



Annual Report

2013

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Gordon Bowdell, Associate Planner – City of Pontiac

**City of Pontiac –  
Department of Building Safety & Planning**

# City of Pontiac, Michigan

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Louis Schimmel, **Emergency Manager**

Leon Jukowski, **Mayor**

## **City Council**

Lee Jones, President, District 6  
Patrice Waterman, President Pro Tem, District 1  
George Williams, District 2  
Mary E. Pietila, District 3  
Randy Carter, District 4  
Donald Watkins, District 5  
Kermit Williams, District 7

## **Zoning Board of Appeals**

Laurie Slade, Chairperson  
Carlos Bueno, Vice-Chairperson  
Samuel Anderson, Member  
Patricia Hollis, Member  
Debra Monroe, Member (resigned)  
Amad Taylor, Member  
Lee Todd, Member  
Joseph Sinclair (alternate)  
Elcine Kirkendolph (alternate)

## **Historic District Commission**

John Cohassey, Chairperson (term expired)  
Donna Malonen, Member (term expired)  
Yvonne Sabourin, Member (term expired)  
Larry Svalya, Member (term expired)  
Rick David, Chairperson (reappointed)  
Robert Karazim, Vice Chairperson  
Kenneth Burch, Member (reappointed)  
Kathalee James, Member  
Kathie Henk, Member  
Tameka M Ramsey, Member  
Linda Porter, Member

## **Planning Commission**

Dayne Thomas, Member (Chairperson)  
Hazal Cadd, Member  
Ashley Fegley, Member  
Edward Glass, Deputy Mayor/Member  
Patricia Hollis, Member  
Scott Hudson, Member  
Lucy Payne, Member

## **Department of Building Safety & Planning**

Charles Smith, Project Manager – City of Pontiac  
C. James Sabo, Professional Planner – City of Pontiac  
Gordon Bowdell, Associate Planner – City of Pontiac

## Year End Summary:

The City of Pontiac has received 189 planning applications in the year 2013. This is a 20 percent increase in applications received from the previous year.

Planning Commission Applications make up of roughly 30 percent of the applications received by the department. These applications included Site Plan Reviews, Special Exception Permits, Zoning Map Amendments, Street & Alley Vacations, and Lot Split Request. Zoning Board of Appeals applications make up approximately 17 percent of the applications received by the department. These applications include variance requests (dimensional, use, and sign). Historic

District Commission applications consist of approximately 31 percent of

applications received. The remaining 21 percent of applications received are reviewed administratively. The applications that experienced the largest increased were Historic District Commission applications and Zoning Board of Appeals applications. All other applications remained relatively consistent from the previous year. A large portion of the Historic District Commission review applications were due to the City of Pontiac - Executive Office requesting demolition of 23 historic properties. The increase in Zoning Board of Appeals Applications is primarily due to the request to building single family dwellings on non-conforming lots.

| Application Type                            | Number Received | Percent of Applications |
|---|-----------------|-------------------------|
| <b>Planning Commission Review</b>           | 56              | 29.6%                   |
| <b>Zoning Board of Appeals</b>              | 32              | 16.9%                   |
| <b>Historic District Commission Reviews</b> | 59              | 31.7%                   |
| <b>Administrative Reviews</b>               | 41              | 21.7                    |
| <b>Total</b>                                | 189             |                         |

## Planning Commission

| Planning Commission             | 2013 | 2012 | 2011 | 2010 | 2009 | 2008 |
|---------------------------------|------|------|------|------|------|------|
| <b>Site Plan Review</b>         | 15   | 16   | 28   | 22   | 13   | 18   |
| <b>Special Exception Permit</b> | 19   | 20   | 11   | 8    | 7    | 10   |
| <b>Zoning Map Amendment</b>     | 6    | 7    | 5    | 1    | 2    | 2    |
| <b>Vacation Street/Alley</b>    | 3    | 5    | 4    | 4    | -    | 5    |
| <b>Text Amendment Update</b>    |      | -    | -    | -    | 2    | -    |
| <b>Lot Split</b>                | 13   | 8    | 5    | -    | -    | 1    |
| <b>Master Plan Update</b>       | -    | -    | -    | -    | -    | 1    |

split applications. The number of Planning Commission applications received is comparable to the number of application received from the previous year. The planning department had a 62 percent increase in the number of lot split applications submitted. This is largely due to City requested lot splits needed for sale purposes and Oakland County Water Resources Commission assuming responsibility for the City of Pontiac's utilities and wastewater treatment plant. Out of the 56 applications that went before the Planning Commission throughout 2013 - 44 of the applications were approved or conditionally approved, 7 applications were denied, 1 application was canceled, 1 application was postponed pending the Master Plan Update, and 1 application is still pending. The Pontiac Planning Commission also recommended 9 zoning ordinance text amendments to the City Council/Emergency Manager. The following tables below outlines the specific details of each planning file application submitted and the action that was taken on each Item.

