require quite a bit of interaction

1 and working to make sure that they serve us all,  
2 both the tenants and the residents of the area. So,  
3 those are my thoughts on that.

4 CHAIRPERSON THOMAS: Thank you,  
5 Commissioner Northcross. Mayor Waterman, please.

6 MAYOR WATERMAN: Yes, just a couple of  
7 comments. I am -- and I'm speaking as the daughter  
8 of an Air Force veteran, and I am touched by the  
9 fact that this is a worthy cause, although I'm not  
10 sure -- as you said, it's just a small portion of --  
11 of -- reserved for veterans, I didn't hear what  
12 percentage that was. Had that been determined?

13 MS. BOLTON: No, that hasn't been  
14 determined yet. A lot of the mixed income models  
15 for housing have 80/20, 30/30/30 mix, which is, you  
16 know, 30 low, 30 moderate and 30 -- 30 middle  
17 income -- or high income, just depending on which  
18 area you're in in the U.S. So, there's a different  
19 mix. We will actually be deciding that after we get  
20 engineers in and we know exactly how many number of  
21 units we're going to have and then also after hiring  
22 staff and getting the rest of their input into this,  
23 because I think that's very important to have the  
24 license -- the license workers having input into  
25 what portion of this we are helping the veterans

1 with, but the traditional model is 80/20 or  
2 30/30/30.

3 MAYOR WATERMAN: With the low being  
4 20, the high being 30 of veterans, is that what I'm  
5 hearing?

6 MS. BOLTON: So, the traditional model  
7 is 20 would be the subsidized units, so that would  
8 be the veterans, and then 80 is market rate.

9 MAYOR WATERMAN: Okay. All right.  
10 So, there's something about the business model that  
11 I can't quite understand here, because, you know,  
12 the return on investment for most mixed use are  
13 dependent upon just the usual functions of running  
14 an apartment building. You've added a whole new  
15 social service element with -- you know, you talked  
16 all these other services provided, which isn't  
17 really apparent what the business model is for that.  
18 But this is privately funded, then some private  
19 funder is still going to have to have a return on  
20 that as an investment. And there's some additional  
21 costs here that I'm not -- you know, from what  
22 you're telling me so far, I'm just not able to  
23 figure out what this business model is.

24 But saying all of that, as planning  
25 said to us, right now what we're just doing is a

1 rezoning. I have -- so, we get another crack at  
2 this, the Planning Commission, when you bring in a  
3 site plan. And --

4 MR. SMITH: Correct.

5 MAYOR WATERMAN: -- I would suggest  
6 for me, you know, it's a worthy cause and I'm  
7 hearing these things, it's back and forth, and I  
8 don't know that we can -- I can decide that right  
9 here, for me, those questions. But -- you know, and  
10 I do -- heard the comments of someone who came in  
11 and said, you know, Pontiac, we try to bring  
12 development and you guys don't want develop it,  
13 that's not true, okay?

14 So, I'm not taking it from that  
15 standpoint, because we have had a lot of development  
16 and we have considered it, but, you know, I don't  
17 care what happens to buildings so much, I care what  
18 the neighborhood wants. And we are all here sitting  
19 in our places, we are here because of the people who  
20 want us to be here to represent them. So, we do  
21 have to take that into consideration. We sit here  
22 at their behest. And -- but what I'm going to say,  
23 if this comes around, though, if we approve this as  
24 a Planning Commission, that gives you a chance to go  
25 ahead and blow up your business model, develop your

1 plans, but I'm just saying that we'll get another  
2 crack at this. And for something like this, that  
3 has such, you know, public -- mixed public reception  
4 in the neighborhood, and maybe part of that is just  
5 they don't understand what's coming here or they  
6 understand the protections you're going to build in,  
7 and I'm going to -- you know, if this comes back  
8 around and I happen to be still sitting on the  
9 Planning Commission, I think what I would do is  
10 require you to go back and get a community benefit  
11 agreement with the neighborhood, okay, that has the  
12 built in assurances that people would need to feel  
13 safe about bringing this development into their  
14 area. And I think that is certainly permissible and  
15 certainly as we let you know about this ahead of  
16 time, but that's the way I feel comfortable moving  
17 forward with that. And I think that is just  
18 something I wanted to share with the fellow  
19 Commissioners.

20 CHAIRPERSON THOMAS: Thank you, Mayor  
21 Waterman. Commissioner Payne?

22 COMMISSIONER PAYNE: Before I spoke  
23 from my heart, and now I'm ready to speak from a  
24 business -- a city -- from the City's standpoint.  
25 Basically, the empty buildings that we have, I'm

1 very concerned about that. As Chair Thomas had  
2 mentioned, and others, that this is a zoning, it's a  
3 zoning map change. That doesn't mean that -- that  
4 means that if anyone (audio interruption) Mr.  
5 Gustafsson and Donovan, but that means that this is  
6 a pre-plan. That doesn't mean that the plan can't  
7 change to something else. But what it does allow,  
8 the -- if the property is rezoned, it does mean that  
9 it can allow businesses to come in and develop. And  
10 hopefully, once again, to the community, through our  
11 residents is hopefully -- and I feel hopeful about  
12 this, is -- is that the residents would be apart of  
13 forming this, of having formed this, since they will  
14 be in the area. And normally, in the past I've  
15 always gone what I feel that residents, because  
16 that's what I feel that we're here also, is for the  
17 residents.

18 So, they're here for the safety and  
19 the development of the city. So, this is what  
20 counts. And it is very difficult. I really started  
21 to be -- honestly, not to come on this evening  
22 because I felt that it's such a hard decision to  
23 make.

24 First of all, you've got to look at  
25 what's in front of you. The development. And not

1 only that, the map, zoning of the map. Meaning that  
2 this can be -- if you don't want it to be certain  
3 things, then you can work with the developers to  
4 make it be what you want it to be, as a community  
5 and as a city. So, I just want to also thank the  
6 residents, because I am always -- and we are, I  
7 should say, as a Planning Commissioner, always want  
8 the residents, their approval, and to work for them.  
9 But, just -- what if this was in my yard? There is  
10 a development that's coming down the street from me  
11 that I was in disagreement with. But, it's coming.  
12 And so the neighbors -- whole lots of neighbors that  
13 were in that, that live in the back of them, that  
14 development is coming and right at almost our front  
15 door, almost. You know, so I hear what you're  
16 saying and I understand what you're saying, but the  
17 City felt that that's a development that needed to  
18 be done, so I learned to live with that. That's  
19 all.

20 CHAIRPERSON THOMAS: Thank you. My  
21 comments, I said at the beginning of this meeting,  
22 this is a proposal to move from R-1 to R-3. This  
23 building has sat there for more than a decade, and  
24 as I sat in this Chair there's not a single  
25 developer that's come forward with any considerable



1 planning. The only way of getting anything at all  
2 repurposed on five acres of land and to help us  
3 continue to support city services is by having  
4 proper tax paying properties in as many segments of  
5 the city as possible.

6 So -- and I think that it's worth  
7 saying, again, that our role as a Planning  
8 Commission is to make decisions for the greater good  
9 of the City of Pontiac. No special interest group  
10 or businesses or what have you. So, before we can  
11 get to a site plan, before we can get to a business  
12 proposition, we have to start out with a zoning map  
13 change. So, those are my final comments, unless any  
14 final comments or questions, I'm going to seek a  
15 motion, please.

16 COMMISSIONER NORTHCROSS: One moment.  
17 I'll offer a motion. Okay. Mr. Chairman?

18 CHAIRPERSON THOMAS: Yeah.

19 COMMISSIONER NORTHCROSS: I offer a  
20 motion relative to ZMA 20-05, per the rezoning  
21 criteria found in Section 6.804 of the Zoning  
22 Ordinance, Planning Division's technical review and  
23 findings, I make a motion to recommend approval of  
24 ZMA 20-05. The recommendation would be presented to  
25 City Council for approval and at the request of Mark

1 Craighead to re-zone parcel number 64-14-16-451-012  
2 from R-1, family dwelling, to R-3, multiple family  
3 dwelling.

4 CHAIRPERSON THOMAS: Thank you. May  
5 we have a second and support, please?

6 COMMISSIONER PAYNE: Lucy Payne,  
7 second and support.

8 CHAIRPERSON THOMAS: Okay. We have a  
9 motion, we have a second and support. Any further  
10 comments or questions before we go to roll call?  
11 Mr. Gustafsson, roll call, please.

12 MR. GUSTAFSSON: Yes. You got  
13 Commissioner Northcross?

14 COMMISSIONER NORTHCROSS: Yes to  
15 approve.

16 MR. GUSTAFSSON: Commissioner Payne?

17 COMMISSIONER PAYNE: Yes to approve  
18 rezoning.

19 MR. GUSTAFSSON: Mayor Waterman?

20 MAYOR WATERMAN: Yes to approve.

21 MR. GUSTAFSSON: And Chair Thomas?

22 CHAIRPERSON THOMAS: Yes to approve.

23 MR. GUSTAFSSON: Motion passes.

24 AYES: Thomas, Payne, Northcross,  
25 Waterman.

1 NAYS: (None.)

2 ABSTAIN: (None.)

3 MOTION CARRIES 4-0-0

4 CHAIRPERSON THOMAS: Thank you very  
5 much.

6 MR. GUSTAFSSON: As we -- yeah. As we  
7 mentioned, this recommendation will go onto City  
8 Council to be determined at an appropriate study  
9 session, which is what is required when a first item  
10 like this is brought before City Council, and then  
11 they usually vote the following week at the  
12 following meeting. Just giving everybody a head's  
13 up.

