

REGULAR MEETING: City of Pontiac Planning Commission Meeting
Minutes on December 5, 2012; Pontiac City Hall, 47450 Woodward
Avenue, Pontiac, Michigan 48342

ACTING CHAIRPERSON THOMAS CALLED REGULAR MEETING TO ORDER AT
6:32 P.M.

MOMENT OF MEDITATION:

ROLL CALL: PRESENT: Cadd, Fegley, Hollis, Glass, Hudson,
Thomas.

EXCUSED: None.

ABSENT: None.

Mr. Sabo reported a quorum is present.

COMMUNICATIONS: None.

MINUTES FOR REVIEW: November 7, 2012
Correction on page 10 from Piero to Fiero.

Acting Chairperson Thomas apologized to Mr. Bowdell for his
oversight of the minutes.

DEPUTY MAYOR GLASS MADE A MOTION FOR APPROVAL OF THE NOVEMBER 7,
2012 MINUTES AS CORRECTED AND COMM. HOLLIS SUPPORTED.

All in Favor: Ayes: All Nays: None Abstain: None

PUBLIC HEARINGS AND SITE PLAN REVIEWS:

5.1 PF-12-101 - Site Plan Review and Special Exception Permit -
989 University Drive

PRESENTATION OF SPECIAL EXCEPTION PERMIT AND SITE PLAN REVIEW
UPDATES GIVEN BY MR. SABO.

Overhead photographs were shown.

Mr. Sabo refreshed the Commissioners that the application for
PF-12-101 was postponed at the 11/7/12 meeting to allow
Commissioner Hollis an opportunity to meet with Dr. Thomas and
ask if there were any comments or concerns related to the
proposed use 989 University. The Board requested Comm. Hollis

to provide findings at the December 5, 2012 Planning Commission meeting.

The original report and recommendation are attached for review.

Comm. Hollis reported she had conversation with Dr. Thomas and foresees no problems. It used to be the same type of clinic in the past. Dr. Thomas' office is in the rear and would have no contact with the treatment center.

Comm. Hollis indicated she had conversation again with Dr. Thomas and Mr. Patel and she is in support of the proposal.

Comm. Hudson rescinded his vote and is in support of the proposal based on the report of Comm. Hollis.

Deputy Mayor Glass thanked his colleagues for reconsideration of the proposal and indicated the shrubbery needs to be maintained and the signage for lease needs to be removed.

COMM. HOLLIS MADE A MOTION FOR APPROVAL OF THE SPECIAL EXCEPTION PERMIT STANDARDS FROM SECTION 2.523, AND CONSIDER APPROVAL FOR THE PROPOSED SITE PLAN AND SPECIAL EXCEPTION PERMIT FOR COMMUNITY SERVICE FACILITY METHUADONE CLINIC, PF-12-101, SUNRISE TREATMENT CENTER AND COMM. CADD SUPPORTED SUBJECT TO COMPLIANCE CONDITIONS BELOW:

1. Planning Commission waiver of minimum landscape requirements in accordance with Section 4.413 of the Zoning Ordinance.
2. Photo and text documentation of existing site and right-of-way landscape material including species and number of plants, type of ground cover, as well as, the size, material, and condition of fences.
3. Compliance with all BOCA codes, Engineering standards, Fire codes and City permitting requirements.
4. Compliance with all City of Pontiac business licensing requirements.

VOTE: AYES: Hollis, Cadd, Glass, Fegley, Hudson, Thomas.
 NAYS: None.
 ABSTAIN: None.

Vote 6-0-0 for Approval of the Special Exception Permit and Site Plan.

5.2 PF-12-109 - Site Plan Review and Special Exception Permit -
45580 Woodward

PRESENTATION OF SPECIAL EXCEPTION PERMIT AND SITE PLAN REVIEW
GIVEN BY MR. SABO.

Overhead photographs were shown.

Petitioner Constantine Pappas appeared along with Jay Horatio
and Pam Horatio and the construction engineer.

Mr. Pappas indicated Gary Burnstein organization is a non-profit
organization and all services are being provided pro-bono, the
facility will benefit the area tremendously and they are
currently in the fundraising phase.

ACTING CHAIRPERSON THOMAS DECLARED PUBLIC HEARING OPEN.

Charles Johnson voiced his concern with the developments that
are progressing along Woodward and inquired of the petitioner's
present location and whether this was another Methadone clinic.
Petitioner indicated currently they have been on University
since 2005.

