

REGULAR MEETING: City of Pontiac Planning Commission Meeting Minutes on May 4, 2011; City Council Chambers of City Hall, 47450 Woodward Avenue, Pontiac, Michigan 48342

CHAIRPERSON SCOTT CALLED THE MEETING TO ORDER AT 7:03 P.M.

MOMENT OF MEDITATION:

ROLL CALL: PRESENT: Glass, Harmon, Hollis, Jukowski, Pietila, Scott, Turpin.

EXCUSED: Stephens.

ABSENT: None.

Mr. James Sabo reported a quorum is present.

ALSO PRESENT: James Sabo, City Planner; Mark J. Hotz, City Attorney

COMMUNICATIONS: Letter from EFM read into the record.

MINUTES FOR REVIEW: April 6, 2011

COMM. PIETILA MADE A MOTION FOR APPROVAL OF THE APRIL 6, 2011 MINUTES AND DEPUTY MAYOR GLASS SUPPORTED.

All in Favor: Ayes: All Nays: None Abstain: None

5.1 PF-11-10 SITE PLAN REVIEW - 154 N. SAGINAW STREET

Applicant: Lafayette Place Lofts, LLC
Kyle Westburg

Request: Site Plan Review for adaptive reuse of the former Sears and Roebuck department store building at 154 N. Saginaw Street in the Pontiac Commercial Historic District. The proposal is mixed-use development with retail tenant spaces on the first floor and residential apartment units above.

Zoning: C-2, Central Business District

Overhead photographs were shown.

Proposed Buildings/Structures/Parking:

Demolition of the following:

- Existing 158 N. Saginaw building (non-contributing building) north of the Sears Building.
- Existing small parking area behind the 158 N. Saginaw building.
- Removal of existing curb & gutter and concrete walk along the Lafayette Street R.O.W from southeast corner of N. Saginaw and Lafayette to the 1936 Sears Building addition.
- Removal of existing sidewalk, ramps, stairs, and loading docks along the 1956 Sears Building addition at N. Perry Street.
- Removal of concrete and former underground tanks behind the 1956 addition.
- Removal of all existing asphalt paving, drive approaches, curb & gutter, and concrete walk along N. Perry Street adjacent to the 1936/1956 additions continuing to Parcel B.
- Removal of existing top soil, vegetation, and ten (10) trees at Parcel B.

New Construction & Buildings:

- New concrete patio area with new storefront entry doors and windows to accommodate future outdoor dining opportunities.
- Install new curb & gutter and concrete walk at southeast corner of Lafayette and N. Saginaw with the addition of 12 new angle parking spaces.
- New 3-story stair tower addition at north side of Sears Building along Lafayette with construction material differentiation in accordance with Secretary of Interior Standards.
- Underground driveway approach along Lafayette to access new (sub grade) lower level 20 car parking area.
- Install new curb & gutter and concrete walk along N. Perry Street at the '36 and '56 additions with new asphalt paving, drive approaches and 16 parking spaces.
- New gated-secured asphalt parking lot proposed for Parcel B.
- Large gated dumpster enclosure and concrete paving in the alley behind 1956 addition.
- New 8,977 sq. ft. of first floor retail space at 154 N. Saginaw former Sears space; 10,647 sq. ft. of new retail space in the 1936 Sears addition; 5,429 sq ft of new retail space in the 1956 addition.

- Twelve (12) new residential apartment units on the first floor; Twenty-three (23) residential units on the second floor; Eleven (11) residential units on the third floor. All units approximately 600 sq. ft. to 900 sq. ft.
- New community area and rooftop gardens on the third floor.

Complete Report and Presentation was submitted by Mr. Sabo, City Planner.

Recommendation:

To approve the proposed Site Plan PF-11-10 Lafayette Place Lofts LLC subject to:

1. Compliance with any City Department or City policy requirements that may arise during the development process.
2. Compliance with the Zoning Ordinance Parking Requirements Section 10.3 for
 - (1) number of parking spaces required for multiple family residential 74 spaces, (2) maneuvering lane width 20 feet, (3) barrier free spaces 4 or, obtain a variance from the Zoning Board of Appeals.
3. Project proposal must be reviewed by the Historic District Commission.
4. In accordance with section 9.3.5 of the Zoning Ordinance, the applicant must maintain the landscaping in good condition so as to present a neat and orderly appearance.

