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CITY OF PONTIAC

PLANNING COMMISSION

WEDNESDAY, AUGUST 1, 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:

Vernon Gustafsson, Planning Manager
Jane Bias-DiSessa, Deputy Mayor

MEMBERS OF THE PUBLIC ADDRESSING THE PLANNING
COMMISSION:

Ann Marie Durand

MINUTES RECORDED BY:

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

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

3 ROLL CALL (PRESENT):

4 Dayne Thomas, Chairman

5 Ashley Fegley, Vice Chair

6 Mayor Deirdre Waterman, Commissioner

7 Christopher Northcross, Commissioner

8 Lucy Payne, Commissioner

9 Hazel Cadd, Commissioner

10 Mona Parlove, Commissioner

11 CHAIR THOMAS: Good evening. Welcome
12 to the Pontiac City Planning Commission for
13 Wednesday, August the 1st, 2018, 6:30 p.m. We have
14 a light docket tonight. Technically there's just
15 one item on the agenda, and so it's a short list of
16 official business. But moreover, it's been tabled
17 until next month at the request of Petitioner. So
18 nevertheless it's a public hearing, and we will
19 engage the public that's here to offer their
20 comments if they wish to do so.

21 So as I always like to do, I would
22 like to introduce the Commissioners to those who are
23 watching and anyone that's in the audience, so as I
24 go to my far left I'd like to introduce Commissioner
25 Christopher Northcross.

1 COMMISSIONER NORTHCROSS: Good
2 evening, everyone.

3 CHAIR THOMAS: Adjacent to him is
4 Commissioner Hazel Cadd, being seated as we speak.

5 COMMISSIONER CADD: Good evening.

6 CHAIR THOMAS: Honorable Mayor Dr.
7 Deirdre Waterman. Immediately to my left is new
8 City Planner, Vern Gustafsson. Do you -- is it
9 Gustafsson, Gustafsson is the way you prefer or --

10 MR. GUSTAFSSON: Gustafsson.

11 CHAIR THOMAS: Gustafsson.

12 MR. GUSTAFSSON: Close enough.

13 CHAIR THOMAS: The first official
14 meeting of the Pontiac Planning Commission for Vern,
15 so we welcome you.

16 MR. GUSTAFSSON: Thank you.

17 CHAIR THOMAS: Best of luck, let us
18 know how we can help you and we look forward to your
19 technical support and help. So --

20 MR. GUSTAFSSON: Thank you very much.
21 Look forward to it.

22 CHAIR THOMAS: Thank you. To my far
23 left -- or far right is Commissioner Mona Parlove.

24 COMMISSIONER PARLOVE: Good evening.

25 CHAIR THOMAS: And then Commissioner

1 Lucy Payne.

2 COMMISSIONER PAYNE: Good evening.

3 CHAIR THOMAS: To my immediate right
4 is Vice Chair Ashley Fegley and I'm Dane Thomas,
5 Chairman. And walking in right now I'd like to
6 welcome Honorable Deputy Mayor Jane Bias-DeSessa.

7 And, so without further ado, Mr. --
8 you know, for what it's worth I was -- lived in Asia
9 for awhile and we had a guy named Mark Gustafsson,
10 so it's hard for me -- it's implanted in my mind --

11 MR. GUSTAFSSON: That's fine.

12 CHAIR THOMAS: Gustafsson. I'll work
13 it out. But anyhow. So we're going to ask you to
14 call roll call, please.

15 MR. GUSTAFSSON: Roll call. Let's
16 see. Mayor Waterman.

17 MAYOR WATERMAN: Yes.

18 MR. GUSTAFSSON: Commissioner Payne.

19 COMMISSIONER PAYNE: Present.

20 MR. GUSTAFSSON: Commissioner Parlove.

21 COMMISSIONER PARLOVE: Present.

22 MR. GUSTAFSSON: Commissioner

23 Northcross.

24 COMMISSIONER NORTHCROSS: Present.

25 MR. GUSTAFSSON: Commissioner Cadd.

1 COMMISSIONER CADD: Present.

2 MR. GUSTAFSSON: Vice Chair Fegley.

3 VICE CHAIR FEGLEY: Present.

4 MR. GUSTAFSSON: And Chair Thomas.

5 CHAIR THOMAS: I am present. Thank
6 you.

7 MR. GUSTAFSSON: We have a Quorum.

8 CHAIR THOMAS: Okay. Thank you very
9 much.

10 MR. GUSTAFSSON: All seven.

11 CHAIR THOMAS: Very good. Next up we
12 have communications. If you'd like to present.

13 (Presentation of facts given by Mr.
14 Gustafsson.)

