

**SPECIAL MEETING:** City of Pontiac Planning Commission Meeting Minutes on March 4, 2015; Pontiac City Hall, 47450 Woodward Avenue, Pontiac Michigan 48342

**COMMISSIONERS:** Chair Dayne Thomas  
Mayor Deirdre Waterman  
Ms. Hazel Cadd  
Ms. E. Ashley Fegley  
Ms. Lucy Payne  
Mr. Christopher Northcross  
Ms. Mona Parlove

**CHAIRMAN THOMAS CALLED THE MEETING TO ORDER AT 6:32 P.M.**

**Moment of Silence.**

**ROLL CALL:**

**PRESENT:** Comm. Payne, Comm. Northcross, Comm. Cadd, Comm. Parlove, Comm. Fegley, Mayor Waterman (arrived 6:37 p.m.), Chair Thomas.

**EXCUSED:** None.

**ABSENT:** None.

Mr. Sabo reported a quorum present.

**COMMUNICATIONS:** None.

**MINUTES FOR REVIEW:** February 4, 2015

COMM. CADD MADE A MOTION TO APPROVE THE MINUTES FROM FEBRUARY 4, 2015.

COMM. FEGLEY SUPPORTED.

**VOTE:** AYES: Cadd, Fegley, Northcross, Payne, Parlove, Mayor Waterman, Chair Thomas.

NAYS: None.

ABSTAIN: None.

Vote 7-0-0 motion carries.

**PUBLIC HEARINGS AND SITE PLAN REVIEWS:**

**5.1 PF-15-10 LOT SPLIT/COMBINATION**

**PROPERTY ADDRESS: 1651 E HIGHWOOD ST.**

**LOCATION:           PROPERTY IS LOCATED ON THE WEST SIDE OF E. HIGHWOOD ST. BETWEEN WALTON BLVD. AND W HIGHWOOD ST.**

**APPLICANT:       MAYBELLE PROPERTIES, LLC**

Presentation of facts given by Mr. Sabo.

David Goldberg, 32600 Stevenson Hwy, Sterling Heights, MI, stated when the property was transferred, it was not properly recorded. An upcoming sale is what brought the issue to light.

COMM. FEGLEY MADE A MOTION TO APPROVE THE PROPOSED LOT SPLIT REQUEST FOR PF-15-10, 1651 E. HIGHWOOD STREET SUBJECT TO THE FOLLOWING CONDITIONS:

1. PROVIDE AND RECORD ALL NECESSARY PUBLIC UTILITY AND PUBLIC ACCESS EASEMENTS.
2. COMPLIANCE WITH ALL THE APPLICABLE BUILDING CODE, FIRE CODE AND CITY OF PONTIAC BUSINESS LICENSING REQUIREMENTS.

COMM. PARLOVE SUPPORTED.

VOTE:

AYES:           Fegley, Parlove, Northcross, Payne, Cadd, Mayor Waterman, Chair Thomas.

NAYS:           None.

ABSTAIN:       None.

Vote 7-0-0 motion carries.

## **5.2   PF-15-11    SITE PLAN REVIEW**

**PROPERTY ADDRESS:   801 ORCHARD LAKE RD.**

**LOCATION:           PROPERTY IS LOCATED ON THE SOUTH SIDE OF ORCHARD LAKE RD. BETWEEN BERWICK BLVD. AND VOORHEIS ST.**

**APPLICANT:       DENNIS CASSAR**

Presentation of facts presented by Mr. Sabo.

Dennis Cassar, 2388 Renfrew, Sylvan Lake, MI stated that Mr. Sabo gave a thorough presentation. The petitioner stated the cold storage would be used for his personal storage of boats and vehicles. It is currently being used as an office. He also stated it is his intention to provide screening to the rear of the building with greenery as the trail is parallel from the building. The petitioner also stated that because this facility will be used for personal use, he



**LOCATION:                   PROPERTY IS LOCATED ON THE NORTHEAST CORNER OF  
BALDWIN AVE. AND E SHEFFIELD AVE.**

**APPLICANT:               LOPEZ LOMELI GORARDO DEJESUS**

Presentation of facts given by Mr. Bowdell.

Lopez Dejesus, 22223 Beech Daly Rd, Brownstown, MI, leasee of said property and Stewart Webb, 1390 Baldwin Ave, Pontiac, MI, owner of said property stated the sign is an asset to the building and the leasee needs to utilize the sign for his business. The sign was grandfathered in with the purchase of the building and the owner is willing to have a sign company come out and assess the sign and fix it up. There are no structural changes proposed.

Mr. Bowdell stated should the sign be removed and re-installed, the petitioner would have to go before the ZBA but to put a face on the sign, the petitioner will not have to come before the commission again for a sign permit approval.

The building will be used as an automobile service for tire sales and installation only.

