

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

5
6 COMMISSIONERS: Chair Ahmad Taylor
7 Sam Anderson
8 Elcine Kirkendolph
9 Joseph Sinclair
10 Laurie Bishop
11 Lucy Payne

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

14 CHAIRMAN TAYLOR CALLED THE MEETING TO ORDER AT 5:35 P.M.

15 ROLL CALL:

16 PRESENT: Chair Taylor, Comm. Anderson, Comm. Sinclair,
17 Comm. Kirkendolph, Comm. Bishop.

18 ARRIVED LATE: Comm. Payne

19 EXCUSED: Comm. Bueno

20 Mr. Sabo reported a quorum present.

21 COMMUNICATIONS: None.

22 MINUTES FOR REVIEW: None.

23 COMM. ANDERSON SECONDED

24 OLD BUSINESS: None.

25 NEW BUSINESS:

PUBLIC HEARING AND VARIANCE REQUEST:

ZBA-16-11

PROPERTY ADDRESS: 293 S. Sanford Street

ZONE: R-1, One-Family Dwelling District

1 LOCATION: Parcel # 14-33-210-031

2 APPLICANT: West Construction Services
Rep: Joe Owens

3
4 Presentation of facts given by Mr. Sabo.

5 Mr. Joe Owens, for West Construction Services, 79 Oakland
6 Avenue, Pontiac, Michigan, introduced himself and indicated
7 that they are trying to build 12 more homes in Unity Park
8 for Community Housing Network and that the funding is based
9 on the lots currently and so without approvals, they may
10 lose the opportunity for funding.

11 CHAIR TAYLOR OPENED AND CLOSED THE PUBLIC HEARING.

12 COMM. ANDERSON ASKED ON BEHALF OF A SISTER TEASLY FROM HIS
13 CHURCH IF THE HOMES WERE GOING TO BE SOLD OR RENTED.

14 Mr. Owens answered they will be houses to rent.

15 Mr. Al Martin, Community Housing Network, 570 Kirts, Troy,
16 Michigan introduced himself and explained that the homes
17 will be rented for 15 years and then sold for a portion of
18 the balance of the mortgage, which will be way below market
19 value, which gives the people more incentive to take care of
20 the homes.

21 COMM. PAYNE ASKED WHAT THE VALUE OF THE HOMES ARE.

22 Mr. Martin answered \$65,000 to \$80,000.

23 COMM. PAYNE INQUIRED WHAT THE RENTAL AMOUNT IS.

24 Mr. Martin answered it could be anywhere from \$280 to \$850,
25 depending, as they base it on income and family and house
size.

26 COMM. PAYNE ASKED IF THE RENTAL AMOUNTS WOULD BE PART OF
27 PAYING OFF THE HOME.

28 Mr. Martin answered it would because the rent is paying the
29 mortgage, which is on all one mortgage and at the end the
30 people can buy for the amount of their portion of the
31 mortgage. He also indicated that this is Phase 3 of five
32 phases and that there will be, hopefully, 24 more homes
33 built in the next year and a half.

34 COMM. BISHOP MOVED TO APPROVE THE DIMENSIONAL VARIANCE
35 REQUEST FOR ZBA-16-11, 293 S. SANFORD FOR SECTION 2.304(b)

1 DIMENSION AND DESIGN STANDARDS TO REDUCE THE MINIMUM
2 REQUIRED LOT AREA; TO APPROVE THE DIMENSIONAL VARIANCE
3 REQUEST TO DECREASE THE REQUIRED MINIMUM LOT AREA FROM 7,200
4 SQUARE FEET TO 5,000 SQUARE FEET; A VARIANCE OF 2,200 SQUARE
5 FEET; AND REDUCE THE MINIMUM LOT WIDTH FROM 60 FEET TO 40
6 FEET; A VARIANCE OF 20 FEET; AS THE REQUEST APPEARS TO MEET
7 THE STANDARDS FOR PRACTICAL DIFFICULTY FROM SECTION 6.407 OF
8 THE ZONING ORDINANCE.