15 COMMISSIONER NORTHCROSS: That's at
16 248 South Telegraph?

17 MR. GUSTAFSSON: That's correct.

18 COMMISSIONER NORTHCROSS: Okay. Thank
19 you.

20 CHAIR THOMAS: So other than the
21 communication, no action required?

22 MR. GUSTAFSSON: No.

23 CHAIR THOMAS: Okay. All right.

24 MR. GUSTAFSSON: Just for your
25 information.

1 CHAIR THOMAS: Okay. That's good.

2 Thank you for that report.

3 So minutes for review, I always like
4 to kind of go in a predictable order, and so to my
5 far left we shall go to Christopher -- Commissioner
6 Christopher Northcross.

7 COMMISSIONER NORTHCROSS: No comments.

8 CHAIR THOMAS: Okay. Commissioner
9 Cadd?

10 COMMISSIONER CADD: None for me
11 either. Thank you.

12 CHAIR THOMAS: Mayor Waterman, please.

13 MAYOR WATERMAN: I have no
14 corrections.

15 CHAIR THOMAS: Okay. Thank you.
16 Commissioner Parlove?

17 COMMISSIONER PARLOVE: Nothing on my
18 end.

19 CHAIR THOMAS: Commissioner Payne?

20 COMMISSIONER PAYNE: No corrections.

21 CHAIR THOMAS: Commissioner -- Vice
22 Chair Fegley?

23 VICE CHAIR FEGLEY: No comment.

24 CHAIR THOMAS: And I have no
25 recommendations or changes or modifications either.

1 So may I have a motion for -- to approve the
2 minutes.

3 COMMISSIONER PARLOVE: I make a
4 motion.

5 CHAIR THOMAS: Support?

6 COMMISSIONER CADD: I support.

7 CHAIR THOMAS: Okay. We have a motion
8 and support. All in favor say "Aye."

9 (All ayes.)

10 CHAIR THOMAS: Passes unanimously.

11 MR. GUSTAFSSON: Okay. Want me to do
12 a roll call on this?

13 CHAIR THOMAS: Well, yeah, go ahead
14 and do the roll call.

15 MR. GUSTAFSSON: Commissioner Cadd.

16 COMMISSIONER CADD: Yes.

17 MR. GUSTAFSSON: Commissioner
18 Northcross.

19 COMMISSIONER NORTHCROSS: Yes.

20 MR. GUSTAFSSON: Commission Parlove.

21 COMMISSIONER PARLOVE: Yes.

22 MR. GUSTAFSSON: Commissioner Payne.

23 COMMISSIONER PAYNE: Yes to approve.

24 MR. GUSTAFSSON: Okay. Mayor

25 Waterman.

1 MAYOR WATERMAN: Yes.

2 MR. GUSTAFSSON: Vice Chair Fegley.

3 VICE CHAIR FEGLEY: Yes.

4 MR. GUSTAFSSON: And Chair Thomas.

5 CHAIR THOMAS: Yes. Yes to approve.

6 MR. GUSTAFSSON: Passes unanimously,

7 seven votes.

8 CHAIR THOMAS: Okay. Very good.

9 Thank you.

10 Okay. To the formal official petition
11 for tonight. We have PVSA 18-04, it's a vacation of
12 a street alley at 94 Dwight, and Mr. Gustafsson --
13 Gustafsson will present. I'm going to get that
14 right.

15 MR. GUSTAFSSON: It's okay.

16 COMMISSIONER PARLOVE: He's going to
17 call you Tomas.

18 CHAIR THOMAS: Okay. Thank you very
19 much.

20 PVSA 18-04 Vacation of Street Alley.

21 PROPERTY ADDRESS: 94 Dwight.

22 PARCEL NO: 64-14-30-476-002

23 APPLICANT: Saylor's Landing Development

24 CURRENT ZONING: R-2 Two-Family Dwelling

25 INTENDED USE: Multi-Family Unit

1 Dwelling

2 (Presentation of facts provided by Mr.
3 Gustafsson.)

4 CHAIR THOMAS: Okay. Usually as kind
5 of a piece of protocol that we normally follow,
6 usually what we do is go to my fellow Commissioners
7 for their comments and questions. Of course, the
8 Petitioner isn't here, but I'm still going to follow
9 that procedure. And then after that, they would
10 then be then asking you questions if they have any.

