

1 MEMBERS OF THE PUBLIC ADDRESSING THE PLANNING
2 COMMISSION:
3 Yohannes Bolds
4 Robert Hynes
5 Michael Stein
6 Blair McGowan
7 Tom Shkreli
8 Rob Cato
9 Marsh Shkreli
10 Lloyd Banks
11 Steven Ori
12 Gloria Hanna
13 Ramon Dent
14 Ricky Glass
15 Ashley Flynn
16 Jose Grandados
17 Larry Shkreli

1 CALL TO ORDER: Chairperson Thomas
2 called the meeting to order at 6:30 p.m.

3 CHAIRPERSON THOMAS: Good evening,
4 ladies and gentlemen. Welcome to the Pontiac
5 Planning Commission meeting for January 8th, 2020.
6 We have a full docket tonight, but thank you for
7 being here on a winter evening. Before we -- and
8 so, this meeting is called to order. I'd like to
9 introduce my fellow Commissioners as I like to do so
10 that everyone knows who's here.

11 To my far left is Commissioner
12 Christopher Northcross. Then next is Honorable
13 Mayor Dr. Deirdre Waterman. Immediately to my left
14 is Planning Manager Vern Gustafsson. To my
15 immediate right is Commissioner Lucy Payne and I'm
16 Chair Dayne Thomas. Excused tonight are
17 Commissioner Hazel Cadd, Mona Parlove and Vice Chair
18 Ashley Fegley. So, we have four folks here which is
19 a -- which will be a quorum when we take roll call,
20 which will mean that anything that is approved will
21 require a full vote of four for approval.

22 So, without further ado, may I have
23 Mr. Gustafsson roll call, please.

24 MR. GUSTAFSSON: Yes. We have Chair
25 Thomas?

1 CHAIRPERSON THOMAS: Present.

2 MR. GUSTAFSSON: We have Commissioner
3 Northcross?

4 COMMISSIONER NORTHCROSS: Present.

5 MR. GUSTAFSSON: Commissioner Payne?

6 COMMISSIONER PAYNE: Present.

7 MR. GUSTAFSSON: And Mayor Waterman?

8 MAYOR WATERMAN: Present.

9 MR. GUSTAFSSON: We do have a quorum.

10 CHAIRPERSON THOMAS: We have a quorum.

11 Okay. Very good. May I have -- as printed -- as
12 you see as printed and distributed, we're going to
13 approve the agenda. I'm going to ask for a motion
14 to accept the agenda as printed and then we'll talk
15 about changes to the agenda once we start into the
16 discussion. So, may I have a motion to --

17 MAYOR WATERMAN: I have an amendment
18 -- it says "Approve" or "Amend"?

19 CHAIRPERSON THOMAS: I'm sorry?

20 MAYOR WATERMAN: It says "Approve" or
21 "Amend", we're going to --

22 CHAIRPERSON THOMAS: Yeah --

23 MAYOR WATERMAN: -- I have an
24 amendment, I'd like to --

25 CHAIRPERSON THOMAS: We have talked

1 about -- go ahead.

2 MAYOR WATERMAN: Okay. Is that --
3 that's correct?

4 CHAIRPERSON THOMAS: Yeah. Yeah --

5 MR. GUSTAFSSON: Yes, we are.

6 MAYOR WATERMAN: Okay. Then I'd like
7 -- I have an amendment I would like to offer the
8 City Council (sic) -- I mean -- forget what meeting
9 I was at last night and that is regarding the Zoning
10 Text Amendment that we have on the agenda. I know
11 we scheduled for a public hearing, because we do
12 want to have that public hearing go on, but this has
13 been a confused issue for us and I have consulted
14 with various people who are involved in this, and
15 there are some questions that have come up, I see,
16 and as I read the packet I realized there's a lot of
17 questions that have been asked of the maker of this
18 who was purportedly Pro Tem Randy Carter. I hoped
19 he would come today so we could talk about this and
20 ask him questions.

21 But in addition to that, from what I
22 understand there is an item on his Zoning Text
23 Amendment that is involving the issue that the
24 Planning Commission has nothing to do with. And
25 when I asked our attorneys whether or not we could

1 take that up, because it doesn't involve the
2 Planning Commission, they said "No, you had to
3 review the whole thing, that's not the way it
4 works."

5 So, I would, on the basis of that
6 issue, and that is something that has come up again
7 last night at Council meeting, which further
8 confused the issue and rather than drag the Planning
9 Commission into something we're not really familiar
10 with, I would suggest that we go ahead with the
11 public hearing, but table any further discussion or
12 consideration, because it doesn't involve us and we
13 ought to ask the Council to clarify that before we
14 get dragged into some controversy that the Planning
15 Commission has no consideration for. So, that would
16 be my amendment that we table the action item, go
17 ahead with the public hearing for the Zoning Text
18 Amendment.

19 CHAIRPERSON THOMAS: Okay. So, let me
20 ask then, since items 5.2, 3, 4, 5, 6 and 7 and
21 we're going to table 5.2, but anyhow for -- for that
22 discussion. To Mr. Gustafsson, are we going to be
23 able to address this given that the Zoning Text
24 Amendment is being tabled?

25 MAYOR WATERMAN: Not the -- just the

1 public hearing goes on. Just the action. The
2 action item where the -- we would have to take it up
3 as new business. That's the part I'm saying we
4 should table that discussion until we have further
5 clarification or at least the maker of the amendment
6 here to answer questions.

7 CHAIRPERSON THOMAS: Hold on just a
8 second. Mr. Gustafsson?

9 MR. GUSTAFSSON: Yeah, we can still
10 hold the public hearing which is required, because
11 it was published in the paper on the 16th of
12 December for this particular meeting with all of the
13 Zoning Text Amendments and also the Zoning Map
14 Amendments. We -- in regards to action, we would
15 obviously table and send back to City Council for
16 further clarification. What we -- I don't know
17 if -- I think we're -- I don't know if we need to
18 amend the agenda --

19 MAYOR WATERMAN: Yeah, we have to
20 amend it, because it's already on the agenda. So,
21 that's the only amendment. I'm saying everything
22 else goes on --

23 CHAIRPERSON THOMAS: We're going to
24 have to table 5.2 and 6.2 as well.

25 MAYOR WATERMAN: Which is -- what is

1 5.2?

2 COMMISSIONER NORTHCROSS: 5.2 is --

3 MR. GUSTAFSSON: No, we can -- we're
4 still going to do a public hearing on that.

5 CHAIRPERSON THOMAS: I thought we were
6 tabling it per our discussions --

7 MAYOR WATERMAN: No, I'm talking about
8 5.1.

9 CHAIRPERSON THOMAS: I understand
10 that. I understand that, but in talking with Mr.
11 Gustafsson this afternoon, the Petitioner is not
12 ready for 5.2 or 6.2.

13 MAYOR WATERMAN: Oh, is that right?

14 CHAIRPERSON THOMAS: So there's no
15 reason -- and so we're going to table that, okay?

16 MAYOR WATERMAN: Okay. All right.

17 MR. GUSTAFSSON: So, we're just going
18 to remove those two items.

19 CHAIRPERSON THOMAS: Okay. So, as
20 discussed, as proposed by the Mayor with regard to
21 5.1 and as I suggested or put forth with regard to
22 5.2, and 6.2, those items are hereby --

23 MAYOR WATERMAN: No, correction. I
24 suggest tabling 6.1. 6.1. We go ahead with the
25 public hearing which is 5.1 --

1 MR. GUSTAFSSON: Correct.

2 MAYOR WATERMAN: -- and then you're
3 doing 5.2 and 6.2? Okay. That's what -- that's
4 what my motion was.

5 CHAIRPERSON THOMAS: Okay. Let's try
6 this again. As per the Mayor, we're going to table
7 5.1 and 6.1 --

8 MAYOR WATERMAN: No, no --

9 CHAIRPERSON THOMAS: -- as per my
10 comment with regard to 5.2 and 6.2, it is being
11 tabled, because the Petitioner is not ready; am I
12 correct with that.

13 MR. GUSTAFSSON: We can still hold the
14 public hearing just like we're saying this, but
15 we're going to table any action as relates to 6.1,
16 and 6.2.

17 CHAIRPERSON THOMAS: Okay. Got it.

18 MAYOR WATERMAN: Okay. But he said
19 "5.1" again. We're not tabling 5.1.

20 MR. GUSTAFSSON: We're still going to
21 hold the public hearing.

22 MAYOR WATERMAN: We're tabling 5.2,
23 6.1 and 6.2 if the body votes to do that, to amend
24 the agenda.

25 COMMISSIONER NORTHCROSS: My -- my

1 question is: If we're tabling 6.1, why not table
2 5.1?

3 MAYOR WATERMAN: Because we already
4 published a public hearing, I want to hear what
5 people have to say, you know? And we already
6 published it and people may be here to speak about
7 it. So, I think we should go ahead and have that.

8 COMMISSIONER NORTHCROSS: We published
9 a public hearing for 5.2 and that relates to 6.2 and
10 my thought is if we are not going to act upon those
11 items, 6.1 and 6.2, we would not hold public
12 hearings for them. That --

13 MAYOR WATERMAN: I think that's what
14 he said.

15 COMMISSIONER NORTHCROSS: Well, then
16 if we table 6.1, the corollary to that is 5.1.

17 MR. GUSTAFSSON: True.

18 COMMISSIONER NORTHCROSS: If we table
19 6.2, the -- the corollary to that is 5.2.

20 CHAIRPERSON THOMAS: Right.

21 COMMISSIONER NORTHCROSS: So --

22 CHAIRPERSON THOMAS: I don't know, I
23 mean --

24 COMMISSIONER NORTHCROSS: Yeah, I'm
25 saying if we're not going to act why hold a public

1 hearing at this point in time? Does that preclude
2 us from holding another public hearing?

3 MR. GUSTAFSSON: We would have to
4 republish that -- that new date on both of those
5 items. I would ask --

6 COMMISSIONER NORTHCROSS: We'll have
7 to republish a new date for 5.2, wouldn't we?

8 MR. GUSTAFSSON: Correct. I'd ask the
9 City Attorney in regards to your comment, in regards
10 to your thoughts in regards to properly amending
11 this agenda.

12 MR. CHUBB: So, are you speaking with
13 regard to 5.2 and 6.2?

14 MR. GUSTAFSSON: And also 5.1 and 6.1.
15 Just to be clear, if we -- even though we're not
16 taking any action on 6.1 and 6.2, should we also not
17 have a public hearing as relates to the 5.1 and 5.2?

18 MR. CHUBB: Well, my comment would
19 just be that -- well, there's a couple things. With
20 regard to 5.2 and 6.2 yes, we'll have to renotece
21 the public hearing for both of those, because we're
22 still seeking additional information that the public
23 may -- which affect -- may affect how the public
24 weighs in. Likewise when we do -- if we are not
25 holding the Zoning Text Amendment for ZTA 19-10

1 which is new business 6.1, I think that when we do
2 hold that, that we should have another public
3 hearing to ensure the public can weigh in all of the
4 information that's pending before the Commission.

5 The other thing though is we also have
6 to consider with regard to ZTA 19-10, new business
7 6.1 we do have pending City litigation and so, if
8 the -- if the Planning Commission is not ready to
9 take action tonight, I would ask that they consider
10 the next meeting time, because we do have a 15-day
11 requirement for publication of Planning Commission
12 meetings.

13 MR. GUSTAFSSON: Okay. And thank you
14 for that. And so, the question then becomes should
15 we still continue to hold the public hearing as it
16 relates to 5.1 and 5.2?

17 COMMISSIONER NORTHCROSS: What value
18 is there to holding the public hearing now if it's
19 going to return to us in the future with other
20 information?

21 MAYOR WATERMAN: Well, I think you can
22 have a public hearing. I think some people were
23 assured we would have a public hearing. And so the
24 fact that we noticed that I think the attorney also
25 assured a few people, so try to keep that part that

1 doesn't serve -- determine anything to have -- to
2 hear what people have to say. And so, it's not
3 unusual, you know, Council will sometimes have
4 public hearing and then have the action item another
5 day, so that's not unusual.

6 CHAIRPERSON THOMAS: Yes, Commissioner
7 Payne?

8 COMMISSIONER PAYNE: In regards to
9 one, 5.1, my understanding, we don't have all of the
10 information that we need for this, am I correct? Or
11 am I wrong?

12 CHAIRPERSON THOMAS: I think 5.2 is
13 what -- is where the Petitioner is missing
14 information for 5.2 --

15 MR. GUSTAFSSON: 5.2, yes. That
16 applicant for that Zoning Map Amendment 19-11, yes,
17 there --

18 COMMISSIONER PAYNE: 5.2?

19 MR. GUSTAFSSON: Yeah. So, there is
20 missing information and here what the Mayor had
21 indicated in regards to the Zoning Text Amendment,
22 was that -- that items were brought up at in regards
23 to ownership over -- in regards to Hidden River Park
24 to be discussed and also the fact of how do we -- we
25 as a Commission determine the appropriateness of

1 that text amendment as a -- as a Commission or a
2 body versus -- because it deals with parks and deals
3 with play equipment and so forth.

4 COMMISSIONER PAYNE: Was this
5 amendment e-mailed to us today?

6 MR. GUSTAFSSON: Yes, it was.

7 COMMISSIONER PAYNE: Okay. I do not
8 have it --

9 MR. GUSTAFSSON: Okay. Understand.

10 COMMISSIONER PAYNE: -- I do have it
11 here. Give me an opportunity to --

12 MR. GUSTAFSSON: Okay.

13 CHAIRPERSON THOMAS: Yeah. I mean, I
14 guess I'm -- you know, this coming in kind of in a
15 whirlwind in the eleventh hour, you know, we're
16 trying to study this late and now we have got yet
17 another change and I'm kind of agreeing with
18 Commissioner Northcross that, you know, if we're
19 tabling the items then why are we having the -- the
20 public hearing? I'm just not sure where we're going
21 with that. Is that what you were saying,
22 Commissioner Northcross?

23 COMMISSIONER NORTHCROSS: Yes. I'm
24 hearing that the public hearing is being held for
25 informational purposes; if I'm correct?

1 MR. GUSTAFSSON: Correct. Well,
2 public hearing is meant to be obviously discussing
3 and then also allowing the public to provide
4 comments in regards to this amendment.

5 CHAIRPERSON THOMAS: With the intent
6 of ultimately taking action?

7 MR. GUSTAFSSON: Correct.

8 CHAIRPERSON THOMAS: I mean, now not
9 -- not later.

10 MR. GUSTAFSSON: Right.

11 COMMISSIONER NORTHCROSS: Yeah. I'm
12 just concerned other changes made, that the time we
13 spend here may not be of value, because of those
14 changes.

15 CHAIRPERSON THOMAS: Yes, Commissioner
16 Payne?

17 COMMISSIONER PAYNE: Is it possible
18 for us to open it for public hearing, hear the
19 public and then postpone until all of the
20 information is before us and we've had an
21 opportunity to actually read the other information?

22 CHAIRPERSON THOMAS: Sounds
23 reasonable. Commissioner Northcross, your comments
24 with regard to that? Or Commissioner -- or City
25 Planning Manager Mr. Gustafsson, your thoughts?

1 MR. GUSTAFSSON: Either way, but I --
2 I would say that it's -- it would not be of wasted
3 time to hear what the public dos have to say as it
4 relates to the text amendment and also the zoning
5 map amendment along Cesar Chavez.

6 COMMISSIONER NORTHCROSS: Well, if the
7 Commissioners are willing to put in the time, I'm
8 willing to put in the time now, now that I
9 understand.

10 CHAIRPERSON THOMAS: Okay. So -- so,
11 we will open this up to public hearing just
12 understanding -- trying to understand correctly, we
13 will open it up to public hearing even though we
14 will not take it to vote; am I correct with that?

15 MAYOR WATERMAN: Well, right now we're
16 just amending the agenda.

17 CHAIRPERSON THOMAS: I'm sorry?

18 MAYOR WATERMAN: Right now we're
19 just --

20 MR. GUSTAFSSON: We're just --

21 CHAIRPERSON THOMAS: I -- I got too
22 many people talking here.

23 MAYOR WATERMAN: I'm sorry.

24 CHAIRPERSON THOMAS: I'm sorry.

25 MAYOR WATERMAN: I thought right now

1 we're just amending the agenda, so can we clarify
2 that and then go ahead with the agenda?

3 MR. GUSTAFSSON: Okay. So, what we're
4 asking is in regard to amending the agenda would be
5 removing 6.1 and 6.2?

6 COMMISSIONER NORTHCROSS: And 5.2.
7 5.2, 6.1 and 6.2 would be removed from the agenda
8 for today if I'm correct.

9 MAYOR WATERMAN: I second.

10 COMMISSIONER PAYNE: I didn't hear a
11 motion.

12 COMMISSIONER NORTHCROSS: I -- I was
13 just trying to clarify that --

14 MR. GUSTAFSSON: Okay. Go ahead.

15 COMMISSIONER NORTHCROSS: -- those
16 items will be removed.

17 CHAIRPERSON THOMAS: Go ahead,
18 Commissioner Northcross, one more time, please.

19 COMMISSIONER NORTHCROSS: Am I correct
20 that we're proposing to remove 5.2, 6.1 and 6.2 from
21 the agenda for today?

22 MR. GUSTAFSSON: 6.2.

23 CHAIRPERSON THOMAS: And not -- and
24 5.1 will stand?

25 MR. GUSTAFSSON: 5.1 in regards to the

1 text amendment will stand; is that right? Yeah.

