

1 PLANNING COMMISSION MEETING: City of Pontiac Planning
2 Commission Meeting Minutes on Wednesday, October 5, 2016;
3 Pontiac City Hall, 47450 Woodward Avenue, Pontiac, Michigan
4 48342

5
6 COMMISSIONERS: Chair Ashley Fegley
7 Lucy Payne
8 Mona Parlove
9 Hazel Cadd
10 Christopher Northcross

11 FROM THE CITY: C. James Sabo, City Planner
12 Derek Dowdell, Assistant City Planner

13
14 CHAIRMAN FEGLEY CALLED THE MEETING TO ORDER AT 6:31 P.M.

15 ROLL CALL:

16 PRESENT: Chair Fegley, Comm. Payne, Comm. Parlove,
17 Comm. Northcross, Comm. Cadd

18 EXCUSED: Comm. Thomas, Comm. Waterman

19 Mr. Sabo reported a quorum present.

20 COMMUNICATIONS: None

21 MINUTES FOR REVIEW: 8-30-16

22 COMM. PARLOVE MADE A MOTION TO ACCEPT THE MINUTES

23 COMM. NORTHCROSS SECONDED

24 VOTE: AYES: Payne, Northcross,
25 Parlove, Fegley, Cadd

NAYS: None.

ABSTAIN: None.

Vote 5-0-0 motion carries.

OLD BUSINESS: NONE.

1 NEW BUSINESS:

2 SITE PLAN REVIEW FOR A PROPOSED EXPANSION OF MOON FUNERAL
3 HOME IN AN R-2, TWO-FAMILY DWELLING DISTRICT

3

PF-16-87

4

PROPERTY ADDRESS: 268 N. Perry St., Moon Funeral Home

5

LOCATION: Parcel # 14-29-281-002

6

APPLICANT: Lawrence Moon

7

Rep: David Case

8 Presentation of facts given by Mr. Sabo.

9 Mr. David Case, Architect for the project, explained that
10 Mr. Moon, who is present, purchased the next property in an
11 effort to relieve the shortage of parking when they have
12 funeral services.

11

12 COMM. NORTHCROSS STATED THAT HE AGREES THAT THERE CAN BE
13 SOME REAL TRAFFIC SITUATIONS THERE WITH PEOPLE HAVING TO
14 CROSS PERRY TO A LOT ACROSS THE STREET AND THAT HE HAD NO
15 QUESTIONS. HE ALSO THANKED THE APPLICANT FOR DOING BUSINESS
16 IN THE CITY.

14

15 COMM. PARLOVE THANKED THE APPLICANT FOR HAVING SUCH A
16 WELL-KEPT BUSINESS, STATED THAT SHE THINKS IT IS AN IDEA
17 THAT OBVIOUSLY IS GOING TO HELP HIS BUSINESS MOVE FORWARD
18 AND SHE APPRECIATES THAT IT'S BEING DONE IN A PRACTICAL
19 MANNER.

17

18 COMM. PAYNE THANKED MR. MOON FOR BRINGING HIS BUSINESS TO
19 PONTIAC AND STATED THAT THERE CERTAINLY IS A NEED FOR THE
20 PARKING IN THE AREA AND THAT SHE ACTUALLY HAS NO QUESTIONS
21 AND THINKS THE BUILDING LOOKS VERY NICE.

22 COMM. PARLOVE MADE A MOTION TO RECOMMEND TO APPROVE A SITE
23 PLAN FOR A PARKING LOT EXPANSION AND A PARKING LOT USE IN A
24 RESIDENTIAL ZONE FOR 268 NORTH PERRY STREET, MOON FUNERAL,
25 SUBJECT TO THE FOLLOWING CONDITIONS: 1. OBTAIN A USE
26 VARIANCE AND A DIMENSIONAL VARIANCE FOR THE PARKING LOT AND
27 FRONT SETBACKS FROM THE ZONING BOARD OF APPEALS. 2,
28 COMPLIANCE WITH CITY OF PONTIAC BUSINESS LICENSING
29 REQUIREMENTS. AND 3, COMPLIANCE WITH DEPARTMENT
30 REQUIREMENTS FOR FIRE CODE, BUILDING CODE AND WATER RESOURCE
31 COMMISSIONER.

25

COMM. CADD SUPPORTED.

