

**REGULAR MEETING:** City of Pontiac Planning Commission Meeting Minutes on June 4, 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 6:34 P.M.**

Moment of Silence.

**ROLL CALL:**

**PRESENT:** Comm. Fegley, Comm. Cadd, Mayor Waterman, Chairman Thomas, Comm. Payne (arrived at 6:45 p.m.).

**EXCUSED:** Comm. Hudson.

**ABSENT:** None.

Mr. Sabo reported a quorum present.

**COMMUNICATIONS:** Mayor Waterman communicated with the board that she is in receipt of a letter of resignation from Comm. Hollis, effective immediately. Mayor Waterman will be filling the position in due time. Chairman Thomas thanked Comm. Hollis for her work with the Planning Commission.

**MINUTES FOR REVIEW:** May 7, 2014.

**COMM. FEGLEY MADE A MOTION FOR APPROVAL OF THE MINUTES FOR May 7, 2014 AND MAYOR WATERMAN SUPPORTED.**

**VOTE:**           **AYES:**           Fegley, Mayor Waterman, Cadd, Chairman Thomas.  
                  **NAYS:**           None.  
                  **ABSTAIN:**       None.

Vote 4-0-0 for acceptance of the minutes of May 7, 2014.

**PUBLIC HEARINGS AND SITE PLAN REVIEWS:**

**5.1 PF-14-34 (PUBLIC HEARING) SITE PLAN REVIEW/SPECIAL EXCEPTION PERMIT – OUTDOOR STORAGE OR OUTDOOR STORAGE YARD (MAJOR)**

**20 E SILVERDOME INDUSTRIAL PARK**

**PARCEL NO: 14-27-400-027**

**PROPERTY IS LOCATED AT THE NORTHEAST DEAD-END CORNER OF E SILVERDOME INDUSTRIAL PARK**

**APPLICANT: PATRICK CONROY/ CM GROUP**

PRESENTATION GIVEN BY MR. SABO.

The owner/applicant Patrick Conroy, 1245 Highwood, stated he was pleased with presentation given by Mr. Sabo. The applicant stated that the previous occupant's lease had expired on the property and now he would like to utilize this property for storage of construction equipment and vehicles. He assured the Commissioners that the landscaping would be superb.

Chairman Thomas inquired to who was responsible for the access roads to the industrial park. The applicant stated that he was responsible for a portion of the road and the other property owner, Redding, was responsible for the other portion.

Chairman Thomas also inquired as to the number of vehicles that will be stored at the property. The applicant stated that there would be approximately ½ dozen pick-up trucks and trailers.

CHAIRMAN THOMAS DECLARED PUBLIC HEARING OPEN.

None.

CHAIRMAN THOMAS DECLARED PUBLIC HEARING CLOSED.

COMM. FEGLEY MADE A MOTION TO APPROVE THE PROPOSED SPECIAL EXCEPTION PERMIT AND SITE PLAN REVIEW, PATRICK CONVOY CM GROUP, PF-14-34 FOR 20 E. SILVERDOME INDUSTRIAL PARK DRIVE FOR SECTION 2.520 OUTDOOR STORAGE YARD (MAJOR) SUBJECT TO:

- 1) COMPLIANCE WITH SECTION 2.520 AND AMEND THE SITE PLAN TO REMOVE OUTDOOR STORAGE OF EQUIPMENT, MATERIALS, OR VEHICLES FROM THE FRONT SETBACK/FRONT OPEN SPACE.
- 2) COMPLIANCE WITH SECTION 4.408 AND AMEND THE SITE PLAN TO ADD A TRASH RECEPTACLE AND APPROVAL BY PLANNING COMMISSION TO WAIVE MASONRY SCREEN REQUIREMENTS.

- 3) COMPLIANCE WITH SECTIONS 2.520, 4.405, AND SECTION 6.303 TO REPLACE DEAD ARBORVITAE AND RESTORE/MAINTAIN EXISTING SITE LANDSCAPING TO COMPLY WITH ZONING ORDINANCE STANDARDS.
- 4) COMPLIANCE WITH ENGINEERING AND FIRE DEPARTMENT STANDARDS FOR DRAINAGE AND FIRE CODE STANDARDS.
- 5) COMPLIANCE WITH ALL CITY OF PONTIAC BUSINESS LICENSING REQUIREMENTS.

COMM. CADD SUPPORTED.

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

Vote 5-0-0 motion carries.

**NEW BUSINESS:** Mayor Waterman stated that the Steering Committee is working on the revised Master Plan. The process was broadened to include input from community stakeholders. There was so much enthusiasm and participation, which prolonged the process. The origin intent was to present to the Planning Commission this evening but a decision was made not to rush the process, therefore revising the schedule and asking the Planning Commission for a special meeting which is scheduled for June 16, 2014 with a public hearing. If all moves according to plan, the City Council will receive the Master Plan on June 19, 2014 for agenda review and on June 26, 2014 for action. This document is meant to embody the City of Pontiac presently and to be long serving to its residents.

**UNFINISHED BUSINESS:** None.

**OTHER ITEMS:**                       None.

**PUBLIC COMMENTS:** Mike Moore, 1145 W. Gerialin, Waterford, inquired to the process of the Planning Commission. His hearing comes before the Commission next month. If there are only 4 Commissioners present, will he need a unanimous vote to pass?  
 Chairman Thomas stated that he would need a unanimous vote to pass if there were only 4 Commissioners present.

Chairman Thomas spoke on three different businesses looking to open up in the City of Pontiac.

1. Stonegate development was initially supposed to develop 800 homes but due to difficulties with the water hook up, etc. only 400 homes were built. With all of the setbacks worked out, the development of the additional 400 homes is very promising.
2. Aliah Nichols, owner of several Greek restaurants and a part of the Greek community in Pontiac is looking to open up shop. Chairman Thomas and James Sabo will help Mr. Nichols identify a potential building for this new venture.
3. Hector Martinez, a limousine business owner, is looking for space to store his fleet of vehicles and is looking at a garage off of Woodward. Chairman Thomas has assisted Mr. Martinez in his search for storage space in the City of Pontiac.

Chairman Thomas concluded that this is bright news for the City of Pontiac and that businesses are coming into the city.

COMM. PAYNE MOVED TO ADJOURNMENT. COMM. CADD SUPPORTED.

VOTE:        AYES:        Unanimous.

**ADJOURNMENT:** 7:14 p.m.