

1 CITY OF PONTIAC - PLANNING COMMISSION

2 WEDNESDAY, DECEMBER 1, 2021

3 6:00 P.M.

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

8
9 BOARD COMMISSIONERS:

10 Ashley Fegley, Interim Chair

11 Mona Parlove, Commissioner

12 Lucy Payne, Commissioner

13 Mayor Deirdre Waterman, Commissioner

14 ARRIVED LATE:

15 Christopher Northcross, Commissioner

16 EXCUSED:

17 Hazel Cadd, Commissioner

18 Dayne Thomas, Chair

19 CITY OFFICIALS PRESENT:

20 Vernon Gustafsson, Planning Manager

21 Donovan Smith, City Planner

22
23 MINUTES RECORDED BY:

24 Quentina R. Snowden, (CSR-5519)

25 Certified Shorthand Reporter & Notary Public

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MEMBERS OF THE PUBLIC ADDRESSING THE PLANNING
COMMISSION:
Baldoino Dibartolomeo
Tom Michaels
Joe Christopher
Todd Hamula
Brett Nicholson

1 (CALL TO ORDER: Interim Chair Fegley
2 called the meeting to order at 6:04 p.m.)

3 INTERIM CHAIR FEGLEY: Good evening,
4 we'll get started. Welcome to the Pontiac Planning
5 Commission meeting for December 1st, 2021. I'd like
6 to introduce everyone. To my far left is Mayor
7 Waterman. To my next left is Vern Gustafsson. To
8 my far right is Mona Parlove, Lucy Payne. And then
9 I am Ashley Fegley. Roll call, please.

10 INTERIM CHAIR FEGLEY: Yes. Chair
11 Fegley?

12 INTERIM CHAIR FEGLEY: Present.

13 MR. GUSTAFSSON: Commissioner Parlove?

14 COMMISSIONER PARLOVE: Present.

15 MR. GUSTAFSSON: Commissioner Payne?

16 COMMISSIONER PAYNE: Present.

17 MR. GUSTAFSSON: And Mayor Waterman?

18 MAYOR WATERMAN: Present.

19 MR. GUSTAFSSON: Okay. We have a
20 quorum.

21 INTERIM CHAIR FEGLEY: Thank you.
22 There are no amendments to the agenda, so may I have
23 a motion to approve tonight's agenda?

24 COMMISSIONER PARLOVE: I make a motion
25 to approve tonight's agenda.

1 MAYOR WATERMAN: I do have a -- I'm
2 sorry, I do have an amendment to the agenda.

3 INTERIM CHAIR FEGLEY: Okay.

4 MAYOR WATERMAN: Or do I? No. I'm
5 sorry, I take that back. No, accepted. The
6 question was made already.

7 MR. GUSTAFSSON: Yes.

8 MAYOR WATERMAN: I apologize, I'm
9 just --

10 MR. GUSTAFSSON: That's fine. Okay.
11 Do we have a support? We have a motion, and do we
12 have support? Support, Lucy?

13 COMMISSIONER PAYNE: Yes. I'm sorry.

14 MR. GUSTAFSSON: Okay. To approve the
15 agenda as printed. Commissioner Parlove?

16 COMMISSIONER PARLOVE: Yes to approve.

17 MR. GUSTAFSSON: Commissioner Payne?

18 COMMISSIONER PAYNE: Yes.

19 MR. GUSTAFSSON: Mayor Waterman?

20 MAYOR WATERMAN: Yes.

21 MR. GUSTAFSSON: And Chair Fegley?

22 INTERIM CHAIR FEGLEY: Yes.

23 MR. GUSTAFSSON: Okay.

24 AYES: Fegley, Payne, Parlove,
25 Waterman

1 NAYS: (None.)

2 ABSTAIN: (None.)

3 MOTION CARRIES 4-0-0

4 (Commissioner Christopher Northcross
5 entered the meeting at 6:08 p.m.)

6 INTERIM CHAIR FEGLEY: Okay. Next are
7 meeting minutes for review. We'll start with Mona.
8 Do you have any comments or questions for -- or any
9 changes?

10 COMMISSIONER PARLOVE: No changes.

11 INTERIM CHAIR FEGLEY: Okay. Lucy, do
12 you have any comments or changes?

13 COMMISSIONER PAYNE: No comments or
14 changes. Thank you.

15 INTERIM CHAIR FEGLEY: I do not have
16 any either.

17 Good evening, Christopher. Do you
18 have any changes or comments for the meeting minutes
19 for December (sic) 6th?

20 COMMISSIONER NORTHCROSS: No, I do
21 not -- October 6th.

22 INTERIM CHAIR FEGLEY: October 6th,
23 I'm sorry.

24 COMMISSIONER NORTHCROSS: No, I do
25 not.

1 INTERIM CHAIR FEGLEY: Mayor Waterman,
2 do you have any changes or comments?

3 MAYOR WATERMAN: I do not. I move
4 that the minutes be accepted as submitted.

5 INTERIM CHAIR FEGLEY: May I have a
6 second?

7 COMMISSIONER PARLOVE: I support.

8 COMMISSIONER NORTHCROSS: Support.

9 MR. GUSTAFSSON: Mayor Waterman?

10 MAYOR WATERMAN: Yes.

11 MR. GUSTAFSSON: Commissioner Parlove?

12 COMMISSIONER PARLOVE: Yes.

13 MR. GUSTAFSSON: Commissioner Payne?

14 COMMISSIONER PAYNE: Yes.

15 MR. GUSTAFSSON: Commissioner

16 Northcross?

17 COMMISSIONER NORTHCROSS: Yes.

18 MR. GUSTAFSSON: And Chair Fegley?

19 INTERIM CHAIR FEGLEY: Yes.

20 MR. GUSTAFSSON: Motion passes.

21 AYES: Fegley, Payne, Parlove,

22 Waterman, Northcross

23 NAYS: (None.)

24 ABSTAIN: (None.)

25 MOTION CARRIES 5-0-0

1 INTERIM CHAIR FEGLEY: Okay. We do
2 not have any public hearings tonight, and for old
3 business, we have SPR 20-26, site plan review for
4 address 611 West Huron, and also SPE 21-04, special
5 exception permit for the same address.

6 6. OLD BUSINESS

7 6.1

8 SPR 20-26 SITE PLAN REVIEW

9 PROPERTY ADDRESS 761 W. Huron

10 PARCEL NO. 64-14-30-384-016

11 APPLICANT Baldoino Dibartolomeo

12 CURRENT ZONING C-1 Local business;

13 P-1 Parking

14 PROPOSED USE: Office, Retail

15 Sales, and Mini-Storage Uses

16 6.2

17 SEP 21-04 SPECIAL EXEMPTION PERMIT

18 PROPERTY ADDRESS 761 W. Huron

19 PARCEL NO. 64-14-30-384-016

20 APPLICANT Baldoino Dibartolomeo

21 CURRENT ZONING C-1 Local business;

22 P-1 Parking

23 PROPOSED SEP: Mini-Storage

24 MR. GUSTAFSSON: And Donovan will
25 present, but I just want to give you -- just a

1 reminder to the commission that back in -- back in
2 August of 2021, we held a public hearing for this
3 special exception permit, received public comment at
4 that time, and we also reviewed the site plan also
5 at that meeting. We tabled both of those items, and
6 since then, there was also a rezoning that went to
7 the City Council, and that was approved on
8 October 12th of this year.

9 So, the zoning shows that it's current
10 zoning right now, or the previous zoning, if you
11 remember correctly, the front portion of the parcel
12 was zoned C-1, which is local business, and the rear
13 portion, or the parking lot, was -- that was P-1.
14 And that whole entire parcel was rezoned to C-3,
15 corridor commercial, okay?

16 So, that has been taken care of, and
17 they received all the certified approvals and so
18 forth for that. So, that's been done. So, what
19 we'll do is we'll kind of combine the -- the way --
20 as you look through the packet, the one report that
21 was given, the technical review was done in a way
22 that both the SEP, special exception permit, and
23 site plan was combined into one review okay? And
24 the applicants are here if you have any questions
25 also. Okay? And with that, I'll turn over to

1 Donovan, thank you.

2 MR. SMITH: Thank you, Vern.

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

5 MR. SMITH: Vern, do you want to do
6 questions or do you just want to go straight into
7 site plan?

8 MR. GUSTAFSSON: Just go into the site
9 plan, give them a review in regards to
10 the -- they'll have a good understanding in regards
11 to what additional items that needs to be presented
12 as part of the final site plan review, because we're
13 talking about a preliminary site plan review at this
14 time, okay?

15 (Presentation of facts given by Mr.
16 Smith continued.)

17 MR. GUSTAFSSON: And I would say that
18 the applicant has worked quite extensively with the
19 fire department in regards to taking a look at the
20 entrance drives and exits from West Huron, and then,
21 like Donovan had stated, around the various units.
22 And you kind of see very clearly they -- instead of
23 maintaining one single size of units, they've broke
24 it into maybe two or three different types of sizes,
25 providing a wider variety of units that would

1 service the public and businesses in the area.

2 (Presentation of facts given by Mr.
3 Smith continues.)

4 MR. GUSTAFSSON: And you'll notice
5 that on the landscaping plan, there are lighter
6 shades representing -- green circles representing
7 proposed trees. And then you'll see some trees that
8 are perfectly round, filled in, those represent
9 existing trees that would remain. And with -- what
10 they're looking to do, and we've seen this more
11 recently on various site plan applications, they're
12 using an eight-foot wall, which is made of, like,
13 sedimentatious or some kind of a panelled -- panels
14 so they don't have to put in continuous footings,
15 and they're slipped into posts. So, preserve and
16 protect, obviously, existing vegetation and root
17 systems of those trees. And that's being proposed
18 on this particular project.

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

21 INTERIM CHAIR FEGLEY: Thank you. Is
22 the applicant here this evening?

23 MR. DIBARTOLOMEO: Yes.

24 INTERIM CHAIR FEGLEY: Hi. State your
25 name and address for the record.

1 MR. DIBARTOLOMEO: It's Baldoino
2 Dibartolome. I go by "Russ." Everybody knows me as
3 "Russ." My address is 4850 Hunter Creek Lane,
4 Oakland Township.

5 INTERIM CHAIR FEGLEY: Thank you. Is
6 there anything that you'd like to add?

7 MR. DIBARTOLOMEO: He covered it
8 really good. I think we covered everything. We've
9 been working on this for almost a year now, so I had
10 revised drawings to meet all of the specifications,
11 I think we have done that.

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

15 COMMISSIONER NORTHCROSS: Just to be
16 clear, the residents of the area, have they reviewed
17 and do they agree with the plan?

18 MR. DIBARTOLOMEO: We met with the
19 residents quite a few times on the site, and I think
20 we met all of their -- all of the things that they
21 felt they needed and wanted, and I think we have
22 done everything they wanted.

23 COMMISSIONER NORTHCROSS: Great. That
24 ends my questions.

25 MR. GUSTAFSSON: Okay. Donovan, can

1 you do me a favor? Can you check the microphone at
2 the podium? Thank you.