1 VOTE: AYES: Payne, Northcross,
2 Parlove, Fegley, Cadd

3 NAYS: None.

4 ABSTAIN: None.

5 Vote 5-0-0 motion carries.

6 PUBLIC HEARING AND SPECIAL EXCEPTION USE PERMIT TO ALLOW FOR
7 STATE LICENSED RESIDENTIAL FACILITY FOR 7 OR MORE CLIENTS IN
8 AN R-2, TWO-FAMILY DWELLING DISTRICT:

9 PF-16-88

10 PROPERTY ADDRESS: 384 N. Perry Street

11 LOCATION: Parcel # 64-14-28-108-005

12 APPLICANT: Showaresh Mebraty
13 Rep: Curtis Henderson

14 Presentation of facts given by Mr. Dowdell.

15 Mr. Curtis Henderson, 30 Saginaw Street, Pontiac, Michigan,
16 stated that the facility has been running for seven years,
17 they comply with State regulations and that there is a need
18 for this.

19 CHAIR FEGLEY INQUIRED ABOUT THE AGES AND SEX OF THE PEOPLE
20 AT THE FACILITY.

21 Mr. Henderson answered they are both sexes and all ages.

22 CHAIR FEGLEY OPENED THE PUBLIC HEARING.

23 Mr. Chuck Johnson, 21 North Paddock, Pontiac, Michigan
24 indicated that he has been in a few of these facilities and
25 he feels that they are packing people in like sardines in an
effort to generate more revenue.

26 Mr. Sabo asked Mr. Johnson to only make comments in regards
27 to the Petitioner, as he has no control over what goes on in
28 other group homes.

29 Mr. Johnson voiced concern over everybody getting out in the
30 case of a fire and pointed out that the halfway houses and
31 such are usually governed by the State and that this is an
32 opportunity for Pontiac to have some input.

1 Mr. Robert Bass from District 1 stated he supports the
2 Petitioner, appreciates the cleanliness but questioned if
3 there is a limit to the amount of facilities such as this
4 allowed in the City, because he feels there should be
5 limits.

6 CHAIR FEGLEY CLOSED PUBLIC HEARING.

7 COMM. PARLOVE INQUIRED ABOUT THE SQUARE FOOTAGE OF THE
8 BUILDING.

9 Mr. Case answered that it is close to 4,000, including the
10 basement.

11 COMM. PARLOVE INQUIRED ABOUT THE NUMBER OF UNITS.

12 Mr. Case answered that there are four, that they are only
13 using half on the first floor but that the second floor is
14 ready to go.

15 COMM. PARLOVE INQUIRED ABOUT THE NUMBER OF BEDROOMS AND
16 THEIR LOCATION AND THEN STATED THAT SHE COULD NOT IMAGE WHAT
17 WOULD HAPPEN IF A FIRE TRUCK HAD TO COME DOWN ELWOOD OR
18 ALLEY IF SOMETHING WAS BLOCKING PERRY STREET.

19 Mr. Henderson reminded the Commission that the building used
20 to be an apartment building and housed a lot more people
21 than they would put in there and that it was designed so it
22 could be a little more social, with big living rooms and the
23 big dining areas.

24 COMM. PARLOVE ASKED THE APPLICANT WHY THERE IS A DESIRE FOR
25 THE CHANGE.

26 Mr. Henderson answered that they have an entire floor that's
27 completely empty, it makes business sense to expand so they
28 can actually even afford more things.

29 COMM. PARLOVE INDICATED SHE NOTICED THERE IS NO ELEVATOR
30 GOING TO THE SECOND FLOOR.

31 Mr. Henderson indicated that there are stairs and that the
32 people are not debilitated, they're able to function as
33 normal people, they just need help and support.

34 COMM. PARLOVE INQUIRED AS TO THEIR AGE RANGE.

35 Mr. Henderson answered 25 to 60.

1 COMM. PARLOVE VOICED CONCERN OVER THERE NOT BEING ENOUGH
2 SPACE FOR THAT AMOUNT OF PEOPLE.

3 Mr. Henderson assured her that they are very comfortable, in
4 a clean environment, reminded her that it is a 4,000 square
5 foot building that is currently housing six individuals and
6 that the number of people per room is approved by the State.

