

REGULAR MEETING: City of Pontiac Planning Commission Meeting Minutes on May 7, 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. Patricia Hollis
Ms. Lucy Payne
Mr. Scott Hudson

CHAIRPERSON THOMAS CALLED THE MEETING TO ORDER AT 6:32 P.M.

Moment of Silence.

ROLL CALL: PRESENT: Payne, Hollis, Hudson, Fegley, Cadd, Chairman Thomas, Mayor Waterman (arrived at 6:47 p.m.).

EXCUSED: None.

ABSENT: None.

Mr. Sabo reported a quorum present.

COMMUNICATIONS: James Sabo indicated that the master plan has been postponed until June 2014.

MINUTES FOR REVIEW: April 2, 2014.

COMM. HUDSON MADE A MOTION FOR APPROVAL OF THE MINUTES FOR March 5, 2014 WITH CORRECTION AS NOTED AND COMM. PAYNE SUPPORTED.

VOTE: AYES: Hudson, Payne, Cadd, Fegley, Chairman Thomas.
NAYS: None.
ABSTAIN: Hollis.

Vote 5-0-1 for acceptance of the amended minutes of April 2, 2014.

PUBLIC HEARINGS AND SITE PLAN REVIEWS:

5.1 PF-13-45 (PUBLIC HEARING) ZONING MAP AMENDMENT REQUEST – R-1, ONE FAMILY DWELLING DISTRICT TO C-1, LOCAL BUSINESS DISTRICT

1043 E. WALTON BLVD.

PARCEL NO: 14-10-378-018 & 14-10-378-019

PROPERTY IS LOCATED ON THE NORTHWEST CORNER OF GIDDINGS RD. AND WALTON BLVD.

APPLICANT: WIKI T. ACHO, PROPERTY OWNER

PRESENTATION GIVEN BY MR. BOWDELL.

The owner/applicant Mike Acho, 41029 Old Spice Dr., Sterling Heights and agent for applicant David (need last name). Agent spoke on behalf of Mr. Acho. Agent stated a brief history on the property. The applicant has owned the property for over 10 years, agent claims rezoning was previously approved from residential to commercial but due to change in administration, the decision was reversed. Agent also states that applicant is a very well established businessman and would not hold on to the property if it were not viable. Applicant has converted the old Kentucky Fried Chicken, located on Voorheis and Huron with an investment of \$600K. Applicant would also like to hire locally. Agent stated that the corresponding corners are commercial and it would only make sense to rezone property as such.

Comm. Hudson inquired as to the type of building that would be constructed, would this be a strip plaza?

The applicant stated the building would be a 12,000 sq. ft. retail building, either a bank or restaurant.

Comm. Payne asked if the applicant already had clients ready to occupy the space and what the timeline would be if approved.

The applicant stated he cannot generate interest with the property being zoned as residential. If approved, the applicant stated the project could possibly be completed within a year.

Comm. Fegley stated that she would welcome a one unit or one major business but opposes the idea of a strip mall. She also stated that it was a very busy section and would see it being very difficult to find a family to buy a home in the area discussed.

Comm. Hollis stated that the city has a problem with vacant buildings, especially strip malls and has an issue with a new build. She also asked the staff to confirm on the decision reversal of said property stated by Agent.

Comm. Cadd supports the prospect of commercial space and does not see residential going into said property. She opposes the idea of a strip mall or liquor store. She also stated she was concerned with the increase in traffic because the intersection is already a high traffic area.

The applicant stated that when he spoke to Mr. Sabo, the staff made it clear that a strip mall was not an option.

Mayor Waterman apologized for her lateness but affirmed that it was for a very good reason, that being the ribbon cutting of Eastern Oil. She stated that she would like the citizens to know that new business ventures are going on in Pontiac.

CHAIRMAN THOMAS DECLARED PUBLIC HEARING OPEN.

