

REGULAR MEETING: City of Pontiac Planning Commission Meeting
Minutes on June 5, 2013; Pontiac City Hall, 47450 Woodward
Avenue, Pontiac, Michigan 48342

CHAIRPERSON THOMAS CALLED REGULAR MEETING TO ORDER AT 6:30 P.M.

MOMENT OF MEDITATION:

ROLL CALL: PRESENT: Hollis, Hudson, Fegley, Cadd, Thomas

EXCUSED: Glass

ABSENT: None.

Mr. Sabo reported a quorum is present.

COMMUNICATIONS: None.

MINUTES FOR REVIEW: April 3, 2013
COMM. HUDSON MADE A MOTION FOR APPROVAL OF THE APRIL 3, 2013
MINUTES AS PRESENTED AND COMM. HOLLIS SUPPORTED.

All in Favor: Ayes: All Nays: None Abstain: None

Minutes Approved: Vote 5-0-0

MINUTES FOR REVIEW: May 1, 2013
COMM. HUDSON MADE A MOTION FOR APPROVAL OF THE MAY 1, 2013
MINUTES AS CORRECTED AND COMM. FEGLEY SUPPORTED.

Correction by Chair Thomas, page 1, under Communications, 5th
paragraph "known as the Woodward Loop" should be changed to
"originally known as Wide Track Drive".

Correction by Comm. Fegley, page 3, last paragraph "Comm. Fegley
inquired do clients remain there before they graduate" should be
changed to "Comm. Fegley inquired how do clients stay at the
facility?"

All in Favor: Ayes: All Nays: None Abstain: None

Minutes Approved: Vote 5-0-0

PUBLIC HEARINGS AND SITE PLAN REVIEWS:

**5.1 PF-13-26 - Site Plan Review - Special Exception Permit -
Public Utility Building - 000 North Perry Street**

PRESENTATION OF SITE PLAN REVIEW AND SPECIAL EXCEPTION PERMIT
REQUEST GIVEN BY MR. BOWDELL.

Deputy Mayor Glass entered meeting during presentation.

Overhead photographs were shown.

Petitioners, Oakland County Resources, James Rehnquist, 469
Shenandoah, Canton, Michigan; commented presentation was
complete and had no additional comments.

CHAIRPERSON THOMAS DECLARED PUBLIC HEARING OPEN.

Ms. Elsine, manager of apartments on Perry Street, inquired what
is the benefit of eliminating the park and she is not in favor
of the proposal.

Councilperson Williams inquired of the existing pumping station
and whether environmental studies had been done and the effect
this proposal on Galloway Lake.

CHAIRPERSON THOMAS DECLARED PUBLIC HEARING CLOSED.

Mr. Bowdell indicated the proposed location is unable to be
moved because of existing power lines and the Petitioner
indicated the location is restricted by the sewer lines and the
benefit for the city is this proposal will prevent current
overflow of water.

Chairperson Thomas inquired of the total percentage of park area
to be used. Petitioner indicated an extremely small portion,
less than one percent.

Comm. Hollis inquired by diverting the water will utility bills
be lower. Petitioner commented that question can be better
answered by Oakland County, but it is cheaper to treat the water
in Pontiac, than in Detroit.

Comm. Cadd inquired if access will be affected. Petitioner
indicated it will be altered during construction. On completion
access will be improved.

Comm. Cadd inquired of an odor. Petitioner indicated no, there will be self-imposed pumping.

Comm. Cadd inquired of lot split making it harder to sell the property and also will it be listed as a sale versus a lease. Mr. Bowdell indicated the lots must be split. It is owned by Oakland County and unsure of proposed property negotiations, if any.

Comm. Hudson inquired of more details on the lot split and if the DNR has been informed of the proposal. Mr. Bowdell indicated the lot split plans are incomplete and Oakland County and the DNR have been informed and allowing the plans to move forward.

Comm. Fegley commented all of her questions have been answered thus far.

Deputy Mayor Glass inquired of the landscaping and environmental issues. Mr. Bowdell indicated landscaping can be required by the Planning Commission. Petitioner indicated Phase 1 environmental analysis had no concerns.

Chairperson Thomas agreed with Deputy Mayor Glass regarding landscaping and believes it enhances capacity.

Comm. Hollis inquired of the renderings of the pumping station and fencing. Mr. Bowdell showed the elevations on the overhead photographs and there is an 8 feet high wrought iron similar fencing.

Comm. Hudson indicated the pumping station at M-59 and Elizabeth Lake road the Planning Commission required landscaping and set guidelines.

