

REGULAR MEETING: City of Pontiac Planning Commission Special Meeting Minutes on September 10, 2011; Pontiac City Hall, 47450 Woodward Avenue, Pontiac, Michigan 48342

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

ROLL CALL: PRESENT: Turpin, Thomas, Cadd, Fegley, Hudson.

EXCUSED: None.

ABSENT: None.

MOMENT OF MEDITATION:

Mr. Sabo reported a quorum is present.

ALSO PRESENT: Mark J. Hotz, City Attorney

COMMUNICATIONS: Mr. Sabo presented a motion at the requesting of the City Attorney to schedule the remaining 2011 Planning Commission Meetings for the 1st Wednesday of October, November and December of 2011.

MOTION MADE BY COMM. HUDSON TO SCHEDULE THE REMAINING PLANNING COMMISSION MEETINGS FOR THE 1ST WEDNESDAY IN OCTOBER, NOVEMBER AND DECEMBER AND COMM. THOMAS SUPPORTED.

VOTE: **AYES:** Hudson, Thomas, Turpin, Cadd, Fegley
 NAYS: None.
 ABSTAIN: None.

MINUTES FOR REVIEW: None.

PUBLIC HEARINGS AND SITE PLAN REVIEWS:

5.1 PF-11-44 - Site Plan Review - Realm of Darkness - 37 Turk
PRESENTATION OF SITE PLAN REVIEW GIVEN BY MR. SABO.

Owner/Applicant appeared and had no additional comments.

Comm. Thomas inquired of the width and height. Applicant indicated 4 feet width and 8 feet height. Comm. Thomas inquired of the patrons being aware of the exits and the composition of

the panels. Applicant indicated there will be designated exit signs and the panels are made out of plywood.

Comm. Thomas inquired of the days of operation. Applicant indicated 26 days and the majority of the patrons will be young adults and security will be in place.

COMM. THOMAS MADE A MOTION FOR APPROVAL OF THE SITE PLAN AS CONDITIONS AS OUTLINED AND COMM. HUDSON SUPPORTED.

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

Site Plan Approved with conditions as outlined.

5.2 PF-11-49 Site Plan Review - Cell Tower

PRESENTATION OF SITE PLAN REVIEW GIVEN BY MR. SABO.

Applicant T.J. Garrett, representative for Sprint commented she has been working on the project for 2 ½ years and the two major issues are 1, the tower will not hold another carrier and 2, and there is no additional ground space for the base. There was another proposed location by the Coney Island property owner. Meanwhile the City proposed an area on city property and issues arose and clear title was not acquired and there is contamination on the site. The Coney Island owner proposed a different location which housed an unsafe building.

Comm. Thomas indicated the city has numerous vacant properties that need to be addressed and this one should follow the requirements. Comm. Thomas inquired of the applicant's only interest was to lease the property specifically for the cell tower. Applicant indicated yes, but the lease will provide funds to the owner for future financial negotiations and Sprint is not interested in real estate properties.

Comm. Hudson suit inquired if the lease is contingent on approval. Applicant indicated yes. Comm. Hudson inquired of the structure of the proposed pole. Applicant indicated it will be a monopole which will crimp every 20 feet in case of an emergency.

Comm. Hudson inquired if students used that property as a cut-through. Applicant indicated the school is farther away from

this location and the students would not access that property and there is a fence prohibiting trespassers.

Chairperson Turpin inquired if Mr. Sabo was aware of the city's negotiation on this project. Mr. Sabo indicated he was unaware of the negotiations thus far, but will gather information for the commissioners consideration.

Comm. Cadd inquired if the two other poles would be moved to the proposed location. Mr. Sabo indicated those poles belong to AT&T poles and the applicant indicated the other companies can co-locate on the proposed pole.

Further discussion was had concerning the three conditions outlined.

Comm. Hudson indicated he is more incline to deny the proposal for its incompleteness.

Applicant requested the proposal be tabled so future discussions can be had with the City Attorney and Sprint. Mr. Sabo suggested postponing the matter instead of tabling it. Applicant requested postponing the proposal until the October Planning Commission Meeting.

No comments: Fegley

COMM. THOMAS MADE A MOTION TO POSTPONE SITE PLAN REVIEW UNTIL THE OCTOBER PLANNING COMMISSION AND COMM. CADD SUPPORTED.

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

Site Plan Review Postponed to the October Planning Commission Meeting.