2 MAYOR WATERMAN: If that the
3 Commissioner's motion I will second that.

4 CHAIRPERSON THOMAS: Okay. We have a
5 motion, we have a second. Any further comment or
6 discussion before we go to roll call?

7 Okay. Mr. Gustafsson, roll call,
8 please.

9 MR. GUSTAFSSON: Yes. Chair Thomas?

10 CHAIRPERSON THOMAS: Yes.

11 MR. GUSTAFSSON: Commissioner
12 Northcross?

13 COMMISSIONER NORTHCROSS: Yes.

14 MR. GUSTAFSSON: Mayor Waterman?

15 MAYOR WATERMAN: Yes.

16 MR. GUSTAFSSON: Commissioner Payne?

17 COMMISSIONER PAYNE: Yes, to amend.

18 MR. GUSTAFSSON: Okay. Motion passes.

19 AYES: Thomas, Payne, Northcross,
20 Waterman.

21 NAYS: (None.)

22 ABSTAIN: (None.)

23 MOTION CARRIES 4-0-0

24 CHAIRPERSON THOMAS: We have meeting
25 minutes for review. I'll start with Commissioner

1 Northcross.

2 COMMISSIONER NORTHCROSS: I -- I have
3 no addition. Do we have to now vote to approve the
4 agenda as amended?

5 MR. GUSTAFSSON: We just did.

6 COMMISSIONER NORTHCROSS: Okay. We
7 just did?

8 MR. GUSTAFSSON: Yeah.

9 COMMISSIONER NORTHCROSS: I didn't
10 know if that was the vote to amend it --

11 MR. GUSTAFSSON: Yeah.

12 COMMISSIONER NORTHCROSS: -- but the
13 vote to approve the amended agenda. Okay. I'm with
14 you. And no, I -- I have -- I don't have any
15 changes, corrections, additions to the minutes.

16 CHAIRPERSON THOMAS: Okay. Thank you.
17 Mayor Waterman, please.

18 MAYOR WATERMAN: No corrections or
19 additions.

20 CHAIRPERSON THOMAS: Okay.
21 Commissioner Payne, please, minutes for review.

22 COMMISSIONER PAYNE: I don't have any
23 corrections.

24 CHAIRPERSON THOMAS: Can this approve
25 if I abstain, because I did not have time to plow

1 through the minutes?

2 MR. GUSTAFSSON: We can put it onto
3 the next Planning Commission meeting if you want?

4 CHAIRPERSON THOMAS: All right. I'll
5 -- I'll just take a leap of faith and say no
6 changes. So, with that being said, may I have a
7 motion to approve the minutes as submitted?

8 COMMISSIONER NORTHCROSS: I make that
9 motion to approve the minutes as submitted.

10 CHAIRPERSON THOMAS: Okay. May I have
11 a second and support please?

12 MAYOR WATERMAN: Support.

13 CHAIRPERSON THOMAS: Okay. All in
14 favor say "Aye."

15 (All Ayes.)

16 CHAIRPERSON THOMAS: Item passed
17 unanimously. Okay. So, onto the public hearing we
18 go. First item 5.1, right?

19 MR. GUSTAFSSON: Right.

20 CHAIRPERSON THOMAS: ZTA 19-10 this is
21 a Zoning Text Amendment and Mr. Gustafsson will
22 present.

23 (Presentation of facts given by Mr.
24 Gustafsson.)

25 5.1 ZTA 19-10: ZONING TEXT AMENDMENT

1 An Ordinance amending Chapter 2363
2 Entitled Pontiac Code of Ordinances for
3 the City of Pontiac to Amend Article 3,
4 Chapter 11-Medical Marihuana Districts

5 CHAIRPERSON THOMAS: Okay. So, once
6 again, 5.1 we are going to have a public hearing,
7 but we're not taking action?

8 MR. GUSTAFSSON: Correct.

9 CHAIRPERSON THOMAS: Okay. All right.
10 So, for everyone's edification whether it's these
11 items or any items, the way we handle protocol for
12 public hearings is that we'll first off, we'll go to
13 my fellow Commissioners for comments and questions
14 as they deem appropriate. By getting -- satisfying
15 some of their questions then we will open up public
16 hearing. We'll aggregate all of those questions,
17 we'll then close public hearing and we'll come back
18 here and attempt to the best of our ability to
19 answer those with technical answers from the
20 Planning Manager.

21 So, with that being said -- and then
22 we'll ask for a motion -- well, excuse me, in this
23 case, well, we're not taking items to vote. So --
24 so, that being said, Commissioner Northcross,
25 please.

1 COMMISSIONER NORTHCROSS: I'll listen.
2 I'll listen.

3 CHAIRPERSON THOMAS: Mayor Waterman,
4 please.

5 MAYOR WATERMAN: I would like to
6 listen, too. I would like to listen as well and
7 hear comments.

8 CHAIRPERSON THOMAS: Okay.
9 Commissioner Payne, please.

10 COMMISSIONER PAYNE: No questions at
11 this time.

12 CHAIRPERSON THOMAS: Okay. And I
13 guess I'll go along that same line and we'll open
14 this up. We'll -- I'll listen. Public hearing is
15 now open. Please come forward, state your name and
16 address for the record. I'd like to ask you to keep
17 your comments to three minutes or less if you will
18 in the interest of time for all of those who are
19 present and the full docket that we have, so --

20 MR. BOLDS: Yes, good evening. My
21 name is Yohannes Bolds. I live at 42 East Fairmount
22 Street. I'm CEO of the Take One Community Program.
23 My first comment is to request this body to put back
24 on the agenda 5.2 and 5.1, 6.1, 6.2 which in regards
25 to my building that you guys took off. I've been

1 waiting since July 24th to come before this body.
2 I've been postponed and postponed and postponed.
3 Now, I wait my time, I came here, fee has been paid,
4 I'm a business owner, I've been in business for
5 21 years serving the City of Pontiac and nobody
6 referred to me what hasn't been done and I talked to
7 this gentleman yesterday, talked to Donovan Friday.
8 If something wasn't in there that wasn't ready for
9 this night, I should have been informed in writing
10 and first verbally. That's what I have to say about
11 this.

12 So, my request is you guys voted on it
13 and I heard the reason why the Petitioner didn't
14 have all of the information. I'm the Petitioner. I
15 provided what was requested of me. We have more
16 information right here right now. So, I would like
17 to know why I'm constantly waiting since 7-24-19 to
18 come before the body and then when my time comes, my
19 business gets put aside.

20 CHAIRPERSON THOMAS: We're going to
21 collect the questions and then Mr. Gustafsson will
22 have to answer that when we close public hearing.

23 MR. BOLDS: Okay. Okay. That's 5.2,
24 and --

25 CHAIRPERSON THOMAS: 6.2, right?

1 MR. BOLDS: 6.2, 585 West Kennett.

2 CHAIRPERSON THOMAS: Thank you.

3 MR. BOLDS: Excuse me. And as far as
4 about the verbiage in there, it's cool with me.
5 Thank you.

6 CHAIRPERSON THOMAS: Okay. Thank you.

7 MR. HYNES: Hello, my name is Robert
8 Hynes, 21 North Saginaw. Excuse my outburst by the
9 way. I -- the -- Hidden River, I refuse to call it
10 a "Park", it's not a park. I live right next door
11 to it. It impacts one of the buildings I've been
12 leasing for over a year to be able to apply for the
13 medical marihuana application. I -- I spend more
14 time in that place than anybody does with my dog and
15 the only people hit that on those drums are either
16 the homeless, or drum people on Friday and Saturday
17 night, okay? There's never -- I've lived there,
18 I've never seen a kid like playing on those drums,
19 because one, if you put a picture of them up
20 everybody would know what is -- they don't even know
21 what it is, okay? I've lived there for six months
22 before I even heard this body -- you know, the City
23 Council talk about if these are actual playground
24 equipment. It's not. It's a play to -- you know,
25 to X off half of downtown and it's obvious. So, I

1 -- I just -- it's -- also I don't think it was on
2 the Master Plan as a park. What else? I think
3 that's about it. Thank you.

4 CHAIRPERSON THOMAS: Thank you.

5 MR. STEIN: Good evening. I'm Michael
6 Stein, I represent businesses in the downtown area.
7 And I think it's important that this Board know and
8 I think you may have to ask Mr. Chubb the question,
9 but by doing what you did and removing that action
10 item of the zoning text amendment, now it cannot go
11 forward to City Council and therefore we're back in
12 the same position we were several months ago where
13 Hidden River Park isn't taken care of, it's not a
14 park, it's a concrete pad. It's always been a
15 concrete pad. Somehow four pipes were put there and
16 it turned into park equipment. I hope all of you
17 have looked at what you're going to consider a park
18 or park equipment, because it's four -- it's four
19 pipes, that's what it is.

20 There was a lot of people in that
21 downtown area that have had businesses under
22 contract for over a year, that were going to plan on
23 doing some really nice things to that concrete pad
24 and making it better than what it has been for the
25 last 30 years, which was nothing. That's what it

1 was. We can't reveal all of these plans to you yet,
2 because all of these applications haven't been able
3 to be submitted, but I can tell you from
4 representing people in that area, that there were
5 very nice plans for what that concrete pad could be.
6 Instead you have four pipes there.

7 Additionally, we're going to have a
8 whole mess, because it's my understanding based on
9 what action you took by removing that action item,
10 that now the entire process as it pertains to that
11 area can't be dealt with prior to these applications
12 going in on January 27th. And I would ask Mr. Chubb
13 if I am right or wrong on that, by -- but by not
14 being able to put that on as an action item it holds
15 it up from going on further. We easily could have
16 had a discussion tonight about that park and about
17 the -- and about the -- the distance measuring very
18 easily. We have discussed this ad nauseam for the
19 last several months. There was not much more that
20 needs to be discussed about that pad of concrete.
21 If -- Mr. Carter has made it abundantly clear at
22 these meetings what his issue was, that that's not
23 the park. You heard the whole City Council say that
24 that isn't a park. We could have addressed that
25 issue this evening. I don't see how an argument

1 over semantics, because he said he can't climb on
2 them, but -- but Mr. Gustafsson, you -- you believe
3 someone may be able to swing on them? I mean, it --
4 it -- anybody can look at this and see that this is
5 -- not only is it not playground equipment, but it's
6 nothing that children play with even if it's not
7 considered playground equipment. I -- the business
8 that I represent is across the street. I've never
9 seen anyone, a child, quote/unquote "Play" on that.
10 I've never seen one jump over it. As a matter of
11 fact, it says on it "Do not jump" on it. So, what
12 is -- what was the idea of putting that there?
13 Really, what was the idea of that? Somebody please
14 tell us. If that was the idea for it to be
15 playground equipment, why is it that? Why is it
16 four pipes? It was simply put there in January -- I
17 believe January of -- of 2019 is when it was alleged
18 to have gone in. Nobody knows how it got there.
19 Nobody knows who put it there. All we know is it's
20 there and now that whole area is blocked off from
21 being able to at least even apply for a medical
22 marihuana facility in that area. That's basically
23 the hub, the heart of the downtown area that knocks
24 out.

25 Additionally, for one reason or

1 another the City can't get out of its own way,
2 because people had great plans and still do have
3 great plans to make that more of an entertainment
4 area. And I think that would benefit that area a
5 lot more than the four pipes that are there that are
6 -- that are there right now. I urge you to
7 reconsider putting that back on as an action item
8 and save the City from having to go down that
9 litigation path that we're now going to have to go
10 into for the next several weeks as a result of that
11 amendment that you guys did here. I urge you to --
12 to reconsider that.

13 CHAIRPERSON THOMAS: Thank you.

14 MR. MCGOWAN: Blair McGowan, 1 South
15 Saginaw Street. First of all, I -- I think Mr.
16 Yohannes Bolds' due process has been denied by your
17 failure to deal with his actions tonight. He's been
18 making his application for many months and the
19 Planning Commission is in default of its
20 responsibilities for not dealing with this.

21 Secondly, I feel you're also in
22 default for not dealing with the first issue, you're
23 not going to vote on it. You interviewed Pro Tem
24 Carter, you followed up with a bunch of questions
25 which he answered in detail. There is no reason you

1 can't deal with this issue. It's not complicated.
2 There's two issues on this. Number one, it removes
3 the ambiguity in how you measure. There's right now
4 an ambiguity between the way the people voted in
5 August of 2018 and the way the City Council passed a
6 Zoning Ordinance. This clarifies it very simply.
7 The second thing it does is it eliminates the effort
8 by the Mayor to eliminate downtown as a spot to have
9 medical marihuana by this phony park which was
10 placed there when a building burned down and the DDA
11 fixed up the property and Frank Todd called it
12 Hidden River Park when I suggested it to him. It's
13 not a park. It's not on the existing Master Plan as
14 a park. It's now on the recommended master plan,
15 but it has never been a public park. And on
16 July 2nd, when City Staffer Riley breathlessly
17 announced that there was a KaBOOM Grant, City
18 Counsel President Kermit Williams properly
19 identified it as a ploy to eliminate all of the
20 medical marihuana dispensaries within 500 feet of
21 it, Attorney Chubb said, "Oh, it doesn't really
22 change the status of it." The status was changed
23 last January when they put those drums in. Well,
24 the drums aren't playground equipment. And it's not
25 a park and this is a bald-faced effort to eliminate

1 downtown. It's a dishonest effort and you're
2 denying the due process of the applicant and you've
3 been denying it since July 2nd and now it's January
4 and you still haven't dealt with the issue.

5 You can vote tonight there's no reason
6 not to. What you're doing is forcing the citizens
7 to use initiative and referendum to enact their
8 will. By your cooperating with the Mayor to deny
9 citizens their right, you're forcing citizens to
10 take initiative and referendum to deal with the City
11 administration and the laws that we're dealing with.

12 CHAIRPERSON THOMAS: Thank you. Any
13 further questions or comments from the public?

14 MR. HYNES: Sorry, I just want to say
15 one more thing. Robert Hynes, 21 North Saginaw.
16 This -- the Hidden River is between -- across the
17 street from a pawn shop and next to a brewery -- I
18 mean, a bar. Keep in mind what -- what's -- I can't
19 agree more with what was said from the other two
20 gentlemen as well, but we're now in a position where
21 we have to spend tens of thousands of dollars
22 preemptively not knowing if this is actually going
23 to be resolved or not, because we have to at this
24 point. And it's not really not fair, because it's
25 impacting -- it's not impacting these, you know,

1 massive companies -- marihuana companies from
2 Colorado, it's impacting residents that put -- you
3 know, believed in Pontiac and believed in medical
4 marihuana in Pontiac. So, I -- I can't agree more,
5 this is -- this needs to be -- you have enough
6 information -- more than enough information to -- to
7 decide on this. There's nothing that you need to
8 hear more. Thank you.

9 CHAIRPERSON THOMAS: Thank you.
10 Again, any further comments from the public? That
11 being said I'm going to close public hearing. And
12 Mr. Gustafsson, if you will respond to the
13 questions, please.

14 MR. GUSTAFSSON: Yes. There were
15 several, obviously some very passionate comments in
16 regards to what is believed to be playground
17 equipment and what's not. Really -- and again,
18 that's what the whole -- the whole Ordinance
19 Amendment really gets at in regards to is it
20 playground equipment or is it not playground
21 equipment? And I guess the question -- it's very
22 difficult to say that you know, from what has been
23 said and what is included within the amendment by
24 looking at the act of 1997. When we look at that --
25 and rightly so, I mean, when we did look at it we

1 kind of questioned if that was the right act. There
2 really was nothing else, but the question really
3 becomes is when you -- when you talk with whoever is
4 -- Mr. Carter, and his review, it was talking about
5 climbing and talking about uses and I understand
6 what you're saying, but if -- if that is criteria
7 for the reasoning to not suggest that those are
8 drums or tubes or how we're prefacing them, it kind
9 of questions in regards to what other factors are we
10 trying to look at to determine that? Playground
11 equipment can be many things, it can be many -- many
12 type of features that interjects that continuous
13 enjoyment for anybody who is there. It's not all
14 related to kids, it could be related to any ages of
15 any age groups and so we kind of look at it from
16 that perspective, it's not just one age group that
17 we're looking at as we talk about Hidden River Park
18 and those particular drums.

19 And so -- and looking at that -- and
20 yes, it was -- information was supplied and I guess
21 we still had some questions in regards to the
22 validity of regards to why that was graphed, and
23 also for the fact of the questioning in regards is
24 it public space? I mean, we did do some further
25 research and it was always zoned by the DDA. The

1 DDA has now been eliminated, that property does go
2 back to the City of Pontiac, so it is a public park.
3 Really the question comes down to that playground
4 equipment and providing that information and talking
5 with Mr. Carter even further.

6 Yes, by -- you know -- really, from
7 what we had heard with remaining statements that
8 were made is much more comments more so than
9 questions from what I was -- in the notes I had
10 taken. That's all I have.

11 CHAIRPERSON THOMAS: Were there any
12 questions that were posed out there that were not
13 answered?

14 MR. BOLDS: Yes.

15 CHAIRPERSON THOMAS: Please come
16 forward. Just state your question.

17 MR. BOLDS: My question was back to
18 like I said, why have I been waiting since 7-24-19?
19 Met with the -- Mr. Vern and Donovan on the 3rd of
20 December and if anything, my organization needed for
21 the application, all of this time from seven until
22 now should have been submitted. I've been here like
23 I said, I just got first e-mail from them on 12/20
24 regarding this.

