

SPECIAL MEETING: City of Pontiac Planning Commission Meeting Minutes on December 3, 2014; 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, Mayor Waterman, Comm. Fegley, Comm. Parlove, Chair Thomas.

EXCUSED: Comm. Cadd.

ABSENT: None.

Mr. Sabo reported a quorum present.

COMMUNICATIONS: Mr. Sabo welcomed new Commissioner Mona Parlove to the Planning Commission.

MINUTES FOR REVIEW: November 5, 2014

COMM. NORTHCROSS MADE A MOTION TO APPROVE THE MINUTES FROM NOVEMBER 5, 2014.

COMM. PAYNE SUPPORTED.

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

NAYS: None.

ABSTAIN: None.

Vote 6-0-0 motion carries.

PUBLIC HEARINGS AND SITE PLAN REVIEWS:

5.1 PF-19-94 SITE PLAN REVIEW/SPECIAL EXCEPTION PERMIT (RETAIL SALES – UNLIMITED OUTDOOR)

PROPERTY ADDRESS: 592 CESAR E. CHAVEZ

**LOCATION: PROPERTY IS LOCATED ON THE NORTHEAST SIDE OF
CESAR E CHAVEZ AND GERDON**

APPLICANT: BERTI GJERGJI

Presentation of facts given by Mr. Bowdell.

Berti Gjergji, 1749 Herringview, West Bloomfield stated there is a lot of cosmetic work that needs to be done to the property. There is currently a four foot chain link fence in disrepair that surrounds three sides of the property. There is a six foot wooden fence that encloses the back of the property. Applicant plans to open by the middle of January with operating times of Monday-Friday 9:00 a.m. – 6:00 p.m. and Saturday 9:00 a.m. – 4:00 p.m. The applicant states that the light fixtures surrounding the property are all in operating condition but the plastic cap over the bulb will need to be replaced. The applicant assures the Board that any and all repairs that need to be done to the property will get fixed.

CHAIRMAN THOMAS DECLARED PUBLIC HEARING OPEN.

None.

CHAIRMAN THOMAS DECLARED PUBLIC HEARING CLOSED.

COMM. FEGLEY MADE A MOTION TO APPROVE THE PROPOSED SPECIAL EXCEPTION PERMIT AND SITE PLAN (PF-14-94) FOR *RETAIL SALES – UNLIMITED OUTDOOR* (AUTO SALES) WITH A MODIFICATION OF THE REQUIRED PARKING LOT LANDSCAPING ABUTTING A RIGHT-OF-WAY FROM 10 FEET TO 5 FEET; SUBJECT TO THE FOLLOWING CONDITIONS:

1. COMPLIANCE WITH SECTION 4.406 *PARKING LOT LANDSCAPING REQUIREMENTS* – FOUR DECIDUOUS TREES BETWEEN THE PARKING LOT AND THE PROPERTY LINE.
2. COMPLIANCE WITH SECTION 4.103 *FENCES OR WALLS* – MAXIMUM FENCE HEIGHT WITH EXISTING CHAINLINK FENCE ALONG CESAR E CHAVEZ REMOVED AND REPLACED WITH NEW AND ADHERE TO FENCE MAXIMUM HEIGHT.
3. COMPLIANCE WITH SECTION 4.407 *STREET FRONTAGE LANDSCAPING REQUIREMENTS* – LOW SHRUBBERY IN THE ROW ALONG GERDON AVE.
4. COMPLIANCE WITH SECTION 4.406(B) *PARKING LOTS ADJACENT TO RESIDENTIALLY ZONED AND USED LAND* – 10 FT. BUFFER AND 12 TREES REQUIRED.
5. ENSURE COMPLIANCE WITH SECTION 2.514 OF THE ZONING ORDINANCE FOR SETBACK STANDARDS FOR SALES OF VEHICLES AND SCREENING FROM RESIDENTIAL PROPERTIES.

- 6. COMPLIANCE WITH SECTION 4.305(F) *STRIPING REQUIREMENTS* – DOUBLE STRIPING REQUIRED.
 - 7. COMPLIANCE WITH SECTION 4.408 *SERVICE AREA SCREENING REQUIREMENTS* – DUMPSTER ENCLOSURE REQUIRED.
- COMM. NORTHCROSS SUPPORTED.

