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CITY OF PONTIAC - PLANNING COMMISSION

WEDNESDAY, OCTOBER 6, 2021

6:00 P.M.

A meeting before the Planning Commission held at City Hall, City Council Chambers, 47450 Woodward Avenue, Pontiac, Michigan.

BOARD COMMISSIONERS:

- Ashley Fegley, Interim Chair
- Mona Parlove, Commissioner
- Lucy Payne, Commissioner
- Christopher Northcross, Commissioner

EXCUSED:

- Dayne Thomas, Chair
- Mayor Deirdre Waterman, 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

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MEMBERS OF THE PUBLIC ADDRESSING THE PLANNING
COMMISSION:
Nicholas Jungovic
Brett Reynolds
Raymond Katz

1 (CALL TO ORDER: Interim Chair Fegley
2 called the meeting to order at 6:00 p.m.)

3 INTERIM CHAIR FEGLEY: Good evening,
4 everyone, we're going to get started. Welcome to
5 the Pontiac Planning Commission meeting for
6 October 6th at 6:00 p.m. Go ahead and start.

7 I'll go ahead and introduce everyone.
8 To my far left is Christopher Northcross. To my
9 next left is Planning Manager Vernon Gustafsson. To
10 my far right is Mona Parlove. And then to my
11 immediate right is Lucy Payne. And my name is
12 Ashley Fegley.

13 COMMISSIONER PAYNE: Good evening.

14 INTERIM CHAIR FEGLEY: Can I have roll
15 call, please.

16 MR. GUSTAFSSON: Sure. Vice Chair
17 Fegley?

18 INTERIM CHAIR FEGLEY: Present.

19 MR. GUSTAFSSON: Commissioner
20 Northcross?

21 COMMISSIONER NORTHCROSS: Present.

22 MR. GUSTAFSSON: Commissioner Parlove?

23 COMMISSIONER PARLOVE: Present.

24 MR. GUSTAFSSON: And Commissioner
25 Payne?

1 COMMISSIONER PAYNE: Present.

2 MR. GUSTAFSSON: We have a quorum.

3 INTERIM CHAIR FEGLEY: Okay. We are
4 going to adjust the agenda a little bit tonight.
5 Under "Meeting minutes for review for
6 September 8th", we're going to table that for the
7 next meeting. And then under "Special
8 presentations", we are going to remove the special
9 presentation for the Caregiver Ordinance.

10 MR. GUSTAFSSON: Okay. Can I get a
11 motion to make these adjustments and a second?

12 COMMISSIONER PARLOVE: I make a motion
13 to make the adjustments to the agenda.

14 COMMISSIONER NORTHCROSS: Support.

15 MR. GUSTAFSSON: Commissioner
16 Northcross -- excuse me, Commissioner Parlove?

17 COMMISSIONER PARLOVE: Yes to adjust.

18 MR. GUSTAFSSON: Commissioner
19 Northcross?

20 COMMISSIONER NORTHCROSS: Yes to
21 adjust.

22 MR. GUSTAFSSON: Commissioner Payne.

23 COMMISSIONER PAYNE: Yes to approve.

24 MR. GUSTAFSSON: And Vice Chair
25 Fegley?

1 INTERIM CHAIR FEGLEY: Yes.

2 MR. GUSTAFSSON: Okay.

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

5 NAYS: (None.)

6 ABSTAIN: (None.)

7 MOTION CARRIES 4-0-0

8 INTERIM CHAIR FEGLEY: All right.

9 First on the agenda is a public hearing, it is item
10 number ZMA 20-08. It's for a conditional zoning map
11 amendment.

12 MR. GUSTAFSSON: And Donovan will be
13 presenting this -- presenting that amendment for the
14 Commission.

15 MR. SMITH: Thank you.

16 5. PUBLIC HEARINGS:

17 5.1

18 ZMA 20-08 Conditional Zoning Map Amendment

19 PROPERTY ADDRESS: TBD

20 PARCEL NO: 64-14-17-130-005;

21 64-14-17-130-006

22 APPLICANT: Green Station Depot

23 CURRENT ZONING: M1 Light Manufacturing

24 PROPOSED ZONING: M1 Light Manufacturing

25 W/Conditions

1 (Presentation of facts given by Mr.
2 Smith.)

3 MR. SMITH: That concludes my
4 presentation.

5 INTERIM CHAIR FEGLEY: Thank you. Is
6 the petitioner here? Would you like to come up to
7 the podium and add any more information? Please
8 state your name and address for the record.

9 MR. JUNGOVIC: My name is Nicholas
10 Jungovic. I live at 3236 Gateway Ledge in Commerce
11 Township, Michigan.

12 INTERIM CHAIR FEGLEY: Okay.

13 MR. JUNGOVIC: Do you guys have any
14 questions to start?

15 INTERIM CHAIR FEGLEY: Do you want to
16 just maybe give a little bit of a description of
17 what you're planning on developing the -- like, what
18 you're developing besides --

19 MR. JUNGOVIC: Sure. We'd like to put
20 in -- our initial thought was to put in both a
21 co-located grow and provisioning center. Our
22 application still is going through the process for
23 the provisioning center, but we do want to get going
24 on the grow and not wait for it. We do want to tie
25 into the City's utilities and bring some good tax

1 revenues in, because it's just a vacant parcel of
2 land right now.

3 Our initial plan is to start with a
4 500 plant license and then scale that accordingly,
5 you know, for multiple licenses going vertical.

6 INTERIM CHAIR FEGLEY: Okay.

7 MR. JUNGOVIC: And we'd like to employ
8 at least half our people within the City of Pontiac.

9 INTERIM CHAIR FEGLEY: Okay. This is
10 a public hearing, so I'm going to open the podium
11 for public comments. If anyone would like to speak,
12 feel free.

13 (No one approached from the public.)

14 INTERIM CHAIR FEGLEY: Okay. I'm
15 going to close public comments. Commissioner
16 Northcross, do you have any comments or questions?

17 COMMISSIONER NORTHCROSS: I guess it
18 would just be the status. Have we -- I don't think
19 we've had any grow facilities built in the City,
20 have we?

21 MR. GUSTAFSSON: No, we have not. If
22 I may, just to expand upon that just a little bit.
23 If you -- this application is very similar to two
24 others that have come before the Commission, as you
25 remember, one being at Glenwood Plaza. If you

1 remember correctly at the beginning of that whole
2 process with Glenwood Plaza, the Planning Commission
3 did go through a rezoning and changed it from a C-1
4 to a C-3 for the retail component, and then the
5 existing buildings where the former K-mart, Farmer
6 Jack and everything, was rezoned to M1.

7 We then -- and that was a conditional
8 rezoning, which was eventually approved by City
9 Council.

10 The other site, if you remember, it
11 was a smaller site than this actually. It was
12 further west of -- along Walton. If you remember,
13 New York Avenue kind of dead-ended into this vacant
14 wooded site, and Richards Avenue, which was off of
15 the other road. That also dead-ended, and that also
16 came before uses as a conditional rezoning for M1.
17 It wasn't part of the Walton Boulevard overlay area
18 that we eventually approved as a zoning ordinance
19 for medical marihuana, and that did go in front of
20 Council, and Council unanimously approved that
21 rezoning also. Okay? Just to give you a little
22 context in regards to what has happened in the past.

23 COMMISSIONER NORTHCROSS: Yeah, I was
24 hoping to -- I was just trying to think. One of the
25 reasons that we had the -- I thought that we had the

1 restricted areas was to understand the
2 ramifications, whether good or bad, of an operation.
3 And we -- we know that there's a lot of demand.

4 In some areas, we have seen that
5 the -- the facilities have kind of edged out some
6 other possible uses. I'm thinking of the downtown
7 area where we kind of got everything on hold for a
8 while.

9 And you know, I think -- I think
10 it's -- you know, there are a number of positive
11 factors about this, it's just that we -- it's kind
12 of like we keep expanding, and we haven't redone our
13 master plan. I'm getting a little concerned that we
14 might be throwing so many variables in that we just
15 don't really know where we are after a while.

16 MR. GUSTAFSSON: Okay.

17 COMMISSIONER NORTHCROSS: It would be
18 good if we would have at least one working to kind
19 of use that to project good or bad, benign --

20 MR. GUSTAFSSON: Correct.

21 COMMISSIONER NORTHCROSS: -- great,
22 or something we don't ever want to do again. You
23 know?

24 MR. JUNGOVIC: I hope that's not the
25 case.

1 COMMISSIONER NORTHCROSS: Yeah. So I
2 mean, I just -- yeah, it's just like we are adding
3 more, and more, and more, and we haven't had a
4 chance to really understand, you know, what we're
5 getting into.

6 So that's -- that's my concern right
7 now on widening the area, which, in effect, that's
8 what we're doing. I mean, Glenwood Plaza was a
9 massive widening of the area, but --

10 MR. GUSTAFSSON: It was.

11 COMMISSIONER NORTHCROSS: Yeah. Yeah.
12 So, anyway, that -- that ends my question. I went
13 by there and have looked and I think it is, you
14 know, ripe for another facility to be built. It's
15 already M1, there's already a facility just to the
16 west of it along Sheffield, but I did have that
17 concern. That's my -- just concern, that we're
18 keeping, you know -- the bets are getting bigger,
19 and bigger, and bigger, and, you know, we have less
20 and less information.

21 And I also -- I guess the other thing,
22 I remember living in Pontiac -- I been in Pontiac
23 most of my life. And I do remember that at a time,
24 we were hamstrung in development, because we
25 couldn't find parcels of property to bring in new

1 types of development. Not that we want to -- you
2 know, I don't know what those developments are, I
3 mean -- what's the old thing about a bird in hand is
4 worth, you know, many in a bush, but just at the
5 same time, just like to have a balance and make sure
6 that we're balanced in our development of the City,
7 and that's my biggest concern here right now, is
8 that I just don't know what else is going happen.
9 Don't know what these facilities will do, you know.
10 I think they'll be pretty -- pretty benign, but, you
11 know --

12 INTERIM CHAIR FEGLEY: Okay.

13 COMMISSIONER NORTHCROSS: So, I end
14 there.

15 MR. GUSTAFSSON: Okay.

16 INTERIM CHAIR FEGLEY: Mona, do you
17 have any comments or questions?

18 COMMISSIONER PARLOVE: Well, first of
19 all, good evening. Thank you for bringing your
20 proposal to us for consideration.

21 First of all, I thought it was the
22 Rocket Burger that we were talking about, because
23 that's what's on my rendering.

24 MR. GUSTAFSSON: Oh.

25 INTERIM CHAIR FEGLEY: I made the same

1 mistake.

2 COMMISSIONER PARLOVE: Did you notice
3 that? Because I drove over there and I thought it
4 was vacant. Oh, it's a hamburger place, they want
5 to --

6 MR. GUSTAFSSON: That's a boundary for
7 something else. Yeah, there was a little confusion.

8 COMMISSIONER PARLOVE: So -- but now
9 that I'm back on the proper corner there, the square
10 footages that are proposed, that's appropriate for
11 what the site can handle; is that accurate, Donovan,
12 right? Okay.

13 MR. SMITH: Yeah.

14 COMMISSIONER PARLOVE: Okay.

15 MR. SMITH: It is accurate; and then
16 if it is approved, then we would -- when they come
17 back for site plan --

18 MR. GUSTAFSSON: Yeah.

19 MR. SMITH: -- we can also verify it.

20 COMMISSIONER PARLOVE: Okay. All
21 right. I -- you know, I just don't really have too
22 much to say. It's going to be back into a business,
23 that business looks like they're doing pretty well.
24 I don't know what it is back there, your neighbor --

25 MR. JUNGOVIC: We bought the property

1 from the businessowner that -- they make tubing for
2 the M1 tank for the Abrams.

3 COMMISSIONER PARLOVE: Oh, no kidding.

4 MR. JUNGOVIC: Yep.

5 COMMISSIONER PARLOVE: Interesting.

6 All these little things that are tucked into our
7 city and I didn't know it was there until I drove
8 past it. Okay. You know what, I don't really have
9 anything other than to say thank you for your idea.
10 Bless you.

11 MR. JUNGOVIC: Thank you very much.

12 COMMISSIONER PARLOVE: Uh-huh. I'm
13 all set.

14 INTERIM CHAIR FEGLEY: Okay. Lucy, do
15 you have any comments or questions?

16 COMMISSIONER PAYNE: Yes, I do. Now,
17 this site, I know that's, like, 430 acres of, is --
18 oh, my first question would be to Mr. Gustafsson.
19 And thank you for being here and coming.

20 Is this, like, outside -- this is
21 outside the overlay that we had potentially gotten
22 together --

23 MR. GUSTAFSSON: Correct. It actually
24 borders -- if you look on that aerial right there,
25 see the railroad tracks?

1 COMMISSIONER PAYNE: Yeah.

2 MR. GUSTAFSSON: That runs just north
3 of that -- of their parcel that's outlined in red.
4 That represents the boundary of the existing overlay
5 district.

6 COMMISSIONER PAYNE: Okay. Okay.

7 MR. GUSTAFSSON: You know, it was kind
8 of interesting when the other applicant came before
9 the commission, the one at New York and Richards,
10 you know, in hindsight, we probably should
11 have -- because all that being manufacturing and
12 knowing the fact of that kind of grow facility and
13 processing facilities are only located within those
14 areas, we probably should have -- in hindsight, we
15 probably should have dropped it down a little bit,
16 but -- because across the street you still -- it's
17 not across the street from residential, it's a
18 little bit more industrial and other businesses that
19 are there, but we can't change something that's
20 already existing.

