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CITY OF PONTIAC  
PLANNING COMMISSION  
WEDNESDAY, SEPTEMBER 26, 2018  
6:30 P.M.

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

BOARD COMMISSIONERS:

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

CITY OFFICIALS PRESENT:

Vernon Gustafsson, Planning Manager  
Donovan Smith, Assistant City Planner

MEMBERS OF THE PUBLIC ADDRESSING THE PLANNING  
COMMISSION:

Frank Fugate

MINUTES RECORDED BY:

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

1 CALL TO ORDER: Vice Chair Fegley called the  
2 meeting to order at 6:32 p.m.

3

4 ROLL CALL (PRESENT):

5 Ashley Fegley, Vice Chair

6 Mayor Deirdre Waterman, Commissioner

7 Christopher Northcross, Commissioner

8 Lucy Payne, Commissioner

9 Hazel Cadd, Commissioner

10 Mona Parlove, Commissioner

11

12 ROLL CALL (EXCUSED):

13 Dayne Thomas, Chairman

14 VICE CHAIR FEGLEY: Good evening. It  
15 is September 26th, Wednesday, 6:30. We're going to  
16 begin our meeting. Roll call, please.

17 MR. GUSTAFSSON: Sure. Chair Fegley.

18 VICE CHAIR FEGLEY: Present.

19 MR. GUSTAFSSON: Commissioner Cadd.

20 COMMISSIONER CADD: Present.

21 MR. GUSTAFSSON: Commissioner

22 Northcross.

23 COMMISSIONER NORTHCROSS: Present.

24 MR. GUSTAFSSON: Commissioner Parlove.

25 COMMISSIONER PARLOVE: Present.

1 MR. GUSTAFSSON: Commissioner Payne.

2 COMMISSIONER PAYNE: Present.

3 MR. GUSTAFSSON: And Mayor Waterman.

4 MAYOR WATERMAN: Present.

5 MR. GUSTAFSSON: We definitely have a  
6 quorum, six.

7 VICE CHAIR FEGLEY: All right. Do we  
8 have any communications?

9 MR. GUSTAFSSON: Yes, I do. In your  
10 packet, or information from you on the legal-size  
11 paper is the medical marihuana Proposal 1 Ordinance  
12 that the community passed by one vote. So this is  
13 the law of the land. We are in the process right  
14 now of going through and looking at the review  
15 process, the criteria, the scoring, placement of the  
16 various facilities.

17 As you recall, within Proposal 1, it  
18 is a -- Proposal 1 allows for up to 20 provision  
19 centers. It is uncapped in regards to growers,  
20 processors, safety compliance, and also  
21 transporters. So these other facilities could  
22 provide the product, they process it, they test it,  
23 they take the resin out to make edibles, so it's a  
24 big process.

25 And, so those are the other type of --

1 the only limit is on provision centers which are  
2 20 -- up to 20 in the City of Pontiac.

3 And as of right now we're evaluating  
4 location as it relates to zoning requirements and so  
5 forth. Our goal -- or our mandate is to complete  
6 this by November 12th. If you would mark on your  
7 calendar, if we're looking at -- right now we're  
8 looking at a public hearing for the Planning  
9 Commission as relates to the Medical Marihuana  
10 Ordinance. As relates to the Zoning Ordinance,  
11 we're looking at October 17th.

12 COMMISSIONER CADD: For both zoning  
13 and --

14 MR. GUSTAFSSON: Excuse me?

15 COMMISSIONER CADD: For both zoning  
16 and public hearing?

17 MR. GUSTAFSSON: Yeah, zoning.

18 MAYOR WATERMAN: Madam Chair?

19 VICE CHAIR FEGLEY: Yes?

20 MAYOR WATERMAN: Yes. Although we  
21 handle this under communications, I think if we can  
22 add this to the agenda as -- under new business,  
23 because I think it may -- this is so significant and  
24 the Planning Commission part of this is so  
25 significant that I think it would be helpful if we

1 actually have a discussion about it where our  
2 planner can give you more detailed information about  
3 the whole process and sequence on the time frame on  
4 that.

5 The October 17th date is -- has not  
6 officially been set yet because there are a number  
7 of things that have to be done. Because of the way  
8 this was brought to the City on referendum, and the  
9 Ordinance says that the City has 60 days from the  
10 time that we had the recount, that is a much  
11 accelerated rate to do these things, particularly  
12 since some communities it's taken them, you know,  
13 two or three years to get it done and get it right.

14 So 60 days is an enormously  
15 problematic schedule for us to be able to go through  
16 all of the Zoning and Ordinance changes that we need  
17 to have to get it through Planning Commission and  
18 set up a whole application process that is in the  
19 hands of the clerk's office and it's not -- and  
20 particularly since this community is starting from  
21 zero, you know.

22 So, this is just a consideration and I  
23 think given the -- the role of the Planning  
24 Commission, I think this is a good time rather than  
25 have it all fall upon you, you know, in one fell

1 sloop after the October -- in the October meeting,  
2 that this would be a good chance to ask questions to  
3 be knowledgeable about that. I don't know how many  
4 of you have seen the Ordinance before tonight or if  
5 it's just -- so there's a lot to know about this,  
6 and so, that was -- that would be my suggestion,  
7 that we save some time after the regular business to  
8 add that on as a new business item.

9 VICE CHAIR FEGLEY: Okay. Is it  
10 something that we have to pass by the 10/17th or  
11 it's just something that --

12 MAYOR WATERMAN: No, no, information  
13 only.

14 VICE CHAIR FEGLEY: Information?  
15 Okay.

16 MAYOR WATERMAN: Just to have a drill  
17 down on this particular subject.

18 VICE CHAIR FEGLEY: Okay. Because I  
19 haven't even had a chance to read this. I almost  
20 would like to read it and maybe it another night.  
21 Is it something that we need to discuss tonight?

22 MAYOR WATERMAN: I'm just suggesting  
23 that it be put on for information purposes and it  
24 doesn't mean that it can't be continued, but I just  
25 thought we should start it given the fact that we

1 had such a compressed time, really --

2 VICE CHAIR FEGLEY: Okay.

3 MAYOR WATERMAN: -- to get the  
4 Planning Commission -- you know, so it may continue  
5 certainly, if it's that much discussion needed and  
6 we should start somewhere sometime, so.

7 MR. GUSTAFSSON: I think it's a very  
8 good point. And I can go through the -- it's five  
9 pages and I can kind of highlight whatever section  
10 what they mean and so forth, and go from there.  
11 Just give you a breakdown as it relates to the  
12 Ordinance.