14 MR. CRAIGHEAD: Okay. Thank you.

15 CHAIRPERSON THOMAS: Thank you very  
16 much. Good luck. Let us know how we can help.

17 MR. CRAIGHEAD: Okay. Thank you.

18 CHAIRPERSON THOMAS: Thank you. Okay.  
19 Next on the agenda is --

20 MR. SMITH: Yep. Just give me one  
21 second, let me get it up here. Bear with me.

22 CHAIRPERSON THOMAS: All right. Well,  
23 I'm just going to introduce it. So, it's 1.1 SEP  
24 20-01, special exemption permit. 70 Newberry  
25 Street. And Mr. Smith, are you presenting or Mr.

1 Gustafsson?

2 MR. SMITH: I will be presenting.

3 CHAIRPERSON THOMAS: Okay. The floor  
4 is yours.

5 MR. SMITH: Thank you. Thank you,  
6 Chair.

7 (Presentation of facts given by Mr.  
8 Smith.)

9 1.1.

10 SEP 20-01 Special Exemption Permit

11 PROPERTY ADDRESS: 70 Newberry St.

12 PARCEL NO: 64-14-30-403-019

13 APPLICANT: Samuel Peleg

14 CURRENT ZONING: R-2 Two-Family Dwelling

15 PROPOSED ZONING: Multi-Family Dwelling

16 CHAIRPERSON THOMAS: Thank you very  
17 much. The petitioner is here. Prepared to speak?  
18 Mr. Smith?

19 MR. SMITH: Ady was here. Are you  
20 still here, Ady?

21 MR. GUSTAFSSON: Yes, he's here.

22 MR. SAMUEL (ADY) PELEG: All right.  
23 Sorry, I'm un-muted now. I'm just saying, you  
24 know --

25 CHAIRPERSON THOMAS: Please state your

1 name and address -- please -- please state your name  
2 and address for the record.

3 MR. SAMUEL (ADY) PELEG: Yes. Yes.  
4 It's Ady Peleg, and the address is 2327 Willow  
5 Beach, Keego Harbor.

6 CHAIRPERSON THOMAS: Thank you, Ady.  
7 You heard Mr. Smith's presentation of your proposal  
8 or your petition, anything you'd like to add,  
9 enhance, modify?

10 MR. SAMUEL (ADY) PELEG: Yeah, just to  
11 -- just to -- in full agreement with Donovan, we  
12 intend to, you know, just beautify the building,  
13 it's a building with beautiful character and just --  
14 we will do everything that would need to be done,  
15 including the site plan and preparation to bring it  
16 to its full potential.

17 CHAIRPERSON THOMAS: Okay. All right.  
18 Thank you. Once again, this is a public hearing.  
19 I'm going to go to my fellow Commissioners for their  
20 comments and questions. So, starting first with  
21 Commissioner Northcross, please.

22 COMMISSIONER NORTHCROSS: Okay. Why  
23 is a special exemption permit needed again? Can you  
24 explain that to me, given that this was previously a  
25 multi-family dwelling? Mayor, Donovan or Vern.

1 MR. GUSTAFSSON: I can answer that.  
2 What it does do -- what it does do is that because  
3 of the fact it is located in regards to the special  
4 exemption within that -- that current zoning  
5 district, more than three units, what is being  
6 planned for at this residence or this dwelling unit  
7 is four units. So, that would require it go to a  
8 special exception permit.

9 COMMISSIONER NORTHCROSS: Oh, okay.

10 MR. SAMUEL (ADY) PELEG: And also just  
11 to add that there are four gas meters on that  
12 building and there's also four electrical meters on  
13 that building when the building was purchased, and  
14 as late as 1997, it was a four-unit building.

15 COMMISSIONER NORTHCROSS: Now, will  
16 this meet our requirements? Each one of the units,  
17 will they meet our -- our other ordinances and  
18 requirements?

19 MR. GUSTAFSSON: As -- obviously, that  
20 will come in with regards to the site plan, but if  
21 my understanding is, is that -- and we did  
22 receive -- I did receive a communication I'll read  
23 into the public record. You having two floors and  
24 you're looking to break it into four units, so two  
25 on each floor, and they're roughly about 1,300 --

1 1,350 square feet. We have a -- what we have in our  
2 City of Pontiac zoning ordinance is a minimum of 600  
3 gross square feet not useable. Our ordinance is  
4 always using gross square feet. So, it wouldn't  
5 meet that -- they would have to meet that  
6 requirement.

7 COMMISSIONER NORTHCROSS: And what  
8 would be the occupancy limitations on each dwelling?  
9 How many people can occupy that dwelling? I mean,  
10 occupy that unit?

11 MR. SAMUEL (ADY) PELEG: So, our  
12 intention is one unit will have -- I think one unit  
13 is a one-bedroom. There's -- there's two  
14 one-bedrooms, I believe, if I'm not mistaken, and  
15 there's two three-bedrooms. So, I would say for  
16 those one-bedrooms, that can perhaps be two people.  
17 And for the three-bedrooms, it could be, again,  
18 perhaps two to three people. A lot of the --  
19 the inhabitants would either be people that are  
20 living close by or we intent to rent to some of the  
21 medical students that go to the -- the Pontiac  
22 Osteopath Hospital. Or the Oakland -- the hospital  
23 on Johnson. So, they don't drive cars, they have  
24 bikes that they tend to drive over there, on their  
25 bikes.

1                   COMMISSIONER NORTHCROSS: Sounds like  
2 we're getting awful tight in an area that's already  
3 pretty tight.

4                   MR. SAMUEL (ADY) PELEG: And again, if  
5 there needs to be a limitation, we could follow that  
6 too.

7                   COMMISSIONER NORTHCROSS: Well --  
8 yeah. So, this special exception permit is to allow  
9 this multi-family dwelling, which today is at three,  
10 to go to a four-unit?

11                  MR. SMITH: Yes. Capped at four, yes.

12                  COMMISSIONER NORTHCROSS: Okay. And  
13 there will be site plans, layouts, other things done  
14 before the certificate of occupancy is given?

15                  MR. SMITH: Correct.

16                  COMMISSIONER NORTHCROSS: Will the  
17 Planning Commission have those -- have that review  
18 come past them?

19                  MR. SMITH: If you would like it.

20                  MR. GUSTAFSSON: Yes, it will.

21                  COMMISSIONER NORTHCROSS: That's a no?

22                  MR. SMITH: Yes.

23                  MR. GUSTAFSSON: So, yes, it -- yes,  
24 it will.

25                  MR. SAMUEL (ADY) PELEG: Yes.



1                   COMMISSIONER NORTHCROSS: It will come  
2 back by us so we'll see what you're doing?

3                   MR. SAMUEL (ADY) PELEG: Yes. Yes.  
4 Of course.

5                   COMMISSIONER NORTHCROSS: And what  
6 you've done and what you're going to do, because  
7 that is an older property and there will be some  
8 renovation issues in there.

9                   MR. SAMUEL (ADY) PELEG: Yeah, it's a  
10 beautiful property. I would invite whoever would  
11 want to come and take a look inside, it's really  
12 nice.

13                   COMMISSIONER NORTHCROSS: Yes. Yes.  
14 Those properties are. I'm familiar with some of  
15 them. Okay. Well, I'll listen.

16                   CHAIRPERSON THOMAS: Thank you very  
17 much. Mayor Waterman, please.

18                   MAYOR WATERMAN: Just a couple of  
19 questions. And if it applies, I see you're also the  
20 applicant for the next item, too, which is a similar  
21 request?

22                   MR. SAMUEL (ADY) PELEG: Yes.

23                   MAYOR WATERMAN: Is that correct?  
24 Okay. So -- well, we'll start with the first one  
25 we're dealing with right now. So --

1 MR. SAMUEL (ADY) PELEG: If I might  
2 add, we're working right now on 50 Walden, that's  
3 been vacant for many years as a six-unit, and we're  
4 currently putting all the mechanical in the building  
5 right now.

6 MAYOR WATERMAN: And is that going to  
7 come to us as a request, too, for --

8 MR. SAMUEL (ADY) PELEG: No. It's  
9 been approved. We did a site plan and everything as  
10 six units. It's got a lot of parking in the back.  
11 But I just wanted to mention that. We're really  
12 trying to, you know, take what's been run down and  
13 really just beautify it.

14 MAYOR WATERMAN: Okay. So, my only  
15 question is, tell me -- sell me on this, other than  
16 you want more units and have more rental income.  
17 Why should I -- why should I vote for this?

18 MR. SAMUEL (ADY) PELEG: I would say,  
19 we would -- we would offer just simply more space  
20 for people to live. Just because I think housing is  
21 always a shortage everywhere. And again, we provide  
22 site plan -- and again, with everyone's blessing, I  
23 don't want to push something that wouldn't work. If  
24 it doesn't work, then it doesn't work. But I  
25 believe that we can really make it something to have

1 more inhabitants and just a beautiful place to live.  
2 That's all.

3 MAYOR WATERMAN: You're not selling me  
4 so far. So, you're saying --

5 MR. SAMUEL (ADY) PELEG: I'm sorry,  
6 maybe I'm not a salesperson --

7 MAYOR WATERMAN: -- two are -- two are  
8 housing in the city, but I'm more interested in the  
9 quality of life for the people who live in the city.

10 MR. SAMUEL (ADY) PELEG: Right. I  
11 mean, what I can always do --

12 MAYOR WATERMAN: You haven't sold me  
13 yet. So, you want to take another crack at it?

14 MR. SAMUEL (ADY) PELEG: Yeah. All I  
15 can do -- I'm not much of a salesperson and I do  
16 apologize. But what -- what I can do is I can show  
17 you properties that we've renovated and we've really  
18 brought to a beautiful state. You could ask the  
19 building inspectors, but I'd rather provide you with  
20 pictures. And if you want to decide after I've  
21 shown you the pictures, maybe that can speak for  
22 itself.

