

CITY OF PONTIAC
PLANNING COMMISSION
WEDNESDAY, MARCH 7, 2018
6:30 P.M.

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

BOARD COMMISSIONERS:

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

CITY OFFICIALS PRESENT:

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

MEMBERS OF THE PUBLIC ADDRESSING THE PLANNING COMMISSION:

Brad Michaud
Mikki Droste
John Hambrick
Joseph Loskill
Kyle Westberg
Richard Rattner
Sarah Traxler
Frank Fugate
Clay Cooper

MINUTES RECORDED BY:

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

1. CALL TO ORDER: Chair Thomas called the meeting to order at 6:31 p.m.

2. ROLL CALL:

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

LATE: Mayor Deirdre Waterman, Commissioner
Hazel Cadd, Commissioner
Lucy Payne, Commissioner

EXCUSED: (None.)

Mr. Mullen reported a quorum is present.

3. COMMUNICATIONS: (None.)

4. MINUTES FOR REVIEW: February 7, 2018.

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

(All eyes to approve the minutes.)

Chair Thomas requested to rearrange the agenda to hear the site plan reviews and lot splits for the same property in consecutive order. Motion by Commissioner Parlove to rearrange the agenda as requested; Seconded by Commissioner Northcross.

(All eyes to rearrange the agenda as outlined.)

5. PUBLIC HEARINGS: (None.)

6. SITE PLAN REVIEWS

6.1 SPR 18-03
ADDRESS: 710 Menominee
PARCEL NO: 64-14-31-127-001
APPLICANT: Venture, LLC
CURRENT ZONING: R-3
PROPERTY USE: Multi-Family District

(Presentation of facts provided by Mr. Mullen.)

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

Brad Michaud, 196 Cesar Chavez Avenue, Pontiac, Michigan approached, as well as Mikki Droste.

Ms. Droste indicated that the presentation by Mr. Mullen and the presentation at the meeting the month before should have answered any questions people may have.

Commissioner Northcross questioned whether the apartment which was only 592 square feet met the ordinance requirements.

Mr. Mullen indicated that it does need to be 600 square feet.

Ms. Droste indicated that they did sit down with their architect and they were going to do further research as to the zoning, as well, as to whether in fact all the square footage has to be in the same unit or if common space could be included into that square footage per the zoning ordinance. She stated if that were not the case, the architects would modify the plan to make the unit 600 square feet.

Mayor Waterman stated that although it's not within the purview of the Planning Commission this evening, she just wanted to put it in the petitioner's ear as a question. She stated there have been a number of pilots in the City, and they've researched it. She stated there are 6 pilots under consideration right now, with 14 existing pilots. She stated some of these pilots are very good and some are horrid. She stated she was thinking of ways to grant pilots at the beginning of the 15 years to ensure that they are of the same quality for the duration of the 15 years.

Commissioner Parlove stated she spoke with Molly from MSHDA who was very helpful, very nice. She stated Molly's basic bottom line communication about the pilots is they're not a bad thing. She stated there is oftentimes this perception that pilots are going to be something that is detrimental to a community. She spoke with Molly regarding ways to ensure that whomever is getting involved in these projects that they're going to be doing quality work from beginning to end; and she stated one of the ways that is checked on its own is that if someone goes back to ask for more credits, if their reviews are not that

great coming back from municipalities that will jeopardize their position as they're trying to get more credits going forward.

She stated in looking at the plans there is no call-out for an elevator.

Mr. Michaud stated there is an elevator on the site after taking off the addition on the west side of the building that's planned.

Ms. Droste stated it should show up on the end of the building, there is an addition going on there.

Mr. Mullen indicated it's to the top left of the plans.

Commissioner Parlove inquired as to the doorways, whether they are all standard doorways or if there are ADA compliant doors incorporated into this since they will be dealing with an older demographic.

Ms. Droste indicated all of the doors are wide enough to fit ADA compliance for the entry doors, and there will be specific units that will be ADA compliant and the rest of them will be visitable, which is people can visit that are in wheelchairs.

Commissioner Parlove inquired as to showers as opposed to tubs for all the units. She asked what the determination is on that.

Ms. Droste indicated they have not fully vetted out what will go in, but the compliance units obviously will have to have accessible bathing space.

Commission Parlove questioned the materials that will be used for finishing the units; the countertops, the materials, the cabinetry, the flooring.

