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1 CITY OF PONTIAC - PLANNING COMMISSION

2 WEDNESDAY, DECEMBER 4, 2019

3 6:30 P.M.

4 A meeting before the Planning

5 Commission, at 47450 Woodward Avenue, 2nd  
Floor,

6 Council Chambers, Pontiac, Michigan 48342.

7

8 BOARD COMMISSIONERS:

9 Dayne Thomas, Chair

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- 10 Ashley Fegley, Vice-Chairperson
- 11 Mayor Deirdre Waterman, Commissioner
- 12 Christopher Northcross, Commissioner
- 13 Lucy Payne, Commissioner
- 14 EXCUSED: Mona Parlove, Commissioner
- 15 Hazel Cadd, Commissioner
- 16
- 17 CITY OFFICIALS PRESENT:
- 18 Vernon Gustafsson, Planning Manager
- 19 Donovan Smith, City Planner
- 20 Jane Bais-DiSessa, Deputy Mayor
- 21 MINUTES RECORDED BY:

22 Quentina R. Snowden, (CSR-5519)

23 Certified Shorthand Reporter & Notary Public

24

25



2

1 MEMBERS OF THE PUBLIC ADDRESSING THE  
PLANNING

2 COMMISSION:

3 Karen Jorgensen

4 Mary Pietila

5 Lee Roumaya

6 April Wagner

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7 Kevin McDevitt

8 Craig Kovarik

9 Gail Von Staden

10 Kevin Kmet

11 Alan Coy

12 Samantha Eckhout

13 Carlton Jones

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1           CALL TO ORDER: Chair Thomas called  
2 the meeting to order at 6:30 p.m.

3           CHAIRPERSON THOMAS: Okay. Good

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4 evening, ladies and gentlemen and welcome to the

5 Pontiac Planning Commission meeting for  
Wednesday,

6 December 4, 2019.

7 Tonight there are five items on the

8 agenda, the first of which is a public hearing. So,

9 we will welcome the public to speak and offer their

10 comments when we open the public hearing. But  
I'd

11 just like to introduce my fellow Commissioners for

12 the benefit of everyone out there and everyone  
who

13 is watching on TV. So, to my far left is

14 Commissioner Christopher Northcross.

Commissioner

15 Hazel Cadd is excused this evening for health

16 reasons. Honorable Mayor Dr. Deirdre Waterman  
will

17 be here momentarily and we'll welcome her when  
she

18 arrives. To my immediate left is Planning Manager

19 Vern Gustafsson -- Gustafsson. I worked with a

20 former associate that was Gustafsson, so -- so

21 anyhow, Mr. Gustafsson. To my far right is

22 Commissioner Lucy Payne. To my immediate right  
is

23 Vice-Chair Ashley Fegley. I'll also welcome

24 Honorable Deputy-Mayor Jane Bais-DeSessa when  
she  
25 arrives, but to the back of the room is City Planner



4

1 Donovan Smith who will be operating -- who will  
2 giving some of the presentations, but operating  
3 the presentations on the screen in the interim. So,  
4 without further ado, Mr. Gustafsson roll call  
5 please.

6 MR. GUSTAFSSON: Yes. Planning Chair  
7 Thomas?

8 CHAIRPERSON THOMAS: Present.



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9 MR. GUSTAFSSON: Vice-Chair Fegley?

10 VICE CHAIR FEGLEY: Present.

11 MR. GUSTAFSSON: Commissioner

12 Northcross?

13 COMMISSIONER NORTHCROSS: Present.

14 MR. GUSTAFSSON: Commissioner Parlove

15 is excused. Commissioner Payne?

16 COMMISSIONER PAYNE: Present.

17 MR. GUSTAFSSON: And Dr. Waterman

18 will be here shortly I'm sure.

19 CHAIRPERSON THOMAS: Okay. Thank you

20 very much. I guess we have a quorum, right?

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21 MR. GUSTAFSSON: We do.

22 CHAIRPERSON THOMAS: Okay. Are there

23 any communications?

24 MR. GUSTAFSSON: Not at this time.

25 CHAIRPERSON THOMAS: Okay. Minutes



5

1 for review from October the 2nd and I'll go to my

2 far left to Commissioner Northcross.

3 COMMISSIONER NORTHCROSS: No  
changes.

4 CHAIRPERSON THOMAS: Okay.

5 Commissioner Payne?

6 COMMISSIONER PAYNE: No changes.

7 CHAIRPERSON THOMAS: To Vice-Chair

8 Fegley?

9 VICE CHAIR FEGLEY: No changes.

10 CHAIRPERSON THOMAS: And I have no

11 changes as well. May I have a motion for  
approving

12 the minutes?

13 COMMISSIONER NORTHCROSS: So moved.

14 CHAIRPERSON THOMAS: May I have a

15 second and support?

16 VICE CHAIR FEGLEY: Second.

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17 CHAIRPERSON THOMAS: So, we have a

18 motion and second and support. Any further  
comments

19 or questions? All in favor say "Aye".

20 (All Ayes.)

21 CHAIRPERSON THOMAS: No "Nays". It is

22 approved unanimously. And so that brings us to  
our

23 formal agenda. Public hearing first item is SEP

24 19-12. It is at 7 North Saginaw, Suite D, and I

25 believe City Planner Donovan Smith will take to  
the



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1 -- take to the podium.

2 MR. SMITH: Thank you.

3 5.1.

4 SEP 19-12

5 PROPERTY ADDRESS 7 North Saginaw Street,

6 Suite D

7 PARCEL NO. 64-14-29-476-032

8 APPLICANT Filmore 13 Brewery

9 CURRENT ZONING C-2 Downtown Commercial

10 INTENDED USE: Bistro Liquor License

11 (Presentation of facts given by Mr.

12 Smith.)

13 (At 6:33 p.m. Mayor Waterman enters.)

14 CHAIRPERSON THOMAS: Thank you very

15 much. I'd like to welcome Honorable Mayor Dr.

16 Deirdre Waterman.

17 MAYOR WATERMAN: Good evening.

18 CHAIRPERSON THOMAS: This is a public

19 hearing. Kind of procedure or protocol, if you

20 will, is that first off, I'm going to go to my

21 fellow Commissioners for questions and  
comments that

22 they may have with regard to this petition. And

23 then we'll open it up to public hearing. We'll

24 aggregate all of the questions from the public and  
25 then we will set about to try to answer those



7

1 questions to the best of our ability and then when  
2 that's -- then we'll close public hearing and we'll  
3 seek a motion and a vote. So, without further ado  
4 I'll go to my -- by the way do we have a street view  
5 of --

6 MR. SMITH: Not in this presentation.

7 CHAIRPERSON THOMAS: No? It is what  
8 it is. It'd be nice if everyone can see the place.

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9 But it's a good establishment, you'll have to  
10 trust -- you'll have to use your imagination here.

11 Anyhow without further ado, I'm going

12 to go to my fellow Commissioners. To  
Commissioner

13 Northcross, please.

14 COMMISSIONER NORTHCROSS: No  
questions

15 at this time.

16 CHAIRPERSON THOMAS: Mayor  
Waterman,

17 please.

18 MAYOR WATERMAN: No questions.



19 CHAIRPERSON THOMAS: Commissioner

20 Payne?

21 COMMISSIONER PAYNE: My question is to

22 Mr. Smith. I understand when you say that Bistro

23 they already had the redevelopment license.

24 MR. SMITH: Filmore 13 --

25 COMMISSIONER PAYNE: -- for the



8

1 building --

2 MR. SMITH: You currently -- you

3 currently have a SDM license, correct?

4 MR. ROUMAYA: I mean, we just have a  
5 license to sell beer and wine right now --

6 MR. SMITH: Beer and wine? So, to  
7 sell beer and wine you have to have license to sell.  
8 The SDM merchant license allows you to sell beer  
and  
9 wine.

10 COMMISSIONER PAYNE: I mean, before  
11 they were there?

12 MR. SMITH: Yes. So, you can do that  
13 prior. You just go and purchase the license and  
you  
14 spend whatever that cost is, but if you also want  
to

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15 sell liquor, you have to buy an SDD license as well.

16 So, you -- one license doesn't allow you to sell

17 both, you have to purchase both. What the bistro

18 license allows is for you to get the additional

19 licensure you need to operate that portion of your

20 business at a discounted rate in excess of the cap.

21 So, right now we are capped at how many hard  
liquor

22 restaurant or SDD licenses.

23 So, at this time the applicant is

24 unable to purchase that if they want to expand  
their

25 business and sell hard liquor. So, this is an



1 opportunity and a chance for them to get that  
2 license to do that.

3 COMMISSIONER PAYNE: Thank you.

4 CHAIRPERSON THOMAS: Thank you.

5 Vice-Chair Fegley, please.

6 VICE CHAIR FEGLEY: I don't have any  
7 comments or questions at this time.

8 CHAIRPERSON THOMAS: Just a comment.

9 I -- I agree with the license, you know, I mean,  
10 frankly it -- to try to run a restaurant or bistro

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11 without liquor or spirits license is a real  
12 challenge. I mean, I'm not in the business, but I  
13 have enough friends in the business to know that  
14 food brings people in the door, but the bills get  
15 paid through beer, wine and spirits. And so, as  
16 we're trying to energize the downtown this is a  
17 perfect tool to try and help with that.

18 So, those are my comments and without  
19 further ado I'm going to open it up to public  
20 hearing, so if you have comments please come  
21 forward, state your name and address for the

record

22 please.

23 MS. JORGENSEN: Good evening. My name

24 is Karen Jorgensen and I reside at 35 North  
Saginaw.

25 I also am part owner of Pontiac Little Art Theater



10

1 and The Green Room Cafe. I've been residing in  
the

2 Pontiac area for about ten years now and I have  
been

3 a friend of Lee's as he was coming to our town and

4 we're very pleased that he is here. He took a big

5 risk, has really not only been a huge asset to our

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6     downtown, he's hired phenomenal staff. His food  
is  
7     fantastic. He is open seven days a week and I know  
8     it's been tough for a lot of businesses downtown  
9     trying to keep your doors open and hoping that  
10    things are going to get better soon. And we also  
11    know that when you've got good quality  
restaurants  
12    you're going to have more people coming to the  
13    downtown and I have been very impressed with  
the  
14    quality of his food, the quality of his staff. He  
15    is a huge asset to our downtown and I hope that  
we

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16 can get this process as quickly as possible. So, I  
17 thank you very much.

18 CHAIRPERSON THOMAS: Thank you. Any  
19 further public comments?

20 MS. PIETILA: Hi everybody. My name  
21 is Mary Pietila. I live on Cesar Chavez here in the  
22 City of Pontiac, but I will tell you that as crowded  
23 and as difficult of a time that we have of parking  
24 downtown, I will go down to Fillmore 13 for their  
25 food. It is fantastic. We've heard Karen talk





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1 about it. It is -- I don't live in that area, we  
2 have plenty of restaurants around us, but we get  
3 together as a group sometimes and it would be  
nice  
4 just to be able to relax and enjoy yourself, maybe  
5 have something a little bit more than coffee or pop  
6 and that is what this bistro license would allow,  
7 because not everybody likes to drink beer. So, I  
8 will ask that you will please take this into  
9 consideration and be generous to our downtown.  
We  
10 want it to develop, we want it to grow and this is  
11 maybe one way we can get more people down

there.

12 Thank you.

13 CHAIRPERSON THOMAS: Thank you. Any

14 further public comments or questions? Okay.

Then

15 we will close public hearing and we'll come back  
to

16 my fellow Commissioners for last -- final  
comments

17 and questions. And to Commissioner Northcross  
we

18 go.

19 COMMISSIONER NORTHCROSS: I've  
stopped

20 in at Fillmore 13 a few times and I've been

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21 impressed by the deserts and the food. I think this  
22 will be a very good addition.

23 CHAIRPERSON THOMAS: Okay. Thank you  
24 very much. Mayor Waterman, please.

25 MAYOR WATERMAN: I'd certainly like to



12

1 add, might be a little bit more, but a few words.  
2 But I just do want to say that Fillmore 13 is one of  
3 the downtown jewels and Lee is one of the City's  
4 jewels in this business. He gambled on the City, he  
5 came in here as a true entrepreneur, he came here

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6 and brought a wonderful business to the City and  
7 it's one of the anchors of our downtown, it's going  
8 to draw a lot of traffic.

9 And so, we did this bistro license  
10 particularly with businesspeople like Fillmore 13 in  
11 mind with the thought this was sort of going to be  
12 one of the things that was going to spur  
13 redevelopment in our downtown. And we trust  
and  
14 know that it will and I know he's been waiting for  
a  
15 while to get this going here. I'm glad to see that  
16 it's on the agenda finally and all of the ducks in a

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17 row and hope that will help your business to  
further

18 thrive in the downtown, but also for others as we

19 open up our downtown for further development  
and

20 further kind of destination sites that will bring

21 people to our downtown area and to our City.

22 CHAIRPERSON THOMAS: Thank you.

23 Commissioner Payne, please.

24 COMMISSIONER PAYNE: In regards to the

25 hours, maybe we can ask the Petitioner to come to



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1 the podium, please.

2 MR. ROUMAYA: Good evening, the hours  
3 of operation --

4 CHAIRPERSON THOMAS: And state -- if  
5 you're at the podium please state your name and  
6 address for the record, please.

7 MR. ROUMAYA: Lee Roumaya, 7 North  
8 Saginaw, Fillmore 13 Brewery.

9 CHAIRPERSON THOMAS: Thank you.

10 MR. ROUMAYA: We're open seven days a  
11 week and we open 11:00 to 11:00, except for  
Mondays

12 we open 3:00 to 10:00.

13 COMMISSIONER PAYNE: Okay.

14 MR. ROUMAYA: And the kitchen is open  
15 for most of those hours as well.

16 COMMISSIONER PAYNE: Okay. And I  
17 agree with everyone that said that food is good.

18 Nice atmosphere. But I guess I was wondering,  
with

19 liquor being added that means people stay a little  
20 longer. So, now, at the end of what -- how does  
21 that work if the hours change later on?

22 MR. GUSTAFSSON: I believe that the --  
23 there is limits in regards to how late they could

24 actually serve, I believe that that's correct.