7 COMM. PARLOVE INQUIRED IF ANYONE WAS RESIDING IN THE
8 BASEMENT.

9 Mr. Henderson answered negatively.

10 Mr. Sabo answered Mr. Bass' question that as long as a
11 facility with seven or more residents is 500 feet from
12 another such residential facility, then, essentially, they
13 can be something along the lines of every 700 feet.

14 COMM. PAYNE INQUIRED ABOUT THE TYPE OF CLIENTS IN THE
15 FACILITY.

16 Mr. Henderson indicated that adult foster homes get to
17 choose what type of clients reside in them and they have
18 chosen mentally ill individuals.

19 COMM. PAYNE ASKED HOW MANY THEY WERE PLANNING ON HAVING.

20 Mr. Henderson answered they plan on having an additional
21 six.

22 COMM. PAYNE INQUIRED ABOUT THE NUMBER OF PEOPLE PER BEDROOM.

23 Mr. Henderson answered that one bedroom has two individuals
24 and the rest have one.

25 COMM. PAYNE INQUIRED ABOUT THE TYPE OF BEDS AND IF THEY WERE
BUNKBEDS.

Mr. Henderson answered that they are queen-sized and not
bunkbeds.

COMM. PAYNE INQUIRED ABOUT WHEN THEY OPENED THEIR FIRST
HOME.

Mr. Henderson answered 1999.

Ms. Showaresh Mebraty introduced herself and said that she's
had two homes since 1999.

25

1 COMM. PAYNE QUERIED THE APPLICANT ABOUT THE REASON SHE WAS
DENIED IN 2012.

2
3 CHAIR FEGLEY INDICATED THAT IT WAS A DIFFERENT FLOOR PLAN
WITH SMALLER ROOMS.

4 Ms. Mebraty added that she was asking for 14 at that time.

5 COMM. CADD INQUIRED OF THE APPLICANT IF SHE WAS GOING TO
HAVE A CHAIR LIFT TO ACCESS THE SECOND FLOOR.

6
7 Ms. Mebraty answered negatively and stated that it is a
regular AFC home, not a special one.

8 COMM. CADD INQUIRED OF THE APPLICANT IF THEY PROVIDE
SOMETHING FOR THEM TO GET OUT AND HAVE ACTIVITIES OUTSIDE OF
9 THE BUILDING.

10 Ms. Mebraty answered affirmatively and recited their
schedule and indicated that they also transport them.

11
12 COMM. NORTHCROSS INQUIRED IF THE ONE-WAY ALLEY IS GOING TO
BE REDONE BY THE CITY.

13 Ms. Mebraty answered affirmatively.

14 Mr. Sabo indicated that it is the City's property.

15 Ms. Mebraty indicated that they said they would fix it
before winter.

16
17 CHAIR FEGLEY INQUIRED ABOUT THE NUMBER OF OCCUPANTS AND
BEDROOMS AND HOW THEY SEPARATE THE SEXES.

18 Ms. Mebraty answered that if they can use the second floor,
they would like to put the women upstairs and the men
19 downstairs.

20 CHAIR FEGLEY INQUIRED IF THERE WAS A 24-HOUR STAFF PERSON
THERE.

21
22 Ms. Mebraty answered in the affirmative.

23 COMM. CADD INQUIRED IF THERE WERE MORE THAN ONE STAFF PERSON
IN CASE THEY NEED ASSISTANCE.

24 Ms. Mebraty answered affirmatively. She also indicated that
according to State regulations they can put 14 in there and
25 they are only asking for 12.

1 CHAIR FEGLEY SUGGESTED TO APPROVE THEM FOR 10 PEOPLE, SO
2 THERE WOULD ONLY BE ONE PERSON PER BEDROOM AND ONE FOR THE
3 STAFF PERSON.

4 Ms. Mebraty indicated that the staff person doesn't sleep,
5 so they only need an office, not a bedroom.

6 COMM. PAYNE INQUIRED IF THE ALLEY SHOULD BE DONE BEFORE
7 APPROVING.

8 Mr. Sabo answered that it doesn't matter and that if there
9 is a fire, the fire department will show up and do what they
10 need to do.