23 MAYOR WATERMAN: Pictures from here,  
24 your developments here in Pontiac?

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

1 All in Pontiac. And also, you know, we happen to be  
2 in the art business too, so we really try to  
3 beautify homes and interiors and so on, so we try to  
4 put good material and make people feel like -- like  
5 we're human and we're valued.

6 MAYOR WATERMAN: How many other units  
7 do you own in Pontiac?

8 MR. SAMUEL (ADY) PELEG: I'd say we  
9 probably own 20 homes all together. And we started  
10 investing in Pontiac I would say 2018. And we  
11 started in Pontiac with one, and we're at 20 now.

12 MAYOR WATERMAN: What's the name of  
13 your company?

14 MR. SAMUEL (ADY) PELEG: It's Willow  
15 Beach Investments. So, hence -- Willow Beach is the  
16 address where we live.

17 MAYOR WATERMAN: Do any -- Donovan or  
18 Vern, you're part of a greater department here, the  
19 planning and code enforcement. Did you do any  
20 homework and see what was the history of Willow  
21 Beach Investments in Pontiac?

22 MR. GUSTAFSSON: In regards -- in  
23 regards to code enforcement, I checked. And also I  
24 talked with -- actually, Jennifer Burns here in the  
25 office ran a search, and all permits have been

1 obtained and paid for and approved and permitted.  
2 And no code violations.

3 MAYOR WATERMAN: Okay. Thank you.  
4 Those are my questions.

5 MR. SAMUEL (ADY) PELEG: Thank you,  
6 Mayor.

7 CHAIRPERSON THOMAS: Thank you very  
8 much -- thank you very much. Commissioner Payne,  
9 please.

10 COMMISSIONER PAYNE: Yes. Good  
11 evening.

12 MR. SAMUEL (ADY) PELEG: Hello.

13 COMMISSIONER PAYNE: And thank you for  
14 -- I'm hoping the great housings that you provided  
15 for the City of Pontiac residents, I haven't -- I  
16 haven't seen any of them, but I'm trusting that. In  
17 regards to 70 Newberry --

18 MR. SAMUEL (ADY) PELEG: Yes.

19 COMMISSIONER PAYNE: -- what would be  
20 the cost -- I know that this is a zoning, but I just  
21 kind of wanted to get some questions answered in  
22 regards to just, you know, where you're heading with  
23 this. I'm --

24 MR. SAMUEL (ADY) PELEG: Cost for --  
25 cost for residents?

1 COMMISSIONER PAYNE: Yes. Residents.

2 MR. SAMUEL (ADY) PELEG: Cost for  
3 residents -- residents. I'd say probably a  
4 three-bedroom would run right around \$800, and a  
5 one-bedroom would run probably about \$600. And if  
6 there is a two-bedroom, it would run somewhere in  
7 between. And that would include, of course, all  
8 utilities.

9 COMMISSIONER PAYNE: Okay. So, is  
10 this like --

11 MR. SAMUEL (ADY) PELEG: We also do a  
12 lot of work with Community Housing Network out of  
13 Troy.

14 COMMISSIONER PAYNE: Okay. Do you do  
15 any with HUD?

16 MR. SAMUEL (ADY) PELEG: With HUD? I  
17 believe we do -- we have one with HUD as well, yes.  
18 And that's on 256 Rockwell.

19 COMMISSIONER PAYNE: Okay. So, the  
20 square footage of the three are -- that one is going  
21 to be what about?

22 MR. SAMUEL (ADY) PELEG: If I had to  
23 guess, the three-bedroom -- well, it's interesting,  
24 but talking about 70 Newberry, there's a  
25 three-bedroom on the main floor and then the -- the

1 lower level would be also a three-bedroom, and then  
2 the two top floors would be single bedrooms. So,  
3 square footage I would say for the three-bedroom  
4 might be right around 1,367 if that's what Vern says  
5 would be capacity for a floor.

6 COMMISSIONER PAYNE: Okay. When I  
7 went by there, I couldn't see through the back, but  
8 the front is kind of, like, one entrance. For all  
9 of those residents, you're talking about probably a  
10 good -- I would say anywhere from 10 to 20 or 30  
11 residents?

12 MR. SAMUEL (ADY) PELEG: I don't know  
13 about 30 residents, but if you walk in through the  
14 front of the door, it's a split -- you have a door  
15 that goes to the left and you have a door that goes  
16 to the right. So, the door that goes to the left  
17 would be the main floor. And then the door to the  
18 right would go up to the second floor. And then you  
19 also have --

20 COMMISSIONER PAYNE: For safety, are  
21 they able to exit?

22 MR. SAMUEL (ADY) PELEG: Yes. You  
23 have two egress for each unit.

24 COMMISSIONER PAYNE: Okay. And so I  
25 guess you understand the areas where Donovan

1 actually explained in your --

2 MR. SAMUEL (ADY) PELEG: Yes, of  
3 course.

4 COMMISSIONER PAYNE: -- in agreement  
5 with complying with that?

6 MR. SAMUEL (ADY) PELEG: Yes,  
7 absolutely.

8 COMMISSIONER PAYNE: Okay. Are you  
9 going to be --

10 MR. SAMUEL (ADY) PELEG: I say --  
11 say --

12 COMMISSIONER PAYNE: Are you going to  
13 be remodeling the outside also?

14 MR. SAMUEL (ADY) PELEG: Yes. We --  
15 we're going to have it be all brick, tuck pointed  
16 and brut to its original. Some things have been  
17 neglected over the years, so there has been some  
18 wear and tear. So, yes, all those items will be  
19 taken care of.

20 COMMISSIONER PAYNE: And what's the  
21 timeline, your expectation of getting this done and  
22 out and rented?

23 MR. SAMUEL (ADY) PELEG: I think  
24 within -- I'd say three to four months, plus or  
25 minus. Hopefully closer to three.



1                   COMMISSIONER PAYNE:   Wow.   Okay.   I'll  
2                   make sure I go by there.

3                   MR. SAMUEL (ADY) PELEG:   I would love  
4                   to show.   Again, I can drop off pictures to Vern's  
5                   office and he could pass those out to anyone on  
6                   Planning.   Or if -- whoever would like once it's  
7                   completed or -- you know, in the -- I can show you  
8                   other places that have been completed.

9                   COMMISSIONER PAYNE:   We appreciate  
10                  that.

11                  MR. SAMUEL (ADY) PELEG:   We took a  
12                  place on 394 Orchard Lake Road.   It used to -- it's  
13                  right next to Midwest Linen.   It's just -- just west  
14                  of Midwest Linen and it was vacant for -- for many  
15                  years, and we bought that, we renovated it probably  
16                  -- I'd say within five to six weeks, and we put the  
17                  blue siding on -- because of the -- it was a  
18                  dilapidated siding, wood siding.   And today in  
19                  houses, it's a three-unit -- it's a three-unit  
20                  building that houses medical students that go to --  
21                  out of country medical students that go to -- I  
22                  believe it's the hospital on Johnson Street.   It's  
23                  just escaping me for a moment.

24                  COMMISSIONER PAYNE:   What's the  
25                  address again?

1 MR. SAMUEL (ADY) PELEG: It's 394  
2 Orchard Lake Road. So, if you drive by and take a  
3 look, it's something that we made look really nice.

4 COMMISSIONER PAYNE: Okay. Great.  
5 Thank you.

6 MR. SAMUEL (ADY) PELEG: Sure.

7 CHAIRPERSON THOMAS: Thank you,  
8 Commissioner Payne. Well, I'll keep my comments  
9 short, but -- I mean, I'm respectful of this  
10 proposal and the petition and the one that follows,  
11 but personally, it's hard for me to get excited,  
12 I'll be -- I'll get excited when I see the site  
13 plan --

14 MR. SAMUEL (ADY) PELEG: Okay.

15 CHAIRPERSON THOMAS: -- and the  
16 material board and all the things that bring this to  
17 light. But with regard to moving this from R-2 to  
18 -- to -- excuse me -- to multi-family dwelling is  
19 kind of a low bar for me, so it's amendable and I'm  
20 amendable with it. Once again, Mr. Smith, Mr.  
21 Gustafsson, this is a public hearing, right?

22 MR. GUSTAFSSON: Correct. Yes.

23 MR. SMITH: Yes.

24 CHAIRPERSON THOMAS: Okay. So, with  
25 that being said, I'll go into public hearing.

1 Donovan, do we have anyone here?

2 MR. GUSTAFSSON: I do -- I did receive  
3 a written comment that I'd like to read into the --  
4 for public comment that we received.

5 CHAIRPERSON THOMAS: All right.  
6 Please.

7 MR. GUSTAFSSON: Okay. This is from  
8 -- an e-mail from Susan Sinclair.

9 "To those on the Planning Commission  
10 and Planning Manager Vernon Gustafsson, I appreciate  
11 the recent projects brought forth before the  
12 Planning Commission by Mr. Peleg and his desire to  
13 invest in Pontiac, but I believe that this building  
14 should remain as a two-family dwelling. The  
15 building is 2,700 square feet and is supposed to be  
16 a two-family unit, which would make each floor  
17 1,350 square feet. If more than two units are  
18 attempted per floor, it won't fall under the city  
19 ordinance of a minimum of 600 square feet per unit.  
20 The need for affordable housing is definitely  
21 needed, and specifically housing for families.  
22 Granting this building a special exemption permit  
23 won't result in a one-bedroom apartment catering  
24 only to specific individuals, those without  
25 families. The surrounding area to the east of the

1 building is saturated with one-bedroom units on  
2 Thorp, Liberty, et cetera.