25 CHAIRPERSON THOMAS: Do you want to



14

1 answer that?

2 MR. SMITH: Yes. The Michigan Liquor

3 Control Commission does limit the amount at  
12:00

4 p.m., so midnight. If the -- any applicant should

5 operate past that City Council has to give them that

6 privilege and the final approval.

7 COMMISSIONER PAYNE: Okay. Thank you.



8 MR. SMITH: Lee's indicated he does  
9 not plan on changing his hours.

10 COMMISSIONER PAYNE: Okay. Thank you.

11 CHAIRPERSON THOMAS: Thank you.

12 Vice-Chair Fegley, please.

13 VICE CHAIR FEGLEY: I don't have any  
14 comments or questions.

15 CHAIRPERSON THOMAS: And I don't  
16 either -- well, I do have one question just a point  
17 of clarification. Based on what we know right  
now,  
18 the process, how quickly is it likely that you'll  
19 end up with a license and be able to operate with

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20 liquor?

21 MR. SMITH: I would say it's our

22 intention that we could have this sent to the State

23 before the year ends and I would you know, how  
fast

24 the State moves he could potentially have his

25 license maybe February if not sooner.



15

1 CHAIRPERSON THOMAS: So, New Year's

2 celebration should be next New Years?

3 MR. SMITH: Hopefully if things go

4 well he can do it this New Years. Fingers crossed.

5 CHAIRPERSON THOMAS: Okay. I think

6 everyone has had an opportunity for comments  
and

7 question. May I have a motion please?

8 COMMISSIONER NORTHCROSS: I make a

9 motion to approve SEP 19-12, Special Exemption

10 Permit for a "Bistro" Liquor License, SEP 19-12 for

11 Fillmore 13 Brewery at 7 North Saginaw Street,  
Suite

12 D, parcel number 64-14-29-476-032.

13 CHAIRPERSON THOMAS: Thank you. May

14 we have a second and support?

15 VICE CHAIR FEGLEY: Second.

16 MAYOR WATERMAN: Support.

17 CHAIRPERSON THOMAS: Okay. We have a

18 motion second and support any questions or

19 questions? Mr. Gustafsson, roll call, please.

20 MR. GUSTAFSSON: Sure. We have

21 Commissioner Northcross?

22 COMMISSIONER NORTHCROSS: Yes.

23 MR. GUSTAFSSON: Mayor Waterman?

24 MAYOR WATERMAN: Yes.

25 MR. GUSTAFSSON: Commissioner Payne?



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1 COMMISSIONER PAYNE: Yes, to approve.

2 MR. GUSTAFSSON: Vice-Chair Fegley?

3 VICE CHAIR FEGLEY: Yes.

4 MR. GUSTAFSSON: And Chair Thomas?

5 CHAIRPERSON THOMAS: Yes, to approve.

6 MR. GUSTAFSSON: Okay. Motion passes.

7 CHAIRPERSON THOMAS: Congratulations.

8 Let us know how we can help.

9 AYES: Thomas, Payne, Northcross,

10 Waterman, Fegley

11 NAYS: (None.)

12 ABSTAIN: (None.)

13 MOTION CARRIES 5-0-0

14 CHAIRPERSON THOMAS: Okay. To the  
15 next item we go, this is new business. The -- the  
16 next four items are not public hearings. So, this  
17 is item SPR 19-32. The address is 1957 South  
18 Telegraph Road and Mr. Gustafsson will present,  
19 please.

20 (Item removed from the agenda prior to  
21 the meeting.)

22 CHAIRPERSON THOMAS: Oh, so you  
23 changed it on me. This is -- okay. So it's --

24 excuse me, this is what I printed at home. This is  
25 what I got, so -- excuse me.



17

1 MR. GUSTAFSSON: No. No. We had a  
2 little bit of a -- I'll say a computer glitch.

3 CHAIRPERSON THOMAS: Okay. This is

4 SPR 19-35, 770 Orchard Lake Road and Mr.  
Gustafsson

5 will present, please.

6 6.2.

7 SPR 19-35

8 PROPERTY ADDRESS 770 Orchard Lake

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9 PARCEL NO. 64-14-31-403-007

10 APPLICANT Amorphous Solid, LLC

11 CURRENT ZONING C-1 Local Business  
Commercial

12 PROPOSED USE: Building Expansion

13 (Presentation of facts given by Mr.

14 Gustafsson.)

15 CHAIRPERSON THOMAS: Is the Petitioner

16 here?

17 MR. GUSTAFSSON: She is.

18 CHAIRPERSON THOMAS: Good evening.

19 Would you like to come forward and --



20 MS. WAGNER: Forward or to the  
21 microphone?

22 CHAIRPERSON THOMAS: -- to -- to the  
23 podium, please.

24 MS. WAGNER: Okay.

25 CHAIRPERSON THOMAS: This will be



18

1 painless. Good evening. I know who you are, but  
2 please state your name and address for the record  
3 please.

4 MS. WAGNER: April Wagner, 770 Orchard

5 Lake Road.

6 CHAIRPERSON THOMAS: Hi, April. Good

7 to see you. You heard Mr. Gustafsson's overview of

8 your proposal, is there anything you would like to

9 add, or change, or modify, or enhance, or  
augment?

10 MS. WAGNER: So, I do have a rendering

11 with me of what the building will look like and I

12 have some examples of the exterior building

13 materials. So, I plan to cover the building in shou

14 sugi ban which is a Japanese wood material that's

a

15 burnt wood that seals itself with a lighter wood

16 trim. And then large glass windows. The shou  
sugi  
17 ban is very appropriate, because we use a lot of  
the  
18 burned wood in making the glass material, so it  
was  
19 indicative of what we're doing inside the building.  
20 So, the new space is going to be used for me to  
21 create more large-scale pieces. Currently we have  
a  
22 production line which is smaller gift items, and I  
23 also create large-scale custom one-of-a-kind  
pieces.  
24 You may have seen the piece that I created for the  
25 St. Joe's Hospital. When I create pieces like that



1 I have to rent space offsite and I often have  
2 difficulty finding commercial space for a short-term  
3 lease that's in a safe neighborhood with utilities  
4 available for me to use. I've been wanting to  
5 create this addition for probably five years now and  
6 planning for it, saving for it and thinking about  
7 what it would look like. My lot is fairly small and  
8 as those of you know who have been there,  
parking  
9 has always been an issue. So, we would like to

10 remove some of the landscaping to accommodate  
more

11 of the parking spaces which is why we suggested  
the

12 pull in off Sylvan Court parking.

13 CHAIRPERSON THOMAS: Okay. If it's

14 okay with you then we'll good to my fellow

15 Commissioners and they may have a few  
questions,

16 they may not have a few questions, but once again  
I

17 assure you it will be painless.

18 MS. WAGNER: Thank you.

19 CHAIRPERSON THOMAS: To Commissioner

20 Northcross, please.

21 COMMISSIONER NORTHCROSS: I think

22 that's a wonderful site. Very wonderful site right

23 -- right next to Beaudette Park and right now

24 this -- this wooded very rustic feel right there in

25 the middle of the City and that whole little street



20

1 is just butts up right against the -- the -- what is

2 that? Sylvan Lake or -- that --

3 MS. WAGNER: Dawsons Pond?

4 COMMISSIONER NORTHCROSS: The pond

5 that is part of the -- the water that is part of  
6 Beaudette Park. Yeah. Yeah. Nice place.  
7 Challenging site. Notice that there's no sidewalks  
8 there now. You just make the transition from the  
9 street to either up on this grassy area right in to  
10 your location. So, that -- that's a challenge. So,  
11 there's no sidewalk that disappear with the street,  
12 traffic is not that heavy. So -- yeah. I -- I say  
13 thank you for having that foresight to make these  
--  
14 investment in the City and in your property there,  
15 and so far, so good. Looks -- looks good. There  
16 are some issues though. I -- I did have a question

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17 about you know some, of the drainage and the

18 placement of the door seals, whether in -- in  
winter

19 you're going to have water running into the place.

20 I see on your rendering -- one of the renderings

21 though there were steps, which I didn't pick up on

22 the actual drawing itself.

23 MS. WAGNER: No. There should be no

24 steps.

25 COMMISSIONER NORTHCROSS: Okay.

Okay.





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one

1 Maybe that was something else. Yeah, that was

in.

2 of my questions of whether you had water running

3 MS. WAGNER: So, Kevin, my civil

4 engineer is here he can speak to that if you wish.

5 CHAIRPERSON THOMAS: Once again please

6 state your name and address for the record please.

7 MR. McDEVITT: Kevin McDevitt,

Actual

8 Monument Engineering, we're in Fowlerville.

9 address in Fowlerville or --

10 CHAIRPERSON THOMAS: Say that again?

11 MR. McDEVITT: We're in Fowlerville --

12 Fowlerville. The entire site is graded right now to

13 grade away from the building at least  
one-and-a-half

14 percent. We try to shoot for one-and-a-half  
percent

15 on the sidewalks, two percent -- end of  
construction

16 it can get a little bit over and then you don't have

17 your ADA grades that you need, but -- sorry about  
my

18 voice, I've got a -- I'm coming down with a little

19 bit of a cold, so -- but the vast amount of the

20 parking lot is being -- proposed to be permeable

21 concrete pavement, so essentially when the water  
22 falls on it, it's just going to drain right through  
23 it, it's not going to -- it's not going to run  
24 anywhere.

25 So, only the narrow strip four-foot



22

1 wide kind of like concrete walk around the building  
2 is going to be a hard concrete pavement. And then  
3 the two -- the ADA space and aisle will also be in a  
4 smooth concrete pavement.

5 COMMISSIONER NORTHCROSS: Typically,

6 how long does that pavement remain permeable.

7 MR. McDEVITT: It can remain permeable

8 permanently, but it does have to be maintained.

9 Like annually you have it backed out or cleaned,  
but

10 there's a lot of installations of this in place in

11 many locations that are still working just fine.

12 COMMISSIONER NORTHCROSS: Now, the

13 storm drain calculation which I know nothing  
about,

14 I see where you have a worse case where the  
concrete

15 was no longer permeable.

16 MR. McDEVITT: Yeah. What we did is

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17 we -- we designed the site so that should the  
18 concrete plug up, there are a lot of trees on site,  
19 a lot of leaves, so in the short term before it gets  
20 cleaned it could get plugged. The water would  
have  
21 an overland route where it would not flow  
towards  
22 the building, it will flow away from the building.  
23 So, the calculations for the overall runoff  
24 coefficient for the property was considered -- we  
25 considered it to be fully paved -- any of the paved



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1 area. However, as long as it's maintained that --  
2 that won't be an issue. It won't -- it wouldn't  
3 runoff that way.

4 COMMISSIONER NORTHCROSS: And I guess  
5 the last question, I -- I know on the -- to the  
6 very -- I think it's to the west there's another  
7 house --

8 MR. McDEVITT: Correct.

9 COMMISSIONER NORTHCROSS: -- and  
10 there's these row of trees that -- that are there  
11 right now.

12 MR. McDEVITT: Correct.

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13                   COMMISSIONER NORTHCROSS: I'm not  
sure

14                   how much of those -- how many of those trees  
were

15                   going to be retained.

16                   MR. McDEVITT: I think right now along  
17                   the north side of the building where we're putting  
18                   in the parking on Sylvan I think there's three trees  
19                   in that location that are being removed, that's  
20                   adjacent to the existing building. Along the west  
21                   property line there's only one tree that is being  
22                   taken out in order to put in a dumpster enclosure.  
23                   The rest of that strip is all going to be maintained

24 the way it is, the existing landscaping will remain.

25 There's a ten-foot wide landscape strip that we're



24

1 maintaining there as a buffer, so the existing berm

2 and the trees on top will all stay in place.

3 COMMISSIONER NORTHCROSS: Thank you.

4 MR. McDEVITT: You're welcome.

5 CHAIRPERSON THOMAS: Mayor Waterman,

6 please.

7 MAYOR WATERMAN: No questions again,

8 but just observations, because this site is well



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9 known to me. It's just a joy to drive by there,  
10 because you know an artist resides there. It's  
11 pretty -- beautifully painted with all of the  
12 flowers and decorations on the outside and you've  
13 chosen great materials, very architecturally  
14 desirable materials for your rendering that I see  
15 right here, so that's great. But you mentioned  
some  
16 of the jewels that April Wagner has created not  
only  
17 in this City, but worldwide. She mentioned the  
18 installation she has at the St. Joseph on the  
19 rotunda there and also in the Strand Theatre you

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20 were the artist -- I was on the team that chose the  
21 artist to do the entryway, very beautiful  
22 installation as you come in. And in my own office I  
23 happen to be (inaudible) into the Sky Escape and  
she  
24 had a two-story installation and when the sun  
would  
25 play in the -- in the afternoons I would have all of



25

1 these dancing light figures on my carpet and the  
2 patients loved that. So, I'm just glad, you're  
3 another jewel of the City of Pontiac and I'm glad

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4 you're standing and here and I still have my flowers  
5 you taught me how to make. So, I do suggest that  
to  
6 a lot of people, she has beautiful things in there  
7 to make your eyes light up in wonder. So, I'm glad  
8 the City can get this done. How long will it take  
9 to get this done?

10 MS. WAGNER: We're hoping to break  
11 ground in March and be completed by October of  
2020.

12 CHAIRPERSON THOMAS: Thank you.

13 Commissioner Payne please.

14 COMMISSIONER PAYNE: Good evening,

and

15 thank you for your services here for the City of  
16 Pontiac. I too -- I guess Chris had a lot of  
17 questions that -- they were answered. And it's a  
18 beautiful place and I just noticed a couple weeks  
19 ago that it looks like you cut more trees down so  
20 now you can see the building and the color.

21 I mean, it just kind of hits you, it's  
22 just a beautiful building. So, this is going to be  
23 a little bit different than -- than the building  
24 that's there now then, right?

25 MS. WAGNER: Correct.



1           COMMISSIONER PAYNE: You're not --

2           MS. WAGNER: Yeah, it has that

3 brightly colored mural on it and this building will

4 be very simple and plain.

5           COMMISSIONER PAYNE: Okay. Thank you.

6 I too think it's just a -- it's beautiful. So,

7 congratulations.

