

CITY OF PONTIAC  
PLANNING COMMISSION  
WEDNESDAY, JANUARY 3, 2018  
6:30 P.M.

Meeting before the Planning Commission, at  
47450 Woodward Avenue, 2nd Floor, Council Chambers,  
Pontiac, Michigan 48342.

BOARD COMMISSIONERS:

Dayne Thomas, Chairman  
Ashley Fegley, Vice Chair  
Mayor Deirdre Waterman, Commissioner  
Mona Parlove, Commissioner  
Christopher Northcross, Commissioner  
Lucy Payne, Commissioner  
Hazel Cadd, Commissioner

CITY OFFICIALS PRESENT:

Arthur F. Mullen, Interim City Planner  
Rachel Loughrin, Director of Economic Development

MEMBERS OF THE PUBLIC ADDRESSING THE PLANNING COMMISSION:

Jacob Munchiando  
Chuck Johnson  
Tarlton Small  
Gerry Compagnoni

MINUTES RECORDED BY:

Quentina R. Snowden, (CSR-5519)  
Certified Shorthand Reporter

1. CALL TO ORDER: Chair Thomas called the meeting to order at 6:32 p.m.

2. ROLL CALL:

PRESENT: Dayne Thomas, Chairman  
Mona Parlove, Commissioner  
Christopher Northcross, Commissioner  
Ashley Fegley, Vice Chair  
Mayor Deirdre Waterman, Commissioner

LATE: (None.)

EXCUSED: Hazel Cadd, Commissioner  
Lucy Payne, Commissioner

Mr. Mullen reported a quorum is present.

3. COMMUNICATIONS: (None.)

4. MINUTES FOR REVIEW: December 6, 2017.

Motion to approve by Commissioner Parlove;  
Seconded by Commissioner Northcross.

(All eyes to approve the minutes.)

5. PUBLIC HEARINGS:

5.1 PF 17-28 Vacation of Street, Alley, or  
Easement  
ADDRESS: 65 University Dr.  
PARCEL NO: 14-29-428-002  
APPLICANT: Auch East Gateway, LLC  
PROPOSED APPLICATION: Alley Vacation

(Presentation of facts provided by Mr. Mullen.)

(Chair Thomas invited the petitioner to address  
the Commission.)

Jacob Munchiando, 403 N. Helen Avenue, Rochester,  
Michigan. He indicated he is the project manager. He  
thanked the Commission and Planning Department.

Commissioner Northcross had no questions. Mayor  
Waterman stated it was straightforward and had  
no questions.

Commissioner Parlove stated the project is looking beautiful, that she drives by it frequently. She had no questions.

Vice Chair Fegley questioned whether there is any connection to the Clinton River.

Chair Thomas indicated Clinton River went closer toward Wide Track/Woodward area, but definitely routed that way.

Mr. Mullen answered affirmatively from the records it does, it drains into the Clinton River. He clarified it does not go under the property.

Chair Thomas indicated he passes by the area frequently, as well, and that he appreciates the enhancement to the City, taking a vacant parcel and doing something proper with it.

(Public hearing was opened.)

Chuck Johnson, 375 South Boulevard East, Pontiac, Michigan approached and indicated he is very pleased with Auch and what they are doing. He indicated he was kind of displeased that he didn't see any Pontiac-based contractors working on the project.

(Public hearing was closed.)

Mayor Waterman questioned whether a connection with REDICO for the prototype of the gateway sign has been made.

The applicant indicated that Vince is looking into it with REDICO, but is unaware of the status of it. He also invited the Commissioners to visit the site.

Motion made by Commissioner Parlove, as follows: Now, therefore be it resolved, that the vacation of the alley abutting parts or all of Lots 2, 3-7, 16 & 17, 8-15 of Assessor's Plat 121, a Replat of Part of Chamberlin's Addition, City of Pontiac, Oakland County, Michigan is hereby recommended for approval to the City Council on January 3, 2018, subject to the retention of the Augusta Drain stormwater easement and any other necessary utility easements.

Seconded by Commissioner Northcross.

AYES: Thomas, Parlove, Northcross, Waterman,  
Fegley.  
NAYS: (None.)  
ABSTAIN: (None.)  
MOTION CARRIES 5-0-0

5.2 PF-17-29 Vacation of Street, Alley, or  
Easement  
ADDRESS: 315 Gallogly Road  
PARCEL NO. 14-07-426-017  
APPLICANT: Tarlton R. Small  
PROPOSED APPLICATION: Easement Vacation

(Presentation of facts provided by Mr. Mullen.)