COMM. FEGLEY MADE A MOTION TO APPROVE THE PROPOSED SITE PLAN REVIEW AND SPECIAL EXCEPTION PERMIT (PF-13-26) FOR A UTILITY MAJOR DIVERSION PUMPING STATION FOR OAKLAND COUNTY WATER RESOURCES COMMISSIONER AS IT APPEARS TO MEET ALL SPECIAL EXCEPTION PERMIT STANDARDS FROM SECTION 6.303 OF THE ZONING ORDINANCE AND COMM. HOLLIS SUPPORTED AND MUST COMPLY WITH THE FOLLOWING CONDITIONS:

Obtain all necessary approvals from the State Department of Natural Resources to encroach into a grant funded public parking lot.

Any Alterations to the parking lot must meet DNR requirements and should comply with Section 4.305 of the City of Pontiac Zoning Ordinance for Parking Lot Layout and Design Standards.

All city parkland that is distributed by the construction of the project shall be returned to their original condition or shall be improved upon.

Planning Commission requiring a landscape Type A buffer.

City must apply and obtain lot split.

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

Vote 6-0-0 for Approval of the Site Plan and Special Exception Permit.

**5.2 PF-13-24 SITE PLAN REVIEW - SCRAP METAL YARD/RECYCLING YARD
IN M-1 DISTRICT - 55 TURK STREET**

PRESENTATION OF SITE PLAN REVIEW AND SPECIAL EXCEPTION PERMIT REQUEST GIVEN BY MR. BOWDELL.

Overhead photographs were shown.

Petitioner, Nathan Zack, 411 South Old Woodward, Birmingham, Michigan; commented he purchased the property approximate 2-3 years ago, upgrading currently, had problems with soil erosion and will install shrubbery.

Comm. Cadd inquired of hours of operation. Petitioner indicated Monday through Friday 8 a.m. to 4 p.m. Closed on the weekends.

Comm. Hudson indicated he was glad upgrading was in progress and wasn't sure why the petitioner was before the board. Petitioner indicated setbacks were not compatible and other conditions need to be complied with.

Deputy Mayor Glass agrees with the upgrading and coming into compliance with the standards established.

Chairperson Thomas inquired of the petitioner was here last month. Petitioner indicated no, he was here two years ago. Chairperson Thomas indicated his displeasure with the non-compliance after 2-3 years.

Comm. Fegley inquired why this is not a public hearing, because neighbors have voiced their complaints. Mr. Bowdell indicated because it's an existing site, legal non-conforming and site plan review does not require notice to the public.

Deputy Mayor Glass commented the petitioner is here presently trying to come into compliance properly and orderly.

COMM. FEGLEY MADE A MOTION TO POSTPONE THE PROPOSED SITE PLAN (PF-13-24) GLE SCRAP TO ALLOW TIME TO ADDRESS AND COMPLY WITH THE FOLLOWING CONDITIONS AND DEPUTY MAYOR GLASS

1. Obtain a Use Variance from the Zoning Board of Appeals or obtain a Zoning Map Amendment and Special Exception Permit to allow the use of a Salvage Yard/Resource Recovery Facility/Junk Yard.
2. Confirm ownership of all parcels and land involved.
3. Ensure compliance with Section 4.602 of the Zoning Ordinance by providing a tree survey.
4. Compliance with Section 4.404(A) of the Zoning Ordinance for Minimum Area Landscaping (5 percent required)
5. Compliance with Section 4-406 of the Zoning Ordinance for parking lot landscaping requirements (8 feet buffer and 7 deciduous or evergreen trees)
6. Compliance with Section 4.407 of the Zoning Ordinance or receive a modification for street frontage landscaping requirement from the Planning Commission.
7. Compliance with Section 4.408 of the Zoning Ordinance for trash receptacle screening requirements.
8. Compliance with Section 4.103(B) of the Zoning Ordinance for fences in industrial district.
9. Compliance with Section 4.303 Parking Requirements (10 spaces required)

10. Compliance with Section 4.305(F) Parking Lot Striping Requirements.
11. Compliance with Section 4.306 of the Zoning Ordinance for required parking lot surfacing (asphalt or concrete)
12. Compliance with Section 2.540 Outdoor Storage to meet the location, area, screening and height requirements.
13. Compliance with and all departmental conditions listed in report including, but not limited to:
 - a. Eliminate soil erosion
 - b. Install tire wash on site.
 - c. Widen ingress/egress drive approach
 - d. Ensure compliance with hydrant/outdoor storage requirement
 - e. Install Knox lock box on gates.