The Pontiac Planning Commission held 11 of their regularly scheduled meetings. In addition to the regularly scheduled meetings, the Planning Commission held five special meetings to accommodate the needs of applicants (one held by the Emergency Manager acting as the Planning Commission). These meeting contained 15 site plan reviews, 19 special exception permits, 6 zoning map amendments, 3 street/alley vacations, and 13 lot

## Site Plan Review

| Planning File Number | Location                              | Type | Request  | Petitioner                      | PC/EFM Action | Date              |
|----------------------|---------------------------------------|------|--|---------------------------------|---------------|-------------------|
| PF-13-05             | 1211 Colony Lane                      | SPR  | Ground sign off Colony Lane                            | Orchard 10 Investments          | Approved      | February 6, 2013  |
| PF-13-06             | 1211 Colony Lane                      | SPR  | Off Premise Ground Sign (Walton Blvd.)                 | Orchard 10 Investments          | Approved      | February 6, 2013  |
| PF-13-09             | 114 Orchard Lake Rd.                  | SPR  | New Ground Sign for Oakland Family Services            | Oakland Family Services         | Approved      | February 6, 2013  |
| PF-13-15             | 1685 Baldwin Ave.                     | SPR  | New Ground Sign to accommodate two tenant spaces       | Lion Investment Group – Baldwin | Approved      | March 6, 2013     |
| PF-13-19             | 1200 N Telegraph Rd. Bldg 16          | SPR  | Vehicle Operations Expansion and Renovation            | Matthew J MacDougall            | Approved      | April 3, 2013     |
| PF-13-24             | 55 Turk St.                           | SPR  | Site Alterations and Expansion for Existing Scrap-Yard | GLE Scrap / Nathan Zack         | Approved      | September 4, 2013 |
| PF-13-27             | (No Address) Crystal Lake Subdivision | SPR  | New Subdivision Entrance Sign                          | Bradley Page                    | Approved      | May 1, 2013       |
| PF-13-32             | 45399 Woodward Ave.                   | SPR  | Proposed Car Condominium                               | M-1 Concourse                   | Approved      | May 1, 2013       |
| PF-13-35             | 590 S Paddock                         | SPR  | Oil Lubricant Mixing Facility                          | inForm Studio (Eastern Oil)     | Approved      | June 5, 2013      |
| PF-13-42             | 888 Enterprise Dr.                    | SPR  | Art & Tech Academy of Pontiac                          | Sedgewick & Ferweda             | Approved      | June 6, 2013      |
| PF-13-60             | 36 Stockwell                          | SPR  | PAE Soccer Field                                       | Nowak & Fraus Engineers         | Approved      | August 7, 2013    |
| PF-13-70             | 1125 N Perry St.                      | SPR  | Occupancy of an existing warehouse                     | Exotic Fasteners                | Approved      | September 4, 2013 |
| PF-13-78             | 608 Auburn Ave.                       | SPR  | New construction for retail establishment              | AutoZone LLC                    | Approved      | November 6, 2013  |
| PF-13-93             | No Address (14-22-253-009)            | SPR  | New construction – Fairview Estates                    | Allora Properties               | Approved      | December 4, 2013  |
| PF-13-94             | 226 S Telegraph                       | SPR  | New construction of a billboard sign                   | Five Star Outdoor LLC           | Denied        | December 4, 2013  |

## Special Exception Permit

| Planning File Number | Location                                 | Type    | Request  | Petitioner                                      | PC/EFM Action | Date              |
|----------------------|--|---------|--|---|---------------|-------------------|
| PF-13-01             | 500 Centerpoint Pkwy                     | SPR/SEP | Re-occupancy for Commercial Heat Treating Facility   | Woodworth INC.                                  | Approved      | January 9, 2013   |
| PF-13-02             | 645 S Telegraph Rd./1056 Golf Dr         | SPR/SEP | Re-occupancy for Pawnshop, Rental Sales, of Alcoholic Beverages, Banquet Hall, & Auction House | Shiraz Enterprises LLC                          | Denied        | January 9, 2013   |
| PF-13-03             | 1425 Giddings Rd.                        | SPR/SEP | Notre Dame Preparatory School  | Marist Fathers of Detroit, Inc.                 | Approved      | February 6, 2013  |
| PF-13-07             | 895 Joslyn Ave.                          | SPR/SEP | Hydrogen Full Cell Building Addition   | General Motors Real Estate and Facilities Group | Approved      | February 6, 2013  |
| PF-13-08             | 190 W Montcalm                           | SPR/SEP | Automobile Service Facilities addition   | Timothy Petiprin (Fraley's Transmission)        | Approved      | February 6, 2013  |
| PF-13-18             | 28 N Saginaw St.                         | SPR/SEP | New telecommunication antennas on the top of building  | Tele-Site/Verizon Wireless                      | Approved      | April 3, 2013     |
| PF-13-20             | 185 Elizabeth Lake Rd.                   | SPR/SEP | Re-occupancy of vacant building into "Visions Clubhouse"                                       | Community Network Services                      | Denied        | May 1, 2013       |
| PF-13-21             | 500 South Blvd                           | SPR/SEP | 500 South Blvd E   | Midwest Industrial Metals (Mark Hewines)        | Denied        | April 3, 2013     |
| PF-13-26             | No Address (14-15-451-001) Galloway Park | SPR/SEP | Oakland County Water Resources Commission – Perry Street Pumping Station                       | Oakland County Water Resources Commission       | Approved      | June 5, 2013      |
| PF-13-38             | 888 Orchard Lake Rd.                     | SPR/SEP | Building Addition and Occupancy of an accessory building                                       | Bidlo LLC                                       | Approved      | June 5, 2013      |
| PF-13-46             | 50 N Perry St.                           | SPR/SEP | New telecommunication antennas on the top of building  | Tele-Site / Verizon Wireless                    | Approved      | June 25, 2013     |
| PF-13-51             | 895 Joslyn Ave.                          | SPR/SEP | Office, Lab Expansion, Parking Lot Addition  | GM Powertrain                                   | Approved      | July 10, 2013     |
| PF-13-53             | 165 S Telegraph Rd.                      | SPR/SEP | Retail Sales of Alcoholic Beverages  | J & J Wines                                     | Denied        | July 10, 2013     |
| PF-13-58             | 1389 Giddings                            | SPR/SEP | Site Changes and Expansion of Notre Dame Prep.   | Marist Fathers of Detroit, Inc.                 | Approved      | July 10, 2013     |
| PF-13-62             | No Address (14-18-100-005)               | SPR/SEP | Outdoor Storage and Salvage Yard (waste transfer station)                                      | Kennett Road LLC                                | Denied        | June 30, 2013     |
| PF-13-64             | 351 Prospect St.                         | SPR/SEP | Prospect Missionary Baptist Church   | Nowak & Fraus Engineers                         | Approved      | August 7, 2013    |
| PF-13-69             | 240 E Columbia                           | SPR/SEP | Unlimited Outdoor Storage of used inoperable vehicles  | Schram Auto Parts                               | Approved      | September 4, 2013 |
| PF-13-75             | 131 University Dr.                       | SPR/SEP | Community Service Facility to occupy a portion of the building as a Day Program                | Adaptive Specialized Ventures LLC               | Approved      | November 6, 2013  |
| PF-13-76             | 210 N Perry St.                          | SPR/SEP | Community Service Facility to occupy an  | Grace Centers of Hope                           | Approved      | November 6,       |