Ms. Droste indicated the final products have not been picked yet. She stated a grade or standard of product is actually built into the estimating that the contractors are doing. She stated MSHDA has some very specific requirements that have to be met, and the grade and quality standards must be within their purview.

Commissioner Parlove questioned whether some things will be left up, for instance, some of the chalkboards.

Ms. Drotse answered in the affirmative. She stated the architect that was chosen for this project was recommended to them by the State Historic Preservation Office because they do such great historic renovation. She stated they are more adamant about keeping historic properties than they would sometimes like.

Commissioner Payne commended the petitioner on their willingness to go to the community and talk with them and the meetings that they have had with residents. She stated that that is a part of what they try to do, is make sure that residents are included in whatever plans are available.

She also brought up the issue of materials. She stated the seniors apartments just built about 5 or 6 years old, that went up in flames, she stated she looked at that structure and stated it was just unbelievable. She stated she was surprised that the whole building didn't go down in five seconds the way they had structured the building.

She requested that the petitioner keep in mind that when you're building and with the materials, that incidents do happen with seniors maybe leaving their stove on or whatever, but that they want the materials to be something that doesn't go up in flames immediately, just for their safety.

Chair Thomas indicated he didn't have any questions as they had an opportunity to review it at the last meeting.

Mr. Mullen stated they will have to comply with the 600 square feet. He indicated he looked for an out, but he doesn't believe there is one.

Motion made by Commissioner Parlove to grant final site plan review approval for SPR 18-03, 710 Menominee Road per the findings found in the City Planner's Report dated March 2, 2018, and the three stated conditions within that report.

Seconded by Mayor Waterman.

AYES: Thomas, Northcross, Cadd, Payne,
Waterman, Fegley, Parlove.
NAYS: (None.)
ABSTAIN: (None.)
MOTION CARRIES 7-0-0

7.1 LSLC 18-02
ADDRESS: 710 Menominee
PARCEL NO: 14-31-127-001
APPLICANT: IILV LLC
APPLICATION: Lot split

(Presentation of facts provided by Mr. Mullen.)

(Chair Thomas invited the petitioner to address the Commission. The petitioner had nothing to add.)

(None of the Commissioners had questions on this topic.)

Motion made by Commissioner Parlove made a motion to approve the proposed lot split for LSLC 18-02 for Parcel 14-31-127-001 per the findings found within the City Planner's report dated March 1, 2018.

Seconded by Commissioner Northcross.

AYES: Thomas, Northcross, Cadd, Payne,
Waterman, Fegley, Parlove.
NAYS: (None.)
ABSTAIN: (None.)
MOTION CARRIES 7-0-0

6.2 SPR 18-02
ADDRESS: 111 Onieda
PARCEL NO: 64-14-31-231-001
APPLICANT: Jerome Morgan
CURRENT ZONING: R-4
PROPERTY USE: Multi-Family District

(Presentation of facts provided by Mr. Mullen.)

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

Mr. John Hambrick, 2 Sand Bar Lane approached.

Mr. Joseph Loskill, Fusco, Shaffer and Pappas, 550 E. Nine Mile Road, Ferndale, Michigan approached.

Mr. Hambrick indicated he believes there was a landscaping plan submitted in the documents.

Mr. Mullen indicated there is a landscaping plan, but there were issues that it didn't fully comply, and for the approval for the pilot, they would require site plan approval; that the administrative approval would come after the findings.

Commissioner Northcross inquired as to the parking situation, wondering if there was ever adequate parking.

Mr. Mullen indicated nothing close. He stated it would have been an existing non-conforming use. He stated the building pre-dates the zoning ordinance by 35 or 40 years. He stated the building was constructed prior to any of the parking requirements that would be required.

Commissioner Northcross indicated there are some lots that are currently owned by the church to the south of the building. He was wondering if they at one time were owned by the same company that owned the building that were used for parking. He stated he doesn't remember.

Mr. Hambrick indicated that it's his understanding when the church was built, they were using the lots for parking at Casa del Ray, but they did not own them. So when the church bought the site to build the church, they, in turn, would not allow the residents to park there.

He indicated Councilman Carter remembered when they built the church, that essentially it was very detrimental to Casa del Ray because they took that lot.

Mr. Mullen stated it has always been non-conforming.

Mr. Hambrick indicated there are garages in the back of the building that appear to be garages, but what they found out from a historic study is they actually were carriage houses, so people used to park their horse and buggies in these spots, and it was a very luxurious building back when it was built. He thought that was quite interesting.

