

1 ZONING BOARD OF APPEALS MEETING: City of Pontiac Zoning  
2 Board of Appeals Meeting Minutes on Tuesday, October 18,  
3 2016; Pontiac City Hall, 47450 Woodward Avenue, Pontiac,  
4 Michigan 48342

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6 COMMISSIONERS: Chair Ahmad Taylor  
7 Carlos Bueno  
8 Sam Anderson  
9 Elcine Kirkendolph  
10 Joseph Sinclair  
11 Laurie Bishop  
12 Lucy Payne

13 FROM THE CITY: C. James Sabo, City Planner  
14 Derek Dowdell, Assistant City Planner

15 CHAIRMAN TAYLOR CALLED THE MEETING TO ORDER AT 6:59 P.M.

16 ROLL CALL:

17 PRESENT: Chair Taylor, Comm. Anderson, Comm. Bishop,  
18 Comm. Kirkendolph, Comm. Payne, Comm. Bueno,  
19 Comm. Sinclair

20 Mr. Sabo reported a quorum present.

21 COMMUNICATIONS: NONE

22 MINUTES FOR REVIEW: 8-16-16

23 COMM. SINCLAIR MADE A MOTION TO ACCEPT THE MINUTES

24 COMM. ANDERSON SECONDED

25 VOTE: AYES: Kirkendolph, Sinclair, Bueno  
Anderson, Taylor, Bishop, Payne

NAYS: None.

ABSTAIN: None.

Vote 7-0-0 motion carries.

OLD BUSINESS: NONE.

25

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1 NEW BUSINESS:

2 PUBLIC HEARING AND VARIANCE REQUEST:

3 ZBA-16-23

4 PROPERTY ADDRESS: 268 Perry Street

5 ZONE: R-2, Two-Family Dwelling District

6 LOCATION: Parcel # 14-29-281-002

7 APPLICANT: Lawrence Moon  
Rep: Dave Case

8

Presentation of facts given by Mr. Sabo.

9

Mr. Case, architect, introduced himself as working with the  
10 Moon family and has for 30 years. He also indicated that  
the family was spending a considerable amount of money  
11 having personnel trying to keep people from parking in the  
no parking zones in the area and that there is a great need  
12 for extra parking during funerals.

13 CHAIR TAYLOR OPENED PUBLIC COMMENT.

14 Cliff Seiber from Grace Centers of Hope, Pontiac, MI,  
indicated that the Moon Funeral Home has attempted to keep  
15 people from parking on a one-way street in the area because  
the street is so narrow, it prevents residents from pulling  
16 into their driveway and that most of the funeral attendees  
have to park across four lanes of heavy traffic on Perry  
17 Street. Lastly, he indicated that he is strongly in support  
of granting this variance.

18

CHAIR TAYLOR CLOSED PUBLIC COMMENT.

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20 COMM. PAYNE VOICED CONCERN OVER SAFETY AND ASKED IF THE  
FUNERAL ATTENDEES COULD PARK ON SAME SIDE OF PERRY STREET IN  
THE TEAMSTERS' LOT.

21

Mr. Moon answered that the Teamsters will either block the  
22 entrance to their lot, or if not, when cars park there, they  
call the funeral home, asking that people move them.

23

24 COMM. BISHOP MOVED TO CONSIDER APPROVAL FOR THE USE VARIANCE  
REQUEST FOR THE PARKING LOT EXPANSION AND A DIMENSIONAL  
FRONT SETBACK VARIANCE FOR ZBA-16-23 MOON FUNERAL HOME, 268  
25 NORTH PERRY, SUBJECT TO THE FOLLOWING CONDITIONS: 1,  
COMPLIANCE WITH ALL CITY OF PONTIAC BUSINESS LICENSING