Chuck Johnson, 21 Paddock, agrees with the statements of Comm. Hudson. Mr. Johnson mentioned that he visited the applicant's business in Waterford and stated that the applicant runs a very clean business and asks the Commissioners to approve this rezoning amendment.

Cathy Homik, 1000 E. Norfield, one street N. of Walton, stated that her house backs onto said property. She has lived in her house for 15 years and has concerns with the development. She stated that there is a shopping center on Giddings that is 50% empty all of the time. She opposes the idea of a strip mall and does not want to see the property zoned commercial. She mentions that homes occupy both sides of said property. She also stated that when traffic backup occurs on Giddings Rd., drivers use Norfield as a pass through and disregards posted speeds. She is opposed to the zoning amendment to C-1 unless further details are provided, such as a traffic study.

Beverly Greggs, 996 E. Norfield, is in agreement with Ms. Homik. She states that traffic increases when I-75 is backed up and when events are held at the Palace of Auburn Hills. She opposes the project and stated she was present at the last hearing pertaining to this property. The recommendation from that hearing was to come back with more specific details; she has yet to hear of the specifications by the applicant.

Andy Guest, 1592 Club House Court, Vice President of Notre Dame Preparatory Academy is concerned with the traffic. Notre Dame Prep is in the process of finalizing plans for a turning lane on Giddings Rd. and does not oppose or support the idea because the specifics are not provided by applicant. He supports the idea of a bank or restaurant but opposes the idea of a strip mall or party store.

Ken Trout, 958 E. Norfield, 1 block N. of project, has lived in his home for 60 years and is mainly concerned with the traffic. He inquired whether there would be exits on Giddings Rd. or just on Walton Ave. He also stated he would like to see a better traffic study done.

CHAIRMAN THOMAS DECLARED PUBLIC HEARING CLOSED.

Questions asked in Public Hearing by concerned citizens were read back by Mr. Sabo for a response from the applicant.

Q: What are the plans for the property?

A: The applicant stated that a specific scenario could not be provided unless it is rezoned but the applicant is sensitive to the concerns of the neighbors and reassures that a liquor/party store will not be on the property.

Q: Will there be an entrance on Giddings Rd. or Walton Ave?

A: Applicant believes approval is needed by the county but is more than willing to work with staff to accommodate.

Comm. Hollis stated she is starting to see economic growth in the area and from a planning stand point would like to see a comprehensive traffic study done. She also invited the applicant to meet with the Mayor and her staff to see what is needed in the city and what would comply with the master plan.

The applicant stated he is more than willing to have the traffic study done and welcomes the invite and would love a sit down with the Mayor for further discussion.

COMM. HUDSON MADE A MOTION TO DENY THE PROPOSED ZONING MAP AMENDMENT (PF-13-45) 1043 E. WALTON BLVD. FROM R-1 ONE FAMILY DWELLING DISTRICT TO C-1, LOCAL BUSINESS DISTRICT AS THE PROPOSED REZONING REQUEST DOES NOT APPEAR TO MEET THE CRITERIA OF THE AMENDMENT FO THE OFFICIAL ZONING MAP FROM SECTION 6.804 OF THE ZONING ORDINANCE, SPECIFICALLY THE REQUEST DOES NOT APPEAR TO MEET THE MASTER PLAN’S FUTURE LAND USE DESIGNATION. MAYOR WATERMAN SUPPORTED.

Discussion on Motion.

Comm. Hudson inquired as to the completion of the master plan.

Mayor Waterman stated the master plan will be complete by June 1, 2014. The revisions were a much broader process with community involvement.

The applicant stated he would like the amendment to be tabled so he can align with the master plan.

Mr. Sabo stated that under Section 6.805 – Amendment to Ordinance Made Has Been Denied, the applicant must wait 180 days to reapply and would have to pay another fee.

Comm. Hollis was not prepared to rescind her motion. The motion stands.