11 COMM. PAYNE INDICATED THAT SHE WOULD BE COMFORTABLE WITH
12 PUTTING A CAP ON THE APPROVED AMOUNT OF PEOPLE ALLOWED.

13 COMM. PARLOVE INDICATED THAT SHE SUPPORTS A CAP OF 10.

14 COMM. NORTHCROSS INDICATED THAT HE WOULDN'T GO OVER 12.

15 COMM. CADD VOICED CONCERN OVER THEM BEING CROWDED.

16 Mr. Henderson indicated that many of the people are homeless
17 and that this is a basic need facility, for shelter and
18 food.

19 COMM. PAYNE REMINDED EVERYONE THAT THE STATE APPROVED THEM
20 FOR 14.

21 Ms. Mebraty also informed the Commission that some people
22 want a roommate and do not want to be alone.

23 COMM. NORTHCROSS INQUIRED WHICH BEDROOMS WERE THEY DOUBLING
24 UP IN.

25 Mr. Henderson answered the larger bedrooms and pointed out
which ones.

26 COMM. PAYNE INQUIRED ABOUT THE STATE MANDATE FOR NUMBER OF
27 STAFF MEMBERS FOR 12 PEOPLE.

28 Ms. Mebraty answered 2.

29 COMM. PAYNE AND CHAIR FEGLEY WERE MORE INCLINED TO GO WITH
30 10, WHILE COMM. CADD AND COMM. NORTHCROSS INDICATED 12, THEN
31 CHAIR FEGLEY SUGGESTED TO MEET IN THE MIDDLE AT 11.

32 COMM. CADD INQUIRED HOW THEY KEEP THE PEOPLE FROM WANDERING
33 ALL NIGHT.

1 Ms. Mebraty indicated that they have a busy schedule and,
2 when they get home, they want to eat, shower and rest.

3 COMM. CADD INQUIRED IF THE PEOPLE WERE OFFERED THREE MEALS A
4 DAY.

5 Ms. Mebraty answered four meals per day and coffee and
6 snacks.

7 COMM. NORTHCROSS MOVED TO APPROVE WITH SPECIFIC CONDITIONS
8 THE PROPOSED SPECIAL EXCEPTION PERMIT AND SITE PLAN REVIEW
9 PF-16-88, HELEN ADULT FOSTER CARE HOME, AT 384 N. PERRY
10 SUBJECT TO THE FOLLOWING OPTIONS: 1, COMPLIANCE WITH ALL
11 STATE LICENSING REQUIREMENTS FOR ADULT FOSTER CARE GROUP
12 HOME FROM SECTION 2.506 OF THE ZONING ORDINANCE. 2,
13 COMPLIANCE WITH SECTION 2.506 LETTER (E) AND LETTER (F) FOR
14 STATE LICENSED RESIDENTIAL FACILITIES RELATED TO LOT WIDTH
15 AND BUILDING USE GROUP STANDARDS. OR, SEEK A VARIANCE FROM
16 THE ZBA AND STATE OF MICHIGAN BARRIER FREE BOARD. 3,
17 COMPLIANCE WITH SECTION 2.503 FOR SIDE AND REAR SETBACK
18 REQUIREMENTS FOR THE PARKING AREA AND THE BARRIER FREE RAMP.
19 OR, SEEK A VARIANCE FROM THE ZONING BOARD OF APPEALS. 4,
20 COMPLIANCE WITH SECTION 4.404 FOR MINIMUM AREA PERCENTAGE
21 REQUIREMENTS FOR GENERAL SITE LANDSCAPING. OR, SEEK A
22 VARIANCE FROM THE ZONING BOARD OF APPEALS. 5, COMPLIANCE
23 WITH SECTION 4.408 FOR LOADING, STORAGE, AND SERVICE AREA
24 SCREENING REQUIREMENTS FOR THE PROPOSED DUMPSTER. OR, SEEK
25 A VARIANCE FROM THE ZONING BOARD OF APPEALS. 7, COMPLIANCE
WITH ALL BUILDING AND FIRE CODE REQUIREMENTS AT THE SITE.
8, COMPLIANCE WITH THE CITY OF PONTIAC BUSINESS LICENSING
REQUIREMENTS. 9, LIMIT OCCUPANCY OF CLIENTS TO A MAXIMUM OF
ELEVEN PERSONS.