25 So, there's other people that's been

1 here that came before this body that wasn't here
2 from Amazon and all of these other people have came.
3 One time they -- after seven they didn't have
4 agenda, they didn't have a quorum. And we
5 constantly comes -- come here trying to get
6 something resolved for -- just to sell my property.
7 I'm a business person, I've been doing stuff in the
8 community for years --

9 CHAIRPERSON THOMAS: Okay. So --

10 MR. BOLDS: -- so, I can't -- I can't
11 give my --

12 CHAIRPERSON THOMAS: -- you -- you
13 stated your point. So, let's ask -- have Mr.
14 Gustafsson respond to that, please.

15 MR. GUSTAFSSON: Yeah. You are
16 correct, I mean, you did submit your, you know,
17 obviously in the summer of last year you did submit
18 your application. At that time we were of -- I was
19 of the opinion and actually still am in regards to
20 going through a lot of Zoning Map Amendments before
21 you received your application and start rezoning our
22 City. And looking at where the City Clerk was
23 coming from, he had a different opinion and I did
24 not want -- from that, I didn't want you as an
25 applicant and other applicants who are looking at

1 other properties and looking at -- looking at the
2 proper zoning, looking at rezoning. So, it took a
3 while for all of that to culminate and here we are
4 looking at your application along with others.

5 Yes, we did send out an e-mail on the
6 20th right before the holiday and we gave you until
7 the 30th to submit information that I had requested,
8 and on the -- July 1st you didn't make that deadline
9 which I was concerned about, we did allow you to --
10 you didn't provide a condition as it relates to
11 reverter clause of these -- of your application,
12 what you gave us was more of a site plan that didn't
13 really -- it wasn't -- you did not show -- because
14 your request is rezoning it to C-3 and also M-1.
15 And it did not show a legal description in regards
16 to where that zoning district was going to be. And
17 that is why -- particularly that is why we are --
18 because of the concerns that I have in regards to
19 that M-1 being located there, we wanted to make sure
20 that we understood or the Commission would
21 understand exactly where that was and we did not
22 receive that. Had we received it on Friday, this
23 past Friday, we were trying to get all of our ducks
24 in a row to get all of our projects in so I -- I
25 apologize for the fact I didn't call and you and

1 mention that, but we -- you know, we just had to
2 move forward in tabling it for right now.

3 MR. BOLDS: Okay. Quick response to
4 that, sir?

5 MR. GUSTAFSSON: Yes.

6 MR. BOLDS: Legally when you send my
7 taxes out, how do you send them? U.S. Mail.
8 Everybody doesn't do e-mail. Your e-mail went to
9 the spam folder. I shared that with Donovan. I had
10 to get it from the person who was doing the
11 architect that you had even send me one. I have
12 seen you that same day. So, if you really want to
13 legally notify me, you should have put it in
14 writing in the U.S. Mail. Just like you could do
15 everything else. If you send my taxes there, I
16 should have got a notice in the mail. And in a
17 timely fashion from 7-24-19 I shouldn't have to be
18 put under pressure from December 20th during the
19 holiday season for December 30th at the end of the
20 year to get something back to you.

21 I feel that the City dropped the ball
22 on giving me due process, because they didn't do it
23 correctly, legally, and -- and -- and legally under
24 the due process of the law, of notifying my
25 organization. You had time to do it. You have no

1 right to send me something during the holiday season
2 and tell me to get it from something when people are
3 out of town, you can't get nothing and everything
4 going on in the holiday. So, I understand there's
5 been a lot of stuff going back and forth down here
6 with the City, no quorum, moratoriums and everything
7 else, but as a taxpayer, my tax bill was still
8 going, they still wanted their money, they got all
9 of their money yesterday already, all right? So, I
10 shouldn't be punished for something that is
11 happening in the City, because you all don't have
12 your act together.

13 CHAIRPERSON THOMAS: Okay. I'm going
14 to declare that you've stated your case. Mr.
15 Gustafsson stated his. I would recommend that both
16 of you get together tomorrow and put forth a
17 go-forward plan, because we can't resolve this
18 tonight.

19 MR. BOLDS: All right. Sir, I respect
20 that, but listen. The quickest -- the quick -- to
21 surmize (sic) everything, so, we're here at this
22 time and we're on the clock ticking for two weeks.
23 So, you guys meet once a month, I waited since July.
24 So, how could you get a turnaround to come become
25 before this body to get something in so I can get

1 the stuff rezoned, go before City Council and then
2 the people that I'm dealing with submit their
3 application?

4 CHAIRPERSON THOMAS: Again, we can't
5 resolve it tonight. I -- you know, as I sit in this
6 chair --

7 MR. BOLDS: I want to put that on
8 record, all right?

9 CHAIRPERSON THOMAS: All right.

10 MR. BOLDS: I want -- I want to put
11 that on record, because that is not right. You
12 know, right is right and wrong is wrong and right is
13 always going to right. That is not right. You
14 know, so -- you know, and I'm sorry, it's -- it's
15 good. I accept that. But that's not business. You
16 got your money, you send it to me in the mail, so
17 you guys -- I can't say -- if I say I'm sorry what's
18 going to happen to my business? My property is
19 gone. So, I'm sorry, it's not good enough. Thank
20 you.

21 CHAIRPERSON THOMAS: Thank you. Thank
22 you.

23 MAYOR WATERMAN: Mr. Chair?

24 CHAIRPERSON THOMAS: Yes.

25 MAYOR WATERMAN: If the public hearing

1 is over on that one, I'd like to have a comment
2 about that public hearing before we move on.

3 So, I was glad to hear the comments of
4 people from -- on 5.1 that public hearing. I know
5 we've got a lot of others to move on, so I want this
6 to be very brief. But, we -- I'm glad to say the
7 process is moving forward. After six moratoriums we
8 finally got this process started, applications are
9 coming in. This Zoning Text Amendment was
10 attributed to Randy Carter and the main part of it
11 has to do with measuring when you measure. This
12 thing about Hidden River was -- is something that
13 the Planning Commission isn't even -- isn't on our
14 board, it's not something we consider in our power.
15 So, I didn't want the whole thing to be highjacked
16 by Hidden River. And the -- the Planning
17 Commissioner has told you it is not proper for us to
18 be considering it even, that should be decided
19 somewhere else. But there was a Council, you know,
20 and this is all confused. The Council unanimously
21 passed an acceptance of the KaBOOM Grant on July 2nd
22 for Hidden River Park. So -- and then last night
23 it's all confused again. So, I just didn't want
24 this whole process to be highjacked by one matter,
25 which is just a small part of what the real text --

1 Zoning Text Amendment is about.

2 And I just wanted to reiterate that
3 the things I would have asked Randy Carter, and he
4 is the Pro Tem, he is the -- when we ask he's the
5 author and the configurer of this, so he's the only
6 one who would answer the questions. And this is the
7 fourth or fifth reiteration of the Zoning Text
8 Amendment that has been attributed to Randy Carter.

9 So, one of the things I wanted to ask
10 him was, I'm reading through the questions of the
11 Planning Commissioner -- I'm sorry, our Planner had
12 asked is why do we need a sixth now redirection of
13 the same Zoning Text Amendment? What's wrong with
14 the -- what the Planner has already put in there?
15 Why is this coming so late? What difference does it
16 make? And I would like to hear from Randy Carter
17 himself. We haven't had a chance to discuss this in
18 Council meetings for one reason or another.

19 And so, that's what I would like to
20 know, because we've had moratorium after moratorium
21 and this is yet another Zoning Text Amendment and I
22 wanted to ask Randy Carter who has declined to
23 answer that and some other questions as well. So,
24 that's what I thought was the main thing here. The
25 main part of this -- deal with the main part of this

1 Zoning Text Amendment and ask some questions that I
2 think need to be answered as we consider this
3 matter.

4 CHAIRPERSON THOMAS: Thank you, Mayor.
5 Any further comments or questions from my fellow
6 Commissioners?

7 Mr. Northcross, anything?

8 COMMISSIONER NORTHCROSS: Nope.

9 CHAIRPERSON THOMAS: Commissioner
10 Payne?

11 COMMISSIONER PAYNE: No.

12 CHAIRPERSON THOMAS: Okay. So, I do
13 not as well. We're not taking action?

14 MR. GUSTAFSSON: Correct.

15 CHAIRPERSON THOMAS: Okay. So, in
16 kind of an unusual twist here, we -- the first time
17 that as I've been sitting here -- so, anyhow it is
18 what it is.

19 So, we've had a public hearing, but
20 we're not taking an action on 5.1. So, now we go to
21 and we have talked about 5.2, are we now still going
22 through 5.3, 4, 5, 6 and 7 for presentation.

23 MR. GUSTAFSSON: What we're going to
24 do is -- we'll -- yes. There -- as -- as -- the
25 remaining items in regards to public hearing, what

1 we're going to do is all of the Zoning Map
2 Amendments that were made, a couple were along Cesar
3 Chavez, one we had dealt with, we had two more on
4 Cesar Chavez and three on Walton Boulevard. And
5 when we did -- within our department did our
6 technical review, there's a lot of similarities in
7 regards to evaluating them, in regards to --
8 similarities in regards to what we found in regards
9 to our findings and also what we found most
10 importantly are the rezoning criteria.

11 With that being said, what I would
12 like to do is I will do a presentation and just a
13 general presentation of all five of the Zoning Map
14 Amendments, that being ZMA 19-12 through ZMA 19-16,
15 okay? And all of them -- like I said, two of them
16 are located on -- located on Cesar Chavez, medical
17 marihuana overlay district. And three are located
18 on Walton Boulevard overlay district -- medical
19 marihuana overlay district. They are either zoned
20 C-1 or C-4 existing currently.

21 All of them are looking at going to
22 C-3, which is a required zoning district within the
23 overlay areas. And all proposing provisioning
24 centers.

25 So, what I would like to do is now go

1 through the various maps to kind of identify.

2 5.2 (TABLED)

3 ZMA 19-11 ZONING MAP AMENDMENT

4 Parcel No: 64-14-18-351-012

5 Property address: 585 West Kennett
6 Road

7 Applicant: BAM Investment Group,
8 LLC

9 Current Zoning: C-4 Suburban
10 Commercial

11 Proposed Zoning: C-3 Corridor
12 Commercial, M-1 Light Manufacturing

13 Intended Use: Medical Marihuana
14 Facilities

15 (Presentation of facts given by Mr.
16 Gustafsson.)

17 5.3 ZMA 19-12 ZONING MAP AMENDMENT

18 Parcel No: 64-14-18-351-017

19 Property address: Vacant Property

20 Applicant: OO Cesar Chavez LLC

21 Current Zoning: C-4 Suburban
22 Commercial

23 Proposed Zoning: C-3 Corridor
24 Commercial

25 Intended Use: Medical Marihuana

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5.4

Provisioning Center

ZMA 19-13 ZONING MAP AMENDMENT
Parcel No: 64-14-19-429-013
Property address: 676 Cesar Chavez
Applicant: Steven Ori
Current Zoning: C-1 Local Business
Proposed Zoning: C-3 Corridor
Commercial
Intended Use: Medical Marihuana
Provisioning Center

5.5

ZMA 19-14 ZONING MAP AMENDMENT
Parcel No: 64-14-08-380-027
Property address: 114 West Walton
Boulevard
Applicant: Ramon Dent
Current Zoning: C-1 Local Business
Proposed Zoning: C-3 Corridor
Commercial
Intended Use: Medical Marihuana
Provisioning Center

5.6

ZMA 19-15 ZONING MAP AMENDMENT
Parcel No: 64-14-08-380-028

1 Property address: 108 West Walton
2 Boulevard
3 Applicant: Jose Grandados
4 Current Zoning: C-1 Local Business
5 Proposed Zoning: C-3 Corridor
6 Commercial
7 Intended Use: Medical Marihuana
8 Provisioning Center & Retail Use

9 5.7

10 ZMA 19-16 ZONING MAP AMENDMENT

11 Parcel No: 64-14-08-354-010

12 Property address: 228 West Walton
13 Boulevard

14 Applicant: William Moesta

15 Current Zoning: C-1 Local Business

16 Proposed Zoning: C-3 Corridor

17 Commercial

18 Intended Use: Medical Marihuana

19 Provisioning Center

20 CHAIRPERSON THOMAS: So, inasmuch --

21 MR. GUSTAFSSON: Now we can open to

22 the public in regards to asking the applicant if he
23 has any further questions or further information and
24 then we can also ask the public if they have any
25 particular concerns. Because, when we -- when we

1 publically noticed the Zoning Text Amendment that is
2 just published because it affects the entire City so
3 we don't send out mailings, but particularly here --
4 of specific locations, we send out mailing within
5 500 feet of that subject site, and so, there could
6 be public here that may have questions particularly
7 on a couple of them as relates to property that's
8 near their home or other business.

9 CHAIRPERSON THOMAS: Okay. So anyhow
10 kind of -- some of these changes have taken me out
11 of my normal stride, but as we do to our fellow
12 Commissioners for their comments and questions, so
13 Commissioner Northcross, before we go to public
14 hearing by the way?

15 COMMISSIONER NORTHCROSS: Are we going
16 to have an individual public hearing on each of
17 these items? Even though your presentation was
18 general, are we still going to open the public
19 hearing on an item listen to the comments and then
20 close it; is that our intent?

21 MR. GUSTAFSSON: Yes, we can do that.
22 Yes. I think -- because then the -- the public if
23 they're particularly interested in one of them, to
24 talk about, they'll have an opportunity.

25 COMMISSIONER NORTHCROSS: As we open

1 up the public hearing can we display the map --

2 MR. GUSTAFSSON: Sure.

3 COMMISSIONER NORTHCROSS: --

4 associated with that area so that folks understand
5 what we're discussing.

6 MR. GUSTAFSSON: That's fine. And why
7 don't we go in order from them going from 19-12 to
8 19-16.

9 COMMISSIONER NORTHCROSS: Great.

10 CHAIRPERSON THOMAS: I'm going to go a
11 little bit out of order here. Commissioner Payne,
12 you raised your --

13 COMMISSIONER PAYNE: Thank you. I'm
14 just going to suggest that since they were presented
15 together, then perhaps having one public hearing and
16 for each applicant can actually come up and give
17 whatever concerns or comments that they may have.
18 And we just put it all together like it's presented,
19 because the public hearing is for all of them.

20 MR. GUSTAFSSON: True.

21 MAYOR WATERMAN: Counsel will --

22 CHAIRPERSON THOMAS: Yes, Mayor?

23 MAYOR WATERMAN: Yeah.

24 MR. CHUBB: Consistent with Section
25 6.802 of our Zoning Ordinance which is the amendment

1 review procedure, it notes that the public hearing
2 should be held consistent with not only the Michigan
3 Zoning Enabling Act which is Public Act 110 of 2006,
4 but also with Article 6 of the Zoning Ordinance
5 itself. And so I think that we should just be
6 careful to open up a public hearing on each of the
7 ZMA items to ensure that we do make it clear as to
8 which piece of property and which potential rezoning
9 we're talking about.

10 MR. GUSTAFSSON: Sure.

11 CHAIRPERSON THOMAS: Okay. So, to
12 Mayor Waterman, we've heard from Commissioner
13 Northcross and Commissioner Payne. Any comments or
14 questions?

15 MAYOR WATERMAN: Yes, I'm glad that
16 the Counselor brought that to our attention, because
17 I think it's less confusing if we open up and have a
18 chance to have each one known and follow that kind
19 of procedure that we always set for public hearing.
20 And also we'll have a chance to ask a question if we
21 want to, if we're going to follow that process I
22 know want to give everybody a due hearing. So, we
23 want to move along, but I do just bring to attention
24 that I do think you did a good job of reviewing
25 these -- our Planning Director and I do note that

1 all of these are within the overlay districts that
2 we've established and I think that is a reflection
3 of the fact that the City developed and within the
4 same areas that the zoning is all confused. So,
5 some person, you know, two doors down can have one
6 zoning and somebody another. So it makes sense to
7 me that we, you know, kind of -- we remediate that
8 by having people who within that overlay district be
9 considered. Because of the fact that when we did
10 with Counsel set up these overlay districts, we
11 wanted to do it to bring economic development,
12 community benefits and social justice. That's my
13 comment.

14 CHAIRPERSON THOMAS: Okay. Again,
15 this kind of throwing me a little bit off stride
16 here.

17 COMMISSIONER PAYNE: Me too.

18 CHAIRPERSON THOMAS: I mean,
19 unprecedented would be an understatement. I'm not
20 being critical, just when you sit in my chair you're
21 trying to do this in a coherent fashion and I'm not
22 feeling very coherent right now. So, we're going to
23 open public hearing to all or individually, Mr.
24 Chubb? Microphone, please.

25 MR. CHUBB: Sure. I apologize. If we

1 could open it individually and close individually to
2 ensure that there's no confusion with regard to
3 which property each person is speaking on.

4 CHAIRPERSON THOMAS: Okay. Very good.
5 Okay. To 5.3 we shall go ZMA 19-12 Zoning Map
6 Amendment. Is the Petitioner here? Open public
7 hearing. Is -- is the Petitioner here? Come
8 forward, please state your name and address for the
9 record, please.

10 MR. TOM SHKRELI: Hello, my name is
11 Tom Shkreli. I don't technically have an address,
12 but it would be Parcel Number 64-14-18-351-017.