3 INTERIM CHAIR FEGLEY: Mayor Waterman,
4 do you have any comments or questions?

5 MAYOR WATERMAN: Yes. Hello, Russ.
6 So, you mentioned that you had done some things to
7 concur with what some of the residents had asked. I
8 think some of us were here when some of the
9 residents came to the last meeting. Can you just
10 run down some of those things that you did so we
11 can --

12 MR. DIBARTOLOMEO: Well, you know,
13 normally, you would have a six-foot fence, and
14 everybody wanted an eight-foot fence, which is --
15 you know, which we did. You know, we complied with
16 the eight-foot fence. They wanted the lights
17 lowered, so there was no -- you know, instead of
18 having them up, let's say, 20 feet like the Post
19 Office, we lowered them down to ten feet. You know,
20 kind of keeping the light down near the doors. They
21 wanted to save as many trees as we could, which
22 we've done. And more landscaping. We moved
23 the -- actually, our fence in about a foot so it
24 wouldn't interfere with a lot of the stuff that they
25 had there.

1 MAYOR WATERMAN: As I recall from
2 looking at the previous record when you were here,
3 one of the things that is interesting or of note
4 about this property is that it abuts -- right behind
5 it is a residential property. Okay? So, that's
6 what makes it unique, and that's why there was
7 particular interest in making sure that this was
8 harmonious with residential property. So, that's
9 why I was asking you to see whether that had been
10 done in the plan.

11 Vern, I do probably remember some of
12 those other things, too, that they made
13 accommodations for. I just want to have them
14 recognize specifically as we are looking at
15 the -- at the site plan.

16 So, those are the things that I had
17 named from the previous record that were of certain,
18 so I just needed to get -- for my own edification,
19 for those that are here that -- that met some of the
20 specifications of the -- of your neighbors. I think
21 that's all I have right now.

22 INTERIM CHAIR FEGLEY: Thank you.
23 Commissioner Parlove, do you have any comments or
24 questions?

25 COMMISSIONER PARLOVE: I do. I do.

1 Russ, thank you for coming here tonight. You were
2 not here at the last meeting we had.

3 And I have a question first for
4 Donovan and Vern. The material for the fence should
5 be -- what's the requirement for the fence?

6 MR. GUSTAFSSON: It is supposed to be
7 masonry.

8 COMMISSIONER PARLOVE: Okay. Is it
9 masonry?

10 MR. GUSTAFSSON: It is.

11 COMMISSIONER PARLOVE: Okay. Because
12 when I was looking at the notes, it looked like it
13 was not -- it looked like it was a component --

14 MR. GUSTAFSSON: Well, it's, say,
15 concrete wall panels that are supported by columns.
16 So, it's not a -- think of it as -- it's not a
17 concrete or brick wall that has a continuous footing
18 all -- in the ground. It's just going to have the
19 footings as relates to those posts that would slide
20 in to those wall panels. The best example I've
21 seen, let's see, if you're ever driving down I-75,
22 particularly with the new construction there from
23 8-Mile Road North, those -- that's the type of
24 panels that are being -- that would be similar
25 installed here. Except for the -- they're proposing

1 a little bit different pattern, but it's the same
2 kind of system.

3 COMMISSIONER PARLOVE: Okay.

4 MR. GUSTAFSSON: Okay.

5 COMMISSIONER PARLOVE: When I had
6 enlarged the PDF of the packet we had, I could see
7 some of the notes. Do you have that -- that --

8 MR. SMITH: Not on the presentation.

9 COMMISSIONER PARLOVE: Okay. There
10 was a call out that didn't look like it was that,
11 that it was all masonry, but even if it's in a panel
12 form, that's what it is then?

13 MR. GUSTAFSSON: Yes.

14 COMMISSIONER PARLOVE: Okay. That's
15 fine.

16 MR. GUSTAFSSON: And again, we'll --
17 when final plans come in, we'll be reviewing, making
18 sure. And same thing with -- DPW and city engineer
19 will be reviewing at the same time.

20 COMMISSIONER PARLOVE: Okay. The
21 front of the building -- first of all, you're going
22 put a wash on the brick; is that right?

23 MR. DIBARTOLOMEO: A stain, yes.

24 COMMISSIONER PARLOVE: So, it's going
25 to become a darker color over lighter masonry right

1 now?

2 MR. DIBARTOLOMEO: Yes.

3 COMMISSIONER PARLOVE: Which requires
4 maintenance over time.

5 MR. DIBARTOLOMEO: Very long periods,
6 yes, 25 to 30 years, yes.

7 COMMISSIONER PARLOVE: Okay. The only
8 reason I ask that is when you start to paint brick,
9 wash, whatever, you're creating another situation of
10 maintenance in the long run.

11 MR. DIBARTOLOMEO: We can check to see
12 if they can actually put the dye right into it to
13 darken it up a little bit.

14 FROM THE PUBLIC: I think she's
15 talking about the existing brick.

16 COMMISSIONER PARLOVE: Right.

17 MR. DIBARTOLOMEO: You're talking
18 about the bank building that's up --

19 COMMISSIONER PARLOVE: Yes.

20 MR. DIBARTOLOMEO: I've been doing
21 building for the last 50 years, and it's come across
22 quite a few times in the painting a building. And I
23 have buildings that I've painted 20, 30 years ago
24 and they still look as good as they did back when I
25 painted them. So, you know, the new paints I think

1 are great. They don't peel, you know, the --
2 they're really good paints, you know. If you want
3 to make that building look new again, I think it's
4 going to have to be painted or stained, I'm going to
5 have that stained.

6 COMMISSIONER PARLOVE: Okay.

7 MR. DIBARTOLOMEO: I would not -- you
8 know, again, I don't think we can renew with that
9 same look.

10 COMMISSIONER PARLOVE: Okay. The
11 metal facade above the doorway, I guess it would be
12 the soffit, it's -- it's black, but it's peeling.

13 MR. DIBARTOLOMEO: That's going to be
14 all replaced. We'll replace that with all new
15 metal.

16 COMMISSIONER PARLOVE: Okay. And then
17 what about all of the asphalt and the approaches?

18 MR. DIBARTOLOMEO: Well, of course
19 we're going to -- it's all busted up. Have to have
20 all new sidewalks for traffic.

21 COMMISSIONER PARLOVE: Okay. It's
22 looking pretty shabby.

23 MR. DIBARTOLOMEO: Our buildings all
24 look really good.

25 COMMISSIONER PARLOVE: Thank you.

1 We're excited for a beautiful building in that
2 location again.

3 And the question about -- I was just
4 curious, this is going to be your own independent
5 storage facility, you're not part of a franchise --

6 MR. DIBARTOLOMEO: No, no. It's
7 independent.

8 COMMISSIONER PARLOVE: Okay. Do you
9 have an idea yet of what your rental rates will be?

10 MR. DIBARTOLOMEO: No. I don't. I
11 just -- I've gone to quite a few of seminars in the
12 last year, you know, just reviewing it, and I don't
13 really have any.

14 COMMISSIONER PARLOVE: Okay. And
15 you're not --

16 MR. DIBARTOLOMEO: We have to be
17 competitive, otherwise we won't be renting them out.

18 COMMISSIONER PARLOVE: Sure. Okay.
19 And the building itself, there's no plans for
20 interior storage unit building?

21 MR. DIBARTOLOMEO: Not on the inside,
22 but -- I mean, other than the tenants that would be
23 in their office space, and some storage possibly in
24 the basement or something.

25 COMMISSIONER PARLOVE: Okay. All

1 right. I think those are my questions for now.
2 Thank you.

3 MR. DIBARTOLOMEO: Okay.

4 INTERIM CHAIR FEGLEY: Commissioner
5 Payne, do you have any comments or questions?

6 COMMISSIONER PAYNE: Just a comment.
7 Thank you. Thank you for coming back, Russ. And
8 one of the questions that I had is -- actually, I
9 said "questions", no questions, but then I did want
10 to know what your timeline target date was for the
11 completion of this project.

12 MR. DIBARTOLOMEO: Well, of course,
13 the storage units, if we get all of our approvals,
14 I'd like to start in the spring.

15 COMMISSIONER PAYNE: Spring?

16 MR. DIBARTOLOMEO: And possibly, you
17 know, be coming in for more permits for the
18 building, and hopefully do that over the summer.

19 COMMISSIONER PAYNE: Okay. Well, I'd
20 just like to commend you and your team for working
21 with the residents, and also commend the residents,
22 because I remember this from some time almost a year
23 ago, right?

24 MR. DIBARTOLOMEO: Right.

25 COMMISSIONER PAYNE: And they were

1 pretty concerned about a lot of different things,
2 and for you -- your company to take the time to
3 actually work with them and to come up with some
4 solutions and conclusions that was pleasing to them,
5 I think it's really going to make a good
6 relationship in that area for you. So, thank you
7 for taking out the time and interest in doing that.

8 INTERIM CHAIR FEGLEY: Thank you. I
9 don't have any questions. May I have a motion?

10 COMMISSIONER PARLOVE: Sure. I would
11 like to make a motion to approve the preliminary
12 site plan SPR 20-26 from Russ and Barr Incorporated,
13 761 West Huron, parcel identification number
14 64-14-30-384-016 and allow the planning manager
15 authorization to grant final site plan approval upon
16 receipt of SEP 21-04, special exception permit
17 approval and revised site plan -- site development
18 plans that include the following information and
19 approvals:

20 Number one, provide site plan details
21 noted on site plan review document dated
22 November 10th of 2021.

23 And number two, review an approval
24 from Pontiac DPW engineering and building and safety
25 plus Waterford Regional Fire Department.

1 INTERIM CHAIR FEGLEY: Do we have a
2 second?

3 COMMISSIONER NORTHCROSS: Support.

4 INTERIM CHAIR FEGLEY: Roll call.

5 MR. GUSTAFSSON: Oh, yes.

6 Commissioner Parlove?

7 COMMISSIONER PARLOVE: Yes.

8 MR. GUSTAFSSON: Commissioner

9 Northcross?

10 COMMISSIONER NORTHCROSS: Yes. Yes to
11 approve.

12 MR. GUSTAFSSON: Mayor Waterman?

13 MAYOR WATERMAN: Yes to approve.

14 MR. GUSTAFSSON: Commissioner Payne?

15 COMMISSIONER PAYNE: Yes to approve.

16 MR. GUSTAFSSON: And Chair Fegley?

17 INTERIM CHAIR FEGLEY: Yes to approve.

18 MR. GUSTAFSSON: Motion passes 5-0.

19 AYES: Fegley, Payne, Parlove,
20 Waterman, Northcross

21 NAYS: (None.)

22 ABSTAIN: (None.)

23 MOTION CARRIES 5-0-0

24 INTERIM CHAIR FEGLEY: Could I have a
25 motion for SEP 21-04?

1 COMMISSIONER PARLOVE: I would like to
2 make a motion to approve SEP 21-04 special exception
3 permit for a mini storage facility at 761 West
4 Huron, parcel identification number 64-14-30-384-016
5 contingent upon final site plan review approval.

6 INTERIM CHAIR FEGLEY: May I have a
7 second?

8 MAYOR WATERMAN: Support.

9 INTERIM CHAIR FEGLEY: Roll call?

10 MR. GUSTAFSSON: Commissioner Parlove?

11 COMMISSIONER PARLOVE: Yes.

12 MR. GUSTAFSSON: Mayor Waterman?

13 MAYOR WATERMAN: Yes.

14 MR. GUSTAFSSON: Commissioner Payne?

15 COMMISSIONER PAYNE: Yes to approve.

16 MR. GUSTAFSSON: Commissioner

17 Northcross?

18 COMMISSIONER NORTHCROSS: Yes to

19 approve.

