

CITY OF PONTIAC
PLANNING COMMISSION
WEDNESDAY, APRIL 4, 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:

Cliff Seiber
Darren Dipetta
Mary Pietila
Jason Longhurst
Joey Joachim

MINUTES RECORDED BY:

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

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

2. ROLL CALL:

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

LATE: Mayor Deirdre Waterman, Commissioner
Lucy Payne, Commissioner

EXCUSED: (None.)

Mr. Mullen reported a quorum is present.

3. COMMUNICATIONS: (None.)

4. MINUTES FOR REVIEW: March 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 Waterman.

(All eyes to rearrange the agenda as outlined.)

5. PUBLIC HEARINGS:

5.1 PF 18-02 Special Exemption Permit
Address: 250 N. Perry
Parcel Number: 64-14-29-282-025
Petitioner: Grace Centers of Hope
Proposed Application: Child Day Care
Current Zoning: CO Commercial Office

(Presentation of facts provided by Mr. Mullen.)

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

Cliff Seiber, 35 Huron Street, Pontiac. He stated about a year and a half ago, Grace Centers of Hope opened a women and children's center for a capacity of 106 women and children. He stated their existing daycare located at Pike and Perry has a child capacity of 43, they very quickly found that by filling the women and children's center they were short in capacity with that daycare. He stated they had explored several other options expanding the existing building and then even submitted some plans to the City a few months ago to expand the existing women and children's center.

He stated that was kind of a quite squeeze and didn't really fit that well. And then he stated the Teamster's building came up for sale which was perfect because it creates a campus atmosphere, and they can tie the buildings together and coordinate it, and as a result it makes traffic patterns much safer. They are going to remove pavement areas eliminating 18 parking spaces and just gives it a look of more of a residential-type development.

He stated that the new center will give them capacity for 78 children. He stated with the additional improvements, he believes this site is well-suited as a child care facility.

Commissioner Cadd inquired if it will be 78 total or 78 in addition to 43.

The petitioner stated in total.

Mayor Waterman stated there is a lot of need for that and very well-attuned to the women and children's center and believes it's a perfect accompaniment to that.

Commissioner Payne thanked the petitioner for his interest and for bringing the children center to Pontiac because it is a great need. She questioned whether there was a target date for opening.

The petitioner stated he was hoping in January. He believes construction will take five months, and once plans are completed probably around the 1st of June, because this is a child care center that is licensed by the State of Michigan, they need to submit plans to the State and the last time they submitted it was about a three-month

turnaround time.

Commissioner Payne inquired as to whether the children that they will be servicing will just be the women center children or will there be community openings.

The petitioner indicated it will not be open to the general public, that it is only for the residents and employees of Grace Centers of Hope, which would include the after-care program.

Commissioner Payne inquired about the playground area, and whether they will be able to utilize that area.

The petitioner answered affirmatively. He stated right next to the building there is a playground area that would meet State requirements as to size. He stated because they have the existing playground, they have created a pathway along the property line that is fenced in and would lead the children to the larger playground area.

Chair Thomas stated he believes it's a great expansion for the Grace Centers of Hope. He inquired as to the history of the church.

The petitioner provided some historical information.

Chair Thomas stated this is all good viable services needed services for the City of Pontiac. He stated he would have to say that with respect to the union hall that was there, that this will be a better utilization in that neighborhood, of that piece of property. He stated he's in favor of it.

(Public hearing was opened; no one approached to comment, and the public hearing was closed.)

Commissioner Parlove stated she is hoping that the metal poles that used to be yellow and now are rusty will be attended to.

The petitioner stated those are the ones along Seneca Street and others in the area. He stated all of that will be removed. He also stated that they will be eliminating one of the curb cuts, which he believes will create much safer traffic patterns and make it work more efficiently.

Vice Chair Fegley inquired of Mr. Mullen the proposed lighting and whether that was addressed or not.

Mr. Mullen stated that will come next, that the site plan is going to be presented next.

Motion made by Commissioner Parlove to grant a special exemption permit for SEP 18-02 at 250 North Perry Street to allow a childcare use in a CO office business district with the condition that the landscaping shall be maintained on an annual basis, and any dead trees and shrubs will be replaced within six months or during the next planting season, April 1st to November 1st.

Seconded by Northcross.

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

NAYS: (None.)

ABSTAIN: (None.)

MOTION CARRIES 7-0-0

6.1 18-09 Site Plan Review
ADDRESS: 250 N. Perry
PARCEL NO: 64-14-29-283-025
PETITIONER: Grace Centers of Hope
PROPOSED APPLICATION: Child Day Care
ZONING: CO Commercial Office

(Presentation of facts provided by Mr. Mullen.)

