

CITY OF PONTIAC

PLANNING COMMISSION

WEDNESDAY, AUGUST 3, 2016

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  
Hazel Cadd, Commissioner  
Christopher Northcross, Commissioner  
Lucy Payne, Commissioner

CITY OFFICIALS PRESENT:

C. James Sabo, Professional Planner  
Derek Dowdell, Assistant Planner

MEMBERS OF THE PUBLIC ADDRESSING THE BOARD:

Jennifer Lucarelli  
Kristen Wiltfang  
Norm Cox  
John Secreto  
Joseph Knapp (for Mr. Habbo)  
Sarah Pauling

MINUTES RECORDED BY:

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

1. CALL TO ORDER:

Chairman Thomas called meeting to order at  
6:34 p.m.

2. ROLL CALL:

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

Mr. Sabo reported a quorum is present.

ARRIVED LATE: Hazel Cadd, Commissioner

3. COMMUNICATIONS:

Mr. Sabo reported there are none.

4. ADOPTION OF MINUTES: July 6, 2016

Motion by Mayor Waterman to adopt the minutes.  
Support by Commissioner Northcross

AYES: Thomas, Waterman, Fegley, Cadd,  
Northcross, Parlove, Payne  
NAYS: (None.)  
ABSTAIN: (None.)

MOTION CARRIES 7-0-0

5. NEW BUSINESS:

Pontiac Complete Streets Presentation presented by  
Jennifer Lucarelli, Kristen Wiltfang and Norm Cox.

Ms. Lucarelli explained that this program is to help  
promote and improve and make it safer for non-  
motorized transportation, and implement alternative  
transportation mechanisms throughout the City.

She further explained that grants have been received  
from the Centers for Disease Control and Prevention  
for the City to promote a variety of health  
initiatives, and as part of that funding included the

development of a non-motorized transportation plan.

Mr. Cox explained that this plan is also looking at people who drive, and looking at the safety of all the users on the roadways. He explained how this plan is developed to look at motorized/pedestrian accidents, as well as the health aspect of promoting physical activity by having safer roadways for cyclists and pedestrians to utilize.

Mr. Cox further explained various groups gathered to discuss the challenges in the City, which included mobility issues, sidewalk issues, snow issues, physical barriers, the Clinton River Trail surface, personal safety with stray dogs, overgrown vegetation, street lighting and traffic safety.

Mr. Cox explained the cost benefit analysis of implementing this plan.

Mr. Cox explained there would be 80 crosswalk improvements. They identified 5 miles of critical sidewalk gaps. He indicated they would improve and/or add 20 miles of shared use pathways and trails, 26 miles of neighborhood connector routes using local roadways and routing signage, adding 12 miles of bike lanes, including buffered bike lanes. He indicated some roadways/areas would have to wait until they were ready for a reconstruction project.

Mr. Cox explained all the funding sources that are available.

Ms. Lucarelli explained the upcoming sidewalk audit that they will provide to the City, and also touched on potential funding sources. She explained the bike rack initiative, as well.

Commissioner Parlove expressed her concern about the motorist/pedestrian accidents which happen near where she resides, and inquired if there is anything they can do to slow people down in areas like that.

Mr. Cox explained they have seen these crash patterns happen in a multitude of areas, and that they try to address those, if possible. He explained changing the character of roadways is the most important way of slowing speed.

Chairman Thomas applauded the group for their efforts, and indicated everyone needs to pull together to make this a reality.

Commissioner Northcross also applauded the group, indicating that they have captured all the important items, plus more, things he had never thought of. He indicated he's an avid cyclist. He indicated that the Planning Commission should task themselves to set a deadline, perhaps a month, for developing a work plan to make amendments to the Master Plan that incorporate these suggestions.

Mayor Waterman indicated this was an excellent report. She indicated the Planning Commission can immediately adopt and amend the Master Plan. She indicated when the 2014 Master Plan was amended, there were several components not completed, including the non-motorized plan.

Chairman Thomas inquired of Mr. Sabo if the Commission could take this to vote as a resolution this evening.

Mr. Sabo's recommendation was he would bring a resolution to the September meeting based on the information presented and it can be an official action item to the Master Plan.

6. PUBLIC HEARINGS AND SITE PLAN REVIEWS:

6.1 PF-16-53

(PUBLIC HEARING) SPECIAL EXCEPTION PERMIT, SITE PLAN REVIEW for Retail Sales (packaged alcoholic beverages) in the C-1 Local Business.

PARCEL NO: 14-17-179-004  
PROPERTY ADDRESS: 1249 Baldwin Avenue  
APPLICANT: Moran Foods, dba Sav-A-Lot

(Presentation of facts and recommendation given by Mr. Sabo.)

Chairman Thomas invited the Applicant to speak on this request.

John Secreto, 1249 Baldwin Road, Pontiac, Michigan indicated he had nothing further to add, change or

modify to the presentation.

Commissioner Northcross inquired as to why it is a special exception if it meets the requirements.

Mr. Sabo indicated because it requires Planning Commission approval for retail sales of packaged alcoholic beverages, indicating all liquor requests are special exceptions.

Commissioner Payne inquired how long the business has been at that location.

The applicant indicated it was a franchisee store up until July 14, 2016, when corporate took over the location, indicating the store has been there for 22 years.

Commissioner Payne inquired as to why they are just now applying for a liquor license.