VOTE:	AYES:	Hollis.
	NAYS:	Mayor Waterman, Payne, Hudson, Cadd, Fegley, Chairman Thomas.
	ABSTAIN:	None.

Vote 1-6-0, motion fails.

COMM. HUDSON MADE A MOTION TO POSTPONE THE PROPOSED ZONING MAP AMENDMENT (PF-13-14) 1043 E. WALTON BLVD. FROM R-1, ONE FAMILY

DWELLING DISTRICT TO C-1, LOCAL BUSINESS DISTRICT FOR FOUR (4) MONTHS WITH APPLICANT COVERING NOTICING COSTS. FEGLEY SUPPORTED.

VOTE: AYES: Hudson, Fegley, Cadd, Payne, Mayor Waterman, Chairman
 Thomas.
 NAYS: Hollis.
 ABSTAIN: None.

Vote 6-1-0, motion carries.

5.2 PF-14-09 (PUBLIC HEARING) SITE PLAN REVIEW/SPECIAL EXCEPTION PERMIT – AUTO SERVICE FACILITY IN A C-1, LOCAL BUSINESS DISTRICT

885 ORCHARD LAKE RD.

PARCEL NO. 14-31-378-005

PROPERTY IS LOCATED ON THE SOUTHEAST CORNER OF ORCHARD LAKE RD. AND BERWICK BLVD.

APPLICANT: KHALIL ABBO

PRESENTATION GIVEN BY MR. SABO.

The owner/applicant Mike Seema, 6631 Queen Anne Drive, West Bloomfield was present with the engineer, John Bingham. Mr. Bingham stated the reason for the use of vinyl fence is because there is no alley present with any traffic. The vinyl is more attractive and easier to put up and maintain. He also stated that along the side streets, there are two evergreen trees approximately 30 ft. high. They are not equally distributed but they are there. The applicant stated that the hours of operation would be Monday through Friday from 8am-7pm.

Mayor Waterman stated that in conjunction with the master plan, the area has harmonious usage and the project would fit right in. She also sees no problem with the vinyl fencing.

Comm. Payne inquired as to the timeline from start to completion.

The applicant stated the project would be complete in 45 days.

CHAIRMAN THOMAS DECLARED PUBLIC HEARING OPEN.

None.

CHAIRMAN THOMAS DECLARED PUBLIC HEARING CLOSED.

COMM. HUDSON MADE A MOTION TO APPROVE THE PROPOSED SPECIAL EXCEPTION PERMIT SITE PLAN REVIEW PF-14-09 FOR 885 ORCHARD LAKE ROAD, KALIL ABBO FOR SECTION 2.509 AUTOMOBILE SERVICE (COMMERCIAL) SUBJECT TO:

- 1) APPROVAL BY THE PLANNING COMMISSION TO ALLOW A VINYL FENCE ALTERNATE SCREEN METHOD TO COMPLY WITH SECTION 2.509(d) DESIGN STANDARDS FOR RESIDENTIAL SCREENING BUFFER AND SECTION 4.405(3)© FOR BUFFER TYPE A, COMMERCIAL USE ADJACENT TO A RESIDENTIAL ZONE.
- 2) COMPLIANCE WITH SECTION 2.509(e) ACCESSORY OUTDOOR STORAGE LIMITED TO 20% OF FLOOR AREA OF A PRINCIPAL BUILDING, 247SF MAX, OUTDOOR STORAGE PERMITTED, SHALL BE SCREENED.
- 3) COMPLIANCE WITH SECTION 4.404 MINIMUM SITE LANDSCAPE STANDARDS: MINIMUM 5% SITE LANDSCAPE 1,275 SF LANDSCAPE COVER REQUIRED IN FRONT OR SIDE YARD.
- 4) COMPLIANCE WITH SECTION 4.407(a) FOR STREET FRONTAGE LANDSCAPING ALONG ORCHARD LAKE ROAD: MINIMUM 3 STREET TREES REQUIRED.