21 COMMISSIONER PAYNE: Exactly.

22 MR. GUSTAFSSON: So --

23 COMMISSIONER PAYNE: Okay.

24 MR. GUSTAFSSON: So, it makes -- you
25 know, from my standpoint, I mean, I'm just -- it

1 makes logical sense in regards to where it's
2 located, in regards to its adjacency to other types
3 of facilities that could be going in there.

4 We have not -- I haven't reviewed any
5 applications for any other grow and processing along
6 Walton Boulevard. I believe that there is a few
7 that are interested in Cesar Chavez, so --

8 COMMISSIONER PAYNE: Okay. Thank you.
9 I'm kind of like Commissioner Northcross there, is
10 because when we first started out, we wanted to kind
11 of limit so that we could see the growth or how it
12 really would affect the City, or not affect the
13 City. And we haven't had anything to really -- I
14 guess we have to look outside the City to see, and I
15 have seen some very nice buildings, especially,
16 and I think that was right down the street, Lapeer,
17 they have a big building and it's, you know --

18 MR. GUSTAFSSON: Lake Orion.

19 COMMISSIONER PAYNE: Oh, Lake Orion.

20 MR. GUSTAFSSON: Orion Township.

21 COMMISSIONER PAYNE: Thank you. Okay.
22 And I wondered about the taxes. Were they -- will
23 you be paying taxes on this? Because --

24 MR. JUNGOVIC: Yes. So, currently on
25 our parcel, we pay roughly \$800 a year. With the

1 full development, you're probably looking at
2 somewhere in the 10 to \$15,000 a year range.
3 There's no current utilities there, so we'll be
4 hooking up to city water and sewer, so you'd have
5 that added benefit as well.

6 COMMISSIONER PAYNE: Okay.

7 MR. JUNGOVIC: From a visual
8 perspective and from security to kind of tie into
9 what you are, a lot of what we saw -- and that's
10 kind of where the name came from, the Green Station
11 Depot, is because it's along the train tracks. So,
12 we're going to try and get that theme of something a
13 little bit more classic built into there so that it
14 looks like it fits within there and it's not just
15 oh, look, a big, green building.

16 COMMISSIONER PAYNE: Okay.

17 MR. JUNGOVIC: A lot of -- from a
18 security perspective, what we actually want to do on
19 the outside is we actually want to put decorative
20 concrete that would fill with dirt and have flowers,
21 so if someone tries to do something silly like they
22 did in the City several months ago to a provisioning
23 center, they wouldn't be able to do that.

24 We've already spoken with the police
25 -- the Sheriff's Department, I should say, in terms

1 of what they would want to help mitigate nuisance
2 and crime in the area that would help them out, so
3 we would integrate that within our security features
4 as well.

5 COMMISSIONER PAYNE: Okay. And one of
6 the other questions, I know there's a two-year
7 expiration on this. Does --

8 MR. GUSTAFSSON: We have, in the past,
9 on -- like, say the one just down the street, New
10 York and Richards, that was three-year.

11 COMMISSIONER PAYNE: Okay.

12 MR. GUSTAFSSON: And other conditional
13 rezonings, like on Cesar Chavez, was all three-year.
14 He is on track to get this done pretty fast.

15 COMMISSIONER PAYNE: Okay. Okay. And
16 lastly, I believe that in regards to -- now, you're
17 going to grow and process?

18 MR. GUSTAFSSON: No.

19 MR. JUNGOVIC: No. We are going --

20 COMMISSIONER PAYNE: Okay. Because --

21 MR. JUNGOVIC: We have one application
22 in with the City currently for a provisioning center
23 in a non-overlay.

24 COMMISSIONER PAYNE: Okay.

25 MR. JUNGOVIC: We were seven out of

1 49. We were two points out of that, so we are
2 appealing to try to get back in there.

3 COMMISSIONER PAYNE: Okay. So, we
4 won't have to worry about fumes or anything like
5 that and --

6 MR. JUNGOVIC: From a grow
7 perspective, no.

8 COMMISSIONER PAYNE: Okay.

9 MR. JUNGOVIC: We'll take care of --

10 COMMISSIONER PAYNE: Okay. Well, I
11 always tell this little story when it comes to
12 marihuana -- and I mean, this isn't anything that I
13 would really want to approve, but on the same token,
14 I actually ran into a -- standing in line with a
15 lady who was in pain, and being from a healthcare
16 background, I basically asked her if she was in a
17 pain clinic -- management clinic, and she said that
18 she was, and that she was actually taking marihuana,
19 but she was having a tough time getting it, because
20 she lived here in the City and she had to transfer
21 twice in order to get to Detroit to get her
22 medication, which is the marihuana.

23 So, I think that it is a needed thing
24 for some of the residents here that -- that do carry
25 pain with them on a daily basis and some other

1 things.

2 So, I guess that's the only question
3 that I had, was no fumes outside the -- that's it.
4 Taxes. And I'm just hoping that your store is a
5 very nice store.

6 MR. JUNGOVIC: The grow facility will
7 look very nice. The store that we had envisioned,
8 if we do get approved by the City, will look really
9 nice as well.

10 COMMISSIONER PAYNE: Okay. All right.
11 Thank you.

12 INTERIM CHAIR FEGLEY: Good evening.
13 Is this the first facility that you've owned and
14 operated, or potentially going to be --

15 MR. JUNGOVIC: This will be our first
16 one.

17 INTERIM CHAIR FEGLEY: This will be
18 your first one? Okay.

19 MR. JUNGOVIC: Yes.

20 INTERIM CHAIR FEGLEY: I don't have an
21 issue at all with rezoning something with a
22 conditional use. I always feel like these grow
23 facilities, if they're in a manufacturing zone,
24 they're usually less impactful to the environment,
25 or less impactful to the neighborhood than something

1 that is restrict -- that's allowed in that by --
2 without a conditional reuse. And that's really all
3 I have to say.

4 COMMISSIONER PAYNE: I did forget one
5 other thing in regards to conditional, because here
6 it says for the growth and -- and actually
7 dispensing. So, if -- and this is for Mr.
8 Gustafsson.

9 MR. GUSTAFSSON: It would be strictly
10 for --

11 COMMISSIONER PAYNE: Oh, strictly for
12 that? So if they decided they wanted to process,
13 what happens then?

14 MR. JUNGOVIC: I'd have to come back.

15 MR. GUSTAFSSON: Yeah.

16 MR. JUNGOVIC: If we want to do any
17 other type of development to the property outside of
18 produce and grow, I'd have to come back for
19 permission.

20 MR. GUSTAFSSON: Correct.

21 COMMISSIONER PAYNE: Okay.

22 MR. GUSTAFSSON: Yes.

23 INTERIM CHAIR FEGLEY: And this is
24 just for the rezoning.

25 COMMISSIONER PAYNE: Right.

1 INTERIM CHAIR FEGLEY: We'll still get
2 a site plan approval and go through that entire
3 process.

4 COMMISSIONER PAYNE: I always feel
5 like, you know, why approve something if you're not
6 going to --

7 MR. GUSTAFSSON: True.

8 COMMISSIONER PAYNE: -- approve it
9 later on? I want to know beforehand.

10 MR. GUSTAFSSON: Yeah.

11 MR. JUNGOVIC: Our grow application is
12 literally -- once we get this approval, we'll go
13 right to --

14 COMMISSIONER PAYNE: Okay. That's all
15 I have. Thank you.

16 MR. GUSTAFSSON: And also, what will
17 happen typically before it gets onto City Council,
18 we make sure that the -- the conditional agreement
19 that you saw in the document is, you know, reviewed
20 by the City attorney to form.

21 COMMISSIONER PAYNE: Right.

22 MR. GUSTAFSSON: And to ensure -- so,
23 you know, what Council will see is the end product
24 in regards to that.

25 COMMISSIONER PAYNE: Okay.

1 MR. GUSTAFSSON: So, we want to make
2 sure that that will be done too.

3 COMMISSIONER PAYNE: Okay. All right.
4 It just concerns me when we're having public
5 hearings that our residents and our counsel is not
6 present to help in -- with questions and things that
7 they may have to help us with, actually, because we
8 are here for the residents and for you all as the
9 applicants also. Okay? So, that's my story and I'm
10 sticking to it.

11 MR. JUNGOVIC: I like your story.

12 COMMISSIONER PAYNE: Thank you.

13 INTERIM CHAIR FEGLEY: May I have a
14 motion?

15 COMMISSIONER PARLOVE: Sure. I'll
16 make the motion for ZMA 20-08 per the rezoning
17 criteria found in Section 6.804 of the Zoning
18 Ordinance Planning Division's technical review and
19 findings, I make a motion to recommend approval of
20 ZMA 20-08. The recommendation will be presented to
21 City Council for approval that the request for Green
22 Station Depot to rezone parcel number
23 64-14-17-130-005 and 006 from M1 light manufacturing
24 to M1 light manufacturing with CR conditional
25 rezoning.

1 INTERIM CHAIR FEGLEY: May I have a
2 second?

3 COMMISSIONER PAYNE: Second.

4 INTERIM CHAIR FEGLEY: Roll call.

5 MR. GUSTAFSSON: Yes. Commissioner
6 Parlove?

7 COMMISSIONER PARLOVE: Yes to approve.

8 MR. GUSTAFSSON: Commissioner Payne?

9 COMMISSIONER PAYNE: Yes to approve.

10 MR. GUSTAFSSON: Commissioner
11 Northcross?

12 COMMISSIONER NORTHCROSS: Yes to
13 approve.

14 MR. GUSTAFSSON: And Vice Chair
15 Fegley?

16 INTERIM CHAIR FEGLEY: Yes to approve.

17 MR. GUSTAFSSON: Okay. Motion passes.

18 AYES: Fegley, Payne, Parlove,
19 Northcross.

20 NAYS: (None.)

21 ABSTAIN: (None.)

22 MOTION CARRIES 4-0-0

23 COMMISSIONER PARLOVE:

24 Congratulations.

25 INTERIM CHAIR FEGLEY: Thank you.

1 MR. JUNGOVIC: Thank you very much.

2 INTERIM CHAIR FEGLEY: All right.

3 Next on the agenda is 5.2 ZMA 21-09 Zoning Map
4 Amendment for parcel number 64-14-16-126-007 and
5 008.

6 MR. SMITH: Thank you.

7 5.2.

8 ZMA 21-09 Zoning Map Amendment

9 PROPERTY ADDRESS: TBD

10 PARCEL NO: 64-14-16-126-007;

11 64-14-126-009

12 CURRENT ZONING: R-1 One-Family Dwelling

13 District & C-3 Corridor

14 Commercial District

15 PROPOSED ZONING: R-1 One-Family Dwelling

16 District & C-3 Corridor

17 Commercial District

18 (Presentation of facts given by Mr.

19 Smith - technical difficulty occurred.)

20 MR. GUSTAFSSON: As we're trying to

21 get back hooked up to the World Wide Web and the

22 Cloud, I did want to make a comment in regards -- I

23 do totally understand where Mr. -- Commissioner

24 Northcross is coming from. But later in -- under

25 special presentations tonight, we're talking about

1 giving you an update in regards to planning
2 initiatives. We talked about it briefly in our last
3 meeting. We have a little bit more detail in
4 regards to the structure, in regards to how we will
5 handle this, and that should alleviate -- minimize
6 your concerns, I think, let's just say that, because
7 we have -- we have a great game plan of how to move
8 forward in regards to updating necessary documents
9 as relates to master plan, our zoning map, and
10 various components of that plan. Okay?

11 COMMISSIONER NORTHCROSS: We've seen a
12 number of very positive developments in the City.

13 MR. GUSTAFSSON: Yes.

14 COMMISSIONER NORTHCROSS: We're
15 starting to see population densities where we are
16 going from very sparse to higher densities, which
17 then can lead to different types of businesses just
18 to service the population, as well as we're seeing a
19 change in Oakland County in certain manufacturing
20 and other areas, with Pontiac being right smack dab
21 in the middle of Oakland County, that I think every
22 day we're starting to see the value of the City of
23 Pontiac's location to the rest of Oakland County --

24 MR. GUSTAFSSON: Yes.

25 COMMISSIONER NORTHCROSS: --

1 increasing in people realizing that it's increasing.
2 So, you know, to ensure that we do the things that
3 will spur positive growth and improve the quality of
4 life, I think we have to do it very deliberately.
5 We have to constantly check to see if our
6 assumptions that we made initially are holding up,
7 and if there's maybe new understanding that we've
8 had as we see that development occur, if that brings
9 about a new understanding that we then have to fold
10 into our next few steps.

11 So that's -- that's why I was -- I was
12 kind of hesitant just to say that we have the room
13 to make adjustments in the future, that we haven't
14 committed all of our property one way in the midst
15 of a very dynamic situation happening all around us.

16 MR. GUSTAFSSON: Correct. All right.

17 MR. SMITH: All right. I'm ready.

18 (Presentation continues.)

19 MR. SMITH: That completes the
20 presentation. This rezoning was brought forward by
21 the Planning Division, so there is no applicant to
22 direct questions to. You can direct your questions
23 to myself or Vern. Thank you.

24 INTERIM CHAIR FEGLEY: Thank you.

25 MR. GUSTAFSSON: So we -- so yes, we

1 are the applicant.

2 INTERIM CHAIR FEGLEY: This is just a
3 housekeeping item then?

4 MR. GUSTAFSSON: Yes. We're just
5 trying to clean up a couple of little graphic
6 errors.

7 INTERIM CHAIR FEGLEY: Okay. It is a
8 public hearing, so I'm going to open public hearing,
9 if anyone would like to speak about the rezoning.

10 (No one from the public approached.)

11 INTERIM CHAIR FEGLEY: Okay. I'll
12 close public hearing. Commissioner Northcross, do
13 you have any comments or questions?