20 MR. GUSTAFSSON: And Chair Fegley?

21 INTERIM CHAIR FEGLEY: Yes to approve.

22 MR. GUSTAFSSON: Motion passes 5-0.

23 AYES: Fegley, Payne, Parlove,

24 Waterman, Northcross

25 NAYS: (None.)

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ABSTAIN: (None.)

MOTION CARRIES 5-0-0.

INTERIM CHAIR FEGLEY: Okay. Next on the agenda is new business, SPR 21-25 site plan review for 450 East Walton.

MR. SMITH: Yes, thank you, Vice Chair.

7. NEW BUSINESS

7.1

SPR 21-25 SITE PLAN REVIEW

PROPERTY ADDRESS 450 W. Walton

PARCEL NO. 64-14-16-126-008

APPLICANT Zarembo Group, Inc.

CURRENT ZONING C-3 Corridor

Commercial

PROPOSED USE: Small Box Retail

Store

(Presentation of facts given by Mr. Smith.)

INTERIM CHAIR FEGLEY: Thank you. Is the applicant here?

MR. GUSTAFSSON: Yes, they are.

INTERIM CHAIR FEGLEY: Would you like to add anything to Donovan's presentation?

MR. MICHAELS: I don't think so. I

1 think Donovan -- his description was pretty detailed
2 and pretty faithful to what we intend to build.

3 INTERIM CHAIR FEGLEY: Thank you.
4 Commissioner Northcross, do you have any comments or
5 questions?

6 Do you mind coming forward just to
7 answer questions? Just state your name and address
8 for the record.

9 MR. MICHAELS: Sure. Good evening,
10 Tom Michaels with Zaremba Group. Our address is
11 14600 Detroit Avenue, Lakewood, Ohio. With me is
12 Joe Christopher, our civil engineer with Atwell.

13 MR. CHRISTOPHER: 139 Kenyon, Troy,
14 Michigan.

15 INTERIM CHAIR FEGLEY: Thank you.

16 COMMISSIONER NORTHCROSS: Good
17 evening.

18 MR. MICHAELS: Good evening.

19 COMMISSIONER NORTHCROSS: This is a
20 general question about the park, Jaycee Park that's
21 there.

22 MR. GUSTAFSSON: Okay.

23 COMMISSIONER NORTHCROSS: This is
24 right at the northern section of Jaycee Park. I
25 believe the third ball diamond, which is nearest to

1 it, just south of it, that is not owned by the city?

2 MR. GUSTAFSSON: Correct.

3 COMMISSIONER NORTHCROSS: Is there an
4 agreement or anything of retaining that ball diamond
5 for use?

6 MR. GUSTAFSSON: I know that -- I know
7 that there was -- I believe so. I don't know with
8 the owners of the Bostick Auto Center. I know that
9 there was an agreement with somebody that was
10 managing the ball fields in regards to leaks and so
11 forth.

12 COMMISSIONER NORTHCROSS: Yeah.

13 MR. GUSTAFSSON: I'm not too sure
14 where that stands at this point.

15 COMMISSIONER NORTHCROSS: Another
16 item --

17 MR. MICHAELS: If I may add -- sorry.

18 COMMISSIONER NORTHCROSS: Yeah.

19 MR. MICHAELS: Sorry. The ball field
20 -- you're correct. That ball field is on the same
21 parcel as our seller's parcel. Our lot split was
22 put together to completely exclude the ball field.
23 Our construction will not inhibit or go on top of
24 the ball field. So whatever is in place, you know,
25 the current owners are able to continue that

1 arrangement and can continue this one.

2 COMMISSIONER NORTHCROSS: Thank you.

3 MR. SMITH: If I may add to that,
4 Commissioner Northcross. So like you said, that
5 outlined area on the screen, that red square, would
6 be its own parcel. So, when we get to the final
7 site plan, it will not be connected to that ball
8 field property at all. They will be two separate
9 parcels.

10 COMMISSIONER NORTHCROSS: Excellent.
11 Very good. Also, I read the site plan, and I
12 thought we -- the site plan called for fiber cement
13 as opposed to brick.

14 MR. MICHAELS: The project is called
15 Reaching Out, which was a composite panel of
16 sedimentatious panel that is brick and stone in
17 appearance. And it's common in the regional
18 industry, you see it all the time. From the street,
19 it looks and acts just like brick while, in fact,
20 it's a fiber panel.

21 COMMISSIONER NORTHCROSS: Okay.

22 MR. GUSTAFSSON: It's kind of
23 interesting, actually. The best example I would say
24 is on Woodward Avenue kind of across from St. Joe's
25 Hospital, the Genesis Credit Union, that whole

1 building is installed with that similar type of
2 material.

3 COMMISSIONER NORTHCROSS: Oh.

4 MR. GUSTAFSSON: And actually, another
5 example is the McLaren right at Saginaw and Huron
6 that's been under construction for a period of time.
7 All of those are sedimentitious type of -- but
8 smoother, you know, it's -- it -- that particular
9 case was replicating the old S.S. Kresge's, you
10 know, smoother enamel panels that were there
11 historically.

12 So, they can do quite a bit of
13 different colors and textures to create -- in
14 utilizing those types of systems, particularly on
15 buildings regarding lighter and a little bit more
16 cost effectiveness, and still had durability as
17 putting up brick, typical masonry.

18 COMMISSIONER NORTHCROSS: And the back
19 part that is not the fibrous cement is metal?

20 MR. MICHAELS: That's correct. We're
21 proposing there will be a knee wall three or four
22 feet tall that would be the -- the same stone up the
23 side, and then above that would be a corrugated
24 metal finish, and then of course some windows for
25 some daylight.

1 MR. SMITH: Commissioner?

2 COMMISSIONER NORTHCROSS: Yes.

3 MR. SMITH: One of the items that was
4 identified in that technical review was that rear
5 elevation did not comply based on the ratio of metal
6 to primary materials. So, what the applicant
7 mentioned is that they are going to be resubmitting
8 changes to that elevation that is more compliant
9 with the Ordinance and is not all metal on that rear
10 property -- rear elevation.

11 COMMISSIONER NORTHCROSS: All right.
12 Very good. And I had trouble reading the
13 calculations for the retention pond. Now, you know,
14 this is more of a -- something just out of curiosity
15 given the amount of rain that we've had last year.
16 And how, I guess, climate change is predicting that
17 will occur again, that the hundred years'
18 calculations that have been used are turning into
19 being 50-year, sometimes 20-year calculations.

20 MR. CHRISTOPHER: So, those
21 calculations were our preliminary calculations, and
22 I don't know how familiar you are with -- Oakland
23 County is developing new storm water regulations
24 that are going to go into effect. We are currently
25 updating those calculations to comply with the

1 newest Oakland County requirements. So, those
2 calculations will represent the most up to date
3 standard. Even though it's not in effect at the
4 moment, it will be compliant.

5 COMMISSIONER NORTHCROSS: I see. I
6 don't have any other questions.

7 INTERIM CHAIR FEGLEY: Mayor Waterman,
8 do you have any comments or questions?

9 MAYOR WATERMAN: Would you bypass me
10 at this point?

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

14 COMMISSIONER PARLOVE: I do. Thank
15 you, gentlemen, for coming in tonight.

16 The back of the building, there is
17 nothing in the way of landscape proposed back there,
18 correct?

19 MR. GUSTAFSSON: Correct. Except for
20 the retention pond and also the -- kind of
21 the -- kind of wetland or plant mix as you would
22 typically see in a detention pond.

23 COMMISSIONER PARLOVE: Okay. So, I
24 don't remember when I drove past it yesterday, is it
25 that wet back there now, or it's going to become wet

1 because all of the water is draining in that
2 direction from the asphalt that's going to be
3 installed?

4 MR. GUSTAFSSON: Well, I think it's
5 -- well, it's going to be more of a pond, so
6 detention and retention will be located in that
7 location, so it's not like it's going to create any
8 wetlands. All I was saying is that they will use a
9 plant mix that would provide that appropriate type
10 of cover within those ponds and the surrounding
11 area. But no, you are correct, there is no other
12 additional landscaping that they're proposing, as
13 you can see on that particular plan, in that area.

14 COMMISSIONER PARLOVE: Okay. So, it's
15 okay to say that those types of plants will be
16 introduced into this landscape plan that will be
17 appropriate for the moisture content of the ground
18 in this area? Can we do that?

19 MR. GUSTAFSSON: Correct, yes. And I
20 would say also it will be kind of interesting to
21 see, as the civil engineer had suggested or -- with
22 these new standards be kind of interesting to see,
23 you know, that there could be some reconfiguration
24 that maybe if there is an opportunity for some
25 certain plant material or whatever, that could maybe

1 provide a little bit of a screening in the back,
2 particularly as people are, you know, within that
3 park area and so forth.

4 COMMISSIONER PARLOVE: Yep. That's
5 exactly what my thoughts were.

6 MR. GUSTAFSSON: Again, yeah.

7 COMMISSIONER PARLOVE: Okay. Great.

8 MR. CHRISTOPHER: There is one thing
9 to note on this site that is unique to this site, is
10 that there are two major utilities running along
11 the -- I believe that's the west side of the site.
12 That also each utility has 20-foot easements that
13 cannot be developed on, we couldn't plant trees in.
14 That had to be taken into account.

15 COMMISSIONER PARLOVE: Okay.

16 MR. GUSTAFSSON: Sure. Thanks.

17 COMMISSIONER PARLOVE: That's all I
18 have. Thank you, gentlemen.

19 INTERIM CHAIR FEGLEY: Commissioner
20 Payne, do you have any comments or questions?

21 COMMISSIONER PAYNE: Mr. Northcross
22 actually answered -- because my concern was the ball
23 park. And there's -- I just didn't think we would
24 be able to squeeze in another dollar store in the
25 city, but I guess we just keep squeezing them in,

1 so --

2 MR. GUSTAFSSON: Yeah, I think if you
3 look back at --

4 COMMISSIONER PAYNE: (Inaudible).

5 MR. GUSTAFSSON: Well, if you think
6 about the one that -- there was quite a bit of
7 review for the one over on Cesar Chavez that is more
8 perpendicular -- positioned perpendicular to Cesar
9 Chavez. It went through certain approvals because
10 of the rezoning and so forth, and then the rear of
11 the portion of the site was devoted to detention and
12 a little bit of maneuverability. They worked very
13 closely with ourselves and particularly Donovan in
14 regards to making sure that that requirement of
15 building facade wasn't something that you -- that
16 met the standards. And they did a great job. I
17 think it's one of the Dollar Generals I've seen
18 around, you know, in other communities.

19 So, they've done a good job and they
20 really start to look very closely in regards to
21 adhering to that. And I would suspect it'd be a
22 welcomed opportunity, you know, for the residents
23 that are living in that area.

24 COMMISSIONER PAYNE: Okay. So,
25 retention pond will be maintained properly?

1 MR. MICHAELS: Yes, as it has to be.

2 MR. GUSTAFSSON: And -- as they --
3 they mentioned, obviously Oakland County Water
4 Resource Commission will be reviewing all the
5 various plans and so forth, and approvals, and any
6 requirements and so forth as part of their review
7 and approval. Which, usually what we -- how we
8 handle that is through our city engineer. You know,
9 he handles it from his end and takes it over to
10 Water Resource Commission and getting the necessary
11 permits and so forth that needs to get done to
12 construct.

