

REGULAR MEETING: City of Pontiac Planning Commission Meeting Minutes on December 7, 2011; Pontiac City Hall, 47450 Woodward Avenue, Pontiac, Michigan 48342

CHAIRPERSON TURPIN CALLED THE MEETING TO ORDER AT 6:35 P.M.

MOMENT OF MEDITATION:

ROLL CALL: PRESENT: Turpin, Thomas, Fegley, Hudson.

EXCUSED: Cadd.

ABSENT: None.

Mr. Sabo reported a quorum is present.

COMMUNICATIONS: None.

MINUTES FOR REVIEW: October 5, 2011; October 19, 2011; November 2, 2011.

COMM. HUDSON MADE A MOTION TO APPROVE THE MINUTES FOR OCTOBER 5, 2011; OCTOBER 19, 2011; NOVEMBER 2, 2011 AND COMM. FEGLEY SUPPORTED.

VOTE: AYES: Hudson, Fegley, Thomas, Turpin.  
NAYS: None.  
ABSTAIN: None.

Vote 4-0-0 for Approval of the Minutes.

Request was made by the Emergency Manager to move Item 5.3 as the first agenda item. Planning Commissioners agreed.

PUBLIC HEARINGS AND SITE PLAN REVIEWS:

5.3 PF-11-78 - Lot Split Request - R-1 Residential District

PRESENTATION OF LOT SPLIT REQUEST GIVEN BY MR. SABO.

Joseph Sabbota, Assistant to the Emergency Manager, reported he needs to complete the consolidation, title work revealed issues. The City is proposing to split the lots and only require that a

portion of land will be utilized with the golf course. Both lots will conform to the ZBA requirements. Mr. Hoda is present to answer any questions.

CHAIRPERSON TURPIN DECLARED PUBLIC HEARING OPEN.

None.

CHAIRPERSON TURPIN DECLARED PUBLIC HEARING CLOSED.

Charles Johnson, concerned about golf course being sold because it is the largest asset to the City of Pontiac and the community and inquired if there was a rezone of part of the lake. Mr. Sabo indicated the property line will go through lake and demonstrated on the overhead map the exact area of approximately 18 acres.

Comm. Hudson inquired of the location of the Clinton River on the diagram and indicated his ~~grand~~father was on a committee involving the Clinton River being demised and his ~~grand~~father regretted that decision.

Comm. Hudson inquired when monies become available will the city consider or jeopardize the restoration of the Clinton River.

Chairperson Turpin commented if the golf course is sold, the City would have no control over the water. Mr. Hoda indicated potential new owners would have to adhere to certain environmental and local requirements and many hurdles would have to be crossed to change the waterway and the Clinton River would not be jeopardized.

Comm. Thomas inquired if the sale of the golf course would remain as a golf course and commented as the city moves forward he would hope the property is a betterment for the City of Pontiac. Mr. Hoda commented the highest value would be to maintain it as a golf course. Comm. Thomas commented he would agree with Comm. Hudson concerning the Clinton River.

COMM. FEGLEY MADE A MOTION FOR APPROVAL OF THE LOT SPLIT REQUEST FOR PF-11-78 CITY OF PONTIAC 200 LAKE SUBJECT TO THE FOLLOWING CONDITIONS AND COMM. THOMAS SUPPORTED.

Provide and record all necessary public utility and public access easements.

VOTE:       AYES:       Fegley, Thomas, Hudson, Turpin.  
          NAYS:       None.  
          ABSTAIN:  None.

Vote 4-0-0 for Approval of the Lot Split

5.1 - PF-11-75 Site Plan Review - Multiple Family Residential Townhomes

COMPLETE PRESENTATION BY MR. SABO.

Petitioner Al Martin, 570 Kirts Boulevard, Troy, architect and engineer also present. Mr. Martin commented he is excited to finish the project and build a tax base in Pontiac.

CHAIRPERSON TURPIN DECLARED PUBLIC HEARING OPEN.

Charles Johnson inquired of the location being located on the old junk yard on University and Palmer; discussion revealed a different location with no existing buildings.

CHAIRPERSON TURPIN DECLARED PUBLIC HEARING CLOSED.

Comm. Hudson inquired of the total number of buildings involved and prior construction plans. Petitioner indicated approximately 2002, all the infrastructure was placed. In 2008, the land was split and removed. Also in 2008 the Pontiac Treasurer became involved and returned it to the tax roll.

Comm. Hudson inquired if the same approval is being requested. Mr. Sabo indicated the previous approval expired and the setback in the rear has to be presented before the ZBA Board, but essential the plans are the same.