5.3 PF-11-50 - SPECIAL EXCEPTION PERMIT AND SITE PLAN REVIEW - 1841 NORTH PERRY.

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

Applicant, Christopher Humphrey, Representative for Huntington Bank commented they are willing to work with the staff to comply

and applicant must take all concerns and conditions back to his client for approval.

CHAIRPERSON TURPIN DECLARED PUBLIC HEARING OPEN.

None.

CHAIRPERSON TURPIN DECLARED PUBLIC HEARING CLOSED.

Comm. Thomas inquired if there was any retail bank currently in the center. Applicant indicated not as of yet, a vacancy is available. Comm. Thomas clarified the approval is conditioned on landscaping requirements. Mr. Sabo confirmed yes.

Comm. Hudson commented the bank has an interest in moving into the strip mall and has a concern that the egress may cause traffic flow congestion and also inquired if the conditions would bind the hands of his client. Applicant indicated he does need approval from his client, but is willing to work with staff.

Comm. Hudson inquired of the guardian light. Applicant indicated the lighting currently is adequate and the guardian light will illuminate the ATM.

Chairperson Turpin also concerned with ATM causing traffic flow congestion and suggested applicant work with staff to meet all requirements.

No comments: Fegley, Cadd.

COMM. CADD MADE A MOTION FOR APPROVAL OF THE SPECIAL EXCEPTION PERMIT WITH CONDITIONS AS OUTLINED AND COMM. THOMAS SUPPORTED.

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

Special Exception Permit and Site Plan Approved.

5.4 PF-11-51 Site Plan Review - 1915 Baldwin

PRESENTATION OF SITE PLAN REVIEW GIVEN BY MR. SABO.

Applicant present, had no additional comments.

CHAIRPERSON TURPIN DECLARED PUBLIC HEARING OPEN.

None.

CHAIRPERSON TURPIN DECLARED PUBLIC HEARING CLOSED.

Comm. Hudson inquired of the carved foam. Applicant indicated it is architectural foam and has a lifespan of 45 years and weighs 300 pounds. It is commonly used on exterior signs. Comm. Hudson inquired if the sign was illuminated. Applicant indicated sign is currently illuminated and they will not add additional lighting.

No comments: Cadd, Thomas, Fegley, Turpin.

COMM. THOMAS MADE A MOTION FOR APPROVAL OF THE SITE PLAN WITH CONDITIONS AS OUTLINED AND COMM. FEGLEY SUPPORTED.

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

Site Plan Approved.

5.5 PF-11-52 Special Exception Permit - 2-4 North Saginaw Street.

PRESENTATION OF SPECIAL EXCEPTION PERMIT GIVEN BY MR. SABO.

Applicant not present.

CHAIRPERSON TURPIN DECLARED PUBLIC HEARING OPEN.

Councilman George Williams inquired if NSP II Program funds were being used on this proposal. Mr. Sabo confirmed yes.

CHAIRPERSON TURPIN DECLARED PUBLIC HEARING CLOSED.

Comm. Hudson commented that the next three items also used NSP II Program funds, City funds and Economic Development funds and hope continuity will be established in the use of the funds. Comm. Hudson commented that when Pontiac regains its leadership it will be headed in the right direction.

Mr. Sabo reported that NSP Funds are for urban residential projects.

Comm. Thomas commented Pontiac is moving in a positive direction and encourages the Planning Commissioners to be business friendly, but feels living space of 587 square feet is very small and encouraged the petitioners and applicants that present before the Planning Commission to not just meet minimum requirements, but enhance lifestyles and living spaces.

Chairperson Turpin commented the proposal is a general showing of intent to build and designs and drawings are not final.

No comments: Fegley, Cadd.

COMM. THOMAS MADE A MOTION TO APPROVE SPECIAL EXCEPTION PERMIT WITH CONDITIONS AS OUTLINED AND COMM. HUDSON SUPPORTED.

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

Special Exception Permit Approved.

5.6 PF-11-53 - Special Exception Permit - Eagle Theater Apartments.

PRESENTATION OF SPECIAL EXCEPTION PERMIT GIVEN BY MR. SABO.

Applicant not present.

CHAIRPERSON TURPIN DECLARED PUBLIC HEARING OPEN.

Linda Morgan, Pontiac Resident, appreciates the funds, but feels they should be used to clear up the derelict building within the City of Pontiac to clean up Pontiac.