13 COMMISSIONER PAYNE: Okay. That's it
14 for me.

15 INTERIM CHAIR FEGLEY: Mayor Waterman,
16 do you have any comments or questions?

17 MAYOR WATERMAN: I do. Thank you.
18 Gentlemen, I was -- reviewed the packet here as well
19 as heard part of the presentation. What is each of
20 yours relationship to this particular project?

21 MR. MICHAELS: I'm a development
22 manager with Zaremba Group, who is the developer for
23 the project, as is Todd sitting here from Zaremba.

24 MR. CHRISTOPHER: And my name is Joe
25 Christopher, engineer with Atwell, the engineering

1 consultant.

2 MAYOR WATERMAN: Okay. Remind me, how
3 do the Dollar General stores work? Are they
4 franchises or are they locally owned and operated?

5 MR. MICHAELS: So, each building will
6 be individually owned. Dollar General has a lease
7 signed, a long-term lease with options to renew.

8 MAYOR WATERMAN: Okay. And although
9 you're developers, do you know any of the particular
10 information related to this Dollar General operation
11 in the region. How many Dollar General stores are
12 there in Pontiac?

13 MR. MICHAELS: In Pontiac, there are
14 three. This would be the third, I should say.

15 MAYOR WATERMAN: So the one you're
16 speaking of, Vern, is that also number four that's
17 in development, as well?

18 MR. GUSTAFSSON: No. That one has
19 already been constructed. I was referring to the
20 one on Cesar Chavez.

21 MAYOR WATERMAN: So, this will be the
22 fourth --

23 MR. GUSTAFSSON: No. This will be the
24 -- actually, this will be the third, right?

25 MR. MICHAELS: I believe so, yes.

1 MR. GUSTAFSSON: Yes. This is number
2 three.

3 MAYOR WATERMAN: Will this replace
4 what we already had?

5 MR. MICHAELS: No. This will be a new
6 store. It's not replacing or relocating an existing
7 store.

8 MAYOR WATERMAN: Okay.

9 MR. GUSTAFSSON: But just to verify,
10 so you're looking -- with this store being
11 constructed, there will three Dollar Generals in the
12 city.

13 MAYOR WATERMAN: Okay.

14 MR. GUSTAFSSON: Right.

15 MAYOR WATERMAN: Because there's one
16 right across the street from City Hall.

17 MR. GUSTAFSSON: That's Family Dollar.

18 MAYOR WATERMAN: All right. Excuse
19 me. Several different names here. That's what I'm
20 trying to get straight in my mind here.

21 MR. GUSTAFSSON: There's Dollar Tree
22 and --

23 MAYOR WATERMAN: All right. Yes.
24 That's my point exactly here. Okay.

25 MR. MICHAELS: Dollar Tree and Family

1 Dollar, by the way, are the same corporate
2 ownership, they're completely separate --

3 MAYOR WATERMAN: All right. Now, as I
4 was talking to my planning manager, he mentioned
5 that one of the -- I thought we were talking about
6 Dollar Tree was one that's unusual in terms of
7 dollar stores, because you're requiring a certain
8 amount of fresh produce?

9 MR. GUSTAFSSON: We had talked about
10 looking at an Ordinance revision where we would look
11 at the percent of fresh -- either fresh product,
12 meaning dairy, meat, and vegetables. And that was
13 more of a -- at the time, we were talking about
14 looking at it -- also same thing with distances from
15 other dollar -- or smaller discount stores. But we
16 had -- we have not enacted any of that.

17 MAYOR WATERMAN: Oh, okay. All right.
18 As we were talking, I thought you were referring to
19 something. This was just a concept that you had
20 thought about doing?

21 MR. GUSTAFSSON: Correct. Exactly.

22 MAYOR WATERMAN: But it doesn't
23 involve anything that is before us at this time?

24 MR. GUSTAFSSON: No.

25 MAYOR WATERMAN: All right. And they

1 did -- you know, if you look at, you know, the
2 percentages that they provide in regards to grocery
3 versus retail, it was roughly -- I was just
4 calculating here, roughly about 21 percent in
5 regards to grocery versus what they call retail
6 product.

7 MAYOR WATERMAN: Do you know what the
8 business plan is for this store? Since the lease is
9 already signed, is there any kind of produce or
10 anything that is different or unique about this
11 particular dollar store?

12 MR. MICHAELS: To be totally frank,
13 we're the developer. The owner comes in and they
14 stock it, they equip it, and they --

15 MAYOR WATERMAN: I hear that. I agree
16 with you. Okay.

17 MR. MICHAELS: I can't say for
18 certain.

19 MAYOR WATERMAN: I was just seeing if,
20 per chance, you had any knowledge of that, that may
21 be something our planning department may want to
22 inquire on as they continue with their exercise
23 here.

24 Okay. Let me shoot at one other
25 question. We are happy for economic development

1 when it comes to the city. Is there a dollar amount
2 of economic development that this is bringing that
3 you can -- would care to give us?

4 MR. MICHAELS: It's -- again, I
5 frankly don't have a figure --

6 MAYOR WATERMAN: You don't have a
7 figure?

8 MR. MICHAELS: But certainly, it's
9 additional retail space, it's tax revenue and it's
10 employment.

11 MAYOR WATERMAN: Absolutely. Always
12 good to know -- sometimes you can know specific
13 numbers, you can hang some specific accomplishments
14 on that, but I realize, given your relationship to
15 this particular project that -- I didn't expect you
16 to have that, but if you did, that would have just
17 given me some information.

18 All right. Either of the other
19 gentlemen have any answers that --

20 MR. HAMULA: If you'll allow me, my
21 name is Todd Hamula, I also work for Zarembo. I've
22 been involved in the project assisting kind of on
23 the sidelines. And just a couple of -- just a
24 couple of comments just to maybe try to close some
25 things, get some gaps together.

1 We did work really hard with this
2 property owner to make sure we saved the ball field.
3 I don't think it was used last year because of
4 the -- because of the Coronavirus, I think the
5 baseball was down, right? So, maintaining the field
6 and everything I don't think really happened, and I
7 think that that burden was on the property owner and
8 he didn't use it. So, I think that he's looking
9 forward to it being used again, he knows it's a
10 valuable asset to the park, so we -- we were very
11 convincing to say let's work hard not to -- not to
12 disrupt that. So, that was one important thing I
13 wanted to mention.

14 The other thing is I -- as I was
15 interested to know what the specific comments were
16 on the building elevations, because we -- we worked
17 hard to try to design something that I think was a
18 little bit more -- took a little bit more of, I
19 guess, a common sense approach to it. The back
20 wall, you're right, does have a disproportionate
21 amount of metal on it, right? But the side
22 elevations have a disproportionate amount of the
23 brick-looking material, and that was intentional,
24 because those are visible to the right of way, to
25 people.

1 So, maybe the left field of the ball
2 diamond will notice the metal facade, right? More
3 so than anybody else, but we designed this
4 intentionally this way hoping that that would be a
5 compromise; more of the brick-looking material
6 that's visible, more of the metal that's not
7 visible. And so we will hopefully work with staff
8 if they -- if they agree on that compromise, then
9 we'd like to -- we would prefer to keep it that way.
10 We think that it does look very attractive.

11 We also worked very hard, we -- we're
12 the same developer from the other Dollar General
13 that's been talked about tonight with the natural
14 lighting on that building that this store would also
15 have similar natural light coming into the building.
16 So, we worked really hard to meet that ratio.

17 And then the last thing on the fresh
18 -- on the fresh food, Dollar General is introducing
19 fresh food into their stores. They have 17,000
20 stores nationwide, and they understand that they
21 have a responsibility in communities. And they
22 are -- they have introduced 200 stores this year
23 additional kiosks, coolers into their store where
24 they're putting fresh food into the stores. With
25 the intention to add more, but as an operator, as a

1 retailer, they're trying it out to see how it works,
2 right, to see if this is successful, if this sells,
3 does it bring more customers through the door, et
4 cetera.

5 So, I know a similar project in
6 Toledo -- this was a hot subject, we talked about it
7 a lot, we -- they're cognizant of that and they
8 are -- they are looking at that in a serious way
9 across the portfolio, and maybe one day this will be
10 a store that that 1,800-square feet would grow, and
11 you would actually have more fresh produce. But
12 this, by no means, replaces the grocery store,
13 right? But there's the deli, and there's a bakery,
14 and there's the fresh vegetables, but this could be
15 a good option, and they, I know, will be taking a
16 look at that potentially with this store and others.
17 Thank you.

18 MAYOR WATERMAN: All right. Thank
19 you. I have no further questions. Thank you.

20 INTERIM CHAIR FEGLEY: I don't have
21 any questions. May I have a motion?

22 COMMISSIONER PARLOVE: I'll let you
23 go, Chris.

24 COMMISSIONER NORTHCROSS: I'll let
25 someone else go.

1 MAYOR WATERMAN: I move -- Lucy, you
2 want to make a motion? I don't want to if you were
3 ready. I'll get my glasses.

4 I make a motion to approve the
5 preliminary site plan SPR 21-25 from Zaremba Group,
6 450 East Walton, pin 64-14-16-126-008, and allow the
7 planning manager authorization to grant final site
8 plan approval upon receipt of final site development
9 plans that includes the following information and
10 approvals:

11 Number one, provide site plan details
12 noted on site plan review document dated
13 October 27th, 2021.

14 Two, review an approval from Pontiac
15 DPW Engineering and Waterford Regional Fire
16 Department.

17 INTERIM CHAIR FEGLEY: Thank you. May
18 I have a second?

19 COMMISSIONER NORTHCROSS: Support.

20 INTERIM CHAIR FEGLEY: Thank you.
21 Roll call, please.

22 MR. GUSTAFSSON: Yes. Mayor Waterman?

23 MAYOR WATERMAN: Yes.

24 MR. GUSTAFSSON: Commissioner
25 Northcross?

1 COMMISSIONER NORTHCROSS: Yes.

2 MR. GUSTAFSSON: Commissioner Parlove?

3 COMMISSIONER PARLOVE: I say yes

4 because it's something that's allowed there.

5 MR. GUSTAFSSON: Okay.

6 COMMISSIONER PAYNE: And I'm going to

7 abstain, because I would like to see fresh produce

8 there.

9 MR. GUSTAFSSON: You abstain or say

10 no?

11 COMMISSIONER PAYNE: Abstain.

12 MR. GUSTAFSSON: Okay. And Chair

13 Fegley?

14 INTERIM CHAIR FEGLEY: Yes to approve.

15 MR. GUSTAFSSON: Motion passes.

16 AYES: Fegley, Parlove,

17 Waterman, Northcross

18 NAYS: (None.)

19 ABSTAIN: Payne

20 MOTION CARRIES 4-0-1

21 INTERIM CHAIR FEGLEY: Thank you.

22 MR. MICHAELS: Thank you.

23 MR. CHRISTOPHER: Thank you very much.

24 INTERIM CHAIR FEGLEY: You're welcome.

25 Thank you.

1 Okay. Next on the agenda is the
2 Planning Commission 2022 meeting calendar.

3 MR. SMITH: I'll let you do that one,
4 Vern. I don't have it in front of me.

5 MR. GUSTAFSSON: Sure. In your
6 packet, you saw the -- our next series of meetings
7 for 2022. And so with assistance, first Wednesday
8 of every month at 6:00. We're just looking for your
9 approval for coming -- seeing what's going to happen
10 in 2022.

