

CITY OF PONTIAC  
PLANNING COMMISSION  
WEDNESDAY, MAY 2, 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:

Chip Smith, Interim City Planner  
Donovan Smith, Assistant City Planner

MEMBERS OF THE PUBLIC ADDRESSING THE PLANNING COMMISSION:

Mark Cherry  
(Representatives for applicant Behrouz Oskui)  
Molly Smith  
Kevin Kmet

MINUTES RECORDED BY:

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

1. CALL TO ORDER: Vice Chair Fegley called the meeting to order at 6:33 p.m.

2. ROLL CALL:

PRESENT: Ashley Fegley, Vice Chair  
Mona Parlove, Commissioner  
Christopher Northcross, Commissioner  
Lucy Payne, Commissioner

LATE: Mayor Deirdre Waterman, Commissioner

EXCUSED: Dayne Thomas, Chairman  
Hazel Cadd, Commissioner

Mr. Chip Smith reported a quorum is present.

3. COMMUNICATIONS: (None.)

4. MINUTES FOR REVIEW: April 4, 2018.

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

(All eyes to approve the minutes.)

5. PUBLIC HEARINGS:

5.1 SVA 18-02 Street & Alley Vacation  
Parcel Number: 64-14-34-380-002  
Applicant: Pontiac Center Investment, LLC  
Proposed Vacation Part of 531 Bradford  
Street  
Current Zoning: M-1 Light Manufacturing

Mr. Cherry approached, stating he represented the applicant. He indicated that they were requesting partial vacation of Bradford, just the section directly west of the property of 531 Bradford. He stated that lot has been purchased for parking purposes. He stated that would allow the properties to be contiguous with the 585 Parcel. He stated it's his understanding that the plat of the property was recorded in 1919. He indicated the street has never been improved beyond the south property line of the subject lot. He stated they would like to continue the process of cleaning that parcel up.

(Presentation of facts provided by Mr. Chip Smith.)

Commissioner Northcross requested to take another look at the aerial view of the property.

Mr. Chip Smith pointed out where the request for vacation is.

Mr. Cherry clarified further where the vacation is being proposed.

(Vice Chair Fegley opened the public hearing; no one approached, and public hearing was closed.)

Commissioner Parlove inquired as to whether the trucking company still has access to the property.

Mr. Cherry answered affirmatively, the roadway to the trucking company will be maintained.

Commissioner Payne inquired of Mr. Chip Smith if this is approved, how that is effectuated.

Mr. Chip Smith indicated the responsibility for the strip of that right-of-way will be with the owner, not the City. He indicated he believes it's in the City's best interest to vacate this property.

Commissioner Payne inquired as to whether this is a gifting.

Mr. Cherry indicated it will be included with the other property, and the taxes will be paid for the first time in almost 100 years on that property.

Mr. Chip Smith clarified that it is like an alley vacation.

Motion made by Commissioner Parlove to grant the alley street vacation of Bradford Street located at along 531 Bradford, SVA 18-02.

Seconded by Northcross.

AYES: Northcross, Payne, Fegley, Parlove.  
NAYS: (None.)  
ABSTAIN: (None.)  
MOTION CARRIES 4-0-0

5.2 SEP 18-04 Special Exemption Permit  
ADDRESS: 1252 N. Perry  
PARCEL NO: 64-14-15351-004  
APPLICANT: Behrouz Oskui  
PROPOSED APPLICATION: Quick Lube Drive-  
Thru  
ZONING: C-3 Corridor Commercial

(Presentation of facts provided by Mr. Donovan Smith.)

(Vice Chair Fegley opened the public hearing, and invited the applicant to address the Commission.)

Mr. Ziad approached and stated they have had a meeting with Mr. Donovan Smith and did resubmit the plans with the modifications. He stated they submitted 15 sets showing everything from the floor measurements to the screening, to the site plan. He addressed the issue with the escape lane. He indicated they are aware of the neighborhood ordinance, and indicated they are not trying to disturb the neighbors.

(Public hearing was closed.)

Commissioner Northcross inquired as to the restrictions of hours for repair facilities of this type.

The applicant's representative indicated typical oil change hours would be 8 a.m. to 6 p.m. He stated there may be an evening where they may stay open until 7:00, but stated it's not a late-night operation by any means. He stated they own several oil change facilities. He stated they are closed on Sundays, but open Saturdays with reduced hours.

Commissioner Northcross pointed out the fact that there are a number of repair shops in the area.

The applicant's representative indicated they work closely with auto repair shops near all of their other businesses. He stated they would have a harmonious relationship with them.

Commissioner Parlove questioned whether they have been before the Commission before for this site for

something else.

The applicant's representative indicated they own the gas station next door.

Commissioner Parlove stated the alley is vacated and overgrown.

The applicant's representative said they would kill to get the alley vacated and be able to do a drive-through there.

Mr. Ziad indicated they own half of the property and there is a sanitary sewer running through the middle. He indicated when they met with the Planner, they discussed the landscaping and indicated there is a special kind of screening that does not affect the sanitary sewer.

Commissioner Parlove inquired if there is a way, if the vehicle enters and decides not to get their vehicle serviced, for them to exit the property. She inquired as to whether they could incorporate the egress lane from the other site as a conditional approval.

The applicant's representative and Mr. Ziad referenced the site plan.