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

The petitioner indicated with regard to the parking, they are eliminating a driveway. He stated all along that easterly property line they have eliminated 18 parking spaces there. He stated when you count the number of spaces, there's a property line for the day care site. He stated based on that the requirement is 19 and a half or 20 parking spaces. He stated

from that line to the building they have about 21 spaces. So he stated they're very close on that as far as meeting the requirement. He stated where the excess parking spaces are, are on the existing women and children's center.

He stated one of the reasons why they don't really want to start eliminating existing pavement there is because, as many probably know, Grace Centers of Hope relies a great deal on volunteers. He stated they have volunteers lined up all summer long and they come in quite large numbers sometimes, and quite often they will fill the parking lot. He stated this is a nice central parking area where they can all come and meet at one time and they kind of explain what the projects are and then they move out from there. He stated it's usually an all-day project, normally 9:00 in the morning until 3:00 in the afternoon. He stated they really think they need that parking that is existing. He stated he'd rather not tear asphalt out, remove it and then find they don't have enough parking. He stated quite often they have had people who don't know they're supposed to park there, they will park up and down the street and quite often, even though it's signed "no parking" on one side, they'll park on both sides.

He stated the other issue relates to the screening along the east property line next to the park area. He stated per the ordinance it's required that they provide 16 trees and 16 shrubs. He stated in the last sentence of the section says the Planning Commission may approve an alternative screening mechanism such as a six-foot high decorative masonry wall during site plan approval.

He stated the existing wall, what they have right now, are 15 foot Arborvitae that run the property line. He stated in addition there's a masonry wall that is 6'3" tall on average. He stated this is from the existing parking lot looking at the screening. He stated the wall on the parking lot side is about 4'4" tall.

Chair Thomas stated it seems like a reasonable explanation.

Commissioner Northcross questioned whether those are residential homes.

The petitioner stated affirmatively, they're used for aftercare for people in the program.

He stated the way the program works is that the people spend one year at the mission or in the women and children's center in the life skills program. He stated once they graduate from that, they move into a two-year aftercare housing program. He stated they go out, find work, find a job and then move into these residential homes. He stated that's what they are used for, and it's a two-year residential program.

Commissioner Northcross stated the exceptions are the parking spaces and the barrier between the residential facility and the residential homes.

The petitioner indicated the light poles are existing on the property line, along the east line. He stated they were switching those out to LED fixtures, and there was a little spill-out because the pole is located right on the property line and it's hard to keep almost zero lighting a foot behind the pole. He stated he believes they can provide some shielding on it in order to meet that requirement.

Chair Thomas stated that it's worth noting that virtually every house on Seneca Street has been rehabbed and rebuilt by Grace Centers of Hope.

The petitioner answered affirmatively, that they just finished their 48th house this summer, and they have two more scheduled for this summer.

Commissioner Cadd stated she likes what they are doing and the opportunity of success for people going into the program.

Mayor Waterman mentioned that people who graduate the program do have the opportunity to purchase the homes that they rent. She questioned whether any of the 48 homes are now in the hands of Pontiac residents and homeowners.

The petitioner answered affirmatively, that the program is called from homelessness to home ownership. He explained how the program works.

Mayor Mayor stated it is a way of stabilizing the community too.

Commissioner Parlove stated she is intrigued and blown away by the story of success in regards to the land contract turnover and pay-off rate. She explained she's a real estate broker.

Commissioner Payne stated that it's like a wow moment and she's grateful for the petitioner coming into the City and allowing the residents to actually become homeowners.

Vice Chair Fegley stated there were a couple of recommendations by the Planning Department. She inquired into the hours of operation for the daycare.

The petitioner indicated 6 a.m. to 6 p.m.

Vice Chair Fegley she stated she doesn't have a problem with waiving some of the buffer landscaping that needs to be between the residential at the rear of the property.

Chair Thomas stated he has no questions. He stated he's a big supporter of the petitioner.

Motion made by Commissioner Parlove to grant preliminary site plan approval for SPR-18-09, 250 North Perry Street and authorize the City Planner to grant final site plan approval when the petitioner addresses the site plan issues identified within the City Planner's report dated March 29th of 2018.

Mr. Mullen noted that they have waived the parking issue and the screening. He stated the other stuff they will be addressed in the final site plan. He stated what the motion is, would be allowing him to grant final site plan approval with the corrections.

Seconded by Northcross.

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

NAYS: (None.)

ABSTAIN: (None.)

MOTION CARRIES 7-0-0

5.2 PF 18-03 Special Exemption Permit
Address: 1556 Baldwin Road
Parcel Number: 64-14-08-452-030
Petitioner: Mike Dipetta
Proposed Application: Automotive Collision
Repair
Current Zoning: C-3 Corridor Commercial

(Presentation of facts provided by Mr. Mullen.)

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

The petitioner, Darren Dipetta, 3493 Gregory, Orion
Township. He stated they talked about putting the
fence up and landscaping up front as well.