11 INTERIM CHAIR FEGLEY: Do we need a
12 motion?

13 MR. GUSTAFSSON: Yes, you do.

14 INTERIM CHAIR FEGLEY: May I have a
15 motion to approve?

16 COMMISSIONER PARLOVE: I make a motion
17 to approve the calendar Planning Commission 2022
18 regular meeting schedule.

19 COMMISSIONER PAYNE: Second.

20 COMMISSIONER NORTHCROSS: Support.

21 INTERIM CHAIR FEGLEY: Roll call.

22 MR. GUSTAFSSON: Commissioner Parlove?

23 COMMISSIONER PARLOVE: Yes.

24 MR. GUSTAFSSON: Commissioner
25 Northcross?

1 COMMISSIONER NORTHCROSS: Yes.

2 MR. GUSTAFSSON: Mayor Waterman?

3 MAYOR WATERMAN: Yes.

4 MR. GUSTAFSSON: Commissioner Payne?

5 COMMISSIONER PAYNE: Yes to approve.

6 MR. GUSTAFSSON: And Chair Fegley?

7 INTERIM CHAIR FEGLEY: Yes to approve.

8 AYES: Fegley, Payne, Parlove,

9 Waterman, Northcross

10 NAYS: (None.)

11 ABSTAIN: (None.)

12 MOTION CARRIES 5-0-0

13 INTERIM CHAIR FEGLEY: Okay. Next is
14 special presentations, Redevelopment Ready
15 communities 2.0.

16 MR. GUSTAFSSON: Yeah, let me just
17 give you a brief objective. This is a -- kind of
18 further explaining what we -- in your packet was a
19 separate packet that was labeled from the division
20 in regards to economic development and planning
21 initiatives.

22 And I think what's important here is
23 it follows a number of tracks in regards to -- if
24 you remember correctly back in probably -- probably
25 early 2019, we were looking -- we were moving

1 forward on moving the City of Pontiac in regards to
2 Redevelopment Ready community, okay? And we got
3 through the first hurdle over at City Council, and
4 we were -- we stalled. Council did not -- I'll be
5 blunt. The Council did not approve that second
6 resolution to move us forward on that track. So --
7 however, that didn't stop us from continuing our
8 efforts that Donovan will get into in regards to
9 what initiatives that we'll be working on towards
10 achieving that Redevelopment Ready community.

11 Now, the Michigan EDC has now
12 instituted what they call 2.0, which Donovan will
13 also describe in a little bit more detail, and we're
14 following a certain -- what we call an essential
15 track to achieve that. So, we're moving forward.

16 So, what it does do, it allows us to
17 follow a program in regards to a corridor plan, a
18 downtown plan, a city-wide Master Plan, updating our
19 ordinances and the like, but it also allows us to
20 become Redevelopment Ready, provide that symbol to
21 the entire community -- symbol to developers outside
22 and also inside that we basically -- we're open for
23 business, and it's easier to do business here in the
24 City of Pontiac. With that being said, I'll turn it
25 over to Donovan.

1 MR. SMITH: Thank you. All right.
2 So, Commissioners, if you may recall, I believe it
3 was August I gave a presentation on redevelopment
4 2.0. And in a brief summary, what redevelopment is,
5 think of Redevelopment Ready communities as a
6 program as an umbrella, and under that umbrella,
7 there are maybe 30 to 40-ish different objectives
8 they would like communities to meet.

9 So in that presentation, I identified
10 which track we're going, what the two tracks are,
11 but at least in this communication, I do want to
12 kind of go into a dive on which items we hit, which
13 ones we're missing, and which ones we're going to be
14 looking to completing over the next year or so.

15 So, you do have this presentation in
16 your packet that you can follow along, I believe
17 it's towards the back. But on the cover, it should
18 say probably 1 through 7, are some bullets. All of
19 those umbrella items are kind of consolidated in
20 that 1 through 7. So, you'll kind of see that as I
21 open the presentation, but just for reference, when
22 you look back and forth, that's what they're
23 referring to.

24 In addition to all of those 30 to 40
25 items, the MEDC has provided best practices,

1 guides -- I mean, they really took their time and
2 detailed out, you know, how to go about meeting
3 those requirements -- I'd say best practices of
4 things that you should take into consideration as we
5 plan for these things.

6 So, we're really going to dive into
7 that here so you can see what some of those best
8 practices are. All right. And I'm not going to
9 bore you all with this material --

10 MAYOR WATERMAN: Can I -- Donovan,
11 before -- can I just interject here? I know you
12 have quite a presentation here. I wasn't here at
13 the meeting when this was presented in outlined form
14 in terms of these strategies, but it goes along with
15 asking the Planning Department to develop a
16 strategic plan for the Planning Commission. And
17 this goes along, as you say, under economic
18 development.

19 So, as they're talking about these
20 things, this isn't the Planning Commission that's
21 going to be doing all of these things, I understand
22 that. This is part of planning as part of the
23 Economic Development Department, okay, which is also
24 going to have a strategic plan. And because the
25 Planning Commission has been very proactive in terms

1 of the strategies that go on, if you've sat on the
2 Master Plan task force, many have sat on the Master
3 Plan for the parks task force as well.

4 And so we did some of these things --
5 like, the first Master Plan took a year and a half
6 to do. So, as we outline the strategic plan, it
7 doesn't mean all of these things are going to be
8 done and all this done by the Planning Commission,
9 we just want you to know that you are part of the
10 larger economic picture, the part that you can play
11 and that's available.

12 So, that's what's happening here. And
13 I ask that Donovan and Vern bring this back to you
14 to discuss not only what there is to be done in
15 terms of the larger picture, but also to kind of,
16 you know, phase this out in terms of the timeframe.
17 All this stuff is not going to get done at one time
18 or in one year.

19 So, as you're looking at this, I want
20 to just have you take in that spectrum and not think
21 that all of a sudden, you have a huge agenda that is
22 laid upon your backs in addition to what you have
23 had over the years. But this is going to be double
24 time.

25 Also, you know, we made really good

1 timing on some of the things early on.
2 Redevelopment Ready, we've been at six years. And
3 that whole Redevelopment Ready plan that we are
4 probably 75 percent certified already, that got
5 stalled because of the fact that the MEDC
6 re-constituted itself altogether, they changed the
7 whole department, and they took a while before they
8 were ready to get back in and give us the technical
9 assistance.

10 And the other program that you're
11 ready to start signing on, was that the certified
12 local government?

13 MR. SMITH: Yeah.

14 MAYOR WATERMAN: Okay. So, what's
15 being presented now is a little bit more detail
16 about these to give the Planning Commission a chance
17 to say in what order you would like to do these and
18 have some feedback, and the way you would like to
19 approach this and have these special presentations
20 and projects presented, knowing that it's going to
21 be condensed and also collaborated with a larger
22 economic development department.

23 So with that, I just want to put some
24 background and context into what you're going to
25 hear in more depth. Donovan, thank you.

1 MR. SMITH: Thank you. All right.
2 So, just to start off, there are a few principles
3 that the program follows, so we actually follow them
4 as well. These will be the programs or the plans
5 that we develop should be community-driven,
6 predictable, implementable (sic), proactive,
7 equitable and collaborative. There is a vision and
8 mission, I won't bore you with those, but that is
9 included.

10 So this slide I particularly want to
11 speak to a little bit. The purpose best practices,
12 essentials certified tracks, and naturally it kind
13 of splits them, it's probably about a 60/40 split to
14 make that a manageable program. But I want you to
15 go down and look at the best practices, and we did
16 mention that we're on the essentials track.

17 So, what that does is it allows
18 communities who have achieved essential status that
19 indicates that they have all the key documents or
20 practices in place to provide a predictable
21 development experience, and meet local planning and
22 zoning responsibilities under Michigan law.

23 So, that is the big overarching goal
24 that we're trying to get to. What we need to do,
25 how can we get all of our ducks in a row so that the

1 experience for developers and business owners and
2 individuals coming into the city, it's consistent,
3 it's a good experience, and it's conducive to what
4 we want and what they want.

5 And then certified takes us a bit --
6 one step further, and it says we integrated all of
7 these best practices into our local process and
8 we're actively seeking out community development
9 opportunities while providing predictable -- a
10 predictable development experience.

11 And then I did touch on the benefits
12 in the previous presentation, but essentially -- in
13 the essential section, we are assigned an RI city
14 planner. We do have that individual, they've been
15 sharing training opportunities, resources, guides,
16 and plans that we've been able to use, but I also
17 touched on the technical assistance, which is a
18 benefit, and there is a breakdown on all of the
19 benefits around technical assistance.

20 The essential track, we are awarded up
21 20,000 in funds and how to go about that process.
22 The application is also included in your package so
23 you can kind of just see the things that they're
24 looking for us. And then once we get into the
25 certified track, there is a few more benefits, but

1 the main would be development for an additional
2 10,000.

3 So, the whole program grants you
4 30,000 in technical assistance matching funds. The
5 track we're at now gives us 40,000. The next track
6 is 10.

7 Again -- so this section kind of
8 highlights technical support. There are some other
9 uses, those include updating the Master Plan,
10 creating or updating the downtown or corridor plan,
11 developing a capital improvement plan, updating the
12 Zoning Ordinance, training and board commission --
13 sorry, board commission training, and new or updated
14 economic development strategy, and/or new and
15 updated marketing plans are all eligible uses for
16 matching funds through the Redevelopment Ready
17 program. And again, it mentions at the bottom
18 20,000 for essential, an additional 10 once you are
19 certified.

20 So, next I want to go over briefly the
21 best practices, and they may be -- I don't think
22 it's too difficult to read, but the first best
23 practice is plans of engagement. And on the right,
24 you can see where it says "Status" and there are
25 some red Xs and a green check. The white items,

1 that list of items are the redevelopment 1.0, and
2 then the kind of colored purple and blue items are
3 redevelopment 2.0. So, you can kind of see how they
4 did some reconfiguring and made that process easier
5 or streamlined.

6 In that best practice section, we have
7 not completed the Master Plan update, which is the
8 first X you see. The downtown corridor plan and
9 capital improvements, those are three items that we
10 are looking to address or start planning for in the
11 upcoming year. And we'll come to that in a minute
12 here.

13 And then the fourth item is the public
14 participation plan, which is a drafted document in
15 which we will be bringing to this body within the
16 next few weeks or so. So plans and engagement,
17 we're about 25 percent complete. This is actually
18 the -- I believe it's the largest gap that we have,
19 is this section here.

20 The next section is related to items
21 around zoning, Master Plan alignment, which kind of
22 dovetails with the first item I mentioned. When we
23 update the Master Plan, they look to make sure that
24 other plans -- they kind of speak to each other.
25 They intersect at the proper areas. So, that's

1 something we will be looking to address when we
2 update the Master Plan.

