

9-7-16 Pontiac Planning Comm Minutes

1

1 PLANNING COMMISSION MEETING: City of Pontiac Planning

2 Commission Meeting Minutes on Wednesday, September 7, 2016;

3 Pontiac City Hall, 47450 Woodward Avenue, Pontiac, Michigan

4 48342

5

COMMISSIONERS:

Chair Dayne Thomas

6

Lucy Payne

Mona Parlove

7

Mayor Deirdre

Waterman

8

Hazel Cadd

Christopher

Northcross

9 FROM THE CITY: C. James Sabo, City Planner
Derek Dowdell, Assistant

City Planner

10

CHAIRMAN TAYLOR CALLED THE MEETING TO ORDER

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AT 6:33 P.M.

11

ROLL CALL:

12

Parlove,

PRESENT: Chair Thomas, Comm. Payne, Comm.

13

Comm. Waterman, Comm. Northcross

14 ARRIVED LATE: Comm. Cadd

15 Mr. Dowdell reported a quorum present.

16 COMMUNICATIONS: None.

17 ADOPTION OF MINUTES FOR REVIEW: 8-3-16

MINUTES

18 COMM. PARLOVE MADE A MOTION TO ACCEPT THE

19 COMM. WATERMAN SECONDED

20 VOTE: AYES: Waterman, Parlove, Thomas,
Northcross, Payne

21 NAYS: None.

22 ABSTAIN: None.

23 Vote 5-0-0 motion carries.

24 ADOPTION OF RESOLUTION RE: PONTIAC COMPLETE
STREETS PLAN

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25 COMM. WATERMAN MADE A MOTION TO ACCEPT THE
RESOLUTION



2

1 COMM. PARLOVE SECONDED

2 VOTE: AYES: Waterman, Parlove, Thomas,
Northcross, Payne

3 NAYS: None.

4 ABSTAIN: None.

5 Vote 5-0-0 motion carries.

6 NEW BUSINESS:

7 SITE PLAN REVIEW:

8 PF-16-75

9 PROPERTY ADDRESS: 895 Joslyn Road, GM
Powertrain Facility

10 LOCATION: Parcel # 14-21-102-001

11 APPLICANT: FES Group

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Rep: Gary Beretta, FES

Group

12

Presentation of facts given by Mr. Dowdell.

13

Mr. Gary Beretta, for FES Group, introduced himself and

14 indicated that they are the architect
engineers of record

and that there is a project engineer from GM
present also.

15 He then added that they're located in Wixom
and that they've

been involved with GM for ten years in
several of their

16 expansions.

17 COMM. NORTHCROSS INQUIRED IF THE FUEL CELLS
WOULD EMIT ANY

TYPE OF ODOR FROM THE FACILITY.

18

Mr. Beretta responded negatively and added
that there is

19 also zero emissions.

20 COMM. WATERMAN AND PARLOVE BOTH THANKED THE
APPLICANT AND

MADE COMPLIMENTARY REMARKS.

21

COMM. PAYNE INDICATED THAT SHE UNDERSTAND
THIS PART IS THE

22 LAB AND THEN THERE IS A TECH PART BUT ASKED

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THE APPLICANT TO

EXPLAIN WHAT THE OTHER PARTS ARE.

23

Mr. Beretta indicated that the lab is divided into a number

24 of different areas; the tall buildings to the south are

where they're consolidating the engineers, and the long wing

25 in the center is the power train test lab and, in the

center, is component-type testing. He then indicated that

↑

3

1 the race group just relocated here from Wixom, that the

NASCAR engines are actually prototyped, developed, built

2 there and tested. Lastly, he indicated that power train has

relocated from California, Wixom and Warren, in an attempt

3 to bring all the technology and engineers under one roof.

4 CHAIR THOMAS MADE POSITIVE REMARKS AND GAVE SOME OF HIS

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PERSONAL BACKGROUND.

5

COMM. PARLOVE MOVED TO APPROVE THE PROPOSED
SITE PLAN REVIEW

6 FOR 895 JOSLYN ROAD, PF-16-75, GENERAL
MOTORS POWERTRAIN

RESEARCH FACILITY SUBJECT TO COMPLIANCE
CONDITIONS LISTED

7 HERE: COMPLIANCE WITH ALL BUILDING
CONSTRUCTION CODES,
ENGINEERING STANDARDS, FIRE CODES REGARDING
HYDROGEN.

8 COMPLIANCE WITH ALL CITY OF PONTIAC BUSINESS
LICENSING
REQUIREMENTS.

9

COMM. NORTHCROSS SECONDED.

10

VOTE: AYES: Waterman, Parlove, Thomas,
Northcross, Payne

11

NAYS: None.

12

ABSTAIN: None.

13

Vote 5-0-0 motion carries.

14

PUBLIC HEARING AND ZONING MAP AMENDMENT

15

PF-16-77

16

PROPERTY ADDRESS: 819 Golf Drive

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17

LOCATION: Parcel # 19-001-102-009

18

APPLICANT: FES Group

19

Rep: Carl Byerly

20 Presentation of facts given by Mr. Dowdell.

21 Mr. Carl Byerly, President, for Creative
Schools Management,

stated that due to the wait that he
experienced placing his

22 own mother in a senior facility, this will
be a 55-year-old

and up senior facility, where the outside
will remain the

23 same but the interior will need plumbing and
other work to

make 42 separate studio and full-size
apartments.