8           MS. WAGNER: Thanks. I did want to

9 mention that when I purchased the property in '97

10 there wasn't a single tree or berm on it, so I did

11 put in all of that landscaping, so I know the  
12 landscaping plan you have maybe doesn't look  
very  
13 professional, but I have a lot of plans to make it  
14 look just as good as it looks now. So the trees we  
15 are digging out with a different kind of specimens  
16 and things keep the neighborhood looking good.

17 MR. GUSTAFSSON: Yeah, I -- I have no  
18 doubt and I just -- it was very complimentary in  
19 regard to the site and regards to your landscaping  
20 plans, just trying to take that and put it into our  
21 checklist. So, I think -- I have no doubt it will  
22 look pretty remarkable.

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23 CHAIRPERSON THOMAS: Vice-Chair

24 Fegley?

25 COMMISSIONER PAYNE: I'm sorry, did I



27

1 understand and say there is possibility of putting  
2 sidewalks, because I know the street is a little bit  
3 tight in there and it's kind of like when you get  
4 out of your car you're just right there on the  
5 street and --

6 MS. WAGNER: So, we're not  
7 traditionally open to the public. We have hours on

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8 Saturday and with our current team of people we  
9 would not be using all 12 required parking spaces.

10 So, it would most likely be that those spaces in the  
11 front are unoccupied so people right now  
currently

12 walk up through the parking lot and then around  
our

13 berm to Orchard Lake as opposed to walking on  
the

14 sidewalk on Orchard Lake. But when they're  
cutting

15 through on Sylvan they usually cut through the

16 property.

17 COMMISSIONER PAYNE: Okay. Thank you.



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18 CHAIRPERSON THOMAS: Thank you.

19 Vice-Chair Fegley, please.

20 VICE CHAIR FEGLEY: I don't have any

21 questions.

22 CHAIRPERSON THOMAS: I'd like to enter

23 on just a little bit of what the Mayor said. For

24 those out here that don't know and those that are

25 watching don't know, April is one of the premiere



28

1 artists and I -- I don't know in the technical world

2 -- do you call it glassblowing?

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3 MS. WAGNER: You do.

4 CHAIRPERSON THOMAS: I'm sorry?

5 MS. WAGNER: You do, yes.

6 CHAIRPERSON THOMAS: Okay. And -- and  
7 beautiful, beautiful pieces of art that are in some  
8 world famous venues and I see you every once in a  
9 while on the Create channel, national exposure.

So,

10 it's a treasure right here in the City of Pontiac,  
11 so sometime if you're driving down Orchard Lake  
12 Road, pull into 770 -- I think you'll open to the  
13 public I guess, I don't know.

14 MS. WAGNER: We have people stop in  
15 even though we don't have a sign currently  
16 advertising that we're there, so when people find  
17 out about us sometimes we get the curious knock  
on  
18 the door.

19 CHAIRPERSON THOMAS: You do wonderful  
20 work.

21 MS. WAGNER: Thank you.

22 CHAIRPERSON THOMAS: I don't have any  
23 further comments or question. Any further  
comments  
24 or questions before we seek a motion?

25 MR. GUSTAFSSON: If I could?



29

1 CHAIRPERSON THOMAS: Yes.

2 MR. GUSTAFSSON: If there isn't any --

3 I would just like to add something before you make

a

4 vote. I -- you know, the motion that as -- as a

5 suggestion to the Planning Commission might be a

6 little bit critical, but there was a number of items

7 that I believe that -- I mean, they were providing

8 more information and so forth and I think working

9 with their engineer and working with Kevin and

stuff

10 like that we should -- he did a great job within the  
11 time frame that we gave them to get them on this  
12 agenda, which I think was critical to them in  
13 regards to their schedule.

14           So, I have no doubt that we should be  
15 able to get, you know, the plan all complete  
16 according to our site plan review criteria and I'm  
17 just asking that, you know, we bring back to the  
18 Planning Commission so we could see a completed  
19 plan.

20           VICE CHAIR FEGLEY: So, you're asking

21 the --

22 MR. GUSTAFSSON: So any --

23 VICE CHAIR FEGLEY: -- the plan come

24 back in front of us next month.

25 MR. GUSTAFSSON: Well, whenever it's



30

1 convenient for them I guess based on their  
schedule.

2 So, I'm asking basically, it might sound kind of

3 critical on this, but what I'm saying is, is

4 basically make a motion to deny the site plan until

5 all of the items are addressed and then come back

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6 for final site plan review.

7 VICE CHAIR FEGLEY: What items besides

8 the parking?

9 MR. GUSTAFSSON: The list that I --

10 was mentioned in my letter which was also  
identified

11 here on the -- on the screen.

12 CHAIRPERSON THOMAS: Was the

13 Petitioner amenable to that proposal? I mean, I

14 kind of assumed that being here, they were  
expecting

15 us to go forward.

16 MS. WAGNER: I was informed this was a

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17 pre-approval meeting with the condition that we  
18 would meet all of the requirements, I think there  
19 were 12 of them and then we would send it back  
for  
20 final approval. So, this is like --

21 CHAIRPERSON THOMAS: So, you're --  
22 you're amenable to --

23 MS. WAGNER: Absolutely.

24 CHAIRPERSON THOMAS: -- to this  
25 proposal. Okay. Okay. So, with that being said,





1 may we have a motion that reflects that agreement  
2 and does this -- does the motion that is crafted  
3 here --

4 MR. GUSTAFSSON: It does. It's the  
5 one that's highlighted.

6 CHAIRPERSON THOMAS: Okay. Make a  
7 motion to deny?

8 MR. GUSTAFSSON: Yes.

9 MS. WAGNER: Okay. I --

10 CHAIRPERSON THOMAS: So, may we have

a

11 motion, please?

12 VICE CHAIR FEGLEY: Is there any way

13 that all of the items can be done in-house or not?

14 CHAIRPERSON THOMAS: Submit it

15 administratively?

16 MR. GUSTAFSSON: Then if that's the

17 case, go with the one above.

18 CHAIRPERSON THOMAS: Yeah, I mean,

19 that makes more sense. I mean, you're -- we're

20 amenable, I mean we're in agreement, I believe,

to

21 approve is that a fair assumption? Does everyone

22 understand what's happening here? That the way

it's

23 crafted or the kind of preliminary agreement was

to

24 deny it for them to come back at a later time. I

25 mean, as a Chairman I look at things in efficiency.

↑

32

1 They're here, we sort of agree to it. If we all

2 agree to it, then I would -- I would opt to make a

3 motion to approve with conditional administrative

4 approval.

5 MR. GUSTAFSSON: Okay. That's fine.

6 CHAIRPERSON THOMAS: And then you

7 won't have to come back to this meeting you can

just

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8 finalize with the Planning Department, if that's  
9 okay?

10 MS. WAGNER: That sounds great.

11 CHAIRPERSON THOMAS: But I don't --

12 MAYOR WATERMAN: I wanted to say

13 that -- the Planning Commission might be more

14 comfortable doing that. There used to be a time

15 when people had things still to complete on their

16 final site plan that they would get conditional

17 occupancy. We stopped doing that now by the

18 Building and Safety Department as well as  
Planning.

19           So that if you do say that there are  
20   certain things that need to be completed with the  
21   final site plan, then they will have to be completed  
22   before a certificate of occupancy is given contrary  
23   to how it has been in previous days. So, that  
would  
24   give you assurance that you would want to go  
ahead  
25   and approve this now with that contingency with  
the  
↑

33

1   final site plan.

2           MS. WAGNER: So, it's my understanding

3 that -- so, this can be approved without the final

4 and --

5 MR. GUSTAFSSON: What we're doing is

6 -- is very similar to other site plans that we've

7 done in the past where we're approving --  
approving

8 the preliminary, which is what we're here for today.

9 MS. WAGNER: Right.

10 MR. GUSTAFSSON: Instead of -- and so

11 they are taking all of our recommendations or  
items

12 that needs to be reviewed and -- and provide to us

13 on your site plans and instead of coming back to

the

14 Planning Commission, they'll come back to myself  
and

15 I would make sure and work with you -- your  
engineer

16 and get this approved to make sure all of the plans  
17 are ready.

18 MS. WAGNER: Okay.

19 MR. GUSTAFSSON: And I'll work with  
20 our engineering department, building, fire and all  
21 of that.

22 CHAIRPERSON THOMAS: So, before we go  
23 to a motion, are the Commissioners --  
Commissioner

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24 Northcross, Mayor Waterman, Commissioner  
Payne, Vice

25 Chair, are we --



34

1 COMMISSIONER PAYNE: Well, I was still

2 talking. But in regards to -- I think that I -- I

3 just want us to be consistent to what we're doing

4 here that if someone else comes through with  
plans

5 that we're on the same way --

6 MR. GUSTAFSSON: Most definitely.

7 I -- you know, a majority of the site plans that do



8     come through here or come to the table is -- has  
9     been vetted very well.

10             And this plan has been vetted very  
11     well and just the number of items I was a little bit  
12     concerned and I wasn't too sure if you as a  
13     Commission would like to just see what the final  
14     outcome of those plans would be, or just move it  
on  
15     to providing more of an internal review by the  
16     Planning Commission.

17             COMMISSIONER PAYNE: Well of course.

18     Then I'm in agreement.

19 CHAIRPERSON THOMAS: Yes, Mayor

20 Waterman?

21 MAYOR WATERMAN: Yeah. I would make

22 the motion if you're ready for that, Mr. Chair?

23 CHAIRPERSON THOMAS: Yeah.

24 MAYOR WATERMAN: I would just like to

25 include in this the items that are to be completed



35

1 as part of the final site plan.

2 CHAIRPERSON THOMAS: Okay. That's

3 fine.

4           MAYOR WATERMAN: Okay. Well, do I  
5    have to state them individually or just attach the  
6    letter?

7           MR. GUSTAFSSON: Yes.

8           MAYOR WATERMAN: Then I would like to  
9    move SPR 19-35. I make a motion to approve the  
10   preliminary site plan SPR 19-35 from April Wagner  
of  
11   Epiphany Glass at 770 Orchard Lake Road, Parcel  
12   Number 64-14-31-403-007 and allow the Planning  
13   Division to approve a final site plan after the  
14   Planning Division conducts a technical review of a  
15   resubmitted site plan that adheres to all review

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16 requirements in Planning Division's site plan  
review

17 letter dated November 27th, 2019.

18 COMMISSIONER NORTHCROSS: Support.

19 CHAIRPERSON THOMAS: So, we have a

20 motion, and we have a support. Any further  
comments

21 or question before we go to roll call? Mr.

22 Gustafsson, roll call, please.

23 MR. GUSTAFSSON: Mayor Waterman?

24 MAYOR WATERMAN: Yes.

25 MR. GUSTAFSSON: Commissioner



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1 Northcross?

2 COMMISSIONER NORTHCROSS: Yes, to  
3 approve.

4 MR. GUSTAFSSON: Chair Thomas?

5 CHAIRPERSON THOMAS: Yes, to approve.

6 MR. GUSTAFSSON: Vice-Chair Fegley?

7 VICE CHAIR FEGLEY: Yes, to approve.

8 MR. GUSTAFSSON: And Commissioner  
9 Payne?

10 COMMISSIONER PAYNE: Yes, to approve.

11 CHAIRPERSON THOMAS: Congratulations.

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12 Good to see you.

13 MS. WAGNER: Thank you. Very excited.

14 CHAIRPERSON THOMAS: Take care. I

15 look forward to seeing you soon. Happy holidays  
to

16 you.

17 AYES: Thomas, Payne, Northcross,

18 Waterman, Fegley

19 NAYS: (None.)

20 ABSTAIN: (None.)

21 MOTION CARRIES 5-0-0.

22 CHAIRPERSON THOMAS: Okay. Thank you

23 for that. I think that was a little bit -- I mean,  
24 I think that -- from an efficiency perspective that  
25 moves forward and moves sufficient procedure for



37

1 this Commission. Next up is item SPR 19-36 this is  
2 at 1075 East Walton and Mr. Gustafsson?

3 MR. GUSTAFSSON: Actually, Donovan.

4 CHAIRPERSON THOMAS: City Planner

5 Donovan Smith will present.

6 MR. SMITH: Yes. Thank you again.

7 6.3.

8 SPR 19-36

9 PROPERTY ADDRESS 1075 East Walton

10 PARCEL NO. 64-14-10-378-019, 012, 013, 018

11 APPLICANT Walton Giddings Medical, LLC

12 CURRENT ZONING C-1 Local Business

Commercial

13 PROPOSED USE: Cranbrook Assisted Living

14 (Presentation of facts given by Mr.

15 Smith.)

16 CHAIRPERSON THOMAS: Thank you very

17 much. Is the Petitioner here? Please come  
forward

18 and state your name and address for the record



19 please?

20 MR. KOVARIK: Good morning, Craig

21 Kovarik, I live in Brighton, Michigan.

22 CHAIRPERSON THOMAS: Good evening.

23 You heard Mr. Smith's overview of your proposal.

24 Anything you'd like to add, or change, or modify,

or

25 enhance or augment?

↑

38

1 MR. KOVARIK: Just perhaps to augment.

2 I know we have been up here a couple times and

just

3 to kind of give you some background from our  
4 perspective, we -- we initially had this designed as  
5 a medical facility with some ancillary retail to  
6 support that. We have secured the medical side  
7 through that conversation and discussion with  
8 they've encouraged us to go this route based upon  
9 the needs that they see. We see this as lower  
10 impact to the area for the community there also.

As

11 Donovan pointed out it's a smaller -- smaller  
12 footprint to the building, less traffic will be  
13 typically seen by this. We're excited to have step

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14 forward with this.

15 CHAIRPERSON THOMAS: Okay. Very good.

16 Once again, this is not a public hearing, so with

17 that being said I'm going to go to my fellow

18 Commissioners starting with Commissioner  
Northcross,

19 please.

20 COMMISSIONER NORTHCROSS: Good

21 evening. Good evening. As I was looking over the

22 design, perhaps you can help me out. One, I was

23 trying to understand how many parking spaces  
were --

24 were required. How many parking spaces are

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25 required? And how many parking spaces are  
provided?