3 Concentrated development or
4 improvements in the Zoning Ordinance, that support
5 condensed or concentrated developments or projects.
6 So, that is something that was already included in
7 our Zoning Ordinance, so we met that requirement.

8 Housing diversity speaks to the
9 ability for different types of housing from a
10 developer's perspective. And our Ordinance does
11 speak to that very well, actually.

12 Parking flexibility, our Ordinance
13 speaks to green infrastructure, which will be
14 improvements for storm water controls, residential,
15 and more commercial. Our Zoning Ordinance really
16 doesn't speak to green infrastructure as a whole.
17 We more so rely on Oakland County or DPW to kind of
18 speak to those items, so we will be looking to
19 include more storm water controls and ordinances
20 within our Ordinance.

21 And then user-friendliness, I
22 wholeheartedly believe we have probably one of the
23 better zoning ordinances that I've seen, at least in
24 terms of how to read it and get to the information
25 you want to get to. So, we did meet that

1 requirement there. And now I'll jump to a couple
2 questions.

3 COMMISSIONER NORTHCROSS: Real quick,
4 the concentrated development --

5 MR. SMITH: Yep. Let me see if I can
6 get the detail on that one.

7 COMMISSIONER NORTHCROSS: Yeah. I
8 think I know what it is, but I'm not sure.

9 MR. SMITH: I don't believe I have the
10 detail --

11 MR. GUSTAFSSON: I think what you're
12 referring to is a lot of times -- and we've kind of
13 been pretty successful with that in regards to --
14 the current plan talks about mixed -- if you look at
15 our Ordinance, and you look at our Master Plan, it
16 talks about entrepreneurialship, and looking at the
17 flexibility in regards to types of uses that can go
18 into, particularly within those entrepreneurial type
19 of districts where we have either commercial,
20 industrial, and green, or it's -- residential,
21 commercial, and green.

22 So, we start to emphasize in our plan
23 those types of mix of uses. Even though our
24 Ordinance doesn't reflect that so much, because
25 we -- we look to start putting them into separate

1 buckets of either industrial or commercial zoning
2 districts, but the overall effect is trying to
3 create that balance and make it more accommodating
4 for concentrated -- and definitely mixed uses.
5 Looking at, you know, a mixture of uses within
6 certain buildings and so forth. So, that's where I
7 would say is what you're saying about concentrated
8 development.

9 MR. SMITH: Yes. And I'll -- I
10 was -- yes.

11 MR. GUSTAFSSON: Okay. And I would
12 say that, you know, also I've seen in regards to
13 taking a look at -- there's been some great
14 examples, what they call -- it's in some
15 communities. They call it upzoning. What they do
16 is they -- in certain residential areas, if you're
17 looking at areas that are strictly just
18 single-family residential, and you see areas within
19 that neighborhood that certain parcels are vacant,
20 owned by either some government land areas --
21 ownership, I should say, government ownership, it
22 could be the city or the county, and they could be
23 strung together. Maybe if there's the opportunity
24 to not just have single-family homes, but there's
25 multiple family that could be brought into that

1 area, again, to concentrate development, to
2 concentrate in regards to the types of housing that
3 could go in. So, instead of creating this further
4 single-family lots or single-family residential
5 units. Okay. So, there is opportunities to do all
6 of that.

7 And I think it's important to note,
8 and I think -- to extend on in regards to what the
9 Mayor was referring to when I stepped out just
10 briefly, but I think it's important to note it is --
11 as you can see, there's many documents components
12 that deals with the development, because we --
13 between myself and Donovan, and our division, feel
14 very strongly that whatever plan we create, either
15 it be a corridor plan, or a downtown plan, or the
16 city-wide Master Plan, it really has to be strong,
17 economic development-driven plan that -- and that's
18 what we will work very closely with our developer.

19 We'll also work very closely with our
20 DPW and city engineer in regards to those facets
21 also. And also, anything that relates to green
22 infrastructure, how we involve our -- the Mayor's
23 parks and rec task force, you know, to bring them
24 back and talk about that component of the plan, too.

25 So, you know -- and I think that those

1 ideas -- obviously you, as a commission, will be the
2 one that would obviously approve and send that
3 document on as a Master Plan or any type of plan
4 that would go on to City Council for approval later
5 on, but you'll be obviously integral in regards to
6 guidance and review.

7 COMMISSIONER PAYNE: Here's my
8 question.

9 MR. GUSTAFSSON: Yeah.

10 COMMISSIONER PAYNE: In regards
11 to -- because I'm finding that when company -- when
12 developers come into the city, that there should be
13 some type of -- so we have the zoning -- everything
14 out except there, but then what do we need
15 from -- what do we really want from that? What is
16 the goal for the city, and that planning, and that
17 zoning, the reason that we zoned it a certain way?

18 So, would we want it to be -- for an
19 example, you know, is that if we say that a
20 developer comes in and he -- and this is approved
21 and under there, there are other guidelines and
22 stipulations of what would help this development to
23 help the city to grow, because we should be looking
24 forward to those things, and I believe -- I mean, I
25 just really think that we need to look for those

1 companies to -- I wouldn't want to put a development
2 within a city and not do something because that's
3 going to enhance my company to grow, if I'm making
4 it -- putting green space or whatever that
5 is -- that would help the city to grow.

6 So, I mean, is that something that we
7 can put into something or -- I mean, seems like we
8 should be able to detail or explain what we're
9 looking for. Does that make sense?

10 MR. SMITH: If I may, Commissioner.
11 The Master Plan is supposed to do what you're
12 describing. I -- I don't believe many people
13 think --

14 COMMISSIONER PAYNE: But ours didn't
15 do that this time. I mean, it did it a little bit,
16 but what it did is it made it where you could put a
17 liquor store if you wanted to, you know what I'm
18 saying? So, we should be able to stipulate the
19 things that we desire within the city.

20 MR. GUSTAFSSON: I would say if we're
21 talking about a liquor store, then we're getting
22 into --

23 COMMISSIONER PAYNE: No. No. I'm
24 just saying --

25 MR. GUSTAFSSON: Yeah, I know. I -- I

1 think you're -- I think we -- I think what we're
2 saying is, is being a little bit more restrictive in
3 regards to -- I mean, certain zoning regulations.
4 Maybe that's what we're kind of getting at.

5 I think the plan itself is going to be
6 driven based upon the fact of -- and I -- here, now,
7 we're starting to see 2020 Census information
8 starting to creep out. I say probably in 2022,
9 we're going to see much more.

10 If you go onto CenCloud's website in
11 regards to our community profile, you'll start
12 seeing some population information and other
13 demographic information, socioeconomic information
14 that's coming out of the 2020 Census and also the
15 American Census survey that was done in 2019. That
16 stuff is starting to be populated. We're going to
17 start seeing more that is critical that I know that
18 our economic development department is going to be
19 looking at that data to arrive at a strong plan to
20 say we're going to move forward, you know, in
21 regards to -- is it about -- in regards to how --
22 our aging of our population and so forth plays into
23 the factor as relates to that. And also, the
24 geographic area the market looks at in regards to --
25 within a certain radius of the City of Pontiac in

1 regards to what types of businesses and uses are
2 more eligible to be here.

3 COMMISSIONER PAYNE: Okay.

4 MR. GUSTAFSSON: Hopefully, that
5 answers some of your questions.

6 MR. SMITH: Does that answer your
7 questions?

8 MAYOR WATERMAN: I think what
9 Commissioner Payne was also probably referring to,
10 in the term we've sat on the Commission, and there
11 have been a number of things that the Commission
12 often recommends to the City Council, and the
13 Commission decides on the basis of the zoning
14 ordinances that are here. There have been several
15 incidences on which we were quite (inaudible) in
16 which the Commission made a recommendation and the
17 Council reversed it. And so (inaudible) it wasn't
18 reversed with adherence to what we knew of the
19 Zoning Ordinance.

20 So, that's the question to ask, but
21 that's not something that can be solved with the
22 Master Plan. That was just a difference in the way
23 that Council accepted our recommendations. Okay.

24 COMMISSIONER PAYNE: Okay.

25 MAYOR WATERMAN: That's the way that

1 happened. Okay.

2 MR. GUSTAFSSON: Good point.

3 MR. SMITH: All right. So, the next
4 best practice is to build and review. And this is
5 more related to, I would say, probably one thing
6 that me and Vern did on the day-to-day planning.
7 And it revolves around making information on the
8 evaluate and review process and resources readily
9 available for applicants, again, to make that
10 experience an easier process with developers.

11 So, a lot of these are pretty subtle,
12 but basically a bigger -- it deals with the grand
13 scheme of -- we do have -- in a nutshell, this
14 information is included in what we have, it's called
15 a guide for development, and if you go to the City's
16 website, that guide is on the website. And in that
17 guide, it details the processes to get through
18 Planning Commissions, Zoning Board of Appeals,
19 historic district, certain incentives through
20 economic development. It identifies who the point
21 of contact is for each process, who the contact is
22 in their department, their e-mail, their phone
23 number.

24 Recently this year, we did include on
25 the website an application for a form and a

1 procedure for pre-conceptual or development meetings
2 where applicants or people who are interested in
3 doing business in the city can submit information
4 and schedule meetings, and kind of get some very
5 early preliminary questions out and answers to kind
6 of guide their process.

7 So, we've updated some of our internal
8 review procedures and also included them in that
9 document. It speaks to approval of three, which
10 more so directs the applicant or developer to the
11 proper department or proper body for Pontiac for
12 conditional and preliminary approvals.

13 3.9 speaks to tracking, which is more
14 internal, does the planning department have meetings
15 and processes and tracking, developers and
16 applicants along the process through the planning
17 approval, which is something we think -- that was
18 early 2019, we adopted the PZE model in our system,
19 and that does a tremendously better job of tracking
20 our processes and applications. Sorry.

21 The one X you see here speaks to
22 continuous improvement, and that is related to what
23 (inaudible) calls an annual reporting of -- internal
24 reporting, which we don't do too much of. We have
25 annual reports, which speaks to everything, but it

1 doesn't speak to internal approval. So, that is
2 something we'll be moving to adopt going farther.
3 Access to information that is comprised within that
4 guide to development, which also includes the fees
5 that everyone asked about: How much for site plan,
6 how much for historic district, how much for a
7 variance, and then payment methods. All of that is
8 comprised within that guide to development, which
9 overall does make it easier for developers to just
10 get a sense of, you know, what's the workload,
11 what's the heavy lift I have to go through to this
12 project off the ground. And we have shared it with
13 developers and they tend to like it. It is probably
14 one of the better approvals that we've seen this
15 year.

16 Number four, best practice four, is
17 for the commissions. So, this one relates to you
18 all. 4.1 speaks to the improvement process, which
19 we do have, at least it's on the City's website. If
20 you are interested in being a member, the
21 application is on the website, which is part of that
22 approval process.

23 Expectations and skill sets is
24 something that we are working on to just be more
25 clear and up front with the things that we're

1 looking for, for commissioners that are looking to
2 participate in that recruitment process.

3 Orientation, if everyone makes a
4 call -- I believe that was maybe mid-2019, the
5 commissioners received new orientation packets, the
6 Planning Commission, it was kind of a pink cover
7 sheet. Planning Commission got an updated
8 orientation packet, Zoning Board of Appeals and
9 Historic Division, everyone got updated packets.