Commissioner Northcross inquired as to the age of the building

Mr. Hambrick indicated it was built in 1926.

Commissioner Northcross stated the apartments look very generous except for one of the studio apartments.

Mr. Hambrick stated they didn't want to change the footprint of the building because of the uniqueness of the units. He stated the front units have balconies, they have fireplaces. He stated there's Pewabic tile throughout the building. He stated the lobby is unbelievably gorgeous. He stated when he started this project about 18 months ago the lobby was untouched. And it had all of the original Pewabic tile, the rod iron, the Roman columns. He stated unfortunately as time goes on, the urban minors got in there and they spray painted all the Pewabic tile in the lobby. He stated it broke his heart because it's hard to replace that kind of stuff. He stated Pewabic Pottery is still down on Jefferson and could probably replace it, but he stated the contractor Kyle Westberg told them he could get it off and make it look new again.

Mayor Waterman indicated there are 10 parking spaces in the back, and she realizes it's non-conforming because it was grandfathered in for that, but nonetheless there will be 51 units. She inquired as to what the plan is to handle the parking.

Mr. Hambrick indicated they have been in talks with Mr. Sharma, the CEO of Pontiac General Hospital. He stated they are very close to reaching an agreement for 42 spaces in their lot directly behind the building. He stated they will go into a long-term land lease space with them for the spaces.

Mayor Waterman inquired as to where that is.

Mr. Hambrick pointed it out on the map. He stated they will also be offering the seniors with a doctor service in the facility one time a week. He stated they will be building a medical office for the doctor. He stated they will make appointments with Pontiac General, and get their med checks done, physicals, any kind of doctor needs they have can

happen right in the building.

Commissioner Parlove stated in regards to the parking, it's an interesting juxtaposition to have. She discussed Washington now has all the property with a lot of opportunity for parking, and this building in which there are more units than the Washington Building will have, and the petitioner has nowhere close to the parking that is required. She stated when the building was built in 1926, there was more accessibility to mobility versus now. She stated that is her biggest concern about the project. She stated the fact that they are speaking with the hospital in regards to the parking is helpful, however, her continued thought on it is can the Commission potentially do an approval that is conditional upon some sort of a lease being signed for however many years. She stated if she were living in one of the apartments and had a car, there's no place to park really. She stated there's parking on the street but there's other people in the building and there's going to be very limited street parking. She stated this is a reality that needs to be addressed with this project even though it's grandfathered in. She stated she doesn't think it's fair for the residents that will be living there will be struggle to park and to have a crossed-fingers hope that the hospital is going to come through on it with the parking, she doesn't think that that's really good planning on the Commission's part.

The other questions she had were regarding the interior floor plan, specifically the call-out of an exam room.

Mr. Loskill indicated that is the space that they're allocating and the adjacent waiting space for the doctor visits.

Commissioner Parlove inquired as to whether the residents had to pay for that or whether it was free.

Mr. Loskill indicated they would pay for that service.

Commissioner Parlove inquired as to the

community kitchen, and whether there are kitchens in each unit.

Mr. Loskill indicated that each unit is a fully-functioning apartment or studio unit. He stated the community kitchen is just a small place where if the residents wanted have a get together, they could have a gathering space as well as some spaces to prepare food.

Commissioner Parlove inquired as to whether the units have separate washer/dryer space.

Mr. Loskill stated there is a community laundry space on the first floor.

Commissioner Parlove inquired as to how many washers/dryers will be available.

Mr. Loskill stated they have not determined that yet. He stated there would be at least a half a dozen of each.

Commissioner Parlove inquired as to the ground floor versus first floor delineation.

Mr. Loskill indicated the building sits on a sloping site. He stated the entrance on the north side, the one on the back is approximately 12 feet lower, so you've got access from two different levels depending on whether you're at the front or back of the building.

Commissioner Parlove inquired as to the living space in what might be called a basement.

Mr. Loskill indicated only at the front where there are four units on the ground floor plan across the front side, and then the balance of the space is community space, mechanical space, building function space.

Commissioner Parlove inquired as to whether there is appropriate egress in that space in case of a fire.

Mr. Loskill answered affirmatively.

Commissioner Parlove questioned whether there will be sprinklers.

Mr. Loskill answered affirmatively.

Commissioner Parlove questioned whether this is a renovation versus a restoration.

Mr. Loskill indicated he doesn't know where to draw the line between the two, but that they were going to make some changes to the units in order to make them function better for a 21st century lifestyle.