14 COMMISSIONER NORTHCROSS: Just a
15 question. The -- the map that we received in our
16 package, as I try to just sort of site along
17 different fence lines and things, I really got
18 confused with the shapes of the park given the
19 shapes that were shown on the map. The biggest
20 question is, the ball field, northernmost ball
21 field, is that a city-owned property? Because
22 there's two ball fields, there's one --

23 MR. GUSTAFSSON: Correct. There is.
24 Actually, the one that's furthest north --

25 COMMISSIONER NORTHCROSS: Yeah.

1 MR. SMITH: I'll pull it up for you as
2 well.

3 MR. GUSTAFSSON: Yeah, I was going to
4 say, if you have an aerial, that'd be great.

5 COMMISSIONER NORTHCROSS: I had never
6 realized that until I looked at the map.

7 MR. GUSTAFSSON: I know. It's on
8 private property.

9 MR. SMITH: Yeah. So again, one of
10 the ball fields is owned by the private owner.

11 COMMISSIONER NORTHCROSS: I mean, not
12 -- given what's occurred here in the bookkeeping,
13 I -- you know, it's not really an issue in the
14 decision that we have before us, but I was just
15 surprised as I looked at the boundaries, as shown on
16 the map with the different fences and other items
17 that were there, I said huh, I don't think that's
18 part of the -- this city property. Even though I've
19 seen people utilizing both.

20 MR. SMITH: Excuse my crude drawing
21 here, but yes, this ball field is owned by this
22 property.

23 COMMISSIONER NORTHCROSS: Okay.

24 MR. GUSTAFSSON: Yep.

25 COMMISSIONER NORTHCROSS: Okay. Okay.

1 That answered my questions.

2 INTERIM CHAIR FEGLEY: Okay.

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

5 COMMISSIONER PARLOVE: Thank you to
6 the petitioners for bringing your petition before
7 us.

8 MR. GUSTAFSSON: Oops.

9 COMMISSIONER PARLOVE: That's okay.
10 So, was this -- just more of a curiosity, did this
11 come up because the Bostick people want to do
12 something on the property that is zoned residential;
13 is that part of this?

14 MR. GUSTAFSSON: There is that
15 potential.

16 COMMISSIONER PARLOVE: Okay.

17 MR. GUSTAFSSON: Yeah.

18 COMMISSIONER PARLOVE: Got you. Do we
19 need then -- it's been used by residents on their
20 private property. Should we do something that says
21 okay, we'll go ahead and do the rezoning, but do
22 they need to give permission to the residents to use
23 the park, the ball field? Can we do this for that
24 just to make it safe, or no?

25 MR. GUSTAFSSON: My understanding is,

1 is that there is a gentleman that kind of provides
2 services in regards to maintaining the fields and
3 you know, organizing leagues and so forth both on
4 city property and also on the Bostick site.

5 COMMISSIONER PARLOVE: Okay. So,
6 we'll just leave it status quo. That's all. I'm
7 done.

8 MR. SMITH: We have had access use to
9 it before, but I believe that was just something
10 that was allowed by that private owner. And yes,
11 we've had an individual that did hold leagues and
12 events there, and he kind of did that for a few
13 years.

14 COMMISSIONER PARLOVE: Okay. Well,
15 there's another field there that can be used by the
16 -- in the park. Okay. I'm done. Thank you.

17 INTERIM CHAIR FEGLEY: Commissioner
18 Payne, do you have any comments or questions?

19 COMMISSIONER PAYNE: I was just going
20 to say good catch department, Planning Department.
21 Good catch.

22 INTERIM CHAIR FEGLEY: Thank you. All
23 right. I have no comments. Can I get a motion?

24 COMMISSIONER PARLOVE: Sure. I'll
25 make a motion for ZMA 21-09. Per the rezoning

1 criteria found in Section 6.804 of the Zoning
2 Ordinance, Planning Division's technical review and
3 public hearing, I make a motion to recommend
4 approval of ZMA 21-09. The recommendation would be
5 presented to City Council for approval that the
6 request of City Planning Division to rezone parcel
7 number 64-14-16-126-007 and 008 from R-1 one-family
8 dwelling and C-3 corridor commercial to R-1
9 one-family dwelling and C-3 corridor commercial
10 zoning district.

11 COMMISSIONER PAYNE: Second.

12 INTERIM CHAIR FEGLEY: Roll call?

13 MR. GUSTAFSSON: Commissioner Parlove?

14 COMMISSIONER PARLOVE: Yes to approve.

15 MR. GUSTAFSSON: Commissioner Payne?

16 COMMISSIONER PAYNE: Yes to approve.

17 MR. GUSTAFSSON: Vice Chair Fegley?

18 INTERIM CHAIR FEGLEY: Yes to approve.

19 MR. GUSTAFSSON: And Commissioner

20 Northcross?

21 COMMISSIONER NORTHCROSS: Yes to

22 approve.

23 MR. GUSTAFSSON: Motion passes.

24 AYES: Fegley, Payne, Parlove,

25 Northcross.

1 NAYS: (None.)

2 ABSTAIN: (None.)

3 MOTION CARRIES 4-0-0

4 COMMISSIONER PARLOVE:

5 Congratulations.

6 MR. GUSTAFSSON: Thank you.

7 COMMISSIONER PARLOVE: You're welcome.

8 INTERIM CHAIR FEGLEY: All right.

9 Next on the agenda is VSA 19-04, vacation of street
10 and alley.

11 MR. GUSTAFSSON: Okay. I'll present
12 this one here.

13 6. Old Business.

14 6.1

15 VSA 19-04 Vacation of Street and Alley

16 PROPERTY ADDRESS: TBD

17 PARCEL NO: 64-14-31-279-003

18 APPLICANT: Raymond Katz

19 CURRENT ZONING: R-1 One-Family Dwelling

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

22 MR. GUSTAFSSON: That concludes my
23 presentation and I'd be happy to answer any
24 questions you have. And if you -- back in March of
25 2020, we did have a public hearing, so we did not

1 repost this. But if there's -- there's a few people
2 here, if you wanted to take public comments, you're
3 free to do so. Okay? And also be here -- happy to
4 answer any questions of the Commissioners, too, at
5 the same time.

6 MR. KATZ: Yeah, I just want to make
7 -- I'm Mr. Katz, Ray Katz, I live at 1057 James K in
8 Pontiac, Michigan. I own the said property in which
9 we're discussing, where I've owned it since 1974.
10 I'm a Pontiac sculpture artist, I've taught at
11 Oakland Community College for 48 years, I'm retired
12 at this time and I -- there's two houses on that
13 property, and a -- an older industrial facility that
14 I use for the creation of my art scale sculpture
15 that I show regionally and nationally.

16 So the one -- the only thing I wanted
17 to make clear as a result of standing up here is
18 that with respect to creating the barrier, the
19 barrier would not impede local foot traffic. People
20 with -- people would still be able to get down the
21 trail by foot.

22 We would create a situation where they
23 could go and be -- like you might see at a baseball
24 field or a tennis court, you know, where they would
25 have to go through an opening, you know, that they

1 could walk through, but no vehicles could get
2 through.

3 Because the biggest problem that we've
4 had there, besides the deterioration of the bridge
5 over the 45-plus years that I've owned the property,
6 is the amount of non-essential traffic that goes
7 through there, which I provided photographs to Vern
8 Gustafsson as well as the Oakland County Police
9 Department, and I -- I understand that this is not
10 only a problem on my road, but it's also a problem
11 on residential roads, and -- you know, at the -- at
12 the park.

13 So -- but I just wanted to make it
14 clear, because I know there was some concern on the
15 part of some residents that live in the Ottawa Hills
16 area of whether they would -- there would be
17 accessibility, you know, to my road to get to the
18 trail. Because the fact of the matter is the road
19 to the trail is mine. Once you go over the bridge,
20 you're on my property.

21 City property is to the west, but the
22 City property, they have a -- you know, access
23 agreement, you know, for city vehicles to go back
24 and forth, which they used to before the bridge
25 started deteriorating, and there's never been a

1 problem, you know, with sewer, water, electrical as
2 far as them get into the property and doing
3 maintenance work, and they also have access to those
4 properties through the trail. They will often come
5 down the trail with various kinds of vehicles in
6 order to maintain the trail and the utilities along
7 the trail.

8 So I'd be happy to answer any
9 questions on the part of the committee or anyone
10 that's in the audience.

11 INTERIM CHAIR FEGLEY: Okay.
12 Commissioner Northcross, do you have any comments or
13 questions?

14 COMMISSIONER NORTHCROSS: No. No
15 questions, and thank you for your diligence here in
16 working out an agreement. Good.

17 MR. KATZ: Thank you.

18 COMMISSIONER NORTHCROSS: I think we
19 have some more comments.

20 INTERIM CHAIR FEGLEY: This is --
21 we're just going to get feedback from the
22 Commissioners. This isn't a public hearing. Do you
23 think I should open the --

24 MR. REYNOLDS: It's not? That's what
25 I came for, because I thought it was a public

1 hearing.

2 INTERIM CHAIR FEGLEY: It's not --

3 MR. GUSTAFSSON: We've already -- like
4 I had mentioned, we did have a public hearing back a
5 while ago. We didn't post it, but I had mentioned
6 through the Chair that we could open up any public
7 comment, because there was individuals that are here
8 that would like to say something.

9 COMMISSIONER PAYNE: I agree with
10 that.

11 INTERIM CHAIR FEGLEY: Yeah, I'll go
12 ahead and open it for public comment if you'd like
13 to speak. Yeah, that's fine.

14 MR. GUSTAFSSON: Please --

15 INTERIM CHAIR FEGLEY: State your name
16 and address for the record.

17 MR. REYNOLDS: Of course. Hi, my name
18 is Brett, I live in District 2. Not that Brett
19 who's running for district, sorry. Brett Reynolds,
20 50 Dakota.

21 And I -- your work is profoundly
22 wonderful. And Pontiac -- you're a treasure to the
23 City.

24 This is -- some people who weren't
25 able to come tonight live in the apartment buildings

1 there. There's been confusion about this for a long
2 time. I know three residents there who have always
3 assumed it was a private road, because there's a
4 private road sign posted at Clinton River Drive, or
5 whatever the name of that road is, which is still
6 open, actually, Mr. Gustafsson, I just drove through
7 it. And I actually just met with the bridge survey
8 people who were out there, you know, we're like --
9 you know, this is a treasure, this is a beautiful
10 place, people need to be able to come here.

11 So, I know there's no intention to
12 sort of deny public use of getting to the Clinton
13 River, but it is actually -- since 1977, when I came
14 here, it is a place that I walk dogs and go -- I
15 come down from Dakota and come around, and walk
16 through Seminole Hills, down Ottawa, past the
17 Mayor's house and over to here, and that's the
18 access that a lot of us use for the Clinton River
19 Trail.

20 So, I -- and again, being unprepared
21 and not knowing this was happening tonight until
22 just moments ago, this looks like a great one of
23 those things that we got different points of view,
24 but maybe it's a great opportunity to turn this into
25 something wonderful, because I understand that the

1 bridge -- either the bridge has to still exist or be
2 maintained for a vehicle to go across, but it
3 just occurred to me we're saying -- but people can
4 get to the Clinton River Trail somewhere else, so
5 that's a little confusing to me. It's a straight
6 shot from -- if you can see all the way at the top
7 of the map, that -- Thomas Street. That's the
8 straight shot down. And you just go straight
9 through to the Clinton river trail.

10 INTERIM CHAIR FEGLEY: Yeah, Mr. Katz
11 said that he's still going to allow people to -- on
12 foot use that as an access point to the Clinton
13 River Trail.

14 MR. REYNOLDS: That's wonderful.
15 That's wonderful. That'll be great. It's almost as
16 if it could be, though, you know, like a foot bridge
17 rather than a traffic bridge.

18 MR. KATZ: Well, it couldn't be a foot
19 bridge because there's two houses and --

20 MR. REYNOLDS: Right. No, no. I
21 understand that.

22 MR. KATZ: -- that are existing back
23 there. And I would also like to bring something to
24 your attention, that it is my generosity over --
25 since 1974 that's allowed you the use of that access

1 to the trail, because my property comes right up to
2 here.

3 MR. REYNOLDS: Okay.

4 MR. KATZ: And if I chose to, which I
5 never have, I could put a gate right here between
6 the (inaudible).

7 MR. REYNOLDS: Well, I'm sorry, we
8 seem to have -- I thought I was speaking, but
9 there's some antagonism or something, through your
10 generosity. I'm very grateful for anybody who
11 maintains anything in the City. My mother is
12 81 years old and she maintains her sewers better
13 than anybody in the neighborhood, so we all know
14 what that's about.

15 But what I'm saying is that -- I mean,
16 perhaps we should look at having a gate, and just
17 going that far. If that's who owns the land, then
18 maybe that's what should happen. But I think this
19 could be a bigger conversation.

20 You have beautiful sculptures that I
21 see all the time that I just love, you know, that's
22 on -- right at the Clinton River Trail, it's
23 gorgeous, and I thought wow, this would be an
24 awesome corridor for a sculpture garden.