11 MR. GUSTAFSSON: Sure.

12 CHAIR THOMAS: And after that then
13 we'll open up to public comments. Then we'll close
14 the public comments, see if there's any further
15 discussion amongst the Planning Commissioners, and
16 then -- do we need to seek a motion to table? I
17 mean it has technically been tabled, I guess, but do
18 we need to motion it?

19 MR. GUSTAFSSON: I would say yes,
20 let's make a motion to table this application for
21 vacating until further notice, to a day to be
22 determined.

23 CHAIR THOMAS: Okay. All right. With
24 that being said, I'm going to turn it to my fellow
25 Commissioners for any comments of our City Planner,

1 so -- that got me past the enunciating the name and
2 getting it wrong again. So, Commissioner
3 Northcross, please.

4 COMMISSIONER NORTHCROSS: Okay. Just
5 want to make sure that when we bring this back -- if
6 we were to table it, that when we bring it back, it
7 will still be a public hearing?

8 MR. GUSTAFSSON: Yes, we will.

9 COMMISSIONER NORTHCROSS: And that
10 this does not constitute the official public
11 hearing.

12 MR. GUSTAFSSON: No.

13 CHAIR THOMAS: I think one of the
14 things, if I could say, is that the notices have
15 already gone out.

16 MR. GUSTAFSSON: They did.

17 CHAIR THOMAS: And then later on the
18 Petitioner came in. So, inasmuch as they have been
19 notified and inasmuch as they show here, we would be
20 most respectful to allow them to present their case.

21 MR. GUSTAFSSON: Very much so.

22 COMMISSIONER NORTHCROSS: Thank you
23 for that clarification. Other than that, I have no
24 other questions at this time.

25 CHAIR THOMAS: Commissioner Cadd?

1 COMMISSIONER CADD: I have no
2 questions.

3 CHAIR THOMAS: Mayor Waterman.

4 MAYOR WATERMAN: I agree to table.

5 CHAIR THOMAS: Okay. Thank you.

6 Commissioner Parlove?

7 COMMISSIONER PARLOVE: No questions.

8 CHAIR THOMAS: Commissioner Payne?

9 COMMISSIONER PAYNE: Just one question
10 in regards to your -- this is coming back in
11 September, am I correct, you said approximately
12 September?

13 MR. GUSTAFSSON: September, October,
14 we really don't know.

15 COMMISSIONER PAYNE: Okay. October.
16 Then will another notice go out? I want to be clear
17 on that, or the public to be clear on that. Will
18 another for that meeting, another letter go out to
19 the residents that are within the footage area?

20 MR. GUSTAFSSON: 300 feet, yes.

21 What will happen is once the site plan
22 comes in, and we determine, based upon our technical
23 review, that the plans are in proper form for you as
24 a Commission to review, at the same time as site
25 plan review, at that same meeting we will also

1 schedule a public hearing and send out notices for
2 the alley vacation.

3 So at that meeting you would approve
4 or deny, or your recommendation in regards to the
5 vacating the alley, and then we would drop down to
6 another item-related site plan review at the same
7 meeting.

8 So, yes, the public will be notified
9 again within 300 feet of this property for this
10 alley vacation. And they could be making
11 adjustments. I doubt it, but there could be some
12 site adjustments. We don't know.

13 COMMISSIONER PAYNE: Thank you.
14 Appreciate that.

15 CHAIR THOMAS: Good question with
16 regard to whether it would be re-notified.

17 Commissioner Fegley, please.

18 VICE CHAIR FEGLEY: No comments or
19 questions.

20 CHAIR THOMAS: Okay. Thank you. And
21 I'll have no comments either. So without further
22 ado, I'm going to open it up to public comments.

23 So we're open to public comments if
24 you'd like to come forward.

25 MS. DURAND: Do I have to stand up

1 there?

2 CHAIR THOMAS: Please come to the
3 podium. Please state your name and address for the
4 record, please.

5 MS. DURAND: All right. My name is
6 Ann Marie Durand and I'm at 84 Dwight, right, like,
7 two doors down from there.

8 CHAIR THOMAS: Can you pull that
9 microphone down a little bit closer? And say your
10 name once again, please.

11 MS. DURAND: Ann Marie Durand,
12 D-U-R-A-N-D.

13 CHAIR THOMAS: Thank you very much.

14 MS. DURAND: Yes. Thank you. My name
15 is Ann Marie Durand, D-U-R-A-N-D, and I'm at 84
16 Dwight.

17 CHAIR THOMAS: Okay.

18 MS. DURAND: Which is just two houses
19 down from this. First of all, can you explain what
20 it means to vacate -- for vacation, to vacate the
21 alley, what is that going to mean?