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

Vote 6-0-0 for Approval of the Site Plan Review.

5.3 PF-13-35 SITE PLAN REVIEW - INDUSTRIAL BUILDING ADDITION IN M-2 DISTRICT - 590 SOUTH PADDOCK STREET

PRESENTATION OF SITE PLAN REVIEW GIVEN BY MR. BOWDELL.

Overhead photographs were shown.

Petitioner, Steve Baldwin, 735 S. Paddock, Pontiac, Michigan; commented the presentation was complete and had no additional comments.

Comm. Fegley commented the 10 street trees may appear to be heavily landscaped. Mr. Bowdell indicated those trees are on public property, not on the proposed property.

Chairperson Thomas commented this appears to be a good corporate business and their campus is set north.

COMM. CADD MADE A MOTION TO APPROVE THE PROPOSED SITE PLAN REVIEW (PF-13-35) FOR EASTERN OIL COMPANY WITH MODIFICATION OF REQUIRED STREET FRONTAGE LANDSCAPING FROM 10 TREES TO 0 TREES AND COMM. HOLLIS SUPPORTED SUBJECT TO THE FOLLOWING CONDITIONS:

1. Amend the conditional rezoning agreement to include this revised site plan (PF-13-35).
2. Compliance with Section 4.408(A) for Trash Receptacle screening requirements.
3. Obtain all necessary sign approvals and permits.
4. Compliance with all building and fire codes and City of Pontiac Business Licensing requirements.

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

Vote 6-0-0 for Approval of the Site Plan Review.

5.4 PF-13-36 ZONING MAP AMENDMENT - C-1, LOCAL BUSINESS DISTRICT TO M-2, HEAVY MANUFACTURING DISTRICT - 1125 NORTH PERRY STREET

PRESENTATION OF ZONING MAP AMENDMENT GIVEN BY MR. SABO.

Overhead photographs were shown.

Petitioner Chris Nagorski, Skyline Property Group, 2146 Livernois, Troy, Michigan; Mr. Nagorski indicated they had been searching for a facility for 18 months, the current proposed building has been vacant for 4 years, vandalized, no electricity, no plumbing. They propose to create a re-use and create jobs.

CHAIRPERSON THOMAS DECLARED PUBLIC HEARING OPEN.

Crystal Moore, 726 East Mansfield, commented this proposal would be good for the city, but concerned with maintenance and noise levels. Also, Ms. Moore inquired about the number of employees

and how many would be Pontiac residents, also landscaping concerns.

Charles Johnson, commented all vacant buildings get vandalized and urged the commissioners to save this building with a viable business opportunity. Also, Mr. Johnson inquired of re-fueling on site and how many trucks.

CHAIRPERSON THOMAS DECLARED PUBLIC HEARING CLOSED.

Comm. Hollis inquired if property had been purchased. Petitioner indicated yes. They are currently leasing in Roseville with approximately 25 employees and 8 million dollars in sales.

Comm. Hollis also concerned with noise near the school.

Petitioner indicated with new building, they will double employees and sales and they plan to enhance the building inside and outside. They will have only one shift. If growth permits, possibly a second shift will be added. They currently have one state truck with no refueling on site.

Comm. Cadd commented it is a great idea and greatly needs developing and inquired of the completion date. Petitioner indicated three months from permits being issued.

Comm. Cadd inquired of any grants. Petitioner indicated potentially from Oakland County.

Comm. Hudson inquired if they had closed on the property. Petitioner indicated no, offer is pending contingent on approval for Zoning. Comm. Hudson inquired if Phase 1 has been completed. Petitioner indicated not yet and they will be using the existing facility site plan.

Comm. Hudson inquired of any problems with noise study. Petitioner indicated no.

Comm. Fegley commented the business seems to be a good fit for the area and inquired in the future, will the property revert back to C-1, if this business is no longer there. Mr. Sabo indicated yes.

Deputy Mayor Glass inquired of the noise level as compared to other facilities. Petitioner had no idea of the noise levels for comparison, but their intentions are to absorb as much as

possible any noise levels. OSHA does a mandatory hearing test for employees.

Chairperson Thomas indicated this is his neighborhood and is in favor of repurposing in the City of Pontiac, and also commented that students walk by this vacant facility on a daily basis.

Comm. Fegley questioned condition #4, preventing a second shift. Mr. Sabo agreed it would prevent that. Petitioner does not want to be locked into one shift. Further discussion was had on condition #4.