13 CHAIRPERSON THOMAS: Okay. That's
14 your parcel number; where do you live?

15 MR. TOM SHKRELI: Oh. I live in
16 Swartz Creek, Michigan.

17 CHAIRPERSON THOMAS: Where is that?

18 MR. TOM SHKRELI: 5423 Miller Road,
19 Swartz Creek.

20 CHAIRPERSON THOMAS: Forest Creek?

21 MR. TOM SHKRELI: Swartz Creek.

22 CHAIRPERSON THOMAS: Swartz Creek.

23 Okay. So, you heard the general presentation and
24 now we're addressing your specific proposal.

25 Anything that you would like to add, enhance,

1 clarify?

2 MR. TOM SHKRELI: I don't really have
3 any -- actually the only question I have, did you
4 guys want blueprints or anything to help? I have
5 them just in case.

6 MR. GUSTAFSSON: No, not at this time.

7 MR. TOM SHKRELI: No? Okay. Yeah.
8 No questions.

9 CHAIRPERSON THOMAS: Okay. Okay. So
10 again, I'm not sure what I'm doing, are we -- we're
11 not going to take a vote or are we taking a vote
12 we're taking a vote?

13 COMMISSIONER NORTHCROSS: Yeah.

14 CHAIRPERSON THOMAS: We're taking a
15 vote?

16 MR. GUSTAFSSON: Well, we still have
17 public comment.

18 CHAIRPERSON THOMAS: We're hearing --
19 we're hearing public comments per specific
20 petitions. In this case ZMA 19-12, as Mr. Chubb
21 just said, correct? So, the Petitioner has spoken
22 so now we're not going to open this to general
23 public hearing, are we, Mr. Chubb?

24 MR. CHUBB: We should have -- I'm
25 sorry. We should have a general hearing on each

1 one. Any Petitioners -- or Commissioners' comments
2 on each one close it, open up -- we'll close 12,
3 open up 13 and do the same process. Go through and
4 then the way that the agenda is set up we would vote
5 on each one at the end.

6 CHAIRPERSON THOMAS: Okay. It's open
7 to public hearing.

8 MR. BOLDS: Yes, Yohannes Bolds again,
9 42 East Fairmount. And I own the property. So,
10 will it be clear?

11 CHAIRPERSON THOMAS: Take the
12 microphone with you, please.

13 MR. BOLDS: I just want to let -- be
14 clear as I share again, Yohannes Bolds, citizen
15 since 1994. Community active, elected official,
16 also Precinct Delegate, this is my area. This
17 property here, a proposed site I've claimed since
18 2013. Everything here I cleaned. This is my
19 property. Brought a lot of money and revenue to
20 this town for years. Building always standing
21 there. Nothing personal to the gentleman, I
22 understand he want to come to our City and bring
23 some business. I'm a resident, I've been here. My
24 best interest is the City of Pontiac. The Mayor
25 said it. Good revenue, business and everything that

1 we need. This is our proposed site. Already there,
2 just need to be renovated, but I'm not on the
3 agenda. So, being that said is, this is just a
4 renovation, Oakland County Sheriff's Department. I
5 am against this, because the way the law is written,
6 if something is there, I'm not on the agenda tonight
7 and I've been waiting, what do that do to me? What
8 do that to do a Pontiac residents and business
9 owners that's here that have supported most of
10 people around here and people in the position. What
11 do that do to me? I'm against that.

12 So, that's what I want to say. The
13 information is here, whatever is supposedly missing.
14 I had five days -- five business days from 20th and
15 if they said they -- they talk to everyone in here,
16 they sent out information on the 20th, I don't know
17 how you guys was contacted, but five business days
18 to get something into the City of Pontiac, that
19 ain't right. So, this is where I'm at. That
20 building been there since 1975. Been a small plaza,
21 already going. Used to come here, come there and
22 you come out that way. That was part of the party
23 store, the original owner that I -- I got it from, I
24 got it from the County. So -- but I cleaned it up.
25 People live back there, because I live here. This

1 is my town. This is my community. I don't want
2 nothing back here or anything messed up.

3 They still dump. I got videos of me
4 cleaning this up. So, if they put something here,
5 what do this do here?

6 CHAIRPERSON THOMAS: With respect to
7 three minutes, I'm going to have to ask you to --

8 MR. BOLDS: Thank you.

9 MR. CATO: How you doing? Rob Cato,
10 144 Prospect, Pontiac. I'm also one of Yohannes'
11 partners on the 585 Kennett property which was
12 tabled today. And I would like to oppose this for
13 simple fact is you removed us off the agenda by
14 approving this site, you negate our ability to be
15 able to even apply in a future date.

16 MR. MARSH SHKRELI: 5423 Miller Road.
17 I was in the middle of Florida when we got that
18 e-mail and we got it done. So, because you guys
19 can't get it done, it's not our fault. This is
20 ridiculous.

21 MR. BOLDS: It's called the mail, it's
22 everybody's fault --

23 CHAIRPERSON THOMAS: Okay. We're not
24 going to have a debate across the room.

25 MR. BOLDS: Well, you said -- say, he

1 didn't give his name.

2 MR. MARSH SHKRELI: Marsh Shkreli.

3 COMMISSIONER PAYNE: He gave his
4 name --

5 MR. BOLDS: No, he gave his address.
6 He didn't give his name.

7 CHAIRPERSON THOMAS: Let me make this
8 clear. This is not a fun night. Right now,
9 listen --

10 MR. BOLDS: He's addressed in
11 person --

12 CHAIRPERSON THOMAS: I don't care.

13 MR. BOLDS: Okay.

14 CHAIRPERSON THOMAS: I'm going to try
15 to help you with your problem.

16 MR. BOLDS: Okay.

17 CHAIRPERSON THOMAS: Okay. I will
18 have order in here, I can assure you of that.

19 MR. BOLDS: You do. You do -- I
20 respect you --

21 CHAIRPERSON THOMAS: I will have
22 order.

23 MR. BOLDS: I respect you.

24 CHAIRPERSON THOMAS: I will have order
25 in here. No comment.

1 MR. BOLDS: Listen, I respect you.

2 I'm sorry.

3 CHAIRPERSON THOMAS: Thank you. Okay.
4 Public comments, anyone further coming forward with
5 regard to ZMA 19-12.

6 Okay. With that being said, I'm
7 closing public comments, go back to my fellow
8 Commissioners for their comments and questions.
9 Commissioner Northcross, please.

10 COMMISSIONER NORTHCROSS: No
11 questions. The map and the other items provided,
12 very helpful.

13 CHAIRPERSON THOMAS: Okay. Mayor
14 Waterman, please.

15 MAYOR WATERMAN: Tell me if I'm out of
16 order, but the gentleman who spoke against this
17 particular Zoning Amendment, I -- I know I have to
18 be germane to this one, but I'd just like to know
19 what information was it that you were required to
20 get in that you didn't that makes you object this --

21 MR. BOLDS: Nobody shared it with me.

22 MAYOR WATERMAN: Huh?

23 MR. BOLDS: Nobody shared it with me.
24 So, I don't know.

25 CHAIRPERSON THOMAS: Please come

1 forward when you're speaking. Anyone that's
2 speaking will be in front of this podium at the
3 microphone.

4 MR. BOLDS: Yohannes Bolds, 42 East
5 Fairmount, 585 West Kennett. I -- until I came here
6 tonight, nobody shared with me. I heard someone say
7 that the Petitioner didn't provide all of the
8 information. But nobody shared with me. Don't have
9 it in writing, not an e-mail -- or not in mail --
10 not in public mail, not -- not in snail mail, not in
11 U.S. Mail. This is all new to me.

12 MR. GUSTAFSSON: No. You said -- I
13 did not -- let me just say this. Yes, it went out
14 on 12/20 and I did not receive anything back to say
15 it was undeliverable. So, somebody got it. I don't
16 know who got it. You said your architect might
17 have. And in that e-mail, was a very specific list
18 that showed what was -- what was required.

19 MR. BOLDS: Okay. I heard what you
20 said.

21 MR. GUSTAFSSON: Okay.

22 MR. BOLDS: But did we just have a
23 conversation yesterday? I just talked to you
24 yesterday. I talked to Donovan the other day. I
25 shared with that -- no one.

1 MS. FLYNN: It's not their problem to
2 check up on you.

3 MR. BOLDS: No one --

4 CHAIRPERSON THOMAS: Excuse me. I
5 just -- I just said a moment ago people are not
6 speaking unless they're at that podium. I'm not
7 having an open forum --

8 MR. GLASS: Why are you pointing your
9 finger at people? You're rude --

10 MS. FLYNN: I --

11 MR. GLASS: -- that don't make nobody
12 happy, that aggravates the hell out of people. But
13 go ahead and do it again to me now. It looks stupid
14 on you. My God.

15 MR. BOLDS: All right. Sorry, I
16 wasn't trying to cause any confusion, sir. But to
17 answer to Mayor Waterman's question, no one had
18 shared anything of any concerns that I wasn't in
19 compliance in writing not via e-mail or in U.S.
20 Postal. To get sent something out in an e-mail and
21 want five business days to get it back and the
22 e-mail is in spam, I have the documents and the date
23 and time e-mail, that's not acceptable. And I
24 didn't find out anything until I came here tonight.

25 So, that's your -- answer to your

1 question.

2 MR. GUSTAFSSON: Yes, we did --

3 MR. BOLDS: And -- and what he's
4 requesting is all here. What he -- what he just
5 said. I just heard it tonight. It's all right
6 here. And I -- I provided a site plan and also on
7 the paper that was -- that was submitted on 7-24-19,
8 it was -- there was a written description of what
9 was to take place. I have copies, pictures and so
10 do you.

11 MR. GUSTAFSSON: And those --

12 MR. BOLDS: So, you had ample enough
13 time to get back with me any kind of way, but not
14 five days, sir, and I thank you. Is there any more
15 questions, please?

16 MAYOR WATERMAN: You answered it to
17 the best --

18 MR. BOLDS: Okay.

19 MAYOR WATERMAN: -- I was looking for
20 specific information --

21 MR. BOLDS: Yes, but I do have paper
22 trail. Thank you.

23 CHAIRPERSON THOMAS: Okay. Thank you
24 very much. And with regard to your comment, I -- I
25 want you to know, I feel -- I'm very proud of the

1 decorum that we normally have in this meeting. This
2 is a highly unprecedented meeting tonight, I can
3 assure you, in terms of formatting and protocol.

4 So, trying to move this forward to the
5 best of our ability, that means only the people that
6 come before the podium we will listen to. We can't
7 have a debate back and forth across the floor. If
8 you will please I would be grateful if you would
9 honor my request for order and proper decorum. It's
10 a simple request. I hope we can do that. Thank you
11 very much.

12 COMMISSIONER NORTHCROSS: I did have
13 one question. In the application package does it
14 spell out what is required in terms of
15 documentation?

16 MR. GUSTAFSSON: Yes. Yes, it does
17 and also in regard to the Ordinance, too.

18 COMMISSIONER NORTHCROSS: Thank you.

19 CHAIRPERSON THOMAS: Okay. Any
20 further comments or questions before we go to a
21 motion?

22 MR. BOLDS: Excuse me, sir. Can I
23 have one quick comment please before you close it?
24 So, we -- I think we're kind of confused here. I
25 would like to be clear that I own the Take One

1 Community Program, I am not -- I'm not the
2 applicant. I'm just trying to rezone my property to
3 be sold. So as far as what's in the application,
4 it's my job to know what's in the application. It's
5 my job to get my property rezoned for what's in the
6 overlay that was -- that was put together by
7 someone. So that -- that has nothing to do with it,
8 all right?

9 And in addition, quick point, as a
10 taxpayer and a voter, we voted for it. We,
11 throughout the City. We didn't vote for "Over here"
12 and "Over there" which is called red lighting. I
13 just want to sell my product, that's all I want to
14 do. And that -- that cuts me out. I serve the
15 kids, I just want to sell more product. So, as far
16 as the application, I can't speak to that. So,
17 that's -- I can't say that. So -- in the
18 application that I submitted I followed all of the
19 rules, put it all in there, it's all in black and
20 white.

21 CHAIRPERSON THOMAS: Thank you.

22 MR. GUSTAFSSON: Which is also
23 included -- which is also included in your packet.

24 MR. BOLDS: Thank you.

25 CHAIRPERSON THOMAS: We're going to

1 take deep breath.

2 MR. GUSTAFSSON: Do you want to take a
3 break?

4 CHAIRPERSON THOMAS: No, I'd just like
5 to move this forward in a coherent fashion. Mr.
6 Chubb, just for clarification from my perspective so
7 we opened this -- in other words, ZMA 19-12, we
8 opened it to public hearing. So, we're going to go
9 onto the next item and then have a vote at the end
10 for all of these?

11 MR. CHUBB: Yes. Individual votes at
12 the end for all of them is how the agenda is
13 currently written.

14 CHAIRPERSON THOMAS: Okay. So, we've
15 heard -- we've listened to ZMA 19-12. So, onto ZMA
16 19-13. Anything that you need to add to that before
17 we bring the Petitioner up?

18 MR. GUSTAFSSON: No.

19 CHAIRPERSON THOMAS: Okay. So, is the
20 Petitioner here?

21 COMMISSIONER NORTHCROSS: I guess we
22 close out -- we have to close the public hearing
23 for --

24 CHAIRPERSON THOMAS: So, we're closing
25 -- we're closing public hearing and now we're going

1 to open public hearing. So, now we're going to open
2 public hearing for ZMA 19-13. Please come forward,
3 please state your name and address for the record
4 please.

5 MR. BANKS: Lloyd Banks, Banks &
6 Company, 29155 Northwestern Highway and --
7 Southfield, Michigan. And I have the owner as well.

8 MR. ORI: Steven Ori, 4905 Seasons,
9 Troy, Michigan.

10 MS. HANNA: Gloria Hanna, 14231
11 Labelle, Oak Park, Michigan, 48237.

12 CHAIRPERSON THOMAS: Thank you.

13 MR. BANKS: And so just to add, or
14 just to emphasize two points, but Mr. Gustafsson did
15 a really good job of explaining -- is that we are in
16 currently in a C-1, but east of the property all of
17 them are C-3. We are literally two parcels away
18 from being C-3, so I just wanted to emphasize that.
19 And lastly, we did do door-to-door canvassing if you
20 will, just to get some support from neighbors within
21 the immediate area as well. So, just wanted to make
22 those two points.

23 CHAIRPERSON THOMAS: Thank you. Any
24 further comments or question from -- okay. So, this
25 is public hearing so any folks who would like to

1 come forward to speak on ZMA 19-13? We'll close
2 public hearing then. Okay. I'm closing public
3 hearing, to my fellow Commissioners we will go.

4 So, Commissioner Payne any comments or
5 questions.

6 COMMISSIONER PAYNE: I just -- good
7 evening.

8 MR. BANKS: Good evening.

9 COMMISSIONER PAYNE: Thank you so very
10 much for your patience and for bringing this before
11 us Commissioners. What were the results, do you
12 care to shows those with us, the results of
13 door-to-door canvassing?

14 MR. BANKS: I do have copies as well
15 with me. So, we do have probably 50 plus
16 individuals from going door-to-door that actually
17 signed the position that we drafted and I do have
18 copies.

19 COMMISSIONER PAYNE: The outcome of
20 that?

21 MR. BANKS: The outcome was in support
22 of. So, they only signed it because they were in
23 support of which is how it was -- we developed the
24 form.

25 COMMISSIONER PAYNE: So, all 50

1 support?

2 MR. BANKS: Correct. Of course we
3 went to more, but we were only able to get support
4 from 50 plus -- a little over 50.

5 COMMISSIONER PAYNE: Thank you.

6 MR. BANKS: Uh-huh.

7 CHAIRPERSON THOMAS: Okay.

8 Commissioner Northcross, any further comments or
9 questions?

10 COMMISSIONER NORTHCROSS: No further
11 questions.

12 CHAIRPERSON THOMAS: Okay. Mayor
13 Waterman, any further comments or questions?

14 MAYOR WATERMAN: One question, if you
15 care to answer it and I wanted to do it with the
16 first one, too. I'm going ask the same question
17 just to be fair. As I said, you know, medical
18 marihuana was brought to town -- the voters brought
19 it for economic development and community benefit
20 and social justice, so if you care to talk about
21 what community benefit would you bring in
22 considering if you are granted a license to come to
23 the town. And you're free to -- I know people have
24 had their applications out, but I would like to
25 share that if you are going to do that.

1 MR. BANKS: So, a couple of things
2 that -- one thing is that the -- in speaking with
3 our client, one of the most important things that we
4 helped to drive to help them understand is that it
5 was important to have a position that was a
6 community liaison position as part of the operation
7 to ensure that we always looked at the concerns of
8 the community and made sure there was someone to
9 serve as a liaison. The other piece is, is that we
10 have looked at any kind of renovations that need to
11 be done in the community that were open to -- from
12 that perspective and we're in the process of still
13 putting together some plans as we continue to take
14 community and citizen concerns as we put our
15 application in.

16 MAYOR WATERMAN: Thank you.

17 CHAIRPERSON THOMAS: Okay. Thank you.
18 I don't have any comments or questions. So, I'm
19 going to close ZMA 19-13. And I'm going to open
20 public hearing for ZMA 19-14. Is the Petitioner
21 here?