|   |      |
|---|------|
| existing building as a women & children shelter | 2013 |
|---|------|

### Zoning Map Amendment

| Planning File Number | Location  | Type | Request  | Petitioner                          | PC/EFM Action          | Date             |
|----------------------|---|------|--|-------------------------------------|------------------------|------------------|
| PF-13-16             | 382 E Montcalm                                  | ZMA  | R-1, One Family Dwelling district to C-1, Local Business district                            | City of Pontiac Executive Office    | Approved               | March 6, 2013    |
| PF-13-28             | 45399 Woodward Ave.                             | ZMA  | Rezoning Request of 18 acres of M-2 Heavy Manufacturing to C-1 Local Business                | M-1 Concourse                       | Approved (Conditional) | May 1, 2013      |
| PF-13-36             | 1125 N Perry St.                                | ZMA  | Rezoning Request from C-1, Local Business to M-2. General Industrial                         | Exotic Fasteners Inc / Jimmy Lumani | Approved (Conditional) | June 5, 2013     |
| PF-13-45             | No Address (14-10-378-018) (1043 E Walton Blvd) | ZMA  | R-1, One Family Dwelling district to C-1, Local Business district                            | Wiki T Acho                         | Postponed              | July 10, 2013    |
| PF-13-61             | No Address (14-18-100-005)                      | ZMA  | Rezoning From R-1, One Family Dwelling and M1, Limited Industrial to M-2, General Industrial | Kennett Road LLC                    | Denied                 | June 30, 2013    |
| PF-13-77             | 608 Auburn Ave.                                 | ZMA  | Rezoning from R-1. One Family Dwelling to C-3, Corridor Commercial                           | AutoZone inc.                       | Approved               | November 6, 2013 |

### Vacation Street / Alley

| Planning File Number | Location  | Type | Request   | Petitioner                               | PC/EFM Action | Date             |
|----------------------|---|------|---|--|---------------|------------------|
| PF-13-49             | Centerpoint Pkwy                                      | VSA  | Centerpoint Street Vacation for Ultimate Soccer | City of Pontiac / Ultimate Soccer Arenas | Approved      | June 27, 2013    |
| PF-13-50             | Pine Street   | VSA  | Vacation of a portion of Pine Street            | City of Pontiac                          | Canceled      |                  |
| PF-13-92             | Balboa; Valencia, Cortez, Granada (Woodcrest Commons) | VSA  | Vacation of street within woodcrest commons     | Erie Investments #14                     | Approved      | December 4, 2013 |

## Lot Split

| Planning File Number | Location                   | Type | Request  | Petitioner                       | PC/EFM Action | Date             |
|----------------------|----------------------------|------|--|----------------------------------|---------------|------------------|
| PF-13-04             | 1211 Colony Lane           | LSC  | Lot Split Request  | Orchard 10 Investments           | Approved      | February 6, 2013 |
| PF-13-11             | 1460 N Perry St.           | LSC  | City Requested Lot Split (Galloway Park)   | City of Pontiac Executive Office | Approved      | February 6, 2013 |
| PF-13-12             | 345 Edison                 | LSC  | City Requested Lot Split (Howard Dell Community Center)                                | City of Pontiac Executive Office | Approved      | February 6, 2013 |
| PF-13-13             | 148 N Glenwood             | LSC  | City Requested Lot Split (Ada Shelly Library)  | City of Pontiac Executive Office | Approved      | February 6, 2013 |
| PF-13-47             | No Address (14-15-451-001) | LSC  | City Requested Lot Split (Oakland County Water Resources Pumping Station)              | City of Pontiac Executive Office | Approved      | June 27, 2013    |
| PF-13-48             | No Address (14-18-100-005) | LSC  | City Requested Lot Split (Hawthorn Park)   | City of Pontiac Executive Office | Approved      | June 27, 2013    |
| PF-13-80             | 1051 Arlene                | LSC  | City of Pontiac Requested Lot Split Request (Oakland County Water Resources Commission | City of Pontiac Executive Office | Approved      | November 6, 2013 |
| PF-13-81             | No Address (14-33-209-058) | LSC  | Lot Split Request  | West Construction Services       | Approved      | October 29, 2013 |
| PF-13-82             | No Address (14-33-209-023) | LSC  | Lot Split Request  | West Construction Services       | Approved      | October 29, 2013 |
| PF-13-83             | No Address (14-33-209-033) | LSC  | Lot Split Request  | West Construction Service        | Approved      | October 29, 2013 |
| PF-13-84             | No Address (14-33-209-028) | LSC  | Lot Split Request  | West Construction Services       | Approved      | October 29, 2013 |
| PF-13-88             | 1338 Highwood              | LSC  | Lot Split Request  | Lonnie Fry                       | Approved      | December 4, 2013 |
| PF-13-95             | 522 Opdyke                 | LSC  | City of Pontiac Request Lot Split – Oakland County Water Resources Commission          | City of Pontiac Executive Office | Pending       | Pending          |