VOTE:

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

Vote 6-0-0 motion carries.

5.2 PF-14-90 SITE PLAN REVIEW (MINI DOME; SILVERDOME SITE)

PROPERTY ADDRESS: 1700 FEATHERSTONE (1200 FEATHERSTONE)

LOCATION: PROPERTY IS LOCATED ON THE SOUTHWEST CORNER OF OPDYKE RD. AND FEATHERSTONE.

APPLICANT: WINSTAR SPORT LLC

Presentation of facts given by Mr. Sabo.

The applicant, Tony Arfer, 7422 Silverleaf Lane, West Bloomfield, stated he will comply with all city requirements as he is always working with the city. The nature of his business is to provide facilities for sports such as soccer, lacrosse, and track and field. It is a seasonal business from November through to April, with an average of 6000-8000 kids visiting the facility.

COMM. FEGLEY MADE A MOTION TO APPROVE THE PROPOSED SITE PLAN REVIEW 1700 FEATHERSTONE (PF-14-90) WINSTAR SPORTS MINI-DOME SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. COMPLIANCE WITH BUILDING DEPARTMENT REQUIREMENTS TO FINALIZE AND CLOSE OUT OUTSTANDING BUILDING PERMITS FOR 1700 FEATHERSTONE.
- 2. COMPLIANCE WITH ALL APPLICABLE FIRE CODES.
- 3. COMPLIANCE WITH ALL CITY OF PONTIAC BUSINESS LICENSING REQUIREMENTS.

COMM. NORTHCROSS SUPPORTED.

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

Vote 6-0-0 motion carries.

5.3 PF-14-99 STREET VACATION REQUEST (HESS ST.)

ADDRESS: 121 BRANCH (HESS STREET)

LOCATION: THE PORTION OF HESS STREET BETWEEN HOWARD MCNEIL ST. AND GRANT ST.

APPLICANT: BRIAN DEVIRGILIO

Presentation of facts given by Mr. Sabo.

Chris Dodson, 121 Branch St. Pontiac, stated his primary concern was that he was not clear as to the cost of the hammerhead turnaround. These are significant costs to a project that is already over budget and the progression is already delayed with little projected income coming in.

CHAIR THOMAS DECLARED PUBLIC HEARING OPEN.

None.

CHAIR THOMAS DECLARED PUBLIC HEARING CLOSED.

COMM. FEGLEY MADE A MOTION TO APPROVE THE HESS STREET VACATION REQUEST APPLICATION FOR PF-14-99, 121 BRANCH STREET TENNIS FACILITY SUBJECT TO THE FOLLOWING CONDITIONS:

1. SUBMISSION OF A PROFESSIONAL SURVEY AND LEGAL DESCRIPTION FOR THE PROPOSED RIGHT-OF-WAY VACATION ALONG HESS STREET.
2. CONSTRUCTION OF A VEHICLE TURN-AROUND AT THE INTERSECTION OF GRANT STREET AND HESS STREET FOR EMERGENCY VEHICLES AND PUBLIC UTILITY VEHICLES, IN THE FUTURE IF DEEMED NECESSARY, WITHIN A THREE YEAR TIME FRAME BY DECEMBER, 2017.
3. RECORD AND PRESERVE ALL NECESSARY PUBLIC UTILITY EASEMENTS WITHIN THE FORMER RIGHT-OF-WAY ALONG HESS STREET.

COMM. NORTHCROSS SUPPORTED.

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

Vote 0-6-0 motion passes.

NEW BUSINESS: Mayor Waterman distributed handouts regarding upcoming events in Pontiac.

Comm. Northcross made mention of two Bills on the Legislative floor, House Bill 5205 and Senate Bill 910 which would basically lessen the standards of solid waste and wood power plants. This could potentially have a negative effect on Pontiac because of the Fiero Plant that is located in the city.

UNFINISHED BUSINESS: None.

OTHER ITEMS: None.

PUBLIC COMMENTS: HAPPY HOLIDAYS TO FELLOW COLLEAGUES!

COMM. FEGLEY MOVED TO ADJOURNMENT. COMM. PARLOVE SUPPPORTED.

VOTE: AYES: Unanimous.

ADJOURNMENT: 8:43 p.m.