COMM. PAYNE SUPPORTED.

VOTE:	AYES:	Hudson, Payne, Cadd, Fegley, Mayor Waterman, Hollis, Chairman Thomas.
	NAYS:	None.
	ABSTAIN:	None.

Vote 7-0-0, motion carries.

5.3 PF-14-23 LOT SPLIT REQUEST

888/900 ORCHARD LAKE RD.

PARCEL NO. 14-31-376-001

PROPERTY IS LOCATED ON THE N SIDE OF ORCHARD LAKE RD. BETWEEN S TELEGRAPH RD. AND THE CLINTON RIVER TRAIL

APPLICANT: TRUCKER TROY PROPERTIES/ MR. BID

PRESENTATION OF GIVEN BY MR. BOWDELL.

Randy Vidlofsky, representing Tucker Troy Properties stated he was ready for a ribbon cutting ceremony. The business is a construction business as well as an appliance refurbishing business.

Chuck Johnson, 21 Paddock, was concerned with the blight on the property.

The applicant stated the business has a temporary CFO from the city of Pontiac and is in the process of renewing the lot. He also stated the construction materials causing the “blight” would be removed/moved to the back of the property once the lot is complete. This will be done in approximately 2/3 weeks.

COMM. FEGELY MADE A MOTION TO APPROVE THE PROPOSED LOT SPLIT REQUEST (PF-14-23) FOR 888/900 ORCHARD LAKE RD. TUCKER TROY PROPERTIES LLC, SUBJECT TO THE FOLLOWING CONDITIONS:

1. PROVIDE AND RECORD ALL NECESSARY PUBLIC UTILITY ACCESS AND EASEMENTS.
2. RECORD THE PROVIDED INGRESS/EGRESS AGREEMENT WITH THE OAKLAND COUNTY REGISTER OF DEEDS.

COMM. HUDSON SUPPORTED.

VOTE:	AYES:	Fegley, Hudson, Payne, Cadd, , Mayor Waterman, Hollis, Chairman Thomas.
	NAYS:	None.
	ABSTAIN:	None.

Vote 7-0-0, motion carries.

5.4 PF-14-27 (PUBLIC HEARING) SPECIAL EXCEPTION PERMIT/SITE PLAN REVIEW – MOBILE FOOD VENDOR

NO ADDRESS; MONTCALM ST.

PARCEL NO. 14-31-378-005

PROPERTY IS LOCATED ON THE NE CORNER OF E MONTCALM ST. AND YOUNG ST.

APPLICANT: EDDIE THOMAS

PRESENTATION GIVEN BY MR. SABO.

Applicant Eddie Thomas, 1080 Williamsom Circle, approves of the presentation given by Mr. Sabo. He stated that he would like to be the first vendor to get a mobile vendor license and hopes that others will follow suit.

CHAIRMAN THOMAS DECLARED PUBLIC HEARING OPEN.

Chuck Johnson, 21 Paddock, is excited for this opportunity and raves about the applicant’s ribs.

CHAIRMAN THOMAS DECLARED PUBLIC HEARING CLOSED.

COMM. HOLLIS MADE A MOTION TO APPROVE THE PROPOSED MOBILE FOOD VEHICLE VENDOR APPLICATION SPECIAL EXCEPTION PERMIT AND SITE PLAN REVIEW, THE RIB SPOT, PF-14-27 FOR 000 MONTCALM STREET FOR SECTION 2.544 SUBJECT TO:

1. COMPLIANCE WITH MUNICIPAL CODE STANDARDS FROM SECTION 26-1035.
2. COMPLIANCE WITH ALL CITY OF PONTIAC BUSINESS LICENSING REQUIREMENTS.

COMM. PAYNE SUPPORTED.

VOTE: AYES: Hollis, Payne, Cadd, Fegley, Mayor Waterman, Hudson, Chairman Thomas.
 NAYS: None.
 ABSTAIN: None.