## 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 10 of their regularly scheduled meetings. The planning department received 59 Historic District Commission review applications.

| Historic District Commission | 2013 | 2012 | 2011 | 2010 | 2009 | 2008 |
|------------------------------|------|------|------|------|------|------|
| <b>Applications</b>          | 59   | 22   | 16   | 10   | 16   | 18   |

This is a 178 percent increase compared to the previous year. This large increase in applications received is a result of the City of Pontiac's Executive Office seeking approval for demolition of homes within the city's historic districts. The majority of the properties seeking historic district approval are residential properties. Only 7 applications are within the Downtown Commercial district. These applications were for façade improvements, window replacements, or new signs. Eleven roof replacement applications were able to be reviewed administratively without commission approval. The Historic District Commission has given administrative authority for roof replacements on residential properties, so long that the replacement roof is in the same style and color as the existing roof. 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

| Planning File Number | Location          | Type        | Request   | Petitioner                   | HDC Action | Date              |
|----------------------|-------------------|-------------|---|------------------------------|------------|-------------------|
| HDC-13-01            | 28 N Saginaw      | HDC         | Add antennas to the top of the building             | Tele-Site / Verizon Wireless | Approved   | February 12, 2013 |
| HDC-13-02            | 25 Oneida St.     | HDC         | Oakland County Rehabilitation                       | The MSM Company Inc.         | Approved   | February 12, 2013 |
| HDC-13-03            | 51 N Saginaw St.  | HDC         | Sign – Downtown 51 Grill                            | Creative Designs and Signs   | Approved   | February 12, 2013 |
| HDC-13-04            | 51 N Saginaw St.  | HDC         | Façade – Painting of exterior brick                 | Laura Young                  | Approved   | February 12, 2013 |
| HDC-13-04            | 841 N Perry St.   | HDC         | Window Replacement, Roof Repair, and Porch Repair   | Barbara McHenry              | Approved   | March 12, 2013    |
| HDC-13-05            | 304 W Iroquois    | HDC         | Porch repair/alteration, new service walk and patio | David Grim                   | Approved   | March 12, 2013    |
| HDC-13-06            | 37 Lexington      | HDC         | Porch Enclosure                                     | Elba Gonzalez                | Denied     | April 9, 2013     |
| HDC-13-07            | 71 Franklin Blvd. | HDC – admin | Re-roof   | Maple Wood Development       | Approved   | March 28, 2013    |
| HDC-13-08            | 71 Franklin       | HDC – admin | Concrete Step Replacement                           | Joe Monteleone               | Approved   | May 14, 2013      |
| HDC-13-09            | 658 Joslyn Ave.   | HDC         | Porch Repair, Roof replacement, garage repair       | Wanda Pittman                | Approved   | May 14, 2013      |
| HDC-13-10            | 109 Ottawa        | HDC         | Deck and Fence                                      | Robert Malmquist             | Approved   | May 14, 2013      |
| HDC-13-11            | 64 Oneida         | HDC – admin | Roof Replacement                                    | Jonathan Chambers            | Approved   | April 26, 2013    |
| HDC-13-12            | 243 Cherokee      | HDC         | Window replacement and fence replacement            | Carol L Waldo                | Approved   | May 14, 2013      |



