

1 MEETING: City of Pontiac Planning Commission Meeting
2 Minutes on Wednesday, July 6, 2016, Pontiac City Hall,
3 48450 Woodward Avenue, Pontiac, Michigan 48342
4
5 COMMISSIONERS: Dayne Thomas, Chairman
6 Ashley Fegley, Vice-Chair
7 Ms. Lucy Payne
8 Mayor Deirdre Waterman
9 Ms. Hazel Cadd
10 Mr. Christopher Northcross
11 Ms. Mona Parlove
12
13 FROM THE CITY: C. James Sabo, City Planner
14 Derek Dowdell, City Planner
15
16 CHAIRMAN THOMAS CALLED THE MEETING TO ORDER AT 6:32 P.M.
17
18 ROLL CALL:
19
20 PRESENT: Chair Dayne Thomas, Comm. Lucy Payne,
21 Comm. Ashley Fegley, Comm. Hazel Cadd
22 Comm. Deirdre Waterman
23
24 EXCUSED: None.
25
26 ARRIVED LATE: Comm. Mona Parlove,
27 Comm. Christopher Northcross
28
29 Mr. Sabo reported a quorum present.
30
31 COMMUNICATIONS: None.
32
33 MINUTES FOR REVIEW: June 1, 2016
34
35 COMM. WATERMAN MADE A MOTION TO ACCEPT THE MINUTES
36
37 COMM. FEGLEY SECONDED
38
39 VOTE: AYES: Payne, Fegley, Cadd, Northcross, Waterman,
40 Thomas
41 NAYS: None
42 ABSTAIN: None
43
44 Vote 6-0-0 motion carries
45

1 PUBLIC HEARING AND SITE PLAN REVIEW - SPECIAL EXCEPTION
2 PERMIT COMMUNITY SERVICE FACILITY, SHELTER

2

PROPERTY ADDRESS: 46264 Woodward Avenue

3 LOCATION: Parcel Number 14-33-106-004

4 APPLICANT: Monarch Wings, Karen Sommerville

5 Presentation of facts given by Mr. Sabo

6 Ms. Karen Sommerville, 124 Illinois, Pontiac, Michigan,
7 introduced herself and stated that the report has been
8 updated from saying women and children to just women. She
9 also stated that, per the Mayor's recommendation, they
10 personally went and greeted every neighbor whose property
11 touches this project.

9

COMM. WATERMAN ASKED IF THEY WERE PURCHASING THE BUILDING.

10

Ms. Sommerville answered that there was a purchase agreement
11 that they released themselves from due to it being tabled.

11

12 COMM. PAYNE ASKED IF THEY HAVE EMPLOYEES AND WHAT ENTRANCE
13 WOULD THEY USE.

13

Ms. Sommerville answered that they will have a skeletal
14 staff that will use the drive off of Woodward.

14

15 COMM. PAYNE ASKED HOW MANY PARKINGS SPACES THERE ARE.

16 Ms. Sommerville answered that there are five.

17 COMM. PAYNE ASKED IF THEY WERE ABLE TO VISIT ST. VINCENT OR
18 THE LIGHTHOUSE.

18

Ms. Sommerville answered that they were not, that the school
19 is on vacation and she was unable to contact the church.

19

20 COMM. PAYNE ASKED FOR THE NUMBER OF EMPLOYEES.

21 Ms. Sommerville answered that there would be five on site
22 and one offsite.

22

COMM. PAYNE STATED THAT HER ONLY CONCERN WOULD BE THAT IT IS
23 SO CLOSE TO THE CHURCH AND THE LIGHTHOUSE.

23

24 CHAIR THOMAS INQUIRED ABOUT FINANCING.

25 Ms. Sommerville answered that the home is being purchased by
an individual and that so far there have been private donors

1 but they are expanding to include corporate sponsorships,
2 grants, foundation money, that kind of thing.

3 CHAIR THOMAS INQUIRED AS TO WHY THIS HOME AS OPPOSED TO A
4 COMMERCIAL BUILDING.

5 Ms. Sommerville answered that they are emulating the model
6 in Nashville that has a 20-year success track record.

7 CHAIR THOMAS ASKED THE APPLICANT TO EXPLAIN WHO THE WOMEN
8 WOULD BE.

9 Ms. Sommerville explained they would be women that were
10 involved in human trafficking who have had complex abuse.

11 CHAIR THOMAS INQUIRED AS TO WHERE THE WOMEN ARE LIVING RIGHT
12 NOW.

13 Ms. Sommerville answered they are in jails, rehab centers,
14 shelters and some are on the street.

15 CHAIR THOMAS ASKED ABOUT THE NASHVILLE MODELS, IF THEY HOUSE
16 FIVE TO SEVEN PEOPLE

17 Ms. Sommerville answered affirmatively and gave detail on
18 the Nashville models.

19 CHAIR THOMAS INQUIRED ABOUT WHAT THE WOMEN WILL DO FOR
20 RECREATION.

21 Ms. Sommerville answered socialization such as parks and
22 museums, art therapy, job skills and life skills.

23 CHAIR THOMAS ASKED THE APPLICANT IF IT WAS APPROVED, WHAT
24 THE TIMELINE WOULD BE.

25 Ms. Sommerville answered, if they get their grant award,
their target start date would be October 1st, if not, they
will continue to fundraise.