22 MR. GUSTAFSSON: What that represents
23 is that once it is determined in regards to the
24 functionality of that alley, we look at utilities
25 and ensuring that the property owners, that their

1 rear properties that butt up to the alley do not
2 have any access to that alley to get in and out of
3 their property. As we know, that between Dwight and
4 Mark Avenue all of the property owners have access
5 on those residential streets to get to their garage
6 or into their home.

7 MS. DURAND: Right.

8 MR. GUSTAFSSON: And, so with that
9 being said, so that is the reason for us to -- an
10 understanding of what they would like to do, they're
11 proposing this alley vacation to accommodate their
12 development in regards to getting in some parking on
13 a portion of their alley.

14 What will happen is that when you
15 vacate the alley, they would get, say, the east half
16 of the ten feet, and the other property owners would
17 get their ten feet based upon the width of their
18 lot, which is typically 40 feet in that area.

19 MS. DURAND: Okay. All right. Great.

20 MR. GUSTAFSSON: Does that make sense?

21 MS. DURAND: Yeah, it does.

22 MR. GUSTAFSSON: Okay.

23 MS. DURAND: Yeah, there is -- the
24 only concern I have is that at the end of that
25 alley -- because it does butt up to some fencing.

1 There is a streetlight, there's one streetlight and
2 I'm wondering how that one streetlight would be
3 maintained.

4 CHAIR THOMAS: In other words, like
5 alley -- actually, it's alley lighting similar --

6 MS. DURAND: It is.

7 CHAIR THOMAS: -- to the street
8 lighting.

9 MS. DURAND: It is. But it's nice
10 that it shines right in my backyard. And as a
11 single woman living in the neighborhood, it's nice
12 to have that light like right there. And it was out
13 for years, and then there was a drive to, you know,
14 put new bulbs into a lot of the city lights and, so
15 that one was relit and it's been really nice having
16 it. So I'm just wondering how it's going to be
17 maintained.

18 CHAIR THOMAS: Fair question. Because
19 we have a light in my alley as well, so I don't know
20 if you --

21 MR. GUSTAFSSON: Probably I would say
22 with the DTE, I'm sure that that's -- well, it's a
23 public right-of-way. We will contact DTE to find
24 out how that works from a standpoint, we can address
25 that with the Applicant and also in our review --

1 MS. DURAND: Okay.

2 MR. GUSTAFSSON: -- to find a specific
3 answer or the correct answer for you.

4 MS. DURAND: Okay.

5 MR. GUSTAFSSON: Yeah.

6 MS. DURAND: And just for the record,
7 the street in back of us is Mark, not Mack.

8 MR. GUSTAFSSON: Oh, Mark.

9 MS. DURAND: Is Mark, yeah.

10 MR. GUSTAFSSON: Sorry.

11 MS. DURAND: That's okay. And --
12 okay. So then that apartment is being -- that
13 apartment building is being --

14 MR. GUSTAFSSON: Renovated into a
15 multiple-family or -- new apartments.

16 MS. DURAND: Okay. Well, that will be
17 nice. It's been a long time.

18 MR. GUSTAFSSON: Yeah.

19 MS. DURAND: It's really a mess.
20 Okay. That's really all I had to say. So I'll be
21 back for the other meeting. Thank you so much.

22 CHAIR THOMAS: Thank you for coming
23 tonight and thank you for your comments on this
24 petition.

25 And so, yes, we look forward to having

1 you back when this goes, technically whether it's
2 September or October, but --

3 MS. DURAND: Okay. All right. I'll
4 be back.

5 CHAIR THOMAS: All right. Thank you
6 very much.

7 MS. DURAND: Thank you.

8 CHAIR THOMAS: Any further public
9 comments with regard to this issue that's on the
10 table or on the agenda right now?

11 Then I'm going to close public
12 comments and unless there's any further discussion
13 amongst my fellow commissioners, or questions, I'll
14 seek a motion, which is to --

15 COMMISSIONER PARLOVE: I would like to
16 make a motion to table this petition until a
17 subsequent time.

18 CHAIR THOMAS: Thank you. May we have
19 support?

20 COMMISSIONER CADD: Support.

21 CHAIR THOMAS: Okay. We have motion
22 and support. Any further comments or questions
23 before we go to roll call? Mr. City Planner, roll
24 call, please.