Vote 7-0-0, motion carries.

5.5 PF-14-23 LOT SPLIT REQUEST

NO ADDRESS; BRANCH ST. (235 WESSON ST.)

PARCEL NO. 14-32-180-003

PROPERTY IS LOCATED ON THE E SIDE OF BRANCH ST. BETWEEN HESS ST. AND WESSON ST.

APPLICANT: WILLIAM MASSIE

PRESENTATION GIVEN BY MR. BOWDELL.

The applicant William Massie, 239 Woodward Ave, stated that this lot split is an essential part of entering phase 2 of the massive project for installing hard and clay courts on the property. He also stated that Opening Day is tentatively scheduled for June 14, 2014 with weather permitting and invited all commissioners to attend with email to follow.

COMM. HUDSON MADE A MOTION TO APPROVE THE PROPOSED LOT SPLIT REQUEST (PF-14-25) FOR 14-32-180-003, WILLIAM MASSIE SUBJECT TO THE FOLLOWING CONDITIONS:

1. PROVIDE AND RECORD ALL NECESSARY PUBLIC UTILITY AND PUBLIC ACCESS EASEMENTS.

COMM. HOLLIS SUPPORTED.

VOTE: AYES: Hudson, Hollis, Cadd, Fegley, Mayor Waterman, Payne, Chairman Thomas.
 NAYS: None.

ABSTAIN: None.

Vote 7-0-0, motion carries.

5.6 PF-14-25 (PUBLIC HEARING) ZONING MAP AMENDMENT REQUEST – R-1, ONE FAMILY DWELLING DISTRICT TO C-3, CORRIDOR COMMERCIAL MIXED USE DISTRICT

NO ADDRESS; N PERRY ST.

PARCEL NO. 14-15-4269-008

APPLICANT: CHRIS NEWELL (THE PLAYERS EDGE)

PRESENTATION GIVEN BY MR. BOWDELL.

Applicant Chris Newell, 2647 Silverside, Waterford, thanked Mr. Sabo and Mr. Bowdell on their outstanding work. He stated that the property was not part of Galloway Park and is owned by him. He also stated the ceiling height would be 20 ft. high with 4 batting cages and with room outdoors for activities. The applicant stated he will be moving his current business from Auburn Hills to this property because he would like to expand his facility. The hours of operation would be Monday through Thursday 3pm-8pm, Friday 3pm-6pm, Saturday and Sunday 7:30am-3pm.

Mayor Waterman stated that she likes the idea of a baseball facility which is very compatible with what the commission would like to see in the area.

Chairman Thomas stated the project was consistent with the direction the city of Pontiac would like to go with positive activity for its youth.

COMM. FEGLEY MADE A MOTION TO CONDITIONALLY APPROVE THE PROPOSED ZONING MAP AMENDMENT REQUEST FROM R-1, ONE FAMILY DWELLING DISTRICT TO C-3, CORRIDOR COMMERCIAL DISTRICT FOR (PF-14-22) THE PLAYERS EDGE, CHRIS NEWELL, AND RECOMMEND APPROVAL TO THE CITY COUNCIL; SUBJECT TO THE FOLLOWING CONDITIONS:

1. DEVELOPMENT OF A CONDITIONAL REZONING AGREEMENT BETWEEN THE CITY OF PONTIAC AND THE PLAYERS EDGE (CHRIS NEWELL) TO ENSURE THE PROPERTY WILL BE DEVELOPED FOR THE USE OF A RECREATIONAL FACILITY AND IS TIED TO A SPECIFIC SITE PLAN.
2. SUBMISSION AND APPROVAL OF A SITE PLAN REVIEW THAT WILL BE INCORPORATED INTO THE CONDITIONAL REZONING AGREEMENT.
3. SUBMISSION OF SURVEY IDENTIFYING THE LEGAL DESCRIPTION OF THE ZONING MAP AMENDMENT REQUEST.