Deputy Mayor Glass inquired of air conditioning for the building. Petitioner indicated parts of the building would be air-conditioning and he is willing to comply with the noise levels.

COMM. FEGLEY MADE A MOTION TO APPROVE THE PROPOSED CONDITIONAL REZONING REQUEST FOR PF-13-36, 1125 NORTH PERRY FROM C-1 LOCAL BUSINESS TO M-2 HEAVY MANUFACTURING AND RECOMMEND APPROVAL TO THE CITY COUNCIL/EMERGENCY MANAGER AND COMM. HUDSON SUPPORTED SUBJECT TO THE FOLLOWING CONDITIONS:

Adoption of a conditional rezoning agreement in accordance with Section 6.807 between the City of Pontiac and Exotic Fasteners, Inc.

Rezoning tied to a specific final site plan and/or special exception approval for the subject property, including site development standards and outdoor storage standards.

Submission of a noise attenuation study by the applicant for review by the Planning Commission to verify conforming decibel levels (55dbA and 65 dbA) at the common lot lines of adjacent property for the proposed bolt manufacturing facility.

Hours of operation limited to 7 a.m. to 6 p.m.

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

Vote 6-0-0 for Approval of the Zoning Map Amendment.

**5.5 PF-13-32 SITE PLAN REVIEW - SPECIAL EXCEPTION PERMIT
UNLIMITED OUTDOOR RETAIL SALES, LANDSCAPE MATERIALS IN C-
4DISTRICT - 888 ORCHARD LAKE ROAD**

PRESENTATION OF SITE PLAN REVIEW AND SPECIAL EXCEPTION PERMIT
REQUEST GIVEN BY MR. SABO.

Overhead photographs were shown.

Petitioner Richard Lanell, 2804 Orchard Lake Road, Keego Harbor,
Michigan; commented the presentation was complete and intends to
re-purpose proposed building. The renditions do not reflect the
true grade and color of the project and windows will be added.

CHAIRPERSON THOMAS DECLARED PUBLIC HEARING OPEN.

Charles Johnson, indicated a year ago there was a proposal to
landscape the facility. Mr. Sabo indicated that was just a
question on the table, no advances were taken

CHAIRPERSON THOMAS DECLARED PUBLIC HEARING CLOSED.

Deputy Mayor Glass inquired of more details on the propose
project. Petitioner indicated 20-25 percent would be office
space, interior storage, exterior north side will be bulk
landscape store.

Deputy Mayor Glass inquired of appliances for sale or storage.
Petitioner indicated yes, for sale with minor shipping damage.

Chairperson Thomas inquired of present owner occupation.
Petitioner indicated he was the owner of a construction company.

Chairperson Thomas inquired of a successful model petitioner is
following. Petitioner indicated he is not following a model.
He is creating his own model.

COMM. HUDSON MADE A MOTION TO REVOKE THE APPROVAL FOR PF-12-87
FOR A LOT SPLIT REQUEST AT 888 ORCHARD LAKE ROAD TO ALLOW FOR A
NEW LOT SPLIT REQUEST AND TO APPROVE THE PROPOSED SITE PLAN
REVIEW AND SPECIAL EXCEPTION PERMIT FOR 888 ORCHARD LAKE ROAD,
PF-13-38, BIDLO, LLC, OUTDOOR RETAIL SALES BASED ON SPECIAL
EXCEPTION PERMIT STANDARDS FROM SECTION 6.303 AND DEPUTY MAYOR
GLASS SUPPORTED SUBJECT TO COMPLIANCE CONDITIONS LISTED HERE.

1. Planning Commission approval of an alternate screening
method in accordance with Section 4.413 of the zoning
ordinance for the boundary of 888 Orchard Lake Property and

Beaudette Park, screen material shall be
_____.

2. Compliance with Section 4.404 for site landscaping in front and side yard of 4,229 square feet of landscape material per the zoning ordinance standards.
3. Compliance with Section 4.407 for street trees located in the street lawn right-of-way area.
4. Compliance with Section 4.103 removal of front yard barbed wire fence.
5. Compliance with Engineering Department requirements for water, sewer, ingress egress easements.
6. Compliance with all Building Construction Codes, Engineering standards, Fire codes and City permitting requirements.
7. Compliance with all City of Pontiac business licensing requirements.

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

Vote 6-0-0 for Approval of the Zoning Map Amendment.

NEW BUSINESS: Public Hearing: Proposed Zoning Ordinance Text Amendments.

Amendments were presented by Mr. Sabo.