(Chair Thomas invited the petitioner to address  
the Commission.)

Tarlton Small, 315 Gallogly Road, Pontiac, Michigan  
approached and indicated that most of the petition was by  
him, but that all the neighbors are in agreement. He  
introduced Brad and Jay Hibbard, Gerry Compagnoni who is  
on Newark. He indicated what they are trying to do is put  
all of the properties together so they will be part of the  
principal property, and the only way they could do that is  
to vacate the right-of-way. He indicated they are trying  
to do this the right way. He stated they started  
purchasing the 3 properties in December of 2012, and since  
then they have done surveys and everything else that is  
documented. He stated he did not know the distinctions  
between the properties such as the suburban land use and  
traditional, but is glad to find that out at this point.  
He stated he would like it to all be suburban land use  
when they finally get it all together.

Gerry Compagnoni, 100 Newark approached. He  
questioned how does he factor into the three  
parcels that are being vacated. He said he  
doesn't see how he does factor into it.

Mr. Mullen indicated the reason why the City wanted to  
make sure that he was aware of this and that he had signed  
on the petition is because Mr. Copanoni's property backs  
up to Charleston which is being vacated, and there is a  
possibility that he may have plans to utilize that as a  
means of ingress/egress of his property.

Commissioner Northcross thanked Commissioner  
Parlove for the map and Mr. Mullen for the  
further explanation. He indicated he tried to

research the property on Google Maps and Apple Maps, and all he could see were trees. He thanked all of the neighbors for coming down and for putting the work into getting this done.

Mayor Waterman questioned the petitioner about the principal properties.

The applicant indicated the properties in blue are the principal property.

Mayor Waterman questioned what the property in green represents.

Mr. Mullen clarified that the neighbors purchased those properties.

Commissioner Parlove had a question about the parcel that ends in 008. She questioned whether there is access to that.

Mr. Mullen indicated they have access across the City-owned parcel off of Gallogly. He indicated there is an easement on 07 and a driveway easement that comes down to access their property. He indicated 07 is a City of Pontiac parcel.

Commissioner Parlove indicated she doesn't see the rendering of 017.

The applicant indicated he does have the drawings.

Mr. Mullen pointed on the screen the parcels.

Chair Thomas requested that Mr. Mullen point out the ingress/egress areas, as well.

Mr. Mullen pointed out the areas, as requested.

Commissioner Parlove asked for further clarification, the white area on the map.

Mr. Mullen indicated it is part of the area in green.

Chair Thomas indicated he is favor of filling vacant parcels.

(Public hearing was opened; no one approached.)

(Public hearing was closed.)

Commissioner Northcross made a motion to recommend to City Council approval of the vacation of New Haven Avenue between Telegraph Road and Charleston Avenue, and Charleston Avenue between New Haven Avenue and Trenton Avenue abutting parcel identification numbered parcels 14-02-426-107, 14-02426-016, 14-02-426-008, 14-07-426-007, 14-07-426-015, 140-7-428-001 14-07-428-002, and 14-07-428-003, subject to the property owners providing any and all necessary utility easements.

Commissioner Parlove requested to add the following: Is hereby recommended for approval to the City Council on January 3 of 2018.

(Seconded by Vice Chair Fegley.)

AYES: Thomas, Northcross, Parlove, Waterman, Fegley.  
NAYS: (None.)  
ABSTAIN: (None.)

MOTION CARRIES 5-0-0

- 6. SITE PLAN REVIEWS: (None.)
- 7. LOT SPLITS: (None.)
- 8. NEW BUSINESS: (None.)
- 9. UNFINISHED BUSINESS: (None.)
- 10. PUBLIC COMMENTS:

Commissioner Northcross announced that January 15, 2018 the Newman AME Church is holding a blood drive.

Mayor Waterman welcomed Interim City Planner Arthur Mullen. She addressed Commissioner Parlove's question as to when the positions for the in-house Planning Department would be filled, indicating that the postings have been made, and that they are also trying to establish the processes so they will be harmonious with

the work that has been done to date, including the Master Plan.

11. ADJOURNMENT:

Commissioner Northcross made a motion to adjourn.

(All ayes.)

Adjourned at 7:22 p.m.

Minutes certified by:



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/s/ Quentina Rochelle Snowden, CSR-5519  
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