25 MR. KATZ: It will be.

1 MR. REYNOLDS: Unless we gate it off.

2 MR. KATZ: Well, that's not true.

3 MR. REYNOLDS: Oh, that's what I'm not
4 understanding --

5 INTERIM CHAIR FEGLEY: Yeah, no back
6 and forth -- yeah, usually public comments are two
7 minutes long and then --

8 MR. REYNOLDS: Okay. I've spoken too
9 much. I've overstayed my welcome. Thank you so
10 much for the time I've had.

11 INTERIM CHAIR FEGLEY: Thank you.

12 MR. GUSTAFSSON: And if I may, just to
13 clarify, like I had said, that the owner, Mr. Katz,
14 will be working with DPW and the fire department to
15 make sure that a gate is positioned -- positioned
16 properly that allows for emergency vehicles to get
17 across, and also adding in some other barriers in a
18 not obtrusive way, still letting pedestrians or
19 bicyclists, but not allowing for, you know, these
20 ATVs and all of this that is coming through to get
21 over to the Clinton River Trail, which is --

22 MR. REYNOLDS: They're a scourge in
23 our whole neighborhood.

24 MR. GUSTAFSSON: Yeah.

25 MR. REYNOLDS: My property, Elizabeth

1 Lake, down Genesee and over this, you know,
2 constant, constant.

3 MR. GUSTAFSSON: Yeah. So --

4 MR. REYNOLDS: I empathize so much
5 with that.

6 MR. GUSTAFSSON: Okay.

7 INTERIM CHAIR FEGLEY: All right. Are
8 there any other public comments?

9 (No further public wished to address
10 the Commission.)

11 INTERIM CHAIR FEGLEY: All right.
12 I'll close public comments. Commissioner Parlove,
13 do you have any comments or questions?

14 COMMISSIONER PARLOVE: I do, thank
15 you. And thank you for coming back so we can
16 address this, because I know you've been waiting
17 patiently. I can't believe it's been more than a
18 year since you were here with us last.

19 Let me -- I'm trying to understand,
20 because it's really hard to see with the heavier
21 green and blue lines.

22 Donovan, you don't have anything that
23 gives a representation -- oh, that'll help a little
24 bit.

25 So when the -- right now where the red

1 line is, that is a public road, correct?

2 MR. SMITH: Let me help you out here.

3 COMMISSIONER NORTHCROSS: Yes.

4 MR. GUSTAFSSON: Yeah.

5 MR. SMITH: The public road stops
6 actually right here.

7 COMMISSIONER PARLOVE: Okay.

8 COMMISSIONER NORTHCROSS: Right at the
9 river.

10 MR. SMITH: There's a bridge that
11 follows -- I'm sorry, this is the river here?

12 COMMISSIONER PARLOVE: Right.

13 MR. SMITH: And the bridge right here?

14 COMMISSIONER PARLOVE: Where your
15 fingers are, basically, is where the bridge is at.

16 MR. GUSTAFSSON: Yes.

17 COMMISSIONER PARLOVE: Okay. Got
18 that.

19 MR. SMITH: The City owns this half of
20 the bridge --

21 COMMISSIONER PARLOVE: Okay.

22 MR. SMITH: -- and then Mr. Katz owns
23 this half.

24 COMMISSIONER PARLOVE: Okay. That
25 makes sense.

1 MR. SMITH: The location would extend
2 to this dead-end here.

3 COMMISSIONER PARLOVE: Okay. To the
4 letter S, basically.

5 MR. SMITH: Yep. And then he would
6 privately own both sides of the bridge --

7 COMMISSIONER PARLOVE: Okay.

8 MR. SMITH: -- and the road up here.

9 COMMISSIONER PARLOVE: Okay. So right
10 now, as this is still city property, if I'm walking
11 across that bridge and then I come to the green
12 line, but I want to get to the trail, I have to step
13 to what would be the west and get into the blue
14 square?

15 MR. SMITH: If --

16 COMMISSIONER PARLOVE: Right?

17 MR. SMITH: Technically, yes, it's
18 just not -- the walk path for the -- the path for
19 the vehicles, this path right here, is the path
20 people use to get to the trail.

21 COMMISSIONER PARLOVE: Right. I
22 understand that.

23 MR. SMITH: Yeah. But if someone
24 wanted to go this way, it's not suitable for that
25 kind of foot traffic.

1 MR. GUSTAFSSON: Right.

2 COMMISSIONER PARLOVE: Because it's
3 heavily -- brush and all that.

4 MR. GUSTAFSSON: And wetlands and --

5 COMMISSIONER PARLOVE: Right.

6 MR. GUSTAFSSON: Yeah.

7 COMMISSIONER PARLOVE: So, I'm trying
8 to kind of circle back around to what Brett had
9 brought up and what you have said about your
10 generosity of maintaining this for us.

11 I would like to see as a way of a
12 compromise that maybe there would be, like, an
13 easement agreement, if this is something that -- Mr.
14 Katz wants to take over the maintenance of the
15 bridge, give me the bridge and I'll maintain it,
16 right, that's what you're saying?

17 MR. KATZ: No, that's not what I'm
18 saying.

19 COMMISSIONER NORTHCROSS: He already
20 owns the bridge.

21 MR. KATZ: My request -- in order for
22 me to take on the responsibility of maintaining the
23 bridge, I would like that piece of property to
24 become mine, because I'm not going to maintain the
25 bridge for public use other than foot traffic.

1 COMMISSIONER PARLOVE: Okay. Well,
2 that's a --

3 MR. GUSTAFSSON: And --

4 MR. KATZ: If you don't --

5 COMMISSIONER PARLOVE: -- that's a
6 little bit different than how I interpreted this.

7 MR. KATZ: If you don't put a barrier
8 at the corner of Clinton River Drive --

9 COMMISSIONER PARLOVE: Where the S is,
10 basically?

11 MR. KATZ: Where the S is --

12 COMMISSIONER PARLOVE: Right.

13 MR. KATZ: Then there's always the
14 possibility for mobile traffic to come through
15 there.

16 COMMISSIONER PARLOVE: Right. Right.
17 I understand that.

18 MR. KATZ: And, you know, as a result
19 -- so earlier, you know, like, 15 years ago, the
20 owner of the apartments requested that Clinton River
21 Drive be barricaded so that cars cannot go through
22 there and dump. And dumping has been a big problem
23 with that area for a very long time --

24 COMMISSIONER PARLOVE: Right.

25 MR. KATZ: -- but because of

1 the -- you know, our participation in maintaining
2 the area, we've had less and less dumping over the
3 years. So that's -- but that's the issue right
4 there.

5 COMMISSIONER PARLOVE: Okay.

6 MR. GUSTAFSSON: And I think --

7 MR. KATZ: If the City doesn't want to
8 transfer the property to me and they want to
9 participate in rebuilding the bridge, I'm more than
10 happy to consent to that.

11 COMMISSIONER PARLOVE: Okay.

12 MR. KATZ: However --

13 INTERIM CHAIR FEGLEY: Mr. Katz, would
14 you mind standing at the podium just so that we can
15 -- everybody can hear you?

16 COMMISSIONER PARLOVE: Everybody can
17 hear you who's watching.

18 INTERIM CHAIR FEGLEY: I didn't mean
19 to interrupt you. I'm sorry.

20 MR. KATZ: That's all right.

21 COMMISSIONER PARLOVE: And you wanted
22 to say something?

23 MR. GUSTAFSSON: I did. Because I
24 think that, you know, the whole -- I think we're
25 getting to -- in talking with the fire department,

1 obviously will have their own certain
2 specifications, the same thing with DPW.

3 And also, this would also be worked
4 out with the owner, Mr. Katz, to determine -- to
5 allow for what his objective is in regards to
6 allowing for pedestrians and bicyclists to utilize
7 that area, but still not afford to have vehicles
8 that shouldn't be going over that bridge or down
9 that way onto the trail, except for emergency only.

10 COMMISSIONER PARLOVE: Okay.

11 MR. GUSTAFSSON: And that's the whole
12 idea, by putting up a gate in whatever proper
13 location should be, and -- with Knox Box, police and
14 fire will have the key, you know, to get in there.

15 COMMISSIONER PARLOVE: Right. Right.
16 So this becomes -- and I'm just thinking out loud
17 here for a second -- for that distance right now as
18 public property via the City ownership, and now a
19 resident wants to own that to keep vehicles off of
20 it, that's the goal, because the bridge is in poor
21 condition.

22 MR. GUSTAFSSON: Uh-huh.

23 COMMISSIONER PARLOVE: And the City
24 doesn't have the capacity to --

25 MR. GUSTAFSSON: No.

1 COMMISSIONER PARLOVE: -- create a
2 non-vehicular pathway through there without him --
3 I'm sorry, without Mr. Katz owning it?

4 MR. SMITH: I think that would be a
5 separate -- you're asking does the City have the
6 ability to create a pedestrian pathway to Clinton
7 River Trail without going through his property?

8 COMMISSIONER PARLOVE: No. Well, what
9 I'm saying is why does the City have to give up a
10 bridge that they -- the City could go ahead and
11 create the barricade that -- this is what Mr.
12 Katz is -- isn't it Dr. Katz -- is asking for in
13 this whole conversation, is to barricade this
14 segment so vehicles are not traveling on the bridge.

15 MR. SMITH: From speaking with DPW,
16 that is a portion of road that if we have an option
17 to give it to a private owner, that would just be an
18 area they don't necessarily have to continue
19 maintaining --

20 COMMISSIONER PARLOVE: Okay.

21 MR. GUSTAFSSON: And the same thing --
22 in talking -- like I mentioned, in talking with the
23 City engineer right before the meeting, they did
24 have surveyors out to make an assessment, and like I
25 said, they -- they recommend to -- that needs to be

1 barricaded pretty quickly.

2 COMMISSIONER PARLOVE: Okay. All
3 right.

4 MR. GUSTAFSSON: Yeah. And we don't
5 -- and unfortunately, no, the City does not have the
6 funds to make the repairs to that, and so we're
7 looking -- because we're, you know, looking at the
8 potential to vacate a portion of the street to allow
9 for him to be owner of that section of right-of-way,
10 would allow the -- would require him then to be
11 maintaining and repairing that bridge.

12 COMMISSIONER PARLOVE: Okay. So, then
13 let me ask you a question, Mr. Katz, are you going
14 to be driving over the bridge with your vehicles?

15 MR. KATZ: Yes.

16 COMMISSIONER PARLOVE: Okay. So,
17 there's still -- there's still vehicles on the
18 bridge.

19 MR. KATZ: Well, it's -- I take
20 responsibility --

21 COMMISSIONER PARLOVE: Right.

22 MR. KATZ: -- you know, for -- for any
23 litigation, which is, you know, with respect to
24 that. I mean, yes. You know, we have two houses
25 back there.

1 COMMISSIONER PARLOVE: Right.

2 MR. KATZ: You know, plus we have an
3 industrial building --

4 COMMISSIONER PARLOVE: Right.

5 MR. KATZ: -- that's been there for 75
6 or 80 years. So, yes, I go there every day.

7 COMMISSIONER PARLOVE: Okay.

8 MR. KATZ: However, that would -- my
9 only in repairing it would -- you know, I'm not
10 going to rebuild the bridge for public traffic.

11 COMMISSIONER PARLOVE: Right. I
12 understand what you're saying.

13 MR. KATZ: I will rebuild the bridge
14 so that myself and my tenants have access to our
15 property at a great cost to myself. If you look
16 through the papers, the last estimate that I
17 received over two years ago was over \$100,000, so
18 I'm sure it's closer to 200,000 now. So, whether
19 the bridge may be able to be repaired under its
20 existing circumstances, you know, remains to be
21 seen. I would definitely make an effort to do that
22 before I would make an effort to replace it.

23 COMMISSIONER PARLOVE: Right.

24 MR. KATZ: I did meet with the
25 engineers today at the bridge and provided much

1 needed information to them, which they were not able
2 to access because the water is very high at the
3 bridge right now.

4 COMMISSIONER PARLOVE: Okay.

5 MR. KATZ: In fact, it's at the
6 highest level that it's ever been. It's right at
7 the bottom of the bridge and the parts of the bridge
8 that are -- have been deteriorated are underwater
9 right now.

10 COMMISSIONER PARLOVE: Okay.

11 MR. KATZ: So yes, I would continue to
12 use the bridge to access my -- you know, my
13 property, however, I -- and with respect to his
14 interest in my work, you know, I planned on putting
15 sculptures along my road for a very long time, and I
16 would probably put a sculpture up on the property
17 that the City owns, for that matter.

18 And I've discussed this with the owner
19 of the apartment buildings, he met with Vern, and
20 he's agreed that something should be done, because
21 he has the same problem that many other people in
22 the community have.

23 FROM THE AUDIENCE: Is that the gas
24 station owner?

25 MR. KATZ: Pardon?

1 FROM THE AUDIENCE: I just wanted to
2 put in the gas station owner has the same problem.

3 MR. KATZ: Right.

4 COMMISSIONER PARLOVE: Uh-huh. Right.

5 MR. KATZ: So, it would eliminate a
6 lot of traffic through that area.

7 COMMISSIONER PARLOVE: Okay.

8 MR. KATZ: Because we have so much
9 traffic that comes through there that goes to the
10 gas station and to the supermarket, you know, on
11 Orchard Lake Road, you know, I really -- I don't
12 want to deny those people access -- foot access to
13 those various places. But people come through there
14 on motorbikes all the time, motorcycles, you know, I
15 have pictures of them, you know, I could send
16 them --

17 COMMISSIONER PARLOVE: Oh, I'm not
18 surprised.

19 MR. KATZ: Oakland County is very much
20 aware of it. So, it's a dual -- you know, there's a
21 dual interest with respect to the, you know, piece
22 of property.

23 COMMISSIONER PARLOVE: I'm sensitive
24 to trying to maintain access where it's been public
25 access to still have public access even if it's foot

1 traffic, to have protections for the residents to
2 say, yes, we entered into an agreement, the bridge
3 is now Mr. Katz's bridge, however there's an
4 easement for foot traffic, and we can still get to
5 the bridge this way, and apparently it's going to
6 have to be on your property as it has been for some
7 time, but I think that that is something important
8 in this conversation that we should still consider,
9 to my fellow commissioners. And I'm done. Thank
10 you.

11 INTERIM CHAIR FEGLEY: Commissioner
12 Payne, do you have any comments or questions?

13 COMMISSIONER PAYNE: Yes, I have a
14 few. First, I'd like to thank Dr. Katz for all of
15 your hard work over the years, and with lots and
16 lots of students, I'm sure.