COMM. HUDSON SUPPORTED.

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

NAYS: None.
ABSTAIN: None.

Vote 7-0-0, motion carries.

5.7 PF-14-24 (PUBLIC HEARING) SITE PLAN REVIEW/SPECIAL EXCEPTION PERMIT – GENERAL MANUFACTURING (HEAT TREAT FACILITY) IN A M-1, LIMITED INDUSTRIAL DISTRICT

915 CESAR E CHAVEZ

PARCEL NO. 14-19-225-004

PROPERTY IS LOCATED AT THE SE CORNER OF CESAR E CHAVEZ AND INGLEWOOD AVE.

APPLICANT: INFORM STUDIOS/ KENNETH VAN TINE

PRESENTATION GIVEN BY MR. BOWDELL.

Applicant Ken Van Tine, 235 E. Main St., Northville, and Ken Roughy, 113 Hollin Pines, were present. The applicant stated the reason for the setback variance was for the equipment to be able to enter the premises. He also stated 43 parking spaces were adequate to maintain green space. The metal siding on the expansion would be similar to the building next door which is owned by the same owner and would like continuity with the existing building. He also stated that there are currently 20 employees and with the expansion another possible 15-20 workers would be added.

CHAIRMAN THOMAS DECLARED PUBLIC HEARING OPEN.

Tom Reid, 3681 Crooks Rd, Rochester Hills, has owned his car lot directly across the street from said property for 25 years. He states that the facility constantly smokes his business out. The smoke causes his eyes to water, his throat gets itchy, his lips burn and his cars are constantly filthy. Mr. Reid also provided pictures to the commission. He does not support the expansion project.

CHAIRMAN THOMAS DECLARED PUBLIC HEARING CLOSED.

The applicant stated that the facility meets all requirements of the DEQ's annual inspections and that 90% of the by-product is CO2. He states the facility has been there for 13 years.

COMM. HUDSON MADE A MOTION TO APPROVE THE PROPOSED SITE PLAN AND SPECIAL EXCEPTION PERMIT (PF-14-15) FOR HEAT TREATING SERVICES AT 915 E CHAVEZ WITH THE FOLLOWING MODIFICATIONS:

1. MODIFICATION OF REQUIRED PARKING LOT ABUTTING RIGHT-OF-WAY LANDSCAPING TO ELIMINATE THE BUFFERING REQUIREMENT FOR THE

PARKING SECTION LOCATED ON THE CORNER OF CESAR E CHAVEZ AND INGLEWOOD AVE.

2. MODIFICATION OF REQUIRED INTERIOR PARKING LOT LANDSCAPING FROM 8 TREES TO 5 TREES.
3. MODIFICATION OF BUILDING MATERIALS TO ALLOW METAL SIDING AND BUILDING CAP REQUIREMENTS TO ALLOW A .25:12 PITCHED ROOF.
4. MODIFICATION OF REQUIRED PARKING FROM 162 TO 43 SPACES.

AND SUBJECT TO THE FOLLOWING CONDITIONS:

1. OBTAIN A DIMENSIONAL VARIANCE FROM SECTION 2.312 OF THE ZONING ORDINANCE FOR SIDE SETBACK REQUIREMENTS.
2. COMPLIANCE WITH SECTION 4.407 OF THE ZONING ORDINANCE FOR STREET FRONTAGE LANDSCAPING REQUIREMENTS (8 ADDITIONAL STREET TREES)
3. COMPLIANCE WITH ALL ENGINEERING, OAKLAND COUNTY WATER RESOURCE COMMISSION, BUILDING DEPARTMENT, AND FIRE DEPARTMENT REVIEW AND PERMITTING REQUIREMENTS.
4. COMPLIANCE WITH CITY OF PONTIAC BUSINESS LICENSING REQUIREMENTS.

MAYOR WATERMAN SUPPORTED.