Petitioner reassured commissioners this was not a Methadone
clinic. They treat chronic conditions such as asthma, diabetes;
no narcotics involved.

Mr. Johnson commented the location used to be a gas station and
may not be suitable for the proposed buildings.

ACTING CHAIRPERSON THOMAS DECLARED PUBLIC HEARING CLOSED.

Comm. Hollis inquired if it was a private clinic and related to
children. Petitioner indicated it is a private clinic with no
children treated at the facility.

Comm. Hollis inquired of the hours of operation. Petitioner
indicted 8:30 to 4:30 Monday thru Friday, but the clinic hours
vary by the day.

Comm. Cadd commented this facility is a great need for the
community and found them on the Internet.

Comm. Hudson inquired of Gary Burnstein. Petitioner indicated
Mr. Burnstein passed away in 2005, who original started the
organization. It's a 501(3)(c). A level one environmental was
performed on the building. A level two environmental was not

required. Underground contaminated soils, if any, can be used for a parking lot.

Comm. Hudson inquired of the exact location of the nearby residents and the proposed sign. Mr. Sabo illustrated on the overheads the pertinent locations.

Petitioner indicated traffic travels fast on Woodward and that building needs strong identification. Mr. Sabo indicated it's a creative way to reach an oversized architectural element and the sign lettering is within the ordinance.

Comm. Hudson feels the sign is too big and concerned with curb cuts. Petitioner indicated one curb is being removing and there is only one entrance on Raeburn Street.

Comm. Fegley inquired of the distance from the radius currently. Mr. Sabo will research it further.

Deputy Mayor Glass indicated a bigger sign is not always better and this building sits on the gateway into Pontiac. Deputy Mayor Glass inquired if the sign will have lights on it. Petitioner indicated there may be internal lights, plans are incomplete.

Acting Chairperson Thomas commented pro-bono work is a great idea and welcomed them into the community.

Acting Chairperson Thomas inquired how patients arrive at the clinic and the glass block windows. Petitioner indicated they walk, bus service or drive. Petitioner indicated the glass block was considered the best suited for their needs. They have four dental rooms, 6 examining rooms, 5 administrative offices, a pharmacy and storage.

Deputy Mayor Glass inquired of their funding and qualification of patients. Petitioner indicated several grants, the executive director is a grant writer and they have several fundraisers. Petitioner indicated they have Medicaid and Medicare patients who have been denied benefits. They accept no walk-ins, appointments only. They have four paid staff positions.

Further discussion was had concerning the sign.

The agreement was reached to have the petitioner meet with staff and work out a suitable solution for a creative and reasonable sign.

DEPUTY MAYOR GLASS MADE A MOTION TO APPROVE THE SITE PLAN AND SPECIAL EXCEPTION PERMIT FOR A MEDICAL CLINIC, PF-12-109, GARY BURNSTEIN COMMUNITY CLINIC AND COMM. FEGLEY SUPPORTED SUBJECT TO COMPLIANCE CONDITIONS BELOW:

1. Compliance with all BOCA codes, Engineering standards, Fire Codes, and City permitting requirements.
2. Compliance with MDOT conditions and permitting requirements as detailed.
3. Compliance with all City of Pontiac business licensing requirements.
4. Petitioner to meet with staff and work out a suitable solution for a creative and reasonable sign.

VOTE: AYES: Glass, Fegley, Cadd, Hudson, Hollis, Thomas.
 NAYS: None.
 ABSTAIN: None.

Vote 6-0-0 for approval of the Site Plan and Special Exception Permit.

NEW BUSINESS: 2013 Planning Commission Meeting Schedule

All in Favor: Ayes: All Nays: None Abstain: None

2013 Planning Commission Meeting Schedule approved.

UNFINISHED BUSINESS: None.

OTHER ITEMS: None.

PUBLIC COMMENT: Mr. Kevin Main presented a letter, included in your packet, for a proposal on 888 Orchard Lake Road, next to Home Depot. Mr. Main wanted the pre-opinions on the proposal.

Comm. Hollis inquired of the competition with Home Depot. Mr. Main indicated they are really not in competition; they supply different quantities of product.

Comm. Cadd inquired if he was related to the facility in Auburn Hills. Petitioner indicated no.

Comm. Hudson, Comm. Fegley, Acting Chairperson Thomas had no problems with the proposal.

Deputy Mayor Glass indicated he will discuss it with the council members related to that district.

ADJOURNMENT: 8:00 p.m.