13 VICE CHAIR FEGLEY: Okay, that sounds  
14 good.

15 MR. GUSTAFSSON: Okay.

16 VICE CHAIR FEGLEY: All right.  
17 Minutes for review. Commissioner Northcross, do you  
18 have any comments or questions from the minutes from  
19 last --

20 COMMISSIONER NORTHCROSS: No comments.

21 VICE CHAIR FEGLEY: Commissioner Cadd,  
22 do you have any questions or comments?

23 COMMISSIONER CADD: None, thank you.

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

1 MAYOR WATERMAN: I do not.

2 COMMISSIONER PARLOVE: I do not.

3 VICE CHAIR FEGLEY: Commissioner  
4 Payne, do you have any comments or questions?

5 COMMISSIONER PAYNE: Well, the minutes  
6 that I read some of them had blanks. I guess maybe  
7 the recorder did not pick up complete sentences or  
8 words so, I don't know what -- you know, that is a  
9 concern, but --

10 MR. GUSTAFSSON: It seemed like there  
11 was a couple of areas, but it didn't miss any  
12 information.

13 COMMISSIONER PAYNE: Okay. Thank you.

14 VICE CHAIR FEGLEY: I don't have any  
15 comments or questions. May I have a motion for  
16 approval?

17 COMMISSIONER PARLOVE: I make a motion  
18 to approve the minutes.

19 MAYOR WATERMAN: Support.

20 VICE CHAIR FEGLEY: Roll call, please.

21 MR. GUSTAFSSON: Yes, Commissioner  
22 Parlove.

23 COMMISSIONER PARLOVE: I accept the  
24 minutes.

25 MR. GUSTAFSSON: Okay. Mayor



1 Waterman.

2 MAYOR WATERMAN: Yes.

3 MR. GUSTAFSSON: Okay. Commissioner

4 Payne.

5 COMMISSIONER PAYNE: Yes, to approve.

6 MR. GUSTAFSSON: Okay. Commissioner

7 Northcross.

8 COMMISSIONER NORTHCROSS: Yes.

9 MR. GUSTAFSSON: Commissioner Cadd.

10 COMMISSIONER CADD: Yes, to approve.

11 MR. GUSTAFSSON: And lastly,

12 Commissioner Fegley.

13 VICE CHAIR FEGLEY: Yes.

14 MR. GUSTAFSSON: Okay. Motion passes.

15 AYES: Payne, Parlove, Fegley,

16 Northcross, Cadd, Waterman

17 NAYS: (None.)

18 ABSTAIN: (None.)

19 MOTION CARRIES 6-0-0

20 VICE CHAIR FEGLEY: Okay. First, or  
21 the only item on the agenda is site plan review for  
22 69 Douglas, Winston Commons on number 5.1.

23 MR. GUSTAFSSON: Okay. Thank you.

24 (Presentation of facts given by Mr.  
25 Gustafsson.)

1           COMMISSIONER NORTHCROSS: There was  
2 just a question about the general layout of the --  
3 of the apartments and whether or not they'll meet  
4 our minimum square footage requirements.

5           MR. GUSTAFSSON: They do meet the  
6 minimum requirements, yes, they do.

7           COMMISSIONER NORTHCROSS: So the  
8 plans, the layout plans that were sent today --  
9 okay.

10          MR. GUSTAFSSON: Yes. Good question.

11                   (Presentation of facts continues.)

12          MR. GUSTAFSSON: Okay. Any questions?

13          VICE CHAIR FEGLEY: No, I don't have  
14 any questions right now. Would you like to come to  
15 the podium and explain further your project or --

16          MR. FUGATE: Can I just come to right  
17 here? Can you hear me okay?

18          VICE CHAIR FEGLEY: Yes. Thank you.

19          MR. FUGATE: Thank you. I'm Frank  
20 Fugate. I'm with the Woda Cooper Companies. Thank  
21 you, Mayor, for being here, Planning Commission, Mr.  
22 Gustafsson for getting this all together.

23                   Mr. Gustafsson has done a great job of  
24 going through what the units look like and different  
25 things like that. I'd like to talk about -- and the

1 site plan. So a couple of things I'd like to talk  
2 to you all about tonight and then I'll make it very  
3 brief and you can ask me questions.

4 One thing I'd like to say is if you  
5 look at the elevations, we have -- it's a fiberboard  
6 material and it has battens on it. And the idea is  
7 Huron Street is a very business street, I want to be  
8 able to keep our buildings clean, I want them to be  
9 durable and I have brick.

10 So I want everybody to understand that  
11 this is a very durable material that we're putting  
12 on there along with fiberglass doors and different  
13 things like that. These will be Enterprise Green,  
14 will be energy efficient. All of the appliances,  
15 and the appliances that we'll be putting into this  
16 will be microwaves, dishwashers, frost-free  
17 refrigerators, self-cleaning ovens, central air.  
18 All of these will be Energy Star along with the  
19 design will be Enterprise Green/LEED. Everybody  
20 understands the benefits of that, both to the  
21 operation and to the residents with energy savings.

22 The community building, like Mr.  
23 Gustafsson said, will also have some green space  
24 around it, will also have a top lock with it. The  
25 laundry facilities will be there. Generally when we

1 do this we set the laundry facilities up so the mom  
2 can -- if it's a fenced-in top lock she can keep an  
3 eye on her kids while she's checking the laundry  
4 very quickly, so it's a design feature we put into  
5 this.

6 One of the things I want to talk about  
7 is site control. These lots are -- I've approached  
8 all of the property owners, asked them to sell, some  
9 of the -- the one lot the gentleman did not want to  
10 sell. I respected that totally. Two people wanted  
11 to sell their homes. I had -- and one person had an  
12 extra lot, I bought their lot. A lady had two lots,  
13 and then the majority of the properties came from  
14 Oakland County Treasurer's Office and Michigan Land  
15 Bank.

16 So these properties have been sitting  
17 for a long time doing nothing. Everybody has been  
18 very good to work with, I've got all of my -- and a  
19 non-profit has agreed to sell me their property too.

20 So I've gotten all of these  
21 properties. I believe I have six or seven purchase  
22 agreements out, it's not been easy. I have a lot of  
23 blood and sweat in it so I'm very excited about it,  
24 which is kind of the way I do things.

25 So I really think that we're taking a

1 lot of the properties that are not tax revenues to  
2 the community, and bringing that back into the  
3 community, and we're also -- it's -- it's in an  
4 area -- one of the great amenities with this site is  
5 its proximity to downtown. And every time I come to  
6 Pontiac, and I've been coming to Pontiac now for  
7 probably 18 months, I see something new downtown  
8 happening. And I think this will be a benefit, it's  
9 walking -- one of the amenities that we're putting  
10 in are bicycle racks and they're not just typical,  
11 you know, piece of metal and you lock your bike up  
12 to it, they're structures that you can put your bike  
13 in and they can be protected. So we're excited  
14 about that.