Commissioner Parlove questioned whether the
petitioner is an existing business owner.

The petitioner stated they were about a mile north of
75 in Orion Township. He stated they bull-dozed
their building due to the expansion of Baldwin Road.

Commissioner Payne stated there are quite a
few of compliance issues and wondering if the
petitioner is in agreement with those
conditions.

The petitioner stated they were in agreement with
that.

Commissioner Payne inquired as to the target
date for opening.

The petitioner stated as soon as possible.

Commissioner Payne inquired as to the operating
hours and days of operation.

The petitioner clarified the normal operating hours
for customers is 9:00 a.m. to 6:00 p.m. He stated
most days they will get there either early or stay
late if they had to for a customer. He stated the 7

to 8 would work. He stated on the sign it is Monday through Friday, and Saturday by appointment only.

Mr. Mullen stated he was recommending wide hours to give flexibility based upon changes of the business or a rush.

Chair Thomas stated Baldwin has become kind of an automotive row or avenue. He stated he believes that, to be respectful, some not so cosmetically pleasing, but states he believes they have done a good job. He stated it's hard for him to kind of hold back on anyone trying to improve what they're doing.

(Public hearing was opened.)

Mary Pietila, as a resident of the City of Pontiac approached and stated she is not here as a councilperson. She stated this body has allowed some businesses to operate as they do. She stated she has been in contact with code enforcement over some of the issues with some businesses. She stated she wants to make sure the same thing will not happen with this business.

(Public hearing was closed.)

Mayor Waterman stated she sees this as a family and friends enterprise and welcomes the petitioner to the City.

Commissioner Payne echoed the concerns of Ms. Pietila. She mentioned her concerns about the parking of scrap cars for parts. She questioned the petitioner whether he would be doing any of that.

The petitioner stated they would not have cars, per se, to get parts off of them. He stated if anything it would be a front clip, where they cut it through the windshield post and the floor, if they need the whole front end, that kind of stuff would be in the fenced-in area where it's out of sight and away from people getting to it, as well.

Motion made by Commissioner Parlove to grant a special exemption permit for SEP 18-03, 1556 Baldwin Road to allow an automotive service industrial use in C-3 corridor commercial

district per conditions 1-3 and 5-8 included within the City Planner's report dated March 29, 2018.

Seconded by Mayor Waterman.

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

NAYS: (None.)

ABSTAIN: (None.)

MOTION CARRIES 7-0-0

6. SITE PLAN REVIEWS

6.2 SPR 18-12 Site Plan Review

ADDRESS: 37 Turk

PARCEL NO: 64-14-33-160-008

PETITIONER: 37 Adventures

PROPOSED APPLICATION: Additions to Existing Building

CURRENT ZONING: M-1 Light Manufacturing

(Presentation of facts provided by Mr. Mullen.)

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

Mr. Jason Longhurst, Nowak & Fraus Engineers, 46777 Woodward Avenue, Pontiac, Michigan approached. He stated he is representing the petitioner. He stated Mr. Mullen did a good job going through the proposal.

He stated he would like to address some of the lighting and a few of the other details not presented on the package in front of the Commission. He stated the project is going to be rolled out in a phrase approach. He stated they have some amazing plans for the future development of the entire property as a whole. He stated right now they're talking about what they're doing with the two-story addition at the back of the building, 1,100-square foot addition on the north side of the building, and then all of the exterior improvements they are doing to enhance the parking lot, the landscaping and all of that. And he stated later on down the road their intention would be to have a package that would deal with the signage, lighting and enhancements to the existing building.

He stated that's something they could discuss a little bit further and work out the details.

He stated regarding the retaining wall, it's an existing wall. He stated it's a concrete block wall that exists today and they are going to reutilizing that in its current position with the carport. They can provide details for that.

He stated the landscaping there is quite a bit of underground infrastructure as well as overhead infrastructure that they are trying to work around to get the trees in. He stated right now there is a row of trees along the front of the building. He stated with that they do have a package they can hand out to express or explain the overall concept for the building and the site as a whole.

Mr. Joey Joachim, CEO and founder of Hello Innovation approached. He gave some background about the company. He stated they're a company that tries to solve the world's biggest problems. He stated the challenge for them is how can the company and City work together to build a one-of-a-kind place better and faster. He walked the Commission through their presentation. He indicated you can think of their business as the Bat Cave meets Area 51, meets a museum, meets Iron Man's basement, the place where you invent the future for their people first, but second is to open it up the community and building a learning program that can teach people a better way of learning, and learning by doing.

Chair Thomas stated this is not a public hearing. He thanked the petitioner for the presentation.

Commissioner Northcross stated there are certain restrictions, given the zoning about things that can go on and can't go on. He was wondering if they would be able to stay within the permissible items, as far as not going to have any super combustible stuff or anything blowing up.