25 MR. GUSTAFSSON: Mayor Waterman.

1 Approve?

2 MAYOR WATERMAN: Approve.

3 MR. GUSTAFSSON: Okay. Commissioner

4 Payne?

5 COMMISSIONER PAYNE: Yes to table.

6 MR. GUSTAFSSON: Commissioner Parlove?

7 COMMISSIONER PARLOVE: Yes to table.

8 MR. GUSTAFSSON: Commissioner Cadd?

9 COMMISSIONER CADD: Yes to table.

10 MR. GUSTAFSSON: Commissioner

11 Northcross?

12 COMMISSIONER NORTHCROSS: Yes.

13 MR. GUSTAFSSON: Vice Chair Fegley?

14 VICE CHAIR FEGLEY: Yes.

15 MR. GUSTAFSSON: And Chair Thomas?

16 CHAIR THOMAS: Yes to table.

17 MR. GUSTAFSSON: Passed unanimously.

18 CHAIR THOMAS: Okay. Thank you very

19 much.

20 So, as I mentioned at the start, we
21 have a light agenda and that took care of the formal
22 item of official business.

23 So we'll go to now site plan reviews?

24 I'm not sure that we have anything.

25 MR. GUSTAFSSON: No.

1 LOT SPLITS: (NONE.)

2 NEW BUSINESS: (NONE.)

3 UNFINISHED BUSINESS: (NONE.)

4 PUBLIC COMMENTS:

5 (CHAIR THOMAS) Opened public comments.
6 He announced the upcoming car show in the park on
7 August 12th, 2018. He stated they expect about 100
8 exhibitors; 200-300 spectators. He indicated they
9 are also looking for volunteers.

10 (MAYOR WATERMAN) She announced that
11 in line with the car show on August 12th, it's
12 Pontiac Power Week. Press release with some of the
13 highlights are on the website as well as the City
14 Facebook page.

15 She indicated for the purposes of
16 those watching or listening there are some
17 highlights of this particular Pontiac Power Week.
18 It starts with Road Kill powered by Dodge on
19 August 11th, and ends with the Dream Cruise on
20 August 18th. And between there a number of really
21 nice events.

22 She stated some features this year
23 makes Pontiac Power Week different and singular from
24 previous years is that they've included the Friday
25 night as country western night, and that is

1 sponsored by Nash FM and have country and western
2 stars who are going to be there.

3 During the week WOMC-FM, which is the
4 official radio station of the Woodward Dream Cruise,
5 will have its tower in the MI Grill parking lot, and
6 classic car show. They will have local food and
7 music from open to close both days, Friday
8 August 17th and Saturday, August 18th, hosted by WWJ
9 radio 950.

10 She stated one of the features this
11 year that makes it a little different is having food
12 trucks downtown and will have the roller derby girls
13 serving curbside food service.

14 She updated the Commission on
15 Washington School's application that had to be
16 submitted to MSHDA. She stated they did not get
17 approved for April, but they plan to go for October
18 again. Also didn't get approved, is the Casa del
19 Rey. She stated competition is very stiff.

20 She indicated the Hamilton project did
21 get approved.

22 She also discussed the rewrite of the
23 parks and recreation master plan that's going on.
24 She stated the new planner will be involved in the
25 drafting of that, and that will eventually come

1 before the Planning Commission for approval.

2 She further updated the Commission on
3 the Villages of Bloomfield. She stated all of the
4 demolition is done, and what is going up right now
5 is precast walls of Menards.

6 (COMMISSIONER PAYNE) She announced
7 that coming Friday August 3rd, the District 5
8 Advisory Board will be meeting at 6:00 at Nikkos, at
9 the corner of Giddings and Walton, and inviting
10 District 5 and other residents within the City to
11 please come and join.

12 (COMMISSIONER PARLOVE) She announced
13 primary day is, Tuesday, 7th of August, and
14 encouraged people to vote.

15 (COMMISSIONER NORTHCROSS) He
16 announced Sunday, August 5th, 11:00 at the Newman
17 AME Church they will be celebrating their 157th
18 anniversary. He stated all are invited to come by.

19 (CHAIR THOMAS) He welcomed the new
20 City Planner.

21 (MR. GUSTAFSSON) He thanked the
22 Commission and appreciates the welcome.

23 (CHAIR THOMAS) Called for a motion
24 for adjournment.

25 (VICE CHAIR FEGLEY) So moved.

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(COMMISSIONER PARLOVE) Support.

(All ayes.)

(Proceedings concluded at 7:07 p.m.)

Minutes certified by:



/s/ Quentina Rochelle Snowden, CSR-5519
Certified on: August 25, 2018