



Annual Report

2014

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City of Pontiac
Department of Building Safety & Planning

City of Pontiac, Michigan

Deirdre Waterman, Mayor

City Council

Patrice Waterman, District 1 (Council President)
Mary E. Pietila, District 3 (Pro Tem)
Don Woodward, District 2
Randy Carter, District 4
Mark Holland Sr., District 5
Doris Taylor Burks, District 6
Kermit Williams, District 7

Zoning Board of Appeals

Lee Todd, Chairperson
Ahmad Taylor, Vice-Chairperson
Carlos Bueno, Member
Sam Anderson, Member
Elcine Kirkendolph, Member
Joseph Sinclair, Member
William Carrington (alternate)

Historic District Commission

Rick David, Chairperson
Robert Karazim, Vice-Chairperson
Kathalee James, Secretary/Member
Kenneth Burch, Member
Kathie Henk, Member
Tameka M Ramsey, Member
Linda Porter, Member

Planning Commission

Dayne Thomas, Chairperson
E. Ashley Fegley, Vice-Chairperson
Mayor Deirdre Waterman, Member
Hazel Cadd, Member
Lucy R Payne, Member
Christopher Northcross, Member
Mona Parlove, Member

Department of Building Safety & Planning

Charles Smith, Project Manager – Wade Trim
C. James Sabo, Professional Planner – Wade Trim
Gordon Bowdell, Associate Planner – Wade Trim

Year End Summary:

The City of Pontiac has received 149 planning applications in the year 2014. This is a 21.1 percent decrease (40 applications) from the previous year. Planning Commission Applications make up of 26.8 percent of the applications received by the department. These applications included Site Plan Reviews, Special Exception Permits, Zoning Map Amendments, Street & Alley Vacations, Lot Split Requests, Master Plan Updates, and Zoning Ordinance Text Amendments. Zoning Board of Appeals applications make up approximately 14.1 percent of the applications received by the department. These applications include variance requests (dimensional, use, and sign). Historic District Commission applications consist of approximately 15.4 percent of applications received. The remaining 43.6 percent of applications received are reviewed administratively. Administrative Reviews saw the largest increase in applications from 41 applications in 2013 to 65 applications in 2014.

Application Type	Number Received	Percent of Applications
Planning Commission Review	40	26.8
Zoning Board of Appeals	21	14.1
Historic District Commission Reviews	23	15.4
Administrative Reviews	65	43.6
Total	149	

During 2014 the Pontiac Planning Commission adopted an updated Master Plan. In accordance with Public Act 33 of 2008, the Planning Enabling Act, the City is required to review its Master Plan at least every five years. The City, guided by the Master Plan Steering Committee, engaged residents in multiple public forums and through an on-line survey. These public meetings were facilitated by members of the Master Plan Steering Committee, city planning staff, and citizens. The update included changes and modifications to the Future Land Use Map. Updates were also completed for the following sections: Transportation, Walkable Urbanism, Neighborhood Economic Development, Parks, Recreation, and Natural Features. In addition to these major changes, minor changes can be found in the Goals and Objectives, Demographics, and Existing Land Uses sections. The Master Plan Update was adopted by the Pontiac Planning Commission on Tuesday, October 7, 2014.

During 2014, the Planning Commission also reviewed and acted on several Zoning Ordinance text amendments related to mobile food sales and mobile food vendors. Specifically, the text amendments sought to create definitions for certain types of mobile food vendors like food trucks and portable cooking operations. Additionally, the text amendments sought to establish regulations within which mobile food operations could operate in harmony with existing brick and mortar restaurants and other food providers. The text amendments included provisions for health department requirements, insurance requirements, location and times of operation.

Planning Commission

Planning Commission	2014	2013	2012	2011	2010	2009	2008
Site Plan Review	12	15	16	28	22	13	18
Special Exception Permit	15	19	20	11	8	7	10
Zoning Map Amendment	4	6	7	5	1	2	2
Vacation Street/Alley	1	3	5	4	4	-	5

Text Amendment Update	3	-	-	-	-	2	-
Lot Split	4	13	8	5	-	-	1
Master Plan Update	1	-	-	-	-	-	1

The Pontiac Planning Commission held 12 of their regularly scheduled meetings. These meeting contained 12

site plan reviews, 15 special exception permits, 4 zoning map amendments, 1 street/alley vacations, 4 lot split applications, 3 Ordinance Text Amendments, and the Master Plan Update. The number of Planning Commission applications received has decreased compared to previous years. Of the applications received 32 applications were approved or approved with conditions, 3 applications were canceled, and 1 application was denied. The following tables below outlines the specific details of each planning file application submitted and the action that was taken on each Item.