Comm. Fegley reiterated the prior development was already approved and inquired concerning the reason for the setback not being requested at the prior development stage. Architect indicated an increase in the garage size for the 3 bedroom units for barrier free units.

Comm. Fegley concerned with the compact tight fit and wished they meet the required standards. Architect indicated the goal was to maintain the same footprint, but the barrier free

required more space. Also, these are proposed rented townhouses, not condominiums.

Comm. Thomas reported he visited the site and inquired why the change from condos to rented townhouses was granted previously. Petitioner indicated he was not the original developer, but it will be a combination of rentals and homeowners. Previously he the housing market crashed and it created difficulty in mortgages for homeowners.

Comm. Thomas reporter there is a surplus of housing stock in the city and inquired if a survey had been completed for pricings. Petitioner indicated the price will range from \$700 to \$850.00 according to industry and market rates. No survey was completed. There will be housing tax credits and then will be sold to private investors.

Comm. Thomas inquired of the number of units. Petitioner indicated 24 rental units with garages.

Chairperson Turpin inquired of the setback in the rear being also a shared area. Mr. Sabo agreed it will be a common shared area in the rear separated by a wooded area.

Chairperson Turpin agreed with Comm. Thomas of there being a surplus of housing stock and the real question is quality versus questionable housing with an emphasis on quality housing because that improves the community.

Comm. Hudson inquired of the building from a quality standpoint of being stick built, energy efficient, installation. Petitioner indicated it will be constructed with 2 x 4's, energy star rated homes, green economy, exceed minimum required installation, exterior walls will be 2 x 6, R-21 exterior wall systems, ceilings R-48.

Comm. Hudson commented the construction is good, but not super good and also agreed with Comm. Fegley concerning remaining with the previously approved outline for the proposed construction and requirement standards.

COMM. HUDSON MADE A MOTION FOR APPROVAL OF SITE PLAN PF-11-75 CHN PALMER POINTE TOWNHOMES WITH CONDITIONS AND COMM. THOMAS SUPPORTED.

In accordance with Section 7.15 of the Zoning Ordinance, Planning Commission approval of an 18.5 foot rear setback to match the existing rear setback for the buildings at University Park condos.

Compliance with the requirements of Section 9.3.5 of the Zoning Ordinance for landscape maintenance.

VOTE:       AYES:       Hudson, Thomas, Fegley, Turpin.  
              NAYS:       None.  
              ABSTAIN:  None.

Vote 4-0-0 for Approval of Site Plan.

## 5.2 - PF-11-76 Lot Split Request - R-1 Residential District

COMPLETE PRESENTATION BY MR. SABO.

Petitioner Al Martin, excited about building new construction project.

Chairperson Turpin inquired of Petitioner to explain the full process of NSP II to the commissioners and public audience. Mr. Martin explained in detail the full process. Essentially the NSP II funds had more emphasis on rebuilding neighborhoods and revitalization programs.

Mr. Martin indicated they have a proposal to split multiple properties and with this project they are proposing 18 newly constructed homes in Unity Park. Construction will be midway by February and a completion in May of 2012.

Chairperson Turpin inquired of the standards and requirements of NSP II program. Mr. Sabo indicated their guidelines follow BOCA and Federal standards. Building and Safety has approved all 18 building permits and there are time constraints by NSP II funds.

Comm. Fegley inquired of the quality and square footage of the proposed properties. Mr. Sabo indicated the square footage is between 1300 and 1800. Petitioner indicated the exterior will be brick and vinyl, two stories, bungalows and ranches; detached

garages, barrier free requirements, full basements, wood and ceramic floors, granite countertops.

Comm. Thomas inquired of real property. Mr. Sabo indicated residential is not subject to Planning Review.

Comm. Thomas indicated he visited the site, pleasantly surprised it was well managed and maintained, nice neighborhood and inquired of the properties for sale in and around the neighborhood. Petitioner indicated the appraised value after construction will be approximately \$40,000 to \$90,000. Comm. Hudson commented that the quality of the materials used is good, not a wow; meaning 2.2 versus 0.5.

Chairperson Turpin commented there has been difficulty selling real estate in that area, but will remain positive.

COMM. FEGLEY MADE A MOTION TO APPROVE THE LOT SPLIT REQUEST FOR PF-11-76 MICHIGAN LAND BANK FAST TRACK AUTHORITY 233 EAST JUDSON WITH CONDITIONS AND COMM. HUDSON SUPPORTED.

1. Provide and recall all necessary public utility and public access easements.
2. Compliance with residential BOCA code standards for construction.

VOTE:           AYES:           Fegley, Hudson, Turpin, Thomas.  
                  NAYS:           None.  
                  ABSTAIN:       None.