17 Secondly, is that there's a lot of
18 support here that you've gathered, which is -- I
19 think is good. But, I'm really concerned in regards
20 to the City. When you have water and you have
21 little areas like that, you're talking about -- it's
22 kind of like, I would say, a little bitty diamond
23 that the City can make a bright diamond to shine.
24 And my understanding, some years ago, maybe two
25 years ago, Oakland County had done a presentation

1 some years ago in bringing that trail all the way
2 through.

3 MR. GUSTAFSSON: Correct.

4 COMMISSIONER PAYNE: And I am waiting
5 on that. And I think that -- I can see -- I've
6 never understood giving right of ways of
7 property -- you know, never understood that, giving
8 anything, you know, as poor as the City is.

9 The only thing that I understood that
10 came before us was McLaren, they wanted to vacate
11 the street that is there, and I agreed to that for
12 the simple reason -- is because I felt that there
13 was a health reason there, that everyone could use
14 it, and I also felt that there was a social, you
15 know, where people were visiting and things
16 down -- down through that area, and that was the
17 reason I agreed. And then I still had a problem
18 with giving property away.

19 MR. SMITH: If I may --

20 COMMISSIONER PAYNE: Just a second,
21 please. Of giving property away. I really think
22 that this property can -- the City -- I would take
23 on doing fundraisers to get this property where
24 everyone could use it, including Dr. Katz, you know,
25 and with his art, you know, making it an art area,

1 and a -- just a beautiful area that people could
2 even fish down through there, or -- I don't know if
3 the news could go down through that River Drive, but
4 we need to do something to make this is a -- it is a
5 diamond already, but the City needs to do something
6 to make this a diamond, and that's -- I mean,
7 I -- what is the -- I mean, the value of this, if
8 this were to be sold or if, you know, heaven forbid,
9 I don't mean to disrespect, but if something
10 happened and then another family were to come along
11 and say, you know, we want to block this, you know,
12 and legally, if this is turned over to a private
13 owner. I mean I'm not an attorney, but it seems to
14 me if we give someone something, then they can do
15 what they want with it. But that's just my --

16 INTERIM CHAIR FEGLEY: Okay. Did you
17 have any other comments or questions?

18 COMMISSIONER PAYNE: They're all --

19 COMMISSIONER PARLOVE: Donovan wanted
20 to say something.

21 COMMISSIONER PAYNE: -- about the
22 same.

23 MR. KATZ: May I say something?

24 INTERIM CHAIR FEGLEY: Just a moment.
25 Donovan, did you want to say something?

1 MR. SMITH: Yes, through the Chair.
2 Just some background on vacations. A vacation is
3 different from selling city-owned land.

4 COMMISSIONER PAYNE: But it's going in
5 his name, am I correct?

6 MR. SMITH: Yes, but let me --

7 COMMISSIONER PAYNE: Okay. Well,
8 that's all I'm saying.

9 MR. SMITH: The way Thomas Lane was
10 created is that land, before it was Thomas Lane,
11 belonged to Goldner Walsh. To create Thomas Lane,
12 the City had to take land from the Goldner Walsh
13 property and move it to the east 20 feet or so to
14 take that land to create Thomas Lane.

15 So, the vacation is actually giving
16 property back to the previous owner, which is
17 different from selling city-owned land. The City
18 has access and rights to Thomas Lane and that road
19 today, but the City -- the vacation is to give the
20 property back to the owner that we took the land
21 from. And that would have been a similar case with
22 the McLaren property. So, I just wanted to comment.

23 COMMISSIONER PAYNE: Yeah, I tried to
24 research that, and I couldn't find anything. It was
25 giving me all kinds of -- where the street

1 actually -- how it was created.

2 MR. SMITH: Yes. And if you -- and we
3 did review the historical plat maps, because we were
4 also curious where those property lines were, how
5 those lines came to be, and that was what we
6 uncovered, that Thomas Lane actually came from the
7 Goldner Walsh site all the way up to Orchard Lake.
8 And then to sell the parcel, or to sell property, it
9 has to be defined in some sort of fashion.

10 COMMISSIONER PAYNE: Okay.

11 MR. SMITH: And -- legal or a parcel
12 in itself. It being a right-of-way does not have
13 that definition such as a parcel number or an
14 address to sell the parcels. So, it's not
15 necessarily a sellable piece of land or a parcel,
16 more so it a vacated -- or vacated road that the
17 applicant is requesting to be returned.

18 COMMISSIONER PAYNE: But when it
19 becomes the property of another owner, it can be
20 sold?

21 MR. SMITH: It would -- yes. It would
22 have to go back to the previous owner and then the
23 previous owner --

24 COMMISSIONER PAYNE: So, that's what
25 I'm kind of getting to.

1 MR. SMITH: -- has the ability to sell
2 it. It has to go to the private owner before --

3 COMMISSIONER PAYNE: Right. And since
4 the City owns that now, I think that the City needs
5 to find a way with the -- Oakland County to develop
6 that. That's just my --

7 INTERIM CHAIR FEGLEY: The road right
8 now only serves as Mr. Katz property at this time.

9 MR. SMITH: Correct.

10 INTERIM CHAIR FEGLEY: And I look at
11 vacating this area as reducing a liability to the
12 City instead of the City giving away something. I
13 look at it as that road is a service road for
14 emergency vehicles, and right now, it's not in
15 condition to do that, and it's therefore a liability
16 to the City.

17 Now, if we can then vacate that street
18 and give that liability to someone who is going to
19 handle that burden, I think it's beneficial to the
20 City and not going to put us at risk for anything if
21 an emergency vehicle does have to go back there and
22 it gets stuck, or if the bridge crumbles while it
23 goes over it, or if anything happens, then that's on
24 our shoulders. If he is willing to take on that
25 risk and rebuild that bridge so that that emergency

1 vehicle can do its job and service his property,
2 which he is a citizen of Pontiac, and he deserves
3 service the same life safety services as anyone
4 else.

5 COMMISSIONER PAYNE: And I agree, but
6 on the other hand, I still feel that that's an easy
7 way out for the City not to take responsibility, and
8 that's why the City hasn't -- today, we don't have
9 anything simply because we've taken the easy way
10 out. And I really think that the City needs to step
11 up and start using some of these funds that we've
12 had coming in here. If not, grants or whatever, or
13 getting the citizens together and do something to
14 make that a beautiful site, which incorporates the
15 beautiful art, you know, that you create, but
16 that's --

17 INTERIM CHAIR FEGLEY: I think it'd be
18 more beneficial for funds to be used to service an
19 entire community instead of one property owner.
20 That bridge would --

21 COMMISSIONER PAYNE: Well, I don't
22 think we're going to agree, so we probably have to
23 stop.

24 INTERIM CHAIR FEGLEY: Yeah, but --

25 MR. SMITH: And then -- through the

1 Chair, if I may, my last comment would be if the
2 City were to repair the bridge, it would be to
3 promote traffic onto private property.

4 MR. GUSTAFSSON: Right.

5 INTERIM CHAIR FEGLEY: Correct.

6 MR. SMITH: And -- and --

7 MR. GUSTAFSSON: Which he owns that
8 large green where that -- you can see that drive is
9 located.

10 MR. SMITH: I understand the desire to
11 create an improvement for residents, but this does
12 not provide access to public property. It is
13 primarily for access to private property.

14 MR. GUSTAFSSON: And knowing the fact
15 that you do have public access, I mean you will
16 still have public access as a pedestrian and as a --

17 COMMISSIONER PAYNE: But it can be
18 sold later on in the future.

19 MR. GUSTAFSSON: Well, we don't know
20 that. I mean, we --

21 COMMISSIONER PAYNE: Well, we don't
22 know the other either.

23 MR. GUSTAFSSON: Well -- okay. We'll
24 forget about that. Still, as a public -- as a
25 resident -- or the general public still has access

1 off of Orchard Lake Road and also Bates Street to
2 get onto the trail.

3 COMMISSIONER PAYNE: Okay.

4 MR. GUSTAFSSON: And also, if you
5 remember -- you know, you're talking about that, the
6 whole connection through the City with Bennish (ph)
7 that came through, and talked about the cycle track
8 along Pike. That is still in play in regards to
9 that is part of --

10 COMMISSIONER PAYNE: Right.

11 MR. GUSTAFSSON: -- the Woodward
12 conversion of two-way, and same thing with South
13 Boulevard.

14 COMMISSIONER PAYNE: Right. Okay.
15 And I guess that cuts my turn, so --

16 INTERIM CHAIR FEGLEY: Okay.

17 COMMISSIONER PAYNE: Everybody else
18 got in it, but then -- go ahead. Your turn.

19 COMMISSIONER NORTHCROSS: May I ask a
20 question?

21 INTERIM CHAIR FEGLEY: Yeah, go ahead.

22 COMMISSIONER NORTHCROSS: Who owns the
23 bridge that goes from the City side of Thomas Lane
24 to his property? Who owns that bridge? Is that the
25 City's?

1 MR. GUSTAFSSON: Yeah.

2 INTERIM CHAIR FEGLEY: I think it's
3 50/50, isn't it?

4 MR. SMITH: The property line crosses
5 the center line of the river, so the bridge
6 technically would be 50/50.

7 MR. GUSTAFSSON: So, see the white
8 line where -- the white end of that right there?
9 That is -- we own that portion of that bridge, and
10 his -- the other remaining portion is on his
11 property.

12 COMMISSIONER PAYNE: On his side.
13 Right.

14 COMMISSIONER NORTHCROSS: So -- yes.
15 So the -- only half of the bridge that is owned --

16 COMMISSIONER PAYNE: By the City.

17 COMMISSIONER NORTHCROSS: And --

18 COMMISSIONER PARLOVE: So, the City
19 owns ten feet, basically, right?

20 COMMISSIONER NORTHCROSS: Yeah, if
21 it's that, yeah.

22 MR. KATZ: 20 feet. The bridge is
23 about 40 feet long.

24 MR. GUSTAFSSON: Yeah, it's just
25 longer, yeah.

1 MR. KATZ: I mean, when you include
2 the access to -- onto it and off of it, it's about
3 40 feet.

4 COMMISSIONER PARLOVE: Okay.

5 MR. KATZ: So, 20 feet on the north
6 side belongs to the City, and 20 feet on the south
7 side where the green line is, is part of my
8 property. That has to do with riparian rights with
9 respect to water. But, you know, I would -- do you
10 mind if I say a few words?

11 INTERIM CHAIR FEGLEY: Let me see.
12 Did you have any --

13 COMMISSIONER NORTHCROSS: Yeah, I was
14 just going to make that point that the bridge is
15 half owned by the City and half owned by a private
16 person, and again, the bridge takes one to private
17 property. Being a bicyclist, I have been through
18 there a number of times, you know, and there are no
19 side rails on that bridge, so it's not only the
20 issue of the structure, but it's also conformity
21 with --

22 MR. GUSTAFSSON: Safety.

23 COMMISSIONER NORTHCROSS: -- safety.
24 So, there's some issues there. But I can
25 wholeheartedly, you know -- I identify with folks

1 that want to walk from Orchard Lake down to the
2 Clinton River Trail.

3 MR. REYNOLDS: Or just to the river
4 itself.

5 COMMISSIONER NORTHCROSS: Yeah.
6 Because the river is a beautiful river, especially
7 now with the very high -- high level, but at the
8 same time, half of it -- you know, a portion of it
9 is already not owned by the City. So, I -- if
10 there's -- my understanding, there's going to be an
11 agreement as well as -- is that going to be a
12 written agreement about their -- the construction of
13 the barrier?

14 MR. GUSTAFSSON: Correct.

15 COMMISSIONER NORTHCROSS: That being
16 something that will allow --

17 MR. GUSTAFSSON: Yeah -- a plan will
18 be put --

19 COMMISSIONER NORTHCROSS: -- a
20 pedestrian --

21 MR. GUSTAFSSON: Yeah, so there will
22 be an agreement and a plan to illustrate those types
23 of barrier and gates that will be required.

24 COMMISSIONER NORTHCROSS: As well as a
25 timetable for reconstructing the bridge so that, for

1 instance, a fully-loaded fire truck goes over the
2 bridge, it doesn't -- you know, because it's got
3 water on it, and those things, I don't know how much
4 they weigh -- that doesn't kill the bridge. Is that
5 also going to be in the agreement?

6 MR. GUSTAFSSON: We will be working
7 with our city attorney to craft all of that
8 appropriate language.

9 COMMISSIONER NORTHCROSS: Yeah. Okay.
10 Yeah, I just wanted to bring that out, that the
11 whole bridge is not owned by the City.

12 COMMISSIONER PAYNE: Fine. It's not
13 owned by any -- any -- it's not owned by anyone,
14 really, to be quite honest.

15 COMMISSIONER NORTHCROSS: I'm sorry?

16 COMMISSIONER PARLOVE: It's owned
17 by the resident and the City.

18 COMMISSIONER PAYNE: You've got --
19 you've got two owners --

20 COMMISSIONER PARLOVE: There are two
21 owners of the bridge.

22 COMMISSIONER NORTHCROSS: Two owners,
23 yeah.

24 INTERIM CHAIR FEGLEY: Two owners of
25 the bridge.

1 COMMISSIONER NORTHCROSS: So, the
2 whole bridge is not owned by the City, only a
3 portion.

4 INTERIM CHAIR FEGLEY: Yeah.

5 COMMISSIONER NORTHCROSS: And it's
6 kind of hard to put together a project to -- to
7 construct and -- or to modify that bridge, given
8 some of the other issues that we have in the City.
9 Of course, that does open up the possibility that if
10 we are really gung-ho about having that type of
11 access, there may be some grant and other funding
12 things open, but -- I ain't throwing that out, let
13 me take that back. Just that right now, half the
14 bridge is owned by the City and half the bridge is
15 owned by Mr. Katz.