15 We want this to be a walkable -- we  
16 want this to be a community that will go downtown.

17 Some of the things -- one of the other  
18 amenities that I really feel strongly about is jobs  
19 coming to downtown. I've been at Council meetings,  
20 I've listened to the Mayor, I've listened to Council  
21 members. You have a hospital downtown. A lot of  
22 the -- a lot of the folks that work in that  
23 hospital, their income -- they will be able to live  
24 in our properties. It will be a benefit that, you  
25 know, if you stand on Huron Street before 4:00

1 there's a lot of cars going out. Hopefully we can  
2 stop a few of those and they can pull into Douglas  
3 Street and -- or they can walk.

4 So those are some of the amenities I  
5 wanted to talk to everybody about tonight.

6 So we have taken a lot of the  
7 non-income-producing lots, we have got a walkable  
8 community, we have got Enterprise Green, we have got  
9 a design. You know, we're looking at this structure  
10 is probably from the top of the roof is only  
11 25 feet. So it's going to fit into existing homes,  
12 it's going to -- it's not like it's going to be a  
13 big, massive structure or anything there. So I'm  
14 hoping that -- my feeling is we'll have a  
15 streetscape on Huron and Mechanic and Douglas will  
16 have a nice streetscape.

17 VICE CHAIR FEGLEY: Thank you. I'm  
18 going to open up questions to my fellow  
19 Commissioners.

20 MR. FUGATE: Yep, I'm done. That's  
21 perfect.

22 VICE CHAIR FEGLEY: Okay. Thank you.  
23 Commissioner Northcross, do you have any comments or  
24 questions?

25 COMMISSIONER NORTHCROSS: No, you've

1 answered my questions.

2 VICE CHAIR FEGLEY: Okay.

3 Commissioner Cadd, do you have any comments or  
4 questions?

5 COMMISSIONER CADD: This is for all  
6 ages, correct?

7 MR. FUGATE: Yeah. Yeah. General  
8 occupancy. And that's why we have some  
9 one-bedrooms, A, for millennials; and B, for active  
10 seniors.

11 COMMISSIONER CADD: Could you give me  
12 an idea as to the range of what you're going to  
13 charge for rents?

14 MR. FUGATE: Yep.

15 COMMISSIONER CADD: Thank you.

16 MR. FUGATE: I got to find it. So a  
17 one-bedroom, the tenant still pays the utilities  
18 except for water and sewer. The one bedroom will  
19 start around \$660 a month. The two-bedroom will be  
20 anywhere from 921 to \$1,121 a month. And the  
21 three-bedroom will be anywhere from 1,041 to 1,291.

22 COMMISSIONER CADD: And they're all  
23 separately metered so everybody is responsible for  
24 everything but the water and sewer?

25 MR. FUGATE: Yes. Yes. Usually water

1 and sewer, we do that on a master meter. But we pay  
2 for -- our company pays for it.

3 COMMISSIONER CADD: And how long do  
4 you think it will take to have it complete?

5 MR. FUGATE: So, let's run through the  
6 dates real quick. We'll find out about our  
7 financing by the first of February. That will be  
8 and exciting day, so that will be -- you know. And  
9 then we start delving into the survey and  
10 pre-construction, working with the City, getting all  
11 of the details. That's usually a six-month process.  
12 Let's say eight months to make the numbers easy,  
13 okay? So that's going to be the end of 2019.

14 We will start construction probably as  
15 soon as it warms up. If we have a warm winter,  
16 we'll start in February, March of 2020. And then  
17 the development will be complete by the end of 2020.  
18 Sounds like a long ways away, doesn't it.

19 COMMISSIONER CADD: Not really.

20 MR. FUGATE: So, that's -- that's kind  
21 of the time frame in a nutshell.

22 COMMISSIONER CADD: Okay. That's all  
23 that I have right now. Thank you so much.

24 MR. FUGATE: Thank you.

25 VICE CHAIR FEGLEY: Mayor Waterman, do



1 you have any comments or questions?

2 MAYOR WATERMAN: I do. Frank, hi,  
3 good to see you again. I'm very familiar with this  
4 project because this part is proceeding on a couple  
5 of tracks, they also had to come to Council to get  
6 the pilot that they need for the financing from  
7 Michigan, so there was part of that process that has  
8 been wending its way through Council.

9 So, the thing in setting that and  
10 knowing this project, mirrors ourselves with this  
11 particular developer, Woda. We have seen the work  
12 they have done in other places across the state,  
13 very commendable housing, of course. And we do have  
14 as part of the agreements now with these various  
15 developers who are asking for pilots, development  
16 agreements and MSA agreements, and that is set up to  
17 this project as well --

18 MR. FUGATE: Yes.

19 MAYOR WATERMAN: -- because it's the  
20 City's commendation that has to go along with their  
21 application to Michigan. So one unique feature of  
22 the agreement we have with this developer is that it  
23 is linked with an apprenticeship program, which  
24 means that it also bring some new builds for the  
25 City of Pontiac which we have been not having a lot

1 of in the last number of years, so new build is  
2 great in the City. But, also the fact that it has a  
3 workforce development component of it with training.  
4 So that is another community benefit to add to this  
5 particular project.

6 So we're happy to see this, we're also  
7 happy to see that the new build represents a kind of  
8 inventory of housing that we haven't had new builds  
9 in a good while. I've had any number of people who  
10 have said to me, you know, one of the kind of things  
11 we would like to have the option of are townhomes,  
12 so this is townhomes.

13 And the other things that recommends  
14 this project, is that it is along one of our very  
15 accessible corridors in town. So if we have  
16 emphasis on our main thoroughfares and corridors,  
17 and this is at the eastern gateway along that  
18 University/Huron pathway, then this will help to  
19 certainly beautify and rehabilitate that area.

20 So for those reasons, I just wanted to  
21 share that with you, because we have been working  
22 with Woda for some time now to -- well, shorter on  
23 this one because this came fairly -- fairly  
24 recently, but we're happy to recommend that from an  
25 administration-wide in terms of this being a project

1 that will lend to that category of housing that we  
2 have had a drift of in the last few years.

3 So, I would just like to share those  
4 comments with the Planning Commission for your  
5 consideration.

6 VICE CHAIR FEGLEY: Thank you.  
7 Commissioner Parlove, do you have any questions or  
8 comments?

9 COMMISSIONER PARLOVE: I do. Good  
10 evening, Frank. Thank you for coming back. You  
11 were here working on the project behind the Oakland  
12 Press, right?

