

1 ZONING BOARD OF APPEALS MEETING: City of Pontiac Zoning
2 Board of Appeals Meeting Minutes on Tuesday, March 15, 2016;
3 Pontiac City Hall, 47450 Woodward Avenue, Pontiac, Michigan
4 48342

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

13 FROM THE CITY: Derek Dowdell and James Sabo, City Planner
14 and Jane Bias-DiSessa, Deputy Mayor

15 CHAIRMAN TAYLOR CALLED THE MEETING TO ORDER AT 7:02 P.M.

16 ROLL CALL:

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

20 Mr. Sabo reported a quorum present.

21 COMMUNICATIONS: NONE.

22 MINUTES FOR REVIEW: February 16, 2016

23 COMM. BUENO MADE A MOTION TO ACCEPT THE MINUTES

24 COMM. PAYNE SECONDED

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

NAYS: None

ABSTAIN: None

26 Vote 7-0-0 motion carries.

27 OLD BUSINESS: NONE.

28 NEW BUSINESS:

29 PUBLIC HEARING AND DIMENSIONAL VARIANCE REQUEST:

1 ZBA-16-04

2 PROPERTY ADDRESS: 71 W. Huron

3 ZONE: C-2, Downtown district

4 LOCATION: Sidwell # 14-29-412-001

5 APPLICANT: Signs by Crannie
Rep: Nicholas Gusick

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7 Presentation of facts given by Mr. Dowdell.

8 Mr. Nicholas Gusick, Project Manager, for Signs by Crannie,
9 4145 Market Place, Flint Township, Michigan 48507,
10 introduced himself and explained that they would be
11 replacing the faces on the sign and, as tenants move in, put
12 up an electronic message center.

13 CHAIR TAYLOR OPENED AND CLOSED PUBLIC COMMENT.

14 COMM. ANDERSON ASKED WHICH SIGN THEY'RE GOING TO INSTALL.

15 Mr. Gusick answered the one without the electronic message
16 center.

17 COMM. PAYNE INQUIRED IF THE COLOR WOULD BE BLUE.

18 Mr. Gusick indicated that they could change the color to
19 something more toned down.

20 COMM. PAYNE ASKED IF THEY WOULD BE LEAVING OUT THREE SPACES.

21 Mr. Gusick replied affirmatively.

22 COMM. BUENO ASKED IF IT WAS THE SIGN THAT THE HISTORIC
23 COMMISSION APPROVED.

24 Mr. Gusick answered affirmatively.

25 COMM. BISHOP MOVED TO APPROVE.

26 COMM. ANDERSON SECONDED.

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

28 NAYS: None

29 ABSTAIN: None

30 Vote 7-0-0 motion carries.

1 PUBLIC HEARING AND VARIANCE REQUEST:
2 ZBA-16-05
3 PROPERTY ADDRESS: 239 S. Jessie
4 ZONE: R-1, One-Family Dwelling District
5 LOCATION: Sidwell # 14-33-038-018
6 APPLICANT: Community Housing Network,
7 West Construction
Rep: Joe Owens
8 Presentation of facts given by Mr. Dowdell.
9 Mr. Joe Owens, for West Construction, 79 Oakland Avenue,
10 Pontiac, Michigan, stated that they're constructing the
building for Community Housing Network, that the sewer line
11 goes through the property and, to move it, would cost
\$30,000 and that the neighbor built a house even closer to
12 the street than what the current setbacks are.
13 CHAIR TAYLOR OPENED AND CLOSED PUBLIC COMMENT.
14 COMM. BUENO ASKED IF THE SEWER LINE WAS STILL ACTIVE.
15 Mr. Owens answered affirmatively.
16 COMM. PAYNE ASKED IF THE LOT TO THE SOUTH WAS A VACANT LOT.
17 Mr. Owens answered affirmatively.
18 COMM. PAYNE ASKED IF PURCHASING THAT LOT WOULD HELP.
19 Mr. Owens answered negatively.
20 COMM. PAYNE ASKED WHEN CONSTRUCTION WILL BEGIN.
21 Mr. Owens answered, if given a permit, tomorrow.
22 COMM. ANDERSON ASKED IF THERE WAS GOING TO BE A BASEMENT.
23 Mr. Owens indicated it would be a crawl space.
24 MR. SINCLAIR ASKED IF ANY OF THE PARTNERS OWN PROPERTY
SURROUNDING THE SITE.
25 Mr. Owens indicated that they do not.

1 COMM. BUENO MOVED TO APPROVE.

2 COMM. BISHOP SECONDED.

3 VOTE: AYES: Taylor, Bueno, Payne, Bishop, Kirkendolph,
Anderson

4 NAYS: Sinclair

ABSTAIN: None

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Vote 6-1-0 motion carries.

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CHAIR TAYLOR OPENED AND CLOSED PUBLIC COMMENT.

7

COMM. ANDERSON INDICATED TO THE DEPUTY MAYOR THAT PONTIAC
8 HAS BECOME LAX IN THEIR WATER AND SEWER STAKING AND THAT, IF
SOMEONE WERE TO HIT A LINE AND IT WASN'T STAKED, THE CITY
9 WOULD BE LIABLE.

10 Deputy Mayor Jane Bais-DiSessa indicated that she would look
into the matter and appreciates the concern.

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COMM. SINCLAIR MOVED TO ADJOURN.

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COMM. BUENO SUPPORTED.

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ADJOURNMENT: 7:31 p.m.

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