9 COMM. ANDERSON SECONDED.

10 VOTE: AYES: Payne, Kirkendolph, Sinclair,
11 Anderson, Taylor, Bishop

12 NAYS: None.

13 ABSTAIN: None.

14 Vote 6-0-0 motion carries.

15 PUBLIC HEARING AND VARIANCE REQUEST:

16 ZBA-16-12

17 PROPERTY ADDRESS: 152 S. Shirley Street

18 ZONE: R-1, One-Family Dwelling District

19 LOCATION: Parcel # 14-33-201-023

20 APPLICANT: West Construction Services
Rep: Joe Owens

21 Presentation of facts given by Mr. Sabo.

22 Mr. Joe Owens indicated that, just like before, they just
23 wanted their house to line up with the rest of the street,
24 otherwise, it would have been pushed back from all the
25 others.

26 CHAIR TAYLOR OPENED AND CLOSED THE PUBLIC HEARING.

27 COMM. SINCLAIR ASKED WHAT STYLE OF HOME IS GOING ON THE
28 PROPERTY.

29 Mr. Owens answered that it will be a 1,200 square foot ranch
30 and that there is a similar home on 80 Willard.

31 COMM. KIRKENDOLPH INQUIRED IF THE PROGRAM FOR THESE HOMES
32 IS OPEN TO ANYONE IN THE PUBLIC.

1 Mr. Martin answered affirmatively but indicated that there
2 is a large waiting list.

3 COMM. BISHOP MOVED TO APPROVE THE DIMENSIONAL VARIANCE
4 REQUEST FOR ZBA-16-12, 152 S. SHIRLEY FOR SECTION 2.304(b)
5 DIMENSION AND DESIGN STANDARDS TO REDUCE THE MINIMUM
6 REQUIRED FRONT YARD SETBACK FROM 25 TO 12.4 FEET; A VARIANCE
7 OF 12.6 FEET; AS THE REQUEST APPEARS TO MEET THE STANDARDS
8 FOR PRACTICAL DIFFICULTY FROM SECTION 6.407 OF THE ZONING
9 ORDINANCE.

10 COMM. ANDERSON SECONDED.

11 VOTE: AYES: Payne, Kirkendolph, Sinclair,
12 Anderson, Taylor, Bishop

13 NAYS: None.

14 ABSTAIN: None.

15 Vote 6-0-0 motion carries.

16 PUBLIC HEARING AND VARIANCE REQUEST:

17 ZBA-16-13

18 PROPERTY ADDRESS: 94 Wall Street

19 ZONE: R-1, One-Family Dwelling District

20 LOCATION: Parcel # 14-33-177-014

21 APPLICANT: West Construction Services
22 Rep: Joe Owens

23 Presentation of facts given by Mr. Sabo.

24 CHAIR TAYLOR OPENED AND CLOSED THE PUBLIC HEARING.

25 COMM. PAYNE INQUIRED IF MR. OWENS WAS OKAY WITH THE
RECOMMENDATION OF REDUCING THE MINIMUM REQUIRED LOT AREA.

Mr. Owens answered affirmatively.

COMM. SINCLAIR VOICED CONCERN THAT THEY WERE SACRIFICING
SAFETY OVER DESIGN BECAUSE OF TWO HOMES THAT HAD BURNED DOWN
AND INDICATED HE FEELS IT'S BECAUSE OF THEM BEING TOO CLOSE
TOGETHER. HE ALSO INDICATED THAT HE WAS CONTACTED BY
SEVERAL FROM THE COMMUNITY IN REGARDS TO THEM SITTING FOR AN