CHAIRPERSON TURPIN DECLARED PUBLIC HEARING CLOSED.

Comm. Thomas agreed with the comments by Ms. Morgan. A clean city, clean streets helps the city move forward.

Comm. Turpin commented the city has gone through struggles and balance is needed for growth.

No comments: Fegley, Cadd, Hudson.

COMM. HUDSON MADE A MOTION FOR APPROVAL OF SPECIAL EXCEPTION PERMIT WITH CONDITIONS AS OUTLINED AND COMM. THOMAS SUPPORTED.

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

Special Exception Permit Approved.

5.7 PF-11-54 Special Exception Permit - 67 North Saginaw.

PRESENTATION OF SPECIAL EXCEPTION PERMIT GIVEN BY MR. SABO.

Applicant, Mr. Cunningham, business owner for 20 years, excited about the proposal, invested funds and construction will start in October 2011.

CHAIRPERSON TURPIN DECLARED PUBLIC HEARING OPEN.

Sandy McDonald, Monarch Investments, indicated the NSP II funds are a result of the stimulus funds. The city has an allocation of 14.8 million, 9 million for the downtown area. The funds are targeted for urban revitalization and employment program. The market determines the viability of the residential aspect and some units will be 640-900 square feet.

CHAIRPERSON TURPIN DECLARED PUBLIC HEARING CLOSED.

Comm. Hudson inquired if the smaller size units are viable. Applicant indicated nurses and doctors at the nearby hospital would benefit the best. Larger units are available.

Comm. Thomas commented it is a great idea for revitalization, but there is limited retail and grocery stores in the area. Good activity brings good activity.

No comments: Fegley, Cadd, Turpin.

COMM. CADD MADE A MOTION TO APPROVE SPECIAL EXCEPTION PERMIT WITH CONDITIONS AS OUTLINED AND COMM. FEGLEY SUPPORTED.

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

Special Exception Permit Approved.

5.8 PF-11-55 Site Plan Review - 442 West Huron

PRESENTATION OF SITE PLAN REVIEW GIVEN BY MR. SABO.

Applicant Rudy Baker, also present Melanie Gray, Valley City Signs. Mr. Baker commented that 5/3 Bank is instituting an aggressive rebranding initiative with their signs and landscape improvements.

THIS IS NOT A PUBLIC HEARING.

Comm. Thomas inquired if this was an alternative plan to revise the landscaping. Applicant indicated yes with improved parking areas.

Comm. Hudson commented that the Linden Trees are very nice and have a flowery smell, also they enhance the area. Comm. Hudson asked applicant if consideration had been given to a monument sign and possibly relocating the Linden Trees, because the trend nationwide is for monument signs. Applicant indicated that idea can be revisited, but their first priority is a pylon sign.

Ms. Gray indicated the winter snow makes a pylon sign better for conditions and visibility

No comments: Fegley, Cadd, Turpin.

COMM. FEGLEY MADE A MOTION FOR APPROVAL OF SITE PLAN AND CONDITIONS AS OUTLINED AND COMM. CADD SUPPORTED.

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

Site Plan Approve.

5.9 11-56 Site Plan Review - St. Joseph Mercy Hospital.

PRESENTATION OF SITE PLAN REVIEW GIVEN BY MR. SABO.

Applicant Kathy Richmond, representative for St. Joseph Mercy Hospital indicated two major changes, 1, new tower requires new

signage and new directions; 2, St. Joe's has grouped with six other hospitals creating St. Joseph's Health Systems.

THIS IS NOT A PUBLIC HEARING.

Comm. Thomas commented he is pleased with the signage.

Comm. Hudson recommended approving the proposal conditioned on ZBA approval for variances. Mr. Sabo indicated that would be fine.

No comments: Fegley, Cadd, Turpin.

COMM. HUDSON MADE A MOTION FOR APPROVAL OF THE SITE PLAN SUBJECT TO APPROVAL BY THE ZBA FOR ANY NEEDED VARIANCES FOR THE SIGNS AND COMM. CADD SUPPORTED.

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

Site Plan Approved conditioned on Approval by ZBA for any needed variances for the signs.

NEW BUSINESS: None.

UNFINISHED BUSINESS: None.

OTHER ITEMS: None.

PUBLIC COMMENT: None.

ADJOURNMENT: 8:43 p.m.