

SPECIAL MEETING: City of Pontiac Planning Commission Meeting Minutes on July 15, 2014; Pontiac City Hall, 47450 Woodward Avenue, Pontiac Michigan 48342

COMMISSIONERS: Chairman Dayne Thomas
Mayor Deirdre Waterman
Ms. Hazel Cadd
Ms. E. Ashley Fegley
Ms. Lucy Payne
Mr. Scott Hudson

VICE CHAIR FEGLEY CALLED THE MEETING TO ORDER AT 6:02 P.M.

Moment of Silence.

ROLL CALL:

PRESENT: Comm. Payne, Vice Chair Fegley, Comm. Hudson, Chairman Thomas, Mayor Waterman (arrived at 6:06 p.m.), Comm. Cadd (arrived at 6:35 p.m.)

EXCUSED: None.

ABSENT: None.

Mr. Sabo reported a quorum present.

COMMUNICATIONS: None.

MINUTES FOR REVIEW: None.

PUBLIC HEARINGS AND SITE PLAN REVIEWS:

5.1 PF-14-54 SITE PLAN REVIEW – GENERAL MOTORS BUILDING ADDITION

PARCEL NO: 14-17-476-002

PROPERTY ADDRESS: 260 E BEVERLY (220 E COLUMBIA)

LOCATION: LOCATED ON THE SOUTHWEST CORNER OF E BEVERLY AVE. AND N GLENWOOD AVE.

APPLICANT: GENERAL MOTORS, LLC. – GLOBAL FACILITIES – JASON A HARRIS P.E.

Presentation of Facts given by Mr. Sabo.

Jeff Houda, 4677 Woodward Ave., engineer for the project thanked the Commission for this special meeting. The applicant is requesting relief of additional parking spaces, stating the spaces that are on the property now go unused and there is no need at this time to add more. If in the future additional space is required, changes will be made to accommodate. The applicant also stated the only identified desirable space for planting trees would be along the Glenwood Ave. corridor for roughly 40 trees, therefore requesting relief to reduce street plantings and contain those plantings only to the Glenwood corridor, which compliments nicely with the other side of Glenwood Ave. The applicant stated Bradford pear trees, ornamental street trees, and crab apple trees would be planted to match the other side of Glenwood Ave. The applicant stated the addition will be used for storage of bins and rack storage. Trucks will have access off of Montcalm and Saginaw.

Comm. Hudson inquired as to whether the applicant will be seeking land certification. The applicant stated they will not be seeking land certification.

Comm. Fegley inquired whether trees can be planted on the interior instead of along the street. John Herkas, GM rep, stated that the plantings on the interior will hinder any future development consideration.

Mayor Waterman commented that the expansion will allow for future expansion which will double the workforce of the 3000 current employees.

Comm. Payne inquired as to the date of completion. The applicant stated the project will be completed by the end of the year to the first quarter of next year.

COMM. HUDSON MADE A MOTION TO APPROVE THE PROPOSED SITE PLAN REVIEW FOR 260 E. BEVERLY/220 E. COLUMBIA, PF-14-54, GENERAL MOTORS LLC GLOBAL FACILITIES PLANT 14 STAMPING FACILITY TO COMPLIANCE CONDITIONS LISTED HERE:

1. PLANNING COMMISSION APPROVAL FOR MODIFICATION OF PARKING REQUIREMENTS SECTION 4.304 AND REDUCE REQUIRED NUMBER OF SPACES TO 1,115 SPACES.
2. COMPLIANCE WITH ENGINEERING DEPARTMENT CONDITIONS FOR ON-SITE WATER DETENTION AND SITE DRAINAGE STANDARDS.
3. COMPLIANCE WITH BUILDING CONSTRUCTION CODES.
4. COMPLIANCE WITH FIRE CODE STANDARDS AND REQUIREMENTS.
5. COMPLIANCE WITH ALL CITY OF PONTIAC BUSINESS LICENSING REQUIREMENTS.
6. PLANNING COMMISSION APPROVAL FOR MODIFICATION OF LANDSCAPE REQUIREMENT SECTION 4.413 TO REDUCE REQUIRED NUMBER OF TREES FROM 75 TO 40 TREES RELATED TO SECTION 4.407.

MAYOR WATERMAN SUPPORTED.

VOTE: AYES: Hudson, Mayor Waterman, Payne, Cadd, Vice Chair Fegley, Chairman Thomas.

NAYS: None.
ABSTAIN: None.

Vote 6-0-0 motion carries.

PUBLIC COMMENTS:

Comm. Hudson informed the Commission that this will be his last meeting. If his term has not expired, he will be resigning effective immediately.

Chairman Thomas commented that the Commission has benefited from Comm. Hudson's insight and background and is sad to see him leave.

Comm. Payne also commented on Comm. Hudson's proper questioning and due diligence and thanked him for his service.

Mayor Waterman and Comm. Cadd also thanked Comm. Hudson for his service on the Planning Commission.

COMM. PAYNE MOVED TO ADJOURNMENT. COMM. HUDSON SUPPORTED.

VOTE: AYES: Unanimous.

ADJOURNMENT: 6:42 p.m.