13 MR. FUGATE: Yes, ma'am.

14 COMMISSIONER PARLOVE: How is that  
15 coming along?

16 MR. FUGATE: We got funded and I just  
17 got an update today, we had a kickoff phone call  
18 with our engineers, our architects, our construction  
19 staff, and our development office. So today was  
20 kind of a kickoff meeting of what has to be done,  
21 where we're going and the path that we're going  
22 down.

23 COMMISSIONER PARLOVE: Great. Great.

24 MR. FUGATE: So, yes, we're very  
25 excited.

1 COMMISSIONER PARLOVE:

2 Congratulations. Do you know when you'll be  
3 breaking ground yet?

4 MR. FUGATE: I'm afraid I do not. But  
5 it should be -- we got funded, it should be within  
6 the end of this year.

7 COMMISSIONER PARLOVE: Okay. Great.  
8 Well, I hope we have a warm late fall for you.

9 MR. FUGATE: I do too. Thank you.

10 COMMISSIONER PARLOVE: And dry. Thank  
11 you for bringing this project to Pontiac as a  
12 possibility and a viable option for us. It looks  
13 very interesting. I think it's a great location for  
14 what you're proposing, it makes sense. But a couple  
15 of questions I have just to be clear. These are  
16 built on slabs, no basements, correct?

17 MR. FUGATE: Slab on grade, yes.

18 COMMISSIONER PARLOVE: Okay. No  
19 covered parking?

20 MR. FUGATE: No covered parking.

21 COMMISSIONER PARLOVE: Is there enough  
22 parking for both residents and guests onsite or  
23 would guests be parking on the street?

24 MR. FUGATE: So, what we have -- there  
25 is -- we have done some research. We have probably

1 four or five extra parking spots. We've got -- we  
2 meet the code, we have got -- which is basically a  
3 little over two -- it's based on bedrooms, but it's  
4 basically two parking spots per unit, so we have  
5 exceeded that. And then Mechanic Street and Douglas  
6 Street does allow street parking. So, if somebody  
7 has a birthday party at our community building they  
8 can park on the street.

9 COMMISSIONER PARLOVE: Okay.

10 MR. FUGATE: There's also if they ever  
11 have one big shindig, there's the park around the  
12 street that has parking that they have to walk a  
13 half a block to get to. So -- yeah, we have  
14 considered that.

15 COMMISSIONER PARLOVE: Okay. Great.  
16 The other thing that I did not see in our packet was  
17 the rear elevation. Is there any brick on the backs  
18 of these buildings?

19 MR. FUGATE: Yeah, generally we do  
20 put -- it's called a -- it's the layer along the  
21 bottom, that will be in brick.

22 COMMISSIONER PARLOVE: Okay. But  
23 other than that, there's no vinyl on these?

24 MR. FUGATE: No, these will not be  
25 vinyl, these will be fiberboard.

1 COMMISSIONER PARLOVE: Okay.

2 MR. FUGATE: And then they will have  
3 the back like you see, so they'll be -- there will  
4 be some horizontal to break it up, but it's  
5 fiberboard it's not vinyl.

6 COMMISSIONER PARLOVE: Great. And no  
7 Dryvit, I hope? None of that EIFS?

8 MR. FUGATE: No.

9 COMMISSIONER PARLOVE: Thank you.

10 MR. GUSTAFSSON: No, there's not.

11 COMMISSIONER PARLOVE: Okay. I think  
12 that's it.

13 MR. FUGATE: That's easy for me to  
14 say, no, I just want you to know.

15 COMMISSIONER PARLOVE: That's it.  
16 Thank you.

17 MR. GUSTAFSSON: Commissioner Parlove,  
18 I want to also say that as Frank indicated, their  
19 parking count was based on roughly two parking  
20 spaces per bedroom. Actually per our code it's  
21 actually 1.1. So actually they've exceeded the  
22 requirements, even based upon our standards. So in  
23 regards to the number of vehicles that for the  
24 residents plus parking I'm sure will be fine, you  
25 know, would be adequate.

1 COMMISSIONER PARLOVE: Thank you.

2 VICE CHAIR FEGLEY: Ms. Parlove, do  
3 you any questions or comments?

4 COMMISSIONER PARLOVE: I'm done.

5 VICE CHAIR FEGLEY: Payne. I'm sorry.  
6 Commissioner Payne, do you have any comments or  
7 questions?

8 COMMISSIONER PAYNE: Well, first of  
9 all, once again thank you for your interest here  
10 within the City of Pontiac. And this is one of the  
11 plans that we had looked at for our master plan, you  
12 know, so we're well in range with that, so I  
13 appreciate that.

14 The facility, all of your plans all  
15 look great, we really, really appreciate that, and  
16 the building looks really good. I, you know, went  
17 through there and I was thinking wow, that's a  
18 little small place for all of this. So, but you  
19 were saying that the houses -- that you had  
20 purchased some of the houses, so some of those would  
21 be coming down --

22 MR. FUGATE: Yes.

23 COMMISSIONER PAYNE: -- to give you  
24 the space that you really need? Okay.

25 Now, do you have any relationship,

1 have you built a relationship with the building  
2 across the street from you, the park -- what is that  
3 park?

4 COMMISSIONER NORTHCROSS: Beacon.

5 MR. FUGATE: Beacon? Yeah, Mr. David,  
6 Rick David. Yeah, I have. Rick -- let me take a  
7 step backwards and -- to what the Mayor was talking  
8 about. One of the things that we did last Thursday  
9 is we had a neighborhood meeting. And it was set  
10 up -- this is District 7, which is Council  
11 President --

12 COMMISSIONER NORTHCROSS: Williams.

13 MR. FUGATE: -- Williams's district.  
14 So we had probably eight to ten people at a public  
15 meeting last week. One of the people that spoke in  
16 favor of the development was Mr. David. I invited  
17 Mr. David to our -- to the meeting. So he was one  
18 of the ones. I met with Mr. David and Wilma Adamere  
19 (ph) I think is her last name. I may have  
20 mispronounced that. But I met with them probably  
21 six weeks ago to let them know, because they're a  
22 stakeholder in the community. So I met with them.

23 COMMISSIONER PAYNE: Okay. So their  
24 interest -- they've -- they have, like, I guess  
25 coming off of Huron, is that M-59 or -- and they



1 have coming off of Pike to get to their residence?