Site Plan Review

Planning File Number	Location	Type	Request	Petitioner	PC Action	Date
PF-14-05	590 S Paddock St.	SPR	Site Changes to alter the existing site plan to modify the landscaping buffering requirements for the trash enclosure.	Eastern Oil Company	Approve	03-05-14
PF-14-06	240 E Columbia Ave.	SPR	Site Changes to request a modification of required landscaping at the site.	Schram Auto Parts	Approve	03-05-14
PF-14-08	235 Wessen	SPR	Wessen Tennis Club – Concept Plan	PLTC Realty Investment, LLC	Approve	03-05-14
PF-14-10	69 E Walton Blvd.	SPR	Re-occupancy and building addition to an existing structure for AutoZone	AutoZone, LLC	Approve	04-02-14
PF-14-48	65 E Huron St.	SPR	Parking Lot expansion/reconfiguration	Grace Gospel Fellowship	Approve	07-02-14
PF-14-53	339 Raeburn St.	SPR	Construction of a new Wireless Telecommunication Facility	Tele-Site Wireless	Approve	09-03-14
PF-14-60	240 E Columbia	SPR	Site Plan Modification to change screening mechanism	KB&T East LLC	Approve	08-11-14
PF-14-69	1200 Featherstone	SPR	Modification Request for Fence/Landscaping	Triple Investment Group LLC	Deny	09-03-14
PF-14-70	47251 Woodward Ave.	SPR	Construction of new parking lot for phoenix place apartments	Phoenix Place 2006 LDHA	Approve	09-03-14
PF-14-72	806 Baldwin Ave.	SPR	Building Addition to Existing Restaurant	George Bautista	Approve	09-03-14
PF-14-80	547 Walton Blvd.	SPR	Façade Modification Request	Jim Atty	Approve	11-05-14
PF-14-90	1700 Featherstone	SPR	Construction of Mini Dome at the Silverdome Site	Winstar Sport LLC	Approve	12-03-14

Special Exception Permit

Planning File Number	Location	Type	Request	Petitioner	PC/EFM Action	Date
PF-14-01	1200 Featherstone	SPR/SEP	Use/New Car Storage	Triple Investment Group	Approve	01-08-14
PF-14-09	885 Orchard Lake Rd.	SPR/SEP	Auto Service Facility	Kalil Abbo	Approve	05-07-14
PF-14-11	1425 Giddings	SPR/SEP	Notre Dame Prep – Building Addition and Parking Lot.	Notre Dame Prep	Approve	04-02-14
PF-14-12	805 Baldwin Ave.	SPR/SEP	Addition onto an existing liquor store	Big Daddy's Party Store	Approve	04-02-14
PF-14-15	915 Cesar E Chavez	SPR/SEP	Heat Treating Facility Building Addition	InForm Studios	Approve	05-07-14
PF-14-21	2100 Opdyke/2501 Centerpoint Parkway	SPR/SEP	Automotive Manufacturing – Challenge Manufacturing	Lamar Construction	Approve	05-07-14
PF-14-34	20 Silverdome Industrial Pk	SPR/SEP	Outdoor storage facility	CM Group LC	Approve	06-04-14
PF-14-39	114 W Walton Blvd.	SPR/SEP	Request Auto Sales (Unlimited Outdoor Retail Sales)	City Sales of Michigan – Mike Moore	Canceled	
PF-14-41	1124 Joslyn Ave.	SPR/SEP	Mobile Food Vehicle Vendor (Taco Truck)	Taco Mexico El Gordo	Approve	07-02-14
PF-14-47	1461 N Perry St.	SPR/SEP	Re-occupancy for the purpose of a storage facility	Yogi Anand	Approve	07-02-14
PF-14-65	321 Auburn Ave	SPR/SEP	Mobile Food Vehicle Vendor	Rose D Allen	Approve	10-01-14
PF-14-73	124 W Columbia	SPR/SEP	Re-occupancy of an existing site to permit a religious institution	Theresa Lee	Approve	09-03-14
PF-14-87	1014 Baldwin Ave.	SPR/SEP	Proposed Auto Service Facility	Andrew Michael McPherson	Approve	11-05-14
PF-14-92	1019 Baldwin Ave.	SPR/SEP	Retail Sales of Packaged Alcoholic Beverages	Usma Pattah	Canceled	
PF-14-94	592 Cesar E Chavez	SPR/SEP	Used Auto Sales	Berti Gjergji	Approve	12-3-14