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- 1 REQUIREMENTS. 3, THE APPLICANT SHALL SUBMIT FOR ENGINEERING  
PLAN REVIEW UNDER A SEPARATE APPLICATION
- 2  
3 COMM. BUENO SECONDED.
- 4 VOTE: AYES: Payne, Kirkendolph, Sinclair,  
Anderson, Taylor, Bishop, Bueno
- 5 NAYS: None.
- 6 ABSTAIN: None.
- 7 Vote 7-0-0 motion carries.
- 8 PUBLIC HEARING AND VARIANCE REQUEST:
- 9 ZBA-16-24
- 10 PROPERTY ADDRESS: 28 Newberry Street
- 11 ZONE: R-2, Two-Family and Terrace Family  
12 Dwelling District
- 13 LOCATION: Parcel # 14-18-429-025
- 14 APPLICANT: Aileen and Scott Haughton
- 15 Presentation of facts given by Mr. Dowdell:
- 16 Mr. Haughton, owner of the building, indicated it is  
17 registered with the City and one of the better-maintained  
buildings in the area. He also indicated that two buildings  
18 next door and several around the corner are four-units. He  
further stated that over fifty percent in the area are four  
19 units or greater and that the sale of this building to a  
veteran is hinged upon this variance.
- 20 CHAIR TAYLOR OPENED PUBLIC COMMENT.
- 21 Mr. Glen Brown, realtor from Livonia, working with the  
22 buyer, introduced himself. He indicated that, in order for  
the financing to go forward, the bank needs insurance that  
23 will rebuild the building if more than fifty percent is  
damaged.
- 24 CHAIR TAYLOR CLOSED PUBLIC COMMENT.
- 25 COMM. SINCLAIR INQUIRED IF THE BUILDING WAS REGISTERED AS A  
RENTAL.

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- 1 Mr. Haughton indicated that it was and has been registered  
2 as a four-unit for quite some time.
- 3 COMM. ANDERSON INQUIRED ABOUT INGRESS AND EGRESS TO THE  
4 UNITS.
- 5 Mr. Haughton pointed out locations and indicated that each  
6 unit has two.
- 7 COMM. ANDERSON INQUIRED IF THERE ARE A LOT OF BUILDINGS  
8 SIMILAR TO THESE IN THE AREA.
- 9 Mr. Dowdell indicated that there is a block that separates  
10 the two-family dwellings and the four-family ones.
- 11 COMM. BUENO INQUIRED IF THE BUILDING WAS ONCE A TWO-FAMILY.
- 12 Mr. Haughton affirmed that it was before the 1960's.
- 13 Mr. Dowdell indicated that the City still has it listed as a  
14 two-family.
- 15 COMM. PAYNE INQUIRED ABOUT THE PURCHASER'S PLAN FOR THE  
16 BUILDING.
- 17 Mr. Haughton indicated that his plan is to live in one and  
18 rent the others.
- 19 COMM. BUENO INQUIRED OF THE APPLICANT WHY THERE ARE FIVE  
20 METERS.
- 21 Mr. Haughton indicated that there is a separate electric  
22 meter for the common lights and one for the hot water which  
23 is included in the rent.
- 24 COMM. BUENO MOVED TO APPROVE A USE VARIANCE REQUEST FOR  
25 ZBA-16-24, 78 NEWBERRY STREET, TO ALLOW A FOUR-UNIT BUILDING  
IN THE R-2, TWO-FAMILY AND TERRACE FAMILY DWELLING DISTRICT  
AT 78 NEWBERRY SO THAT IF 50 PERCENT IS DAMAGED IT CAN BE  
REBUILT.
- 26 COMM. BISHOP KIRKENDOLPH.
- 27 VOTE: AYES: Payne, Kirkendolph, Sinclair,  
Anderson, Taylor, Bishop, Bueno
- 28 NAYS: None.
- 29 ABSTAIN: None.

STORM REPORTING  
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1 Vote 7-0-0 motion carries.

2 CHAIR TAYLOR OPENED AND CLOSED PUBLIC COMMENT.

3 ADJOURNMENT: 7:35 P.M.

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