1 EXTENDED PERIOD OF TIME. HE ALSO HAD CRITICISMS OF THE WAY
2 THE HOMES WERE REPAIRED.

3 Mr. Sabo indicated to Comm. Sinclair that, even if the lots
4 were bigger, the setbacks are the same.

5 COMM. BISHOP MOVED TO APPROVE THE DIMENSIONAL VARIANCE
6 REQUEST FOR ZBA-16-13, 94 WALL STREET FOR SECTION 2.304(b)
7 DIMENSION AND DESIGN STANDARDS TO REDUCE THE MINIMUM
8 REQUIRED LOT AREA; TO APPROVE THE DIMENSIONAL VARIANCE
9 REQUEST TO DECREASE THE REQUIRED MINIMUM LOT AREA FROM 7,200
10 SQUARE FEET TO 5,300 SQUARE FEET; A VARIANCE OF 1,900 SQUARE
11 FEET; AND REDUCE THE MINIMUM LOT WIDTH FROM 60 FEET TO 40
12 FEET; A VARIANCE OF 20 FEET; AS THE REQUEST APPEARS TO MEET
13 THE STANDARDS FOR PRACTICAL DIFFICULTY FROM SECTION 6.407 OF
14 THE ZONING ORDINANCE.

15 COMM. ANDERSON SECONDED.

16 VOTE: AYES: Payne, Kirkendolph, Sinclair,
17 Anderson, Taylor, Bishop

18 NAYS: None.

19 ABSTAIN: None.

20 Vote 6-0-0 motion carries.

21 PUBLIC HEARING AND VARIANCE REQUEST:

22 ZBA-16-14

23 PROPERTY ADDRESS: 214 Willard Street

24 ZONE: R-1, One-Family Dwelling District

25 LOCATION: Parcel # 14-33-208-040

APPLICANT: West Construction Services
Rep: Joe Owens

26 Presentation of facts given by Mr. Sabo.

27 CHAIR TAYLOR OPENED AND CLOSED THE PUBLIC HEARING.

28 COMM. ANDERSON MOVED TO APPROVE THE DIMENSIONAL VARIANCE
29 REQUEST FOR ZBA-16-14, 214 WILLARD FOR SECTION 2.304(b)
30 DIMENSION AND DESIGN STANDARDS TO REDUCE THE MINIMUM
31 REQUIRED LOT AREA; TO APPROVE THE DIMENSIONAL VARIANCE
32 REQUEST TO DECREASE THE REQUIRED MINIMUM LOT AREA FROM 7,200

1 SQUARE FEET TO 5,412 SQUARE FEET; A VARIANCE OF 1,788 SQUARE
2 FEET; AND REDUCE THE MINIMUM LOT WIDTH FROM 60 FEET TO 40
3 FEET; A VARIANCE OF 20 FEET; AS THE REQUEST APPEARS TO MEET
4 THE STANDARDS FOR PRACTICAL DIFFICULTY FROM SECTION 6.407 OF
5 THE ZONING ORDINANCE.

6 COMM. BISHOP SECONDED.

7 VOTE: AYES: Payne, Kirkendolph, Anderson, Taylor, Bishop
8 NAYS: Sinclair.
9 ABSTAIN: None.

10 Vote 5-1-0 motion carries.

11 PUBLIC HEARING AND VARIANCE REQUEST:

12 ZBA-16-15

13 PROPERTY ADDRESS: 297 S. Jessie Street
14 ZONE: R-1, One-Family Dwelling District
15 LOCATION: Parcel # 14-33-178-001
16 APPLICANT: West Construction Services
17 Rep: Joe Owens