Applicant Kyle Westburg present. Steve Sutton, Representative from Nowak and Fraus - clarified the parking count was adequate for the downtown area, which no requirements are necessary. Any aisle width less than 20 feet is one-way.

Comm. Turpin welcomes the project to Pontiac.

Comm. Pietila commented she met with the applicant and welcomes the project.

Comm. Harmon commented is a nice asset to the city and other issues have been addressed.

Deputy Mayor Glass inquired if approval is not granted by the Historical District what happens. Mr. Sabo indicated it would go before the EFM. Deputy Mayor Glass approves of the project and wants to see it go forward. Applicant Kyle Westburg he has

trim detail. The total square footage of the building is 69,847 sf.

The building amenities include a library, TV lounge, computer room, kitchen, Laundromat, community room, and beauty/barber shop.

A new surface parking lot will be constructed at the west side of the site to service the building. The main entrance will include a semi-circle drop off area. The trash collection operations will be contained within the site.

Complete Report and Presentation was submitted by Mr. Sabo, City Planner.

Recommendation:

To approve the proposed Site Plan PF-11-12 Cooperative Services Incorporated subject to:

1. Compliance with any City Department or City policy requirements that may arise during the development process.
2. Compliance with the Zoning Ordinance Article VII, Schedule of Regulations for rear yard setback requirement of 30 feet, or obtain a variance from the Zoning Board of Appeals.
3. In accordance with section 9.3.5 of the Zoning Ordinance, the applicant must maintain the landscaping in good condition so as to present a neat and orderly appearance.
4. In order to determine compliance with the Woodland Preservation Ordinance, the applicant must provide a current tree survey.
5. The applicant must provide written confirmation that they will not seek any tax exemptions during the life of the structure.

Applicant, Kim Yamasaki, development team is present for presentation and answer any questions. Mr. Yamasaki indicated this project will pay 100 percent of its taxes, low income building for seniors, high quality and green building. This is non-profit organization and they have 54 buildings and has never sold a property.

Comm. Harmon indicated the present location has become a dumping ground and glad to see the project forthcoming.

three (3) residential streets for the same properties related to the re-zoning request above. The streets are Cedardale, Dellwood, & Luther. The entire length of Fulton Street from Woodward to the west hospital property line is proposed for vacation as well. Additionally, the Site Plan Review includes construction of a new pedestrian bridge over Woodward Avenue to connect to the proposed hospital expansion to the new staff parking lot recently approved on the east side of Woodward Avenue.

Zoning: C-0, Office Business District

Overhead photographs were shown.

Proposed Buildings/Structures/Parking/R.O.W Vacation:

Demolition of the following:

- Existing large 1500 car parking structure at south end of the property.
- Existing Fox Center building at the south end of the hospital property.
- Four existing residential structures on Cedardale Avenue owned by the hospital.
- Existing parking areas near Dellwood and Luther Avenues.
- Former portable MRI dock at the North Tower Building.
- Two existing canopies near the current ambulance entry.

Zoning Map Amendment for the following:

- 181 Nebraska, 172 Cedardale, 177 Cedardale, 173 Cedardale, 169 Cedardale
- 19-04-132-028 and 032, 19-04-134-022, 19-04-136-012 and 013 and 014

Street Right of Way Vacation of the following:

(The applicant submitted a right of way vacation application after the deadline of April 4)

- Cedardale Avenue, the east ±162 feet abutting the hospital.
- Dellwood Avenue, the east ±200 feet " "
- Luther Avenue, the east ±87 feet " "
- Fulton Street, entire length ±937 feet from Woodward to Hospital property line.

New Construction Buildings:

- New south patient tower, which is proposed at the former site of the parking structure.
- New patient tower includes 7-stories and 266,000 square feet of floor area.
- The existing Fox Center will be converted to a parking lot area accommodating 355 cars.
- The existing main entry for the hospital will be redesigned.
- The patient drop off area will be reconfigured and shifted south to eliminate the U-turn entrance drive. The new drive will turn south instead of north into a new main entrance/drop off area.
- A new triangular glass panel canopy will cover the main entry.
- A new covered walkway will lead to the new surface lot at the former Fox Center.
- Redesigned service drive is proposed off Bassett with new truck wells and loading dock.
- New emergency room entry drive with new ambulance parking area.
- Redesigned parking area for Miro Center, 27 spaces
- Redesigned parking area for Gustafson Center, 132 spaces
- New medical staff parking area-North Tower, 166 spaces with extra handicapped spaces
- Proposed electrical substation at north side of the property.
- New pedestrian bridge across Woodward connecting recently approved staff parking lot and hospital.