39

1 I -- I think it was like 119 parking spaces?

2 MR. KOVARIK: That's not something I

3 have off the top of my head, sir, but --

4 COMMISSIONER NORTHCROSS: And then I

5 was trying to count them on the actual layout and I

6 didn't come up with 119. So, I was saying, well,

7 okay? Do I even understand the design? That's  
why

8 I'm asking, more just to do a calibration for myself

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9 to get an understanding of the design as  
presented.

10 MR. KOVARIK: So, 113 are required

11 with the current design and 119 are provided. So,  
I

12 -- if I understood what you said, you weren't able

13 to count them yourself, but --

14 COMMISSIONER NORTHCROSS: No, not  
from

15 the -- not the actual layout. Okay. The next

16 question, this is an assisted living facility?

17 MR. KOVARIK: Like a senior living.

18 COMMISSIONER NORTHCROSS: Senior --

19 assisted senior --

20 MR. KOVARIK: Different levels of care  
21 provided, yeah.

22 COMMISSIONER NORTHCROSS: Okay. And

I

23 -- I don't -- that says there -- there will not be  
24 any kitchens in the apartments? Am I reading the  
25 print right? Are there any kitchen facilities in

↑

40

1 the -- in apartments or is this designed so that all  
2 of the residents take their meals at a --

3 MR. KOVARIK: That's the intent of the

4 design, yes. Sometimes there's a microwave,  
perhaps

5 a refrigerator in those smaller apartments,

6 certainly there's water and a sink.

7 There's just one large kitchen that's

8 provided for the meal -- to provide for the entire

9 community, for the residents.

10 COMMISSIONER NORTHCROSS: This is

11 helping me to understand the operation, the  
intended

12 operation of --

13 MR. KOVARIK: Okay.

14 COMMISSIONER NORTHCROSS: -- the

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15 building.

16 MR. KOVARIK: So, unlike -- so, it's

17 not apartments, but it is a common community  
care

18 facility.

19 COMMISSIONER NORTHCROSS: Okay.  
Okay.

20 Now there's a nurse that will be onsite each -- if

21 I'm reading this right.

22 MR. KOVARIK: Per the requirements,

23 yes, there will be certain medical care

24 professionals staffed continuously. That's part of

25 the operation side of it which I am not completely





1 fluid with, so -- but that would be part of the  
2 operations.

3 COMMISSIONER NORTHCROSS: Now,  
4 assisted living, are there requirements -- I --  
5 well, let me say it this way.

6 I don't think the State of Michigan  
7 licenses an assisted living facility, do they?

8 MR. KOVARIK: We would not be a  
9 need-based operation. We would -- so, there was

not

10 certain licensing requirement for that, no.

11 COMMISSIONER NORTHCROSS: Okay.

12 MR. KOVARIK: But again, from the

13 operation side, that's -- that's a whole other

14 animal. We're -- we're from the construction, the

15 building side and we're the -- we're looking today

16 to discuss our plans for this building and I guess

17 when you get into the minutia of the people  
required

18 on site and those kind of things that's not

19 something that I -- I'm fluid at.

20 COMMISSIONER NORTHCROSS: Okay.

21 Because I'm -- I'm not really that well-versed in

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22 assisted living, versus nursing home, versus those  
23 other items and what that requires in terms of  
24 support of staff and then how that translates into  
25 the number of parking spaces which was really

driven



42

1 by a concern that we -- but I -- that we had  
2 adequate control of the water runoff as that area  
3 today has a lot of trees and this ground that's  
4 covered with grass and other absorbent items.

5 MR. KOVARIK: Understood. And we're

6 -- we're pretty much in line with what we were  
7 approved with prior, which we did address all of  
8 those concerns, but now we have a smaller  
building.

9 I think we have a little bit more  
10 grooming space on the north side, the detention  
pond  
11 has just been expanded to provide a lower profile  
12 impact to that area, so we just take and then  
13 maximize the use of that space.

14 COMMISSIONER NORTHCROSS: And how  
big  
15 are the units? I see -- I think I saw two types of  
16 setups on the units.

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17 MR. KOVARIK: Yeah, there's -- I know  
18 there's two different types. And I -- I would defer  
19 to the drawings myself for those specific items.

20 COMMISSIONER NORTHCROSS: And the  
21 reason I -- I was having trouble reading the  
numbers  
22 on the drawings as provided so I couldn't really  
see  
23 what the square footage was for each unit.

24 VICE CHAIR FEGLEY: It says the area  
25 is 409 square feet.



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1           COMMISSIONER NORTHCROSS: Where --  
2   where is that? I missed that. Okay. 409 square  
3   feet?

4           VICE CHAIR FEGLEY: Yeah.

5           COMMISSIONER NORTHCROSS: Okay.

Thank

6   you. I'm still trying to -- okay. So, why don't  
7   you go ahead, I'll just count here. I'll -- I'll  
8   see if I can find my 109 spaces here. Let me get  
9   myself calibrated here.

10           CHAIRPERSON THOMAS: Thank you.

Mayor

11   Waterman, please.

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12           MAYOR WATERMAN: So, what's the ratio  
13 of spaces to the number of occupants?

14           MR. KOVARIK: Point nine per bed.

15           MAYOR WATERMAN: I'm sorry?

16           MR. GUSTAFSSON: Point 9 per bed.

17           MAYOR WATERMAN: Point 9? So, that's  
18 pretty high for assisted living. Now, I'm -- I'm  
19 just trying to understand and Mr. Northcross has  
20 raised the question. What levels of care are you  
21 offering here? I saw one place where it's just  
22 listed as senior living and then I saw it's on our  
23 agenda page as assisted living, so what are the

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24 multiple layers of care that you offer there?

25 MR. KOVARIK: I -- I can't speak



44

1 specifically to the operation level of it. I don't

2 know if we have that finally determined, but the

3 team of people that we work with work anywhere  
from

4 let's say assisted independent living or  
independent

5 living through assisted living through dementia

6 through hospice.

7 So, I don't know -- I don't know that



8 that has finally been determined, but I think from  
9 an operation standpoint that's something I think  
10 that we would address from that perspective.

11 MAYOR WATERMAN: What does the  
current

12 facility offer in terms of levels of care?

13 MR. KOVARIK: The current facility?

14 MAYOR WATERMAN: As it's currently --  
15 the other apartments on Walton on -- I'm just  
trying

16 to --

17 CHAIRPERSON THOMAS: Donovan?

18 MR. KOVARIK: Those were for a height

19 comparison for illustrative purposes just to show  
20 that when we -- when we asked for our height  
21 variance that we were simply comports to some  
of  
22 the other developments that were nearby to us.

23 MAYOR WATERMAN: Okay.

24 MR. KOVARIK: That we weren't asking  
25 for from a height perspective that was out of the



45

1 norm of reason for that community for that area.

2 MAYOR WATERMAN: So, I'm just asking

3 our planners is there anything consider the site  
4 plan that varies from just senior living to all the  
5 stages up and including hospice?

6 MR. GUSTAFSSON: The --

7 MR. KOVARIK: I don't think hospice --

8 MAYOR WATERMAN: That --

9 MR. KOVARIK: Just to correct myself,

10 I don't believe hospice is intended for this  
11 location.

12 MAYOR WATERMAN: Okay.

13 MR. KOVARIK: Just that the users that

14 we work with have that full spectrum within their

15 portfolio, and I haven't had myself in depth

16 conversation with them to understand exactly  
where

17 they see the operations moving.

18 But I know that they're the

19 professionals and they will determine what that

20 ratio is.

21 So, I -- I think that right now they

22 see a great need and a value for this location for

23 this use. I don't think -- I don't know, you know,

24 how many beds of each they're going to have for  
the

25 different levels. I'd hate to throw a number out



1 there and speculate when don't have accurate  
2 information in my hands.

3 MAYOR WATERMAN: Well, I'm just asking  
4 our planners, can you do a final site plan sketch  
5 about what's required if you don't know what --

how

6 extensive that level of care is that has to be  
7 offered at a facility?

8 MR. GUSTAFSSON: I -- as relates to  
9 parking, the way our ordinance reads is it's pretty  
10 general in regards to the amount of --

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11                   MAYOR WATERMAN: Well, I'm not  
worried

12    about parking --

13                   MR. GUSTAFSSON: In general?

14    Typically -- typically we would like to have a good  
15    understanding with regard to the type of care that  
16    is being planned. Yes.

17                   CHAIRPERSON THOMAS: You know, I'd  
18    like to add to the Mayor -- Mayor's line of  
19    questioning which I agree with starting with  
20    Commissioner Northcross.

21                   It started out, I thought it was going

22 to be kind of clear, but as we're moving forward,  
23 I'm confused, because I'm not -- you're saying --  
24 you're standing at our podium --

25 MR. KOVARIK: Yes, sir.



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1 CHAIRPERSON THOMAS: -- and you're  
2 saying that you're not clear on this item or that  
3 item, or this care or that care --

4 MR. KOVARIK: I'm not clear on the  
5 operations side of it. So -- I don't operate the --  
6 I don't operate assisted living or senior living

7 facility.

8 CHAIRPERSON THOMAS: But when we're  
9 talking about the space --

10 MR. KOVARIK: Yes.

11 CHAIRPERSON THOMAS: -- there are a  
12 lot of unanswered questions here and we're not --  
13 we're in the -- were in -- our protocol is to look  
14 at a plan and to think through the plan and  
15 determine either it's a good plan or not a good  
plan

16 and right now we're not -- at least I'm not, I'm not  
17 sure that I know what the plan is.

18 Mayor, I don't know is that a --



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19                   MAYOR WATERMAN: I'm not sure where  
we  
20    are right now.

21                   MR. KOVARIK: Well, I think before  
22    you, you have a plan for a building intended for  
use  
23    for a senior assisted living facility. And we've --  
24    we have complied with -- from a zoning  
perspective,  
25    from a planning perspective, with the building



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1    requirements for that.

2 Now, once we have that building

3 established and our user gets closer -- our

4 occupancy is probably 12 to 18 months away, and  
once

5 they have an understanding of what their  
operation

6 is, probably sooner than that, we would be able to

7 come forward and say we'll have this many rooms  
for

8 assisted living.

9 But I guess my concern comes from the

10 point that I'm not in the operations side of that.

11 So, if I -- if I say something that's assisted

12 living, it means specific things within that

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13 industry and I don't have the -- within the  
14 vocabulary those understandings of those define  
--  
15 perhaps you do, so I don't want to speak and say  
16 it's independent living or assisted living.

17 I know that it's a senior care, there  
18 are certain requirements I know from my own  
19 perspective from my family grandparents and  
parents

20 and residing in those facilities that there are  
21 going back to first question, that there are  
22 professionals onsite and required medical  
23 professionals and I don't know to what level or

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24 number those might be per -- per resident.

25 CHAIRPERSON THOMAS: Let me add just a



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1 point of clarification with the planning manager.

2 So, really we're looking -- it's a preliminary site

3 plan, so they're going to have to come back for

4 final site plan review, correct? Fair assumption?

5 MR. GUSTAFSSON: I -- I don't think

6 that is how it's worded here in regards to this

7 project. Basically they had a number of items to be

8 addressed.

9           And what they would do is they would,  
10   you know, provide that information to us and  
11   internally we would review.

12           Maybe what we can do is also work with  
13   the applicant maybe as we do find -- do have a  
14   chance to whoever is going to be the operator of  
15   this facility, have a better understanding to make  
16   sure that the site is designed appropriately to fit  
17   that type of use.

18           MR. SMITH: If I may, it may be  
19   appropriate that we do a preliminary and the final  
20   is contingent on them doing their final

presentation

21 before this Board when all of the items and details  
22 are finalized.

23 COMMISSIONER PAYNE: I'm not really  
24 clear on the preliminary, to be quite honest.

25 MR. SMITH: Preliminary only says --



50

1 COMMISSIONER PAYNE: I understand, but  
2 I'm not clear enough to know what they're  
planning  
3 to do. What type of care are you -- what is -- what  
4 service -- what is the level of service? What is

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5 the State mandate for a facility of that type? And  
6 requirements. It seems to me if you're going  
toward  
7 medical care then we need to have the State  
involved  
8 and that improvement -- I don't know, maybe I'm  
9 wrong, but it seems like they should get State  
10 approval and then come in, in this matter if there's  
11 a State requirement for that type of facility.

12 MR. SMITH: Our ordinance does specify  
13 a State licensed residential facilities as a  
14 specific use in our ordinance. And then it also  
15 specifies assisted living as a separate use outside

16 of that.

17 As I mentioned, you could have them  
18 bring that information back before you before you  
19 provide that final site plan approval.

20 CHAIRPERSON THOMAS: The Mayor  
21 actually had the floor and I asked to kind of  
22 intercede, because I was a bit confused --

23 MAYOR WATERMAN: Well, it's okay. But  
24 as we -- I thank you, the subsequent discussion  
25 helped me kind of clarify where we are here. I





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1 think that's a good suggestion that this be a  
2 preliminary site plan. I understand that, you know,  
3 maybe the developer on operational side can  
answer  
4 -- and I understand that and -- but we -- just make  
5 sure the -- this meets our building requirements,  
6 because the State will have to come in for licensing  
7 for any of the advance care, so we don't have to  
8 worry about that aspect of it.

9 My only thing was, what is our minimum  
10 size for a -- just an apartment?

11 VICE CHAIR FEGLEY: 600 square feet.

12           MAYOR WATERMAN: 600? So, this is 409  
13 for the average -- for the apartment. So, that's  
14 below our minimum, right?

15           MR. GUSTAFSSON: Yeah, but this is --  
16 this is not an apartment so they can be smaller in  
17 regard to overall size.

18           MAYOR WATERMAN: Okay. Well, that's  
19 why -- that's why knowing the function -- the  
20 functionality is important, because it doesn't -- if  
21 it's meant more to be just a bedroom care facility,  
22 then, you know, it doesn't need that, but that's  
23 just the confusion, because we're not quite sure

why

24 what standards we're applying, because we're not  
25 sure what kind of facility they're attempting.



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1 MR. GUSTAFSSON: If I may, remember  
2 819 Golf Drive, the PACE facility, they had a matter  
3 of -- that issue came up in working extensively with  
4 our Building Department, because the requirement  
as  
5 it relates to the type of facility it was.