3 The City of Pontiac is in need of  
4 housing for families and this building does not  
5 support parking for multiple units nor does Newberry  
6 Street with the large number of driveway approaches.  
7 The areas around this building are going to rebound  
8 with pride in ownership, so I'm asking that you  
9 follow the current city codes that remain and revert  
10 back to a two-family dwelling. As a city, we need  
11 to provide quality housing, not quantity.

12 Subdividing this building into single  
13 units will not meet the minimum square footage  
14 requirement of 600 square feet of useable square  
15 footage, keeping in mind always stairways et cetera  
16 can't be factored into the square footage.  
17 Meanwhile, it's more profitable for the owner to  
18 have four units versus two.

19 As a community, we need to provide  
20 good code compliance, affordable housing and not  
21 profitability. Respectively, Sue Sinclair, 56  
22 Miami, District Two resident."

23 And let me just -- if I have -- if I  
24 can make a caveat to that, I'm not dismissing her  
25 comments, some of them are very valuable, but our

1 zoning ordinance, like I mentioned, does go by gross  
2 square footage. So, a manor home, a three-plus unit  
3 manor home is -- or a townhome allows to be a  
4 minimum of 600 square feet. So, as part of his  
5 development, he would need to provide those plans,  
6 which would be reviewed by our building official, to  
7 allow them to be -- to occur in regard -- making  
8 sure that those -- those minimums of 600-gross  
9 square feet is adhered to.

10 That's all I -- that's -- public  
11 comment -- or comment that I did receive and I  
12 wanted to make sure it was read into the record.  
13 Thank you.

14 CHAIRPERSON THOMAS: Thank you. And  
15 so there are no other further public comments, I'm  
16 going to close public --

17 MS. SHRAMSKI: No -- no. I have my  
18 hand raised.

19 CHAIRPERSON THOMAS: Councilwoman?

20 MS. SHRAMSKI: Yes. My comments are  
21 I'd much rather you beautify a two-unit or possibly  
22 a three-unit. Approving the special exemption  
23 permit would really be rewarding the current owner  
24 for the previous owner's bad behavior. What you're  
25 doing is retroactively approving an existing illegal

1 use. I know there are several meters on that  
2 building. I'm not so sure you can establish at  
3 600 feet -- square feet minimum. I'd really much  
4 rather see this revert to a duplex, possibly three  
5 units, but not in R-3. This just seems a way to  
6 maximize profit and I would like to know will you be  
7 accepting vouchers? Are you really trying to clean  
8 up that neighborhood? We have a lot of substandard  
9 housing there and the units are too small, whether  
10 they're just crammed in. So, I really, really  
11 strongly object to this being R-3. Thank you.

12 CHAIRPERSON THOMAS: Thank you.

13 Donovan, let me ask, do we have others in que?

14 MR. SMITH: If anyone else wishes to  
15 speak for public hearing, please indicate by  
16 un-muting yourself or raising your hand. Chair, I  
17 see no further activity.

18 CHAIRPERSON THOMAS: All right. Thank  
19 you. With that being said, I'm closing public  
20 hearing. I'm going to go back to my fellow  
21 Commissioners for last final comments and questions.  
22 So, Commissioner Northcross, please.

23 COMMISSIONER NORTHCROSS: I know we've  
24 been through a number of proposals regarding  
25 redevelopment of existing buildings into apartments,

1 and it does raise, for me, a question mark. You  
2 know, this -- where are we going and what's going to  
3 happen. I could see on one hand, a well done very  
4 thoughtful project being a model, being something  
5 you could lay out to the community, and it sets the  
6 benchmark for all other things to follow. And that  
7 would be -- in regards to redevelopment of so many  
8 other buildings in the area.

9           However, a development that's --  
10 that's not that well done. At the same time, (audio  
11 interruption) for a number of other buildings to be  
12 done poorly as well.

13           So, the area is one that has gone  
14 through some major changes in its life and does need  
15 some revitalization right now some of the buildings  
16 in that area. And some of the densities are pretty  
17 high in that area around those buildings. Wow.  
18 Special exemption permit, that's the other thing  
19 that raises a question mark in my mind. Wow. Okay.  
20 Those are just my comments, I wish I had additional  
21 information, had gotten additional information about  
22 your previous developments. I remember looking at  
23 that -- that whole package initially saying whoa,  
24 that's awfully small. So those --

25           CHAIRPERSON THOMAS: It does come back

1 before us for a final site plan review anyway.

2 COMMISSIONER NORTHCROSS: Well, yeah.

3 MR. SAMUEL (ADY) PELEG: If you'd  
4 like, I can provide you with exterior and interior  
5 or images of some projects.

6 CHAIRPERSON THOMAS: Excuse me, we're  
7 not -- we're -- we're taking final comments and  
8 questions from the Commissioners before we seek a  
9 final vote.

10 MR. SAMUEL (ADY) PELEG: Oh, sorry.  
11 Sorry.

12 COMMISSIONER NORTHCROSS: Yeah, that  
13 wasn't a request for additional information, but,  
14 you know, it may not be the right time to do it, it  
15 may be too late now. Okay. Those are my comments.

16 CHAIRPERSON THOMAS: All right. Thank  
17 you very much. Mayor Waterman, please.

18 MAYOR WATERMAN: Yes. And I'm going  
19 to -- I did appreciate the comments of the  
20 Councilwoman Shramski from the district, I take that  
21 much to heart. And I'm glad, Mr. Peleg, that this  
22 particular facility is in your hands, given the  
23 history you have of beautifying the properties that  
24 you acquired, and I would like to see, I think I put  
25 it in the chat, I'd like to see some of those



1 beautifications that you've done of properties. But  
2 I just assumed you'd beautify it for a place that is  
3 more sumptuous than a place that is divided up into,  
4 you know, just minimal standards here.

5 So -- and I think this -- there's some  
6 homework yet to be done. And the reason I bring  
7 that up is because under the special exemption  
8 permit, once again that has special qualifications  
9 for it, I think we don't have enough information  
10 about number two. And the part of it I'm reading is  
11 that it still has to be a harmonious and appropriate  
12 appearance with retaining character of the general  
13 vicinity by way of size.

14 And I take as -- you know, kind of  
15 brings us to this special exemption. I would like  
16 them to bring us more information about what is the  
17 character of the surrounding in terms of the square  
18 footage and the things like that. I think we're at  
19 the stage now where we also need to be looking at  
20 whether we need more of these very minimal footage  
21 -- square footage of dwellings in the City of  
22 Pontiac. So, I think that's something that -- we're  
23 a Planning Commission and we're planning the -- what  
24 we want the city to look like according to the  
25 master plan. So, in this case, I'm saying that I

1 don't have enough information. And from the  
2 information I do have, I'm not in favor of this  
3 special exemption.

4 CHAIRPERSON THOMAS: Thank you, Mayor  
5 Waterman. Commissioner Payne, please.

6 COMMISSIONER PAYNE: Yes, thank you  
7 for your patience.

8 MR. SAMUEL (ADY) PELEG: I'm sorry?

9 COMMISSIONER PAYNE: I just said thank  
10 you for your patience. And councilwoman -- is it  
11 Shramski?

12 MR. GUSTAFSSON: Yes. Yes, it is.

13 COMMISSIONER PAYNE: Okay. Well, I  
14 appreciate her comment and the letter that was read.  
15 And that really -- we have really second thoughts  
16 about questions that I had in regards to the square  
17 footage of the bedrooms and how many tenants would  
18 be there and whether he understands the special  
19 exemption area and is in agreement with it. I  
20 didn't think about the parking when I went through  
21 there. But, there is some concern about the parking  
22 if you have that many tenants in one building, and  
23 when I brought up the concern about the -- I didn't  
24 say fire, but I did have concerns about the number  
25 of exits that were in that building, and to me, that

1 is like (audio interruption) building that small.  
2 I'm kind of -- I can see two -- I can see two, but  
3 one-bedroom, maybe, like two and a half. I don't  
4 know, but I think a multi-family is just too many.

5 CHAIRPERSON THOMAS: Is that your  
6 final comment?

7 COMMISSIONER PAYNE: Thank you, yes.

8 CHAIRPERSON THOMAS: Thank you. Mr.  
9 Gustafsson, let me ask a question: There was some  
10 conversation a moment ago with regard to square  
11 footage and broken up into so many units. In  
12 roughly speaking, without splitting hairs, what's  
13 the square footage per unit, roughly speaking?

14 MR. GUSTAFSSON: Not knowing exactly  
15 how many bedrooms and so forth, but I had mentioned  
16 that the ordinance reads a minimum of 600 square  
17 feet, gross square feet.

18 CHAIRPERSON THOMAS: Well -- so, let  
19 me ask it a different way: It's a two-family  
20 dwelling now. So, let's just say it was broken into  
21 three. What's -- what's the -- what would, roughly  
22 speaking, without splitting the hairs, what would  
23 this wind up into in three units? In other words,  
24 it's two units now --

25 MR. GUSTAFSSON: Correct.

1                   CHAIRPERSON THOMAS:  -- but if you  
2 divided them into three, what's the square footage?  
3 I mean, is it at least 600?  I mean --

4                   MR. GUSTAFSSON:  Yes.  Yes.  Yeah.  I  
5 mean, I -- I don't know how the -- I guess what  
6 we're -- I guess what I was saying is one level  
7 could be a total of 1,350, and then the upstairs  
8 could have two units and that could be divided into  
9 650, which would meet the minimum requirements.  But  
10 I don't know -- I -- I obviously haven't been in the  
11 house to determine, you know, how it is currently  
12 configured to make any --

13                   CHAIRPERSON THOMAS:  Oh, I understand.  
14 I wasn't -- again, I'm not -- we're not looking at a  
15 site plan and all of that, I'm just -- I just -- so  
16 my closing comments are I'm not exactly overwhelmed  
17 with this proposition, frankly, but -- this one or  
18 the next one, but -- but on the other hand, it's --  
19 it's basically moving from, again, a two-family to a  
20 multi-family, so I mean I guess where I sit, my  
21 closing comment would be I'm not looking at a site  
22 plan, so I would be prepared to approve and wait for  
23 the site plan, but they would have to step pretty  
24 tall to get me excited in the site plan.  So, those  
25 are my -- those are my closing comments.  Any final

1 comments or questions? Otherwise I'll seek a  
2 motion, please.