18 Presentation of facts given by Mr. Sabo.

19 CHAIR TAYLOR OPENED AND CLOSED THE PUBLIC HEARING.

20 COMM. ANDERSON MOVED TO APPROVE THE DIMENSIONAL VARIANCE
21 REQUEST FOR ZBA-16-15, 297 S. JESSIE STREET FOR SECTION
22 2.304(b) DIMENSION AND DESIGN STANDARDS TO REDUCE THE
23 MINIMUM REQUIRED LOT AREA; TO APPROVE THE DIMENSIONAL
24 VARIANCE REQUEST TO DECREASE THE REQUIRED MINIMUM LOT AREA
25 FROM 4,800 SQUARE FEET TO 4,640 SQUARE FEET; A VARIANCE OF
160 SQUARE FEET, BASED ON THE STANDARDS IN SECTION 6.506
(c); AS THE REQUEST APPEARS TO MEET THE STANDARDS FOR
PRACTICAL DIFFICULTY FROM SECTION 6.407 OF THE ZONING
ORDINANCE.

26 COMM. KIRKENDOLPH SECONDED.

27 VOTE: AYES: Payne, Kirkendolph, Anderson, Taylor, Bishop
28 NAYS: Sinclair.

1 ABSTAIN: None.

2 Vote 5-1-0 motion carries.

3 PUBLIC HEARING AND VARIANCE REQUEST:

4 ZBA-16-16

5 PROPERTY ADDRESS: 212 Willard Street

6 ZONE: R-1, One-Family Dwelling District

7 LOCATION: Parcel # 14-33-208-040

8 APPLICANT: West Construction Services
Rep: Joe Owens

9

10 Presentation of facts given by Mr. Sabo.

11 CHAIR TAYLOR OPENED AND CLOSED THE PUBLIC HEARING.

12 COMM. KIRKENDOLPH INQUIRED IF THE HOMES THAT HAD THE FIRE
WERE HOMES OF WEST CONSTRUCTION.

13 Mr. Owens answered that they were Community Housing
Network's.

14

15 COMM. KIRKENDOLPH SUGGESTED THAT THE FIRE DEPARTMENT EDUCATE
RESIDENTS ON HOW TO PREVENT FUTURE FIRES.

16 COMM. ANDERSON INQUIRED THAT SHOULDN'T THESE HAVE COME TO
THE PLANNING COMMISSION FIRST.

17

18 Mr. Sabo responded that they did go through the Planning
Commission.

19 COMM. ANDERSON MOVED TO APPROVE THE DIMENSIONAL VARIANCE
REQUEST FOR ZBA-16-16, 212 WILLARD FOR SECTION 2.304(b)
20 DIMENSION AND DESIGN STANDARDS TO REDUCE THE MINIMUM
REQUIRED LOT AREA; TO APPROVE THE DIMENSIONAL VARIANCE
21 REQUEST TO DECREASE THE REQUIRED MINIMUM LOT AREA FROM 7,200
SQUARE FEET TO 5,412 SQUARE FEET; A VARIANCE OF 1,788 SQUARE
22 FEET; AND REDUCE THE MINIMUM LOT WIDTH FROM 60 FEET TO 40
FEET; A VARIANCE OF 20 FEET; AS THE REQUEST APPEARS TO MEET
23 THE STANDARDS FOR PRACTICAL DIFFICULTY FROM SECTION 6.407 OF
THE ZONING ORDINANCE.