16 COMMISSIONER PAYNE: I have a
17 question.

18 INTERIM CHAIR FEGLEY: Yeah.

19 COMMISSIONER PAYNE: Did we check with
20 the -- Oakland County to see what their plan was
21 about bringing that trail through there?

22 COMMISSIONER PARLOVE: It's through
23 there.

24 COMMISSIONER PAYNE: I mean all the
25 way, I mean --

1 COMMISSIONER PARLOVE: It's there.

2 MR. GUSTAFSSON: Clinton River Trail,
3 yes.

4 MR. SMITH: The trail does stretch
5 from Orchard Lake to Bates, but Oakland County would
6 not be able to extend the trail north through Thomas
7 Lane because it is private property.

8 COMMISSIONER PAYNE: Okay.

9 COMMISSIONER NORTHCROSS: Yeah. My
10 understanding is that the County did secure some
11 funding for the improvement of Clinton River Trail
12 from Telegraph all the way east to Bagley.

13 MR. GUSTAFSSON: That's correct.

14 COMMISSIONER NORTHCROSS: But the
15 pandemic halted that construction, and now the price
16 has gone up and they're having to look for
17 additional funds to do the project.

18 MR. GUSTAFSSON: Right. That's true.

19 COMMISSIONER NORTHCROSS: That's my
20 understanding of the current situation. So, there
21 are going to be some major improvements along
22 that -- along the Clinton River Trail itself. I
23 don't know exactly how that will look at the
24 intersection of -- of this private Thomas Road
25 section and the Clinton River Trail, but it does

1 occur.

2 INTERIM CHAIR FEGLEY: Yeah. There
3 was a lot of due diligence on your part that's been
4 done since last year when you came in front of us.
5 You did acquire that other triangle piece of
6 property, and there are letters from the fire
7 department, and you have been doing the research
8 with the sewer and the storm water and all that.

9 I'm in support of the street vacate,
10 because right now, there's no way that Thomas Lane
11 will ever have a straight shot to the Clinton River
12 Trail, because it would always have to go through
13 public property, and that's -- that's private, so we
14 have no control over that. So, there's no benefit,
15 I don't see, to the City still maintaining half a
16 bridge. So --

17 COMMISSIONER PARLOVE: May I?

18 INTERIM CHAIR FEGLEY: Sure.

19 COMMISSIONER PAYNE: Will this go to
20 Council?

21 MR. GUSTAFSSON: Yes, it will.

22 INTERIM CHAIR FEGLEY: Yes, it will go
23 in front of Council. Yep.

24 COMMISSIONER PARLOVE: Would you be
25 amenable to an easement agreement to go from where

1 the S is to the trail?

2 MR. KATZ: No.

3 COMMISSIONER PARLOVE: Because?

4 MR. KATZ: Well, because I'm taking
5 responsibility for rebuilding the bridge. I'd be --

6 COMMISSIONER PARLOVE: I'm talking
7 about a foot traffic --

8 MR. KATZ: I'd be amenable to it if
9 the City participated in the reconstruction of the
10 bridge and it wasn't my sole responsibility, because
11 if you're going to make it available to the public,
12 and I am closed in on a -- on an agreement, then I
13 feel that the City has a responsibility to
14 participate in that agreement by participating in
15 the reconstruction of the bridge. If I'm going to
16 take on the responsibility of the bridge, I'm asking
17 you to take my word that I'll allow people access to
18 the trail, because I've allowed them access to the
19 trail ever since the trail has been there, and I
20 could have barricaded it decades ago, and I haven't.

21 COMMISSIONER PARLOVE: Okay.

22 MR. KATZ: So, you have to take me for
23 my word.

24 COMMISSIONER PARLOVE: Which is --

25 MR. KATZ: The other thing I'd like

1 to -- I'd like to tell you, is that property is in a
2 Trust. I've put that -- all of the property that I
3 own in a Trust, and I'm also going to put part of it
4 into the land Trust so it can't be built on, because
5 I have the same concerns that your other member of
6 the council has. I'm not interested in seeing that
7 property developed. I think it's -- I agree with
8 her, it's a diamond in the rough, it's a beautiful
9 area, it's adjacent to 28 acres of adjacent land
10 that -- that's owned by Orchard Lake and goes all
11 the way back to the river, it's a beautiful site.
12 We've never, ever impeded any kind of foot traffic
13 in that area and I have no intention of impeding it
14 in the future.

15 And with respect to the aesthetics of
16 the property, it has always been my intention to
17 develop the property into something of a sculpture
18 park that would be accessible to pedestrian traffic
19 during limited hours. And I've already, you know,
20 made an effort to start doing this, as this
21 gentleman suggested, that there is a piece of
22 sculpture on the trail. I put sculptures on trails
23 all over the United States. This is partly what I
24 do. Your trail has not been developed with respect
25 to trails in other cities and communities

1 whatsoever. There are many communities that have
2 benches, sculptures --

3 COMMISSIONER PARLOVE: Right.

4 MR. KATZ: -- gardens, all kinds of
5 things along the trail. So, the City has not really
6 been proactive in maintaining the trail, nor have
7 they ever been proactive in maintaining the river.
8 You suggested canoeing and kayaking. You can't get
9 through the river ordinarily. You know, I've talked
10 to the Clinton River Authority and I've talked to
11 the DNR at Oakland County, you know, in order to
12 clean up the river. It's the City's responsibility.

13 So, you have a huge responsibility
14 back there with respect to developing that whole
15 area if you so choose to. But it hasn't -- it
16 hasn't happened, you know, in the 45 years that I've
17 been there and the various things that I've inquired
18 into with respect to it, it still -- it is still
19 what it is, you know.

20 It's a problem as far as traffic, it's
21 a problem as far as maintenance, it's a problem as
22 far as liability. You know, so people --

23 COMMISSIONER PARLOVE: So you --

24 MR. KATZ: If people were to use the
25 trail to access the trail from my property to the

1 trail, they would be taking on the -- their own
2 responsibility in terms of liability on that
3 property. I would make it very clear, you know.

4 COMMISSIONER PARLOVE: So --

5 MR. KATZ: I don't have a problem with
6 people coming down the trail, it's just the --

7 COMMISSIONER PARLOVE: You mean from
8 Thomas?

9 MR. KATZ: Pardon?

10 COMMISSIONER PARLOVE: You mean --

11 MR. KATZ: I mean coming down Thomas,
12 I'm sorry.

13 COMMISSIONER PARLOVE: Okay. So,
14 circling back around, when I had asked about an
15 easement agreement, I was referring to foot traffic,
16 not vehicular traffic.

17 MR. KATZ: I know what you're
18 referring to.

19 COMMISSIONER PARLOVE: And you would
20 still say no to an easement for foot traffic?

21 MR. KATZ: No. I'm not going to sign
22 an agreement for easement for foot traffic, but I
23 will provide an opportunity for foot traffic to go
24 through there.

25 COMMISSIONER PARLOVE: Okay. And this

1 circles back, too, to also what Lucy had said, that
2 heaven forbid you won't be with us at some point in
3 time, and you are no longer able to control what
4 happens with that property because someone else has
5 ownership of it, and this is what we have to be
6 aware of as Planning Commissioners, is in the long
7 run, what's going to happen if this bridge is given
8 up? So, if you don't want to do an easement, that
9 tells me what I need to know.

10 MR. KATZ: Well, if I don't want to do
11 an easement, then you have a responsibility to take
12 on the repair of the bridge. I just want to make
13 that perfectly clear.

14 COMMISSIONER PARLOVE: It's the City's
15 property, so --

16 MR. KATZ: Exactly.

17 COMMISSIONER PARLOVE: I understand.

18 MR. KATZ: And it needs to happen
19 soon, because I have property behind it that I need
20 access to on a daily basis.

21 COMMISSIONER PARLOVE: Okay. Do we
22 need to do anything else? Take a vote?

23 COMMISSIONER PAYNE: I guess so.
24 Sufficient number of people raised their hand and
25 said they would gladly help us with that.

1 COMMISSIONER PARLOVE: You got good
2 eyesight, Lucy.

3 MR. GUSTAFSSON: That wasn't part of
4 the community benefits.

5 MR. KATZ: Oh, no.

6 MR. JUNGOVIC: I can't go and change
7 my application and put that in there.

8 MR. GUSTAFSSON: No, you can't. Your
9 application has been submitted.

10 COMMISSIONER PARLOVE: Just thought
11 I'd bring a little humor.

12 MR. GUSTAFSSON: Okay.

13 INTERIM CHAIR FEGLEY: Any other
14 further comments or questions?

15 MR. SMITH: Yes.

16 INTERIM CHAIR FEGLEY: Go ahead.

17 MR. SMITH: Just to that last comment,
18 in our meetings with DPW, they did indicate that if
19 there was to be some form of a collaboration between
20 the City and the private owner to reconstruct the
21 bridge, that would require some form of a
22 public-private partnership to allow that to happen.
23 So, that would be part of the City and the private
24 owner to come to some form of agreement.

25 COMMISSIONER PARLOVE: So, it's not

1 completely on the City's shoulders to repair it?

2 COMMISSIONER PAYNE: It is --

3 MR. SMITH: It would require both
4 participants to agree.

5 COMMISSIONER PARLOVE: Okay.

6 COMMISSIONER PAYNE: And that would be
7 what you -- the City coming in and do that, and that
8 would be just what he wants.

9 COMMISSIONER PARLOVE: But he has to
10 share it.

11 MR. SMITH: It would --

12 COMMISSIONER PARLOVE: He has to share
13 the cost, because they both own the bridge. That's
14 what Donovan was saying.

15 MR. SMITH: It would come -- it would
16 depend on what that agreement is. I can't speak to
17 what that would be --

18 COMMISSIONER PARLOVE: Exactly.

19 MR. SMITH: -- 50/50, 100, we don't
20 know.

21 MR. GUSTAFSSON: What we're asking
22 right now of the Commission is not talking about the
23 agreements and potential plans in regards to
24 barricades and all of that, we're just, right now,
25 just looking to get your recommendation either to

1 approve or deny this vacation request.

2 INTERIM CHAIR FEGLEY: And this still
3 goes in front of City Council. We're not
4 the end-all of this.

5 COMMISSIONER NORTHCROSS: Well, then
6 I'll make a motion, if this is appropriate. And
7 this is VSA 19-04 resolution to approve. The
8 Pontiac Planning Commission is in receipt of a
9 street vacation request submitted by Raymond Katz to
10 vacate a portion of Thomas Lane, parcel ID numbers
11 19-14-31-279-003, whereas the Pontiac Planning
12 Commission finds that the subject street is not
13 required to remain for access to adjoining property
14 owners, and whereas the Pontiac Planning Commission
15 finds that the proposed street vacation will not
16 have an adverse effect on the surrounding
17 properties, and now therefore be it resolved that
18 the vacation of a portion of Thomas Lane is
19 recommended for approval to the City Council.

20 INTERIM CHAIR FEGLEY: May I have a
21 second?

22 MR. GUSTAFSSON: No second, motion
23 fails.

24 (NO SECOND - MOTION FAILS)

25 MR. GUSTAFSSON: So, what's the

1 pleasure of the Commission?

2 COMMISSIONER PARLOVE: Do we have to
3 make another motion?

4 MR. GUSTAFSSON: Yes.

5 COMMISSIONER PARLOVE: Okay. I'm
6 going to make a motion. I'm going to make a motion
7 that the Pontiac Planning Commission is in receipt
8 of a street vacation request submitted by Raymond
9 Katz to vacate a portion of Thomas Lane, parcel ID
10 numbers 19-14-31-279-003, whereas the Pontiac
11 Planning Commission finds the subject street is
12 required to remain for access to adjoining property
13 owners, and whereas the Pontiac Planning Commission
14 finds the proposed street vacation will have an
15 adverse effect on the surrounding properties. Now
16 therefore be it resolved that the vacation of a
17 portion of Thomas Lane is recommended for denial to
18 the City Council.

19 COMMISSIONER PAYNE: Second.

20 INTERIM CHAIR FEGLEY: Roll call?

21 MR. GUSTAFSSON: Commissioner Parlove.

22 COMMISSIONER PARLOVE: Yes to deny.

23 MR. GUSTAFSSON: Commissioner Payne.

24 COMMISSIONER PAYNE: Yes to deny.

25 MR. GUSTAFSSON: Commissioner

1 Northcross?

2 COMMISSIONER NORTHCROSS: No to deny.

3 MR. GUSTAFSSON: And Vice Chair

4 Fegley?

5 INTERIM CHAIR FEGLEY: No to deny.

6 MR. GUSTAFSSON: Motion fails.

7 AYES: Payne, Parlove.

8 NAYS: Fegley, Northcross.

9 ABSTAIN: (None.)

10 MOTION FAILS 2-2-0

11 INTERIM CHAIR FEGLEY: We're going to
12 have a two-two with everything.

13 MR. GUSTAFSSON: Yeah.

14 INTERIM CHAIR FEGLEY: I don't think
15 I've ever had this happen.

16 MR. GUSTAFSSON: Uh-huh. Not here.

17 INTERIM CHAIR FEGLEY: In 12 years.

18 COMMISSIONER NORTHCROSS: No, this is
19 a new one.

20 MR. GUSTAFSSON: Not here.

21 INTERIM CHAIR FEGLEY: Should we table
22 it --

23 MR. SMITH: May I make a --

24 INTERIM CHAIR FEGLEY: -- until we
25 have more commissioners present or --

1 MR. SMITH: Yeah, that was going to be
2 my recommendation.

3 INTERIM CHAIR FEGLEY: Yeah. We'll
4 have to table this until we have a larger body to
5 vote to break the tie. Is that okay? That's our
6 only option, because we're going to have a two-two
7 tie with everything and we have to have all four of
8 us to be on the same page for it to pass. We have
9 to have a four-person vote.