CHAIR THOMAS DECLARED PUBLIC HEARING OPEN.

None.

CHAIR THOMAS DECLARED PUBLIC HEARING CLOSED.

COMM. FEGLEY MADE A MOTION TO APPROVE THE PROPOSED SITE PLAN AND EXCEPTION PERMIT (PF-15-12), FOR AN *AUTOMOBILE SERVICE (COMMERCIAL)* FACILITY, AS THE PROPOSED USE APPEARS TO MEET THE STANDARDS FROM SECTION 6.303 AND 2.509 OF THE ZONING ORDINANCE. WITH A MODIFICATION TO PERMIT ELEVEN (11) EVERGREEN TREES INSTEAD OF THREE (3) DECIDUOUS TREES ABUTTING THE PUBLIC ALLEY; SUBJECT TO THE FOLLOWING CONDITIONS:

1. COMPLIANCE WITH SECTION 4.305 *PARKING LOT LAYOUT AND DESIGN STANDARDS* (MANEUVERING LANE SIZE AND BARRIER FREE SPACE); OR OBTAIN A VARIANCE FROM THE ZONING BOARD OF APPEALS.
2. FIXING DETERIORATED/ABANDONED SIGN.
3. COMPLIANCE WITH SECTION 4.406 *PARKING LOT LANDSCAPING REQUIREMENTS* (2 DECIDUOUS TREES REQUIRED).
4. COMPLIANCE WITH CITY OF PONTIAC BUSINESS LICENSE REQUIREMENTS<sup>5</sup> AND THE DEPARTMENT REQUIREMENTS DESCRIBED IN THE REPORT.

COMM. PARLOVE SUPPORTED.

VOTE:

AYES: Fegley, Parlove, Chair Thomas, Mayor Waterman, Cadd, Payne,  
Northcross.  
NAYS: None.  
ABSTAIN: None.

Vote 7-0-0 motion carries.

**5.4 PF-15-08 (PUBLIC HEARING) SITE PLAN REVIEW/SPECIAL EXCEPTION PERMIT**

**ADDRESS: 1324 BALDWIN AVE.**

**LOCATION: PROPERTY IS LOCATED ON THE NORTHEAST CORNER OF BALDWIN AVE. AND E HOPKINS AVE.**

**APPLICANT: JARROD THRASH**

Presentation of facts presented by Mr. Bowdell.

The applicant, Jarrod Thrash, 11 E. Hawkins, Pontiac, MI stated the presentation given was thorough and had no additions. He stated because of space constraints, the dumpster would have to be located in the back of the building but also inquired whether he could utilize a dumpster on wheels and roll it into the building when the business closes at night. The petitioner stated he is in agreement to the recommendations. The business services the general public and local dealerships.

**CHAIRMAN THOMAS DECLARED PUBLIC HEARING OPEN.**

Pastor Johnny Clemens, 1378 Baldwin Ave, Pontiac, MI states he is the pastor of the church that is located next to the business. He knows the petitioner as an upstanding individual and when the petitioner asked him if he could utilize part of the church parking lot, the Pastor agreed as a good neighbor with the stipulation of no overnight parking and selling of items or cars. He states that the petitioner's patrons are not as upstanding as the petitioner as they leave trash and fluids in the parking lot. The Pastor allows the petitioner 6 spaces to park.

Patrick Tippon, 25 E. Hopkins, Pontiac, MI states that the excess parking out onto Princeton has cars stationary for nearly a month. The police have been called on cars that were not tagged. The neighbors agree that the overflow of parking should not come on the street. He states that customers will double park in no stopping or standing areas and go into the business. He states there is inadequate parking.

Charles Wheeler, 18 E. Hopkins, Pontiac, MI has the house located behind the business and states there is a big overflow of cars and if the petitioner can correct this problem then he has issues with the business. In the past there has been a lot of confrontation between patrons at the establishment. He is concerned with the hours of operation and would like the business to be considerate of residents regarding noise.

CHAIRMAN THOMAS DECLARED PUBLIC HEARING CLOSED.

The petitioner stated that there are individuals that would park in the church parking lot that were not patrons to his establishment and has made efforts to clear the lot when he is aware of those instances. He states that the house that is located next to the building is his primary residence and cars located in the drive are his personal cars. He stated that some of the overflow of cars comes from the other business next to his, RUSH but will do his best to alleviate the parking problem and inform his patrons not to park on the street. The petitioner stated the business was closed by the city because when he first purchased the building, he was unaware of the necessary permits and that it was all a learning process for him. Used oil is disposed of by an outside company.