|           |                  |             |                         |                                  |          |                   |
|-----------|------------------|-------------|-------------------------|----------------------------------|----------|-------------------|
| HDC-13-13 | 383 W Iroquois   | HDC – admin | Roof Replacement        | John Cohassey                    | Approved | May 16, 2013      |
| HDC-13-14 | 50 N Perry St.   | HDC         | Cell tower on roof top  | Tele-Site / Verizon Wireless     | Approved | ???               |
| HDC-13-15 | 11 S Saginaw St. | HDC         | Repair crakes in façade | Blair McGowan                    | Approved | ???               |
| HDC-13-16 | 221 Chippewa     | HDC – admin | Roof Replacement        | Pamela Wood                      | Approved | June 6, 2013      |
| HDC-13-17 | 76 Oneida        | HDC         | Rear Deck               | Anderson Installation            | Approved | July 9, 2013      |
| HDC-13-18 | 545 W Iroquois   | HDC         | Façade Change           | Kenneth & Elvia Jones            | Denied   | July 09, 2013     |
| HDC-13-19 | 205 Chippewa     | HDC         | Demolition              | City of Pontiac Executive Office | Approved | November 12, 2013 |
| HDC-13-20 | 221 Chippewa     | HDC         | Demolition              | City of Pontiac Executive Office | Denied   | October 8, 2013   |
| HDC-13-21 | 27 Fairgrove     | HDC         | Demolition              | City of Pontiac Executive Office | Approved | November 12, 2013 |
| HDC-13-22 | 25 Henry Clay    | HDC         | Demolition              | City of Pontiac Executive Office | Denied   | November 12, 2013 |
| HDC-13-23 | 39 Ivy St.       | HDC         | Demolition              | City of Pontiac Executive Office | Denied   | November 12, 2013 |
| HDC-13-24 | 216 Nelson St.   | HDC         | Demolition              | City of Pontiac Executive Office | Denied   | November 12, 2013 |
| HDC-13-25 | 43 Oliver        | HDC         | Demolition              | City of Pontiac Executive Office | Denied   | November 12, 2013 |
| HDC-13-26 | 47 Oliver        | HDC         | Demolition              | City of Pontiac Executive Office | Denied   | November 12, 2013 |
| HDC-13-27 | 51 Oliver        | HDC         | Demolition              | City of Pontiac Executive Office | Denied   | November 12, 2013 |
| HDC-13-28 | 55 Oliver        | HDC         | Demolition              | City of Pontiac Executive Office | Denied   | November 12, 2013 |
| HDC-13-29 | 75 Oliver        | HDC         | Demolition              | City of Pontiac Executive Office | Approved | August 13, 2013   |
| HDC-13-30 | 79 Oliver        | HDC         | Demolition              | City of Pontiac Executive Office | Denied   | November 12, 2013 |
| HDC-13-31 | 119 Oliver       | HDC         | Demolition              | City of Pontiac Executive Office | Denied   | November 12, 2013 |
| HDC-13-32 | 207 Oliver       | HDC         | Demolition              | City of Pontiac Executive Office | Denied   | November 12, 2013 |
| HDC-13-33 | 218 Oliver       | HDC         | Demolition              | City of Pontiac Executive Office | Denied   | November 12, 2013 |

|           |                 |             |                               |                                  |          |                    |
|-----------|-----------------|-------------|-------------------------------|----------------------------------|----------|--------------------|
| HDC-13-34 | 583 N Perry     | HDC         | Demolition                    | City of Pontiac Executive Office | Denied   | November 12, 2013  |
| HDC-13-35 | 595 N Perry     | HDC         | Demolition                    | City of Pontiac Executive Office | Denied   | September 10, 2013 |
| HDC-13-36 | 680 N Perry     | HDC         | Demolition                    | City of Pontiac Executive Office | Denied   | November 12, 2013  |
| HDC-13-37 | 704 N Perry     | HDC         | Demolition                    | City of Pontiac Executive Office | Approved | September 10, 2013 |
| HDC-13-38 | 709 N Perry     | HDC         | Demolition                    | City of Pontiac Executive Office | Approved | August 13, 2013    |
| HDC-13-39 | 725 N Perry     | HDC         | Demolition                    | City of Pontiac Executive Office | Approved | November 12, 2013  |
| HDC-13-40 | 817 N Perry     | HDC         | Demolition                    | City of Pontiac Executive Office | Denied   | November 12, 2013  |
| HDC-13-41 | 245 W Pike      | HDC         | Demolition                    | City of Pontiac Executive Office | Denied   | November 12, 2013  |
| HDC-13-42 | 251 Chippewa Rd | HDC         | Proposed Access Ramps         | Norde James III                  | Approved | August 31, 2013    |
| HDC-13-43 | -               | -           | -                             | -                                | -        | -                  |
| HDC-13-44 | 112 Cherokee    | HDC         | Window Replacement            | John P Bueno                     | Approved | September 10, 2013 |
| HDC-13-45 | 251 Ottawa Dr.  | HDC         | Window and siding replacement | John Bullis                      | Approved | September 10, 2013 |
| HDC-13-46 | 662 Joslyn      | HDC – admin | Roof replacement              | Blanca Andrno                    | Approved | September 17, 2013 |
| HDC-13-47 | 33 N Saginaw    | HDC         | Façade Change                 | Robert Karazem                   | Approved | October 8, 2013    |
| HDC-13-48 | 668 Joslyn Ave. | HDC         | Garage roof and façade change | Hector Ramon                     | Approved | October 8, 2013    |
| HDC-13-49 | 172 E Iroquois  | HDC         | Window Replacement            | Thomas Smith                     | Denied   | October 8, 2013    |
| HDC-13-50 | 680 N Perry     | HDC         | Demolition of garage          | Franz Ivezaj                     | Approved | October 8, 2013    |
| HDC-13-51 | 25 S Saginaw    | HDC         | New windows and sign          | Martin Coats                     | Approved | October 8, 2013    |
| HDC-13-52 | 81 E Iroquois   | HDC – admin | Roof Replacement (paint)      | Renaissance Restoration, Inc.    | Approved | October 7, 2013    |
| HDC-13-53 | 561 W Iroquois  | HDC – admin | Roof Replacement              | Michael Lee Todd                 | Approved | November 7, 2013   |
| HDC-13-54 | 205 E Iroquois  | HDC         | Basement Window Replacement   | Jerry Costa                      | Approved | November 12, 2013  |
| HDC-13-55 | 105 E Iroquois  | HDC – admin | Roof Replacement              | Cheryl Crandell                  | Approved | November 13, 2013  |
| HDC-13-56 | 795 N Perry     | HDC         | Roof Replacement              | ICO Investment, LLC              | Denied   | November 15, 2013  |

|           |                |             |                  |                                |          |                   |
|-----------|----------------|-------------|------------------|--------------------------------|----------|-------------------|
| HDC-13-57 | 15 S Saginaw   | HDC         | Sign Replacement | Eagle Theater Entertainment    | Approved | December 10, 2013 |
| HDC-13-58 | 180 Oneida     | HDC - admin | Roof Replacement | Roofing Solutions LLC          | Approved | December 20, 2013 |
| HDC-13-59 | 436 W Iroquois | HDC - admin | Roof Replacement | Synergy Construction Group LLC | Approved | December 16, 2013 |