10 COMMISSIONER NORTHCROSS: Okay. We
11 can still table it?

12 MR. GUSTAFSSON: Yes.

13 COMMISSIONER NORTHCROSS: We're all in
14 agreement?

15 COMMISSIONER PARLOVE: If that's what
16 needs to be done, that needs to be done.

17 COMMISSIONER NORTHCROSS: Okay. I can
18 go along with that.

19 COMMISSIONER PARLOVE: Okay.

20 COMMISSIONER NORTHCROSS: We'll table
21 it?

22 INTERIM CHAIR FEGLEY: Normally, we
23 have six or seven --

24 COMMISSIONER PAYNE: That'd be six
25 with --

1 INTERIM CHAIR FEGLEY: Six or seven,
2 yeah, members, so we'll have to table this until
3 next month, and then if we have a larger body, maybe
4 we can get a quorum of four people on the board to
5 agree to a resolution.

6 MR. SMITH: Do we need a motion to
7 table?

8 INTERIM CHAIR FEGLEY: May I have a
9 motion to table?

10 COMMISSIONER NORTHCROSS: I make a
11 motion that we table VSA 19-04 to our next meeting.

12 INTERIM CHAIR FEGLEY: Do I have a
13 second?

14 COMMISSIONER PARLOVE: I'll second
15 just to keep this moving along.

16 COMMISSIONER NORTHCROSS: Okay.

17 INTERIM CHAIR FEGLEY: Roll call?

18 MR. GUSTAFSSON: Commissioner
19 Northcross?

20 COMMISSIONER NORTHCROSS: Yes to
21 table.

22 MR. GUSTAFSSON: Commissioner Parlove?

23 COMMISSIONER PARLOVE: Yes to table.

24 MR. GUSTAFSSON: Commissioner Payne?

25 COMMISSIONER PAYNE: No to table.

1 MR. GUSTAFSSON: And Vice Chair

2 Fegley?

3 INTERIM CHAIR FEGLEY: Yes to table.

4 MR. GUSTAFSSON: Okay.

5 AYES: Fegley, Northcross, Parlove.

6 NAYS: Payne.

7 ABSTAIN: (None.)

8 MOTION FAILS 3-1-0

9 INTERIM CHAIR FEGLEY: What do you
10 propose we do then, Lucy?

11 COMMISSIONER PAYNE: You have your
12 three.

13 INTERIM CHAIR FEGLEY: No, we have to
14 have four.

15 MR. GUSTAFSSON: No, we need four.

16 COMMISSIONER NORTHCROSS: No, we need
17 four.

18 INTERIM CHAIR FEGLEY: So, we have to
19 wait here until we come up with a resolution.

20 COMMISSIONER PAYNE: You're tapping on
21 my principles here.

22 INTERIM CHAIR FEGLEY: We're not
23 saying yes or no to the motion tonight, we're just
24 moving it to next month and maybe that gives an
25 extra month, too, to maybe get some feedback from

1 the City to see if there is some type of a
2 private-public partnership that would be feasible.

3 MR. GUSTAFSSON: Possibly, or a
4 memorandum of understanding or whatever.

5 COMMISSIONER PAYNE: And after that,
6 what happens?

7 INTERIM CHAIR FEGLEY: We have a
8 larger quorum and we can get more input from other
9 members of the Planning Commission.

10 MR. GUSTAFSSON: And maybe with --
11 who's to say what the vote would be? I mean --

12 COMMISSIONER PARLOVE: It could be a
13 straight no vote.

14 MR. GUSTAFSSON: Yeah.

15 COMMISSIONER PAYNE: I'm saying if I
16 don't change my mind, what's the best recourse
17 there?

18 MR. GUSTAFSSON: What was that?

19 INTERIM CHAIR FEGLEY: If we don't
20 vote to table this, then we have to sit here until
21 all four of us agree on a yes or no.

22 COMMISSIONER NORTHCROSS: Mr. Smith --

23 COMMISSIONER PAYNE: You know, this is
24 the second time that this has come before the
25 Planning Commission. To me, that says something.

1 And I'm going against my principle and I'll say yes
2 to table.

3 COMMISSIONER PARLOVE: Can you
4 incorporate that, Vern, into what we just --

5 MR. GUSTAFSSON: Yes.

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

8 NAYS: (None.)

9 ABSTAIN: (None.)

10 MOTION PASSES TO TABLE: 4-0-0

11 COMMISSIONER NORTHCROSS: Okay.

12 COMMISSIONER PARLOVE: Okay. Lucy?

13 MR. GUSTAFSSON: She got that. Okay.

14 INTERIM CHAIR FEGLEY: Thank you. So,
15 we'll see you at the next Planning Commission
16 meeting and be up for some discussion then. Thank
17 you.

18 All right. Do we have any new
19 business?

20 MR. GUSTAFSSON: No.

21 7. NEW BUSINESS: (NONE.)

22 8. SPECIAL PRESENTATIONS:

23 INTERIM CHAIR FEGLEY: Okay. Special
24 presentations. We have one, the --

25 MR. GUSTAFSSON: Planning initiatives.

1 INTERIM CHAIR FEGLEY: Yeah, planning
2 initiatives 2021 to 2022.

3 MR. SMITH: Yes. All right. So, in
4 our last meeting, we did briefly discuss the
5 potential or the intention to revisit and maybe
6 provide a small update or a large update/revamping
7 to the master plan.

8 So, what we've done in the interim is
9 we've also looked at -- we took kind of a step back
10 and said what else can we kind of accomplish, or
11 what can we look forward to accomplishing in the
12 20 -- you know, next year, 2022.

13 So, just at a high glance, what we're
14 looking at is, as a whole, the Planning Division, we
15 are responsible for managing and kind of reviewing
16 and assessing a lot of the plans that we have here
17 in the City.

18 So, on the screen, just in summary,
19 the plans that we use to make decisions and
20 recommendations include the 2001 updated downtown
21 development plan, the 2012 adopted City of Pontiac
22 zoning ordinance, the 2014 Pontiac Moving Forward,
23 this is the economic recovery strategy, the 2014
24 master plan update. And actually, those are
25 actually switched. The Pontiac moving forward plan

1 is 2015 and the master plan is 2014, followed by the
2 2016 CMU transportation study, and then the most
3 recent being the 2021 parks and rec master plan.

4 So, the way -- or our strategy that
5 we're kind of replicating is the process used to do
6 the parks and rec master plan, where we look at all
7 the previous plans, see how they interact with that
8 parks and rec system.

9 In this case, it would be the master
10 plan looking at how the other plans mentioned the
11 master plan, how they reference various factors, and
12 how they should kind of coordinate with each other.
13 So, we'll be looking at all of these and pulling out
14 best practices, recommendations, goals, and then
15 trying to make sure that they're all consistent and
16 reflected in the next generation of master plan
17 we're going to be putting together.

18 So, we've also brought to this body --
19 mentioned the redevelopment ready communities
20 program. We have been working towards a
21 certification. I believe we started that -- that
22 will be 2019, late '18, early '19 is when I think we
23 brought it to this body. Since then, they have
24 instituted redevelopment ready program 2.0. And
25 what that change did is it kind of created two

1 tracks that municipalities could through, and -- let
2 me take a step back.

3 The program essentially measures and
4 certifies communities that integrate transparency,
5 predictability and efficiency into their daily
6 development practices. The RRC certification is a
7 formal recognition that the community has a vision
8 for the future, and the fundamental practices that
9 -- to get there.

10 And you do have on your second page --
11 there's a -- kind of a smaller consolidated packet,
12 and on the second page, it shows you how we are
13 tracking this program with -- this goes through --
14 I'm not sure -- but after tracking and going through
15 it, there are various items and benchmarks that we
16 have to kind of make sure that we hit that kind of
17 show the public and developers in the community that
18 we are open and we are ready to accept development
19 and business.

20 So, prior to this revamping of this
21 program there was a kind of a single track, and it
22 did involve a bit of heavy lifting, so they kind of
23 simplified it and made an essentials track, which is
24 kind of preliminary things, less heavy lifting, and
25 then the certified track, which is the -- I would

1 say the full-blown program.

2 So, we are going down the essentials
3 track, and you can see that on that second page.
4 Those columns to the left, it says "RRC essentials,
5 best practices". Those are the items we have to
6 finish, and then the column you see just to the
7 right of it says "active tasks". Those are the
8 items that we are working to have completed by the
9 end of this year. So, some of these are actually
10 completed, we just kind of need to move them over
11 and confirm them.

12 So, on that active list, we completed
13 the public participation plan, the bylaws, which is
14 the last one. Payment methods, which is 3.7, and we
15 are working on finishing the internal review
16 process.

17 So, we have been moving through the
18 program and accomplishing things, so what we're
19 looking to do moving forward is by kind of
20 consolidating and looking at all of these plans,
21 we're actually kind of tackling those last items in
22 that left column which relate to the master plan,
23 corridor plans, strategic plans, and then the
24 Planning Commission annual report, which we
25 actually -- we do every year.

1 So, on the cover, this first page you
2 have in your packet, we did provide just how we are
3 looking to go forward and addressing this update to
4 the master plan. Our strategy -- our strategy is to
5 focus on what's called an economic development
6 strategy, which is one of those main components to
7 get through that essential track and certified track
8 at the completion.

9 But using the economic development
10 strategy -- updating our economic recovery strategy
11 plan, which is the Pontiac Moving Forward plan, and
12 using that to further inform the master plan and the
13 zoning ordinance update.

14 There's an estimated time that we
15 think it may take us to get through that process.
16 It would involve a steering committee, and then
17 going over all the plans and information. It would
18 involve community and public engagement, and then
19 ultimately, a draft plan, we'll put together, shared
20 and disseminated to the commissions and boards, and
21 we can kind of discuss them, and work out things we
22 like, we don't like, pluses and minuses, and kind of
23 tune that until we get to what we feel is a
24 comfortable economic development strategy. That
25 would involve community engagement, and then once

1 all that is done, then we would actually do the same
2 thing all over again to discuss the master plan.
3 And the intent is, when we get to that stage, like I
4 said, we'll be able to use what we've created prior
5 to, to form our decision-making.

6 So, in addition to, the reason why we
7 mentioned the redevelopment ready programs is
8 because as we move through this essential track, it
9 does allow us certain benefits. Also in that
10 packet, there is a write-up that starts on page 3
11 that speaks to the technical assistance that we are
12 eligible for by moving through this track, and we
13 intend to utilize this technical assistance match to
14 bring consultants in to kind of assist and
15 facilitate us through those processes, and that is
16 just one of those benefits that we get by engaging
17 in that program. So, those are on the screen and in
18 the packet.

19 And then on the screen, it kind of
20 just reinforces how we plan on using the various
21 strategy -- economic strategies and community
22 engagement to enforce the master plan, and then we
23 use all of those documents to update and make sure
24 the zoning ordinance reflects how we actually want
25 to move forward in the City. So, that's kind of my

1 brief overview. If you have any questions regarding
2 that, you can direct those to myself.

3 MR. GUSTAFSSON: And if I -- if I may,
4 if I could piggyback on and just add a little bit to
5 what Donovan is documenting, I think there's two
6 critical pieces. In my career, in regards to master
7 plan development, it's always been -- I've always
8 made sure that a plan is based upon good
9 information. And what I left you on the table was a
10 community profile from SEMCOG.

11 If -- I know a number if you are very
12 into numbers and percents and pie charts and all of
13 that. That really -- the best part is, is that it
14 is in some -- data that has been collected does
15 include the 2020 Census, does include the American
16 Community Survey, ACS, of 2019. Not all categories,
17 because all of that information hasn't been fully
18 developed based upon the Census information of what
19 was submitted, and that will start coming out in
20 2022.

21 So, we're at a great time in regards
22 to having census data and also a good, solid
23 strategy so we can build upon that plan. We have
24 some great documents we can look back at, and then
25 we can kind of move forward. Like I said, I'm a

1 strong believer in making sure that we plan
2 appropriately -- we plan appropriately in regards
3 to, you know, what the future is holding in regards
4 to, you know, age of population, increase of
5 population, which is showing here in these last ten
6 years here in the City of Pontiac. We're over
7 61,000 now compared to 59, and so it's -- all good
8 things that are occurring, we want to make sure we
9 can capitalize it, and how we can project it out for
10 that 20-year plan, as we typically do, as part of
11 the master plan update or a new comprehensive plan.

12 COMMISSIONER PAYNE: This will be good
13 and --

14 MR. GUSTAFSSON: Yeah, so you guys --
15 you think you're busy now, just wait.

16 MR. SMITH: 2022 is going to be fun.

17 MR. GUSTAFSSON: And I would ask that,
18 in consideration of this, you know, as we move
19 forward, I would like to -- you know, as we get into
20 the weeds of a plan and various sections, probably
21 scheduling, like, a special Planning Commission
22 meeting where we do spend our time, so --

23 COMMISSIONER PAYNE: I like that. So,
24 would that be a special -- would that -- zoning also
25 be included in that?

1 MR. GUSTAFSSON: Yes. Yeah. If you
2 look at the first page of what Donovan --

3 COMMISSIONER PAYNE: Yes.

4 MR. GUSTAFSSON: -- you know, the
5 zoning ordinance update --

6 COMMISSIONER PAYNE: Yeah, I was just
7 making sure --

8 MR. GUSTAFSSON: Donovan has been
9 working diligently on updating the zoning map to
10 reflect all of the various rezonings so that it's
11 all correct so there's not a question when,
12 particularly, the public comes and says well, we're
13 looking at a 2012 zoning ordinance and a map, and
14 they go what is it zoned as? Well, I have to dig a
15 little bit deeper into the weeds on that of the
16 property to make sure that the rezoning is correct.
17 So --

18 COMMISSIONER PAYNE: So, question.

19 MR. SMITH: Yeah.

20 COMMISSIONER PAYNE: The first
21 question is, is that -- well, comment is, is that
22 this is good, so thank you. And that was on my
23 agenda -- wanting to know what our update is about
24 the planning, and then you have it on here, you have
25 everything going.