18 COMM. PAYNE SECONDED.

19 VOTE: AYES: Payne, Northcross,
20 Parlove, Fegley, Cadd

21 NAYS: None.

22 ABSTAIN: None.

23 Vote 5-0-0 motion carries.

24 SITE PLAN REVIEW REQUEST FOR AN AUTOMOTIVE DEALERSHIP IN A
25 C-3, CORRIDOR MIXED USE DISTRICT

PF-16-90

1 PROPERTY ADDRESS: 946 Cesar E. Chavez, ACE Auto
2 LOCATION: Parcel # 14-19-205-039
3 APPLICANT: Anton Camaj
Rep: Ed Del Satche (sp.)
4
Presentation of facts given by Mr. Dowdell.
5
Mr. Ed Del Satche (sp.), engineering architect for A & M
6 Consulting introduced himself and indicated that they are
demolishing the two existing buildings, keeping the parking
7 lot, adding some landscaping and building a new building for
offices. He added that they will submit a photometric and
8 comply with any other requirements.

9 COMM. PARLOVE INQUIRED IF IT IS POSSIBLE TO TAKE THAT BRICK
UP TO THE TOP OF THE WINDOWS ON THE FIRST LEVEL AND HAVE
10 LESS VINYL SIDING.

11 Mr. Del Satche answered in the affirmative.

12 COMM. PAYNE INQUIRED IF THEY WILL BE REPLACING THE LOT.

13 Mr. Del Satche answered that they will be doing paving
repairs.

14 COMM. PAYNE INQUIRED ABOUT THE NUMBER OF SPACES TO PARK.

15 Mr. Dowdell answered 18, eight for display purposes and the
customers have four.

16
COMM. PAYNE INQUIRED AS TO HOW MANY CARS WOULD BE PLACED
17 THERE FOR SALE.

18 Mr. Anton Camaj answered as many as they can.

19 COMM. PAYNE INQUIRED WHAT THEIR TARGET DATE FOR COMPLETION
IS.
20
Mr. Camaj answered a maximum of one year.
21
COMM. PAYNE INQUIRED WHEN THE DEMOLITION WOULD START.
22
Mr. Camaj stated he would start demolition tomorrow and
23 indicated that, standing as-is, it costs over \$2,000 per
month.
24
COMM. CADD ASKED THE APPLICANT IF THEY WERE JUST GOING TO
25 HAVE DETAILING AND CAR SALES OR IF THEY WERE GOING TO HAVE
MECHANICS WORKING ON CARS.

1 Mr. Camaj indicated that there would be no mechanics.

2 COMM. CADD INQUIRED IF, WHEN THEY BUILD THE NEW BUILDING,
3 THEY WERE GOING TO HAVE MORE PARKING SPACES.

3

Mr. Camaj indicated that it is possible.

4

5 COMM. PARLOVE MADE A MOTION TO APPROVE THE PROPOSED SITE
6 PLAN REVIEW FOR 946 CESAR E. CHAVEZ, PF-16-75, SUBJECT TO
7 COMPLIANCE CONDITIONS LISTED HERE: 1, PROVIDE AN EXTERIOR
8 LIGHTING PLAN FOR THE SITE. 2, COMPLIANCE WITH ALL BUILDING
9 CONSTRUCTION CODES, ENGINEERING STANDARDS, FIRE CODES AND
CITY PERMITTING REQUIREMENTS. 3, COMPLIANCE WITH ALL CITY
OF PONTIAC BUSINESS LICENSING REQUIREMENTS. 4, ADDING BRICK
TO THE EXTERIOR AT A MINIMUM TO THE TOP OF THE DOOR ON THE
FRONT AND SIDES OF THE BUILDING AND REAR ELEVATION TO THREE
FEET ABOVE GRADE.

10 COMM. NORTHCROSS SECONDED.

11 VOTE: AYES: Payne, Northcross,

12 Parlove, Fegley, Cadd

13 NAYS: None.

14 ABSTAIN: None.

15 Vote 5-0-0 motion carries.

16 CHAIR FEGLEY OPENED UP PUBLIC COMMENTS.

17 COMM. NORTHCROSS AND COMM. PAYNE MADE SOME ANNOUNCEMENTS.

18 COMM. PARLOVE MOVED TO ADJOURN.

19 COMM. NORTHCROSS SUPPORTED.

20 ADJOURNMENT: 8:08 p.m.

21

22

23

24

25