2 MR. FUGATE: You mean -- yes.

3 COMMISSIONER PAYNE: Right -- to --

4 MR. FUGATE: For access?

5 COMMISSIONER PAYNE: Yes.

6 MR. FUGATE: Yes.

7 COMMISSIONER PAYNE: That's great.

8 MR. FUGATE: Nothing off of Huron,  
9 though.

10 COMMISSIONER PAYNE: Oh, they can't --

11 MR. FUGATE: There will be no access  
12 to this development from Huron. Everything will be  
13 from Douglas and McKinley.

14 MR. GUSTAFSSON: Yeah, I believe --

15 COMMISSIONER PAYNE: Well, the  
16 street --

17 MR. GUSTAFSSON: Go ahead.

18 COMMISSIONER PAYNE: Well, no, go  
19 ahead.

20 MR. GUSTAFSSON: I was going to say,  
21 if you look at the aerial, you'll see an aerial  
22 superimposed over the development and you'll see a  
23 bunch of driveways, those will all be gone. Those  
24 are the driveways for the former homes --

25 COMMISSIONER PAYNE: Oh, okay.

1 MR. GUSTAFSSON: -- that you might  
2 have thought access to, but that won't be. Like I  
3 said, it will be Douglas and Mechanic will be the  
4 primary access points for the development.

5 COMMISSIONER PAYNE: Okay. All right.  
6 Super. Thank you.

7 MR. FUGATE: You're not the first  
8 person to question that and I should have pointed  
9 that out, that those -- that is -- like Vern said,  
10 that is superimposed on top of a map.

11 COMMISSIONER PAYNE: Okay.

12 MR. FUGATE: So those go away.

13 COMMISSIONER PAYNE: Elevators are in  
14 here, then?

15 VICE CHAIR FEGLEY: No. No elevators,  
16 just stairs. These are walkups.

17 MR. GUSTAFSSON: Okay.

18 VICE CHAIR FEGLEY: Well, thank you  
19 for investing in Pontiac. These bedrooms in these  
20 units, too, seem like they're all very nice size  
21 too. Are these eight-foot ceilings or nine-foot  
22 ceilings?

23 MR. FUGATE: I believe that everything  
24 is an eight-foot ceiling.

25 VICE CHAIR FEGLEY: It is?

1 MR. FUGATE: Eight-plus I think is  
2 what we do.

3 VICE CHAIR FEGLEY: Okay.

4 MR. FUGATE: Could be a couple more  
5 inches than that.

6 VICE CHAIR FEGLEY: Okay. I noticed,  
7 too, that there's no side elevations and I --  
8 there's no windows at all on the sides. Would you  
9 be opposed to maybe adding some windows in some of  
10 those bathrooms in the one-bed units?

11 MR. FUGATE: Yeah, that's something  
12 that we can do. That wouldn't be a problem as --  
13 as -- yeah, because we have the two buildings -- you  
14 got the two on Mechanic and then you got the one out  
15 on Huron that that could be crucial for, yeah.

16 VICE CHAIR FEGLEY: Just add some more  
17 natural light to those end units.

18 MR. FUGATE: Yeah. And that's  
19 something that in the final design and coming back  
20 to the community we can -- we'll do that.

21 VICE CHAIR FEGLEY: Well, that will be  
22 great. I notice too on some of the one-story units,  
23 especially on the ones where you have the two-story  
24 and then one-story on either side, there's bathrooms  
25 there in the front too that you could probably maybe

1 add a window to also.

2 MR. FUGATE: Yeah.

3 VICE CHAIR FEGLEY: Like right there  
4 on the left, that's all just a brick facade and  
5 that's a nice sized bathroom in there.

6 MR. FUGATE: Right. Yeah, that's --  
7 that's something that we can work into, that's a  
8 detail that we can work into, that's not a problem.

9 VICE CHAIR FEGLEY: That would be  
10 great. I have no other comments or questions. I  
11 think it's a great project and I'm excited to see it  
12 get built.

13 MR. FUGATE: Thank you.

14 VICE CHAIR FEGLEY: Does anyone else  
15 have any comments or questions? May I have a  
16 motion?

17 COMMISSIONER NORTHCROSS: I make a  
18 motion. I'll make the motion that -- let's see, I  
19 want to get to the suggested motion here. That the  
20 Planning Commission approve a preliminary site plan  
21 and allow the planning manager authorization to  
22 grant final site plan approval upon receipt of  
23 revised site development plans that reflect the  
24 following information. The topographical and site  
25 survey along with legal description, grading plans,

1 utility plans, and site engineering detail plans,  
2 land plan and revised drawing with a construction  
3 detail of a waste receptacle, six-foot high masonry  
4 screen wall and location of development entry sign.  
5 Is that complete enough?

6 VICE CHAIR FEGLEY: Can you add the  
7 windows on the side elevations?

8 COMMISSIONER NORTHCROSS: Okay.  
9 Number 5. That would be -- let me add for number 4,  
10 revise drawing plans with construction details of a  
11 waste receptacle, revise -- with -- we'll start  
12 another sentence here, revised drawing plans of  
13 side --

14 MR. GUSTAFSSON: And also of -- she  
15 also mentioned front elevations to include  
16 additional windows.

17 COMMISSIONER NORTHCROSS: Side and  
18 front elevations of buildings to include additional  
19 windows.

20 MR. GUSTAFSSON: Correct.

21 COMMISSIONER NORTHCROSS: Revise  
22 drawing plans of side and front elevation --

23 VICE CHAIR FEGLEY: Additional windows  
24 in bathrooms, because it was just the bathrooms that  
25 I saw. Everything else has a window in it.

1                   COMMISSIONER NORTHCROSS:  -- to  
2 include additional windows in -- I'm printing  
3 this -- bathrooms.

4                   VICE CHAIR FEGLEY:  Bathrooms, yeah.  
5 Thank you.

6                   COMMISSIONER CADD:  To add additional  
7 natural lighting.

8                   COMMISSIONER NORTHCROSS:  In bathroom  
9 areas for additional natural lighting.

10                  MR. GUSTAFSSON:  Nice.  Okay?

11                  COMMISSIONER CADD:  I do have another  
12 question.

13                  MR. GUSTAFSSON:  Sure.

14                  COMMISSIONER CADD:  Once this is  
15 built, is your company going to be responsible for  
16 cleaning off all of the streets in that area and  
17 snow and other weather?

18                  COMMISSIONER NORTHCROSS:  Do I need to  
19 make that motion again?

20                  COMMISSIONER CADD:  I'm sorry.

21                  COMMISSIONER NORTHCROSS:  We didn't  
22 get a second.

23                  COMMISSIONER CADD:  I'm sorry.

24                  COMMISSIONER NORTHCROSS:  Assuming  
25 that you approve that motion.  Do I need to read it

1 again?