22 MR. DENT: Yes.

23 CHAIRPERSON THOMAS: Please come
24 forward and state your name and address for the
25 record, please.

1 MR. DENT: How are you guys doing
2 tonight? Ramon Dent, 14620 Oak Park Boulevard, Oak
3 Park, Michigan.

4 CHAIRPERSON THOMAS: Good evening.

5 MR. DENT: Good evening. We purchased
6 what used to be a Clark Gas Station. I have a
7 background in the petrochemical world so I know that
8 contaminated facilities and locations that have had
9 issues are very hard to sell and generally create an
10 eyesore in the community.

11 So, when we were looking at the
12 overlay map we decided to see if we can provide some
13 community help and community benefit and we
14 purchased the dilapidated gas station and have plans
15 to renovate it.

16 CHAIRPERSON THOMAS: Okay.

17 MR. DENT: Which makes us a tax paying
18 citizen in Pontiac, so -- so, I'm new to the City,
19 but I'm enjoying it so far.

20 CHAIRPERSON THOMAS: To my fellow
21 Commissioners for any comments or questions of the
22 Petitioner. Commissioner Northcross?

23 COMMISSIONER NORTHCROSS: No
24 questions.

25 CHAIRPERSON THOMAS: Mayor Waterman?

1 MAYOR WATERMAN: Just figure I'll ask
2 you the same question, although I think you might
3 have answered it in terms of economic development.

4 The question was what would be the
5 community impact, what community benefit are you
6 considering putting in the application.

7 MR. DENT: So, we have been working
8 with folks in the community, we have been working
9 with Ms. Hatchett, we've been working with Mr.
10 Carter. We have a signed letter of intent and a
11 contract to adopt Mattie Hatchett Park at a \$25,000
12 a year stipend as long as we're in the community.
13 We've have looked at redoing the bathrooms in
14 Oakland County Park with Ms. Burks and there's
15 another park and it will not come to me right now
16 that Mr. Carter has suggested that we take a look
17 at. But we've already made several commitments. We
18 have donated some supplies to the local school
19 district and we attempted to adopt a few families
20 for Christmas, but we weren't able to get that done
21 in time. So, we have already been kind of doing our
22 best to support the community.

23 MAYOR WATERMAN: Thank you.

24 MR. DENT: I also went door-to-door to
25 the local residents and some of the local business

1 owners. There's a Metro PCS store on the corner of
2 Walsh and Baldwin, we seem to have their support.
3 And there is a store right next to us that sells
4 crystals that I think also supports us. We spoke to
5 some of the neighbors on Colgate and also got about
6 15 supporters there. So, we -- we have been doing
7 our best.

8 MAYOR WATERMAN: Thank you.

9 CHAIRPERSON THOMAS: Thank you very
10 much. Commissioner Payne, please.

11 COMMISSIONER PAYNE: Thank you. Well,
12 I guess mine is to Mr. Gustafsson. In regards to
13 ZMA -- 19-14 --

14 MR. GUSTAFSSON: Yeah, the one we are
15 on.

16 COMMISSIONER PAYNE: There's a church
17 I noticed there, it's actually -- I know we were
18 going back and forth with the distance from 11 to
19 500 or was it --

20 MR. GUSTAFSSON: No, the -- actually
21 that distance from the church has been 500 and that
22 is required by a referendum that was passed by the
23 voters which was our Medical Marihuana Facility
24 Ordinance so that hadn't changed. That -- that
25 distance was related -- that distance of 200 or 250,

1 that was related to a residential property. So,
2 that hadn't changed. From what we could tell, I
3 mean, it just depends, again, as to where the
4 proposed door is obviously -- the existing door to
5 the church versus the proposed door of where that
6 business is going to be would determine in regards
7 to exactly if they would fall within the buffer or
8 not.

9 COMMISSIONER PAYNE: So, how -- how
10 are we going to know that?

11 MR. DENT: Ms. Payne? I'm sorry, can
12 I please answer your question? So, the Ordinance
13 speaks to the distance and also speaks to the
14 measuring mechanism. Prior to us purchasing the
15 property, we went over the Ordinance in detail. We
16 contacted Mr. Gustafsson and Donovan as well and we
17 actually paid a licensed survey company to go out
18 and take a measurement to ensure that we were far
19 enough away from the front door of the church. And
20 so that is also submitted in our package.

21 COMMISSIONER PAYNE: Oh, I'm
22 impressed. Thank you.

23 MR. DENT: Thank you.

24 MR. GUSTAFSSON: And -- and also that
25 all of those requirements that he's referring to

1 is -- is -- is further information that would we
2 provided as part of their application to the City as
3 part of their application for getting a license here
4 in the City of Pontiac.

5 COMMISSIONER PAYNE: Okay. Thank you.

6 CHAIRPERSON THOMAS: Thank you. And I
7 don't have any further comments or questions either.
8 So, I'm going to close -- does anyone else for
9 public hearing with regard to ZMA 19-14?

10 MR. GLASS: Good evening. My name is
11 Rickk Glass. I'm at 205 West New York Avenue. And
12 this is two blocks -- that's my neighborhood right
13 there, only it's closer to another parcel you're
14 going to bring up. And I'm getting ready to sell
15 two houses in that neighborhood, and you know what,
16 there's all kinds of children living right there
17 right behind that gas station. It's nice somebody
18 wants to fix the gas station up, but then again,
19 you're going to vote just the next block down on
20 another parcel to open up a provisioning center and
21 enough is enough. It's one of the last good
22 neighborhoods left and then it's going to go to hell
23 with crime and there's alleys that run behind these
24 properties and stuff and it's going to go to more
25 crime and more things going wrong in our

1 neighborhood which we'll -- we'll have to suffer
2 from. You know, and the next -- this one is not as
3 bad as the next one coming up, but it's just wrong
4 to change and rezone -- there's enough property in
5 Pontiac that you could take and get away from homes
6 and children that will grow up. We already don't
7 educate them good enough and now that this is coming
8 about, it's just going to get worse every day
9 without proper parenting to educate your children.
10 And I apologize for saying something to you earlier.

11 CHAIRPERSON THOMAS: Thank you. You
12 raised some good questions, some good points.

13 MR. BOLDS: Can I? Yes, Yohannes
14 Bolds, once again 585 West -- 585 West Kennett and
15 42 East Fairmount. This is my area where I'm
16 precinct delegate at. The gas station been empty
17 for a while. They're going to do something with it,
18 they're going to have something there, correct? I'm
19 for it. We got a liquor store down street.

20 Regardless of -- wherever -- anything
21 go as a city, if you don't supervise your kids then
22 they might can do anything. So, I understand what
23 he's saying about the neighborhoods back there and
24 all the other stuff going on, but we have different
25 stores and stuff right here in the neighborhood too

1 that's going -- that's going on. So, you know if
2 he's going to do something for the City and he's
3 over there and I done walk these streets and knock
4 on these doors and know what's going on over there,
5 I -- I'll support it.

6 CHAIRPERSON THOMAS: Thank you very
7 much. Any further comments or questions? Yes, sir,
8 if you're going to comment please use the
9 microphone, please. Thank you.

10 MR. DENT: Thank you. So, I respect
11 this gentleman's comment and so as part of our due
12 diligence, there are children living in this home
13 this home and this home. I've spoken to all of the
14 residents of these three homes and with -- that have
15 children and they're completely in favor of us
16 rehabbing the gas station and they understand our
17 business model. In fact, the kids currently play in
18 the alley and there's a patch of grass right here.

19 And so, we've actually talked about
20 rehabbing the alley and putting maybe even some
21 temporary speed bumps to help with the traffic and
22 what's going on in alley that's not currently being
23 maintained.

24 CHAIRPERSON THOMAS: Okay. Thank you.

25 MR. GLASS: All that sounds great, but

1 this -- Ricky Glass, 205 West New York Avenue. That
2 all sounds great, but it's still a medical marihuana
3 facility, it's not a gas station, it's not something
4 else and hey, I don't care about medical marihuana
5 except they're hurting the children and property
6 values in our neighborhood. And we bought these
7 homes, certainly never thought marihuana would come
8 around that it would be legal or at least you could
9 rezone properties to make it happen. And good luck
10 for a guy and everything. I wish he would put a
11 park in there for kids, but -- but it's still a
12 medical marihuana facility and just because some of
13 the people in the neighborhood if this is true says
14 that, you know, then shame on the parents too.
15 Because there's a bunch of children living in there,
16 not just three houses, they're all down that street.
17 I walk down that street with my dog almost every
18 day. I walk past the gas station he purchased, you
19 know. And then also he's paying for rest areas and
20 fixing bathrooms and stuff already and that just
21 sounds horrible just from a -- my standpoint of view
22 anyways. It's nice that somebody wants to help the
23 community, but he wants to help it for -- to help
24 himself and it just sounds horrible. Thank you.

25 CHAIRPERSON THOMAS: Thank you.

1 MS. FLYNN: Ashley Flynn, 4 North
2 Saginaw. I just -- there's a lot of uneducation
3 (sic) going on. I have been involved in this
4 industry for six plus years. Anyone that chooses to
5 enter into this industry, it is one of the most
6 heavily regulated industries in the country. Crime
7 is not going to be an issue. Anywhere that you go
8 where one of these places is put, you're going to
9 have heavy, heavy security. Your neighborhoods,
10 your businesses, will be safer. A child has more of
11 a likelihood of obtaining a gun, obtaining
12 cigarettes, obtaining alcohol illegally than they do
13 obtaining marihuana. People need to educate
14 themselves before they speak. Thank you.

15 CHAIRPERSON THOMAS: Thank you.

16 MR. GLASS: Here one more thing --

17 CHAIRPERSON THOMAS: I have to --

18 MR. DENT: I'll let it go after this.

19 CHAIRPERSON THOMAS: And so -- so,
20 just for the benefit of everyone here, I try not to
21 exercise a three-minute rule, because I think it's
22 important for people to have their voice. But we
23 can't have a debate going back and forth and back
24 and forth. So, I'm going to honor your points here.

25 MR. DENT: Yes, sir.

1 CHAIRPERSON THOMAS: And I'm going to
2 honor your points. BUT going forward, come forward,
3 state your position and your position is your
4 position and everyone should be able to do that in
5 three minutes and that's it.

6 MR. DENT: Okay.

7 CHAIRPERSON THOMAS: Go ahead.

8 MR. DENT: Okay. So, I would just
9 like to make a comment about crime. The national
10 average for where medical marihuana or recreational
11 marihuana facilities are located has a 20 percent
12 crime reduction rate. So, to speak that we're going
13 to increase the crime rate is -- it's not true.
14 Thank you.

15 CHAIRPERSON THOMAS: Thank you.

16 MR. GLASS: Oh, they don't live in the
17 real world. And -- and will them provisioning
18 centers and grow places, will they have security?
19 Hell yeah, because people want to break in and steal
20 all of their dope, you know? So, they're going to
21 be secure. They're not going to secure our
22 neighborhoods from people trying to break in. I
23 mean, who are we kidding? We can joke around about
24 this all day long, but it's on kind of a serious
25 note. You can run them statistics by anybody you

1 want, but the reality is and I know, I've been on
2 dope, you know? 30 years ago I got two bullets in
3 me, I've been shot three times. I know how this
4 whole game is played or most of it anyways. And --
5 and crime around that neighborhood and people
6 wanting to get into that or figure out how to get
7 into it -- that's why they have the security they
8 speak of. But it's only for themselves, it's not
9 for the damn neighborhood. It's for their selfish
10 greed. Thank you.

11 CHAIRPERSON THOMAS: Thank you. Okay
12 and so --

13 MS. FLYNN: Real quick, I promise --

14 CHAIRPERSON THOMAS: -- this -- and --

15 MS. FLYNN: -- I will be done after
16 this.

17 CHAIRPERSON THOMAS: Hold on. Hold
18 on. I just mentioned a moment ago and we got two
19 people and now we're going to three and now we're
20 about to go to four. I want you to know -- I want
21 you to know we're not going to do this all night.
22 State your point, put it together, think it through,
23 make it coherent and then -- and then that's it.
24 Your point will live. It's recorded on record. Our
25 people have heard it. So, please go ahead.

1 MS. FLYNN: I just thought since he
2 wants to talk about the real world I just thought
3 you'd like to here real-world experience of someone
4 who's worked in dispensary. I worked in a
5 dispensary on 8 Mile. Not a real great area.
6 Pretty close to actually one of the most dangerous
7 neighborhoods in Detroit. You want to talk about
8 security being good for your community. Do you know
9 how many fights my security guard at my dispensary
10 of children fighting on the street? One kid almost
11 got pushed into 8 Mile in front of car, he would
12 have been dead if it wasn't for my beloved Ralph.
13 He saved that child's life.

14 So, don't go in there and say you
15 lived in real world, because you don't know. You've
16 never been involved in these industries.

17 CHAIRPERSON THOMAS: Please address
18 the body doesn't address the people. There's --
19 there's a protocol that we work with --

20 MS. FLYNN: I understand that, sir.
21 I'm at City Council every single week. I understand
22 that.

23 CHAIRPERSON THOMAS: Good. Then you
24 should know the rules.

25 MS. FLYNN: But this is one of the

1 most ignorance (sic) I've ever seen in the City and
2 it's sad.

3 CHAIRPERSON THOMAS: All right. And
4 we're not going to make personal comments either.

5 MS. FLYNN: It's not personal. It's
6 the truth.

7 CHAIRPERSON THOMAS: "Ignorant" is a
8 personal comment. So, I --

9 MS. FLYNN: Okay. Uneducated.

10 CHAIRPERSON THOMAS: -- don't want to
11 debate -- I don't want to debate.

12 MS. FLYNN: Like, I --

13 CHAIRPERSON THOMAS: Please state your
14 case, if you will, please. I think you've stated it
15 anything you'd like to add to that? We've got a
16 whole -- we've got -- we've got two pages of -- of
17 -- to go here. So, I'm trying to move this forward
18 so that everyone has a chance to talk.

19 MS. FLYNN: I understand that. But I
20 have been sitting here since day one in Pontiac. I
21 helped get it on the ballot. I have been through
22 this. I am trying just like this gentleman to come
23 into your community and make it a better thing. I
24 have become extremely passionate about Pontiac
25 personally. I moved here because I was so

1 passionate about it. I chose to come into your City
2 and live here. I am not one of those people that is
3 coming in from out of State, or this or that. I am
4 living in this City. I am providing for this City.
5 I am helping this City. And it frustrates me to no
6 end that possibly ignorant people will come up here
7 and speak and sway an opinion, because they don't
8 know what's going on. It's that simple. You have
9 the potential to have so much money put into your
10 City it's not even funny. Like I'm not even talking
11 a couple thousand dollars, I'm talking millions --

12 CHAIRPERSON THOMAS: I'm going to ask
13 you to wind up your comment, please, if you will.
14 Thank you.

15 MR. BOLDS: My comment is, District 4
16 is pretty safe. We have a neighborhood watch
17 everyone is welcome, we need more people. So, they
18 have concerns about the neighborhood, they can join
19 in. You can talk about it or you can be about it.
20 Thank you.

21 CHAIRPERSON THOMAS: Thank you. Okay.
22 With regard to public comments for ZMA 19-14 any
23 further comments public hearing? Okay. So, I'm
24 going to close public hearing on ZMA 19-14 and
25 reopen for ZMA 19-15. Is the Petitioner here,

1 please. State your name and address for the record
2 please.

3 MR. GRANDADOS: Jose Grandados 108
4 West Walton. So, I'm a small businessowner here in
5 Pontiac for a few years. I have a house behind
6 Colgate Avenue. My mom lives in Brooklyn so I'm
7 nearby the property that the gentleman is saying
8 that it could be unsafe. The gas station next door
9 has been empty for quite a years. I'm not going to
10 tell you that I have a bunch of money like the
11 company next to me that's going to be passing parks
12 and restrooms, but I -- what I know I'm going to do
13 is going to help. So, I'm involved a lot in the
14 Hispanic community. So, I'm going to help them --
15 giving them opportunity to improve my building by
16 giving them jobs.

17 CHAIRPERSON THOMAS: Okay. Thank you
18 very much. Any further comments -- public hearing
19 with respect to ZMA 09-15? Okay. I'm --

20 MR. GLASS: Just to make it quick. My
21 name is Rick Glass, I live -- still live in 205 West
22 New York Street. Just about everything I said still
23 pertains to that. I don't want to get in no pissing
24 contest or nothing, but then there's another one in
25 my neighborhood. And you know, that's all I got to

1 say. Thank you.

2 CHAIRPERSON THOMAS: Okay. Thank you.
3 Any further comments -- public hearing with ZMA
4 19-15? Any further comments from my fellow
5 commissioners? Yes, Mayor Waterman?

6 MAYOR WATERMAN: I want to ask the
7 same question to the gentleman who is the respondent
8 for this particular one. And the question was, what
9 -- if you were granted a license, what community
10 benefit would you bring and what would be the
11 community impact?

12 MR. GRANDADOS: So, helping a lot of
13 the -- my neighbors with jobs, construction, jobs in
14 the dispensary. I know a lot of them around the
15 neighborhood. There's a big population of Hispanics
16 in that area, so I think it would impact them by
17 providing them with jobs.