Mr. Mullen indicated if they are following the Secretary of Interior standards, it's for rehabilitation, which is the standard tax credit, it gives them more flexibility but also precludes them from damaging the lot of the historic integrity that's within the structure. He stated they will have to complete part one and part two application to the State Historic Preservation Office, then they will review that and then sign off what can be torn out and what can't be. He stated that will be all handled through the State Historic Preservation Office.

Commissioner Parlove pointed out that the studio apartment is 400 square feet, which is not very big. She questioned whether it would meet the minimum square footage per unit.

Mr. Mullen stated it is R4, and therefore, does

Commissioner Northcross stated it is a studio, and that there is no requirement for minimum space in the current ordinance.

Mr. Hambrick stated he has had their historic consultant, Kristine Kidorf from Kidorf Consulting, look at the building. She has indicated that they have to utilize the doors that are currently in the building. He stated they have to replicate the buildings that were there in 1926; all the trim, the profile of the trim has to match, the doorjambes have to match. He stated there are built-in closets in the units, and they have to match as well. He indicated the windows have to stay the same.

He stated a lot of the aesthetics are staying in the building while they update all of the mechanicals and electrical. He stated it's going

to be a pretty detailed rehab. He stated Kyle has got his work cut out for him. He stated Kyle has been through the building several times. He stated the developer actually owns one of the largest plumbing companies in the State of Michigan. He stated he is actually the plumber on the Rochester project, and that Mr. Loskill is the architect on that project. He stated Fusco, Shaffer and Pappas have done thousands of these projects. He continued to give examples of current projects they have worked on in Detroit.

Commissioner Parlove asked what the budget is for the project.

Mr. Hambrick indicated 7.7 million.

Mr. Mullen indicated in R4, they call it 0 bedroom dwelling unit, which would be an efficiency, the minimum is 350 square feet. He stated the one-bedroom would be 400. Two-bedroom minimum is 600. And three-bedroom is 800.

Commissioner Payne stated she was quite impressed with the building herself. She stated most of her questions have been answered. She did have a question about handicapped spaces, and what would the requirements be.

Mr. Mullen indicated the handicapped parking number is based upon the number of spaces in the lot. He indicated the plans show two, which is double the requirement. He stated you're required to have one handicapped space in 1 to 25 spaced lot and then two in 26 to 50. He stated that one of the handicapped spaces is a van-accessible space, and stated that requirement is not required until you get to four handicapped accessible spaces under the Michigan Accessibility Requirements.

Commissioner Payne inquired as to security cameras.

Mr. Hambrick indicated there would be cameras and key fobs to get in the front door, a camera on the front door with an intercom system. He stated there will be a manager present every day from 9 to 5. He stated there will be somebody at the building to coordinate any events. He stated they are also

planning on having a bus to take seniors to the grocery store, to any medical appointments, to any kind of outings. He stated the other half of the developer is Communities of Hope which run pretty fairly large developments, specifically referencing Gardenview Estates in the City of Detroit.

He stated they have it in their budget to pay for the bus for the residents after the property is up and running so they can run their errands. He stated it will all be scheduled with a roster.

To address the parking, he stated as they studied the building, one of the studies that they found that when seniors get to 62 years old, that a lot of them don't come with cars. He stated a third of the spaces usually get utilized in the senior project, because the cost of having a vehicle is just too much on the seniors when you factor in all of the other bills. He stated as a developer they always look at parking first, and that when they looked at the use, the market study said the saturation rate in the City of Pontiac for seniors is astronomical.

Commissioner Payne stated that must be a study in 1926, because there are seniors now that are driving at 88. She stated she doesn't believe that's true.

Mr. Hambrick stated that they should remember that their incomes are capped on what can make to live in the building. He stated these seniors are typically getting \$1,000 to \$1,200 a month in Social Security that typically don't make a whole bunch of money. He stated it's an affordable seniors project, so to add the expense of a vehicle on top of their regular monthly expenses, typically in an affordable senior project they don't see that many vehicles.

Mr. Mullen concurred with Mr. Hambrick regarding the income restriction.

Commissioner Payne inquired as to signage.

Mr. Hambrick stated that would be up to the National Park Service on what they can do on the exterior of the building.

Commissioner Payne inquired as to tree removal and landscaping.

Mr. Hambrick stated one of the trees is popping up the sidewalk and it's coming into the infrastructure of the building. He stated the rest of the trees are in the back.