26 CHAIR THOMAS ASKED HOW THEY PICK SIX WOMEN OUT OF THE
27 HUNDREDS.

28 Ms. Sommerville answered that they are in contact with many
29 organizations and law enforcement and that they will become
30 advocates for the others and connect them to services.

31 CHAIR THOMAS OPENED THE PUBLIC HEARING.

32

- 1 Mr. Robert Gosselin, Oakland County Commissioner, who
2 resides in Troy, Michigan, spoke in support of the project.
- 3 Ms. Stephanie Vejias (sp.), a pastor in Pontiac, who resides
4 in White Lake spoke in favor of the project.
- 5 Patricia Divelbiss, co-founder of Monarch Wings, who resides
6 in Berkley, Michigan explained the need for such a program.
- 7 Jessica Kielkoph, resident of Pontiac, spoke in favor of the
8 project.
- 9 Mr. David Bowman, 19 S. Perry, Pontiac, MI, also a County
10 Commissioner indicated that him as well as a number of
11 residents are opposed to the project.
- 12 Ms. Regina Press, 55 Cottage, Pontiac, MI, spoke in
13 opposition to the project.
- 14 Dorothy Johnson, 55 Cottage St., Pontiac, MI, spoke in
15 opposition to the project.
- 16 Alex Resnick, 237 Ottawa, Pontiac, MI, spoke in favor of the
17 project.
- 18 Barbara Roush, 35290 Front Blvd., Oakland Twp., MI indicated
19 that she is on the Board of Directors with Ms. Sommerville
20 and that they would be good neighbors.
- 21 Mr. Sabo read a few letters from residents in favor of the
22 project.
- 23 Ms. Press asked the Applicant to explain what a typical day
24 would be like in the home.
- 25 Ms. Sommerville complied with that request.
- 19 CHAIR THOMAS CLOSED THE PUBLIC HEARING
- 20 COMM. NORTHCROSS INDICATED HE FEELS IT IS A MUCH-NEEDED
21 PROGRAM, YET THE AREA IS STRUGGLING FOR IDENTITY AND
22 WONDERED IF THERE COULD BE A COMPROMISE.
- 23 COMM. CADD ALSO EXPRESSED CONCERN OVER THE CHOSEN AREA AND
24 ASKED IF THEY WOULD PUT ONE IN TROY OR IF THEY WOULD WORK
25 WITH OTHER PROGRAMS.
- 26 COMM. WATERMAN STATED THAT THE BOARD DOES SUPPORT THE
27 PRINCIPLE OF THE PROGRAM, YET THEY ARE HERE TO DECIDE ON
28 WAIVING THE DENSITY REQUIREMENT AND ALSO EXPRESSED CONCERN
29 OVER WOODWARD AVENUE BEING A NURTURING ENVIRONMENT.

1 COMM. PAYNE INDICATED SHE SUPPORTS THE PROGRAM AND HAS
2 WORKED WITH SIMILAR ENDEAVORS, YET FEELS THAT THE AREA ISN'T
3 A GOOD FIT FOR IT.

3 COMM. FEGLEY INDICATED THAT SHE, TOO, SUPPORTS THE PROGRAM
4 BUT FEELS ANOTHER AREA THAT IS NOT SO DENSELY POPULATED
5 WOULD BE BETTER. THEN SHE ASKED WHAT THEY DO WHEN THE WOMEN
6 RELAPSE OR HAVE A PROBLEM WITH THE THERAPY.

5 CHAIR THOMAS INDICATED THAT IT IS A NOBLE CAUSE BUT PONTIAC
6 CAN'T REHABILITATE THE WORLD AND INDICATED ANOTHER LOCATION
7 WOULD BE BETTER.

7 COMM. NORTHCROSS MOVED TO CONSIDER CONDITIONS FOR APPROVAL
8 OF THE SITE PLAN AND SPECIAL EXCEPTION PERMIT FOR A
9 COMMUNITY SERVICE FACILITY SHELTER, PF-16-34, BASED ON
10 REASONABLE COMPLIANCE WITH THE PONTIAC FUTURE LAND USE PLAN
11 AND BASED ON REASONABLE COMPLIANCE WITH SPECIAL EXCEPTION
12 PERMIT STANDARDS SECTION 6.303; AND SUBJECT TO THE FOLLOWING
13 CONDITIONS:

11 1. OBTAIN A SEPARATION WAIVER FOR THE DEVELOPMENT STANDARDS
12 FOR SPECIFIC USE, SECTION 2.523, FOR PROXIMITY TO OTHER
13 COMMUNITY SERVICE FACILITY USES AND PROXIMITY TO A PAROCHIAL
14 SCHOOL.