10 Bylaws, all of the boards and
11 commission have bylaws available on the City's
12 website.

13 Training strategy is something we're
14 going to be implementing more in the new year, just
15 providing a schedule in advance to create an
16 opportunity that Commissioners can participate in.
17 Commissioner Payne participated in the annual
18 planning conference about a month ago.

19 And then the last item is joint
20 meetings, which we don't do currently, but it is
21 something that we may (inaudible) with Planning
22 Commission, Historic District, Zoning Board of
23 Appeals, and City Council. So, those are our board
24 commission best practices.

25 Number five speaks to economic

1 development and marketing, which is another one of
2 our heavy lists, which is producing an economic
3 development strategy, which we are kind of in the
4 process of conceptualizing currently. And then that
5 also would include economic development incentives,
6 and a marketing plan.

7 So, that's something we're going to
8 really dive into in the next year as well,
9 that -- the goal of the best strategy is simply to
10 identify initiatives and mandates that will
11 encourage diversity, tap into opportunities for
12 economic expansion, and help to create sustainable
13 and vibrant community.

14 And the last best practice here, which
15 may actually answer your question, Commissioner
16 Payne, the Redevelopment Ready program would like to
17 see us identify areas that we want to see
18 redeveloped. So, I'm going to throw one out.

19 For example, Crystal Lake. Oakland
20 County use to hold what they called property
21 showcases. The last one we did was 2018. In that
22 presentation, we took several properties to this big
23 meeting, and all the real estate agents and
24 developers got to see what city's -- what properties
25 the city was showcasing that they wanted to see

1 developed. I believe there was a school site on
2 there, Crystal Lake was on there, and I think the
3 Phoenix Center was on there. But what this best
4 practice speaks to is the city letting developers
5 know, or letting the public know, that these are the
6 areas we want to be developed. These are the things
7 we want there, you know, so I think that answered
8 that question that you were speaking to, and that's
9 what this item is.

10 COMMISSIONER PAYNE: Exactly.

11 MR. SMITH: So, when we get into the
12 master planning and start identifying areas that we
13 want to see redeveloped and what we want those areas
14 to be, this is the box we're checking off here.

15 MR. GUSTAFSSON: Yeah. I would say
16 the one word I was -- when you're thinking -- when I
17 think of "site", I think of one parcel. I think
18 what we need to be looking at Redevelopment Ready
19 kind of areas in regards to context, you know, in
20 regards to the larger picture.

21 MR. SMITH: So, as I mentioned, the
22 Redevelopment Ready is a broad umbrella and there
23 are several items that fall under it, so those items
24 that we did not meet thus far, I identified here.
25 So, these are the economic development planning

1 initiatives that we will be looking to, you know,
2 pick up and try to complete in the next year.

3 Update the Master Plan, so this would
4 be for 2022 to 2027 Master Plan, which would be a
5 joint effort between this body, members of City
6 Council, and various city departments.

7 We're looking to develop a corridor
8 plan, a West Huron corridor plan. I believe, in
9 your packet, there is an outline that
10 details -- let's see if I can get my eyes on it.

11 MR. GUSTAFSSON: And I think what's
12 clear here is it provides a list, but obviously it's
13 -- we understand that there's certain projects or
14 certain tasks that need to be done first or second
15 and third. And that -- where it comes into, I mean,
16 if you're looking at, you know -- what's to remain
17 critical is in regards to taking a look at economic
18 development strategy very first, head-on, because
19 that really needs to tell us how we are going to
20 plan and develop our community in regards to our
21 documents, and then followed by ordinances.

22 And I think even the last item right
23 there, that certified local government, that's an
24 initiative that actually our historic district
25 commission had a presentation, is working with SHPO,

1 which is the State Historic Preservation Office, and
2 SHPO has this what they call certified local
3 government that, you know, will send on and become
4 certified, and it allows for certain training like
5 as relates to the HDC, Historic District Commission.
6 And there is technical assistance for that. It also
7 -- what's nice about it is because now, with certain
8 projects that are located in historic districts, in
9 getting it through SHPO's review, by becoming a
10 certified local government, they move us up the rank
11 a little bit in regards to review, so it's maybe not
12 taking so long as what we're currently experiencing.
13 So, it's a great program that Donovan brought in,
14 and working with the HDC, and that --
15 representatives from SHPO came in and presented to
16 the HDC. They are all on board, and we'll be
17 getting on board to become certified pretty quickly,
18 actually.

19 COMMISSIONER PAYNE: Great. Thank
20 you. Good job, Donovan.

21 MR. SMITH: Thank you. Well, that
22 kind of wrapped up my presentation.

23 MR. GUSTAFSSON: Not that I'm trying
24 to move you along here a little bit, Donovan.

25 MR. SMITH: No, you're fine, you're

1 fine. So, I guess the last item that is included in
2 your packet is -- no, that's it.

3 MAYOR WATERMAN: Which one do you want
4 me to sign? Just explain that one again. The
5 government one?

6 MR. GUSTAFSSON: Yeah, certified local
7 government.

8 MR. SMITH: Yes. So, certified local
9 government program is a program through the MEDC and
10 SHPO where they assist us with providing historic
11 preservation. So, there are some grant
12 opportunities that are exclusive to local
13 governments that participate in that program. It
14 does not really add much of a workload to us, more
15 they ask that we be clear and up front with what our
16 goals are for historic preservation as a community,
17 and then they try to assist us either with technical
18 assistance, or resources, or just support to reach
19 those goals, so --

20 MAYOR WATERMAN: And the reason I
21 think that that's important to consider is right
22 now, the city has, what, seven historic districts?
23 What is that? What do we consider under our
24 historic district regulations? All right. So,
25 that's just something that, periodically, we need to

1 look at and see what that does in terms of economic
2 development and community development.

3 But, anyway, great presentation. I
4 just wanted that to be spelled out a little bit for
5 us to see what's before you. And I say that --
6 Commission, I say that because I expected that my
7 term on the commission would align with my term as
8 Mayor of the city, which you know is coming to the
9 end of eight years, and so I clearly expected. This
10 has been a wonderful opportunity to work with a
11 great group. I clearly expected this would probably
12 be my last meeting with you, so I wanted to make
13 sure that we had that (inaudible) know you're in
14 great hands, and great work that had been done. And
15 as Donovan mentioned, just to summarize, this
16 commission has been involved in the 2014 Master
17 Plan, the 2015 Pontiac Moving Forward. We were
18 certified as a one-stop ready. I hope that
19 continues on, because that was where --

20 MR. GUSTAFSSON: Through the county.

21 MAYOR WATERMAN: -- new commissioners
22 got training. The redevelopment, and you mentioned
23 the redevelopment showcases which Oakland County
24 did, it did continue last year. Pandemic stopped a
25 lot of things, but we still did the regrowth

1 showcase last year through the MML in Oakland
2 County. And of course, the 2021 parks and rec
3 Master Plan this commission was involved in. And
4 progress -- also the (inaudible) the city went on
5 during the term of this commission, as well as now
6 that we're almost ready -- in progress, but almost
7 finished with the Redevelopment Ready certification.

8 That started, really, back in 2016,
9 okay? It got -- we got started, lots of people took
10 training, but then stopped because of the change
11 over to MEDC, and they changed personnel, and they
12 changed their policy and all that, so we kind of
13 (inaudible) timing and then started up again.

14 But any rate, as I said, I clearly
15 expected, but what I didn't expect is, you know,
16 you're all serving here, and I have this confidence.
17 It's been great working with you. We have
18 reappointed you, but I won't reiterate what's been
19 happening in terms of your status. But everybody's
20 term here has been, you know, expired quite a long
21 time. You sit here by the fact that State law says
22 you continue to serve until people are reappointed,
23 so we expect to do that with a new administration
24 coming in, just to let you know how they are
25 handling that.

1 But certainly with a lot of
2 recommendations in terms of all of the work that has
3 been done by this commission, thoughtful people who
4 have looked closely at what the Ordinance is and the
5 will of the public body is as represented through
6 all of these different documents have represented
7 the community well, and have done above the call of
8 duty sitting on this commission in terms of sitting
9 on all of the other kind of boards and things that
10 have gone about.

11 And so now we're onto new ventures
12 here, including an AARP and post -- commission
13 post-COVID money, and so that will weigh in with
14 some kinks to development, and as well as some of
15 the legacy projects now that have been quite
16 (inaudible) for economic development in the city.

17 So, I just wanted to have that be
18 something that (inaudible) in terms of the strategic
19 outlook, and the things that it has taken us seven,
20 eight years to accomplish, is now put on paper as if
21 we're going to do it all next year, but I want you
22 know that's going to be accomplished over a period
23 of time, and I truly hope that those of you who have
24 served so happily and so well will continue to have
25 the opportunity to do so if you choose to do so,

1 because I would strongly recommend that that be that
2 experience, and that love of community, and that
3 adherence to the ordinances and the community will
4 that has been so apparent in all of your actions. I
5 do thank you for that.

6 ALL COMMISSIONERS: Thank you.

7 COMMISSIONER NORTHCROSS: One other
8 thing. I've sat on the school board for 12 years.
9 Now, let me back up. I've been a resident of
10 Pontiac most of my life. This is over, like,
11 70 years. And I've sat on the school board for
12 12 years. I've had a wonderful opportunity, a lot
13 of learning to sit on the Planning Commission.
14 Currently, I'm a board member with the Pontiac
15 Promise Zone. And I'm realizing there's some great
16 opportunities that, as we get our processes
17 together -- and thank you Donovan for speaking on
18 that -- as we become ready to develop things,
19 there's a clarity I think we can bring to all of our
20 activities in we can include the development of our
21 young people as goals that we -- we take in.

22 You know, the economic development
23 planning will look at things maybe in this
24 dimension, for the most part. But, we should have
25 some linkage of our activities and economic

1 development to our desires and activities in the
2 development of the -- the family and our young
3 people. And I think there's a lot of places where
4 we can link them together. They're not linked
5 together now, and that becomes a difficult thing.
6 Certainly, we have to work hard to get down
7 the -- the tool kit, the day-to-day processes on
8 planning, because that has to be understood almost
9 second nature for us to move to that next level of
10 making sure that, as the school districts, and as
11 the health concerns, and as the educational
12 opportunities for higher learning become available,
13 we can do those things to ensure that our residents
14 can avail themselves of it, bring back additional
15 insights, and we just keep getting better and better
16 on all levels. So, I see this as being very
17 necessary.

18 I would also ask that our friends down
19 the street in the education areas, that they also
20 start to look at large objectives for increasing our
21 high school graduation rates, for increasing the
22 number of graduates we have. And not only just
23 college, but skilled trades, licenses,
24 certifications, and how that comes back to what we
25 do. It may be as simple as rather than having the

1 old block configuration for the layout of streets,
2 we now have something that goes diagonal, or it cuts
3 through the middle of a block, that then facilitates
4 people being able to jump on the cause. And that,
5 in turn, changing the whole structure of finances
6 within certain households about how much they have
7 to pay for transportation.

8 And -- but that takes some planning,
9 that takes some looking, that takes some talking,
10 and I'm really excited to see this basis being laid
11 here. I see this as being a step toward the next
12 level.

13 And then we also have climate change
14 coming on. We have the green initiatives coming on.
15 We can keep our -- we have our planning process down
16 pat. When you have that down pat, then we can do a
17 lot of things in other dimensions. So, I just
18 wanted to throw that in. Great to see this whole
19 process going on. Good work.