### 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 (7) of their regularly scheduled meetings and held one (1) special meeting. The planning department received 32 variance requests throughout the 2013 year. This is the largest number of

| Zoning Board of Appeals      | 2013 | 2012 | 2011 | 2010 | 2009 | 2008 |
|------------------------------|------|------|------|------|------|------|
| <b>Dimensional Variances</b> | 24   | 12   | 5    | 8    | 7    | 8    |
| <b>Use Variances</b>         | 4    | 2    | -    | 9    | 5    | 11   |
| <b>Sign Variances</b>        | 4    | 8    | 4    | 4    | 4    | 7    |

applications received in six years. 24 of these applications were dimensional variance requests, 4 applications were for sign variance requests, and 4 applications were request for a use variance on a property. 26 of these applications were approved, 4 applications were canceled, 1 application was denied, and 1 was postponed. A large number (17) of these dimensional variance applications received were for lot size requirements for the construction of single family dwellings. The following table below outlines the specific details of each Zoning Board of Appeals variance request application submitted and the action that was taken on each Item.

### Zoning Board of Appeals

| Planning File Number | Location           | Type | Request   | Petitioner                        | Zoning Board Action | Date           |
|----------------------|--------------------|------|---|-----------------------------------|---------------------|----------------|
| ZBA-13-01            | 1460 N Perry       | ZBA  | Dimensional Variance for ingress/egress and lot size.     | City of Pontiac                   | Approved            | March 26, 2013 |
| ZBA-13-02            | 345 Edison         | ZBA  | Use Variance Request                                      | Creative Employment Opportunities | Approved            | April 16, 2013 |
| ZBA-13-03            | 500 S Blvd         | ZBA  | Dimensional Variance Request                              | Midwest Metals / Mark Hewines     | Canceled            |                |
| ZBA-13-04            | 888 Enterprise Dr. | ZBA  | Use Variance Request for a school                         | Stephen Sedgewick                 | Approved            | June 18, 2013  |
| ZBA-13-05            | 140 E Huron        | ZBA  | Sign Variance to structurally alter a non-conforming sign | Sam Kizy                          | Approved            | June 18, 2013  |

|           |                            |     |  |                             |           |                    |
|-----------|----------------------------|-----|--|-----------------------------|-----------|--------------------|
| ZBA-13-06 | 375/377 South Blvd         | ZBA | Use Variance Request to continue the use of the facility as a bar/restaurant                         | Patsy Bunch                 | Approved  | August 20, 2013    |
| ZBA-13-07 | 36 Stockwell               | ZBA | Request to have a 6' fence within the front yard setback   | Steve Sutton                | Approved  | August 20, 2013    |
| ZBA-13-08 | 1425 Giddings              | ZBA | Dimensional Variance to allow a 6 ft. fence within the front yard setback                            | Notre Dame Preparatory      | Approved  | September 17, 2013 |
| ZBA-13-09 | No Address (14-33-133-013) | ZBA | Dimensional Variance to build on a non-conforming lot  | West Construction Services  | Approved  | September 17, 2013 |
| ZBA-13-10 | No Address (14-33-138-017) | ZBA | Dimensional Variance to build on a non-conforming lot  | West Construction Services  | Canceled  |                    |
| ZBA-13-11 | No Address (14-33-178-002) | ZBA | Dimensional Variance for build on a non-conforming lot   | West Construction Services  | Canceled  |                    |
| ZBA-13-12 | 289 S Paddock St.          | ZBA | Dimensional Variance to build on a non-conforming lot  | West Construction Services  | Approved  | September 17, 2013 |
| ZBA-13-13 | No Address (14-33-135-004) | ZBA | Dimensional Variance to build on a non-conforming lot  | West Construction Services  | Approved  | September 17, 2013 |
| ZBA-13-14 | 279 Paddock                | ZBA | Dimensional Variance to build on a non-conforming lot  | West Construction Services  | Approved  | September 17, 2013 |
| ZBA-13-15 | No Address (14-33-251-017) | ZBA | Dimensional Variance to build on a non-conforming lot  | West Construction Services  | Canceled  |                    |
| ZBA-13-16 | 700 Collier Rd.            | ZBA | Dimensional Variance to build and oversized pole barn/garage   | Jonathan Chambers           | Postponed | October 15, 2013   |
| ZBA-13-17 | 55 Turk St.                | ZBA | Use Variance request to allow the expansion of a salvage yard and add a scrap dealer license         | GLE Scrap – Chris Sherman   | Denied    | October 15, 2013   |
| ZBA-13-18 | 251 Chippewa St.           | ZBA | Dimensional Variance request to all the construction of an access ramp within the front yard setback | Norde James III             | Approved  | November 19, 2013  |
| ZBA-13-19 | 111 N Perry                | ZBA | Sign Variance to increase the size and number of signs   | Peter Boyer / Earth 2 Earth | Approved  | November 19, 2013  |
| ZBA-13-20 | 195 Wall St.               | ZBA | Dimensional Variance(s) for minimum lot width and area   | West Construction Services  | Approved  | November 19, 2013  |
| ZBA-13-21 | 199 Wall St.               | ZBA | Dimensional Variance(s) for minimum lot width and area   | West Construction Services  | Approved  | November 19, 2013  |
| ZBA-13-22 | 209 Shirley St.            | ZBA | Dimensional Variance(s) for minimum lot width and area   | West Construction Services  | Approved  | November 19, 2013  |
| ZBA-13-23 | 213 Shirley St.            | ZBA | Dimensional Variance(s) for minimum lot width and area   | West Construction Services  | Approved  | November 19, 2013  |
| ZBA-13-24 | 255 Shirley St.            | ZBA | Dimensional Variance(s) for  | West Construction           | Approved  | November           |