Mr. Mullen indicated those are proposed Elm trees and that is required for the parking to buffer the parking lot and the street trees along the side. He stated those were his notes about removing two trees and replacing two Elms and replacing them with Evergreen trees so that there will be some buffering of the parking lot for the house that is directly to the north.

Mr. Hambrick stated they are proposing a community garden. He stated they are going to design some kind of space behind where the community room is. He stated he wants to get rid of all the blacktop and make it grass and flowers and a garden where the residents can plant vegetables or flowers.

Commissioner Payne inquired as to the target date for completion?

Mr. Hambrick indicated their construction timeline is 18 months. He stated upon approval, it should be able to close it in October and get shovels in the ground.

Chairperson Thomas indicated the building is a true gem. He stated it is part of Pontiac's proud history.

He inquired as to the minimum age; and the rent.

Mr. Hambrick indicated age 62; rent will be \$350 to \$700 which includes all utilities.

Chairperson Thomas questioned the smallest to largest units.

Mr. Loskill indicated the smallest would be a studio just over 400-square feet; and some of the larger 2-bedrooms are 800 to 900 square feet. He indicated some are about 1,000.

Mr. Kyle Westberg, 79 Oakland Avenue, Pontiac, Michigan approached to answer questions.

Mayor Waterman questioned what kind of roof and to describe the windows; also whether there is going to be air conditioning.

Mr. Westberg indicated there are two types of roof, asphalt roof now which took over what was a slate roof and he stated there is the terracotta roof. He stated there will be AC in the building. He stated it's a preservation project so they are going to retain all of the windows, or as many as they can, fix them and then do what's called an interior weather panel. He stated the reason is because the Park Service requires it. He stated from the exterior you see the historic windows, and the interior will give you the energy efficiency. He stated it's designed so they can still open the windows from the inside so they can get fresh air coming in as well. He stated the windows are casement windows with window cranks to open them.

Commissioner Parlove made a motion to grant final site plan approval for SPR-18-02, 111 Onieda Street per the findings found within the City Planner's report dated March 2, 2018 and conditions one and three as stated within the report.

Mayor Waterman inquired if there needs to be administrative approval for the parking arrangements.

Mr. Mullen asked the petitioner to confirm that that would be okay.

Mr. Hambrick stated he hates to make everything contingent upon the additional parking.

Commissioner Parlove inquired as to whether there will ever be a point where age 62 would no longer be the minimum age requirement.

Mr. Hambrick indicated they would be locked in for 45 years.

Mr. Mullen indicated one condition he would add is if the development does go market rate that then they would have to provide offsite parking.

Mr. Hambrick agreed.

Mr. Mullen stated he believes that's a possibility that that would happen and thinks that that is reasonable to put on the site plan. He stated the term of the loan is going to be 45 years. He stated their investors are done at 15.

Mr. Hambrick indicated he would definitely agree to that, even if they change the age restriction to even include that, if they took it from seniors market rate family, that that's more than fair.

Mayor Waterman inquired as to how many spaces they are bargaining for in the ancillary lot.

Mr. Hambrick indicated 42.

Mr. Mullen stated that the added condition if the building goes to market rate, or the tenant mix (going to low-income family) changes, they would then have to find additional offsite parking, off-street parking.

Commissioner Parlove amended her motion to include if the building goes to market rate rental, condo and/or changes the tenant income requirements, or age restriction, they would have to find additional offsite parking, off-street parking.

Commissioner Northcross stated that that requirement would be for continued occupancy of the building.

Mr. Mullen stated the certificate of occupancy still is in effect, if there's no major change. What he is saying is if there's a change in what the tenant mix is, was a little different. He stated certificate of occupancy is provided by the building code and by the building official. He stated they're talking about something different.

Chairperson Thomas indicated that the intent is if this should move from low-income senior to market rate, or to family, therefore the petitioner would be amenable to seeking and procuring additional off-site parking. He stated that is the intent of the language and the final could be crafted by Mr. Mullen so that everyone understands what they want.

Commissioner Northcross stated he wants a "shall" or "must" included in the language.

Motion made by Commissioner Parlove as indicated above.

Seconded by Commissioner Payne.

AYES: Thomas, Northcross, Cadd, Payne, Waterman, Fegley, Parlove.

NAYS: (None.)

ABSTAIN: (None.)