COMM. FEGLEY MADE A MOTION TO APPROVE THE PROPOSED SITE PLAN AND SPECIAL EXCEPTION PERMIT (PF-15-13) FOR AN AUTOMOBILE SERVICE (COMMERCIAL) FACILITY, AS THE PROPOSED USE APPEARS TO MEET THE STANDARDS FROM SECTION 6.303 AND 2.509 OF THE ZONING ORDINANCE; SUBJECT TO THE FOLLOWING CONDITIONS:

1. COMPLIANCE WITH SECTION 4.404 OF THE ZONING ORDINANCE OR GRANT MODIFICATION FOR REQUIRED MINIMUM SITE LANDSCAPING REQUIREMENTS.
2. COMPLIANCE WITH SECTION 4.406 OF THE ZONING ORDINANCE PARKING LOT LANDSCAPING REQUIREMENTS OR GRANT MODIFICATIONS.
3. COMPLIANCE WITH SECTION 4.407 OF THE ZONING ORDINANCE STREET FRONTAGE LANDSCAPING REQUIREMENTS OR GRANT MODIFICATION.
4. COMPLIANCE WITH 2.405 (B)(5) FOR DUMPSTER ENCLOSURE LOCATION. THE DUMPSTER SHALL BE CONSTRUCTED BEHIND THE BUILDING NEXT TO HOPKINS AVE.
5. COMPLIANCE WITH SECTION 4.305 OF THE ZONING ORDINANCE PARKING LOT LAYOUT AND DESIGN STANDARDS (SPACE SIZE, MANEUVERING LAND, SINGLE STRIPING, BARRIER FREE SPACE AND SIZE REQUIREMENTS) OR OBTAIN A VARIANCE FROM THE ZONING BOARD OF APPEALS, WITH A MINIMUM OF 5 PARKING SPACES.
6. THERE SHALL BE NO CUSTOMER PARKING ON HOPKINS AVE.
7. APPLICANT SHALL NOTIFY CUSTOMERS ON SIGNS ON THE BUILDING WITH NO PARKING ON HOPKINS.
8. COMPLIANCE WITH ALL DEPARTMENT CONDITIONS DESCRIBED IN THE REPORT.
9. COMPLIANCE WITH ALL CITY OF PONTIAC BUSINESS LICENSING REQUIREMENT.
10. LIMIT HOURS OF OPERATION MONDAY-FRIDAY 8:00A.M.-7:00P.M. AND SATURDAY 9:00A.M.-5:00P.M. AND NO WORK SHALL BE DONE ON SUNDAY.

MAYOR WATERMAN SUPPORTED.

VOTE: AYES: Fegley, Mayor Waterman, Northcross, Parlove, Cadd, Payne,  
Chair Thomas.  
NAYS: None.  
ABSTAIN: None.

Vote 7-0-0 motion passes.

**5.5 PF-15-14 (PUBLIC HEARING) ZONING MAP AMENDMENT C-1 TO C-3**

**ADDRESS: 660 W HURON ST.**

**LOCATION: PROPERTY IS LOCATED ON THE NORTHEAST CORNER OF  
W HURON ST. AND MONROE ST.**

**APPLICANT: PONTIAC AUTO SALES INC.**

Presentation of facts presented by Mr. Sabo.

The petitioner Joe Tremell 660 W. Huron St. Pontiac, MI added that there is not a lot of room for landscaping as people cut through his parking lot to the businesses next to him and any landscaping would be destroyed. He also stated there is a dumpster already located in the back with a gated area that was previously there since acquiring the building. All cars will be sold online but service of the cars will be performed at the establishment. Petitioner states he is willing to accommodate to the recommendations. The hours of operation will be Monday-Friday 9:00a.m.-6:00p.m. and Saturday 10:00a.m.-4:00p.m. The petitioner states that the business will only be selling 2006 models and up with prices ranging from \$5k-\$15k. All oil will be disposed of by an outside company.

**CHAIR THOMAS DECLARED PUBLIC HEARING OPEN.**

Samuel Scott, 204 Fiero Ave, has known the petitioner for 15 years. He states when the petitioner was forced out of business with his previous building on Martin Luther King Blvd. and Auburn, the petitioner still vowed to do business in Pontiac because of his passion for the city. He states the petitioner was the first mechanic to do pro bono work in the community and is the first honest mechanic he has encountered. He asks the commission to approve the proposed plan.

Charles Binker, 145 Barrera, Bloomfield Hills, MI has known the petitioner for quite some time and states he is an asset to the community and helps the people of the community as much as he can. He is here on behalf of the petitioner and hopes that the city will grant his dealer license back.

**CHAIR THOMAS DECLARED PUBLIC HEARING CLOSED.**

COMM. FEGLEY MADE A MOTION TO APPROVE THE PROPOSED ZONING REQUEST FOR PF-15-14 (ZMA 15-14), 660 W. HURON FROM C-1 LOCAL BUSINESS DISTRICT TO C-3 CORRIDOR COMMERCIAL DISTRICT AND TO RECOMMEND APPROVAL TO THE MAYOR AND CITY COUNCIL AND SUBJECT TO THE FOLLOWING CONDITIONS:

1. FINAL APPROVAL OF A ZONING MAP AMENDMENT BY CITY COUNCIL AT A FUTURE DATE.
2. REZONING TIED TO SPECIFIC SITE PLAN AND SPECIAL EXCEPTION APPROVAL PF-15-15 FOR THE SUBJECT PROPERTY.