Vote 4-0-0 for Approval of the Lot Split.

5.4 - PUBLIC HEARING TO CONSIDER CHANGING THE CITY OF PONTIAC ZONING ORDINANCE #944-72 AND ZONING MAP TO CONFORM TO THE CITY MASTER PLAN ADOPTED DECEMBER 3, 2008

COMPLETE PRESENTATION BY MR. SABO.

CHAIRPERSON TURPIN DECLARED PUBLIC HEARING OPEN.

Charles Johnson inquired how does this change affect any items going forward with the Master Plan and it seems as if the planner did not consider the relationship of the properties in the future.

CHAIRPERSON TURPIN DECLARED PUBLIC HEARING CLOSED.

Chairperson Turpin explained the Zoning Ordinance is designed to accommodate how the City looks at the Master Plan and documents need to be changed at certain times to fit within the Master Plan.

Mr. Sabo commented that Comm. <sup>Turpin</sup> Thomas and other <sup>Previous Commissioners</sup> ~~planners~~ were involved with the process for the betterment of the City. The Zoning Map reflects changes in the 12-3-2008 Master Plan, which included changes to the electronic message signs. There was also a request by the Mayor for the Board to discuss changes to the downtown district for store fronts, non-profit organizations and religious groups. The recommendation is to steer clear of any changes or imposition that would affect that land use.

Comm. Hudson inquired of the request coming from the Mayor instead of the Manager. Mr. Sabo indicated the request came from the Mayor and the recommendation is to the CC/Emergency Manager; because the EM is in place.

Mr. Sabo indicated the previous Planning Commission was ready to approve the proposal, but the building plans have since changed.

Comm. Hudson indicated he recently received his packet and has not had time to review it thoroughly and asked for Chairperson Turpin's thoughts concerning the previous plans.

Chairperson Turpin commented there were several meetings, all of which he could not attend, but the proposal was reviewed and discussed and he was satisfied with the final document.

Comm. Hudson suggested highlighting the summary of changes in color, but is willing to follow Chairperson Turpin's lead.

Comm. Thomas thanked Mr. Sabo for outlining the changes and he would like to review the huge document for consideration and asked for a postponement on the decision until the next meeting.

Mr. Sabo indicated he could summarize and highlight the changes to ease the minds of the commissioners and also indicated the Building Department needs to move forward as discussed and decided by the in-house professionals.

Chairperson Turpin indicated the next meeting is January 4, 2012 and there is an urgency, it is ready for approval, but will seek to postpone for consideration by the commissioners.

Comm. Hudson commented based on representations made by Chairperson Turpin, he is in favor of approval; also Comm. Hudson feels it has not been dissected and there still may be unanswered questions, but is willing to approve the proposal at this time.

Comm. Thomas agrees the proposal needs to move forward, even though he just received the document and believes everything is in order, but want to read it close pending the approval. He also appreciates the trustees' judgments for the city and he wants to make certain the commission is approving items they want to approve. Economics have changed, but he is agreeing to move forward.

COMM. THOMAS MADE A MOTION FOR APPROVAL OF THE CITY OF PONTIAC ZONING ORDINANCE #944-72 AND ZONING MAP TO CONFORM TO THE CITY MASTER PLAN ADOPTED DECEMBER 3, 2008 AND SUPPORTED BY COMM. FEGLEY.

Comm. Hudson inquired if Mr. Sabo could do the ground work for review in the near future. Mr. Sabo agreed.

VOTE:           AYES:           Thomas, Fegley, Hudson, Turpin.  
                  NAYS:           None.  
                  ABSTAIN:       None.

Vote 4-0-0 for Approval of the Zoning Ordinance and Zoning Map.

NEW BUSINESS: Request to set Planning Commission meeting schedule for 2012. Meeting will be held 1<sup>st</sup> Wednesday of each month at 6:30 p.m.

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

UNFINISHED BUSINESS: None.

OTHER ITEMS: None.

PUBLIC COMMENTS: Charles Johnson commended the commissioners on having a mindset to move the city forward. Mr. Johnson indicated it was a pleasure to meet the commissioners and wished them a happy holiday.



Mr. Johnson commented he was not happy with the sale of the golf course because it was a valued piece of property in the City of Pontiac.

**COMMISSIONERS' COMMENTS:** Comm. Thomas commended Mr. Johnson for speaking up and expressing his thoughts while keeping the compass pointed north.

Chairperson Turpin wished everyone a happy holiday and echoed the comments made by Comm. Thomas. Transitions are being made along with positive directions and the community makes the city, so as commissioners we all have to be engaged to get the results we want.

**ADJOURNMENT:** 8:10 p.m.