2 VICE CHAIR FEGLEY: Why don't we go  
3 through and then ask the questions; is that okay?

4 COMMISSIONER NORTHCROSS: Okay. I  
5 made the motion that we approve a preliminary site  
6 plan and allowing the planning manager authorization  
7 to grant final site plan approval upon receipt of  
8 revised site development plans that reflect the  
9 following information. Topographical and site  
10 survey along with a legal description. Two, grading  
11 plan, utility plans and site engineering detail  
12 plan. Three, landscape plan and -- landscape plan.  
13 Four, revised drawings and construction detail of a  
14 waste receptacle six-foot high masonry screen wall  
15 and location of development entry sign. And number  
16 five, revised drawing plans of side and front  
17 elevation of building to include additional bathroom  
18 area -- to include additional windows in bathroom  
19 areas for additional natural lighting.

20 VICE CHAIR FEGLEY: Can I get a  
21 second?

22 COMMISSIONER PARLOVE: I second.

23 VICE CHAIR FEGLEY: Roll call, please.

24 MR. GUSTAFSSON: Okay. Commissioner  
25 Northcross.

1 COMMISSIONER NORTHCROSS: Yes.

2 MR. GUSTAFSSON: Commissioner Parlove.

3 COMMISSIONER PARLOVE: Yes.

4 MR. GUSTAFSSON: Commissioner Payne.

5 COMMISSIONER PAYNE: Yes.

6 MR. GUSTAFSSON: Mayor Waterman.

7 MAYOR WATERMAN: Yes.

8 MR. GUSTAFSSON: Commissioner Cadd.

9 COMMISSIONER CADD: Yes.

10 MR. GUSTAFSSON: And Vice Chair

11 Fegley.

12 VICE CHAIR FEGLEY: Yes.

13 MR. GUSTAFSSON: Motion passes six to

14 zero.

15 AYES: Payne, Parlove, Fegley,

16 Northcross, Cadd, Waterman

17 NAYS: (None.)

18 ABSTAIN: (None.)

19 MOTION CARRIES 6-0-0

20 VICE CHAIR FEGLEY: Thank you.

21 COMMISSIONER PAYNE: Congratulations.

22 Welcome to Pontiac.

23 VICE CHAIR FEGLEY: Did you want to

24 have that question answered?

25 COMMISSIONER CADD: That question in



1 the case of inclement weather, this is all the --  
2 one comprehensive unit, would your company be  
3 providing the shoveling and all that?

4 MR. FUGATE: Yeah, we'll provide the  
5 snow removal on our parking lots and everything like  
6 that. We have quite a few developments in Michigan  
7 and that's -- certain winters that's a major  
8 expense. So yeah, we do provide that.

9 VICE CHAIR FEGLEY: Okay. Next on the  
10 agenda -- did you -- when did you want to talk more  
11 about this then?

12 MR. GUSTAFSSON: Yeah. I can give you  
13 a --

14 VICE CHAIR FEGLEY: Rundown?

15 MR. GUSTAFSSON: Yeah, a little bit of  
16 synopsis in regards to the -- we're talking about  
17 the Proposal 1 Medical Marihuana Ordinance, Proposal  
18 1 that was approved by the voters by one vote. As I  
19 mentioned, this is the law of the land. So page one  
20 is primarily definitions in regards to what  
21 everything means as part of the Ordinance. Okay?

22 When you get down at the bottom part  
23 of page one, section three and four, it talks about  
24 the creation of a Medical Marihuana Commission. And  
25 their role is primarily to hear appeals that would

1 be presented from applicants related to a decision  
2 that was made by the clerk. Okay? So if you go on  
3 to page two where it continues that, it talks about  
4 the powers and duties, rules and regulations of --  
5 of that.

6 Then it gets into in sections 7 and 8,  
7 starts to explain the whole application process in  
8 regards to what is going to be required for the  
9 Applicant to provide to the City, and as you can  
10 imagine not just the City, but they'll be providing  
11 similar or probably even more information to the  
12 State as relates to these facilities.

13 And let me get back to under  
14 definitions. So we have growers that are in a class  
15 of A, B or C. And a grower can grow up to -- a  
16 grower class A can grow up to 500 marijuana plants.  
17 Class B grower can grow up to 1,000. And class C  
18 grower can grow up to no more than 1,500 plants,  
19 okay? Provision centers are -- think of them as  
20 very heavily regulated sales of product. Think of  
21 them as a very regulated -- like a CVS drugstore,  
22 you're coming in there with your medical marihuana  
23 card, you're allowed in, everything is checked and  
24 processed, so that is what the provisioning centers  
25 or what we hear of now called dispensaries.

1           Then you also have what we call as  
2 processors. They take the plants, they extract  
3 certain resins to make edibles and other products.  
4 And then you also have safety compliance to make  
5 sure that -- and they're tested in regards to the  
6 level of THC within the plants. And all that is  
7 documented in quantity, process in regards to  
8 packaging and so forth.

9           And then you also have, aside from  
10 that, you have processors and then transporters.  
11 They're the ones that will actually take the product  
12 and move it from one location to another, and again,  
13 it's all regulated in how that process works.

14           So get back to the Ordinance on page  
15 two, goes through -- starting on section eight, goes  
16 through a lengthy process in regards to what is in  
17 included within all of that. It goes on to page  
18 three down to section nine. Section nine is the  
19 process. And here, in regards to -- it gets into  
20 more date specific in regards to how the application  
21 is submitted. So after the 60-day window, there is  
22 the clerk announces that there's a seven-day window  
23 that she would start on a certain day to accepting  
24 provision centers for 21 days, okay? We can accept  
25 more, we're not too sure, and it's all kind of based

1 upon categories and evaluation and scoring, which is  
2 explained further down on page three which goes on  
3 to page four. So the clerk is the responsible party  
4 that will review all of the application process.  
5 And all of the contents that relates to that.

6 VICE CHAIR FEGLEY: What zoning are  
7 all of these buildings going to be under?

8 MR. GUSTAFSSON: We are working on  
9 that right now.

10 VICE CHAIR FEGLEY: Okay.

11 MR. GUSTAFSSON: We are determining  
12 that right now as we speak. As a matter of fact, we  
13 have more meetings coming up as relates to the  
14 zoning for these, all of these facilities.

15 COMMISSIONER PARLOVE: Quick question.  
16 As you are determining this zoning, are you taking  
17 into consideration the odor?