Mr. Chip Smith indicated that Mr. Mullen has had significant back and forth with the applicants about getting the site plan ready. He stated Mr. Mullen has not signed off on a site plan as of yet. He stated there are a number of issues noted. He stated at this point they are just talking about the Special Exemption Use. He stated they would vote to postpone or to provide a preliminary approval and allow the final to be subject to the applicant's work with Mr. Mullen. He stated he didn't want to get too far afield from the Special Exemption vote first, and that they should just focus on the drive-through use at this point.

Commissioner Payne also expressed her concern about the emergency exit.

Mr. Chip Smith explained this is the special exemption for being able to do a drive-through.

Commissioner Payne said she would withdraw her question.

Mr. Chip Smith indicated it's good to talk about, but they will talk about the site plan immediately after the use is voted on. He stated they don't have to vote on the site plan this evening, but can postpone it because there was not an electronic copy provided for review prior to this meeting.

Deputy Mayor Jane Bais-DiSessa approached and indicated her concerns are she would like to see what type of coverage they will be using for the wall, whether they will use trees or concrete or a fence. She stated that those have been concerns expressed by the residents. She also indicated she is concerned about the access.

Motion made by Commissioner Parlove to grant a Special Exemption Permit for SEP 18-04 at 1252 N. Perry, to allow a drive-through use in the C-3 Corridor Commercial, supporting the primary Quick Lube business.

Seconded by Northcross.

Commissioner Payne initially indicated she was abstaining. Mr. Chip Smith indicated she should not feel pressured to vote yes, because a postponement to allow the full body to hear this matter in conjunction with a more refined site plan is also an appropriate decision for them to make.

Commissioner Payne stated she would feel more comfortable with that.

Vice Chair Fegley indicated she would like to postpone site plan approval. She indicated they could approve the use of that on the site, but the site plan will not go through, they can postpone it. She stated the Special Exemption is just saying they would allow this business to operate.

Mr. Chip Smith indicated that if the site plan isn't approved then it doesn't matter. He reiterated that a yes vote on the Special Exemption says as part of this they can do a drive-through, however, they still would have to get site plan approval.

AYES: Northcross, Fegley, Parlove, Payne.  
NAYS: (None.)  
ABSTAIN: (None.)  
MOTION CARRIES 4-0-0

6. SITE PLAN REVIEWS

6.1 SPR 18-11 Site Plan Review  
ADDRESS: 1252 N. Perry  
PARCEL NO: 64-14-15-351-004  
APPLICANT: Behrouz Oskui  
PROPOSED APPLICATION: Quick Lube  
CURRENT ZONING: C-3 Corridor Commercial

Motion made by Commissioner Parlove to postpone SPR 18-11.

Seconded by Commissioner Northcross.

AYES: Northcross, Payne, Fegley, Parlove.  
NAYS: (None.)  
ABSTAIN: (None.)  
MOTION CARRIES 4-0-0

7. LOT SPLITS: (None.)

8. NEW BUSINESS:

8.1 PS 18-27 Sign Review  
ADDRESS: 585 S. Boulevard  
PARCEL NUMBER: 64-14-34-380-002  
APPLICANT: United Shore  
PROPOSED APPLICATION: Ground-Mounted Sign  
CURRENT ZONING: M-1 Light Manufacturing

(Mayor Waterman arrived at 7:11 p.m.)

(Presentation of facts provided by Mr. Chip Smith.)

(Vice Chair Fegley opened the public hearing, and invited the applicant to address the Commission.)

Ms. Molly Smith approached indicating she represents United Shore Mortgage, and along with her is the vice president of operations, Kevin Kmet. She gave a brief presentation.

Mr. Kevin Kmet also provided information regarding the business. He indicated they are

trying to brand this facility as United Shores Corporation's headquarters.

Commissioner Northcross stated graphic design is not his strong point. He asked what would happen if the sign was moved closer to the street, whether that would give a different perspective that you could stay within the 80 square feet.

Mr. Kmet stated it is the height and width ratio. That once you get something tall, it has to go wider. He described the topography of the land. He stated it's being requested for internal branding.

Ms. Molly Smith indicated that the extra 18 inches came from the raising of the sign from the ground.

Mr. Kmet pointed out various aspects on the plan, including the reason why they are wanting to place the sign at that spot, to give visitors a visual as to where the main entrance is.

Mayor Waterman asked for clarification of the size.

Mr. Chip Smith indicated it is 85 square feet, and the ordinance caps it at 80 square feet.

Commissioner Parlove indicated she has no problem with the additional 5 square feet.

Commissioner Payne welcomed the applicant. She stated with a building that size, if it were her business she would certainly want the branding so that it will stick out, and so people would know what they're all about.

Mr. Kmet indicated they are also adding 180 trees to the property.

Motion made by Commissioner Parlove of a conditional approval to approve the site plan for the ground-mounted sign located at 585 S. Boulevard conditional upon the granting of a dimensional variance by the Zoning Board of Appeals.

Seconded by Commissioner Northcross.

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

9. UNFINISHED BUSINESS: (None.)

10. PUBLIC COMMENTS:

Commissioner Parlove made an announcement that they are putting together the Pontiac Arts and Culture Crawl on Saginaw which starts at 5 p.m. on Friday and runs until 10. She stated it's a family-friendly event.

Mayor Waterman stated she will be present at the event, as well. She stated there is a settlement agreement with the Phoenix Center, but cannot go into detail at this point. She stated it will go before City Council and they will be bound by confidentiality.

11. ADJOURNMENT:

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

(All ayes.)

Adjourned at 7:45 p.m.

Minutes certified by:



/s/ Quentina Rochelle Snowden, CSR-5519  
QRS Court Reporting, LLC  
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