Department of Public Works & Utilities: Relocation of utilities must be done. The applicant has applied for a Mass Grading Permit and a Soil Erosion Permit.

Complete Report and Presentation was submitted by Mr. Sabo, City Planner.

Recommendation:

To approve the proposed Site Plan PF-11-13 St. Joseph Mercy Oakland subject to the following conditions:

5. Compliance with any City Department or City policy requirements that may arise during the development process.

6. Compliance with Department of Public Works requirements related to the Mass Grading and Soil Erosion permits.
7. Relocation of utilities from the Fulton Street r.o.w. as part of vacation requirements.
8. Compliance with the maximum building height requirements or, obtain a variance from the Zoning Board of Appeals
9. Compliance with the Section 9.2.7 for landscape Buffer A or, explanation by applicant for how it meets the requirements of 1 shrub/10 feet at residential property line.
10. In accordance with Article IX of the Zoning Ordinance, Schedule of Regulations, the applicant must conform to the front setback requirement of 25 feet or, obtain a variance from the Zoning Board of Appeals.
11. In accordance with Article IX of the Zoning Ordinance, Schedule of Regulations, the applicant must conform to the building height requirement of 35 feet or, obtain a variance from the Zoning Board of Appeals.
12. In accordance with Section 10.2(i) of the Zoning Ordinance, Parking Requirements, the applicant must conform to the minimum distance requirement of 300 feet or, obtain a variance from the Zoning Board of Appeals.
13. In accordance with section 9.3.5 of the Zoning Ordinance, the applicant must maintain the landscaping in good condition so as to present a neat and orderly appearance.
14. Any action regarding the rights of way vacation will occur at the next meeting.

Commissioners Comments:

Deputy Mayor Glass expressed his excitement about the upcoming facility and would like to utilize the design of the hospital sign throughout Pontiac signage.

Comm. Turpin inquired of the surrounding residences being able to walk to work. Applicant indicated that will have to be explored.

Chairperson Scott thanked the applicant for his work in the city.

No comments: Jukowski, Harmon, Hollis, Pietila,

DEPUTY MAYOR GLASS MADE A MOTION FOR APPROVAL OF THE SITE PLAN AND COMM. PIETILA SUPPORTED.

VOTE: AYES: Glass, Harmon, Hollis, Jukowski, Pietila,
Scott, Turpin.
NAYS: None.
ABSTAIN: None.

Vote 7-0-0 for Approval of the Site Plan.

5.4 - PF-11-14, 551 W. Kennett Road

Applicant: Eternal Mother Temple, Manyam Group
512 N. Franklin Street
Frankenmuth, MI 48734

Request: Special Exception Permit, Site Plan Review for a
religious facility in a R-1B Residential District

Zoning: R-1B Large Lot One Family Dwelling, Residential
District

Overhead photographs were shown.

Proposed Buildings/Structures/Parking:

The proposal is construction of five (5) separate additions to the existing building. The total square footage of all additions will be 4,779 sf. Additions 1-3 consist of minor building changes that include relocating a garage door, extending an entry hall, and creating a storage area at the North Narthex area. The main addition is at the north side of the building and includes a gathering lobby, library-conference room, and kitchen facilities. More specifically, the main addition accommodates construction of an authentic Rajagopuram structure. This structure is described by the applicant as the proper and symbolic spiritual and physical entrance to the existing Eternal Mother Temple building. The Rajagopuram tower will be constructed by special artisans and is made from glass fiber reinforced concrete. The tower is designed as a pass-through structure that is not directly connected to the Temple building. The proposed height of the tower is 54 feet and the width is approximately 32 feet; the depth is approximately 16 feet.

The existing Temple tower will be relocated to the south entry outside the main chapel area. Portions of the existing parking

lot will be demolished and a new parking lot will be constructed.

Special Exception Permit Conditions:

In accordance with section 14.3, Special Exception Permit, the Planning Commission must ensure the following:

1. The proposed use will not adversely affect development of surrounding neighborhood.
2. The site will be readily accessible to Police and Fire protection.
3. The proposed use will not cause undue traffic congestion or movement in the area.
4. The site will provide sufficient off-street parking.
5. The performance standards of Article IX shall be satisfied and the site will conform to the area, height, and bulk standards of Article VII of the Zoning Ordinance.