13 2. COMPLIANCE WITH CITY OF PONTIAC BUSINESS LICENSING
14 REQUIREMENTS.

14 3. COMPLIANCE WITH DEPARTMENTAL REQUIREMENTS FOR FIRE CODE,
15 BUILDING CODE, AND WATER RESOURCE COMMISSIONER.

15 COMM. WATERMAN SECONDED

16 VOTE: AYES: None
17 NAYS: Payne, Fegley, Cadd, Northcross,
18 Waterman, Thomas
19 ABSTAIN: Parlove

19 Vote 0-6-1 motion fails

20 LOT SPLIT APPLICATION

21 PF-16-45

22 PROPERTY ADDRESS: 31 Collingwood Street
23 LOCATION: Parcel Number 14-33-207-019

23 APPLICANT: Community Housing Network, Inc.

24 Presentation of facts given by Mr. Dowdell

25 Mr. Joe Owens, for Community Housing Network, Inc., stated

1 that they're splitting one lot into two to build new homes.
2 COMM. NORTHCROSS INDICATED NEW HOMES ARE MUCH NEEDED AND
3 INQUIRED ABOUT THE SEPARATION BETWEEN HOUSES.

4 Mr. Owens indicated that there needs to be five feet between
5 and 25 feet setback from the sidewalk and that all of the
6 homes will comply.

7 COMM. CADD INQUIRED OF THE APPLICANT HOW MANY HOMES THEY
8 WILL BUILD.

9 Mr. Owens indicated they've built over a hundred and
10 currently are proposing to build 12.

11 COMM. CADD ASKED IF ALL 12 ARE ON COLLINGWOOD.

12 Mr. Owens indicated they are not, they are in the
13 neighborhood.

14 COMM. WATERMAN INDICATED THAT SHE IS FAMILIAR WITH COMMUNITY
15 HOUSING NETWORK AND COMMENDS THEIR EFFORTS.

16 COMM. PARLOVE INQUIRED ABOUT THE SQUARE FOOTAGE OF THE HOMES
17 THEY ARE PROPOSING TO BUILD.

18 Mr. Owens indicated 1,200 to 1,860 square feet.

19 COMM. PARLOVE INDICATED THAT THERE IS A DEMAND FOR THESE
20 HOMES.

21 COMM. PAYNE INQUIRED IF THE PLANNING DEPARTMENT IS
22 MONITORING THE BUILDING OF THESE HOMES.

23 Mr. Sabo answered affirmatively.

24 COMM. PAYNE INQUIRED IF THEY CONSIDERED BUILDING DUPLEXES.

25 Mr. Owen answered negatively.

26 CHAIR THOMAS INDICATED THAT HE AGREES WITH THE MAYOR, THAT
27 THE HOMES THEY'VE BUILT ARE WELL MAINTAINED AND THANKED THEM
28 FOR COMING IN.

29 COMM. FEGLEY MOVED TO APPROVE THE LOT SPLIT FOR PF-16-45,
30 31 COLLINGWOOD AVE., SIDWELL # 14-33-207-019, SUBJECT TO THE
31 FOLLOWING CONDITION LISTED:
32 APPROVAL BY THE ZONING BOARD OF APPEALS FOR A DIMENSIONAL
33 VARIANCE OF 43 SQ FT.