20 COMMISSIONER PAYNE: Thank you.

21 INTERIM CHAIR FEGLEY: Thank you. All
22 right. At this --

23 MR. SMITH: I will keep everybody
24 up-to-date as we progress further.

25 COMMISSIONER PARLOVE: Thank you.

1 INTERIM CHAIR FEGLEY: Okay. I guess
2 the last thing on the agenda is public comment.
3 Should I open public comments?

4 (Public comments opened at 7:49 p.m.)

5 MR. NICHOLSON: I'm the last person
6 here, I'll say something. I'm Brett Nicholson, I
7 live at 114 Ottawa, I'm councilperson elect for
8 District 2.

9 Earlier tonight, we heard a
10 preliminary site plan review and voted in approval
11 of 761 West Huron. I know that our district had a
12 lot of concerns, some excitement as well, about the
13 redevelopment of that site. Just some extra
14 concerns that came just while I was sitting here and
15 saw some of my future constituents' concern, and
16 then spoke with them in the hallway, when the
17 question that was asked about whether or not the
18 community or the neighbors were ever consulted,
19 there was a meeting. Not everyone was available for
20 the one meeting that did take place. Of course,
21 they've been here, this is now the third time. But
22 during that, you know, process, some of them gave
23 public comment, and I know we were able to address
24 some of those concerns.

25 The one concern that still lingers on

1 our minds is the chainlink fence that's currently
2 existing that runs along the property line. I know
3 previously it was -- Vern expressed that that fence
4 would have been whoever's responsibility of wherever
5 it falls. And as it's on the property line, it
6 looks like from everyone's understanding, it would
7 be in the new property owner's property.

8 So, that is a concern. We really
9 would love to see that chain link fence removed if
10 we're going to put yet another fence that is now
11 feet away from that fence. We don't want to create
12 a ramp there.

13 And then the other concern that was
14 brought up, Commissioner Parlove asked about
15 masonry, whether or not that wall was masonry. When
16 you look at that specific vendor that has been
17 talked about for the use of that property -- that
18 fence, it says masonry composite, so it is a
19 simulated masonry. So, I want to make sure that
20 when we talk about, you know, those poured products,
21 they're not solid. It is still poured. And what is
22 the lifetime, what is the wear, what is, you know,
23 the upkeep on that material.

24 So, those are just some of my
25 concerns, right? And we talked -- we asked, you

1 know, the question "were they", maybe a better
2 question could have been "when they", when were they
3 consulted, how was the neighborhood consulted, and I
4 think that that would have gotten some of that out
5 of there and Russ would have been able to speak very
6 specifically about when that happened. Thank you.

7 MR. SMITH: Thank you.

8 INTERIM CHAIR FEGLEY: Thank you.

9 COMMISSIONER PAYNE: Congratulations.

10 MR. NICHOLSON: Thanks.

11 COMMISSIONER PARLOVE: A quick
12 followup question. Will the new developer business
13 owner -- is he required to submit a survey then of
14 that property that --

15 MR. GUSTAFSSON: Yes.

16 COMMISSIONER PARLOVE: Okay. So, that
17 will show where the fence runs.

18 MR. GUSTAFSSON: Yes. As a matter of
19 fact, if you saw on that list of items that
20 they -- that had to be completed, the very top list
21 was talking about existing conditions, and that was
22 the first item on that list, which would identify
23 that location of that fence and all of that. Yeah.

24 COMMISSIONER PARLOVE: Okay. All
25 right.

1 MAYOR WATERMAN: I have a few public
2 comments to make, which I will do rather quickly
3 since it is that time in the evening here. But,
4 there is a fair amount going on in the city at this
5 time, and it is my always obligation as well as
6 pleasure to talk about some of these things and let
7 the public know, this is one of the public forms
8 where we communicate that.

9 But, this Friday, December 3rd is our
10 traditional tree lighting downtown in front of the
11 courthouse. That starts at 6:00, and that's been
12 there, and I think everybody has got the tree
13 already with Main Street to do that on the 4th,
14 which is a Saturday.

15 Of course, we have our holiday
16 extravaganza, starts at 8:30 with winter wonderland
17 programs for children, and the parade kicks off
18 promptly at 11:00 a.m. down Saginaw Street, as the
19 city has been the host for a number of years now
20 going forward. So, we plan to be there. And any
21 seniors out there, there is a senior transportation
22 provided from both of the senior centers starting --
23 they'll be open starting at 9:00 a.m., and the SMART
24 bus will leave both of the centers -- separate buses
25 at 9:55 and will take you downtown to the

1 (inaudible) Saginaw known as (inaudible) right
2 across from the stand where the parade is announced,
3 and you can watch inside and we'll provide box
4 lunches, courtesy of Unique Foods.

5 So, that's going to be Saturday. It's
6 always great to see all of the people gathered on
7 the curb watching the parade, which is larger every
8 year. Our own Pontiac Alumni Marching Band will be
9 kicking off that march. And so we'll be happy to
10 see all the marchers and participants a part of
11 that.

12 And while we talk about the alumni
13 marching band, I do want to -- just to say we're --
14 we'd be remiss in terms of the solace we want to
15 express to the family and friends in the Oxford
16 community neighborhood for the tragic shootings that
17 occurred yesterday. It's still so raw in our
18 memories, and we just are grieving for them. Show
19 our solace and our support for them as a community.
20 This is something so egregious and so tragic, we
21 just want to recognize and have that recognition.

22 Also, to say that our own Pontiac High
23 School, I was informed by the Sheriff's Department,
24 has received a threat, and there will be extra
25 protection from our Sheriff's Department there and

1 on standby to make sure that those inhabitants and
2 families are safe, as this is now a threat to our
3 community as well here in Pontiac.

4 Having said that, getting around that,
5 there are some other major events that are coming
6 that people are invited to participate in. We
7 talked about the American Rescue Plan coming to the
8 city, and some of you have been involved in the town
9 halls that we have had, and December 6th, which is
10 next Monday, will be the -- what we're calling the
11 recap Town Hall. Together, all of the
12 information -- and those of you who hadn't seen
13 flyers, this is going to be pretty much open to the
14 public as well as to all of our elected officials,
15 including all of our new incoming Council people,
16 most of whom said they will be there.

17 And this is how we recapped some of
18 the thoughts that come up in terms of the plan for
19 ideas for how we extend that American Rescue Plan
20 money, that 37.7 million that is a one-time
21 post-COVID relief money, and also we can do some
22 good with that for many of the citizens and business
23 and stakeholders in Pontiac who have been affected
24 by COVID.

25 Just today, I was reminded again by

1 the downtown business that either have closed,
2 couldn't survive that post-COVID shot, or who are
3 hanging on by their fingernails, and it would be
4 great to be able to use some of this AARP money
5 which is intended to get to them for the needs they
6 have now, for citizens who needs it now, but that
7 has to go through City Council. And one of the
8 things we're doing to help to stimulate that kind of
9 thought is to have these Town Hall meetings and to
10 bring together people who have strategic ideas over
11 how that can be used usefully. So, that is
12 December 6th at 6:00. We're having that at the
13 Robert Bowens Senior Center on Bagley Street.

14 On December 8th, many of you have
15 known that I have done a monthly series talk show
16 called Conversations with the Mayor in which we talk
17 about various important topics. This is done with
18 radio commentary of 1980 radio Mark Lee. So, it is
19 done on the second Wednesday of the month, which
20 this month is December the 8th, next Wednesday. At
21 1:00 p.m., we do broadcast, Facebook Live, it's,
22 again, on the YouTube channel. But this one,
23 because we want to do that as kind of a wrap up for
24 lot of things that have happened, and so it's going
25 to be a one-on-one with me and Mark Lee. No

1 panelists, just talking about some of the -- what's
2 happening with the legacy projects, what we stand on
3 the precipice of having happened, and some
4 opportunities we see that are opening up, and some
5 challenges and controversies, and some kind of words
6 of wisdom I'm going to give to pass on as things we
7 need to make sure that we are safeguarding and that
8 we are vigilant that we don't fall prey to. So,
9 that's going to happen on December the 8th.

10 And on December the 16th, one of the
11 things that I do every year is a State of the City,
12 and this one is going to be called -- well, somebody
13 said a farewell State of the City. Although I've
14 been here for 50 years, I'm not planning on going
15 anywhere right now, but in terms of talking about
16 the eight years we're very proud of in terms of
17 where we have been a part of with many stakeholders,
18 and moving the city forward. And so we're going to
19 just have a chance to showcase some of those as well
20 as some of the people that I consider the heroes and
21 the partners, and that kind of success in helping us
22 move along. So, that's going to be December the
23 16th.

24 So, that is just some of the things.
25 And I feel almost like a Tom Clarion as I get to

1 announce all of these various things, but there's a
2 lot going on in Pontiac, and we just want to support
3 our city, and I want to give people a full chance to
4 hear about that so that they can be involved.

5 INTERIM CHAIR FEGLEY: All right.

6 Thank you.

7 COMMISSIONER PARLOVE: I'd like to
8 make a mention, if I might -- if I may. And I
9 wanted to thank you, Mayor Waterman, for appointing
10 me to the commission. I appreciate the opportunity.
11 It's been something I never thought would be part of
12 my resume, but the opportunity to be able to be
13 involved with the community is something that I have
14 cherished for many, many reasons, and I'm very
15 grateful for the opportunity. If you didn't
16 approach me and ask me to help the city, I never
17 would have been able to do what I have been able to
18 do, and I owe that to you. So, I thank you and I
19 appreciate all of the hard work you've done for us,
20 and I say thank you from the bottom of my heart.

21 MAYOR WATERMAN: You've all been very
22 wonderful. I'm very proud that I have been able to
23 appoint you, and attempt to reappoint you, and
24 reappoint you again, so all of the things you've
25 done, you've been wonderful to work with you, and

1 Pontiac is enriched and better for the service that
2 you have given.

3 And also, I just want to give Vern and
4 Donovan a pat on the back. They are very much a
5 team. And my goodness, even through a pandemic,
6 they never slowed down. We had the biggest building
7 boom in history during the pandemic. And so those
8 things are wonderful to note. And as I said, from a
9 look at the task list they've given us, they're not
10 letting up. So, put on your seatbelts.

11 INTERIM CHAIR FEGLEY: Okay. I'm
12 going to close public comments.

13 (Public comments closed at 8:00 p.m.)

14 INTERIM CHAIR FEGLEY: May I have a
15 motion to adjourn tonight's meeting?

16 COMMISSIONER PARLOVE: I make a motion
17 to adjourn the meeting.

18 COMMISSIONER NORTHCROSS: Second.

19 INTERIM CHAIR FEGLEY: Thank you. All
20 in favor say "aye".

21 (All ayes.)

22 AYES: Fegley, Payne, Parlove,
23 Waterman, Northcross

24 NAYS: (None.)

25 ABSTAIN: (None.)

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MOTION CARRIES 5-0-0

(Meeting adjourned at or about the
hour of 8:00 p.m.)

Minutes certified by:



/s/ Quentina Rochelle Snowden, CSR-5519
QRS Court Reporting, LLC
800.308.0068, 810.691.4226
Dated: December 22, 2021