MOTION CARRIES 7-0-0

6.3 SPR 18-04

ADDRESS: 451 E. Wilson Ave

PARCEL NO: 64-14-33-435-017

APPLICANT: Thomas Denek

CURRENT ZONING: M-2

PROPERTY USE: Warehouse Storage.

Mr. Mullen recommended that this item be tabled, as there are issues that need to be addressed. He stated that the petitioner has to go to the Board of Zoning Appeals for a wall that is along E. Wilson. He stated they are nowhere near the requirements.

Motion made by Commissioner Parlove to table the site plan review for SPR 18-04, 451 E. Wilson, until a final site plan is completed and whatever necessary Zoning Board of Appeals variances are granted.

Seconded by Commissioner Northcross.

AYES: Thomas, Northcross, Cadd, Payne, Waterman, Fegley, Parlove.

NAYS: (None.)

ABSTAIN: (None.)

MOTION CARRIES 7-0-0

6.4 SPR 18-05

ADDRESS: 5 Carter

PARCEL NO: 14-29-408-005

APPLICANT: Hamilton Limited Dividend Housing Associates

CURRENT ZONING: C-2

PROPERTY USE: Multi-Family Apartment Building

(Presentation of facts provided by Mr. Mullen.)

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

Mr. Frank Fugate, 500 South Front Street, Columbus, Ohio.

Mr. Clay Cooper approached as well.

Mr. Fugate stated that Craig Patterson is the person who would have normally addressed the Commission for this project was unable to make it to the meeting tonight. He had nothing to add, change, modify or clarify to the presentation given.

Commissioner Northcross stated in looking over the ordinance there's no requirement for bicycle racks but was wondering if that is something that can be incorporated.

Mr. Fugate answered affirmatively. He stated they have a handout regarding the bicycle racks. He stated they are a very strong believer in walkable and bicycle-type community.

Commissioner Parlove commented that the racks are very nice looking.

Mr. Fugate indicated these are normally seen on college campuses.

Commissioner Northcross had questions about the exterior of the building, and how it was designed to fit in with the historic neighborhood or the historic downtown neighborhood.

Mr. Fugate indicated it's a little bit different. It will have brick, and it will have colors that work with the downtown area. He stated this is a very vertical-type structure. He stated the architects will put final touches if they have to do something like that as they go for building permits.

Commissioner Northcross commented that parking is an issue.

Commissioner Cadd stated she likes the concept of the two-story bike racks as well.

Mayor Waterman inquired as to the amenities that will be available.

Mr. Cooper stated they will have all energy star appliances. He stated they will be to an elite standard, as well the building. He stated they will have some ADA-compliant units as well.

Mr. Fugate stated there are some spaces on the plans that are not called out yet, but they will have an office downstairs and restrooms, as well. He stated there will also be areas like computer rooms, craft areas and different things like that.

He further stated on the fourth floor there will be a deck area for residents to utilize.

Mayor Waterman inquired as to an age limitation.

Mr. Fugate indicated it is general occupancy development, 1 to 3 bedrooms.

Commissioner Parlove inquired as to the materials used for the exterior.

Mr. Fugate stated the brick is brick. And the fiber material is a durable long-lasting product that they use in the Michigan developments. He stated currently they are finishing a building right now in Grand Rapids with the same product.

Commissioner Parlove questioned whether the material faded.

Mr. Fugate stated as far as he knows they probably say it doesn't but thinks everything fades. He stated if it does, they will put it back to where it needs to be with the management company.

Commissioner Parlove inquired as to the amount of money that's coming to Pontiac with the offset of the pilot versus the money that comes to the City, how does that reconcile in the case of emergency vehicles being called to the facility if there's fire or EMS, how will that play out in cost with each other?

Mr. Cooper stated as part of the proposal for

their pilot they are also introducing a municipal services agreement with the City. He stated they will pay a direct sum to the City for the services to the property.

Commissioner Parlove inquired if that is above and beyond what the City already receives.

Mr. Cooper stated to his knowledge, yes, but they are still speaking with the City about those amounts. The specifics right now are 10,000 for a municipal services agreement that can appreciate at up to three percent, no more than, because that's a MSHDA requirement, that none of the expenses can appreciate more than three percent a year.

Commissioner Parlove inquired as to how many parking spaces they are short?

Mr. Cooper indicated he believes it's 45.

Mr. Mullen clarified that they're requesting a waiver because the requirement would be number of bedrooms times 1.1. He stated the Planning Commission is the granting body for waivers on parking, not the Zoning Board of Appeals.