18 CHAIRPERSON THOMAS: Thank you.

19 MAYOR WATERMAN: Thank you.

20 CHAIRPERSON THOMAS: Yes, Commissioner
21 Payne?

22 COMMISSIONER PAYNE: The same
23 questions that you asked, but the gentleman just to
24 make it fair for all of the --

25 MAYOR WATERMAN: Yes, I was going to

1 go back to number one --

2 COMMISSIONER PAYNE: Okay.

3 MAYOR WATERMAN: -- I just didn't have
4 a chance yet.

5 COMMISSIONER PAYNE: Okay.

6 CHAIRPERSON THOMAS: Okay. Any
7 further comments or questions public hearing ZMA
8 19-15?

9 MR. GUSTAFSSON: To the Chair, if I
10 may. A lot of good comments, but I'm hearing some
11 subtle comments from the public that what we're
12 doing here tonight is obviously going through and
13 doing a Zoning Map Amendment. They still -- each of
14 these Petitioners or property owners are going to
15 provide an obviously a complete application for a --
16 to get a license through the City and through the
17 State.

18 So, that also is something that takes
19 an extreme amount of due diligence and information
20 that is supplied. By granting the Zoning Amendment
21 does not guarantee that they will get a provisioning
22 center. I just want to make it clear, that -- that
23 -- that's a totally different body that's going to
24 be reviewing those. And obviously the State will be
25 doing their own investigation once they submit their

1 application there. That's all I want to say.

2 CHAIRPERSON THOMAS: Okay. Before we
3 close with the Petitioner here, any further comments
4 or questions from my fellow Commissioners? Okay.
5 With that being said I'm going to close ZMA 19-15.
6 And to the last item we will go. I'm going to open
7 for ZMA 19-16 and is the Petitioner here?
8 Petitioner for ZMA 19-16? Do you see the
9 Petitioner?

10 MR. GUSTAFSSON: No.

11 CHAIRPERSON THOMAS: Okay. So the
12 Petitioner is not -- not here. But, public hearing
13 is open. Does anyone have any comments with regard
14 to 228 West Walton Boulevard?

15 MR. GLASS: Hi. My name is still
16 Rickk Glass. I live at 205 West New York Street
17 which is two houses behind the coney island which
18 has been a coney island for 50, 60 years. And the
19 guy who runs the place now is helping run it out of
20 business, because he does business in a poor
21 fashion. It's not that his property value is dying
22 or anything, this is a plan to manipulate the system
23 to show where he really needs this. But my house is
24 right there, you know, the alley is right there.
25 And then again, that's right there on that block on

1 Walton Boulevard. Three people. And you say that
2 this goes through another procedure and I respect
3 that, except you guys are the first step to help go
4 to the next one --

5 MR. GUSTAFSSON: No, we're not -- yes,
6 the rezoning is, but that this is all tentative,
7 because of the fact we don't know if they are going
8 to get a license. And -- also from the City and
9 also from the State and that -- that is a different
10 group.

11 The Planning Commission will not be --
12 we'll be reviewing any site plan information once
13 they are approved for a license and then through the
14 State, but this Commission won't be having any
15 further review at this time.

16 MR. GLASS: Damn it, I started liking
17 it here. Well, anyways, then again in my
18 neighborhood, why don't these people buy my two
19 houses down in the neighborhood and I'll shag ass
20 out of here. You know, but right now, you know, in
21 the spring one goes up for sale and in the fall
22 another one and they're both really close to -- you
23 know, this is going to hit the paper that it gets
24 approved and stuff and then there goes our property
25 value. And we can say not, but -- but it's a reason

1 for somebody to buy your house cheaper. And I
2 respect everybody's opinion, you know, I've got
3 kids, I've got grandkids, and in -- like I said, the
4 property value in that neighborhood right there, it
5 is one of the better ones left. There's not a lot
6 of crime right there, but I think if you had three
7 provisioning centers, there's a real potential of
8 it. And -- and -- you know, damn, I sound like a
9 broken record? That's what I thought. I'm -- I'm
10 done, but I just -- this is crazy. And hell, even
11 the guy that owns the property didn't show up, you
12 know, so, anyways -- now are you guys going to vote
13 on this tonight so we can hear what your vote is,
14 so --

15 MR. GUSTAFSSON: Yes, they will make a
16 vote, what we call a recommendation to City Council.
17 City Council has the final decision.

18 MR. GLASS: Can you guys just call me
19 tell me what it is that way I don't have to stick
20 around?

21 FROM THE AUDIENCE: I'll call you.

22 MR. GLASS: And this guy's attitude
23 has changed a lot since the meeting started. So,
24 thank you.

25 CHAIRPERSON THOMAS: Thank you.

1 MR. GLASS: I'm done.

2 CHAIRPERSON THOMAS: Okay. With
3 regard to ZMA 19-16, any further comments,
4 questions, public hearing? Let me go to my fellow
5 Commissioners --

6 COMMISSIONER NORTHCROSS: One item. I
7 believe we are televised, aren't we?

8 MR. GUSTAFSSON: Yeah.

9 CHAIRPERSON THOMAS: I think so.

10 COMMISSIONER NORTHCROSS: So, there's
11 the -- you know, rather than us committing to call
12 you, there is that opportunity to go through public
13 access of the City's channel and to watch the
14 meeting and see what the outcomes are if you can't
15 stay all night tonight. Hopefully we're not here
16 all night tonight.

17 CHAIRPERSON THOMAS: Mr. Glass? Mayor
18 Waterman, I know you wish to and comparable
19 questions or similar questions so please --

20 MAYOR WATERMAN: I would like to ask
21 the same question to --

22 CHAIRPERSON THOMAS: But I guess to --

23 MAYOR WATERMAN: Mr. --

24 CHAIRPERSON THOMAS: By the way,
25 excuse me, so, the -- excuse me. The Petitioner is

1 not here for ZMA 19-16. So, I'm going to close ZMA
2 19-16. I'm going to reopen it for -- what is your
3 petition number?

4 MR. TOM SHKRELI: My petition number
5 is ZMA 19-12.

6 CHAIRPERSON THOMAS: So, Mayor
7 Waterman did you wish to ask the -- I think this is
8 the gentleman --

9 MAYOR WATERMAN: Same question,
10 development, community benefits and social justice
11 or what community benefits would you consider
12 bringing if you -- as you apply for a license?

13 MR. TOM SHKRELI: The answer is just
14 with the building, the jobs and opportunity, that
15 way. Also we plan on pledging five percent to three
16 different Pontiac charities. I've spoken with the
17 leader of the Pontiac Promise Zone, Main Street
18 Pontiac and a third I just can't recall right now.
19 But I have a signed statement as a pledge, it will
20 be in my packet and anything I can help you guys
21 with.

22 MAYOR WATERMAN: Thank you for sharing
23 that. Okay.

24 CHAIRPERSON THOMAS: Okay. So, I'm
25 going to close ZMA 19-12. And with that being said,

1 public hearings as it relates to Zoning Map
2 Amendments for ZMA 19-12, ZMA 19-13, ZMA 19-14, ZMA
3 19-15 and ZMA 19-16 are closed. And at this point
4 in time, please help me out, because I don't know
5 what the protocol at this point. What are we --
6 where are we going with this now?

7 MR. GUSTAFSSON: Now if you look at
8 the agenda here in our packet, we finished up
9 obviously public review and under new business
10 obviously we're tabling 6.1 and --

11 CHAIRPERSON THOMAS: So, no further
12 action with regard to what I just mentioned, ZMA
13 19 -- all of these that I just read off?

14 MR. GUSTAFSSON: Correct.

15 CHAIRPERSON THOMAS: Okay. Okay. So,
16 we're going to new business then?

17 MR. GUSTAFSSON: Yes.

18 COMMISSIONER PAYNE: Is there a vote
19 on this?

20 CHAIRPERSON THOMAS: I'm sorry? Is
21 there a vote on this? We're taking a vote, right?

22 MR. GUSTAFSSON: On each of them, yes.

23 COMMISSIONER NORTHCROSS: Question --

24 CHAIRPERSON THOMAS: So, when I just
25 asked if there was any action, you said "No". Yes,

1 Commissioner Northcross?

2 COMMISSIONER NORTHCROSS: I do have an
3 issue just came to light that the gentleman is
4 pledging five percent of his profits, if I
5 understand correctly?

6 MR. TOM SHKRELI: Yeah, but the least
7 it could be was -- I believe 10,000 for that, it
8 might be 5,000.

9 COMMISSIONER NORTHCROSS: And some of
10 these profits -- some of the groups that you're
11 looking at distributing these profits to, includes
12 the Pontiac Promise Zone?

13 MR. TOM SHKRELI: Yes, that's the one
14 I would give the most to.

15 COMMISSIONER NORTHCROSS: That's where
16 I have a real issue.

17 CHAIRPERSON THOMAS: Please -- please
18 come forward to the microphone, please.

19 COMMISSIONER NORTHCROSS: I am a Board
20 member of the Pontiac Promise Zone and I'm just
21 sitting here trying to make sure I don't have a
22 conflict of interest if I were to vote for this one
23 way or the other.

24 MR. GUSTAFSSON: Tony, can you --

25 MR. CHUBB: Good evening. So, with

1 regard to the proposed benefits that -- and
2 community investments that all of the individuals
3 have spoken on, those are simply part of their
4 development and those are part of an overall grading
5 system of a hundred points that -- 130 points that
6 is done by the Clerk's Office. That's not under
7 consideration this evening. This evening, Mr.
8 Gustafsson has already explained the criteria that
9 we need to review, each of the zoning -- proposed
10 Zoning Map Amendments by and we need to -- we'll
11 just stick with those for purposes of determining
12 whether the conditional rezoning is beneficial,
13 consistent with those criteria under our zoning code
14 and all of those further determinations, those would
15 be made when the actual application is made for a
16 provisioning center.

17 This has nothing to with the
18 application for a provisioning center, only gets the
19 zoning approved so that they can make one.

20 COMMISSIONER NORTHCROSS: Okay. I
21 wanted to make that known.

22 CHAIRPERSON THOMAS: Okay. So, Mr.
23 Chubb, are we taking each of these individually to a
24 vote or are we aggregating them and voting on them
25 as -- in bulk?

1 MR. CHUBB: No, we should --
2 consistent with the agenda 6.1 and 6.2 were removed
3 from the agenda before it was approved so we need to
4 start with 6.3 which would be ZMA 19-12.

5 CHAIRPERSON THOMAS: But with regard
6 to what we just talked about 5.3, 4, 5, 6 and 7, any
7 further action needed?

8 MR. CHUBB: No, sir. Those were the
9 -- those were the public hearings that you opened
10 and concluded. The new business will be the taking
11 of votes.

12 CHAIRPERSON THOMAS: Taking a vote as
13 it relates to 6.1?

14 MR. CHUBB: Correct. But 6.1 and 6.2
15 were removed, so we'll start with 6.3.

16 CHAIRPERSON THOMAS: Okay.

17 COMMISSIONER NORTHCROSS: Let me try
18 this. Per the rezoning criteria found in Section
19 6.804 of the Zoning Ordinance, Planning Division's
20 technical review and findings, I make a motion to
21 recommend approval of ZMA 19-12. The recommendation
22 would be presented to the City Council for approval
23 that the request of 00 Cesar Chavez, LLC to rezone
24 parcel number 64-14-18-351-017 from C-4 suburban
25 commercial to C-3 corridor commercial with CR

1 conditional rezoning.

2 CHAIRPERSON THOMAS: Thank you very
3 much. May we have a second? Second and support?

4 COMMISSIONER PAYNE: Second.

5 CHAIRPERSON THOMAS: We have a motion
6 second and support. Any further comments or
7 question before we go to roll call?

8 MAYOR WATERMAN: Yes, I have
9 discussion. So, the only discussion is that we did
10 hear from all of the people except the one who
11 wasn't here. I just -- in terms of consideration
12 here. And we did hear some comments from
13 neighborhood people. One of the things that we are
14 reminded of and the -- the citizens bring to
15 marihuana to town, the one thing they have to do is
16 protect the neighborhood. And we understand that
17 there are some areas where there are houses close to
18 the rezoning overlay districts, but as Mr.
19 Gustafsson said, not everyone who gets rezoning or
20 comes here will get a license. And that these
21 things have to be considered in the application
22 process, which is conducted by the interim city
23 clerk.

24 Now just to remind you, as part of
25 that application, part of the criteria in the

1 application is community impact. And if I were of
2 the City clerk, which I'm not, but I hope you will
3 take into consideration what people in the
4 neighborhood said, was that they would looked to
5 make sure that the people who are coming in from
6 getting a license will have some assurance about the
7 community -- community impact.

8 So, that is just me saying, because
9 I've heard what the people in neighborhoods have
10 said and there's ample opportunity for community
11 impact to be remediated or relieved by some of these
12 efforts for community benefits that are being
13 offered. So, I just wanted to offer that and that
14 certainly is something I wanted to bring to the
15 floor as we cast our votes here.

16 CHAIRPERSON THOMAS: Okay. Thank you
17 very much. Any further comments or questions before
18 we go to roll call? Mr. Gustafsson, roll call,
19 please.

20 MR. GUSTAFSSON: Yes. Commissioner
21 Northcross?

22 COMMISSIONER NORTHCROSS: Yes.

23 MR. GUSTAFSSON: Mayor Waterman.

24 MAYOR WATERMAN: Yes.

25 MR. GUSTAFSSON: Commissioner Payne?

1 COMMISSIONER PAYNE: Yes.

2 MR. GUSTAFSSON: And Chair Thomas?

3 CHAIRPERSON THOMAS: Yes.

4 MR. GUSTAFSSON: Okay. Motion passes.

5 AYES: Thomas, Northcross, Waterman,

6 Payne

7 NAYS: (None.)

8 ABSTAIN: (None.)

9 MOTION CARRIES 4-0-0

10 CHAIRPERSON THOMAS: Okay. To ZMA

11 19-13, zoning map amendment 676 Cesar Chavez. May

12 we have a motion, please?

13 COMMISSIONER NORTHCROSS: Per the
14 rezoning criteria in Section 6.804 of the Zoning
15 Ordinance, Planning Division's technical review and
16 findings, I make a motion to recommend approval of
17 ZMA 19-13. The recommendation would be presented to
18 City Council for approval, that the request of Steve
19 Ori to rezone parcel number 64-14-19-429-013 from
20 C-3 local business to C-3 corridor commercial with
21 CR conditional rezoning.

22 CHAIRPERSON THOMAS: Okay. Thank you
23 very much. May we have a second and support?

24 COMMISSIONER PAYNE: Second and
25 support.

1 CHAIRPERSON THOMAS: Okay. Any
2 further comments or questions before we go to roll
3 call? Mr. Gustafsson roll call, please?

4 MR. GUSTAFSSON: Yes. Commissioner
5 Northcross?

6 COMMISSIONER NORTHCROSS: Yes.

7 MR. GUSTAFSSON: Commissioner Payne?

8 COMMISSIONER PAYNE: Yes.

9 MR. GUSTAFSSON: Chair Thomas?

10 CHAIRPERSON THOMAS: Yes.

11 MR. GUSTAFSSON: And Mayor Waterman?

12 MAYOR WATERMAN: Yes.

13 MR. GUSTAFSSON: Motion passes.

14 AYES: Thomas, Northcross, Waterman,
15 Payne

16 NAYS: (None.)

17 ABSTAIN: (None.)

18 MOTION CARRIES 4-0-0

19 CHAIRPERSON THOMAS: Okay. Thank you.
20 And now to ZMA 19-14 Zoning Map Amendment 114 West
21 Walton Boulevard. May I have a motion, please? ZMA
22 19-14.

23 COMMISSIONER NORTHCROSS: I will keep
24 it going then. Per the rezoning criteria, per
25 Section 6.804 of the Zoning Ordinance, Planning

1 Division's technical review and findings, I make a
2 motion to recommend approval of ZMA 19-14. The
3 recommendation would be presented to the City
4 Council for approval that the request of Raymond
5 Dent to rezone parcel number 64-14-08-380-027 from
6 C-1 local business to C-3 corridor commercial with
7 CR conditional rezoning.

8 CHAIRPERSON THOMAS: Thank you very
9 much. May we have a second and support, please?

10 COMMISSIONER PAYNE: Second and
11 support.

12 CHAIRPERSON THOMAS: So, we have a
13 motion, we have a second and support. Any further
14 comments or question before we go to roll call? Mr.
15 Gustafsson, roll call, please.

16 MR. GUSTAFSSON: Yes. Commissioner
17 Northcross?

18 COMMISSIONER NORTHCROSS: Yes.

19 MR. GUSTAFSSON: Commissioner Payne?

20 COMMISSIONER PAYNE: Yes.

21 MR. GUSTAFSSON: Chair Thomas?

22 CHAIRPERSON THOMAS: Yes.

23 MR. GUSTAFSSON: And Mayor Waterman?

24 MAYOR WATERMAN: Yes.

25 MR. GUSTAFSSON: Okay. Motion passes.

1 AYES: Thomas, Northcross, Waterman,
2 Payne

3 NAYS: (None.)

4 ABSTAIN: (None.)

5 MOTION CARRIES 4-0-0

6 CHAIRPERSON THOMAS: To item ZMA 19-15
7 at 108 West Walton Boulevard, may we have a motion,
8 please?

9 COMMISSIONER NORTHCROSS: Per the
10 rezoning criteria in Section 6.804 of the Zoning
11 Ordinance, Planning Division's technical review and
12 findings, I make a motion to recommend approval of
13 ZMA 19-15. The recommendation would be presented to
14 City Council for approval that the request of Jose
15 Grandados -- excuse me, if I'm mispronouncing that
16 name. Jose Grandados.