Complete Report and Presentation was submitted by Mr. Sabo, City Planner.

Recommendation:

To approve the proposed Special Exception Permit PF-11-14, Eternal Mother Temple subject to the following conditions:

1. Compliance with any City Department or City policy requirements that may arise during the development process.
2. The applicant must provide an on-site trash receptacle with screen walls and a gate in accordance with section 9.2.5 of the Zoning Ordinance.
3. The applicant must provide a non-residential screen wall or landscape buffer type "A" between the non-residential land use and the residential zone district in accordance with Section 9.2.2 of the Zoning Ordinance.
4. The applicant must provide a non-residential wall or landscape buffer type "A" between the proposed parking area of the church and the adjacent public right-of-way on Kennett in accordance with Section 9.2.8 of the Zoning Ordinance.
5. In accordance with section 9.3.5 of the Zoning Ordinance, the applicant must maintain the landscaping in good condition so as to present a neat and orderly appearance.

Applicant, Pravene Manyam agreed with the presentation as presented.

lots have been acquired and rezoned. The Future Land Use map shows these previous residential lots as part of the existing St. Joseph Mercy Oakland campus. The proposed re-zoning is consistent with previous practices and with the intent of the Master Plan and will foster the type of land use identified as appropriate for the Office/Hospital/Healthcare designation.

Complete Report and Presentation was submitted by Mr. Sabo, City Planner.

Recommendation:

To approve the proposed re-zoning request PF-11-17 St. Joseph Mercy Oakland and recommend approval to the Pontiac City Council subject to the following conditions:

1. Compliance with any City Department or City policy requirements that may arise during the development process.

Applicant Westburg agreed with the presentation as presented.

CHAIRPERSON SCOTT DECLARED PUBLIC HEARING OPEN.

None.

CHAIRPERSON SCOTT DECLARED PUBLIC HEARING CLOSED.

Commissioners' Comments:

Comm. Turpin suggested access be made for the surrounding residences to be able to walk to the hospital. Applicant indicated the landscape barrier was provided privacy for the residences, but will consider the suggestion.

Comm. Hollis referred to the previous project where the applicant indicated 300 jobs would be available and she thanked the applicant for the job openings.

Deputy Mayor Glass commented that in the future plan will be dialogue with the hospital to encourage the employees to relocate to the City of Pontiac.

Mayor Jukowski commented this project would be a catalyst for future projects.

No comments: Pietila, Harmon.

Pontiac to voice their concerns, attend their CDC meetings and get proactive to do what the citizens must do.

Debbie Linky inquired if an environmental impact study has been conducted. Mr. Sabo commented the project has to meet the zoning requirements and what is currently in Plymouth is not what has been proposed for the Pontiac location.

Elsie Burton, commented there is a park where the children play and this project does not fit well with children playing. Ms. Burton is appalled that the project has been approved and the citizens did not have a voice.

Peter Linky, frustrated that the officials who need to hear their comments are not present this evening. Mr. Linky indicated it's disturbing to see this property be used for an unhealthy environment and a lot of damage will be done. Mr. Linky encouraged the commissioners to get the attention of the EFM to reconsider his decision and requested a large bond be placed on the applicant for upcoming damages for the city.

William Crude, 82 Myra Avenue, used to live across the street from Mr. Turpin and the neighborhood is very nice and to put a dump site in this area is not welcomed.

Brenda Greenwald, commented she does not want to see a dump there and their lives need to be considered.

Elizabeth, 1078 Dover, commented the area is surrounded by very nice buildings and to bring this project to Washington Park is not a place for this kind of activity. The City is bringing in all these new projects to Pontiac and then to put this project in the middle of these new projects and beautiful area is mind boggling.

Denise Hatter, Washington Park, indicated no normal person would want to live next to this proposed site and who are they to call when the applicant violates. Mr. Sabo indicated Building Department. Ms. Hatter commented it is easy to make decisions when the decisions do not affect you and you do not live in the area. Ms. Hatter inquired why the denial was overridden by the EFM. Chairperson Scott indicated that is why he read the letter at the beginning of the meeting.

Karen Crude, 82 Myra, she owns two properties in the area and very concerned with the unwanted project. The area is quiet, it

has a bike trail and the new bridge and a dumping site is not wanted in that area.