|           |                   |     |  |   |          |                                  |
|-----------|-------------------|-----|--|---|----------|----------------------------------|
| ZBA-13-25 | 259 Shirley St.   | ZBA | minimum lot width and area<br>Dimensional Variance(s) for<br>minimum lot width and area      | Services<br>West Construction<br>Services | Approved | 19, 2013<br>November<br>19, 2013 |
| ZBA-13-26 | 263 Shirley St.   | ZBA | Dimensional Variance(s) for<br>minimum lot width and area                                    | West Construction<br>Services             | Approved | November<br>19, 2013             |
| ZBA-13-27 | 271 Shirley St.   | ZBA | Dimensional Variance(s) for<br>minimum lot width and area                                    | West Construction<br>Services             | Approved | November<br>19, 2013             |
| ZBA-13-28 | 275 Shirley St.   | ZBA | Dimensional Variance(s) for<br>minimum lot width and area                                    | West Construction<br>Services             | Approved | November<br>19, 2013             |
| ZBA-13-29 | 11 Oriley         | ZBA | Dimensional Variance to build on a<br>non-conforming lot                                     | West Construction<br>Services             | Approved | December<br>17, 2013             |
| ZBA-13-30 | 940 Joslyn        | ZBA | Dimensional Variance to reduce<br>required landscaping, parking size,<br>and parking count   | Pashko Gojcaj                             | Approved | December<br>17, 2013             |
| ZBA-13-31 | 15 (11) S Saginaw | ZBA | Dimensional Variance for size of<br>building-mounted sign                                    | Eagle Theatre<br>Entertainment            | Approved | December<br>17, 2013             |
| ZBA-13-32 | 44405 Woodward    | ZBA | Dimensional Variance(s) for size<br>and number of ground signs and<br>building mounted signs | Innerface Signs                           | Approved | December<br>17, 2013             |

## 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 41 'administrative review' applications. The majority of these applications were for site plan compliance or are request to combine residential/commercial parcels. The number of 'administrative reviews' submitted and performed are down 28 percent from the 2012 year. 36 of the applications submitted were approved or approved with conditions, 4 of the applications were canceled, and one (1) application was denied. The following table below outlines the specific details of each 'administrative review' application and the action that was taken on each item.

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

## Administrative Reviews

| Planning File Number | Location                                 | Type                | Request   | Petitioner                          | Action   | Date              |
|----------------------|--|---------------------|---|-------------------------------------|----------|-------------------|
| PF-13-10             | 600 W Huron                              | LSC                 | Lot Combination request                                       | Mohammed Alfasih                    | Approval | January 14, 2013  |
| PF-13-14             | 500 Centerpoint Pkwy                     | SPR                 | Site modifications – revised landscaping and lighting changes | Lee Contracting                     | Approved | January 14, 2013  |
| PF-13-17             | 1425 Giddings                            | LSC                 | Lot combination request for 1397, 1405, 1425 Giddings         | Marist Fathers of Detroit, INC      | Approved | July 24, 2013     |
| PF-13-22             | 888 Orchard Lake Rd.                     | SPR                 | Indoor Retail Sales and Business Service Establishment        | BIDLO LLC                           | Canceled |                   |
| PF-13-23             | 1430 Joslyn Ave.                         | SPR                 | Temporary Outdoor Retail Sales of Fireworks                   | Ala Alanous                         | Approved | March 15, 2013    |
| PF-13-25             | 46777 Woodward Ave.                      | SPR                 | North Parking Lot Expansion                                   | Nowak & Fraus Engineers             | Approved | March 22, 2013    |
| PF-13-29             | 1500 S Opdyke Rd.                        | SPR                 | Stationary Food Truck Vendor                                  | David Price III                     | Canceled |                   |
| PF-13-30             | 1200 Featherstone (Throughout Pontiac)   | SPR – Special Event | Every Person Involved Cares Half Marathon                     | E.P.I.C – Jeff Gibb                 | Canceled |                   |
| PF-13-31             | 196 Cesar Chavez                         | SPR                 | Proposed Produce Market (indoor/outdoor)                      | OLHSA                               | Approved | May 10, 2013      |
| PF-13-33             | 254 N Telegraph Rd.                      | SPR – Special Event | Pontiac Chamber Carnival                                      | North American Midway Entertainment | Approved | April 22, 2013    |
| PF-13-34             | 43 Court                                 | LSC                 | Lot Combination   | James Dowell                        | Approved | May 08, 2013      |
| PF-13-37             | “Downtown Pontiac” – 28 N Saginaw        | SPR – Special Event | Serius Art Exposition (Special Event)                         | PW Essential Holdings               | Approved | August 9, 2013    |
| PF-13-39             | “Downtown Pontiac” – 50881 Woodward Ave. | SPR – Special Event | Mad Decent Block Party  | Eagle Theatre Entertainment         | Approved | September 5, 2013 |
| PF-13-40             | Throughout Pontiac – 530 E Pike          | SPR – Special Event | Walk/Run/Bike Event   | Power Company Kids Club             | Canceled |                   |
| PF-13-41             | 607 E Tennyson                           | LSC                 | Lot Combination   | Chou Lor                            | Approved | June 3, 2013      |
| PF-13-43             | 139 Gage                                 | LSC                 | Lot Combination   | Ricky Thomas                        | Approved | June 3, 2013      |
| PF-13-44             | 823 Cameron                              | LSC                 | Lot Combination   | Iglesia Pente Llama De Fuego Inc    | Approved | June 3, 2013      |
| PF-13-52             | 500 S Blvd.                              | SPR                 | Recycling Center  | Midwest Industrial Metals           | Approved | July 11, 2013     |