18 MR. GUSTAFSSON: Yes. From my --  
19 excuse me. From my understanding is, is that the  
20 odor in regards to what is required, in regards to  
21 the growers and the processors and so forth, they --  
22 it's basically going to be non-existent. My  
23 understanding is, is that these facilities there is  
24 not that much odor protruding out of them.

25 COMMISSIONER PARLOVE: Okay. I --

1                   COMMISSIONER CADD:  If you drive down  
2                   75 in Troy you can really smell the odor in the  
3                   morning.

4                   MR. GUSTAFSSON:  Okay.

5                   COMMISSIONER CADD:  Because some of  
6                   them as they're growing it it's very strong.

7                   COMMISSIONER PARLOVE:  Also, I've been  
8                   doing some work with growers out of state and  
9                   there's very specific areas that they are relegated  
10                  to because of the odor.

11                  MR. GUSTAFSSON:  Okay.

12                  COMMISSIONER PARLOVE:  So I don't  
13                  think that it's -- I don't believe that it's really  
14                  non-existent.  I think it is something that someone  
15                  has floated us away to try and make everybody happy,  
16                  but I don't know that that's the case.

17                  MR. GUSTAFSSON:  No, that's a very  
18                  good point.

19                  COMMISSIONER PAYNE:  Schools and  
20                  churches and --

21                  MR. GUSTAFSSON:  Yes.  As part of the  
22                  requirements, as Commissioner Payne had pointed out,  
23                  there -- any of these facilities there are distances  
24                  away, they are 1,000 feet from any public or private  
25                  schools.  500 feet from a commercial childcare

1 organization that is licensed and registered with  
2 the State of Michigan. Also a public park with  
3 playground equipment. And lastly, a religious  
4 institution that is defined as tax exempt by the  
5 Assessor.

6 So those are the requirements that we  
7 have on this book. This Ordinance that was passed  
8 by the public is good for 18 months, we can't change  
9 this, okay? So this is what -- like I said, this is  
10 the law of the land right now. But we're just  
11 trying to work within that.

12 COMMISSIONER NORTHCROSS: Would --  
13 would we be able to set up zones, special zones like  
14 we have a special zone for -- had a special zone for  
15 the Silverdome which was a --

16 MR. GUSTAFSSON: Yeah.

17 COMMISSIONER NORTHCROSS: And we have  
18 industrial zones. Would we be able to set up a  
19 special zone or special zones in different areas --

20 MR. GUSTAFSSON: Just for a district?

21 COMMISSIONER NORTHCROSS: Uh-huh.

22 MR. GUSTAFSSON: That's been -- that's  
23 been floated, yes, that's been discussed.

24 COMMISSIONER NORTHCROSS: Are we going  
25 to re-do our definition --

1 (Multiple speakers.)

2 MAYOR WATERMAN: -- when they're  
3 usually used for medical marihuana. That's what  
4 they have and we're in the process of surveying the  
5 Council people to see if they are going to -- if  
6 they think their constituents are going to have a  
7 green zone in their particular area.

8 COMMISSIONER NORTHCROSS: Okay. And  
9 will the definition of agriculture or -- which is  
10 allowed in certain of our zones today, certain  
11 districts today, will that be tightened up or will  
12 the -- the definition of growing marijuana be  
13 specific --

14 MR. GUSTAFSSON: Yes. Yes, it would  
15 because you're right, in our Ordinance we have urban  
16 agriculture --

17 COMMISSIONER NORTHCROSS: Correct.

18 MR. GUSTAFSSON: -- which would be  
19 definitely very different from what this is. Yeah,  
20 good point.

21 COMMISSIONER NORTHCROSS: Yeah.

22 COMMISSIONER CADD: How many  
23 additional people do you think you're going to need  
24 in the City Clerk's office to take all of the  
25 applications, the rush that you're going to get?

1                   MAYOR WATERMAN: That's an  
2 administrative issue and that's something that the  
3 Clerk is charged with working out. Of course the  
4 whole application process requires input. It is  
5 very lengthy and very involved. The State has its  
6 own application process for licensing, and in all of  
7 the time that they have been granted State license  
8 there's only been six granted.

9                   COMMISSIONER CADD: Right. They have  
10 been way behind.

11                   MAYOR WATERMAN: Yeah. So that's why  
12 it's even more earth-shattering that the City has  
13 been asked to do this in 60 days.

14                   COMMISSIONER CADD: Yes, that's  
15 mind-blowing if they think they can do it in that  
16 short of time.

17                   MAYOR WATERMAN: Yeah, that's why we  
18 were kind of working on this internally. But, one  
19 of the things that -- you know, the questions that  
20 you're asking are very helpful and as we're going  
21 around and acquainting various district groups with  
22 this particular proposal, because a lot of people  
23 are have not read it or know what's in it.

24                   Some of the things are mandated by the  
25 State licensing, by LARA. Some other things can be



1 regulated by the City. So, I think we're  
2 determining what the City has jurisdiction over.

3 And we were at District 2 meeting last  
4 evening to try to get some input from people, you  
5 know, how close do you want this to be to you? You  
6 know, what kind of districts do we have it in? What  
7 are the things that you want us to consider as we  
8 set up a new Zoning Ordinance?

9 So these conversations are going on  
10 right now to the extent that you as Planning  
11 Commissioners may be asked some of these questions,  
12 we wanted you to be knowledgeable about them so that  
13 you could see what it is that the City has a  
14 jurisdiction to determine.

15 COMMISSIONER NORTHCROSS: Just --

16 VICE CHAIR FEGLEY: Do we have a  
17 Medical Marihuana Commission appointed yet or is  
18 that something that's still in the works?

19 MAYOR WATERMAN: Still in the works.

20 COMMISSIONER NORTHCROSS: I guess I  
21 would go back to our master plan that we have  
22 approved, number one. Hopefully some of the items  
23 that we laid out as next steps in the master plan  
24 will also be considered as this Medical Marihuana  
25 Zoning items are put in place. This might be a

1 great opportunity for us to -- to really look at our  
2 overall -- maybe it's too much to bite off right  
3 now, but certainly something I think we'd want to  
4 continue to think about in terms of getting our  
5 Zoning Ordinance more in shape with the master plans  
6 and discussions that we have had in the past, to  
7 also incorporate medical marihuana, whatever it is  
8 going to be, plus the things that our residents have  
9 asked for in the past and to bring our Ordinances up  
10 to that -- to that point.

11 So it's, you know, really -- we're --  
12 we're walking a lot step with the master plan and  
13 the Ordinances then they better agree. So hopefully  
14 that -- that will occur as well.