CHAIRPERSON THOMAS DECLARED PUBLIC HEARING OPEN.

None.

CHAIRPERSON THOMAS DECLARED PUBLIC HEARING CLOSED.

Deputy Mayor Glass inquired if the Amendments were announced and posted and if they were posted in City Hall. Mr. Sabo indicated yes, in the Legal News, but they were not posted in City Hall.

Comm. Cadd suggested postponing the adoption of the amendments until they can be further reviewed; also posting it for next Wednesday. Mr. Sabo indicated 15 days are need for publication and posting.

After further discussion, it was decided to address the amendments individually and vote on each amendment.

Amendment to Section 4.101 for Accessory Structures:

The current zoning ordinance does not restrict the number of accessory structures on residentially zoned lots. It only limits total floor area square footage. Proposed amendment is to allow only one accessory building for residential.

CHAIRPERSON THOMAS DECLARED PUBLIC HEARING OPEN.

None.

CHAIRPERSON THOMAS DECLARED PUBLIC HEARING CLOSED.

Question asked does this include the garage. Mr. Sabo indicated yes, detached garage and shed.

All in Favor: Ayes: All Nays: None Abstain: None

Voted 6-0-0 to adopt the amendment.

Amendment to Section 4.303 for Bicycle Parking:

The current zoning ordinance has requirements for bicycle parking for the commercial and industrial districts, which generally works for most projects. However, some projects may not be able to accommodate bicycle parking. The proposed amendment permits the Planning Commission or Department authority to alter the minimum requirements and eliminate the need for a variance.

CHAIRPERSON THOMAS DECLARED PUBLIC HEARING OPEN.

None.

CHAIRPERSON THOMAS DECLARED PUBLIC HEARING CLOSED.

Comm. Fegley commented more bikers are riding to work.

All in Favor: Ayes: All Nays: None Abstain: None

All in Favor: Ayes: Five Nays: Hudson Abstain: None

Voted 5-1-0 to deny the amendment.

Amendment to Section 4.103 for Fences and Walls:

The ordinance prohibits 6 foot fences or walls in the front yard open space. However, the commercial (mixed-use) zone districts have affront setback line of 8 feet. This allows a six foot tall fence at the 8 foot setback line back/around to the business location site or building. Consequently, used car lots and car service garages have a tendency to "fence-in" their sites with chain link fences. It is not a positive aesthetic. The amendment does not allow fences to extend further than the front building wall plane on the street front side.

CHAIRPERSON THOMAS DECLARED PUBLIC HEARING OPEN.

None.

CHAIRPERSON THOMAS DECLARED PUBLIC HEARING CLOSED.

COMM. FEGLEY MADE A MOTION TO APPROVE THE ABOVE AMENDMENT AND COMM. HOLLIS SUPPORTED.

All in Favor: Ayes: All Nays: None Abstain: None

Voted 6-0-0 to approve the amendment.

Amendment to Section 5.105 of Sign Ordinance for Ground Signs:

This proposal is straightforward and allows administrative approval for most ground signs by the Planning Department. It expedites the approval process for ground signs.

CHAIRPERSON THOMAS DECLARED PUBLIC HEARING OPEN.

None.

CHAIRPERSON THOMAS DECLARED PUBLIC HEARING CLOSED.

COMM. HOLLIS MADE A MOTION TO APPROVE THE ABOVE AMENDMENT AND DEPUTY MAYOR GLASS SUPPORTED.

All in Favor: Ayes: All Nays: None Abstain: None

Voted 6-0-0 to approve the amendment.

Amendment to Section 7.202 Definition of Pawn Shops:

The existing ordinance has some leftover language for "regulated uses:" from the previous ordinance that is no longer applicable. This amendment clears up the ambiguous language and creates a separate definition for pawn shop and eliminates the regulated use terminology.

CHAIRPERSON THOMAS DECLARED PUBLIC HEARING OPEN.

None.

CHAIRPERSON THOMAS DECLARED PUBLIC HEARING CLOSED.

COMM. CADD MADE A MOTION TO APPROVE THE ABOVE AMENDMENT AND
COMM. FEGLEY SUPPORTED.

All in Favor: Ayes: All Nays: None Abstain: None

Voted 6-0-0 to approve the amendment.

Amendment to Section 3.701 MUD zone district intent language:

The current MUD zone district intent language applies only to the former "Clinton Valley Center" state hospital property and has conditions related to City of Pontiac acquisition of the state property. The amendment allows flexibility to use the MUD zoning in other appropriate locations in the city and also removes the superfluous language related to city control of the property.