|          |                            |                     |   |                                     |          |                    |
|----------|----------------------------|---------------------|---|-------------------------------------|----------|--------------------|
| PF-13-54 | 1200 Featherstone          | SPR – Special Event | Every Person Involves Cares Half Marathon         | E.P.I.C – Jeff Gibb                 | Approved | June 20, 2013      |
| PF-13-55 | 1217 Baldwin Ave.          | SPR                 | Tent for the outdoor sales of fireworks           | Aia Alanous                         | Approved | June 16, 2013      |
| PF-13-56 | 775 Baldwin Ave.           | SPR                 | Tent for the outdoor sales of fireworks           | Ady Haido                           | Approved | June 16, 2013      |
| PF-13-57 | 687 University             | SPR                 | Tent for the outdoor sales of fireworks           | Ady Haido                           | Approved | June 16, 2013      |
| PF-13-59 | 1249 Baldwin Ave.          | SPR                 | Tent for the outdoor sales of fireworks           | George Haisha                       | Approved | June 16, 2013      |
| PF-13-63 | 47 S Telegraph Rd.         | SPR                 | Occupancy and change of use for Retro Fitness     | Architectural Planning              | Approved | August 19, 2013    |
| PF-13-65 | 307 Voorheis               | LSC                 | Lot Combination                                   | Ronald G Auiles                     | Approved | July 24, 2013      |
| PF-13-66 | 41 Foster                  | LSC                 | Lot Combination                                   | Luz Eneida Vicens                   | Approved | July 24, 2013      |
| PF-13-67 | 559 Orchard Lake           | SPR                 | Accessory Building(s) construction                | Tim Travis                          | Approved | September 19, 2013 |
| PF-13-68 | Downtown Pontiac           | SPR – Special Event | Woodward Dream Cruise – Special Event             | Greater Pontiac Community Coalition | Approved | August 16, 2013    |
| PF-13-71 | 22 E Kennett               | SPR                 | Smoking Deck                                      | Charlotte Sanabria                  | Denied   | August 21, 2013    |
| PF-13-72 | 810 Featherstone           | SPR                 | Cell tower – upgrade/modifications                | Clearlink Wireless Solutions        | Approved | September 17, 2013 |
| PF-13-73 | 298 Ferry                  | LSC                 | Lot Combination                                   | Norbert Esnault                     | Approved | September 17, 2013 |
| PF-13-74 | 154 N Saginaw St.          | SPR – Special Event | Photo shoot in downtown Pontiac – “Ford”          | Shooterz LLC                        | Approved | September 20, 2013 |
| PF-13-79 | 235 Wesson St.             | SPR                 | Deck additions/repair                             | PLTC Realty Investment, LLC         | Approved | October 10, 2013   |
| PF-13-85 | No Address (14-33-251-007) | LSC                 | Lot Combination to construct a single family home | West Construction Services          | Approved | November 12, 2013  |
| PF-13-86 | No Address (14-33-203-015) | LSC                 | Lot Combination to construct a single family home | West Construction Services          | Approved | November 12, 2013  |
| PF-13-87 | No Address (14-22-203-015) | LSC                 | Lot Combination to construct a single family home | West Construction Services          | Approved | November 12, 2013  |
| PF-13-89 | 462 Howland Ave.           | LSC                 | Lot Combination                                   | Arthur Mungin                       | Approved | October 21, 2013   |
| PF-13-90 | 940 Joslyn Ave.            | SPR                 | Parking Lot reconfiguration and façade change.    | James Asphalt Smith                 | Approved | October 22, 2013   |

|          |                           |     |                     |                                       |          |                   |
|----------|---------------------------|-----|---------------------|---------------------------------------|----------|-------------------|
| PF-13-91 | 746 Stanley (90 Lakeside) | LSC | Lot Combination     | Rondel & Phyllis Sams                 | Approved | November 4, 2013  |
| PF-13-96 | 1059 Joslyn Ave.          | SPR | Office Re-occupancy | Michael Moeller                       | Approved | November 22, 2013 |
| PF-13-97 | 109/111 N Saginaw St.     | LSC | Lot Combination     | Pontiac Downtown Business Association | Approved | December 16, 2013 |