17 MR. GRANDADOS: It's Grandados.

18 COMMISSIONER NORTHCROSS: Grandados.
19 Thank you, sir, and excuse me. To rezone parcel
20 number 64-14-08-380-028, from C-1 local business to
21 C-3 corridor commercial with CR conditional
22 rezoning.

23 CHAIRPERSON THOMAS: Thank you very
24 much. We have a motion, may we have a second and
25 support?

1 MAYOR WATERMAN: Support.

2 CHAIRPERSON THOMAS: Okay. We have a
3 motion, second and support. Any further comments or
4 question before we go to roll call? Mr. Gustafsson,
5 roll call, please.

6 MR. GUSTAFSSON: Commissioner
7 Northcross?

8 COMMISSIONER NORTHCROSS: Yes.

9 CHAIRPERSON THOMAS: Mayor Waterman?

10 MAYOR WATERMAN: Yes.

11 MR. GUSTAFSSON: Commissioner Payne?

12 COMMISSIONER PAYNE: Yes.

13 MR. GUSTAFSSON: Chair Thomas.

14 CHAIRPERSON THOMAS: Yes.

15 MR. GUSTAFSSON: Motion passes.

16 AYES: Thomas, Northcross, Waterman,
17 Payne

18 NAYS: (None.)

19 ABSTAIN: (None.)

20 MOTION CARRIES 4-0-0

21 CHAIRPERSON THOMAS: Okay. To item
22 ZMA 19-16 which is at 228 West Walton Boulevard.
23 May I have a motion, please?

24 COMMISSIONER NORTHCROSS: Per the
25 rezoning criteria found in Section 6.804 of the

1 Zoning Ordinance, Planning Division's technical
2 review and findings, I make a motion to recommend
3 approval of ZMA 19-16, the recommendation would be
4 presented to City Council for approval that the
5 request of William Moesta. Did I get that right?
6 Moesta?

7 COMMISSIONER PAYNE: I don't think
8 he's here. He's not here.

9 COMMISSIONER NORTHCROSS: To rezone
10 parcel number 64-14-08-354-010, from C-1 local
11 business to C-3 corridor commercial with CR
12 conditional rezoning.

13 CHAIRPERSON THOMAS: Okay. Thank you
14 very much. We have a motion, may we have a second
15 and support, please?

16 COMMISSIONER PAYNE: Second and
17 support.

18 CHAIRPERSON THOMAS: We have a motion,
19 we have a second and support. Any further comments
20 or question before we go to roll call? Mr.
21 Gustafsson, roll call, please.

22 MR. GUSTAFSSON: Yes. We have
23 Commissioner Northcross?

24 COMMISSIONER NORTHCROSS: Yes.

25 MR. GUSTAFSSON: Commissioner Payne?

1 COMMISSIONER PAYNE: Yes.

2 MR. GUSTAFSSON: Chair Thomas?

3 CHAIRPERSON THOMAS: Yes.

4 MR. GUSTAFSSON: Mayor Waterman?

5 MAYOR WATERMAN: Yes.

6 MR. GUSTAFSSON: Okay. Motion passes.

7 AYES: Thomas, Northcross, Waterman,
8 Payne

9 NAYS: (None.)

10 ABSTAIN: (None.)

11 MOTION CARRIES 4-0-0

12 CHAIRPERSON THOMAS: Okay. So, Mr.

13 Chubb, to ensure that we're staying on the right
14 side of the protocol, have we handled this at least
15 from a protocol perspective correctly?

16 MR. CHUBB: Yeah, absolutely. For ZMA
17 19-12, 13, 14, 15 and 16, we had the required public
18 hearings in a manner compliant with the Michigan
19 Zoning Enabling Act and subsequently held valid
20 votes in a quorum of the Planning Commission that
21 did affirmatively approve the conditional rezoning
22 of those properties.

23 CHAIRPERSON THOMAS: Okay. So, that
24 -- so, we are in terms of protocol, we have handled
25 the formal part of the medical marihuana petitions

1 to this point, correct?

2 MR. CHUBB: Sure. We were only
3 handling the conditional rezoning of the property,
4 but those are done accurately. They'll obviously
5 separately put medical marihuana applications in
6 with the interim clerk of the City.

7 CHAIRPERSON THOMAS: Okay. So, I'd
8 like to thank everyone for coming tonight. It's a
9 very complicated issue. We have been at this for a
10 long time. A lot of moving parts, frankly it took
11 me off stride tonight, but no apologies, I tried to
12 do the best I could with what we had to work with.
13 So I'm grateful for everyone coming. Thank you for
14 your time, your -- either citizens of Pontiac or
15 interested in doing business in the City of Pontiac.
16 We try to make decisions in the best interest, the
17 greater good of the City of Pontiac, good or bad,
18 right or wrong, medical marihuana is not going away.
19 It was voted into law, so we have to make the best
20 of what we can do. It's not going to appeal or
21 appease everyone, but it's -- that's just a nuance
22 or a reality of today's environment.

23 So, with that being said, that -- that
24 closes that component of tonight's agenda. And so
25 at this point we will move to Parks and Recreation

1 Master Plan 2020-2024. And so, Mr. Donovan Smith
2 will present.

3 MR. SMITH: Thank you. Good evening
4 Planning Commissioners. So, I'm going to present to
5 you the update on our 2020-2024 Parks and
6 Recreational Master Plan. Just briefly, this Master
7 Plan has been in development for a little over a
8 year-and-a-half. It's in part collaboration of City
9 of Pontiac, the staff at Oakland County and staff at
10 Oakland University. They worked together to work
11 with the residents in the City and many
12 organizations and small groups in the City to -- we
13 do community outreach, reach out to the residents
14 and you know, get a feel for what types of
15 activities they like to see in the parks. And there
16 was a very comprehensive effort to reach out to
17 residents. So, going forward, just quickly, the
18 Park and Recreational plan provides the City with a
19 guide for the next five years on where to put our
20 funds, what activities to focus on and to close gaps
21 in terms of opportunities and resources we have in
22 our City. Our most recent Master Plan prior to this
23 one was 2012 to 2016.

24 So, following 2016, we went almost
25 four years before we had another opportunity to

1 bring a Master Plan before you all. So, that's what
2 we're doing today. So, quickly I'm just going to
3 provide some hot topics in the plan, a brief summary
4 and then we'll get to the other pieces in the end.
5 The plan highlights five primary types of parks that
6 we do have in our City, those include linear parks
7 such as bike trails, the railroad spurs that were
8 converted into trails, community centers, community
9 parks, neighborhood parks and mini parks. So, what
10 the plan does it looks at an entire park system and
11 it breaks down categorizing each park based on one
12 of those categories which often relate to size, use
13 and specific needs they cater to based on their
14 location and the immediate surrounding community.
15 Quickly, we have -- the plan details action on 37
16 public parks, 530 acres of parkland, two linear
17 parks, our three community centers, the eight
18 community parks, ten neighborhood parks, 14 mini
19 parks and above all, across that park system it
20 gives us details on how to utilize and best activate
21 the over 17 different park amenities we have
22 throughout our system in addition to our Clinton
23 River Trails, bike and pedestrian trails.

24 A part of that Master Plan in addition
25 to those types of parks, it does create a hierarchy

1 of things. These things provide additional areas of
2 focus that bring all of the different components of
3 our Master Plan together. Those things are the
4 social determinates of health, so these are the
5 conditions in the environment where people are --
6 live, learn, work and play and how that affects the
7 quality of life and how -- the health you have in
8 that area. It touches on public health, creating
9 opportunities to enhance health, encourage and
10 promote wellness and healthy lifestyles and then it
11 also touches on transportation and mobility. How
12 the residents in the City get around and how they
13 have access to our parks and make sure they have
14 access -- adequate access to get to our different
15 amenities. So, that's the first half. The later
16 half of the Master Plan details an action plan.
17 What that action plan does is it looks at all the
18 different data and research, the opinions of
19 community outreach and it consolidates them and
20 creates action items that we should be considering
21 pursuing within the next five years. Within that
22 action plan it includes summaries of how much the
23 potential items may cost and the potential proposed
24 timeline, whether it's a short, mid-term or
25 long-term goal to achieve.

1 In that action plan it's broken down
2 into the five categories you see on the screen in
3 terms of maintenance and operations, park and
4 facility planning development, partnerships and
5 funding, awareness and communications and
6 connectivity and activity. Okay. So, part of the
7 approval or adoption process of this Master Plan in
8 compliance with the Department of Natural Resources,
9 we were required to hold a 30-day public comment
10 period, that began November 22nd and ended December
11 26th. During that period, we held one task force
12 stakeholder meeting on December 12th. And then in
13 that meeting we received a plethora of comments from
14 the attendees.

15 During the period we also received
16 comments online and in person. So, what we did is
17 we compiled all of those comments and what you have
18 on the screen are the responses. And so these are
19 the things people ask for that they want to see as
20 additional improvements in that Park and Recreation
21 Master Plan.

22 They asked to see a further
23 establishment of a Parks and Recreation department.
24 They asked for prioritizing and repurposing of the
25 Ewald Community Center, they asked to implement disc

1 golf activities and a dog park in our park system.
2 They asked for a -- an improvement in community and
3 our recreation centers. There were also comments in
4 -- and I apologize -- they -- that body asked to see
5 a more permanent and longstanding body of
6 individuals and stakeholders interested in our park
7 and park system to be an ongoing effort to carry out
8 the implementation of the action plan items. And
9 then finally, it was asked to establish some sort of
10 authority or mechanism to provide oversight and
11 guidance over management of our water resources.

12 Okay. Then lastly, just a brief
13 synopsis of the remaining timeline yesterday,
14 January 7th, we held the second task force
15 stakeholder community meeting in this room at about
16 3:00. Following that meeting, we did provide a
17 presentation to City Council similar to the
18 presentation that you're receiving today. Today we
19 are presenting to the Planning Commission and we are
20 asking that you adopt the Parks and Recreation
21 Master Plan. Next week we will be requesting at
22 City Council that on the 21st of January they hold
23 the required public hearing of the Parks and Rec
24 Master Plan. And following that public hearing we
25 will be requesting that they vote to also adopt the

1 Park and Recreation Master Plan. If we are
2 fortunate to meet all of those points and deadlines
3 by February 1st, would be our goal to draft the rest
4 of the documents together and then send these off to
5 the Department of Natural Resources to complete this
6 process. So, thank you and that concludes my
7 presentation.

8 CHAIRPERSON THOMAS: Okay. Thank you.
9 Normally I go to my fellow Commissioners first, but
10 I'm going to open up in this case. And for the
11 benefit of the folks that are here tonight who
12 kindly stayed and thank you for that, because this
13 is -- there are a lot of issues that go on in the
14 City of Pontiac, this is a critical component as
15 well. And for those folks that are watching at
16 home. But in another part of my community life or
17 civil life -- civic life, I am president, chairman
18 and founder of what's called GM Modern Housing
19 501(c)(3). The name is a misnomer, we're going to
20 kind of look to do that, change it in a d/b/a, but
21 it was historic in 1919. So, it's a hundred years
22 on and so it was housing that was built for what was
23 originally Oakland Motor, that morphed into Pontiac
24 Motor. And so, it's -- kind of sits in a quadrant
25 between Perry, Joslyn, Glenwood, Montcalm roughly

1 speaking and there's some other areas as well, but
2 that's where the --at the intersection of Montcalm
3 and Glenwood is where the original Pontiac -- or
4 Oakland Motors slash Pontiac Motor Plant was. So,
5 they had operated on Saginaw Street and Oakland
6 Street, hence Oakland Motor. By then they outgrew
7 that facility to open at Montcalm and Glenwood in
8 1926 and this neighborhood was built between 1919
9 and 1926. So, it's on the National Register of
10 Historic Places.

11 So, one of the things that we've done,
12 we've had some major improvements, I won't take you
13 through all of that, but central to our plan is a
14 plan for Oakland Park. And while the committee who
15 put together the Master Plan for the Parks and
16 Recreation, you know, they've come to a couple of
17 our meetings and we've had a little bit of input,
18 but, you know, we've had in the last couple of years
19 two car shows to celebrate the automotive history of
20 the City of Pontiac. We were also instrumental in
21 building a pavilion there, we have a plan. So, I'd
22 like to kind of quickly run through some things that
23 we're thinking about. The reason I'm bringing it up
24 is because I want to make sure that it isn't in
25 conflict or won't be in conflict with what's --

1 what's in the Master Plan as you have it there.

2 MR. SMITH: Right.

3 CHAIRPERSON THOMAS: So, we'd want to
4 create a -- it's about a 12-acre park so we'd like
5 to create a walking/jogging/running/biking leisure
6 track circuitously in and around Oakland Park for
7 one. And the total plan would include -- there were
8 originally tennis courts there, there's -- tennis
9 courts still are there, really in fairly good shape.
10 We would like to restore those inclusive of making
11 it both tennis and pickleball, you know, for today's
12 world. There were originally shuffleboard courts,
13 they're still there, but they need to be
14 refurbished, we would like to refurbish those.
15 There were originally horseshoe pits and those pits
16 are still there and we would like to restore those
17 pits. And then something new we'd like to install
18 park chess tables. We'd like to install perhaps or
19 contemplate a seasonal skating rink, so ice skating
20 in the winter, you know, skateboarding,
21 rollerblading in the summer. And then what used to
22 be the old softball parks, baseball parks to
23 repurpose that into youth softball, soccer,
24 lacrosse, rugby, football and with, you know, proper
25 landscaping. And then restore the long derelict

1 restrooms at Oakland Park then do forest --
2 reforestation through the park.

3 So, I just wanted to put that forward,
4 you know, those are things that we've been working
5 on for the better part of three-and-a-half years and
6 I want to make sure that it doesn't run afoul or in
7 conflict or as you pointed out, and I think it's
8 proper whether it's the City Master Plan or it's a
9 Park Master Plan it is the guide and in the best
10 case scenario, that's what you're going to get --
11 try to get to. Obviously, life comes in and
12 circumstances change and sometimes you have to
13 modify a little bit, but I'll turn it back to you
14 with regard to what I put forward.

15 MR. SMITH: Based on the suggested
16 improvements that you provided, I think they're all
17 valid and -- and the ideas that should be
18 considered. So, what we would do in planning is we
19 would look at these and then we will take them back
20 and work with our park planner with Oakland County
21 and determine which ones we can update and -- you
22 know, fit into that plan for Oakland Park.

23 CHAIRPERSON THOMAS: Because of one of
24 the things, you know, we're not looking from where
25 we sit to go hat and hand. I mean, we got this

1 pavilion put together, we did the car show without
2 you know, self-sustained, so in other words, we're
3 just looking to go forward, but I put it out there,
4 you answered, I'll kind of leave it there. I'll go
5 to my Commissioners for comments or questions.

6 Commissioner Northcross?

7 COMMISSIONER NORTHCROSS: I was a part
8 of that Master Plan Committee, attended both of the
9 sessions and have solicited comments. I really
10 liked the plan in terms of giving an overall
11 framework how everything will work -- should work.
12 I think it allows us to understand what's -- what we
13 want to see, what might be outside the realm of
14 where we want to operate. Plus, it brings in -- the
15 plan suggests that we develop a body of citizens to
16 manage the parks, to provide implementation,
17 suggestions, development guidelines, working with
18 the City Council. So, we have eyes and ears for the
19 City Council who are over these parks who -- who
20 will ensure that they're -- they're operating
21 properly, giving that feedback and a way for
22 citizens to have another way of getting in to the --
23 the City Council, the Mayor and prescribing certain
24 -- certain requirements as we put together the
25 overall operation of the City. One -- one measure

1 I've constantly worked for is the improvement of the
2 certainty of development of our young people. I
3 know that sounds kind of convoluted, but yes, I want
4 to look at how well our City will develop any young
5 people who live within its borders. And how we set
6 up our roads, how we set up our houses, how we set
7 up our public safety, certainly how we set up our
8 parks, how we look at land use. This all, in my --
9 from my perspective affects how well we can develop
10 our young people. It certainly boils over into the
11 educational component and I see this -- this Master
12 Plan for the parks being an important component of
13 us painting a very clear picture of the vision of
14 where we want to go and how we want to get there.
15 So, it's -- I -- I look at it and I think a lot of
16 good work went into it. There's also some very
17 interesting demographic information that's included
18 in this plan. It's a big plan. When I downloaded
19 it on the PDF that I have it says about 240 pages.

20 So, it's a big plan, but a lot of
21 information, a lot of thought has gone into it and I
22 think it lays the groundwork for us to look at this
23 thing of continuous improvement in the area of parks
24 and how well we serve our citizens. So, I'm -- I
25 got to say, I got to take my hats off to everyone

1 who was involved in it. I think especially Reverend
2 James -- Catherine James. The things that she's
3 done with the Parks Committee and then I saw a lot
4 of input from Oakland Planning Commission and also
5 Oakland University, as well as other citizens. So,
6 yeah. Yeah. I'm -- I -- I highly recommend this.

7 CHAIRPERSON THOMAS: Thank you,
8 Commissioner Northcross. Mayor Waterman, please?

9 MAYOR WATERMAN: Yes, very quickly.
10 It's been said, but it's a very good process that we
11 went through for the Parks and Rec Master Plan.
12 Donovan Smith, an amazing job of bringing people
13 together. We have -- and I thank all the people who
14 were helpful for that. We wanted to have a process
15 -- I wanted to have a process in which there was
16 inclusion as we've had with several of the other
17 reports. We had a lot of people who volunteered to
18 come and have input, put in their ideas and develop
19 that. We didn't want it to be just a sterile
20 process in which plans were just -- do a technical
21 review in the room.