Rosalind Harris, Beechwood, received a letter two weeks ago regarding 1211 Colony Lane and the reason no one showed up for that project because there are a lot of renters in that area. She also indicated she pays an association fee and she is very concerned about the proposed project.

CHAIRPERSON SCOTT DECLARED PUBLIC COMMENTS CLOSED.

Other Items: McKenna Presentation by Mr. Bruckner. Working on Zoning Ordinance with a committee. A completed first draft is completed. Four major accomplishments were to make the ordinance more clear, incorporate place building principles, to simplify the process, cutting edge modern state of the art ordinance. A full slide presentation was presented for the Commissioners' consideration.

Mayor Jukowski inquired if the PDF presentation incorporated onto the city's website. Presenter indicated yes. Mayor Jukowski concerned with detailed and concise definitions of different uses. Presenter indicated it is more clear and detailed, but not every single use is identified, but it is categorized clearly. The ordinance is its first draft form and input is welcomed. Copies will be given to all commissioners.

Deputy Mayor Glass inquired of the timeline process or the next step. Presented indicated unsure. Mr. Sabo indicated changes were recently made by the EFM and the process remains the same.

Comm. Turpin commented it is a laborious process and the citizens should be involved and posting on the website would help that process.

Chairperson Scott thanked Nowak and Fraus for the presentation.

No comments: Hollis, Pietila.

Tentative Agenda: June 1, 2011.

Public Comment: Ron Gaye, 146 West Lawrence, proposal to change the loop signs on Woodward to read Wide Track is his proposal and not sure of his next step. Mr. Sabo unsure if the matter should be presented before this Board. Mayor Jukowski asked Mr. Gaye to send him an e-mail detailing exactly what he wants to present before the Council. Mayor Jukowski commented that his

first impression of this was that the name would be changed, which would cause problems, but his understanding now is that the name will not be changed, just a historical designation. Further discussion was had concerning the loop, Woodward and Wide Track designations.

All in Favor: Ayes: Turpin, Scott, Jukowski, Hollis, Harmon, Glass.

Nays: Pietila.

Abstain: None

Commissioners' Comments: Comm. Turpin feels it's very disheartening to make decisions on the Planning Commission when you have someone sitting over you making decisions based on other factors.

Comm. Pietila commented it was nice to see all the citizens at this meeting tonight, but wanted to know where they were when the bus went to Lansing. Comm. Pietila commented the city needs pro-active movement.

Comm. Hollis agreed it is disheartening as a volunteer to try to do what is best for the citizens of Pontiac. Comm. Hollis indicated several cases were sent back to the CDC for the citizens consideration and to receive this letter today from the EFM dismissing their power is very disheartening. She has served on the Planning Commission for several years and dislikes the way the EFM is handling his authority in the City of Pontiac and believes in her opinion he does not care about Pontiac. She cares about what she does and would like to know what is going on in her district before it happens. She feels it's a disgrace to come into Pontiac and take away the elected officials positions. She feels he needs to leave the city.

Deputy Mayor Glass encouraged the citizens to stay focused on the positive activity going on in the city and encouraged his colleagues not to be discouraged and stay positive with hope to see the city through this journey.

Deputy Mayor Glass inquired if a proposal has an adversarial negative impact on a community is that an official reason for denial. Mr. Sabo indicated in some cases they are compelled to approve a proposal if it meets all requirements.

Deputy Mayor Glass commented that the Planning Commission's recommendation on the project in Washington Park has snowballed

into a great deal of confusion and the recommendation to defer was not made in malice, but encouraged more research on the issue.

Chairperson Scott commented Mr. Stampfler was well rehearsed before he came to Pontiac and believes he is traveling on the wrong road and will be out of the city in the near future. Chairperson Scott commended the Planning Commissioners on a job well done and encouraged everyone to be strong and don't give up the fight.

Mayor Jukowski indicated he is pleased with Mr. Sabo's work. Mayor Jukowski indicated there is a difference between a recycling facility and a defacto transfer station and he feels what they have approved is not a pleasant facility coming into the gateway of the city. Mayor Jukowski is appalled by the EFM instructing Mr. Sabo not to communicate with the Planning Commission. He feels it was a very unwise decision in light of all the circumstances. The EFM does not care about the City and approved the facility. Community input keeps a lot of things out of Oakland County. Mayor Jukowski commented that after all this is blown over, he believes the Planning Commission and Mr. Sabo will have a great working relationship.

Adjournment: 9:40 p.m.