3 MR. GUSTAFSSON: If I may, there was  
4 obviously some -- several comments, obviously from  
5 the Mayor and others, in regards to finding and  
6 questioning how this will work. Would it make sense  
7 to -- do you want to table this item until our next  
8 Planning Commission and we can provide more -- the  
9 applicant can provide more information, and also we  
10 as -- the Planning Division can provide some more  
11 information on kind of the existing character of  
12 what's going on of -- in that particular  
13 neighborhood or street.

14 CHAIRPERSON THOMAS: Well, if it's  
15 going to apply to this one, then it sure applies to  
16 the next one as well in my mind.

17 MAYOR WATERMAN: Mr. Chair?

18 MR. GUSTAFSSON: I -- I would agree.

19 MAYOR WATERMAN: Mr. Chair?

20 CHAIRPERSON THOMAS: Yes, Mayor?

21 MAYOR WATERMAN: I would move to  
22 table, but I would just like to do it for this  
23 particular item. We can handle the other item when  
24 we get to it. I would move to table.

25 COMMISSIONER PAYNE: I second.

1 MAYOR WATERMAN: All right.

2 CHAIRPERSON THOMAS: All right. We  
3 have a motion to table and a second. All in favor?  
4 Mr. Gustafsson, roll call, please.

5 MR. GUSTAFSSON: Yes. Mayor Waterman?

6 MAYOR WATERMAN: Yes.

7 MR. GUSTAFSSON: Commissioner Payne?

8 COMMISSIONER PAYNE: Yes to table.

9 MR. GUSTAFSSON: Commissioner  
10 Northcross?

11 COMMISSIONER NORTHCROSS: Yes to  
12 table.

13 MR. GUSTAFSSON: And Chair Thomas?

14 CHAIRPERSON THOMAS: Yes to table.

15 AYES: Thomas, Payne, Northcross,  
16 Waterman.

17 NAYS: (None.)

18 ABSTAIN: (None.)

19 MOTION CARRIES 4-0-0.

20 CHAIRPERSON THOMAS: Okay. So, let  
21 me -- Mr. Gustafsson, let me ask, I mean, we tabled  
22 this one. This petitioner has the next item as  
23 well. Do we want to go through all the same  
24 conversation or do we -- it would seem to me if  
25 we're tabling this one, we've got the same

1 petitioner on the next one, so we should table both  
2 of them and bring them back both at one time, in my  
3 opinion.

4 MAYOR WATERMAN: Mr. Chair?

5 CHAIRPERSON THOMAS: Yes?

6 MAYOR WATERMAN: I believe that's a  
7 Planning Commission decision, not the planning  
8 decision -- not the Planning Division's  
9 commission -- I can't talk. Maybe we do need to  
10 table the whole meeting. I believe that's the  
11 Planning Commission decision, not Planning.  
12 Planning did their job, they brought it to us. It's  
13 Planning Commission to decide whether we want to  
14 table it or not.

15 I would like to at least hear -- maybe  
16 there's some different circumstances for 221 Baldwin  
17 that don't apply, they're not the same address, so  
18 it may be very quickly that we decide that they fall  
19 in the same basket and that we want to table it, but  
20 I would at least like to hear. But I would also  
21 like to add, the homework I think that needs to be  
22 done, number one, is what I said when planning --  
23 you know, let us know how this fits in with the rest  
24 of the facility, okay? Because that's clearly one  
25 of the criteria for special exemption and it

1 doesn't -- you know, there is nothing here to give a  
2 comparison. And certainly, you know, when the --  
3 the applicant present here is not the Planning  
4 Commission to try to -- try to guess, you know, what  
5 the square footage might be. It's the applicant to  
6 be able to sell us on, you know, what's going to  
7 meet the kind of criteria we'd like to see for that  
8 area. So, I think the applicant could be better  
9 prepared to do that too. You know, they have to  
10 have some idea of what -- why they're doing this and  
11 what it might result in. So, I think that gives  
12 them a chance to come with a little bit of -- more  
13 information on which we can form a decision, okay,  
14 rather than on the planners. Okay.

15 MR. SMITH: And if I may, it is a  
16 public hearing, so if we could -- if the Commission  
17 chooses to, we could at least hear and get through  
18 the public hearing. And public hearing is, you  
19 know, if you choose to table it, then I would, you  
20 know, table it and proceed.

21 COMMISSIONER PAYNE: I thought we  
22 closed --

23 CHAIRPERSON THOMAS: I think we should  
24 -- I thought we had -- Mr. Gustafsson read a letter  
25 into the record and the councilwoman spoke, I asked



1 if there was anyone else in the queue, and there was  
2 no one else on the queue and I closed public  
3 hearing.

4 MR. SMITH: I apologize. I'm  
5 referring to the next case.

6 CHAIRPERSON THOMAS: Oh, we haven't  
7 even got to the next case yet. I mean, we just had  
8 a discussion, but I propose that we table both of  
9 them. It was proposed no, we table just this one.  
10 And now we hear the next one. So, is that what we  
11 agreed to? Mr. Gustafsson?

12 MR. GUSTAFSSON: Well, actually,  
13 that's -- that's -- well, actually Mayor Waterman is  
14 suggesting that we hear the case, the next one.

15 CHAIRPERSON THOMAS: All right. So  
16 again, we haven't -- so, first thing is, we got to  
17 close the one that we just heard. So, we tabled  
18 that, correct?

19 MR. GUSTAFSSON: Correct. So, we're  
20 done.

21 CHAIRPERSON THOMAS: Okay. So, with  
22 that being said, now we're prepared to move forward  
23 with the next item on the agenda, which is -- bear  
24 with me -- 1.2 SEP 20-02 special exemption permit  
25 for 221 Baldwin Avenue.

1                   COMMISSIONER PAYNE: Mr. Chair, did we  
2 vote to table? I know I second.

3                   MAYOR WATERMAN: We tabled 70 Newberry  
4 with the --

5                   CHAIRPERSON THOMAS: Oh, I'm sorry --  
6 I apologize, thank you. All right. So -- so we had  
7 -- so we had a motion to table, we had a second.  
8 Did we -- I guess we didn't take it -- Mr.  
9 Gustafsson, roll call, please.

10                   COMMISSIONER NORTHCROSS: I think  
11 we've already voted.

12                   COMMISSIONER PAYNE: You did. I  
13 remember -- oh, okay. I didn't even --

14                   CHAIRPERSON THOMAS: All right. Okay.  
15 Okay.

16                   COMMISSIONER PAYNE: Sorry.

17                   MAYOR WATERMAN: I think we're getting  
18 weary, we may want to table this one too, but that's  
19 up to the Commission.

20                   CHAIRPERSON THOMAS: Okay. So, again  
21 -- once again, 1.2 SEP 20-02 special exception  
22 permit 221 Baldwin Avenue. Mr. Smith, you are  
23 presenting; is that correct?

24                   MR. GUSTAFSSON: Yes.

25                   CHAIRPERSON THOMAS: Okay. Thank you.

1 I'm stepping away for a moment.

2 MAYOR WATERMAN: Can we have a  
3 five-minute break, Mr. Chair?

4 MR. GUSTAFSSON: That sounds like a  
5 great idea.

6 CHAIRPERSON THOMAS: Yes, that's a  
7 good idea. So, with that being said, it's 8:55, we  
8 reconvene at 9:00?

9 MAYOR WATERMAN: Thank you.

10 COMMISSIONER NORTHCROSS: Excellent.

11 (Off the record at 8:55 p.m.)

12 (Back on the record at 9:03 a.m.)

13 (Presentation of facts given by Mr.  
14 Smith.)

15 1.2.

16 SEP 20-02 Special Exemption Permit

17 PROPERTY ADDRESS: 221 Baldwin Ave.

18 PARCEL NO: 64-14-20-335-032

19 APPLICANT: Samuel Peleg

20 CURRENT ZONING: R-2 Two-Family Dwelling

21 PROPOSED ZONING: Multi-Family Dwelling

22 CHAIRPERSON THOMAS: Okay. Thank you,  
23 Mr. Donovan Smith. The petitioner is here, and once  
24 again, anything that you would like to add to,  
25 modify, enhance, amplify, what have you? And please

1 state your name and address for the record. I know  
2 you know who we are, but we're recording this, so --

3 MR. SAMUEL (ADY) PELEG: Yeah. My  
4 name, again, is Ady Peleg. And address 2327 Willow  
5 Beach, Keego Harbor 48320. What we'd like to do is  
6 just turn it into a four-unit. Currently, it used  
7 to be a pharmacy, with two units upstairs. I  
8 believe it's 2,000 and change square feet per floor,  
9 and I don't know that retail would really be good  
10 over there, because retail is sort of going by the  
11 wayside and we just thought to -- as you have two  
12 units on the top floor, we would simply put two  
13 units on the main floor, again having -- for each  
14 unit both two egresses for safety concerns. And  
15 again, in the back, I think you have -- you have  
16 plenty of parking. These would each be two-bedroom  
17 units.

18 CHAIRPERSON THOMAS: Okay. So, once  
19 again, this is a -- evolving from an R-2 two family  
20 to a multi-family unit. So, once again, is there  
21 anything else you'd like to add before we go to my  
22 fellow Commissioners?

23 MR. SAMUEL (ADY) PELEG: No. Just  
24 plain and simple, just to add two more units. And  
25 instead of having a retail on the main floor or the

1 commercial, just turn them into residential.