Zoning Map Amendment

Planning File Number	Location	Type	Request	Petitioner	PC/EFM Action	Date
PF-14-20	2501 Centerpoint Parkway	ZMA	Rezone from M-1/C-4 to M-1, Limited Industrial District	Lamar Construction	Approve	05-07-14

PF-14-22	N Perry (14-15-426-008)	ZMA	Conditional Rezoning from R-1 to C-3	Chris Newall	Approve	05-07-14
PF-14-38	114 W Walton Blvd.	ZMA	Fast Track Ventures	FTV Pontiac	Canceled	
PF-14-85	45399 Woodward Ave.	ZMA	Rezone from M-1/C-1 to MUD, Mixed Use District	M1 Concourse	Approve	10-04-14

Vacation Street / Alley

Planning File Number	Location	Type	Request	Petitioner	PC Action	Date
PF-14-99	Hess St.	VSA	Permeant Vacation of Hess St.	Brian Devirgilio	Approve	12-3-14

Lot Split

Planning File Number	Location	Type	Request	Petitioner	PC Action	Date
PF-14-07	Water Street (14-29-484-007)	LSC	Lot split request of a City Owned property	City of Pontiac	Approve	03-05-14
PF-14-23	888/900 Orchard Lake Rd.	LSC	Lot split request to split two building onto two lots	Tucker Troy/Bidlo	Approve	05-07-14
PF-14-25	121 Branch St.	LSC	Split one parcel into two	William Massie	Approve	05-07-14
PF-14-56	867 South Blvd.	LSC	Lot Split Request to Construct Ultimate Soccer Building Addition	Ultimate Soccer Arenas LLC	Approve	08-11-14

Historic District Commission

The City of Pontiac contains 5 historic districts in which the Pontiac Historic District Commission reviews applications. The Pontiac Historic District Commission held 7 of their regularly scheduled meetings. The planning department received 23

Historic District Commission review applications. This is a 61 percent decrease in applications compared to the previous year. It should be noted that in 2013 the planning department received a considerably large number of application for Historic District review for properties ordered for demolition. Of the applications received, 19 applications were for the repair/alterations on residential properties. The majority of these residential applications were for roof repair/replacements or window replacements. In order to meet applicants demands, the Historic District Commission permitted administrative reviews for roof replacements with shingles that were a 'like for like' replacement. 4 applications were related to commercial properties located in Downtown Pontiac. These Downtown applications primarily consisted of façade changes or repairs. The following table below outlines the specific details of each historic district application submitted and the action that was taken on each Item.

Historic District Commission	2014	2013	2012	2011	2010	2009	2008
Applications	23	59	22	16	10	16	18

Historic District Commission

Planning File Number	Location	Type	Request	Petitioner	HDC Action	Date
HDC-14-01	237 Ottawa Dr.	HDC	Window Replacement to a wood aluminum clad window in front and wood vinyl windows in rear of home.	Aksis Construction	Approve	02-11-14
HDC-14-02	220 E Iroquois	HDC – admin	Roof replacement from a three-tab grey chingle to a dimensional green shingle.	Lewis Ardell	Approve	04-07-14
HDC-14-03	114 Ottawa Dr.	HDC	Roof and window replacement.	Land Contract Homes, LLC	Partially Approve	05-13-14
HDC-14-04	243 Cherokee Rd.	HDC – admin	Roof replacement. Remove and replace shingles on home using Tamko Heritage shingles.	Carol Waldo	Approve	04-25-14
HDC-14-05	73 Miami	HDC – admin	Roof replacement with asphalt shingles (Tamko Heritage Premium-Rustic Redwood).	American Standard Roofing	Approve	05-08-14
HDC-14-06	80 Cherokee Rd.	HDC - admin	Roof replacement to IKO Cambridge and Cambridge architectural shingle in the color of "Dual Brown."	Nicole Bowden	Approve	05-14-14
HDC-14-07	251 Ottawa Dr.	HDC	Fence/Gate in rear yard.	Anderson Installation	Approve	06-17-14
HDC-14-08	68 Mary Day	HDC – admin	Rood replacement for sienna diamond shaped shingles.	Denis L Padilla	Approve	06-27-14
HDC-14-09	118 Franklin Blvd.	HDC	Gate across driveway.	Charles Moody	Approve	06-27-14
HDC-14-10	68 N Glenwood Ave.	HDC – admin	Rood replacement and repairing damaged siding (paint to match).	Ronald Donaghy	Approve	06-27-14
HDC-14-11	47 N Saginaw	HDC	Remove front façade to expose/reveal original façade.	KR Studio	Approve	09-09-14
HDC-14-12	7 N Saginaw	HDC	Paint exterior to original green; replace faded awning with	Russ	Approve	08-12-14