COMM. PARLOVE SUPPORTED.

VOTE: AYES: Fegley, Parlove, Payne, Cadd, Northcross, Mayor Waterman, Chair Thomas.  
NAYS: None.  
ABSTAIN: None.

Vote 7-0-0 motion passes.

#### **5.6 PF-15-15 (PUBLIC HEARING) SITE PLAN REVIEW/SPECIAL EXCEPTION PERMIT**

**ADDRESS: 660 W HURON ST.**

**LOCATION: PROPERTY IS LOCATED ON THE NORTHEAST CORNER OF W HURON ST. AND MONROE ST.**

**APPLICANT: PONTIAC AUTO SALES INC.**

Presentation of facts given by Mr. Sabo.

Refer to above comments.

COMM. FEGLEY MADE A MOTION TO APPROVE THE SPECIAL EXCEPTION PERMIT, SITE PLAN REVIEW FOR PF-15-15 PONTIAC AUTO SALES INC. SUBJECT TO THE FOLLOWING CONDITIONS LISTED:

1. IN ACCORDANCE WITH SECTION 4.413, PLANNING COMMISSION MODIFICATION OF SECTION 4.404 GENERAL SITE LANDSCAPING, REDUCE REQUIRED LANDSCAPE MATERIAL FROM 850 SF TO 200 SF.
2. COMPLIANCE WITH SECTION 4.305 STANDARDS FOR DOUBLE STRIPING.
3. COMPLIANCE WITH SECTION 2.514(B) DISPLAY SETBACK STANDARDS FOR DISPLAY AREA ALONG MONROE STREET, OR OBTAIN A VARIANCE FROM THE ZONING BOARD OF APPEALS.
4. IN ACCORDANCE WITH SECTION 4.413, PLANNING COMMISSION MODIFICATION OF SECTION 4.406 PARKING LOT RIGHT-OF-WAY



LANDSCAPING, REDUCE THE REQUIRED PARKING LOT R.O.W. BUFFER FROM 8 FEET TO 0 FEET.

5. COMPLIANCE WITH SECTION 4.407 STREET FRONTAGE TREES LANDSCAPING FOR 2 ADDITIONAL TREES.
6. COMPLIANCE WITH SECTION 4.408 SERVICE AREA SCREENING REQUIREMENTS FOR DUMPSTER ENCLOSURE SCREENING.
7. COMPLIANCE WITH ALL BUILDING CODE, FIRE CODE AND CITY OF PONTIAC BUSINESS LICENSING REQUIREMENTS.

MAYOR WATERMAN SUPPORTED.

VOTE:           AYES:           Fegley, Mayor Waterman, Parlove, Payne, Cadd, Northcross,  
                          Chair Thomas.  
                          NAYS:           None.  
                          ABSTAIN:      None.

Vote 7-0-0 motion passes.

**NEW BUSINESS:** Mayor Waterman stated the zoning ordinances need to be amended to adhere to the new Master Plan. The city has estimates for 3 cycles that need to be done at \$37k. The Master Plan revision is incomplete without redoing the zoning ordinances.

**UNFINISHED BUSINESS:** None.

**OTHER ITEMS:** 2015 Planning Department Annual Report.

COMM. FEGLEY MADE A MOTION TO APPROVE THE 2014 PLANNING YEAR END REPORT AND FORWARD IT THE MAYOR AND CITY COUNCIL.  
COMM. NORTHCROSS SUPPORTED.

VOTE:           Unanimous

Vote 7-0-0 motion carries.

**PUBLIC COMMENTS:** Chair Thomas stated the first consolidated Master Plan outreach meeting took place and was a huge success with a great turn out and feedback. This was a great way to bring the city together. Topics of discussion were the repurposing of decommissioned schools and the eradication of blight. Joe Robinson from the Treasurer's Office will go into districts and identify key spots to repurpose vacant land and can report back to the community. This is a collective step in bringing isolated districts together.

Mayor Waterman stated that because this body is an advisory committee to the Mayor on a volunteer basis and is not of an official capacity there is no need for adherence to the Open Meetings Act. The first meeting regarding the vacant land campaign will be held on March 9, 2015 at the Franklin Bed and Breakfast.

COMM. FEGLEY MOVED TO ADJOURNMENT. MAYOR WATERMAN SUPPPORTED.

VOTE:        AYES:        Unanimous.

**ADJOURNMENT:** 9:53 p.m.