24

25 COMM. KIRKENDOLPH SECONDED.

VOTE: AYES: Kirkendolph, Anderson, Taylor, Bishop

1 NAYS: Sinclair.
2 ABSTAIN: Payne.
3 Vote 4-1-1 motion carries.
4 PUBLIC HEARING AND VARIANCE REQUEST:
5 ZBA-16-17
6 PROPERTY ADDRESS: 314 Whittemore
7 ZONE: R-1, One-Family Dwelling District
8 LOCATION: Parcel # 14-33-206-022
9 APPLICANT: West Construction Services
10 Rep: Joe Owens
11 Presentation of facts given by Mr. Sabo.
12 CHAIR TAYLOR OPENED AND CLOSED PUBLIC HEARING.
13 COMM. ANDERSON MOVED TO APPROVE THE DIMENSIONAL VARIANCE
14 REQUEST FOR ZBA-16-17, 314 WHITTEMORE FOR SECTION 2.304(b)
15 DIMENSION AND DESIGN STANDARDS TO REDUCE THE MINIMUM
16 REQUIRED LOT AREA; TO APPROVE THE DIMENSIONAL VARIANCE
17 REQUEST TO DECREASE THE REQUIRED MINIMUM LOT AREA FROM 7,200
18 SQUARE FEET TO 4,790 SQUARE FEET; A VARIANCE OF 2,410 SQUARE
19 FEET; AND REDUCE THE MINIMUM LOT WIDTH FROM 60 FEET TO 33.5
20 FEET; A VARIANCE OF 26.5 FEET; AS THE REQUEST APPEARS TO
21 MEET THE STANDARDS FOR PRACTICAL DIFFICULTY FROM SECTION
22 6.407 OF THE ZONING ORDINANCE.
23 COMM. KIRKENDOLPH SECONDED.
24 VOTE: AYES: Payne, Kirkendolph,
25 Anderson, Taylor, Bishop
26 NAYS: Sinclair.
27 ABSTAIN: None.
28 Vote 5-1-0 motion carries.
29 PUBLIC HEARING AND VARIANCE REQUEST:
30 ZBA-16-18

1 PROPERTY ADDRESS: 220 Willard Street
2 ZONE: R-1, One-Family Dwelling District
3 LOCATION: Parcel # 14-33-208-006
4 APPLICANT: West Construction Services
Rep: Joe Owens
5
6 Presentation of facts given by Mr. Sabo.
7
8 CHAIR TAYLOR OPENED PUBLIC HEARING.
9
10 Ms. Joan Carter, a resident on the corner of Jessie and
11 Cottage Streets, indicated that they just built one of these
12 houses in the back of her pole barn and is concerned that if
13 the house catches on fire, what is going to happen to her
14 pole barn. She also indicated that she feels the homes are
15 too small and that she is against it.
16
17 CHAIR TAYLOR CLOSED PUBLIC HEARING.
18
19 COMM. BISHOP INQUIRED IF THIS WAS THE SMALLEST HOUSE ON
20 WILLARD STREET BEFORE THE BOARD.
21
22 Mr. Sabo answered affirmatively but indicated that it's 51
23 feet in width, which is wider than it used to be.
24
25 COMM. ANDERSON WANTED THE STAFF RECOMMENDATION CLARIFIED.
26
27 Mr. Sabo complied.
28
29 COMM. ANDERSON MOVED TO APPROVE THE DIMENSIONAL VARIANCE
30 REQUEST FOR ZBA-16-18, 220 WILLARD FOR SECTION 2.304(b)
31 DIMENSION AND DESIGN STANDARDS TO REDUCE THE MINIMUM
32 REQUIRED LOT AREA; TO APPROVE THE DIMENSIONAL VARIANCE
33 REQUEST TO DECREASE THE REQUIRED MINIMUM LOT AREA FROM 7,200
34 SQUARE FEET TO 4,740 SQUARE FEET; A VARIANCE OF 2,460 SQUARE
35 FEET; AND REDUCE THE MINIMUM LOT WIDTH FROM 60 FEET TO 51
36 FEET; A VARIANCE OF 9 FEET AND REDUCE THE MINIMUM REAR YARD
37 SETBACK FROM 30 FEET TO 29.3 FEET; A VARIANCE OF 0.7 FEET;
38 AS THE REQUEST APPEARS TO MEET THE STANDARDS FOR PRACTICAL
39 DIFFICULTY FROM SECTION 6.407 OF THE ZONING ORDINANCE.
40
41 COMM. BISHOP SECONDED.
42
43 VOTE: AYES: Anderson, Taylor, Bishop
44
45 NAYS: Payne, Kirkendolph, Sinclair.