CHAIRPERSON THOMAS DECLARED PUBLIC HEARING OPEN.

None.

CHAIRPERSON THOMAS DECLARED PUBLIC HEARING CLOSED.

COMM. HUDSON MADE A MOTION TO APPROVE THE ABOVE AMENDMENT AND
COMM. HOLLIS SUPPORTED.

All in Favor: Ayes: All Nays: None Abstain: None

Voted 6-0-0 to approve the amendment.

Amendment to Section 2.204 Table 2, Uses by District:

The proposal amends the Uses by District Table 2 to include Special Exception Permit use of an Outdoor Restaurant facility

in the C-1 Local Business and C-3 Corridor Commercial districts. The proposed change allows the Planning Commission discretionary authority to approve certain types of food trucks, etc..The next two amendments are related.

CHAIRPERSON THOMAS DECLARED PUBLIC HEARING OPEN.

None.

CHAIRPERSON THOMAS DECLARED PUBLIC HEARING CLOSED.

Deputy Mayor Glass suggested getting insight from Grand Rapids, Michigan and also the ability of private vendors to gain license needs to be explored.

COMM. HUDSON MADE A MOTION TO POSTPONE THE DECISION ON THE ABOVE AMENDMENT AND COMM. FEGLEY SUPPORTED.

All in Favor: Ayes: All Nays: None Abstain: None

Voted 6-0-0 to postpone the amendment.

Amendment to Section 7.202 Definition of Outdoor Restaurant:

The proposal adds a definition for Outdoor Restaurant related to the Uses by District table above. There may be certain occasions where an outdoor food truck is an acceptable or appropriate use. The definition is listed here: "An outdoor establishment dedicated to the preparation and sale of food and beverage for immediate consumption on or off sites. Uses limited to food trucks, food carts, and other similar non-permanent food establishments."

CHAIRPERSON THOMAS DECLARED PUBLIC HEARING OPEN.

None.

CHAIRPERSON THOMAS DECLARED PUBLIC HEARING CLOSED.

COMM. HOLLIS MADE A MOTION TO POSTPONE THE DECISION ON THE ABOVE AMENDMENT AND COMM. HUDSON SUPPORTED.

All in Favor: Ayes: All Nays: None Abstain: None

Voted 6-0-0 to postpone the amendment.

Amendment to Article 2 Chapter 5 to "ADD" Section 2.512.1
Outdoor Restaurants:

This proposed amendment is related to Outdoor Restaurants and adds a section with Special Exception Permit standards related to specific approval standards for Outdoor Restaurants in the C-1 Local Business and C-3 Corridor Commercial districts.

CHAIRPERSON THOMAS DECLARED PUBLIC HEARING OPEN.

None.

CHAIRPERSON THOMAS DECLARED PUBLIC HEARING CLOSED.

COMM. CADD MADE A MOTION TO POSTPONE THE DECISION ON THE ABOVE AMENDMENT AND COMM. HUDSON SUPPORTED.

All in Favor: Ayes: All Nays: None Abstain: None

Voted 6-0-0 to postpone the amendment.

Amendment to Section 2.542 Temporary and Special Events:

The existing zoning ordinance has special event standards. However, the City and the Pontiac Downtown Business Association have recently developed a special event and festival procedure application and process. The proposed amendment adds new language related to special events and festivals and provides more detail related to the special event and festival process.

CHAIRPERSON THOMAS DECLARED PUBLIC HEARING OPEN.

None.

CHAIRPERSON THOMAS DECLARED PUBLIC HEARING CLOSED.

COMM. HUDSON MADE A MOTION TO APPROVE THE ABOVE AMENDMENT AND DEPUTY MAYOR GLASS SUPPORTED.

All in Favor: Ayes: All Nays: None Abstain: None

Voted 6-0-0 to approve the amendment.

UNFINISHED BUSINESS: None.

OTHER ITEMS: None.

PUBLIC COMMENTS: Special Meeting tomorrow at 6:30 Lion's Den.

COMMISSIONERS' COMMENTS: Deputy Mayor Glass inquired if the Proposed Zoning Ordinance changes were posted in City Hall. Mr. Sabo indicated no; they were posted in the Legal news and the Newspaper. Comm. Cadd inquired if they could be posted for next Wednesday. Mr. Sabo indicated 15 days are needed. Comm. Hudson commented the readers of the Legal News are usually lawyers and some Judges, not the public.

ADJOURNMENT: 9:47 p.m.