			burgundy; side and rear awnings to be replaced with green; 80 SF painted sign; entry door on side.	Dibartolomeo		
HDC-14-13	45 Oakland	HDC – admin	Repaint exterior of existing painted building.	Savannah Spears	Cancelled	
HDC-14-14	81 Ottawa Dr.	HDC	Roof replacement – 30 year duel brown IKO shingles	Repairs R US	Approve	07-23-14
HDC-14-15	274 Nelson St.	HDC	Remove existing broken windows and replace with vinyl windows.	Philip Reich	Partially Approve	08-12-14
HDC-14-16	68 Mary Day Ave.	HDC	Roof replacement – change rood to a dimensional shingle (oyster grey).	Dennis Padilla	Approve	08-12-14
HDC-14-17	35 Oneida St.	HDC	Request for the front porch to be unenclosed.	AG Management	Approve	09-09-14
HDC-14-18	43 N Saginaw	HDC	Request to allow vinyl replacement windows in rear of property.	Jeff Bagnasco	Approve	09-09-14
HDC-14-19	68 Henry Clay	HDC – admin	Roof replacement “like for like” – Oakridge dimensional shingle; color: Desert Tan	Lelah Johnson green	Approve	09-23-14
HDC-14-20	235 Chippewa Rd.	HDC – admin	Roof replacement	Yes Home Services	Approve	09-16-14
HDC-14-21	169 Chippewa Rd.	HDC	Rood replacement – Tamko Heritage (Virginia Slace); Window replacement (vinyl).	THD at Home Services	Approve	10-14-14
HDC-14-22	522 W Iroquois Rd.	HDC	Replace wood windows with vinyl.	Brian Allgren	Approve	10-14-14
HDC-14-23	41 Oneida St.	HDC	Request for the front porch to be unenclosed.	AG Management	Approve	11-11-14

Zoning Board of Appeals:

The Pontiac Zoning Board of Appeals hears and acts upon variance requests from the Pontiac Zoning Ordinance and interprets the provisions of the Zoning Ordinance. The Zoning Board of Appeals held seven (10) of their regularly scheduled meetings. The planning department received 21 variance requests throught the 2014 year. That is a 34 percent decrease in the number of Zoning Board of Appeals request from the previous year (2013). Of the applications submitted 17 were granted variances, 3 were canceled, and 1 application was denied.

Zoning Board of Appeals	2014	2013	2012	2011	2010	2009	2008
Dimensional Variances	10	24	12	5	8	7	8
Use Variances	3	4	2	-	9	5	11
Sign Variances	8	4	8	4	4	4	7