1 ABSTAIN: None.

2 Vote 3-3-0 motion fails.

3 PUBLIC HEARING AND VARIANCE REQUEST:

4 ZBA-16-19

5 PROPERTY ADDRESS: 216 Willard Street

6 ZONE: R-1, One-Family Dwelling District

7 LOCATION: Parcel # 14-33-208-005

8 APPLICANT: West Construction Services

9 Rep: Joe Owens

10 Presentation of facts given by Mr. Sabo.

11 MS. BISHOP ASKED MR. SABO THAT SINCE THEY TOOK 11 FEET FROM
12 THIS ONE TO THE PARCEL THE BOARD JUST DISCUSSED, WAS IT NOT
13 STILL 45 FEET WIDE.

14 Mr. Sabo answered that that is correct, it's wider, at 51
15 feet.

16 COMM. SINCLAIR INQUIRED IF THIS HOUSE HAD A GARAGE ON THE
17 SIDE.

18 Mr. Owens answered that it has a garage, as part of the
19 house with living space above it.

20 COMM. ANDERSON MOVED TO APPROVE THE DIMENSIONAL VARIANCE
21 REQUEST FOR ZBA-16-19, 216 WILLARD FOR SECTION 2.304(b)
22 DIMENSION AND DESIGN STANDARDS TO REDUCE THE MINIMUM
23 REQUIRED LOT AREA; TO APPROVE THE DIMENSIONAL VARIANCE
24 REQUEST TO DECREASE THE REQUIRED MINIMUM LOT AREA FROM 7,200
25 SQUARE FEET TO 6,732 SQUARE FEET; A VARIANCE OF 468 SQUARE
FEET; AND REDUCE THE MINIMUM LOT WIDTH FROM 60 FEET TO 51
FEET; A VARIANCE OF 9 FEET; AS THE REQUEST APPEARS TO MEET
THE STANDARDS FOR PRACTICAL DIFFICULTY FROM SECTION 6.407 OF
THE ZONING ORDINANCE.

26 COMM. KIRKENDOLPH SECONDED.

27 VOTE: AYES: Payne, Kirkendolph, Anderson, Taylor, Bishop

28 NAYS: Sinclair.

1 ABSTAIN: None.

2 Vote 5-1-0 motion carries.

3 PUBLIC HEARING AND VARIANCE REQUEST:

4 ZBA-16-20

5 PROPERTY ADDRESS: 31 Collingwood Street

6 ZONE: R-1, One-Family Dwelling District

7 LOCATION: Parcel # 14-33-207-019

8 APPLICANT: West Construction Services

9 Rep: Joe Owens

10 Presentation of facts given by Mr. Sabo and he read an
11 anonymous letter.

12 CHAIR TAYLOR OPENED AND CLOSED THE PUBLIC HEARING.

13 MS. BISHOP ASKED IF THIS WAS THREE PARCELS PUT TOGETHER

14 Mr. Sabo answered that it is three separate lots that they
split into two.

15 Councilman Randy Carter spoke on behalf of a gentleman that
16 he received a voicemail from, who, he states, probably has
one of the most beautiful pieces of property in the City,
17 and that he doesn't think he wants two renters next to him
and asked the Board to hold off on the last two homes.

18 Mr. Martin indicated that they paid extra for the special
19 meeting because they didn't want to wait, they are in a
crunch with the bank and want to start construction while it
20 is still summer.

21 COMM. BISHOP ASKED MR. MARTIN HOW IT AFFECTS HIM IF THE
BOARD WAITS ON THIS ONE.

22 Mr. Martin indicated that they can't start on any of the
houses until they can start on them all.

23 COMM. BISHOP INQUIRED THAT SINCE ONE WAS ALREADY

24 DISAPPROVED, DOES THAT MEAN THE WHOLE THING IS AT A
STANDSTILL.

25 Mr. Martin answered negatively and indicated that it just

1 means they have to get a different lot. He then indicated
2 that they are going to go back to the original plat and what
3 was approved, which it will just be a smaller lot with not
4 as nice of a house on it. He also indicated to the Board
5 that he would rather they vote no on something than to defer
6 because that just holds the whole thing up.