6 And remember it was kind of that green  
7 room concept where you do have a common  
kitchen,

8 common living area and just basically a bedroom  
and  
9 a bathroom.

10 And there were certain size dimensions  
11 in regards to the walls and so forth which brought  
12 into you know, spaces of roughly about 400 square  
13 feet. But, yeah there's -- there's definitely a  
14 balance in regard from a planning versus building  
15 perspective. I think it would be good to consider  
16 what you're actually considering as the next step.

17 COMMISSIONER NORTHCROSS: If I may?  
18 Just a quick survey that I -- I did a day or two ago

19 in reviewing and coming up to speed on this item.

20 My understanding is that the State

21 does not license assisted living facilities. That

22 name "Assisted living facility" the State does not

23 license an assisted living facility. They will

24 license a nursing home. They will often license

25 foster care or adult foster care, but assisted



1 living, that is open and one is advised to, if

2 they're looking to -- to procure that service, one

3 is advised to do a study of what the facility looks

4 like and what other facilities offer. So --

5 MR. KOVARIK: There must be a

6 certificate of need for those. The -- the uses that

7 we're planning for this application, this location,

8 are not those that require any certificate of need

9 or license by the State. That I can -- that I can

10 clarify. I just -- for me to open up the definition

11 of assisted living, I -- I don't know what that

12 range actually covers. If there's more specific

13 names to the -- within the operation's side of it,

14 but there is no licensing intended or required for

15 the uses that we have. Not for this location. And

16 it is the common kitchen. So, it the bedroom kind

17 of environment that -- there's only one kitchen,

18 it's not intended for independent living where  
there

19 would be then kitchens within their own units.

20 That's not what is intended for this property.

21 COMMISSIONER NORTHCROSS: And  
correct

22 me if I'm wrong, this is zoned C-1?

23 MR. KOVARIK: That's correct.

24 COMMISSIONER NORTHCROSS: Our

25 ordinance does not call out a minimum -- does not



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1 call out dimensions for -- for the unit under C-1.

2 MR. KOVARIK: Correct. Correct.

3 COMMISSIONER NORTHCROSS: So, this is

4 kind of open. We -- we do have a charge as the

5 Planning Commission, to make sure what -- as best  
we

6 can, to look at operations that will be harmonious

7 with the surrounding areas and also would be

8 profitable.

9 So, I -- that's what I was trying to

10 get a feel for the number of parking spaces and  
then



11 how that was derived and what would be the  
12 personnel, and given the personnel, what the  
13 personnel would do and give -- and then looking  
at  
14 what the personnel -- how the personnel are going  
to  
15 interact with the residents that are there, do the  
16 facilities say that works.

17 MR. KOVARIK: And there may be some --  
18 well, to that point there is going to be a dedicated  
19 medical component to this building as well, which  
20 will be for the general public as well as for the  
21 residents of that -- of this community.

22 COMMISSIONER NORTHCROSS: By the  
way,

23 on this drawing, I am counting, what, 109 I think it  
24 is or plus spaces.

25 One I was looking at confused me. I



55

1 don't know, it was a lot less than that --

2 CHAIRPERSON THOMAS: Well, let's

3 continue with our question, but I think we made  
kind

4 of a preliminary agreement in principle to come  
back

5 for final site plan review; is that a fair

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6 assessment?

7 COMMISSIONER NORTHCROSS: Yes.

8 VICE CHAIR FEGLEY: Fair.

9 CHAIRPERSON THOMAS: So, let me go to

10 Commissioner Payne for your questions and  
comments?

11 COMMISSIONER PAYNE: Well, I guess I'm

12 still having a little confusion on what the service

13 is going to be. And -- because if you not sure of

14 the service how are you going to be sure of how to

15 draw your plans, I mean --

16 MR. KOVARIK: We have a -- we have a

17 dedicated --

18 COMMISSIONER PAYNE: -- and then on the

19 other hand, I'm also concerned with the area,

20 because it is a very, very extremely tight area with

21 a school there and the neighbors came -- I think

22 they kind of filled up that area over there, because

23 the way that things were going to be built before

24 which was a drive or something was coming right

to

25 their back -- their back door and they all had



1 concerns about that. There's another gentleman

who

2 came in had concerns about the retention pond  
that

3 sits over in that area also. So, I just have

4 concerns about it that's all.

5 CHAIRPERSON THOMAS: Vern or Donovan,

6 do you want to add anything to the services  
rendered

7 if you want -- if you --

8 MR. GUSTAFSSON: I'm not too sure if I

9 have information in regards to the services that are

10 rendered, but I think I -- I gather in regards to

11 what the Commission is in favor of is -- I think, is

12 -- is the right direction. Anything in regards

13 to -- I would ask that -- what I would suggest is

14 that you know, we're here asking, you know, in

15 regards to getting you got to a modified site plan,

16 we've got questions regarding service. We've got

an

17 issue -- you know and work through a lot of

18 questions that they provide to us along with some

19 site plan items itself which might be modified

based

20 upon what we find out as a true use of what is

going

21 to be up there.

22 In regards to -- what I would suggest

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23 is that, you know, you -- you provide review and  
24 then you -- you approve kind of a preliminary, and  
25 ask them to make revisions and then come back

for a



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1 final.

2 MAYOR WATERMAN: I'd like to make a

3 motion.

4 VICE CHAIR FEGLEY: Can I just make a

5 couple of comments myself? These plans are only

400

6 square feet, which is 200 square feet less than our

if  
7 minimum for any type of apartment. I don't know  
8 the people who are going to be using this facility  
9 are going to be staying there for a month, two  
10 month, three months, but I don't think that once  
11 this is built we have any control over that even  
12 though if a resident wants the stay here for a year,  
13 we have no regulation over that, correct?

14 MR. GUSTAFSSON: Correct. And I guess  
15 going back to my previous comment talking about  
the  
16 PACE project on Golf Drive, those -- those -- that  
17 assisted living facility when we were only -- there



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18 was 12 units the way they had it configured which  
19 sounds as if it could be something similar to this,  
20 those units were roughly about 400. So, because

--

21 because of the fact they didn't have a kitchen. It  
22 was just -- it was strictly --

23 VICE CHAIR FEGLEY: I thought though

24 that we denied them and then they eventually  
came

25 back and gobbled up those units and were up to

600



1 square feet. So that the final one that we  
approved

2 it was over 600 square feet and I believe the --

3 yeah, because the original plan I think was small.

4 Yeah, and then they ended up combining two of  
those

5 units to meet that minimum 600 square feet --

6 COMMISSIONER PAYNE: Exactly.

7 VICE CHAIR FEGLEY: -- minimum. And

8 then also the Washington Middle School that was  
--

9 came before us, all of those units met the

10 600 square feet minimum also.

11 So, I'm just concerned that if we did

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12 approve something at 400 square feet, we're  
setting

13 a bar lower than what's minimum for standard for

14 what we normally do for the City of Pontiac. And  
we

15 have no way to regulate it once it's built. They

16 will use these units how they feel fit for their

17 business plan.

18 MR. KOVARIK: They're -- they're not

19 apartments. They are -- because it is community

20 residence, it really is bedroom living, like grandma

21 was in, something very similar. They would have a

22 bedroom, a sitting area and a -- she had a little

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23 kitchenette with a microwave, so --

24 CHAIRPERSON THOMAS: You know, it

25 seems like we started out and I think there's a lot



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1 of unanswered questions here with respect to -- I

2 mean, it just -- there are. It reminds me a little

3 bit of the, you know, I want to be respectful here,

4 but the only name that comes to mind is the Dr.

5 Byerly case. The further we went, the more

6 questions we uncovered and the more  
uncomfortable we

7 got.

8 So, I'm just going to propose this, I

9 mean, I know that we're -- ultimately we -- we've

10 sort of broached the area of we're kind of at a

11 preliminary plan, but we would ultimately come  
back

12 to a final site plan review. It seems -- it would

13 seem to me, it would seem to me that -- that  
really

14 everything hinges on the final site plan review, and

15 I'm not really sure -- it seems to me that a lot of

16 questions need -- you've heard a lot of questions.

17 MR. KOVARIK: Yes.

18 CHAIRPERSON THOMAS: And that you

19 would come back with specific answers to those

20 questions so that we have a coherent  
understanding

21 of what -- what it is that we have in front of us,

22 because right now there's -- I mean, if you took  
the

23 survey here I think we've got five different

24 opinions on what we're trying to get done and  
that's

25 not a good place to be.



60

1 MR. KOVARIK: One of the key people

2 from our operations team will be here next time.  
We  
3 -- we were coming before you to present to you a  
4 building layout with the intended application  
5 understanding that we spent significant time with  
6 the Planning Commission -- or with the Planning  
7 Department to go through -- and we understand  
the  
8 ordinances, we work with these all the time and  
that  
9 we were bringing forth a change from our final site  
10 plan which we believe this is a more benefit and  
11 less impactful site plan to -- to this location.

12 And looking to -- for that first step for us to be  
13 able to take this there certainly is a lot of work  
14 between now and final approvals.

15 CHAIRPERSON THOMAS: I propose to my  
16 Commission that rather than even voting on a  
17 preliminary site plan that we just postpone and we  
18 move to a final -- final site plan review and all of  
19 the questions come in, all of your operating  
people,  
20 all of the questions so that we're not sitting here  
21 trying to make a guess.

22 I mean, frankly, we're not going to  
23 lose any time, because we're only approving a



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24 preliminary site plan anyhow. And Donovan is

25 amenable and I think Vern is amenable to, you

know,



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1 that it would proceed forward to a final site plan

2 review.

3 So, anyhow I'm being redundant here.

4 That the idea is we're not getting anything more

5 done tonight by approving a preliminary site plan,

6 because ultimately we got to get a final site plan

7 anyhow.

8           So, I would like to recommend to my  
9 Commission that -- that we just simply table this,  
10 postpone it and send it out with final site plan  
11 review with all questions put forward. Is -- can  
12 that stand -- yes, Mayor?

13           MAYOR WATERMAN: I have a question.

14       So, I notice the different logistics. What happens  
15 if we just postpone it as opposed to deny it, is  
16 there -- you want to be on the same application,  
17 right? What are the rules, as opposed to --

18           MR. GUSTAFSSON: Yeah. No, it  
19 would -- postponing it would be the same thing,

you

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20 wouldn't have to provide a new one. I mean, if --  
21 if you look at the one recommendation here for  
this  
22 site plan 19-60 -- excuse me 19-36, we to ask,  
23 because I get the sense there's quite a bit of  
24 questions and instead of saying we're going to just  
25 table it, it could be stronger I would even



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1 recommend to say denying the preliminary,  
basically  
2 you come back and we'll review your preliminary  
3 instead of going to a final site plan. That might

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4 be a way to handle it.

5 COMMISSIONER NORTHCROSS: As is

6 written here your proposal -- the proposed motion  
as

7 written to deny would be appropriate?

8 CHAIRPERSON THOMAS: Okay. So, just

9 before we finalize on that so we would make a  
motion

10 to deny the preliminary site plan. So, if they --

11 then when they come back will they be going  
through

12 a two-step preliminary plus final or will it just be

13 final? You know --

14 MR. GUSTAFSSON: I will leave that up  
15 to the applicant. If he provides -- aside from just  
16 providing all of the questions that we have in  
17 regards to the use and the site becomes solid in  
18 regards to all that is required, you can -- we can  
19 even if -- even if they come back for a preliminary,  
20 we can say this is -- this is sufficient and we can  
21 just grant them final through the Commission.

22 CHAIRPERSON THOMAS: So, everyone  
23 would be in agreement that -- to make a motion to  
24 deny?

25 COMMISSIONER PAYNE: Yes.



1 CHAIRPERSON THOMAS: So, with that  
2 being said, may I have -- may I have that motion?

3 COMMISSIONER NORTHCROSS: I make a  
4 motion to deny the preliminary site plan SPR 19-36  
5 from Walton Giddings Medical, LLC at 1075 East

6 Walton Boulevard, Parcel Number  
64-14-10-378-012,

7 013, 018 and 019 and to request the Applicant to  
8 resubmit a site plan -- or should I say preliminary  
9 site plan?

10 MR. GUSTAFSSON: Preliminary site

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11 plan.

12 COMMISSIONER NORTHCROSS: Excuse  
me.

13 Let me add that. Request the applicant to  
resubmit

14 a preliminary site plan.

15 CHAIRPERSON THOMAS: Okay. Thank you  
16 we have a motion may we have a second and  
support?

17 COMMISSIONER PAYNE: Second.

18 CHAIRPERSON THOMAS: Okay. We have a  
19 motion second and support. Yes, Mayor?

20 MAYOR WATERMAN: I was just going to

21 ask him, why -- why can't he just come back with a  
22 final site plan if he's waiting to do that?

23 COMMISSIONER PAYNE: To come in with a  
24 preliminary or final.

25 COMMISSIONER NORTHCROSS: I'm -- I'm



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1 agreeable to adding in preliminary or final. So, it  
2 will read -- that last phrase will read request the  
3 applicant to resubmit a preliminary or final site  
4 plan.

5 CHAIRPERSON THOMAS: Okay. All right.



6 So we have amended the motion.

7 COMMISSIONER NORTHCROSS: You're  
8 second?

9 CHAIRPERSON THOMAS: We have second  
10 and support.

11 COMMISSIONER PAYNE: Second.

12 CHAIRPERSON THOMAS: Okay. We have a  
13 motion, second and support. Any further  
comments or  
14 question?

15 COMMISSIONER NORTHCROSS: Well, just a  
16 comment. I -- I think we're very close, it's just  
17 trying to make sure that the facility supports the

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18 actual activity.

19 MR. KOVARIK: Fair enough. I know  
20 that it will. Our operations person could not be  
21 here tonight, so --

22 CHAIRPERSON THOMAS: Yeah. This is  
23 not punitive. This is just to make sure that  
24 there's a clear understanding on your side, clear  
25 understanding here, you know, the best way to get



65

1 things done so it's efficient, clear and everybody  
2 moves ahead in a -- in the best manner. You want

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3 this to work, we want this to work and so let's  
make

4 sure that we answer all of the questions. So, with

5 that being said we have a motion, we have a  
second

6 and support. Any further comments or questions

7 before we go to roll call?