5.8 PF-14-20 (PUBLIC HEARING) ZONING MAP AMENDMENT – C-4, SUBURBAN BUSINESS TO M-1, LIMITED INDUSTRIAL DISTRICT

2100 S OPDYKE RD.

PARCEL NO. 19-03-200-019

PROPERTY IS LOCATED ON THE W SIDE OF S OPDYKE RD. BETWEEN CAMPUS DR. AND CENTERPOINT PARKWAY.

APPLICANT: LAMAR CONSTRUCTION

PRESENTATION GIVEN BY MR. SABO IN CONJUNCTION WITH 5.9 PF-14-20 SITE PLAN REVIEW/SPECIAL EXCEPTION (PUBLIC HEARING) – GENERAL MANUFACTURING (STAMPING FACILITY) IN A M-1 LIMITED INDUSTRIAL DISTRICT

Doug Bradley, 3200 Footbridge, Walker, MI stated he is representing Challenge Manufacturing, a company that has been in existence for 23 years and expanding rapidly. The applicant stated that is facility will be the first in eastern Michigan with a couple facilities in western Michigan already. He also stated he was excited to revitalize the old General Motors building.

Mayor Waterman stated this project confers with the master plan but also the city's development plan. She would further like to discuss workforce development with the applicant.

The applicant stated that the company will hire approximately 450 employees.

Comm. Hudson inquired as to the location of the company's headquarters.

The applicant stated the headquarters were located in Walker, MI with other stamping locations in Walker and Holland. The plant provides the underbody assembly primarily for General Motors. The applicant also stated the plan for the Pontiac facility would be for assembly of parts only. Parts will be shipped from the western Michigan plants.

Comm. Fegley inquired as to the reason behind not wanting to plant trees in the parking lot and is concerned with the hot island effect. She stated she was in agreement with the project but opposing having less trees in the parking lot.

John Quewall, engineer, Perry, MI stated the reasoning behind less trees in to increase the parking spaces to avoid further expansion of the lot on the south side.

CHAIRMAN THOMAS DECLARED PUBLIC HEARING OPEN.

Gary Giventhall, 1897 Hunter Ridge Dr, Bloomfield Hills, is a new homeowner in the Fox Hill subdivision which is across the street from said property. He stated he plans on staying in his home for a long time and has an interest on the how area will develop. His concerns were regarding the noise, pollution, and contamination. He is also concerned with the traffic and any by-products of the facility.

Mark LaBuke, 698 Fox River Dr, Bloomfield Hills, also resides in the Fox Hill subdivision. He stated he is happy in see economic development and industry but is concerned with the road conditions. He is curious to know if anything will be done to repair the road conditions.

Harry Jones, president of Fox Hill Community Association, has concerns with the development. He is curious to know if there will be pollution, if the company will be welding products, using adhesives, and how many shifts will there be. He would like feedback.

Letter read onto record by Mr. Sabo.

CHAIRMAN THOMAS DECLARED PUBLIC HEARING CLOSED.

Questions asked in Public Hearing by concerned citizens were read back by Mr. Sabo for a response from the applicant.

Q: What will the noise level be?

A: The noise will be rather quiet. The process will primarily involve robotics.

Q: Will there be smoke generated or smoke stacks?

A: There will be no smoke stacks. Fumes can be generated on certain assembly cells.

Q: *How will traffic be routed?*

A: There will be 2 new curb cuts off of Centerpoint Parkway, which is included in the site plan.

Q: *Will there be any by-products?*

A: There will be no by-products, the process is just welding parts together.

Q: *Will there be big hauling trucks?*

A: Typical semi-trucks will be the primary transporting vehicle.

Q: *How will the east side of Opdyke Rd. be affected?*

A: Cannot say for sure.

Q: *Has there been a traffic study done?*

A: No.

Q: *What will the effect on road conditions be for Opdyke Rd. and Square Lake Rd.?*

A: Trucks will not be loaded beyond road restrictions.