2 CHAIRPERSON THOMAS: Okay.

3 MR. SAMUEL (ADY) PELEG: So, just  
4 simply a duplicate of what you have upstairs would  
5 be replaced on the first floor.

6 CHAIRPERSON THOMAS: Okay. Once  
7 again, this is a public hearing, but we'll go to my  
8 fellow Commissioners first for comments and  
9 questions. So, Commissioner Northcross, please. I  
10 think you're muted right now.

11 COMMISSIONER NORTHCROSS: Here we're  
12 talking about 1,000 square foot per unit; am I  
13 correct?

14 MR. SAMUEL (ADY) PELEG: Yes.

15 COMMISSIONER NORTHCROSS: Okay. And  
16 these would all be one-bedroom?

17 MR. SAMUEL (ADY) PELEG: Two-bedrooms.  
18 Two bed, one bath.

19 COMMISSIONER NORTHCROSS: Oh, okay.

20 MR. SAMUEL (ADY) PELEG: So, a lot  
21 more spacious.

22 COMMISSIONER NORTHCROSS: Now, again,  
23 I think it would really help, because this is  
24 special exemption permit, that we have as much  
25 information as we can get. Those are my comments.

1 CHAIRPERSON THOMAS: Okay. Thank you  
2 very much. Mayor Waterman, please.

3 MR. SMITH: Carry on.

4 CHAIRPERSON THOMAS: Mayor Waterman,  
5 please. You're muted.

6 MAYOR WATERMAN: Sorry, just a  
7 question for Planning. Why is this a special  
8 exemption permit? I missed something here. Are --  
9 is this -- is this a two-family unit?

10 MR. SMITH: Yes.

11 MR. GUSTAFSSON: Yes, it is.

12 MR. SMITH: This is -- this is a  
13 two-family dwelling district, he is requesting to do  
14 a multi-family R-3 use in the two-family dwelling  
15 district. It is permitted, however it is permitted  
16 by special exemption, which requires Planning  
17 Commission approval.

18 MAYOR WATERMAN: Are there other --  
19 yeah?

20 MR. GUSTAFSSON: The way I -- the way  
21 it kind of works, Mayor, is that it would call it  
22 kind of these manor homes, and so that's why -- the  
23 way Donovan had the presentation with three-plus, it  
24 goes into kind of -- a little bit more multi-family,  
25 because it's not a multi-family larger complex. So,

1 that's why they call it a manor home. And that is a  
2 special exemption permit. And I want to say that,  
3 you know -- in the conversation to Donovan I had  
4 during break that it appears that a lot of the  
5 projects that we do receive the special exemption  
6 permit usually comes with a site plan, because we do  
7 it at the same time. Like, for instance, the PACE  
8 project over at -- on Golf Drive where they put in  
9 the assisted living on the second floor of the  
10 renovated church. We had a site plan and so you  
11 were seeing kind of the complete picture, and this  
12 is slightly different because of the fact of these  
13 being smaller projects and so forth.

14 So, I can understand a little bit of  
15 the confusion and the comments that -- and I do  
16 appreciate the comments that the Planning Commission  
17 did make.

18 MAYOR WATERMAN: So, in the rest of  
19 the area, this is zoned --

20 MR. SMITH: R-2.

21 MAYOR WATERMAN: R-2. So, are there  
22 many other special exemptions or this -- would this  
23 be an anomaly amongst this -- in this neighborhood?

24 MR. SMITH: In this neighborhood, I do  
25 not -- I have not seen any special exemption request

1 to do this. It is -- as it is similar to the last  
2 case and this neighborhood exclusively, I do not  
3 have a record of others.

4 MAYOR WATERMAN: Okay. So -- but this  
5 was different in that it was a partially commercial  
6 building, right? And is that -- some of the -- the  
7 norm of the rest of the neighborhood?

8 MR. SMITH: Yes. This building is at  
9 -- frontage on Baldwin Avenue. So, it does cater a  
10 commercial crowd, you know, just -- its location.  
11 So, this property was a mixed use building where the  
12 first floor was commercial, second floor  
13 residential. The previous case was an all  
14 residential building in a residential neighborhood.

15 MAYOR WATERMAN: Okay. All right. I  
16 understand. Thank you.

17 MR. SMITH: No problem.

18 CHAIRPERSON THOMAS: Okay. Thank you.  
19 Commissioner Payne, please.

20 COMMISSIONER PAYNE: Good evening.  
21 Again, the square footage you say that that is  
22 Mr. -- is it -- what's the name?

23 MR. SAMUEL (ADY) PELEG: It's Peleg.

24 COMMISSIONER PAYNE: I'm sorry?

25 MR. SAMUEL (ADY) PELEG: It's Peleg.



1                   COMMISSIONER PAYNE:   Okay.  And what  
2                   would you say that the whole building -- the square  
3                   footage of it?

4                   MR. SAMUEL (ADY) PELEG:  First floor  
5                   would be --

6                   COMMISSIONER PAYNE:  I know you say 2  
7                   something, but --

8                   MR. SAMUEL (ADY) PELEG:  Yes.  It's  
9                   2,000 and change, and so it might be a 21 or 2,150.  
10                  And then second floor -- actually, the first floor  
11                  has a bump out so it's a little bit larger, so it's  
12                  about maybe 22, 2,300 where the second floor -- it  
13                  does not have the bump out, so it's 2,000.

14                  COMMISSIONER PAYNE:  That just seems  
15                  like a small place for families to me.  So, again,  
16                  exits and parking --

17                  MR. SAMUEL (ADY) PELEG:  Yeah,  
18                  parking --

19                  COMMISSIONER PAYNE:  I think that's  
20                  going to be a problem.

21                  MR. SAMUEL (ADY) PELEG:  I think you  
22                  have right now close to 16 spaces.

23                  COMMISSIONER PAYNE:  And that's almost  
24                  next to the shoulder.

25                  MR. SAMUEL (ADY) PELEG:  Yes, right

1 across the street.

2 COMMISSIONER PAYNE: Well, you have  
3 two, you have one across the street and you have one  
4 on the same side.

5 MR. SAMUEL (ADY) PELEG: One just  
6 north of that, yeah.

7 COMMISSIONER PAYNE: Right. Okay.  
8 Thank you, that's all.

9 CHAIRPERSON THOMAS: Okay. Thank you,  
10 Commissioner Payne. Well, I'm kind of at the same  
11 place as I was with the other one, which is it's  
12 really -- I -- you know, I can't have a feel for  
13 this, you know, without a site plan. Just moving it  
14 from R-2 to multi-family in and of itself, I don't  
15 have an issue with that, but, really, I wouldn't  
16 know anything if -- you know, personally, until I  
17 see a site plan review and materials and material  
18 boards and -- and how this is going to be broken up,  
19 subdivided and so on. So, from where I sit, I'm  
20 inclined to say okay, I'm prepared to move forward.  
21 But anyhow, that being said, this is public hearing,  
22 I'm going to open public hearing and, Donovan,  
23 you'll have to just help me understand who's in the  
24 queue.

25 So, first public speaker, please come

1 forward. Donovan, from your perspective, do we have  
2 any public speakers?

3 MR. SMITH: I see no activity.

4 CHAIRPERSON THOMAS: Okay. So, I'll  
5 wait just about five seconds. With that being said,  
6 I'm going to close public hearing and go back to my  
7 fellow Commissioners for any last -- final comments  
8 or questions. No need to comment, but if you do,  
9 Commissioner Northcross? And you're muted.

10 COMMISSIONER NORTHCROSS: Excuse me.  
11 I would like to have more information before making  
12 a decision. A sketch, a drawing. You mentioned  
13 some pictures, that could be very informative.

14 CHAIRPERSON THOMAS: Okay. Any  
15 further comments? Okay. Mayor Waterman, please.

16 COMMISSIONER PAYNE: Oh, were you  
17 going down the line?

18 CHAIRPERSON THOMAS: I'm going to  
19 Mayor Waterman next --

20 COMMISSIONER PAYNE: Oh, okay. Okay.

21 MAYOR WATERMAN: No further comments,  
22 I'll just wait to hear whether -- you know, if there  
23 is more information, otherwise I'm ready to move on  
24 to a motion. See what the will of the board -- the  
25 Commission is.

1 CHAIRPERSON THOMAS: Okay. Thank you  
2 very much. Commissioner Payne, please.

3 COMMISSIONER PAYNE: I would like to  
4 actually, again, see a little bit more information.  
5 And perhaps postpone this until -- I'd hate for us  
6 to deny it, so without having everything -- you  
7 know, some of the things brought forth that I feel  
8 like I'm missing, because it just doesn't seem like  
9 it would work with four families. And so I need  
10 more information.

11 CHAIRPERSON THOMAS: Well, I mean I --  
12 so, let me jump in. Again, I made no -- my instinct  
13 was that if we were going to table the other one  
14 that we needed to table this one, and I think it's a  
15 fair assumption at least from where I sit right now,  
16 in fact this one why don't we table as well, but --  
17 do I have any support for that?

18 COMMISSIONER PAYNE: I'll make a --  
19 oh, go ahead.

20 MAYOR WATERMAN: No, you go ahead.

21 COMMISSIONER PAYNE: No, please.

22 MAYOR WATERMAN: I'll move to table.

23 COMMISSIONER PAYNE: Second.

24 CHAIRPERSON THOMAS: All right. So,  
25 we have a motion to table, we have a second and

1 support. So, any further comments or questions?  
2 I'm going to guess no. So, Mr. Gustafsson, roll  
3 call, please.