8 Mr. Gustafsson roll call, please.

9 MR. GUSTAFSSON: Yes. Commissioner

10 Northcross?

11 COMMISSIONER NORTHCROSS: Yes, to

12 deny.

13 MR. GUSTAFSSON: Commissioner Payne.

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14 COMMISSIONER PAYNE: Yes, to deny.

15 CHAIRPERSON THOMAS: Mayor  
Waterman.

16 MAYOR WATERMAN: Yes, to deny.

17 MR. GUSTAFSSON: Chair Thomas?

18 CHAIRPERSON THOMAS: Yes, to deny.

19 MR. GUSTAFSSON: Vice-Chair Fegley?

20 VICE CHAIR FEGLEY: Yes, to deny.

21 MR. GUSTAFSSON: Motion passes.

22 AYES: Thomas, Payne, Northcross,

23 Waterman, Fegley

24 NAYS: (None.)

25

ABSTAIN: (None.)



66

1 MOTION CARRIES 5-0-0 (TO DENY)

2 CHAIRPERSON THOMAS: Okay. Thank you

3 for coming. You know, again, this is not punitive

4 this -- you know, hopefully you understand where

we

5 are, and come back and we'll --

6 MR. KOVARIK: We want to be part of

7 the community, we intended to come back for our

8 final, so we'll see you again soon. Happy holidays.

9 CHAIRPERSON THOMAS: Thank you very

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10 much. Thank you. Okay. The next item is SPR  
19-38

11 this is at 585 South Boulevard East. And Mr.

12 Gustafsson?

13 6.4

14 SPR 19-38

15 PROPERTY ADDRESS 585 South Boulevard East

16 PARCEL NO. 64-14-34-351-006

17 APPLICANT United Shore

18 PROPOSED USE: Skywalk Pedestrian Bridge

19 (Presentation of facts given by Mr.

20 Gustafsson.)

21 CHAIRPERSON THOMAS: Please come

22 forward, state your name and address for the  
record,

23 please.

24 MR. KMET: My name is Kevin Kmet, vice

25 president of United Shore United Services, 585  
South



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1 Boulevard East.

2 CHAIRPERSON THOMAS: Kevin, good

3 evening, how are you?

4 MR. KMET: Good to see everyone.

5 CHAIRPERSON THOMAS: You heard Mr.

6 Gustafsson's presentation -- overview of your

7 presentation. Anything you would like to add or

8 modify, augment, enhance?

9 MR. KMET: Well, we just wanted to

10 kind of give the reason why we're doing this.

We've

11 grown by almost 1,800 team members in one year

since

12 we've moved to Pontiac. It's been a very prolific

13 area, very good environment for us.

14 So, we've taken on 198,000 square foot

15 lease in the building south of us. We are currently



16 under purchase contract, that's in negotiation

17 still. So, I can't get into a whole lot of timing

18 and that but right now we do have a lease and we  
are

19 in construction and plan review -- or City review

20 for some of the phasing of it, but we've been

21 preliminary approved and we're working on some

22 current build-up. So, we're going to be moving

23 1,600 people from the north building into the  
south

24 building, but we still want to be one company. We

25 don't want to rely on shuttles, like there's another



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and  
1 company downtown that shuttles everyone back  
2 forth. We're -- we want to be under one roof, so  
3 this is what this is encompassing. With regards to  
4 some of the constructability or some of the  
5 questions I did bring my team here so they can get  
6 into the details.

7 As far as electrical and service to  
8 the -- the crosswalk, we're going to be supplying  
9 that service from the 585 building and  
supplementing  
10 from 700. So, the buildings will self-support.

11 There won't be any additional Edison or gas that  
12 will be going into that from an exterior source.

13 Landscaping, we did supply an enhanced  
landscaping

14 plan which I know you haven't had time to our  
15 review, but you know, our intent is a campus feel.

16 So, I don't know if you're familiar

17 with some of the improvements we've done there,  
but

18 we're very keen on planting a lot of trees and  
19 bushes and shrubs and making it very green. I'm

20 open for questions, more specific if you know, if

21 you wish I also have Gail Von Staden here, our

22 architect and I have Nowak and Fraus here from  
our

23 civil engineering. I also have the Alan Group here

24 which is our contractor.

25 CHAIRPERSON THOMAS: Okay. Very good.



69

1 Thank you very much. Go to my fellow  
Commissioner,

2 I start from far left to Commissioner Northcross

3 please.

4 COMMISSIONER NORTHCROSS: Good

5 evening. Wow. That's a big jump in employees. I

6 think on the application you were saying 6,000?

7 MR. KMET: Well, we're planning for

8 6,000 ultimately.

9 COMMISSIONER NORTHCROSS: Okay.

10 Great. Again, help me out. I was trying to read

11 the print in the -- I think you call them

12 stairwells?

13 MR. KMET: Yes.

14 CHAIRPERSON THOMAS: Will they have

15 elevators?

16 MR. KMET: No, they are emergency exit

17 stairwells which they're an area of refuge. You

18 know, so they're not access points to the actual  
19 bridge. The bridge is hermetically sealed security  
20 wise, you can't go in so you have to access the  
21 building, go through our security turnstiles with  
22 your access badge to be able to access the  
overpass.

23 So, we don't necessarily want this to be an access  
24 point for the facilities.

25 COMMISSIONER NORTHCROSS: Okay. I

see



70

1 that is what 17'1" will be the clearance at the

2 lowest point? From the current roadway?

3 MS. VON STADEN: Hello. Gail Von

4 Staden, 500 South Washington, Royal Oak. The

5 clearance under South Boulevard is 17'5" and the

6 clearance below Bradford is just a couple inches  
shy

7 of that. So, we comply with all Michigan  
Department

8 of Transportation -- Michigan DOT's requirements.

9 And to answer your question about the -- or to

10 clarify the pathway, one exits the second floor of

11 585 South Boulevard and traverses across and  
then

12 there is a two-story connector building that is

13 planned to be attached to 700 South Boulevard.  
And

14 that is how you then traverse through, there will  
be

15 stair and elevator. So, it will all be compliant

16 with ADA.

17           COMMISSIONER NORTHCROSS: It's a lot  
18 of walking.

19           MR. KMET: That is what our employees  
20 said. It is actually the same distance to walk from  
21 the auditorium to our third floor at the first point  
22 than it is to connect the two buildings. So, we had  
23 to bridge that gap, no pun intended.



24 COMMISSIONER NORTHCROSS: I notice a

25 few meetings that were held in the parking lot

where



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1 it looks like the meeting -- they would just walk,

2 they were walking and they're taking notes and

3 they're talking back and forth to each other. I

4 said, "Man, that is a great alternative to sitting

5 in some stuffy conference room."

6 MR. KMET: Yes, our outdoor

7 amphitheater and our outdoor cafe do draw a very

8 large crowd, plus we have the outdoor rally that we  
9 do every summer in our front parking lot where all  
10 of the team members get out and rally ourselves  
for  
11 another great year.

12 COMMISSIONER NORTHCROSS: I know this  
13 is -- just of the -- I notice there's been some work  
14 on sidewalks on the north side of South Boulevard  
15 right in front of the current facility. Are there  
16 any plans on the south side of South Boulevard  
where  
17 there's this old fence left over from the Truck and  
18 Coach days?

19 MR. KMET: Yes, we look forward to  
20 getting that completed next spring with the add --  
21 you know, the addition of all repaired sidewalks.  
22 There's actually a lot of sidewalks on the north  
23 side of South Boulevard that we just haven't  
gotten  
24 to yet that will be done in the spring as well. So,  
25 both sides of South Boulevard will have new



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1 sidewalks.

2 COMMISSIONER NORTHCROSS: Great.

3 That's a major pathway for the Clinton River Trail

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4 right through there.

5 MR. KMET: And students, too. We see  
6 a lot of students walking.

7 COMMISSIONER NORTHCROSS: Yes. Yes.  
8 Down to the --

9 MR. KMET: To the soccer stadium.

10 COMMISSIONER NORTHCROSS: The soccer  
11 stadium and there's a school there, too. I -- I  
12 don't have any further questions.

13 CHAIRPERSON THOMAS: Thank you very  
14 much. Mayor Waterman, please.

15 MAYOR WATERMAN: Yes. How long is

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16 this again?

17 MR. GUSTAFSSON: Approximately 930.

18 MAYOR WATERMAN: So, the height allows

19 like trailers and --

20 MR. GUSTAFSSON: Yes.

21 MAYOR WATERMAN: -- everything? They

22 said MDOT -- okay.

23 MR. KMET: Yeah, a pedestrian bridge

24 is actually required to be higher than a regular

25 overpass for traffic. So, we're -- we're compliant



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1 and above that.

2 MAYOR WATERMAN: Just comparison, I

3 understand this is longer than the one over  
Woodward

4 for St. Joe?

5 MS. VON STADEN: Yes.

6 MR. KMET: Yes.

7 MS. VON STADEN: Yes, it is. Probably

8 twice -- probably twice the distance.

9 MAYOR WATERMAN: Oh, okay. I was --

10 comparing what that is. And I'm so glad you're in

11 Pontiac. Great partners as quoted -- I'm quoting

12 your Detroit News article today which is here and  
he

13 says "We're proud to be partners with Pontiac"  
and

14 hope this continues to be successful. They are

15 certainly a success story in and of themselves and  
I

16 understand the business has done phenomenal  
since

17 coming to Pontiac and we're happy for that.

18 I have maybe just one question. You

19 know, there's lots of space on that wide, long

20 bridge -- pedestrian bridge. Is there a place to

21 put "Welcome to Pontiac"?

22 MR. KMET: We haven't really

23 considered that. Actually, signage on that has  
been

24 a big question we don't intend to put anything

25 permanent on the bridge, it was just going to be a



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1 pedestrian walkway. You know, there is thoughts

2 down the road that when we become the world's

3 largest lender, "Home of Pontiac" we can do

4 something with a temporary -- you know, we're

5 looking at some movable like decals that they do at

6 the FCA building or something. When we have to



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7 celebrate, we want to be able to recognize that.

8 MAYOR WATERMAN: I didn't want to put

9 you on the spot --

10 MR. KMET: No. No. No. We haven't

11 really gone down that path --

12 MAYOR WATERMAN: I just want to put in

13 the air, that's why I ask --

14 MR. KMET: -- no, I -- I understand.

15 Actually, Gail's group had UWM and some other

cool

16 things on it, I said "What if we change our logo?"

17 So we said "No, no, let's not go down at the path

18 right now", so -- but I appreciate that.

19 CHAIRPERSON THOMAS: Thank you.

20 Commissioner Payne, please.

21 COMMISSIONER PAYNE: Good evening and

22 thank you so very much for being here in the City  
of

23 Pontiac. I think this is a wonderful thing that

24 you're doing for the employees as well as your

25 company, but I look at it as supporting your



75

1 employees, because you know, sometimes I drive

2 through and I see them you know crossing streets

or

3 trying to get from one end to the other so that's a  
4 very good safety -- I remember before St. Joe did  
5 the bridge, you know, that was one of the concerns  
6 that I had, you know, in regards to employees  
coming  
7 across the street and making it, you know, where  
you  
8 know, as you say it was one company, you know, as  
9 opposed to -- and now I -- have you seen the  
10 Beaumont over off of Dequindre --

11 MR. KMET: Yes.

12 COMMISSIONER PAYNE: -- that walkway

13 over there?

14 MR. KMET: Yes, that was one of our  
15 studies.

16 COMMISSIONER PAYNE: Okay. Okay.

17 Because that's a -- now question in regards to the  
18 inside for the -- and your engineers can probably  
19 can answer that one. The humidity or something  
that

20 gets inside there, and -- if it gets cold and it  
21 kind of freezes, can you answer it or is there  
22 something that's going to be able to control that  
23 or --

24 MS. VON STADEN: So, the building is

25 treated as a separate and distinct building from



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1 both 585 South Boulevard and the 700 South  
Boulevard

2 with its own mechanical and electrical system, so

3 it's fully conditioned. We do not -- so, designed

4 to accommodate cold weather, hot weather, it is a

5 conditioned, comfortable space for employees.

We

6 don't want it to be like that bridge at the Ren Cen

7 where you walked into it and it got really hot. It

8 needs to be consistent with the work environments

on

9 either side.

10 MR. KMET: To that, it's going to be

11 open at both ends with fire shutters for a  
two-hour

12 rating, but it's intended to be an open pathway so

13 it will be open to both sides so it's important that

14 that humidity and temperature is maintained

15 consistent with the buildings on both sides of it.

16 COMMISSIONER PAYNE: Okay. Now, I'm

17 looking at -- on page 3 of you -- with the -- were

18 those -- those are going to be -- I mean, I'm trying

19 to figure out how they're -- but you're going to

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20 need all of them --

21 MS. VON STADEN: You mean the support

22 structure?

23 COMMISSIONER PAYNE: Yes.

24 MS. VON STADEN: Yes, the support

25 structure is steel and encased in concrete so very



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1 solid, relatively maintenance-free.

2 COMMISSIONER PAYNE: So, is that going

3 to be like silver or it's going to be white or --

4 MS. VON STADEN: Yeah, it will be

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5 similar in color. The intent -- for the materiality  
6 of the bridge -- the walkway is to be very  
7 consistent with the other two buildings so that it  
8 really feels as though they were meant to be  
9 stitched together in this way. White and  
10 gray-tinted glass and then the concrete structure  
11 around the steel support pairs will be consistent in  
12 color. It may not be exactly white, but something  
13 similar in value.

14 COMMISSIONER PAYNE: Okay. That's all  
15 I have. I'm just excited that you're here. I have  
16 a niece that works for you. She's excited about



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17 working there.

18 MR. KMET: That's great. Yeah, we

19 love to hear it.

20 CHAIRPERSON THOMAS: Thank you.

21 Vice-Chair Fegley.

22 VICE CHAIR FEGLEY: I don't have any

23 questions.

24 CHAIRPERSON THOMAS: Thank you. Just

25 kind of quickly, I think you said 930 feet? That's



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1 got to be one of the longest if not -- I mean, it's

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2 longer than Somerset for sure, isn't it?