22 So, people reached out and they're
23 willing to -- they got committed to it, they're
24 willing to follow along for their particular areas
25 and districts, so that's how Pontiac is coming

1 together and I do thank everybody who was involved
2 with this. And congrats to you, Donovan, I attended
3 the task force meeting yesterday, I saw things
4 coming together. It is -- when you look at the one
5 that was done previously, this is certainly
6 masterful, it covers a lot more and this is really
7 the jewel -- one of the jewels of Pontiac, 530 acres
8 of parks with 37 different parks. Certainly
9 something worth admiring. And just to remind
10 people, the importance of getting this in is because
11 this will then qualifies us to get DNR grants and
12 that's the Department of Natural Resources and
13 that's the way that you can get a lot of these
14 grants to do improvements in the park, because we
15 don't have lot of money in our budget to do that. I
16 put money in the budget through the NAP project, and
17 they have benefitted a number of our parks over the
18 years. And I also put a challenge in for Council
19 that they're still considering I hope, that they put
20 100,000 to match what I put in for NAP projects.
21 So, I hope they will to that, so it -- all of those
22 things that people want in their various parks, they
23 will have a chance to give you a good deal of those.
24 Because people can enjoy our parks and the
25 recreation and healthcare activities that they

1 afford.

2 CHAIRPERSON THOMAS: Thank you. Thank
3 you, Mayor. Commissioner Payne, please.

4 COMMISSIONER PAYNE: Thank you. Good
5 evening. And once again to our Planning Department,
6 you've done an excellent job at executing this and
7 also to OU, Oakland University and Oakland County
8 Parks and Rec and Minister Catherine James. And I
9 think that I too has been a part of this from the
10 very beginning. I in -- know and understand that
11 this was actually the entire City of Pontiac was
12 included. Oakland County brought down actually --
13 the --

14 MR. SMITH: Community meeting?

15 COMMISSIONER PAYNE: -- have a little
16 -- yeah, down in the open area down here in the City
17 Hall.

18 MR. SMITH: A charrette?

19 COMMISSIONER PAYNE: And -- yes. And
20 everyone came up and put up little stickies and
21 everything as to what they wanted to see here within
22 the City. And I was really excited about people
23 coming out and doing that. So, this plan does
24 represent the City, it represents the people of the
25 City and I'm very excited about it. And for those

1 of you that are listening, or here, we are looking
2 for volunteers for ongoing routes to make sure that
3 this does come to -- that we succeed in all of these
4 plans that we're going forward with. So, we
5 certainly invite you to be a part of that.

6 CHAIRPERSON THOMAS: Just one closing
7 comment here. So, we had a lot of time with medical
8 marihuana tonight and that's fair. It's -- as we
9 talked about, it's part of the law and we have to --
10 but, we deal here mostly with business cases or you
11 know, whether they're business or residential still
12 business to the City inasmuch as there's a tax
13 component.

14 But parks are the humanity, the
15 heartbeat of a city. And when I was a boy and just
16 for what it's worth, I'm happy with this, I just
17 turned 74 in November. When I was a boy, my
18 corporate career took me away from here for 40 years
19 and I came back -- I came back to give back by the
20 way. But these parks were amongst the most vibrant
21 anywhere in southeast Michigan or Michigan. Pontiac
22 had money, we had industry, we had cash flow. There
23 -- all of these parks were lighted, they all had the
24 kind of amenities that I talked about, shuffleboard,
25 horseshoe, there were park -- there were park

1 buildings staffed by a park attendant. You could
2 check-out tennis, or shuffleboard, or horseshoe.
3 So, this -- the idea that -- and sadly, these parks
4 most of them have been stripped virtually of a
5 hundred percent of those amenities.

6 So, hopefully with this plan, we can
7 develop, we have a coherent plan to start to
8 rebuild, because it really is humanity and the
9 heartbeat of a city. So, I commend you. I think at
10 this point, we need to take a -- move this to a
11 resolution.

12 MR. GUSTAFSSON: Yeah.

13 CHAIRPERSON THOMAS: Am I correct?

14 And so may I have a motion, please?

15 MAYOR WATERMAN: I move the following.

16 In regard to the City of Pontiac Parks and
17 Recreation Master Plan 2020-2024 for the City of
18 Pontiac, Oakland County, Michigan. Whereas the City
19 of Pontiac has undertaken a planning process to
20 determine the recreation and natural resource
21 conservation needs and desires of its residents
22 covering five-year period for the years 2020 through
23 2024, and whereas the City of Pontiac began the
24 process of developing a Citywide recreation plan in
25 accordance with the most recent guidelines developed

1 by the Department of Natural Resources that were
2 made available to local communities, and whereas
3 residents of the City of Pontiac were provided with
4 a well-advertised opportunity doing the development
5 of the draft of the plan to express opinions, ask
6 questions and discuss all aspects of the Parks and
7 Recreation Plan, and whereas the public was given
8 well-advertised opportunity and reasonable
9 accommodations to review the final draft plan for a
10 period of at least 30 days, and whereas the City of
11 Pontiac has developed the plan as a guideline for
12 improving recreation and enhancing natural resource
13 conservation for the City of Pontiac, and now,
14 therefore be it resolved the Pontiac Planning
15 Commission hereby adopts the City of Pontiac Parks
16 and Recreation Master Plan 2020 to 2024.

17 CHAIRPERSON THOMAS: Okay. Thank you
18 very much. So, we have a resolution proposed. May
19 we have a second and support?

20 COMMISSIONER NORTHCROSS: Support.

21 COMMISSIONER PAYNE: Second. You're
22 fine.

23 CHAIRPERSON THOMAS: Okay. So, we
24 have a motion, we have a second and support. Any
25 further comments or questions before we go to roll

1 call? Mr. Gustafsson, roll call, please.

2 MR. GUSTAFSSON: Yes. Mayor Waterman?

3 MAYOR WATERMAN: Yes.

4 MR. GUSTAFSSON: Chris Northcross?

5 COMMISSIONER NORTHCROSS: Yes.

6 MR. GUSTAFSSON: Commissioner Payne?

7 COMMISSIONER PAYNE: Yes, to approve.

8 MR. GUSTAFSSON: And Chair Thomas?

9 CHAIRPERSON THOMAS: Yes, to approve.

10 MR. GUSTAFSSON: Motion passes.

11 AYES: Thomas, Northcross, Waterman,

12 Payne

13 NAYS: (None.)

14 ABSTAIN: (None.)

15 MOTION CARRIES 4-0-0

16 CHAIRPERSON THOMAS: Congratulations,

17 Donovan.

18 MR. SMITH: Thank you.

19 CHAIRPERSON THOMAS: Thank you very

20 much. Let us know how we can help. Thank you.

21 Thank you very much. Thank you kindly. And that

22 little bit that I spoke to you with early on, I'll

23 e-mail that to you just so you have it in writing in

24 front of you.

25 MR. SMITH: Thank you.

1 CHAIRPERSON THOMAS: Okay. Now we go
2 to public comment before we close with adjournment.
3 So, anyone who would like to come forward for public
4 comment please do so. Once again state your name
5 and address for the record, please.

6 MR. BOLDS: Yes, Yohannes Bolds.
7 Yeah, Chris, that's a good idea about the -- getting
8 I guess, a think tank with City Council people
9 regarding the parks. You say you want to -- you
10 worried about young people getting involved, but I
11 was curious, you know, a lot of times -- it's from
12 working with young people most of my life. We come
13 up with these great ideas, you know, I see some of
14 the Master Plan, but just out of my curiosity, did
15 anyone do a survey and ask the kids what they want?
16 We create stuff, we try to put it out there and
17 that's what we do. But if we don't have the kids at
18 the table, sometimes then it's no good, they're not
19 going to be involved.

20 So, maybe with this think tank, you
21 know, as they go on with these little committees
22 they might have some young adults there at the table
23 that's from around here to -- to get involved and
24 see what the kids like, what they want, how they
25 feel, because they are our future and one day

1 they'll be taking care of us.

2 I want to apologize to the Board. If
3 I was out of hand or whatever, but I do stuff around
4 here all the time and I never really get upset, but
5 I kind of understand. Here I am in my town and
6 people is hostile, disrespectful and -- about stuff
7 they don't know nothing about. I am out here every
8 day helping someone from the streets to the kids and
9 everyone else. And everybody is here trying to get
10 opportunity and they want to get mad, because I'm
11 speaking my First Amendment, using my First
12 Amendment about the right -- what's happening. No
13 disrespect for anybody in this room, but I'm going
14 to speak what I got to say and my best interest is
15 the citizens in the City of Pontiac. When people
16 sleep, I'm out here doing stuff in the City during
17 election time and every other time when other people
18 don't live here and they don't have no addresses,
19 I'm not -- I'm not hard to find, you can Google me,
20 you can find me. So, I understand whatever you to
21 as a body, do it for the City of Pontiac. And like
22 the Governor Granholm used to say when -- when we
23 were on Council when I worked with Civil Rights and
24 everyone else, when the cabinet doing business she
25 said "Michigan First." Just like these people

1 coming to Pontiac, cool. But it's Pontiac. This is
2 our town. They need to think about the citizens
3 first. We'll be here after they did come and sucked
4 -- sucked us dry and long gone. But you all have a
5 blessed day and I thank you for serving on the
6 Committee and different Boards you do. It's not an
7 easy job to come take out your time to be here when
8 you can be doing something else and you got to hear
9 it now and you got to hear it later on. Thank you.
10 And have a blessed night.

11 CHAIRPERSON THOMAS: Thank you very
12 much. Thank you for your comments. Any further
13 public comments?

14 MR. SMITH: I have one. I would just
15 like to add onto Mr. Bolds' comment. Your question
16 did come up in our task force meetings in terms of
17 how -- did the youth play a role in their
18 participation in the plan.

19 One of the things our park planner
20 did, she did reach out and I believe she attended a
21 couple organization groups and she had focus
22 activities around allowing the youth to have an
23 opportunity to share their opinion in terms of what
24 activities they like, what activities they would
25 like to see in the parks. So, there is a heavy

1 component of youth involvement in the public
2 participation, but I do think that is a good idea
3 that as we proceed forward and work on the
4 implementation of that Parks and Recreation Plan the
5 youth are at that table and their voices are heard.
6 So, thank you for sharing that.

7 MR. BOLDS: Thank you.

8 MR. LARRY SHKRELI: My name is Larry
9 Shkreli. I live at 1500 Golf Side, Flushing,
10 Michigan. Thank you for everything. I'm going to
11 build brand new building, security probably one of
12 the best buildings in Pontiac. I got the plans, I
13 can share. I'm going to spend a lot of money and
14 I'm going to donate a lot of stuff, even five
15 percent if I make profit. I appreciate it and thank
16 you very much. God bless you guys. It's no money
17 to pay me to do your job.

18 CHAIRPERSON THOMAS: God bless you.
19 Thank you for your comments. I can assure you it's
20 well received. Thank you. Any further comments or
21 questions, public comments?

22 FROM THE AUDIENCE: You guys have been
23 wonderful. Thank you.

24 CHAIRPERSON THOMAS: Thank you very
25 much. Commissioner Payne, did you have --

1 COMMISSIONER PAYNE: Just an
2 announcement in regards to our District 5 meeting it
3 will be held tomorrow which is Thursday at --
4 January 9th at 6:30 at the Boulevard Church of God.
5 That will be at 623 Walton Boulevard here in the
6 City of Pontiac and that's at 6:30 tomorrow. All
7 are invited.

8 CHAIRPERSON THOMAS: Okay. Very good.
9 Very good. Okay. Commissioner Northcross, I know
10 you usually have --

11 COMMISSIONER PAYNE: I tried to beat
12 him this time.

13 COMMISSIONER NORTHCROSS: Martin
14 Luther King Day, January the 20th, that Monday is a
15 chance to not only honor Dr. King, but to also save
16 a life. From 10:00 a.m. until 4:00 p.m. at Newman
17 A.M.E. Church on 233 Bagley Street, we're holding a
18 blood drive and it's a crucial blood drive. By this
19 time of the year given the holidays, the blood banks
20 have been depleted and we're asking all who can, to
21 come out and donate blood. The phone number to
22 schedule an appointment is 248-332-2800. That is
23 the number of the church's office. And we have
24 people in our church office from 9:00 a.m. until
25 5:00 p.m. Monday through Friday. So, you can make

1 -- you can schedule on appointment to come in and to
2 give blood. We really need it this time of the year
3 and we think it's a wonderful way of honoring Dr.
4 King's memory who did a lot of things out of love.
5 Did a lot of things out of love. And I understand
6 that a lot of the comments here tonight were
7 passion. People have a passion and a desire to go
8 in a certain way that's all then associated also
9 with a love -- a love of self and a love of what
10 people are doing and a love of the people that
11 you're doing it for. So, January the 20th, Monday,
12 10:00 to 4:00 p.m., Newman A.M.E. Church
13 248-332-2800. Come on and save a life. Thank you.

14 CHAIRPERSON THOMAS: Thank you very
15 much. Mayor Waterman, any -- any comments?

16 MAYOR WATERMAN: Just to carry on,
17 there are several other commemorations for the
18 Martin Luther King holiday. Traditionally, the
19 Greater Pontiac Census Coalition does sponsor a
20 number of events on the 20th of January, starting at
21 the foot of the Phoenix Center. At 9:00 a.m. that
22 morning there will be a March to McLaren Hospital
23 and then that will be followed by a luncheon. I
24 believe it starts at 11:30 at the -- the Greek
25 Orthodox Church --

1 UNKNOWN SPEAKER: St. George's.

2 MAYOR WATERMAN: -- St. George's,
3 right. And then the Sunday before, the 19th,
4 Trinity Church will be having a service. Those are
5 ways to continue to honor the memory and legacy of
6 Martin Luther King, Jr.

7 One other thing, just remembering the
8 Census, we are having a presence at a number of
9 different events. A very important matter, one of
10 the most important matters for the City of Pontiac
11 in the year 2020 to be counted. And we will have a
12 presence and tables at those events, Martin Luther
13 King as well as any others. We have a huge
14 committee now that's working together. If anybody
15 else would like to be part of committee or
16 volunteer, we also will be hiring canvassers. And
17 so that's just information we want to get out as
18 that committee makes sure people are aware of the
19 census and we're going to increase the compliance so
20 that people are counted.

21 CHAIRPERSON THOMAS: Thank you very
22 much. I just have a question of clarification, I
23 guess, if you will, and this is on behalf of my
24 fellow Commissioners for one, but also on behalf of
25 my constituents with GM Modern Housing, but you're

1 well aware of the -- with regard to Glenwood Plaza,
2 it was approved by our Commission on December the
3 18th, it was on the Council agenda for
4 December 30th. It was taken off, those kind of
5 things happen. But then a Councilperson tried to --
6 or motioned it onto agenda for last night of which
7 it was denied. So, I guess just asking as I get
8 asked a lot of questions, because I got a lot of
9 people that come to me and talk to me, so just
10 asking, are there any unanticipated problems with
11 Glenwood Plaza or -- anything that I can tell my
12 constituents or --

13 MR. GUSTAFSSON: Just getting it onto
14 the agenda. We -- we're proposing it to be on for
15 the 14th potentially. What happens is, is that we
16 submit -- all of the departments submit information
17 to Deputy Mayor and that is reviewed to determine
18 what items go on and what don't make it and you
19 shift around. So, that's -- that's where we're at.
20 Typically -- and then those agendas -- items are
21 given to our deputy clerk, from there they then go
22 onto -- and usually post it on Friday before the
23 meeting on Tuesday, so --

24 MAYOR WATERMAN: And since you brought
25 it up, I will speak in defense of our Planning

1 Department who does a wonderful job. They've have
2 had an unusually -- a lot to do now with all of the
3 economic development, but all the medical marihuana
4 that's taken unusual amount of bandwidth and they've
5 done a great job of getting things on agendas. You
6 know, there's some communities I understand where
7 sometimes it takes months to do the process. They
8 try to do it very expeditiously, but I think that
9 they were trying to add it on last night and Mr.
10 Gustafsson wasn't prepared and scheduled to do and
11 so he should not have been called upon to -- at the
12 spur of the moment to produce a report that he was
13 not ready to do -- that could be done in sufficient
14 time. In addition to the fact the Deputy Mayor in
15 trying to -- she does the agenda every week, but
16 she's just had some back and forth about when these
17 things are due and there's only so much she could
18 get done by the time the agenda was made up.

19 So, that's what he was prepared for
20 and I think he does a great job of getting them on,
21 so I just wanted to defend our Planning Department.

22 CHAIRPERSON THOMAS: Okay. All right.
23 Fair enough. Thank you very much. Happy New Year
24 to all. I'd like to ask my fellow Commissioners --
25 ask for a motion to adjourn, please.

1 COMMISSIONER NORTHCROSS: So moved.

2 CHAIRPERSON THOMAS: Can I have a
3 second and support?

4 COMMISSIONER PAYNE: Second.

5 CHAIRPERSON THOMAS: All in favor say
6 "Aye."

7 (All Ayes.)

8 CHAIRPERSON THOMAS: Voted
9 unanimately. Thank you very much for coming
10 tonight.

11 (Proceedings concluded at or about the
12 hour of 9:22 p.m.)

13

14 Minutes certified by:

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/s/ Quentina Rochelle Snowden, CSR-5519

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Certified on: January 24, 2020

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