

CITY OF PONTIAC

PLANNING COMMISSION

WEDNESDAY, APRIL 5, 2017

6:30 P.M.

Meeting before the Planning Commission, at
47450 Woodward Avenue, 2nd Floor, Council Chambers,
Pontiac, Michigan 48342.

BOARD COMMISSIONERS:

Dayne Thomas, Chairman
Ashley Fegley, Vice Chair
Mayor Deirdre Waterman, Commissioner
Mona Parlove, Commissioner
Christopher Northcross, Commissioner
Lucy Payne, Commissioner
Hazel Cadd, Commissioner

CITY OFFICIALS PRESENT:

C. James Sabo, City Planner
Jane Bais-DiSessa, Deputy Mayor

MEMBERS OF THE PUBLIC ADDRESSING THE PLANNING COMMISSION:

(None.)

MINUTES RECORDED BY:

Quentina R. Snowden, (CSR-5519)
Certified Shorthand Reporter

1. CALL TO ORDER:

Chairman Thomas called meeting to order at
6:38 p.m.

2. ROLL CALL:

PRESENT: Dayne Thomas, Chairman
Ashley Fegley, Vice Chair
Mayor Deirdre Waterman, Commissioner
Mona Parlove, Commissioner
Christopher Northcross, Commissioner

ABSENT: Lucy Payne, Commissioner

EXCUSED: Hazel Cadd, Commissioner

Mr. Sabo reported a quorum is present.

3. COMMUNICATIONS: (None.)

4. ADOPTION OF MINUTES: March 1, 2017

5. PUBLIC HEARINGS AND SITE PLAN REVIEWS:

5.1 PF-17-12 Lot Split Application for buildable
lots

Location: 190 Wall Street, Pontiac, Michigan

Applicant: Community Housing Network

(Presentation of facts given by Mr. Sabo.)

Chairman Thomas invited the Petitioner to address the
Planning Commission.

CJ Felton, Community Housing Network, 333
Auburn, Pontiac. The petitioner proceeded to
present to the Board a brief review of what they
propose. He indicated the lots are for Phase 4
of the Unity Park Rental Development, which will
include an additional 12 new homes. He stated
he anticipates they will break ground later this
next year.

Commissioner Northcross inquired as to whether the homes
were going to be leased.

Mr. Felton indicated they are long-term lease-
to-purchase homes. He explained that they will
remain affordable for 15 years, after which they

will have the option to purchase the home. If they don't wish to purchase, they can continue to stay as a renter until such time as they decide to terminate their lease.

He further explained there will be a total of 66 homes in the first four phases.

Commissioner Northcross inquired as to the homes across the street, and whether Community Network was involved in that project.

Mr. Felton answered affirmatively.

Commissioner Northcross inquired as to the lot sizes.

Mr. Felton indicated that he does not believe they were ever before the ZBA on those lots, indicating further that the lots are at least 40 feet.

Commissioner Northcross indicated it's always good to see new housing coming into Pontiac.

Mayor Waterman stated this project seems as if it is a pretty straightforward project. She indicated that the other phases have been very transformational for that neighborhood.

Commissioner Parlove thanked the Petitioner for the hard work and improving the community.

Vice Chair Fegley had no questions for the Petitioner.

Chairman Thomas inquired as to the 15-year lease-to-purchase and how the Petitioner settled on that length of time.

Mr. Felton indicated that it is required by the funding mechanism that is allowing them to build these homes. He indicated this is a low-income housing tax credit program, and that requires that the lessors stay in an affordable rental phase for 15 years.

He further indicated that advocates of the lease-to-purchase program have advised them that the best way to describe this program to people is if you were taking out a 15-year mortgage. He indicated it's unknown what the sales price will be on these homes,

but that they're going to be highly affordable for whoever owns them. He indicated they may be able to get a 15-year mortgage at that point.

Motion was made by Commissioner Parlove to approve the proposed lot split request for PF-17-12, 190 Wall Street, Community Network Services subject to the following conditions:

1. Provide and record all necessary public utility and public access easements.
2. Compliance with building code, fire code and water resource commissioner requirements for house construction.

Seconded by Mayor Waterman.

AYES: Thomas, Fegley, Waterman, Parlove,
Northcross.

NAYS: (None.)

ABSTAIN: (None.)

MOTION CARRIES 5-0-0

Comment was made by "Kyle" regarding the Lighthouse Guarded Community Development, and now it's time for CHN to take the baton. He indicated that neighborhood is definitely very stable and property values are going up.

6. NEW BUSINESS: (None.)

7. UNFINISHED BUSINESS: (None.)

8. OTHER ITEMS:

Mr. Sabo introduced Patrick Brzozowski, who is a Code Officer. They will be asking him to do some Planning functions as well.

Mr. Brzozowski indicated he very honored and grateful to be part of the team.

Chairman Thomas discussed the neighborhood empowerment funds. He further discussed the GM Honored Housing Neighborhood Association and the Steering Committee applied for three grants. He proceeded to speak of the historical significance of this neighborhood. He stated that part of the project is to re-plant 46 trees along Oliver Street and to take out 21 stumps in Oakland Park.

Mayor Waterman said this is a topic she wanted to speak on, as well, neighborhood empowerment fund projects.

Commissioner Parlove stated that the appreciation for housing in Pontiac is going up pretty dramatically. She stated she has been involved in several sales representing both the sellers and the buyers. She stated she is working on a transaction right now, which Flagstar Bank will be coming to the rescue on. She stated she cannot divulge too many particulars at this point, because it's confidential until it closes.

Commission Northcross thanked the members for allowing him to attend the review of site plans training which occurred last month. He stated it provided very good information.

9. PUBLIC COMMENTS:

Commissioner Northcross announced that on April 14th at Newman A&E Church they have a free event and play that starts at 7:00 p.m.

He also announced that on April 28th at 6:30 p.m., the Men's Club is hosting a night to remember.

Mayor Waterman announced that there is an agreement with the owners of the Silver Dome in terms of a date certain in which they will retain a demolition contractor, and by June 9th they will provide a date certain to start demolition of the facility. She stated this has been backed up with a consent judgment signed by the District Court.

She also discussed the two major litigation issues that were inherited from the emergency manager, which is still holding the City in receivership. One is the retiree health litigation, when the retirees lost their healthcare from the emergency manager who terminated that in 2012. She stated the City did sign a tentative settlement agreement. She stated all of the pensions are guaranteed, as well as the healthcare benefits restored.

Chairperson Thomas spoke of Lafayette Market.

Mayor Waterman spoke of Slows opening on April 10th.

10. ADJOURNMENT:

Commissioner Parlove made a motion for adjournment;
Commissioner Northcross seconded.

(All eyes to adjourn.)

ADJOURNMENT: 7:08 p.m.

Minutes certified by:



/s/ Quentina Rochelle Snowden, CSR-5519
QRS Court Reporting, LLC
800.308.0068