Zoning Board of Appeals

Planning File Number	Location	Type	Request	Petitioner	Zoning Board Action	Date
ZBA-14-01	1375 Baldwin Ave.	SIGN	Structurally alter a non-conforming sign	Rocket Restaurant	Approve	01-21-14
ZBA-14-02	500 Centerpoint Parkway	SIGN	Increase maximum area of sign	Signs By Crammie	Approve	01-21-14
ZBA-14-03	140 S Saginaw	SIGN	Increase maximum area and allow a projecting sign	Mark Thweni	Approve	03-18-14
ZBA-14-04	105 Pinegrove	DIMENSIONAL	Increase maximum area of an accessory structure	LaRhonda Ford	Approve	06-17-14
ZBA-14-05	2000 Centerpoint	USE	All the use of Wolverine Campus Project	Wolverine Campus Project	Cancel	
ZBA-14-06	235 Wessen St.	USE	Permit a Private Club (Tennis Club)	William Massie	Approve	03-18-14
ZBA-14-07	69 E Walton Blvd.	DIMENSIONAL	Reduce required setback requirements	AutoZone	Approve	04-15-14
ZBA-14-08	915 Cesar E Chavez	DIMENSIONAL	Reduce the required setback requirements	inFORM Studio	Approve	05-20-14
ZBA-14-09	69 E Walton Blvd.	SIGN	Increase the number of building mounted signs	AutoZone / Brian C Siddall	Approve	05-20-14
ZBA-14-10	119 Judson	DIMENSIONAL	Increase the size of residential driveway	Rick Ramirez	Deny	06-17-14
ZBA-14-11	339 Raeburn St.	DIMENSIONAL	Reduce the required rear yard setback	TeleSite Wireless / Verizon Wireless	Approve	09-16-14
ZBA-14-12	867 South Blvd. E	DIMENSIONAL	Increase maximum building height	Ultimate Soccer Arenas / GTS Holdings LLC	Approve	08-19-14
ZBA-14-13	1200 Featherstone	DIMENSIONAL	Modify required screening	Triple Investment Group LLC	Cancel	
ZBA-14-14	2501 Centerpoint Parkway	DIMENSIONAL	Reduction of required off-street parking	Walbridge / Challenge Manufacturing	Approve	09-16-14
ZBA-14-15	1285 E Walton Blvd.	DIMENSIONAL	Increase maximum fence height in residential district	Lincoln Pontiac LLC	Approve	08-19-14
ZBA-14-16	547 W Huron St.	USE	Use a residential property as a garage (not residence)	John B Hawley	Cancel	
ZBA-14-17	630 Martin Luther King Jr. Blvd.	SIGN	Structurally alter a non-	SignArt In. / Popeye's	Approve	09-16-14

ZBA-14-18	451 W Kennett Rd.	SIGN	conforming sign Increase maximum height of a ground sign	Restaurant Majestic Sign & Design	Approve	09-16-14
ZBA-14-19	121 Branch	DIMENSIONAL	Minimum Setbacks and Buffering	Wessen Development Co., LLC	Approve	11-18-14
ZBA-14-20	1251 Joslyn Ave.	SIGN	Increase the maximum area and height of a ground sign	Fairmount Sign Company / GM CC& A	Approve	11-18-14
ZBA-14-21	250 N Telegraph Rd.	SIGN	Increase the maximum area and number of walls signs	Metro Detroit Signs / Forman Mills	Approve	12-16-14

Administrative Reviews

'Administrative reviews' are required for certain small scale projects that do not impact neighboring properties. The planning department has authority to approve, approve subject to conditions, or deny any plan requiring 'administrative review.' The planning department received 65 'administrative review' applications. This is a 58.5 percent increase in administrative

Administrative Reviews	2014	2013	2012	2011	2010	2009	2008
Site Plan Review	39	26	34	26	11	3	11
Lot Combination	26	15	23	5	28	30	12
Regulated Use Waiver	-	-	-	-	-	2	2
Joint Development Council for Bloomfield Park	-	-	-	-	-	-	-
Special Projects	-	-	-	-	-	-	-
Master Plan Updates	-	-	-	-	-	-	1
Zoning Ordinance Update	-	-	1	-	1	1	-

reviews performed from the previous year. Of the applications reviewed 61 applications were approved or approved with conditions, 3 applications were denied, and 1 application was canceled. The following table below outlines the specific details of each 'administrative review' application and the action that was taken on each Item.