Q: *Does the company have plans to repave the roads?*

A: Roads are under the jurisdiction of Oakland County and is not part of the project.

Q: *How many shifts will the company have?*

A: There will be 2 shifts with the possibility of adding a third shift.

Q: *Will there be welding and use of adhesive?*

A: Yes.

Q: *Has there been any studies regarding air quality?*

A: No, but the company has been in compliance with air quality standards with an excellent record and no issues.

Mayor Waterman clarified that Centerpoint Parkway is maintained by the city of Pontiac.

Dan Hunter, Director of Community Affairs for Oakland County, 8138 Denton Rd, Fenton, stated there is a possibility that the city can receive assistance with the road issues from the State through a special program. He stated he is exploring the program with the applicant and the city.

COMM. HUDSON MADE A MOTION TO APPROVE THE PROPOSED RE-ZONING REQUEST FOR CHALLENGE MANUFACTURING, PF-14-20, 2100 CENTERPOINT PARKEWAY C-4 SUBURBAN BUSINESS TO M-1 LIMITED INDUSTRIAL DISTRICT AND RECOMMEND APPROVAL TO THE MAYOR AND CITY COUNCIL SUBJECT TO:

1. REZONING APPROVAL TIED TO SITE PLAN REVIEW AND SPECIAL EXCEPTION PERMIT APPROVAL CONDITIONS FOR PF-14-21 BY THE PLANNING COMMISSION.

2. COMPLIANCE WITH CITY OF PONTIAC BUSINESS LICENSING REQUIREMENTS.

COMM. FEGLEY SUPPORTED.

VOTE: AYES: Hudson, Mayor Waterman, Payne, Cadd, Hollis, Chairman Thomas.
 NAYS: None.
 ABSTAIN: None.

Vote 7-0-0, motion carries.

COMM. HUDSON MADE A MOTION TO APPROVE THE SPECIAL EXCEPTION PERMIT AND SITE PLAN REVIEW, CHALLENGE MANUFACTURING, PF-14-21 FOR 2100 S. OPDYKE ROAD FOR SECTION 2.517 GENERAL MANUFACTURING SUBJECT TO:

1. ZONING MAP AMENDMENT APPROVAL BY CITY COUNCIL FOR APPLICATION PF-14-20 FOR THE CHALLENGE MANUFACTURING PROPERTY.
2. OBTAIN A ZBA VARIANCE APPROVAL FOR COMPLIANCE WITH SECTION 4.303 PARKING SPACE REQUIREMENTS.
3. COMPLIANCE WITH ALL CITY OF PONTIAC BUSINESS LICENSING REQUIREMENTS.

COMM. FEGLEY SUPPORTED.

VOTE: AYES: Hudson, Fegley, Mayor Waterman, Payne, Cadd, Hollis, Chairman Thomas.
 NAYS: None.
 ABSTAIN: None.

Vote 7-0-0, motion carries.

NEW BUSINESS: None.

UNFINISHED BUSINESS:

Comm. Hudson declared the floor open for nominations for Chair.

Comm. Fegley nominated Dayne Thomas for Chair.

Chairman Thomas accepted the nomination.

Comm. Hudson declared nominations for Chair closed.

Comm. Hudson declared nominations for Vice Chair open.

Comm. Hollis nominated Scott Hudson for Vice Chair.

Comm. Hudson declined the nomination.

Comm. Payne nominated Ashley Fegley for Vice Chair.

Comm. Fegley accepted the nomination.

Comm. Hudson declared nominations for Vice Chair closed.

VOTE: AYES: Unanimous.

The Pontiac Planning Commission

Chair – Mr. Dayne Thomas

Vice Chair – Ms. Ashley Fegley.

OTHER ITEMS: None.

PUBLIC COMMENTS: None.

COMM. HUDSON MOVED TO ADJOURNMENT.

VOTE: AYES: Unanimous.

ADJOURNMENT: 10:25 p.m.