3 MS. VON STADEN: Indeed. Yes.

4 CHAIRPERSON THOMAS: What comes  
5 closest?

6 MS. VON STADEN: I'm not sure we've  
7 done research --

8 MR. KMET: I haven't done a whole  
9 search nationwide --

10 MS. VON STADEN: Maybe we will.

11 CHAIRPERSON THOMAS: -- that's a long  
12 haul.

13 MR. KMET: It would be an interesting

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14 study to see.

15 CHAIRPERSON THOMAS: Nicely done. I

16 don't have any questions. I just like to compliment

17 and the Mayor mentioned Matt and tell Matt that

a

18 Spartan is glad that a former Spartan has come to

19 Pontiac and not only come to Pontiac, but growing

in

20 Pontiac, so grateful for that business. It's -- I

21 took that article and sent it out to -- I've got

22 friends and associates that live across the country

23 and I took an opportunity to send that article

24 across the country and I got incredible number of

--

25 feedback. And so, you know, when we consider  
United  
↑

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1 Shore, Amazon, M-1 Concourse, et cetera, et  
cetera,

2 et cetera. It's very proud for this, you know, to

3 be working -- methodically working our way back  
one

4 step at a time, but doing it the right way. So,

5 thank you for coming to Pontiac and thank you for

6 growing and expanding.

7 So, anyway without further ado may I

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8 have a -- if there are no further comments or  
9 questions, may I have a motion, please?

10 MAYOR WATERMAN: I'll move it. Okay.

11 I make a motion to approve preliminary site plan  
SPR

12 19-38 from United Shore at 585 South Boulevard  
East,

13 Parcel Number 64-14-64-34-351-006 and allow  
the

14 Planning Division to approve a final site plan after  
15 the Planning Division conducts a technical review  
of

16 resubmitted site plan that adheres to all review

17 requirements in Planning Division's site plan

review

18 letter dated November 27, 2019.

19 CHAIRPERSON THOMAS: Thank you. May

20 we have a second and support?

21 COMMISSIONER NORTHCROSS: Support.

22 CHAIRPERSON THOMAS: So, we have a

23 motion, we have a second and support. Any  
further

24 comments or questions before we go to roll call?

25 Mr. Gustafsson roll call, please.



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1 MR. GUSTAFSSON: Yes. Mayor Waterman?

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2 MAYOR WATERMAN: Yes.

3 MR. GUSTAFSSON: Commissioner

4 Northcross?

5 COMMISSIONER NORTHCROSS: Yes.

6 MR. GUSTAFSSON: Commissioner Payne?

7 COMMISSIONER PAYNE: Yes, to approve.

8 MR. GUSTAFSSON: Vice-Chair Fegley?

9 VICE CHAIR FEGLEY: Yes, to approve.

10 MR. GUSTAFSSON: Chair Thomas?

11 CHAIRPERSON THOMAS: Yes, to approve.

12 MR. GUSTAFSSON: Unanimous.

13 AYES: Thomas, Payne, Northcross,

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14 Waterman, Fegley

15 NAYS: (None.)

16 ABSTAIN: (None.)

17 MOTION CARRIES 5-0-0

18 CHAIRPERSON THOMAS: Thank you very

19 much.

20 MR. KMET: Thank you.

21 CHAIRPERSON THOMAS: Congratulations.

22 Happy holidays.

23 MR. KMET: You just gave me a pretty

24 great Christmas present.

25 CHAIRPERSON THOMAS: Let us know how





1 we can help. Okay. That brings us to the last item  
2 on our formal agenda, SPR 19-40, it's at 1957 South  
3 Telegraph Road and then Mr. Gustafasson --

4 MR. GUSTAFSSON: Donovan.

5 CHAIRPERSON THOMAS: City Planner

6 Donovan Smith.

7 6.5

8 SPR 19-40

9 PROPERTY ADDRESS 1957 South Telegraph Road

10 PARCEL NO. 64-19-05-159-003

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11 APPLICANT Tim McCafferty; REDICO

12 CURRENT ZONING T-C Town Center

13 PROPOSED USE: Senior Residential Living

14 Facility

15 (Presentation of facts given by Mr.

16 Smith.)

17 CHAIRPERSON THOMAS: Thank you very

18 much. I trust the Petitioner is here?

19 MR. COY: Yes, sir.

20 CHAIRPERSON THOMAS: Please come

21 forward, state your name and address for the  
record

22 please.

23 MR. COY: Good evening, Commissioners.

24 Alan Coy, 1 Towne Square, Suite 1600, Southfield,

25 Michigan.



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1 CHAIRPERSON THOMAS: Okay. Good

2 evening, Alan. So, with regard to Mr. Smith's

3 overview of your proposal, is there anything you'd

4 like to add, change, modify, augment, what have  
you?

5 MR. COY: Sure. I can expand on the

6 project just summarize a little bit more. So, I

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7 represent REDICO and we are the developer and  
owner  
8 of the American House company. So, we develop  
these  
9 buildings throughout the State of Michigan,  
Florida,  
10 Illinois, New Hampshire. We have about -- just  
over  
11 60 properties right now and 5,000 units. To  
12 clarify, this is I think in the staff report they  
13 called it a "Assisted living facility", but it is an  
14 independent living facility. There is a third-party  
15 medical provider onsite should those services be  
16 needed, but it is not a licensed facility. Just to

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17 clarify, or to expand a little bit more on the

18 project. It is a MSHDA-financed property. So, the

19 Michigan State Housing Development Authority  
are our

20 national lenders on the property.

21 The unit mix is 120 market-rate units

22 and 30 low income units. So, those low income

23 units, the rental rate of those are 50 percent of

24 the area median income, which for a  
one-bedroom here

25 it is \$640 and for the two-bedroom unit is \$769.



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1 Regarding the parking, there is a deficiency of 15  
2 spots. That was mentioned previously, the parking  
3 ratio is kind of a catchall in the City of Pontiac  
4 for residential. In other municipalities there --  
5 have a more explicit ratio, it's more like one  
6 parking space for two units, which in that case it  
7 would put us -- and plus one for each employee.  
8 That would put us around 95 as a requirement,  
that  
9 really doesn't meet our operational needs.

10 During the survey of our comparable  
11 properties we are confident that the parking that

is

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12 supplied on the site plan as-is, is sufficient based  
13 on our study. I think that's all I have. Do you  
14 have any more specific questions?

15 CHAIRPERSON THOMAS: Okay. Thank you  
16 very much. We'll go to my fellow Commissioners  
and  
17 starting with Commissioner Northcross, please.

18 COMMISSIONER NORTHCROSS: Good  
19 evening.

20 MR. COY: Good evening.

21 COMMISSIONER NORTHCROSS: The  
American  
22 House, is -- let me ask it this way: Is there an

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23 American House at the -- on the north side of

24 Pontiac off of Baldwin --

25 MR. COY: There is. Correct.



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1 COMMISSIONER NORTHCROSS: And -- and

2 this facility I believe looks similar?

3 MR. COY: Correct.

4 COMMISSIONER NORTHCROSS: The  
parking

5 spaces -- I know what I wanted to ask. The -- how

6 does one get to your facility? It sits back, it's



7 behind the -- what is it, the --

8 MR. COY: Menard's.

9 COMMISSIONER NORTHCROSS: -- Menard's

10 and the BMW place.

11 MR. GUSTAFSSON: Yeah and also they

12 wind their way through off of Telegraph Road and

13 wind their way passed Menard's and also the  
future

14 Planet Fitness.

15 CHAIRPERSON THOMAS: So, is that it --

16 COMMISSIONER NORTHCROSS: Well, that

17 road -- how wide will that road be that will carry

18 vehicles there? And -- and my reason for asking is

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19 on holidays, hopefully the residents have people  
20 coming to visit them, but I'm just thinking there  
21 may be certain times where the parking will be at  
a  
22 max, and you know, I -- I don't know, I guess will  
23 that road be labeled "No Parking" or --

24 MR. COY: I believe that road going  
25 all the way back is no parking.



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1 MR. GUSTAFSSON: There -- there is not  
2 any parking on that road. I -- I -- you know, in

3 working with the Bloomfield Township with  
REDICO on

4 Planet Fitness, that issue came up also with regards  
5 to people that could be visiting or using Planet  
6 Fitness or if there's an overcrowding over at  
7 Menard's they made it very clear there is not going  
8 to be any parking on that road.

9 COMMISSIONER NORTHCROSS: Okay. It  
10 might impede emergency vehicles?

11 MR. GUSTAFSSON: Very much so. And if  
12 you remember correctly on the PACE project,  
there's  
13 quite an extensive -- well, extensive work before it

14 came to the Planning Commission there was going

--

15 there's emergency access that crosses the PACE

16 project, that area connects with this site. And

17 there was going to be a gate and a lockbox that  
was

18 something that we worked out with Sheriff  
Bouchard.

19 Really we wanted to make sure that there would  
be

20 something at the north end having to go -- having  
to

21 go down to Telegraph to get to this site.

22 MR. COY: If I can add one thing to

23 that?

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24 MR. GUSTAFSSON: Yes.

25 MR. COY: We had come to agreement



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1 with the Pace developer, Mr. Chalmers and we  
have  
2 come to an agreement that we will actually leave  
3 that gate open so there will be connectivity  
through  
4 the site as well to Golf Drive. The premise was if  
5 it becomes an issue and there's just a lot of  
6 cut-through but it's not resident-based that the  
7 management teams will agree to lock that and

police

8 and fire will be the only ones who have access.

9 COMMISSIONER NORTHCROSS: I'm excited

10 about having seniors that have in proximity to the

11 young folks in that -- what that leaves open for

12 sharing and caring and I see that many of the

13 parking spaces are carports.

14 MR. COY: Correct.

15 COMMISSIONER NORTHCROSS: So, it's

16 saying that the seniors are still driving and moving

17 about. Yeah. The only issue that I -- would

18 probably be occasional would be the limitations

on

19 the parking. I know that the other American  
House

20 as I've -- visited -- visited residents there,

21 sometimes it really gets hard to find a parking

22 space.

23 MR. COY: Okay. Their ratio is

24 actually a little bit lower than what we're

25 proposing, so we have a little bit more parking  
than



87

1 that Baldwin -- on the American House property.

2 COMMISSIONER NORTHCROSS: I'm happy

to

3 see that your rooms do include kitchenettes and  
some

4 other things?

5 MR. COY: Yep, full apartments.

6 Showers, kitchens, and --

7 CHAIRPERSON THOMAS: Thank you very

8 much. Commissioner -- excuse me, Mayor  
Waterman,

9 please.

10 MAYOR WATERMAN: Yes, what are size of

11 the units?

12 MR. COY: All the apartments are the



13 same size between market-rate and low income.  
The

14 one bedrooms across the board are 632 square  
feet

15 and the two bedrooms are 971 square feet.

16 MAYOR WATERMAN: What are the  
17 amenities of this facility that make it qualify as a  
18 senior living facility?

19 MR. COY: Well, some of the amenities  
20 are a commercial kitchen and full dining room.  
21 There is a fitness room, there is a theater, there  
22 are a couple different activity spaces, commercial  
23 laundry services that we offer. I think I'm

24 forgetting something -- housekeeping services as  
25 well.



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1           MAYOR WATERMAN: So, there's a lot of  
2 activity going on over in this area now. With --  
3 now Henry Ford the unit looks almost ready to  
open  
4 over there?

5           MR. COY: Yeah, I believe they're  
6 going to their services towards geriatrics as well.

7           MAYOR WATERMAN: Geriatrics, right.  
8 And we're just happy that site is now so

wonderfully

9 configured with all the things opening over there.

10 I remember at the first meeting I said this property

11 had been laying here for nine years as a half-built,

12 you know, kind of forgotten city and so I hope that

13 we've been able to get it started and get it built

14 up before I became a candidate for this American

15 House.

16 MR. COY: Thank you.

17 CHAIRPERSON THOMAS: Thank you,  
Mayor.

18 Commissioner Payne, please.

19 COMMISSIONER PAYNE: Good evening and

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20 thank you for your patience and being here. And

21 speaking of what is the word that you used,  
Mayor?

22 That you were the candidate for -- what are the  
age

23 range for being a candidate?

24 MS. ECKHOUT: Good evening, I'm

25 Samantha Eckhout. I'm the senior vice president  
of  
↑

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1 development for REDICO. Our average age across  
the

2 portfolio of the 60 properties that we have is about

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3 84 years old. It's much older than it used to be.  
4 People are staying at home a lot longer, healthcare  
5 is better, they're getting services in their home.  
6 We kind of joke that there's really no independent  
7 living anymore, it's really when they come to us  
8 they need help with something. Whether it's, you  
9 know, housekeeping, or services, or dining, or  
10 community. They want social activities, they want  
11 to be around people their own age, in their own  
12 place in life.

13 So, we have no -- this is not an  
14 age-restrictive community in the sense of say

some

15 HUD communities or 55 and up, or 62 and up, this

16 doesn't have necessarily that criteria. But it's a

17 senior community that younger folks aren't --

18 necessarily want to live at. I mean, it's marketed

19 for senior et cetera. So, we do have in some of

our

20 communities developmentally challenged younger

folks

21 who need some of these services as well who

have

22 lived in some of our communities should that have

23 been the right fit.

24 COMMISSIONER PAYNE: Interesting.

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25 Thank you.



90

1 MS. ECKHOUT: And we're super excited

2 to finish out this community as well, to have

3 Menard's, Henry Ford, the senior community at  
Planet

4 Fitness, to have all of that finally come together,

5 this being the last piece of that puzzle, we're

6 super excited to finish it ourselves. So, thank

7 you.

8 COMMISSIONER PAYNE: Thank you.

9 CHAIRPERSON THOMAS: Vice-Chair

10 Fegley, please.

11 VICE CHAIR FEGLEY: The only question

12 I have -- and this probably more to Vern, do we  
have

13 to in the motion add in some type of approval for

14 the reduction in parking spaces?

15 MR. GUSTAFSSON: I -- I would say that

16 as part of that you as the Commission, allow for  
the

17 reduction of -- what was it, 15 parking spaces? 15

18 parking spaces on the site, yes.