7 COMM. KIRKENDOLPH MADE A MOTION TO DENY THE VARIANCE
8 REQUEST.

9 COMM. ANDERSON SECONDED.

10 VOTE: AYES: Payne, Kirkendolph, Anderson, Sinclair,
11 Bishop
12 NAYS: Taylor.
13 ABSTAIN: None.

14 Vote 5-1-0 motion carries.

15 PUBLIC HEARING AND VARIANCE REQUEST:
16 ZBA-16-21
17 PROPERTY ADDRESS: 29 Collingwood Street
18 ZONE: R-1, One-Family Dwelling District
19 LOCATION: Parcel # 14-33-207-019
20 APPLICANT: West Construction Services
21 Rep: Joe Owens

22 Presentation of facts given by Mr. Sabo

23 Mr. Martin indicated that he wanted to point out, for the
24 record, that these two houses, again, do everything the
25 Board asked them to do, getting them farther away from each
other, putting them on bigger lots and their lots are way
deep and the backyards are huge.

CHAIR TAYLOR OPENED AND CLOSED THE PUBLIC HEARING.

COMM. BISHOP INQUIRED IF IT IS JUST ONE LOT TO BEGIN WITH.

Mr. Sabo answered that it is the same issue as the last
case, three lots they are proposing to put two homes on.

COMM. ANDERSON INQUIRED IF THESE ARE THE SAME LOTS THAT THE

1 HOMEOWNER WROTE IN ABOUT.

2 Mr. Dowdell answered affirmatively.

3 MR. ANDERSON INDICATED THAT HE WORKS FOR THE TAXPAYERS, HE
4 IS ALSO A TAXPAYER AND THAT THIS GENTLEMAN HAS A VERY NICE
5 HOME.

6 COMM. SINCLAIR MADE A MOTION TO DENY THE VARIANCE REQUEST.

7 COMM. PAYNE SECONDED.

8 VOTE AYES: Payne, Kirkendolph, Anderson, Sinclair,
9 Bishop

10 NAYS: Taylor.

11 ABSTAIN: None.

12 Vote 5-1-0 motion carries.

13 Mr. Martin wanted to address Comm. Anderson's taxpayer
14 comment, indicating that Community Housing Network is in the
15 top 12 of the most properties in the City that taxes are
16 being paid on.

17 Mr. Owens indicated that his only question is out of the
18 whole packet that we just went through, these are probably
19 the two best lots that they could have chosen and tried to
20 build on, so he doesn't understand how these could have
21 gotten disapproved where other ones where they were asking
22 for bigger variances were passed somewhat very easily.

23 COMM. KIRKENDOLPH INDICATED THAT THE BOARD WELCOMES
24 COMMUNITY HOUSING NETWORK AND COMMENDS THEM FOR THEIR WORK,
25 YET THE BOARD HAS TO LISTEN TO THE CITIZENS.

26 CHAIR TAYLOR INDICATED THAT UNITY PARK IS AN AWESOME
27 PROGRAM, WEST CONSTRUCTION IS AN AWESOME CORPORATION AND
28 THAT THE BOARD DEFINITELY APPRECIATES BOTH MEN AND THAT
29 UNFORTUNATELY THEY DIDN'T GET ALL 21 APPROVALS AND THAT
30 HOPEFULLY EVERYONE CAN MOVE FORWARD AND COME UP WITH
31 SOMETHING REASONABLE FOR OTHER PARCELS BECAUSE THE BOARD
32 DEFINITELY WANTS TO SEE COMMUNITY HOUSING NETWORK DO
33 EXCITING THINGS WITH THE COMMUNITY.

34 ADJOURNMENT: 7:14 p.m.

35