1 So one of the questions is, is that
2 the Michigan planning, do we have to pay someone to
3 come and kind of facilitate or take us through for
4 best practices? That's question one.

5 MR. SMITH: You said the Michigan --

6 COMMISSIONER PAYNE: Yeah, the State.
7 Can we have a State person to come in and kind of --
8 you know, I went up to one of the State meetings,
9 and -- three years ago, and they had speakers that
10 were actually talking about different things like
11 planning and things like that.

12 MR. SMITH: What I can say is -- I
13 don't know if there's a rate to have them
14 participate, or what that may be, but when we do get
15 to the stage where we are establishing a steering
16 committee, the group that will kind of push this
17 forward, we would solicit or accept names. So if
18 there is anyone that you say that you met, this
19 individual a few years ago, we would like to see
20 them come and participate. We can always reach out
21 to them, and that would be the time to bring them
22 into the fold.

23 We do intend to use the technical
24 assistance, it's a matching grant, to allow us to
25 hire outside consultants or firms.

1 COMMISSIONER PAYNE: Great. Okay.

2 That's what I really --

3 MR. GUSTAFSSON: Yeah, no, I think
4 it's -- I mean, you know, we got to be realistic,
5 and I'm not trying to dodge the bullet and say we
6 can't get it all done ourselves, a lot of times you
7 do need support, and to -- you know, not that they
8 would do it all, but if we craft an RFP in working
9 with the State to get the right consultants in to
10 help us in regards to particularly what we're
11 looking for, we would obviously manage it ourselves,
12 program it, do all of the engagement, if we can just
13 utilize their best expertise. And the same thing
14 would be as part of the plan itself.

15 COMMISSIONER PAYNE: The other
16 question is in regards to the October the 22nd -- I
17 mean 27th through the 29th, there's a planning --
18 virtual, their annual meeting. And I'm sure a lot
19 of this will be covered in there according to the
20 book that you gave us here.

21 MR. GUSTAFSSON: Correct.

22 COMMISSIONER PAYNE: So if we could
23 get one, maybe, you know, if you attend that and --

24 MR. GUSTAFSSON: Yeah, I think they're
25 doing it virtually.

1 COMMISSIONER PAYNE: Yeah. Yeah.
2 Right. I'm asking if we could do that, somebody.
3 You?

4 MR. GUSTAFSSON: To attend virtually?

5 COMMISSIONER PAYNE: Or all of us?
6 \$200 is a lot, but --

7 MR. SMITH: If you are interested in
8 attending, we can look into registering you.

9 MR. GUSTAFSSON: And we do have
10 dollars in our budget in regards to training, and,
11 you know, probably the only -- we, planning, dealing
12 with boards and commissions, so if there is an
13 interest -- it's towards the end of October, isn't
14 it?

15 COMMISSIONER PAYNE: Yeah, it's the
16 27th through the 29th, I believe.

17 MR. GUSTAFSSON: Okay.

18 MR. SMITH: We can send out a request
19 to see who's interested or --

20 MR. GUSTAFSSON: Yeah, be more than
21 happy to.

22 COMMISSIONER PAYNE: 27th through the
23 29th.

24 MR. GUSTAFSSON: I think in certain
25 communities they were -- you know, if you live

1 nearby, you can go to that and they would kind of
2 have, like, a meet and greet, you know, and so forth
3 as part of that too.

4 MR. SMITH: And then to your first
5 question regarding assistance from the State, on the
6 screen under benefits for essentials, we do get
7 what's called an RRC planner where MEDC does provide
8 us with a planner, her name is Elizabeth King, I
9 believe she did speak here when we first were
10 entering the program. She is still around, so she
11 is, at least, MEDC's representative --

12 COMMISSIONER PAYNE: Okay.

13 MR. SMITH: -- that would kind of help
14 us facilitate, and they have guides and best
15 practices and --

16 COMMISSIONER PAYNE: Right.

17 MR. SMITH: I consolidated a lot of
18 the information into here, but it is -- I mean, if
19 you're having a hard time sleeping, it's a lot of
20 information you can kind of go through and read --

21 COMMISSIONER PAYNE: We like the
22 consolidation. Thank you.

23 MR. SMITH: If you want me to e-mail
24 it to you, I have no problem sharing it with you.

25 MR. GUSTAFSSON: It's a lot.

1 MR. SMITH: But there is a litany of
2 resources and assistance that MEDC will be able to
3 provide us because we are participating in this
4 program.

5 COMMISSIONER PAYNE: Great. Super.

6 COMMISSIONER NORTHCROSS: If I may.

7 INTERIM CHAIR FEGLEY: Sure.

8 COMMISSIONER NORTHCROSS: There's one
9 thing that has been constantly on my mind for a
10 number of years in Pontiac, and it's been the
11 development of our young people. And as I look a
12 lot of our planning, which I think this is solid
13 things here, the economic plan, that becomes very
14 necessary. However, we often leave out what I think
15 should be the end result, is the development of our
16 young people. And that adds in, I know, a number of
17 dimensions, and every time you add in a dimension,
18 the -- the -- the complexity just goes crazy, but at
19 the same time, if we don't begin with the end in
20 mind, which I really feel is -- now, this is me, I
21 may be all wrong, but I really feel that the end
22 result of the land use, and the economic plans, and
23 safety plans, all of that, is to really come in to
24 create an environment which we can grow and develop
25 our young people.

1 From that, we start to talk about
2 stability of families. We start to talk about the
3 ability of -- of the folks and the leaders of those
4 families to have the resources and stuff to provide
5 for the families. And then we start thinking back
6 to the -- to the different facilities that can be
7 provided, public and private, within the City to
8 create that end result. And how well we do can be
9 measured by, I feel, just a few statistics, one of
10 which is really high school graduation rates. The
11 population within that city.

12 Now, I think what we have here, some
13 of the steps that are here are basic. I mean, these
14 are good, solid practices that have to be followed.
15 But I think we have to look -- we're going to have
16 to stretch a little bit further and start to include
17 in our economic development plans pointers as to
18 what we expect to happen in terms of the development
19 of our young people. And I think as we develop our
20 young people, we'll find that there's a correlation
21 also with the -- with the care for the elderly. I
22 think that ties in. I think the develop -- the
23 economic development plan is needed, however,
24 without that additional final end result looking
25 forward to the development of our young people and

1 the families and the folks around that, I think are
2 -- we can have a good, solid development plan that
3 really doesn't do anything for the City in total.

4 Now, there's been some things, this
5 Pontiac OU collaborative, I think that's some -- we
6 need to go back to them. I mean, they're constantly
7 saying well, what can we do as a -- as a university
8 to become community involved? I think that opens up
9 some -- some real doors there to talk about some of
10 the basics that are needed for healthy youth
11 development, and then work to translate that into
12 elements that we, as a city, need to either promote
13 or suppress, and roll that into the greater economic
14 plan for that development.

15 And that -- everything kind of came
16 to, you know, one of those ah-ha moments for me.
17 About a couple of months ago, I was listening to a
18 webinar talking about how to provide better
19 transportation and better access to the media in the
20 Detroit -- in Detroit. And they had a number of
21 representatives from different companies that are
22 providing Internet cabling and buses and all of
23 that. And one of the things they were saying is,
24 well, you know, one of the big items that's a driver
25 for any type of economic development is that of

1 density, and that there's a certain minimum critical
2 density that's needed for certain services to be
3 able to provide those services and have a reasonable
4 chance of return on the dollar. I said, oh, okay.
5 And certain areas such as the east side where you
6 fall below that density of Detroit, that starts to
7 say well, there's just certain services that you
8 can't economically provide, no one can provide. I
9 think we have great opportunity here in Pontiac as
10 we start to build, if we build mindfully, and then
11 from -- as those services do start to come and we do
12 hit that density, then there's going to be other
13 activities that we can promote or suppress with the
14 economic plans and our land use plans.

15 So, we'd like to see that additional
16 -- that additional goal of not only spurring
17 economic activity, which is needed, because if
18 people can't pay for their kids -- I mean, people
19 don't have a job, everything starts to fall apart.
20 But at the same time, how do we -- how do we -- what
21 are some of the jobs and what are some of things we
22 want to promote to have happen here in the City,
23 that additional thing of how are we -- you know,
24 that measure of -- for lack of better -- having sat
25 on the school board now, I would look at the high

1 school graduation rate of our population here within
2 the City. It doesn't mean it's just high school
3 graduation from city schools, although I think the
4 city schools are a key for all the other schools,
5 but it's overall.

6 So, it starts to get into the
7 recreation plan, it starts to get into the
8 transportation plan, it starts to get into the
9 healthcare plan, it starts to get into all of these
10 other plans that we can bake back into maybe
11 economic terms as well as some physical terms.

12 So, I'm hoping we can add that
13 additional -- this is really an additional dimension
14 of looking at the development of our young people,
15 how -- given what we're doing, what's our projected
16 outcomes of the development of our young people?
17 And I think that may -- I think what we're doing is
18 solid. I think we may tweak one or two things as we
19 do it to make sure that we're maximizing that
20 development with what we have. So, I would throw
21 that out.

22 COMMISSIONER PAYNE: I think that this
23 is a good roadmap, the data that they've given us
24 here --

25 COMMISSIONER NORTHCROSS: This is an

1 excellent --

2 COMMISSIONER PAYNE: -- to help us to
3 bring all of that, that you're talking about,
4 together.

5 COMMISSIONER NORTHCROSS: There's
6 probably even more information than just this that,
7 if we can figure out where it is we want to go, we
8 start to ask better questions about what is the
9 information that we need as we're going there. You
10 know, we're into this age of big data and all of
11 that other stuff. It's just what do you want
12 to know? Somebody can tell you -- somebody can give
13 you an estimate. Sometimes it's even right.

14 Okay. That would be my only comment.
15 But I think what you're doing here needs to be done
16 and this is a good start. I would just hope that we
17 would put something else on top of it that talks to
18 the development of our young people.

19 INTERIM CHAIR FEGLEY: Thank you.

20 MR. GUSTAFSSON: Thank you very much
21 for your comments.

22 COMMISSIONER PARLOVE: Do I have any?
23 Is everyone looking at me? Thank you for
24 consolidating the information. And when you were
25 talking about getting some assistance, Charlotte was

1 the woman from the County that helped us. I forget
2 her last name -- Charlotte Clark (sic), is that
3 right?

4 MR. GUSTAFSSON: Burkhardt.

5 COMMISSIONER PARLOVE: Yes. So, this
6 would be what Charlotte was doing with us
7 ultimately?

8 MR. GUSTAFSSON: It could be. I mean,
9 I would say that it could be not so much from the
10 County, we could talk with them, but I was thinking
11 a private consulting firm.

12 COMMISSIONER PARLOVE: But they have
13 kind of a bigger overview of how things can get done
14 effectively.

15 MR. GUSTAFSSON: Correct.

16 COMMISSIONER PARLOVE: That's great.

17 MR. SMITH: Oakland County does have
18 -- recently, they released their -- I don't want to
19 misquote the years, but they have an economic
20 development strategy from the Oakland County
21 perspective. So, I didn't include that in that
22 slide, but that would be another document that we'd
23 be looking at and assessing its impact on the City
24 as well.

25 MR. GUSTAFSSON: I would say that

1 always -- it always lends itself to a good, you
2 know, determining in regards to -- you know, we talk
3 about public engagement, but it's also in regards to
4 what other experts we can bring in to talk with the
5 commission and so forth. You know, so I think that
6 that's -- that could be critical too.

7 COMMISSIONER PARLOVE: All great.
8 Great work. Thank you, gentlemen.

9 MR. GUSTAFSSON: Thank you. Some
10 great ideas. Keep you guys busy. This is perfect.
11 Keeping us -- yeah. It feels like we're wanted,
12 that's great.

13 INTERIM CHAIR FEGLEY: Okay.

14 MR. GUSTAFSSON: That's all I have,
15 but --

16 9. PUBLIC COMMENT

17 INTERIM CHAIR FEGLEY: All right.
18 Next on the agenda is just an overall public comment
19 that I will open up. Anyone would like to speak to
20 the Planning Commission? No?

21 COMMISSIONER PAYNE: I would like to
22 say thank you to the audience there that stayed with
23 us tonight. Thank you. You know, I really like
24 that, because what it does is helps you to get to
25 know the City, and what the needs are, and you just

1 become a big, happy family with us, right?

2 FROM THE AUDIENCE: A wonderful
3 family, just like mine.

4 10. ADJOURNMENT

5 INTERIM CHAIR FEGLEY: All right. I'm
6 going to close public comments, and then may I have
7 a motion to adjourn for tonight?

8 COMMISSIONER PAYNE: Motion to
9 adjourn.


10 INTERIM CHAIR FEGLEY: May I have a
11 second?

12 COMMISSIONER PARLOVE: Second.

13 INTERIM CHAIR FEGLEY: All in favor.
14 (All ayes.)

15 (Meeting adjourned at or about the
16 hour of 8:17 P.M.)

17 Minutes certified by:

18 
19 /s/ Quentina Rochelle Snowden, CSR-5519
20 QRS Court Reporting, LLC
21 800.308.0068, 810.691.4226
22 Dated: October 27, 2021
23
24
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