Administrative Reviews

Planning File Number	Location	Type	Request	Petitioner	Action	Date
PF-14-02	65 E Huron St.	SPR	Convert Night Club into Church	Grace Gospel Fellowship Church	Approve	02-27-14
PF-14-03	255 Jessie St.	SPR	Construction Trailer	West Construction Services	Approve	01-21-14
PF-14-04	44731 Woodward Ave.	SPR	Re-occupancy of existing building. Office and sign showroom.	Haitham Sitto	Approve	02-07-14
PF-14-13	69 E Walton Blvd.	LSC	69 E Walton Blvd.	L&E Enterprise of Oxford (AutoZone)	Approve	03-31-14

PF-14-14	97 S Jessie	LSC	97 S Jessie St.	Shawntea Brown	Approve	03-31-14
PF-14-16	45054 Woodward Ave.	SPR	Add in additional use at the site - Miami Fish and Chicken	A&M Consultants	Approve	04-02-14
PF-14-17	1490 Baldwin Ave.	SPR	Proposed Parking Lot	Giovanni Properties LLC	Deny	04-11-14
PF-14-18	44200 Woodward Ave.	SPR	Request for approval of a master deed (Condo Split)	Lexus Building LLC	Approve	04-01-14
PF-14-19	2100 Opdyke Rd.	LSC	Challenge Manufacturing Lot Split	MMP Group-Assembly, LLC	Approve	04-11-14
PF-14-24	44200 Woodward Ave.	SPR	Lexus Building Condo Amendment 8 & 9	Lexus Building LLC	Approve	04-07-14
PF-14-26	1225 Baldwin Ave.	SPR	Temporary Fireworks Tent	George Haisha	Approve	05-13-14
PF-14-28	468 Whittemore St.	LSC	Lot Combination to construct a single family residence	Community Housing Network	Approve	05-12-14
PF-14-29	613 E Kennett Rd.	LSC	Lot Combination to install privacy fence	Oscar Ramirez	Approve	05-12-14
PF-14-30	204 Ferry St.	LSC	Lot Combination of residential property	Sandra Scott	Deny	05-16-14
PF-14-31	243 Auburn Ave	SPR	Convert three tenant spaces into two	Saber Kassab	Approve	05-13-14
PF-14-32	305 Fourth Ave	LSC	Lot Combination of residential property	Ricky Lee Walling	Deny	05-23-14
PF-14-33	1249 Baldwin Ave.	SPR	Mobile Food Vehicle Vendor	Karl Harris	Approve	04-10-14
PF-14-35	15 S Saginaw	SPR	Special Event – Divine Playground	Eagle Theatre Entertainment	Approve	07-03-14
PF-14-36	No Address (Vanguard)	SPR	Special Event – Haven Ground Breaking	Haven	Approve	05-02-14
PF-14-37	254 N Telegraph	SPR	Carnival	Big Rock Amusement	Approve	05-21-14
PF-14-40	1030 Featherstone	SPR	Proposed Consumer’s Demolition	Consumers Energy – Pontiac	Approve	06-26-14
PF-14-42	1101 E Walton Blvd.	SPR	Mobile Food Vehicle Vendor	Carnival Market	Canceled	
PF-14-43	1650 N Perry St.	SPR	Mobile Food Vehicle Vendor	Chicken Man	Approve	06-05-14
PF-14-44	212 Willard St.	LSC	Lot Combination for the purpose of erecting a single family residence	Community Housing Network	Approve	06-06-14
PF-14-45	239 Jessie St.	LSC	Lot Combination for the purpose of erecting a single family residence	Community Housing Network	Approve	06-06-14
PF-14-46	31 Collingwood	LSC	Lot Combination for the purpose of erecting a single family residence	Community Housing Network	Approve	06-06-14
PF-14-49	805 Baldwin Ave.	SPR	Temporary Outdoor Firework Sales	Jacob Kajy	Approve	06-09-14
PF-14-50	683 Martin Luther King Jr. Blvd.	SPR	Temporary Outdoor Firework Sales	Waad M Gowro	Approve	06-09-14
PF-14-51	121 Putnum	LSC	Lot Combination Request	Chris Jasper	Approve	06-10-14
PF-14-52	540 Judson	LSC	Lot Combination Request	Chris Jasper	Approve	06-10-14
PF-14-54	260 E Beverly	SPR	GM Stamping Expansion	GM LLC Global	Approve	07-15-14
PF-14-55	1600 S Opdyke Rd.	SPR	Proposed Menu Signs	Higgins Electric Sign	Approve	11-10-14
PF-14-57	405 Cameron	LSC	Lot Combination	Elida Q Longoria	Approve	07-10-14
PF-14-58	547 N Perry St.	SPR	Temporary Trailer for a Remediation Trailer	Speedway LLC	Approve	07-25-14
PF-14-59	485 S Sanford	SPR	Special Event – Elam Family and Friends	Elam Community Service Agency	Approve	07-18-14
PF-14-61	100 Raeburn St.	LSC	Combined existing house with exiting	Laurie Bishop	Approved	1-29-15