19 VICE CHAIR FEGLEY: Okay.



20 MR. GUSTAFSSON: Yeah.

21 VICE CHAIR FEGLEY: That was the only  
22 question I had.

23 CHAIRPERSON THOMAS: Thank you. Yeah,  
24 I kind of -- kind of add on to the Mayor's  
comment.

25 You know, what was left there were the skeletons  
of  
↑

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1 -- of what was supposed to be that never  
happened

2 and it really was an eyesore -- it transcended an  
3 eyesore, I mean, it really kind of shouted urban

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4 decay and it happened to be in Pontiac. And -- and  
5 so now we're -- that whole -- I mean, it's kind of  
6 fascinating now, all of these Menard's, this BMW  
7 dealership that runs there, the senior living which  
8 you know, these are nice-looking facilities, so once  
9 again, the City has to come together with all kinds  
10 of bits and pieces. You know we talked a little bit  
11 earlier there's M-1 Concourse, there's Amazon,  
12 United Shore, you know, there's soon to be  
hopefully  
13 Glenwood Plaza redeveloped, but all of this has to  
14 come together and senior living is one of those

15 pieces and it really is going to transform that area  
16 which was for so long just incredible urban blight.

17 So, I support this and pleased that

18 you're coming to Pontiac. And again, that was  
kind

19 of a wide open vacant spot and this is creative,

20 purposeful -- repurposing, so to speak. So, I don't

21 have any questions, so unless we have any further

22 comments or questions -- if we have any further

23 comments and questions, please let me know  
otherwise

24 we'll take a motion.

25 May we have a motion, please.



1           VICE CHAIR FEGLEY: I make a motion to  
2   approve the preliminary site plan SPR 19-40 from  
3   REDICO-American House at 1957 South Telegraph  
Road,  
4   Parcel Number 64-19-05-159-003 and allow the  
5   Planning Manager authorization to grant the final  
6   site plan approval upon request of revised site  
7   development plans that includes information  
included  
8   on the Planning Division's site plan latter dated  
9   November 25th, 2019.

10           And I also want to add in the approval  
11 for the reduction in 15 parking spaces.

12           MR. GUSTAFSSON: On the subject site.

13           VICE CHAIR FEGLEY: Yeah.

14           CHAIRPERSON THOMAS: So, we have a  
15 motion. May we have a second and support?

16           COMMISSIONER PAYNE: Second.

17           CHAIRPERSON THOMAS: Any further  
18 comments or questions before we go to roll call?

19           Mr. Gustafsson, roll call, please.

20           MR. GUSTAFSSON: Who made the second?

21           CHAIRPERSON THOMAS: Commissioner

22 Payne.

23 MR. GUSTAFSSON: Vice Chair Fegley?

24 VICE CHAIR FEGLEY: Yes.

25 MR. GUSTAFSSON: Chair Thomas?



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1 CHAIRPERSON THOMAS: Yes.

2 MR. GUSTAFSSON: Commissioner Payne?

3 COMMISSIONER PAYNE: Yes, to approve.

4 MR. GUSTAFSSON: Mayor Waterman?

5 MAYOR WATERMAN: Yes.

6 MR. GUSTAFSSON: And Commissioner

7 Northcross?

8 COMMISSIONER NORTHCROSS: Yes, to

9 approve.

10 MR. GUSTAFSSON: Approved unanimous

11 vote.

12 AYES: Thomas, Payne, Northcross,

13 Waterman, Fegley

14 NAYS: (None.)

15 ABSTAIN: (None.)

16 MOTION CARRIES 5-0-0

17 CHAIRPERSON THOMAS: Congratulations.

18 Thanks for coming to Pontiac. Let us know how

we

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19 can help.

20 MR. COY: Absolutely. Have a nice

21 holiday. Thank you.

22 CHAIRPERSON THOMAS: Hey listen, I'm

23 getting close enough, I don't need directions.

24 MS. ECKHOUT: You know where to find

25 us. When the time comes, we'll be there.



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1 CHAIRPERSON THOMAS: Thanks for the

2 invitation, but I'll -- I'll pass for now.

3 Okay. That finishes the formal agenda



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4 part, now we come to public comment, and may  
we have

5 public comment.

6 MAYOR WATERMAN: I'd like to remind

7 the Commission as well as the public about the

8 activities planned for this Friday and Saturday. As

9 we approach the holiday season we have our

10 traditional tree lighting outside of the courthouse

11 at 6:00 p.m. And then we walk across to the First

12 Presbyterian Church where there are carolers. It's

13 open to public. Also Saturday is a whole holiday

14 extravaganza, starts at 8:00 a.m. a lot of things

15 for children, a Scrooge and Cratchit display from

16 Meadowbrook. Just a whole bunch of wonderful  
things

17 for families and kids.

18 Other holiday event at the Bowens

19 Center on December 14, 10:00 a.m. to 6:00 p.m.  
there

20 is a holiday bizarre to support Pontiac vendors,

21 small businesses and will have a whole array of

22 Pontiac vendors who will come and be able to sell

23 their merchandise, show the kinds of things that  
are

24 made in Pontiac.

25 So, the theme is "Shop til you drop"



1 and anybody who needs to get some presents or  
gifts

2 this is the place to come pick it up.

3 Then on the 21st at the Ruth Peterson

4 Center there will be a holiday showcase.

5 CHAIRPERSON THOMAS: Thank you very

6 much. Carl, good to see you. Your name and  
address

7 for the record, please.

8 MR. JONES: Yeah, Carlton Jones, 1323

9 Oaklawn Drive, Pontiac, Michigan.

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10 CHAIRPERSON THOMAS: Welcome, Carl.

11 MR. JONES: I just want to say that it

12 was quite a pleasure in sitting in to the Planning

13 Commission meeting tonight. I want to commend  
each

14 one of you all for the way that you handled each  
one

15 of those cases. I've had a little experience in

16 Planning Commission, so I know it's not always  
easy

17 and I think it's absolutely right to not approve

18 before, you know, the proper operation of what's

19 going on in the City. That's very touchy, so I

20 commend you guys for, you know, holding up to  
get  
21 the proper operation of the facility.

22 And also I wanted to say the expansion  
23 of United Shore we're all excited about that and  
we  
24 are in the business over at TDC of trying to train  
25 folks for different opportunities. And I -- I



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1 wanted you all to know that as that process goes  
on  
2 when people come in and they're expanding in  
Pontiac

3 or build in Pontiac, we want to make sure that  
we're  
4 getting Pontiac residents trained for these jobs  
5 that they're talking about. Because sometimes the  
6 entry positions maybe might not need training, but  
7 we want to try to make sure they're trained for  
8 upper level positions also.

9 So, I want to invite you all to come  
10 to our celebration we're having for the TDC Group  
11 next Wednesday at Baker College and that's going  
to  
12 be at 9:30. We're going to be celebrating these  
13 trainees who now are graduating from some of  
our

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14 training programs. We've had two cohorts to  
come

15 through for construction training and that's going

16 to be at Baker College at 9:30, the 11th of

17 December. And hopefully you guys can come out  
and

18 join us.

19 One item that also that brought my

20 attention that you all was excited and I was excited

21 about too and that was that mixed development  
for

22 that senior center. I think we need to push for

23 more mixed developments where we can have  
that

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24 collaboration of -- of a mix in the developments

25 here in Pontiac.



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1 So, I just want to say that I know

2 it's not easy to always be -- to make these

3 decisions, but I was very proud of how you guys

4 handled these applicants tonight.

5 CHAIRPERSON THOMAS: Very kind. Thank

6 you very much. Thank you. And I'm grateful to you

7 for your ongoing support of -- a piece of my civic

8 job is chair of the GM Modern Housing and your



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9 support -- and by the way before you leave, I'd like  
10 to give you my card again.

11 I think I kind of have a computer

12 meltdown, some time ago I lost a bunch of  
addresses

13 so I'd like to reestablish contact. So, let me give

14 you my card before you go, and we'll -- I mean, I

15 know you're not -- I know you go through the  
circuit

16 and find you, but this is a little bit more direct.

17 So, once again, thank you for coming

18 out. Any further public comments?

19 COMMISSIONER NORTHCROSS: Yes, two.

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20 Friday, December the 13th, 6:00 p.m. at Newman

21 A.M.E. Church there will be workshop on the third

22 grade reading law. This workshop will be  
sponsored

23 by OU and the Pontiac School District and also

24 Newman Church so we can explore and  
understand what

25 this third grade reading law means to families,



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1 means to the communities and especially means to  
the

2 students.

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3 On December 14th, starting at

4 6:30 p.m. at Pontiac High we'll have the Chief

5 versus Husky basketball game. Raises funds,

6 admission just \$5. Good time to be had by all and

7 come out and see old classmates and see who  
prevails

8 the Chiefs or the Huskies.

9 CHAIRPERSON THOMAS: Donovan, did you

10 have --

11 MR. SMITH: Yes. I did want to share

12 with you we did begin our public comment  
engagement

13 period for our parks and rec master plan.

14 Since we have a site plan approved for

15 senior leaving, seniors love parks and recreation  
so

16 we want to make sure we make a strong step  
forward

17 in making sure everyone has an opportunity to

18 participate in providing input on those plans. So,

19 we did begin that two weeks ago, I believe that  
date

20 was November 25th, but we announced it and we  
made

21 it available online so it is available on the City

22 website.

23 We also established a task force which

24 is made up of some members of this Board, some  
other

25 staff and some community residents as well as  
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1 community leaders. So, we actually will be holding  
2 our first task force meeting next Thursday, it will  
3 be at 3:00 at City Hall. So, if anyone is  
4 interested, I would suggest you reach out to myself  
5 or our Planning Manager Vern Gustafsson if you  
want  
6 to have a seat at that table. There are additional  
7 opportunities to provide input. As I mentioned, it

8 is on the website. There is a form on the website

9 that allows you to submit comments and  
questions.

10 We have received several of them in these past

11 couple of weeks. In addition, there are hard  
copies

12 available to be read here at City Hall in the

13 Planning Division, the Clerk's Office, the

14 Department of Public Works and then there's also  
a

15 hard copy available to you at the Pontiac Public

16 Library.

17 So, this engagement is scheduled to

18 end December 27th, I believe. So, some time

early

19 January of the first meeting we'll bring that parks

20 and recreation master plan to this Commission

where

21 you will have your chance to provide input and

22 approve it and then well then be able to take to

23 City also in January where we will then get our

24 final approval and resolution and then we will be

25 able to send it out to Michigan DNR for our final



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1 submission.

2 CHAIRPERSON THOMAS: So there's a

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3 meeting next week?

4 MR. SMITH: There is a meeting and --

5 CHAIRPERSON THOMAS: And what day is

6 that again?

7 MR. SMITH: It is Thursday, I believe

8 that's the 12th and it's at 3:00.

9 CHAIRPERSON THOMAS: 3:00?

10 MR. SMITH: Yes.

11 CHAIRPERSON THOMAS: Lion's Den?

12 MR. SMITH: Yes.

13 MR. GUSTAFSSON: Shrine Room. The

14 Shrine Room.



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15 CHAIRPERSON THOMAS: Commissioner

16 Payne did you have?

17 COMMISSIONER PAYNE: Oh, yes.

18 CHAIRPERSON THOMAS: Oh, I'm sorry,

19 were you finished, Donovan?

20 MR. SMITH: I have another comment,

21 it's unrelated. January 1st New Years and that is

22 also the first Wednesday, so we do need to change

23 the meeting from January 1st, 2020 to January

8th,

24 2020. So, you have a motion for that.

25 MR. GUSTAFSSON: And also just a



also  
1 reminder we do have a meeting on December 18th  
2 on the Glenwood Plaza rezoning.

3 CHAIRPERSON THOMAS: Correct.

4 MR. SMITH: Thank you.

5 CHAIRPERSON THOMAS: Thank you.

6 Commissioner Payne?

7 COMMISSIONER PAYNE: What's the date  
8 again, January the 8th?

9 MR. GUSTAFSSON: Yes.

10 COMMISSIONER PAYNE: I would just like

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11 to invite you to our District 5 meeting tomorrow at  
12 6:30 at 623 -- at the church -- at the Boulevard  
13 Church of God where the Reverend Hamman is  
the  
14 Pastor and that will begin at 6:30.

15 CHAIRPERSON THOMAS: Any other public  
16 comments?

17 VICE CHAIR FEGLEY: Do we need a  
18 motion for the date change for the next meeting?

19 MR. GUSTAFSSON: It wouldn't hurt, I  
20 think it would be a good idea. Why don't we make  
a  
21 motion to cancel our meeting -- our regularly

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22 scheduled meeting on December 1st -- January,  
sorry

23 about that, January 1st, 2020 to January 8th.

24 CHAIRPERSON THOMAS: Do we have a

25 second and support?



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1 COMMISSIONER PAYNE: Second.

2 VICE CHAIR FEGLEY: Support.

3 CHAIRPERSON THOMAS: Any further

4 comments or questions? Roll call please.

5 MR. GUSTAFSSON: Yes. We have Chair

6 Thomas?

7 CHAIRPERSON THOMAS: Yes.

8 MR. GUSTAFSSON: Vice Chair Fegley?

9 VICE CHAIR FEGLEY: Yes.

10 MR. GUSTAFSSON: Commissioner

11 Northcross?

12 COMMISSIONER NORTHCROSS: Yes.

13 MR. GUSTAFSSON: Commissioner Payne?

14 COMMISSIONER PAYNE: Yes, to approve.

15 MR. GUSTAFSSON: And Mayor Waterman?

16 MAYOR WATERMAN: Yes.

17 AYES: Thomas, Payne, Northcross,

18 Waterman, Fegley

19 NAYS: (None.)

20 ABSTAIN: (None.)

21 MOTION CARRIES 5-0-0

22 CHAIRPERSON THOMAS: Very good.

23 Unless any further public comments I'll seek a

24 motion for adjournment.

25 COMMISSIONER PAYNE: So moved.



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1 CHAIRPERSON THOMAS: Support?

2 COMMISSIONER NORTHCROSS: So moved.

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(All Ayes.)

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(Proceedings concluded at or about the

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hour of 8:58 p.m.)

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Minutes certified by:

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10

/s/ Quentina Rochelle Snowden, CSR-5519  
QRS Court Reporting, LLC

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800.308.0068, 810.691.4226

Certified on: January 12, 2020

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