Mr. Mullen further stated to remember that this is also going to be affordable housing, so you're going to have folks that have very good access to public transit. He stated one of the benefits to this development is it has a very high walk score, so it's going to score well for the low-income housing tax credit program.

Mayor Waterman stated one of the things they might want to talk about is the target audience for the building.

Commissioner Payne inquired as to the target date for completion of the project.

Mr. Fugate indicated it would be in approximately October and would be approximately 18 months from that time. He gave some background and history about the Woda Group.

Vice Chair Fegley stated in looking at the building it is going to be quite tall, 45 feet, and noticed it

is pushed all the way up to the north side of the site where they are basically throwing all of the other houses on the other side of that street into shadow. She questioned the reasoning behind pushing it all the way north instead of pulling it back and putting all of the parking in shadow for that site.

Mr. Mullen indicated it is in the C-2 District and it's a zero lot line development. He further pointed out there is also C-2 across the street. He stated one of the benefits to this development is there is existing trucking that they look at and there a lot of trucks on that site. He stated this building is going to buffer them from that trucking use.

Chair Thomas thanked the petitioner for the handout and stated in the handout, the building they built in Savannah, Georgia and Grandview Place in Grand Rapids, Michigan looks very similar to this project.

Mr. Fugate stated they are similar, but not a knock-off.

Motion made by Commissioner Parlove to grant final site plan approval for SPR-18-05, 5 Carter Street per the findings found within the City Planner's report dated March 2nd, 2018, the five stated conditions within that report and grant a parking waiver for the development.

Seconded by Mayor Waterman.

AYES: Thomas, Northcross, Cadd, Payne,
Waterman, Fegley, Parlove.

NAYS: (None.)

ABSTAIN: (None.)

MOTION CARRIES 7-0-0

7.2 LSLC 18-08

ADDRESS: 5 Carter

PARCEL NO: 14-29-408-004 (3 OTHER PARCELS)

APPLICANT: Hamilton Limited Dividend
Housing Associates

APPLICATION: Lot Split

(Presentation of facts provided by Mr. Mullen.)

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

Mr. Fugate had nothing further to add.

Chair Thomas asked the petitioner to speak about what attracted them as a developer to this site.

Mr. Fugate explained it's the internet. He said he went to the City's webpage and saw that the City was very progressive. He stated they spent a day in the City. He further stated they like urban developments. He stated there were a lot of phone calls, a lot of work.

Mayor Waterman discussed there have been three different kinds of developments in the City: new builds, which is good news for the City, which they have not seen new builds in quite some years. She spoke about how there are three different projects and different types of housing, so that's a good thing for the City too.

Commissioner Payne inquired as to the ranges of rent.

Mr. Cooper stated one-bedroom units would be \$383, \$643, \$678. Two-bedroom units will be \$462, \$617 and \$817. And the three-bedroom units will be \$530 and \$940 based upon the income ranges that they are targeting.

Motion made by Commissioner Parlove to approve the proposed lot split combination as described in application LSLC 18-08 for parcel 14-29-408-004 through parcel 14-29-408-007 per the findings found within the City Planner's report dated March 1, 2018.

Seconded by Commissioner Payne.

AYES: Thomas, Northcross, Cadd, Payne,
Waterman, Fegley, Parlove.

NAYS: (None.)

ABSTAIN: (None.)

MOTION CARRIES 7-0-0

ADDRESS: 1059 Featherstone
PARCEL NO: 14-22-334-010
APPLICANT: Aaron Smith
CURRENT ZONING: C-3
PROPERTY USE: Multi-Family Apartment
Building

(Presentation of facts provided by Mr. Mullen.)

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

Sarah Traxler, McKenna, 235 East Main Street, Suite 105, Northville, Michigan approached. She stated what she would like to note she is actually present on a separate agenda item tonight, and Mr. Mullen had notified her that a project that the firm is working on is on the agenda. So she stated if there are any questions, not being the project manager, she would try to address them or take them back to the office for consideration. She stated she thought that the developer was going to be here and apologized if she can't satisfactorily answer the questions.

Commissioner Northcross had no questions. He stated they talked at length when they originally saw the project and the plans, and as he can make them out, do reflect what he had envisioned was going to happen.

Commissioner Cadd stated she thinks that it's a good project for the City. She did inquire as to when the phase one of development would be up and running.

Ms. Traxler did not know the answer to that question.