			garage			
PF-14-62	121 Branch St.	SPR	Amended/Final Site Plan for Tennis Club	Wessen Independent Club	Approve	07-22-14
PF-14-63	235 Wessen St.	SPR	Amended/Final Site Plan for Tennis Club	PLTC I Realty Investment LLC	Approve	07-22-14
PF-14-64	1285 E Walton Blvd.	SPR	Proposed Guard Shed/Fence	Lincoln Pontiac LLC	Approve	08-19-14
PF-14-66	193 Washington St.	LSC	Residential Lot Combination	Rosa M Osornio	Approve	08-07-14
PF-14-67	S Sanford (14-33-210-027)	LSC	Lot Combination for the purpose of erecting a single family home	Venture Inc.	Approve	08-07-14
PF-14-68	61 Martin Luther King Jr. Blvd. N	LSC	Residential Lot Combination	Ernest Rosie Hill	Approve	07-31-14
PF-14-71	44405 Woodward Ave.	SPR	Reflection Pond and Front Yard Landscaping	St. Joseph Mercy Hospital	Approve	08-04-14
PF-14-74	915 Cesar E Chavez	LSC	Industrial Property Lot Combination	Dort Properties LLC	Approve	09-04-14
PF-14-75	1425 Giddings	LSC	Religious Institution Lot Combination	Notre Dame Preparatory and Marist Academy Inc.	Approve	09-04-14
PF-14-76	30 Gillespie	LSC	Lot Combination - Residential	James McMorris	Approve	09-04-14
PF-14-77	505 Third Ave.	LSC	Residential Lot Combination	Skyler & Susan Ebersson	Approve	09-04-14
PF-14-78	121 Chamberlain	LSC	Residential Lot Combination	Parents Foundation & Assn	Approve	09-04-14
PF-14-79	1300 Giddings	SPR	Special Event – Marathon	Beth Campbell	Approve	09-18-14
PF-14-81	143 Oneida	SPR	Special Event – Woodward Dream Cruise	Pastor Doug Jones	Approve	08-14-14
PF-14-82	989 Baldwin Ave.	SPR	Lipi's Restaurant	MD H Rahman	Approve	09-09-14
PF-14-83	451 W Kennett Rd.	SPR	New Ground Sign	Majestic Sign and Designs	Approve	09-16-14
PF-14-84	78 Poplar	LSC	Residential Lot Combination	Linda Moore	Approve	09-12-14
PF-14-86	45399 Woodward Ave.	SPR	Final Review – M1 Concourse Site Plan	M1 Concourse	Approve	10-23-14
PF-14-88	1999 Centerpoint Parkway	SPR	Special Event for Movie Shoot/Street Closure	Crown City Pictures	Approve	10-24-14
PF-14-89	578 Michigan Ave.	LSC	Residential Lot Combination	Brenda Street	Approve	10-21-14
PF-14-91	49751 Woodward Ave.	SPR	Nelco Supply Company	Roy Liley	Approve	10-22-14
PF-14-93	1 S Saginaw	SPR	Special Event – Music Festival	Eagle Theatre/Blair McGowan	Approve	12-02-14
PF-14-95	48 W Huron St.	SPR	Temporary Tent in parking lot	Gary McNeese/Oakland Press	Approve	11-10-14
PF-14-96	195 W Wilson	LSC	Residential Lot Combination	Gary Wells	Approve	11-3-14
PF-14-97	550 N Perry St.	SPR	Use Change – One Space to Two	Aboul Al	Approve	11-10-14
PF-14-98	1133 Joslyn Ave.	SPR	New Ground Sign	Signs By Crannie	Approve	11-10-14
PF-14-100	54 N Johnson Ave.	LSC	Residential Lot Combination	Rupert W O'Brien Jr.	Approve	11-20-14
PF-14-101	41 E Walton Blvd.	SPR	Use Change - Hall/Place of Assembly	Blanca Barrientos	Approve	12-03-14
PF-14-102	1500 Highwood St.	SPR	Standby Generator	Hanwha Tech	Approve	12-18-14