15 VICE CHAIR FEGLEY: Are we probably  
16 going to further discuss this at the next Planning  
17 Commission meeting after we have had awhile to --

18 MR. GUSTAFSSON: The next Planning  
19 Commission meeting is next week.

20 COMMISSIONER CADD: Who is gathering  
21 the information right now, the commissioners or  
22 private citizens or has anybody checked with the  
23 State thing, compare it with the State and the other  
24 states and come up with a relative plan and -- I  
25 don't think it should be all in one district either,

1 because that's a lot of money going into  
2 one district, so --

3 MR. GUSTAFSSON: Yeah, we have as part  
4 of our -- the team has been exploring other  
5 communities in and around the State of Michigan. A  
6 of them took the initiative a number of years ago,  
7 as the Mayor said, and have been working on it. A  
8 lot of them just recently came online.

9 I think they were anticipating maybe  
10 something like this would happen, like what has  
11 happened to Pontiac in regards to as a vote. So  
12 they got out at -- a little bit out ahead, so we are  
13 trying to find best practices and determining that  
14 as part of our discussion.

15 COMMISSIONER CADD: Okay.

16 COMMISSIONER PAYNE: Will the zoning  
17 and planning be made a part of some the meetings  
18 that are -- are going on now or not? Or should we  
19 not be involved in --

20 MR. GUSTAFSSON: Those are more  
21 internal, like more of an internal staff and then --  
22 but, you would be definitely involved once we  
23 started to get -- lay it all out in regards to the  
24 Ordinance and in regards to the zoning and  
25 everything that's -- the Planning Commission will

1 have an opportunity to do that. There needs to  
2 be -- as you can imagine, there needs to be a public  
3 hearing that will be coming first to the Planning  
4 Commission, and their recommendation goes on to City  
5 Council. So you guys are the first line of defense.

6 COMMISSIONER CADD: I have another  
7 question, Mr. Gustafsson.

8 MR. GUSTAFSSON: Just Vern.

9 COMMISSIONER CADD: Vern. 1,000 feet  
10 from schools, 500 feet from daycare. Was that 500  
11 from parks and churches as well?

12 MR. GUSTAFSSON: Yes, all three.

13 COMMISSIONER CADD: What about liquor  
14 stores?

15 MR. GUSTAFSSON: No provision --  
16 nothing in regards to the Ordinance that was passed  
17 by the public, no. There's no stipulations  
18 regarding distance from liquor, either consumed  
19 onsite or non-consumption.

20 COMMISSIONER CADD: Okay.

21 MAYOR WATERMAN: Well, that's  
22 something that could be put in the City --

23 MR. GUSTAFSSON: We could. Depending  
24 on the level of like a special land use, we could be  
25 looking at those type of requirements too.

1                   COMMISSIONER CADD: Or hospitals. No  
2 stipulation on that either?

3                   MR. GUSTAFSSON: No, there isn't  
4 anything in the Ordinance right now, but something  
5 that -- okay?

6                   COMMISSIONER CADD: Thank you.

7                   VICE CHAIR FEGLEY: Thank you. All  
8 right. Is there any more un -- is there any  
9 unfinished business?

10                  COMMISSIONER NORTHCROSS: I just have  
11 one other question. Why four people for the  
12 commission, Medical Marihuana Commission, and not an  
13 odd number?

14                  COMMISSIONER CADD: Shouldn't it be an  
15 odd number to --

16                  COMMISSIONER NORTHCROSS: Just  
17 wondering about that. Normally most commissions  
18 are --

19                  VICE CHAIR FEGLEY: Well, we have  
20 usually have four people for a quorum, so we usually  
21 have an even number as a minimum.

22                  MR. GUSTAFSSON: Yeah. They say four.  
23 "It shall be four." There's not like you have to  
24 have a minimum or anything. They do say a quorum of  
25 the commission is three. Yeah.

1                   MAYOR WATERMAN: You have to remember,  
2 this was written by the people that introduced the  
3 referendum on the ballot. This was not a written --

4                   COMMISSIONER NORTHCROSS: Okay.

5                   MAYOR WATERMAN: This was not  
6 generated from the City.

7                   COMMISSIONER CADD: So if we want more  
8 information --

9                   MAYOR WATERMAN: This was brought by  
10 an outside group that haven't identified themselves  
11 yet, but they brought this to us, this was the  
12 Ordinance that passed and so, this is the one that  
13 we are bound by. And this is the one that allows  
14 for maximum provisioning centers and all of the  
15 other types of facilities that Vern mentioned.

16                   So, the -- as he said, this is the  
17 case for 18 months, although the cities do have some  
18 latitude in the other provisions they want to add.  
19 Because as you see from here, it's the City that  
20 grants the license and also the special permit,  
21 special exemption permit. That's where the Planning  
22 Commission comes in.

23                   MR. GUSTAFSSON: We're going to be  
24 very busy.

25                   (Vice Chair Fegley opened up the

1 meeting for public comment; no one approached.)

2 (Public comment closed.)

3 (Mayor Waterman briefed the Planning  
4 Commission on some of the projects and their status  
5 in the City. She indicated the Notre Dame school  
6 addition had its ribbon cutting ceremony a month  
7 ago.

8 She also spoke of the ribbon cutting  
9 ceremony with United Shore. She indicated they have  
10 2,500 employees. She stated they are expanding at a  
11 rapid pace.

12 She discussed the FedEx project, that  
13 Council did pass the Zoning Map Amendment. She  
14 stated that took a couple community meetings.

15 (Mr. Gustafsson indicated FedEx will  
16 be in on October 3rd for site plan review. He  
17 stated they want to break ground on November 1st.)

18 (Vice Chair Fegley asked for a motion  
19 for adjournment.)

20 (Commissioner Cadd inquired as to the  
21 UPS project.)

22 (Mr. Gustafsson indicated they came in  
23 and they have submitted their revised site plan, an  
24 they have an administratively reviewed the plan and  
25 it is in compliance. He stated Donovan Smith has

1       been the champion of that effort.)

2                       (Commissioner Northcross announced on  
3       Friday, October 5th at St. George Cultural Center  
4       the NAACP will be holding its 98th freedom fund  
5       dinner. He stated he has tickets.)

6                       (Commissioner Parlove reminded  
7       everyone that the Oakhill Cemetery walk is Sunday,  
8       September 30th.)

9                       (Commissioner Payne stated there is a  
10       5K Pontiac run on Saturday at 8:00.)

11                      (Commissioner Parlove made a motion to  
12       adjourn.)

13                      (Commissioner Cadd seconded.)

14                      (All eyes to adjourn at 7:35 p.m.)

15  
16       Minutes certified by:

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18       

19  
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21       /s/ Quentina Rochelle Snowden, CSR-5519

22       Certified on: October 13, 2018

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