Mr. Joachim stated the only thing he hopes to blow up is ideas. He stated obviously safety is first and foremost. He stated they want to build the happiest place on earth. He stated he can't say they won't

make mistakes, they encourage them, but not ones that are life-threatening or dangerous to the community or society.

Commissioner inquired of Mr. Mullen the sidewalk that's going to be extended.

Mr. Mullen stated the sidewalk leads from the parking area, and then turns and runs on the front of the building, but there's no connection from the internal sidewalk to the street.

Mr. Longhurst indicated that is something they looked at originally when doing the design and he explained the challenge of the roadway versus the floor elevation. He stated the grading and slope and ADA requirements don't allow them to go from the front door out to the public right-of-way with a direct connection.

Commissioner Northcross inquired as to elevators.

Mr. Joachim indicated there would be a multi-level storage unit for storing extra material, parts as they are creating things. He stated their biggest challenge is that they are almost out of space already and they haven't even begun.

He stated some of the things they have been thinking about is storing very light items on second and third floors that don't need an elevator; or potentially looking at having a freight elevator or service elevator, if need be, just for retrieving the items.

Commissioner Cadd commented on innovations that are taking place.

Mr. Joachim stated that this will be a place to invent and make anything. He stated, imagine if you had no constraints, where you have an idea in your mind, and next thing you know you want to make this, how amazing that is. He stated they will have essentially every single tool there from metal machinery to literally wood to fabricating to architecture to ideally genetics for flowers. He stated he wanted to reinvent flowers.

Mayor Waterman inquired as to how long they have owned the building.

Mr. Joachim stated they bought it February of 2017.

Mayor Waterman inquired as to what Mr. Joachim meant by them wanting to work together with the City.

Mr. Joachim stated he believes in brutal honesty. He stated he wants to lay it all out and show the City what their plans are and have the City give input as to what they need to do to make this project work. He stated the end goal is real simple. They want to build a place that reinvents the way people work, live, create, and essentially make a story that is worth talking about. He stated he doesn't just want to be another business. He stated he wants to mix things up, and wants to change the way things are done, but do it with taste.

Commissioner Parlove questioned whether the inside of the building is substantially different from when they first acquired it.

Mr. Joachim indicated they have been literally restoring the whole thing. He stated it's nothing like you'd imagine it.

Commissioner Parlove inquired as to how the space was going to be utilized, as far as storage or workspace.

Mr. Joachim stated they are hoping to not use the existing portion as storage.

Commissioner Payne thanked the petitioner for his interest in Pontiac. She also commended Mr. Joachim's father for being so supportive of him. She stated she would label Joey Joachim as a visionary person.

She questioned the petitioner as to how many years he sees himself in that particular building.

Mr. Joachim indicated as of right now he has absolutely no clue at all. He stated with the level

of money and the commitment and the hands-on labor that they put into something, they don't spend months to restore something to perfect and then just walk away.

Commissioner Payne inquired as to whether their designs will compliment the City.

Mr. Joachim indicated 100 percent they will. He stated he believes the City will be ecstatic and he won't stop until they are. He stated he wants to shoot for different, but amazing at the same time.

Chair Thomas stated this is very creative for this industrial area. He stated it's close to the City center, and this is a good repurposing, so he's in support.

Motion made by Commissioner Parlove to grant preliminary site plan review approval for SPR 18-12, 137 Turk Street and authorize the City Planner to grant final site plan approval when the applicant addresses those site plan issues identified within the City Planner's report dated March 29, 2018.

Seconded by Commissioner Northcross.

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

NAYS: (None.)

ABSTAIN: (None.)

MOTION CARRIES 7-0-0

7. LOT SPLITS: (None.)

8. NEW BUSINESS: (None.)

9. UNFINISHED BUSINESS:

Mayor Waterman discussed that the Commission did recommend, at a special meeting, that the Council approve the neighborhood revitalization plan. She indicated she did write a letter of support for the Casa Del Rey project, also the Washington school project. She also commented on the neighborhood empowerment projects.

10. PUBLIC COMMENTS:

Chair Thomas spoke of the committee he started

almost two years ago to revitalize a historic area known in 1919 as GM Modern Housing. He gave spoke of the history behind that development. He announced the car show in the park to basically honor the automotive heritage. He stated this would be held on the Sunday prior to Dream Cruise, at 4:00 p.m.

Commissioner Northcross announced on April 27th at 7:00 p.m., a group is hosting a Christian night of fun, comedy, fellowship, food and dancing at St. George's. He indicated the tickets are \$50 and goes for a good cause.

11. ADJOURNMENT:

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

(All ayes.)

Adjourned at 8:37 p.m.

Minutes certified by:



/s/ Quentina Rochelle Snowden, CSR-5519
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