4 MR. GUSTAFSSON: Yes. We got Mayor  
5 Waterman?

6 MAYOR WATERMAN: Yes to table.

7 MR. GUSTAFSSON: Commissioner Payne?

8 COMMISSIONER PAYNE: Yes to table.

9 MR. GUSTAFSSON: Chair Thomas?

10 CHAIRPERSON THOMAS: Yes to table.

11 MR. GUSTAFSSON: And Commissioner  
12 Northcross?

13 COMMISSIONER NORTHCROSS: Yes to  
14 table.

15 MR. GUSTAFSSON: Okay.

16 AYES: Thomas, Payne, Northcross,  
17 Waterman.

18 NAYS: (None.)

19 ABSTAIN: (None.)

20 MOTION CARRIES 4-0-0

21 MAYOR WATERMAN: And can we also say  
22 that the pictures that he offered to show us in  
23 terms of his quality of development, we'd love to  
24 have that. And also, Mr. Peleg, can I ask you what  
25 kind of roof -- where are you right now?

1 MR. SAMUEL (ADY) PELEG: I'm in a  
2 garage.

3 MAYOR WATERMAN: Oh, okay. All right.

4 MR. SAMUEL (ADY) PELEG: It's a  
5 mystery room.

6 MAYOR WATERMAN: Ski lodge or  
7 something, I don't know.

8 MR. SAMUEL (ADY) PELEG: Yes. Right,  
9 right, right. Thank you everyone. Have a good  
10 night.

11 COMMISSIONER PAYNE: Thank you,  
12 appreciate you.

13 CHAIRPERSON THOMAS: Thank you. Okay.  
14 So, to the last item. We go -- this is SEP 20-05,  
15 it is another special exemption permit at 770 East  
16 Walton Boulevard. And Mr. Smith, you're presenting?

17 MR. SMITH: Yes.

18 CHAIRPERSON THOMAS: Okay.

19 (Presentation of facts given by Mr.  
20 Smith.)

21 1.3.

22 SEP 20-05 Special Exemption Permit

23 PROPERTY ADDRESS: 770 E. Walton Blvd

24 PARCEL NO: 64-14-16-226-014

25 APPLICANT: Santrece Roberts -

1 Caterpillar Corner

2 CURRENT ZONING: R-3 Multi-Family Dwelling

3 PROPOSED ZONING: Child Care Center

4 CHAIRPERSON THOMAS: Okay. Thank you  
5 very much, Mr. Donovan Smith. And is the -- the  
6 petitioner is still here. You're muted at the  
7 moment, so will you un-mute and then please state  
8 your name and address for the record, please?

9 MS. ROBERTS: My name is Santrece  
10 Roberts. My address is 1562 Tagalak Trail in Holt.  
11 I am a Pontiac -- I've been born and raised in  
12 Pontiac and -- from Webster to Washington to Pontiac  
13 Central. And my back -- educational background is  
14 in elementary education, and it is very important to  
15 me to bring quality childcare educational programs  
16 to Pontiac.

17 The area that I'm in currently doing  
18 my research around my -- the area, there are a few  
19 childcare providers, but they don't meet some of the  
20 State of Michigan standards. Some of them don't  
21 even participate in what's called the Quality Stars  
22 program which allowed the State of Michigan to  
23 review and assess your program, which allows you to  
24 offer low income subsidiary programs to the  
25 community and have an approved curriculum. My

1 program does have an approved curriculum, we do  
2 participate with state funding subsidies, and we  
3 approve -- or we -- we are in the Quality Star  
4 program, which makes our program a higher standard  
5 or a higher quality of care program. We also offer  
6 extracurriculars to our children. We bring in art  
7 instructors, music instructors, we also bring in  
8 karate, and these things set us aside from some of  
9 the other childcare providers in the area.

10 There are also looks like two or three  
11 childcare providers in our area that have shut down  
12 and will not be reopening. So, I want to make sure  
13 Pontiac has quality childcare programs for our early  
14 childhood education. Because that's -- in my  
15 opinion, that is the number one framework for  
16 children to be successful later on in life.

17 CHAIRPERSON THOMAS: Okay. Thank you  
18 very much. Once again, this is a public hearing,  
19 but we'll go to my fellow Commissioners to start.  
20 But let me ask Mr. Smith or Mr. Gustafsson, what  
21 we're looking at is -- it's currently zoned R-3, and  
22 we're looking -- this is not a site plan review,  
23 correct? This is a proposed use for childcare  
24 center, that's what we're looking at?

25 MR. GUSTAFSSON: Yes.



1 MR. SMITH: Correct.

2 CHAIRPERSON THOMAS: Okay. Thank you.  
3 So, to Commissioner Northcross, please.

4 COMMISSIONER NORTHCROSS: Oh, yes.  
5 Good evening. I guess the question I would have  
6 just looking at the site, I notice there's a lot of  
7 property in back of the site. Trees immediately up  
8 against the back of the building. Is that property  
9 something that can be used by the -- by your center  
10 for the children as part of recreation or just --

11 MS. ROBERTS: No. Not at this time.  
12 We have gated off -- so, there's a fence that's all  
13 the way around, a privacy fence all around our  
14 property. It's a really big Arborvitae trees like  
15 that, so we can't use that space. We can't even see  
16 behind there.

17 COMMISSIONER NORTHCROSS: Okay. Okay.

18 MR. SMITH: And also on the screen,  
19 it's not a part of the property. So, there is a  
20 back part of -- I think what you're referring to,  
21 the vacant land back there --

22 COMMISSIONER NORTHCROSS: Correct.

23 MR. SMITH: -- and you can see where  
24 her property line ends not far behind the building.

25 COMMISSIONER NORTHCROSS: All right.

1 All right. Yeah, but it looks like there is some  
2 space right in back of the building that can be  
3 used. I don't know.

4 MS. ROBERTS: Yep. Our -- our play  
5 space is behind in back of our building.

6 COMMISSIONER NORTHCROSS: Excellent.  
7 Excellent. Well, I agree with you. Childcare is a  
8 very, very important factor in the development of  
9 our children and the development of our city. And  
10 right now, there's not good quality childcare out  
11 there. So -- especially early childcare.

12 MS. ROBERTS: Yes.

13 COMMISSIONER NORTHCROSS: Okay. Well,  
14 I see that you have done a little sketch, which is  
15 good, for the conceptual layout of the building.  
16 And I don't have any further questions at this  
17 point. I'll just listen to the public hearing.

18 CHAIRPERSON THOMAS: All right. Thank  
19 you very much. Mayor Waterman, please.

20 MAYOR WATERMAN: Hi, there. And the  
21 name Caterpillar Corner, that's such a nice name.  
22 Sometimes I wish I was a caterpillar and could crawl  
23 into a corner, but it's very nice. So, I like the  
24 amenities. And yeah, we do need more childcare.  
25 That's been a problem of a lot of people who have

1       been, you know, off for COVID-19 and then get called  
2       back to work, so -- and we have a number of places  
3       closed. Just for my -- how -- what's your -- what  
4       is your capacity, and what is the going rate now for  
5       childcare per month that we can advise people  
6       looking for childcare?

7                   MS. ROBERTS: Absolutely. Our  
8       capacity right now -- there's two levels. So, the  
9       first -- the main floor, we can have 60 children.  
10      We're working with a fire inspector right now to be  
11      able to raise our capacity to 120, because our  
12      basement is fully finished and we did some cosmetic  
13      remodeling down there, but we have to have the fire  
14      suppression system. So, they have one in place  
15      right now, but it hasn't been serviced in over six  
16      and a half years. So, we are having that serviced  
17      now. So, the once that is serviced and running  
18      properly, we can then open up the bottom of the  
19      lower level and increase our capacity to 100.

20                   MAYOR WATERMAN: What's the going rate  
21      for -- in terms of childcare?

22                   MS. ROBERTS: For infant right now,  
23      it's 195. For our toddlers that's age two, it's  
24      175. And four our three and four preschool  
25      classroom, it's 155.

1                   MAYOR WATERMAN:  And what's your  
2                   age --

3                   MS. ROBERTS:  From infancy to --  
4                   infancy to five.  And then we are going to be doing  
5                   school-age before and after care, which will give us  
6                   5 to 11 years old.

7                   MAYOR WATERMAN:  Okay.  Thank you,  
8                   that's all the questions I have.

9                   CHAIRPERSON THOMAS:  Okay.  Thank you  
10                  very much, Mayor Waterman.  Commissioner Payne,  
11                  please.

12                  COMMISSIONER PAYNE:  Yes.  Good  
13                  evening, Ms. Roberts.

14                  MS. ROBERTS:  Good evening.

15                  COMMISSIONER PAYNE:  I commend you for  
16                  bringing forth a childcare center for our children.  
17                  I think that that's an excellent idea and I guess  
18                  the only question that I have is was that -- did you  
19                  have a daycare before and are you moving?  Or --

20                  MS. ROBERTS:  No.  I have -- my main  
21                  childcare center in is Holt, Michigan.  We're Holt,  
22                  which is right outside of East Lansing.  So, I do  
23                  have my main center here.  I also have a contract  
24                  with the Lansing School District where we provide  
25                  versatile learning labs right now due to the

1 pandemic in their elementary school, and it's just  
2 been -- my number one goal is always to move back to  
3 Pontiac to bring educational programs back home.  
4 So, I'm just expanding.

5 COMMISSIONER PAYNE: Okay. Great.  
6 And this was -- this building was a childcare  
7 center, wasn't it?

8 MS. ROBERTS: Yes, it was. Yes.

9 COMMISSIONER PAYNE: Okay. I thought  
10 I remembered it being a childcare center. Okay.  
11 That's all that I have. I think that it would be a  
12 great adventure for you. It's definitely a needed  
13 business for children, so --

14 MS. ROBERTS: Absolutely.

15 COMMISSIONER PAYNE: Thank you.

16 MS. ROBERTS: Thank you.

17 CHAIRPERSON THOMAS: Thank you. Thank  
18 you. Well, this is one an easy one for me.  
19 Childcare centers is a perfect activity repurposing  
20 to bring to the city. I think the question was just  
21 asked by Commissioner Payne, was that in fact a  
22 daycare center before or one was there?