The applicant indicated that most of the corporate stores have beer and wine, and he believes that's the reason.

Commissioner Payne expressed her concern over the number of liquor stores in the area now.

Vice Chair Fegley inquired if the store was being remodeled.

The applicant indicated it was remodeled for six weeks, but is now open and ready since July 14.

Chairman Thomas inquired of Mr. Sabo the exemption.

Mr. Sabo indicated they still have to meet the State requirements.

Chairman Thomas opened the public hearing. No one approached to speak on this matter.

Commissioner Parlove inquired of the applicant if he has any problem putting six trees in the right-of-way on Ypsilanti.

The applicant indicated he would do whatever they needed to do to be in accordance with this, he's for it.

Motion was made by Commissioner Parlove to approve the Special Exception Permit and Site Plan Review for Retail Sales (packaged alcoholic beverages) PF-16-53 Moran Foods, Sav-A-Lot as it meets the Section 2.515(c) exemption standards for retail sales of alcoholic beverages and; the approval standards from Section 6.303 of the Zoning Ordinance, subject to the following conditions:

1. Compliance with all Pontiac Business Licensing requirements and compliance with the building code standards for any proposed interior construction.
2. Compliance with Section 4.407 standards for street trees at the right-of-way.

Seconded by Mayor Waterman.

AYES: Thomas, Waterman, Fegley, Cadd,  
Northcross, Parlove  
NAYS: Payne  
ABSTAIN: (None.)

MOTION CARRIES 6-1-0

6.2 PF-16-70  
LOT SPLIT  
PARCEL NO: 14-22-104-032  
PROPERTY ADDRESS: 1220 N. Perry  
APPLICANT: Habbo Five, LLC

(Presentation of facts and recommendation given by Mr. Dowdell.)

Chairman Thomas invited the Applicant to speak on this request.

Mr. Joseph Knapp (ph) is representing the Applicant, Mr. Habbo, 1220 N. Perry, Pontiac, Michigan. Mr. Knapp indicated they would like to do something with the second lot or possibly sell the property instead of just having it sit flat as it is.

Commissioner Parlove indicated the front of the building is very handsome and appreciates how they used brick and chose to use the address numbers on concrete, as they are very appealing. She indicated the paint on the sides of

the building looks like it is peeling, and asked if the Applicant plans on doing any work to the building.

Mr. Habbo responded affirmatively.

Commissioner Payne asked for clarification on how many lots there are and what the plan is.

Mr. Dowdell explained they would be splitting two lots, making one lot into two lots.

Commissioner Payne inquired as to the future plans for the lots.

Mr. Knapp indicated they have no concrete plans in mind as of right now, but eventually.

Chairperson Thomas indicated this is not a public hearing.

Commissioner Parlove made a motion to approve the lot split for PF-16-70; 1220 N. Perry (Sidwell # 14-22-104-032), parcels A and B.

Seconded by Commissioner Cadd.

AYES: Thomas, Waterman, Fegley, Cadd,  
Northcross, Parlove  
NAYS: (None.)  
ABSTAIN: Payne.

MOTION CARRIES 6-0-1

7. OLD BUSINESS: (None.)

8. OTHER ITEMS:

Chairperson Thomas discussed the memo from Mr. Sabo with regard to a special meeting regarding 500 S. Boulevard, Pontiac, Michigan. An agreement was made, setting the special meeting for Tuesday, August 30, at 6 p.m.

Chairperson Thomas also inquired of Mr. Sabo the Master Plan amendment they received from the City of Auburn Hills.

Mr. Sabo indicated no action was needed by the Planning Commission in this regard.

Chairperson Thomas indicated that a committee was formed to revitalize GM modern housing. He announced the meeting will be on Wednesday, August 10, 2016 from 3:30 to 5:00 p.m.

Commissioner Payne announced the One Stop Ready First Shop will be September 28th at the County Building.

Commissioner Northcross announced the Woodward Estates Neighborhood Association meeting on August 6th, Saturday, 11 a.m. to 3 p.m.

Mayor Waterman indicated she had two announcements. One is regarding the neighborhood projects, and that funds were utilized for three different projects last year, indicating there are still funds available for further projects throughout the City.

She further mentioned that there was a successful press conference regarding the Dream Cruise. She highlighted some of the planned upcoming activities and events.

Commissioner Parlove indicated that in three minutes, all 300 slots for the drag race were filled up; and before the site went live, there were 25,000 people that were discussing interest in the event.

She further indicated Jill Robinson from the County is organizing a picnic, the first garden party under the masthead of Growing Pontiac, on August 27 from 3 to 5 p.m. to be held at 61 S. Francis Street, Pontiac.

9. PUBLIC COMMENTS:

Ms. Sarah Pauling, a resident of the Village of Oakland Woods indicated she is in support of the walk/bike program and elated that this program is going forward, because there are no sidewalks on Opdyke, and in order to get to the businesses, they have to cross Opdyke to the Auburn Hills' side to get to the sidewalk, and many residents will not cross Opdyke.

Commissioner Northcross mentioned the passage of two important millages in Pontiac, and thanked the residents for passing these millages.



Commissioner Cadd indicated in District 3 they have been trying to get the grass mowed for a very long time. She noticed it was mowed and thanked those responsible for doing so.

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

10. ADJOURNMENT: 8:02 p.m.

Minutes certified by:



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