Mr. Mullen stated they are hopeful to be open and in the ground this spring.

Chair Thomas commented that it is just a very unusually shaped parcel. He stated he is not in favor of having vacant land sitting idle; stated that this is about as creative of repurposing of a very unusual parcel of land as he has seen.

Motion made by Commissioner Parlove to grant final site plan review approval for SPR-18-07, 1059 Featherstone Road per the findings found within the City Planner's report dated March 2, 2018 and the six

stated conditions within that report.

Seconded by Commissioner Northcross.

AYES: Thomas, Northcross, Cadd, Payne,
Waterman, Fegley, Parlove.

NAYS: (None.)

ABSTAIN: (None.)

MOTION CARRIES 7-0-0

7. LOT SPLITS:

7.3 LSLC 18-09

ADDRESS: 1250 Cesar Chavez

PARCEL NO: 14-18-351-002

APPLICANT: North Woodward Automobile Club

APPLICATION: Lot Split

(Presentation of facts provided by Mr. Mullen.)

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

Mr. Richard Rattner, 380 North Old Woodward,
Birmingham, Michigan approached. He stated the
presentation was thorough and he had nothing to add
at this point. He stated the applicant would have
been here tonight from New York but they are getting
hit with a nor'easter and he had to cancel the
flight, so he is here to represent Stonewall
Automotive Group.

Commissioner Northcross had questions about the
cross-access agreement.

Mr. Mullen stated it's a relatively standard type of
agreement where if you're having a commercial
development that has access along an access road,
that you've got to have cross-access, you have to
grant that easement.

Mayor Waterman stated this project will bring 42
jobs, 13 long-term. She inquired as to what
kind of jobs would be there.

Mr. Rattner indicated currently Maaco is there on one
side.

Commissioner Payne inquired as to what the type

of business is.

Mr. Rattner indicated they are existing businesses now. Maaco is on one side, and the UEG which is the dietary supplement company has been there and working. He stated they intend to put significant improvement in the other building.

Commissioner Payne inquired as to plans for the exterior of the building.

Mr. Rattner stated he doesn't have specific information about what they're going to do, just what they plan to put in the building from an investment standpoint.

Chair Thomas inquired as to who North Woodward Automobile Club is.

Mr. Rattner indicated this is precursor to a sale of the property. He stated Northwood is the owner and Stonewall Automotive Group is the buyer.

Chair Thomas inquired as to the ultimate plan.

Mr. Rattner indicated he believed the ultimate plan is that these parcels are split so one parcel may be sold to one of the businesses and one remain with Maaco.

Motion made by Commissioner Parlove to approve the proposed lot split as described in application LSLC 18-09 for parcel 14-18-35-002 for the findings found within the City Planner's report dated March 1, 2018 and the condition listed within the report.

Seconded by Commissioner Northcross.

AYES: Thomas, Northcross, Cadd, Payne,
Waterman, Fegley, Parlove.

NAYS: (None.)

ABSTAIN: (None.)

MOTION CARRIES 7-0-0

8.1 Pontiac Neighborhood Revitalization Plan.

Sarah Traxler with McKenna, 235 E. Main Street, Suite 105, Northville, Michigan. She provided a packet of information which was also handed out previously. She stated a copy of the presentation is also included in there, a copy of the memo emailed and a single-page fax sheet.

(Overview of the plan was provided by Mr. Mullen.)

(Chair Thomas invited Ms. Traxler to address the Commission.)

Ms. Traxler gave some background information regarding McKenna, and explained what they do is serve local units of government. She stated their ethical role is to provide the highest and best use of property for their client communities and the public interest. She stated this service they are providing is not costing the City anything. She discussed the boundaries in which they are studying.

Commissioner Northcross stated it's his belief that the more one can learn and visualize where they want to go, the greater the certainty that where they want to go they'll get closer to that as they operate.

Commissioner Cadd stated this information is very helpful.

Mayor Waterman asked if they could put all of this information on the City's website.

Ms. Traxler stated that more information will be provided and a draft plan will be provided shortly.

9. UNFINISHED BUSINESS: (None.)

10. PUBLIC COMMENTS: (None.)

11. ADJOURNMENT:

Commissioner Parlove made a motion to adjourn; seconded by Commissioner Cadd.

(All ayes.)

Adjourned at 9:49 p.m.

Minutes certified by:



/s/ Quentina Rochelle Snowden, CSR-5519
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