23 MS. ROBERTS: Yes. It was a daycare  
24 center a few times just -- it's just been closed  
25 down for about five or six years.

1 CHAIRPERSON THOMAS: Okay. I mean,  
2 it's a nice building, it's well positioned so -- and  
3 it's the perfect reutilization, so I'm fine with  
4 that.

5 With that being said, this is a public  
6 hearing. I'm going to open public hearing. And Mr.  
7 Smith, you'll have to guide me with who is in queue.

8 MR. SMITH: Yes, sir. Do we have  
9 anyone on the call that wishes to un-mute themselves  
10 or raise their hand to participate in public  
11 hearing?

12 CHAIRPERSON THOMAS: Okay.

13 MR. SMITH: Chair, I have no activity.

14 CHAIRPERSON THOMAS: Okay. So, with  
15 that being said, we don't have any public speakers,  
16 public comments, so I'm going to close public  
17 comments. And once again, no need to comment or ask  
18 questions, but if you have final comments or  
19 questions, please proceed. So, Commissioner  
20 Northcross, please. You're muted. You're still  
21 muted.

22 COMMISSIONER NORTHCROSS: I have no  
23 questions.

24 CHAIRPERSON THOMAS: I'm sorry?

25 COMMISSIONER NORTHCROSS: I have no

1 other questions.

2 CHAIRPERSON THOMAS: All right. Thank  
3 you very much. Mayor Waterman, please?

4 MAYOR WATERMAN: No questions.

5 CHAIRPERSON THOMAS: Okay.  
6 Commissioner Payne, please?

7 COMMISSIONER PAYNE: I just have one,  
8 and that is, is that the school right at -- that's  
9 Walton Charter?

10 MS. ROBERTS: Yes, ma'am.

11 COMMISSIONER PAYNE: And I notice a  
12 lot of the children that come, they kind of use that  
13 area to meet parents and -- and the parking is  
14 really unbelievable there. So, are you aware of  
15 that? And -- and I'm thinking with your daycare  
16 being there, I'm wondering if some parents will even  
17 say, "Go stand there for an hour or two." Are you  
18 prepared for that?

19 MS. ROBERTS: Yes. Yes. This  
20 summer -- well, I signed my lease last June. So,  
21 it's been a year that we've been prepping, getting  
22 things ready, so I was able to witness firsthand the  
23 chaotic parking situation up on Walton believed to  
24 get into Walton Charter Academy. And we're going to  
25 be working with Walton Charter Academy in order to

1 kind of funnel that carpool, our -- with parents  
2 coming in and out, and we are also offering before  
3 and after care. So, instead of the kids hanging out  
4 on our front porch waiting for parents, we're going  
5 to offer them before and after care for parents,  
6 because some of the kids last summer were sitting  
7 there for just an hour, hour and a half waiting on  
8 parents to come.

9 COMMISSIONER PAYNE: Yes. Okay.  
10 Well, thank you.

11 MS. ROBERTS: Thank you.

12 CHAIRPERSON THOMAS: Okay. Thank you  
13 very much. And I have no further comments or  
14 questions. So, may I have a motion, please?

15 MAYOR WATERMAN: I'll move.

16 CHAIRPERSON THOMAS: Okay.

17 MAYOR WATERMAN: I make a motion to  
18 approve SEP 20-05 special exemption permit for a  
19 childcare center at 770 East Walton Boulevard,  
20 parcel number 64-14-16-226-014.

21 CHAIRPERSON THOMAS: Thank you. May  
22 we have a second and support, please?

23 COMMISSIONER NORTHCROSS: Support.

24 COMMISSIONER PAYNE: I have different  
25 numbers. Okay.



1 MAYOR WATERMAN: Did I read the wrong  
2 numbers?

3 MR. SMITH: 05.

4 MR. GUSTAFSSON: You're good. Yes.

5 MAYOR WATERMAN: Should I read it  
6 again?

7 MR. SMITH: I think you said 04, but  
8 it's 05.

9 COMMISSIONER PAYNE: Oh. It's 0 --  
10 what is it, 05 or 01?

11 MR. SMITH: Let me just check:

12 COMMISSIONER PAYNE: Approve SEP 20-05  
13 -- 5?

14 MR. SMITH: 5, yes.

15 MAYOR WATERMAN: I will just --

16 COMMISSIONER PAYNE: You did, you read  
17 5. You read 5.

18 MAYOR WATERMAN: All right.

19 COMMISSIONER PAYNE: But I had 1 on  
20 mine. Thank you.

21 CHAIRPERSON THOMAS: We have a --  
22 okay. So, we have a motion. Do we have a second  
23 and support?

24 COMMISSIONER NORTHCROSS: Support.  
25 Okay. Go ahead.

1 MR. GUSTAFSSON: Mayor Waterman?

2 MAYOR WATERMAN: Yes.

3 MR. GUSTAFSSON: Commissioner

4 Northcross?

5 COMMISSIONER NORTHCROSS: Yes.

6 MR. GUSTAFSSON: Commissioner Payne?

7 COMMISSIONER PAYNE: Yes to approve.

8 MR. GUSTAFSSON: Chair Thomas?

9 CHAIRPERSON THOMAS: Yes to approve.

10 MR. GUSTAFSSON: You're approved.

11 COMMISSIONER PAYNE: Congratulations.

12 CHAIRPERSON THOMAS: Good luck, let us

13 know how we can help.

14 MS. ROBERTS: Thank you. Thank you.

15 I do have a -- with that being said, we're having

16 our -- a backpack giveaway this Saturday 12:00 to

17 5:00, and if there's anyway that you guys want to

18 come out and see what we've done to the facility or

19 even let families know if you can that we're giving

20 100 to 200 free book bags out full of -- full of

21 supplies to the community.

22 COMMISSIONER PAYNE: What's the time

23 again and the date?

24 MS. ROBERTS: From 12:00 to 5:00 this

25 Saturday.

1           MR. SMITH: And Santrece, do you have  
2 -- Santrece, do you have my e-mail address? If  
3 there's a flyer, if you want to forward that to me,  
4 I will make sure the Commissioners get it and the  
5 Mayor and our other departments.

6           MS. ROBERTS: I sure will. Thank you  
7 so much, Donovan.

8           MR. SMITH: No problem.

9           MAYOR WATERMAN: Put it on our -- the  
10 Mayor's Facebook, Donovan, okay?

11          MR. SMITH: Okay.

12          MAYOR WATERMAN: All right.

13          MS. ROBERTS: Thank you so much.

14          COMMISSIONER NORTHCROSS: Would we be  
15 able to provide flyers about the citizens just  
16 winding down for distribution with those backpacks?  
17 Okay.

18          CHAIRPERSON THOMAS: Thank you.

19          COMMISSIONER NORTHCROSS: Yes. Yes.  
20 We'd like to take that opportunity, yes.

21          MAYOR WATERMAN: I thought you were  
22 going to ask for yard signs too, Chris.

23          COMMISSIONER NORTHCROSS: Well, maybe  
24 we can.

25          MS. ROBERTS: I got some of those too.

1 I've got some of those. Thank you.

2 CHAIRPERSON THOMAS: Congratulations.  
3 Good luck, let us know how we can help.

4 MS. ROBERTS: I will. Thank you so  
5 much. Good night.

6 CHAIRPERSON THOMAS: Okay. That  
7 concludes the formal part of our agenda. So, do we  
8 have any new business?

9 MR. SMITH: Uh-uh. Uh-uh.

10 CHAIRPERSON THOMAS: Okay. Do we have  
11 any public comments?

12 COMMISSIONER NORTHCROSS: Well, just  
13 the comment I was making that we're winding down on  
14 the Census. And Census is important to Pontiac.  
15 Communities will miss out on funding for critical  
16 public services for the next ten years unless  
17 everyone is counted. Commissioner Northcross  
18 mentioned the Census and asked for people to please  
19 complete their census.

20 (Mayor Waterman spoke about the census  
21 as well, that there are 28 more days to get the  
22 numbers up.

23 She referred to the last two incidents  
24 of gun violence in the city and an upcoming  
25 coalition to address this issue.

1 She also spoke about the census  
2 concert on September 12th making a tribute to do  
3 matching funds to help the six families that were  
4 involved and impacted by the two incidents.

5 She also discussed the funder's group  
6 in town that has been meeting to see what Pontiac  
7 needs for resources. She stated the Planning  
8 Commissioners are stakeholders in this as well. She  
9 stated some people have been on the master plan task  
10 force. She stated one of the changes to the master  
11 plan so that they can resubmit it. Last year it was  
12 not accepted by Council and they are going to take  
13 another crack at it. There are some revisions  
14 including other plans and initiatives.

15 They now have projects and new  
16 information about the Clinton River Trail North  
17 Spur.)

18 CHAIRPERSON THOMAS: So, may I have a  
19 motion to adjourn?

20 MAYOR WATERMAN: So moved.

21 COMMISSIONER PAYNE: Second.

22 CHAIRPERSON THOMAS: All in favor, say  
23 "aye."

24 AYES: Thomas, Payne, Northcross,  
25 Waterman.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

NAYS: (None.)

ABSTAIN: (None.)

MOTION CARRIES 4-0-0

CHAIRPERSON THOMAS: That was unanimous. Thank you very much. Goodnight everyone.

(Meeting concluded at 9:51 p.m.)

Minutes certified by:



-----  
/s/ Quentina Rochelle Snowden, CSR-5519  
QRS Court Reporting, LLC  
800.308.0068, 810.691.4226