34 COMM. PARLOVE SECONDED.

1 VOTE: AYES: Payne, Fegley, Cadd, Northcross, Waterman,
Thomas, Parlove
2 NAYS: None
ABSTAIN: None
3
Vote 7-0-0 motion carries
4
LOT SPLIT APPLICATION
5
PF-16-57
6
PROPERTY ADDRESS: 212 Willard Street
7
LOCATION: Parcel Numbers 14-33-208-040,
8 14-33-208-004, 14-33-208-005,
14-33-208-006
9
APPLICANT: Community Housing Network, Inc.
10
Presentation of facts given by Mr. Dowdell
11
COMM. NORTHCROSS VOICED CONCERN ABOUT OVERCROWDING OF THE
12 HOMES.
13 Mr. Owens indicated that they will be 25 feet from the
sidewalk and that the yards are still a decent size.
14
COMM. WATERMAN INQUIRED IF THERE IS A CERTAIN DENSITY
15 REQUIRED FOR THEIR FUNDING.
16 Mr. Owens indicated that he was not sure.
17 COMM. PARLOVE INDICATED THAT SHORTER LOTS ARE BECOMING MORE
DESIRABLE IN THE HOUSING MARKET.
18
COMM. FEGLEY AGREED WITH COMM. NORTHCROSS, IN THAT SHE WOULD
19 RATHER SEE THREE HOMES INSTEAD OF FOUR IN THE AREA AND ASKED
WHAT THE DEPTH OF THE RANCHES ARE.
20
Mr. Owens answer they are 30 feet long, usually about 26
21 feet wide.
22 COMM. WATERMAN MADE A MOTION RECOMMENDATION TO APPROVE THE
LOT SPLIT FOR PF-16-57, 212 WILLARD, SIDWELL #14-33208-040,
23 14-330208-004, 14-33-208-005 AND 14-33-208-006, SUBJECT TO
THE FOLLOWING CONDITIONS LISTED BELOW:
24 1. APPROVAL BY THE ZONING BOARD OF APPEALS FOR DIMENSIONAL
VARIANCES FOR PARCEL A; 588 SF VARIANCE FOR LOT AREA AND 19
25 FT VARIANCE LOT WIDTH.
2. APPROVAL BY THE ZONING BOARD OF APPEALS FOR DIMENSIONAL

1 VARIANCES FOR PARCEL B: 588 SF VARIANCE FOR LOT AREA AND
19 FT VARIANCE FOR LOT WIDTH.

2 3. APPROVAL BY THE ZONING BOARD OF APPEALS FOR DIMENSIONAL
VARIANCE FOR PARCEL C: 9 FT VARIANCE LOT WIDTH.

3 4. APPROVAL BY THE ZONING BOARD OF APPEALS FOR DIMENSIONAL
VARIANCES FOR PARCEL D; 1,068 SF VARIANCE FOR LOT AREA AND
4 8 FT VARIANCE LOT WIDTH.

5 COMM. PARLOVE SECONDED.

6 VOTE: AYES: Payne, Fegley, Cadd, Waterman, Thomas,
Parlove
7 NAYS: Northcross
ABSTAIN: None
8

9 Vote 6-1-0 motion carries

10 SITE PLAN REVIEW - STORAGE BUILDING

11 PF-16-52

12 PROPERTY ADDRESS: 121 E. Montcalm Street

13 APPLICANT: Jimenez Tires

14 Presentation of facts given by Mr. Sabo

15 Ms. Jimenez, 155 Avon Road, Rochester Hills, Michigan
introduced herself representing the owner and indicated that
they wanted the building for the workers and to store tires,
16 so they're not left outside.

17 COMM. NORTHCROSS INQUIRED IF THERE WOULD BE A PROBLEM WITH
THE LANDSCAPING REQUIREMENTS.

18 Ms. Jimenez responded negatively.

19 COMM. CADD INDICATED THAT SHE IS A LOYAL CUSTOMER AND THAT
20 THE EXPANSION WOULD BE GREAT FOR THE OWNERS, THE CITY AND
THE EMPLOYEES.

21 COMM. PARLOVE INDICATED SHE SUPPORTS THEIR REQUEST.

22 COMM. PAYNE INQUIRED IF THEY BACK UP TO ANY HOMES.

23 Ms. Jimenez responded negatively.

24 COMM. PAYNE INQUIRED ABOUT THE COLOR OF THE BUILDING.

25 Ms. Jimenez indicated they weren't sure yet but they would

1 like to match their building's colors and also that they are
2 getting business from Bloomfield Hills and want to make it
3 look as nice as possible.

3 COMM. NORTHCROSS MOTIONED TO APPROVE THE SITE PLAN REVIEW
4 FOR PF-16-52 AT 121 EAST MONTCALM, SUBJECT TO COMPLIANCE
5 WITH THE ZONING ORDINANCE STANDARDS LIST HERE:
6 1. COMPLIANCE WITH SECTION 4.406 AND SECTION 4.407, GENERAL
7 LANDSCAPING AND STREET FRONTAGE LANDSCAPING WITH 1,239
8 SQUARE FEET OF LANDSCAPING MATERIALS AND FOUR STREET TREES,
9 2. COMPLIANCE WITH ALL BUILDING CODE, FIRE CODE, WATER
10 RESOURCE COMMISSIONER AND CITY OF PONTIAC BUSINESS LICENSING
11 REQUIREMENTS.

12 COMM. CADD SECONDED.

13 VOTE: AYES: Payne, Fegley, Cadd, Waterman, Thomas,
14 Parlove, Northcross
15 NAYS: None
16 ABSTAIN: None

17 Vote 7-0-0 motion carries

18 SEVERAL COMMISSIONERS SPOKE ON DIFFERENT ISSUES.

19 COMM. WATERMAN MOVED TO ADJOURN.

20 COMM. PARLOVE SUPPORTED.

21 ADJOURNMENT: 8:46 P.M.

22

23

24

25