24

At Mr. Sabo's recommendation, Mr. Dowdell
provided some of

25 the specifics that is needed for
consideration by the

Planning Commission for a recommendation to
rezone the

↑

4

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1 property.

2 CHAIR THOMAS OPENED AND CLOSED THE PUBLIC
HEARING.

3 COMM. PARLOVE MADE A MOTION TO POSTPONE.

4 COMM. WATERMAN SECONDED.

5 VOTE: AYES: Waterman, Parlove, Thomas,
Northcross, Payne

6 NAYS: None.

7 ABSTAIN: None.

8 Vote 5-0-0 motion carries.

9 LOT SPLIT:

10 Pf-16-80

11 PROPERTY ADDRESS: 29-31 Collingwood Street

12 LOCATION: Parcel # 14-33-207-019

13 APPLICANT: Community Housing
Network/

14 West Construction
Reps: Joe Owens, West
Construction

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C.J. Felton, Community

Housing Network

15

Presentation of facts given by Mr. Sabo.

16

Mr. C.J. Felton, for Community Housing
Network, 333 Auburn,

17 Pontiac, Michigan, introduced himself.

18 COMM. NORTHCROSS ASKED IF IT WAS POSSIBLE TO
BALANCE OUT THE

WIDTH OF THE LOTS SO ONE IS A LITTLE SMALLER
AND ONE A

19 LITTLER LARGER SO THEY BOTH MEET TODAY'S
CODES WITHOUT ANY

RESTRICTIONS.

20

Mr. Felton indicated that back in early
August they were

21 requesting to roughly to split the total
existing property

into two fairly balanced lots and that the
ZBA did not

22 approve that.

23 COMM. WATERMAN INQUIRED OF MR. FELTON WHAT
HE IS USING THE

COMMUNITY CENTER FOR; HOW IT IS BEING
DEVELOPED NOW, IN

24 TERMS OF THE UNITY PARK AREA.

25 Mr. Felton explained that Unity Park

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residents can rent it

for parties and events and that they've also held community

↑

5

1 events and had rent-to-readiness classes and cooking classes

there.

2

COMM. PAYNE INDICATED THAT ONE OF THE CONCERNS OF THE ZBA

3 WAS THE SETBACKS AND THAT THE HOUSES WERE SO CLOSE THAT ONE

RESIDENTS

4 ATTEMPTING TO PURCHASE LOTS WITH NO SUCCESS.

5 Mr. Felton indicated that unfortunately he does not have any

direct information on that.

6

Mr. Sabo asked Mr. Felton if the properties were purchased

7 at the Oakland County Auction.

8 Mr. Felton indicated that they were either purchased there,

from the Michigan Land Bank or the City. He

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indicated he is

9 unaware of where these lots were purchased
from but that

they all three came from the same transfer.

10

COMM. WATERMAN MOVED TO APPROVE THE PROPOSED
LOT SPLIT

11 REQUEST FOR PF-16-80, 29-31 COLLINGWOOD
COMMUNITY NETWORK

SERVICES/WEST CONSTRUCTION, SUBJECT TO THE
FOLLOWING

12 CONDITIONS: PROVIDE AND RECORD ALL
NECESSARY PUBLIC UTILITY

AND PUBLIC ACCESS EASEMENTS. COMPLIANCE
WITH BUILDING CODE,

13 FIRE CODE, AND WATER RESOURCE COMMISSIONER
REQUIREMENTS.

14 COMM. PARLOVE SECONDED.

15 VOTE: AYES: Waterman, Cadd, Parlove,
Thomas, Northcross

16 NAYS: Payne.

17 ABSTAIN: None.

18 Vote 5-1-0 motion carries.

19 SITE PLAN REVIEW REQUEST FOR A RELIGIOUS
INSTITUTION

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20 PF-16-83

21 PROPERTY ADDRESS: 351 Prospect

22 LOCATION: Parcel # 14-330404-101,
-002, -016,
-017, -018, and -030

23 ZONE: R-1, One-Family Dwelling
District

24 APPLICANT: Nowak and Fraus
Engineers/

25 Hicks Construction
Rep: Dan Parkinson,
Hicks Construction



6

1 Presentation of facts given by Mr. Sabo.

2 Mr. Dan Parkinson, for Hicks Construction,
introduced
himself and indicated he was confused by the
parking

3 quantity and asked how Mr. Sabo comes up
with 209.

4 Mr. Sabo indicated that it's based on the

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assembly maximum

occupancy load for assembly buildings, 1 to
3 for maximum

5 occupancy and that it was his understanding
the Fire

Marshall set this and that the 1 to 3
calculation is 209

6 spaces.

7 Mr. Parkinson indicated that, typically, the
church would

occupy sanctuary or fellowship hall one at a
time and that

8 it might not be totally occupied, so he
thinks the parking

requirement would be more in line with the
66 that they

9 provided.

10 Mr. Sabo inquired if the idea was that
people don't usually

drive separately to church as they do to
work.

11

Mr. Parkinson answered affirmatively.

12

Mr. Sabo inquired if the request was still
there to reduce

13 the parking requirement to 66.

14 Mr. Parkinson answered affirmatively.

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15 Mr. Sabo indicated that that was his recommendation.

16 COMM. WATERMAN INQUIRED IF THE 66 PARKING SPACES PROPOSED IS DIFFERENT THAN THE CURRENT.

17

Mr. Parkinson answered affirmatively and indicated that

18 there are currently 12 - 13 on site.

19 COMM. PARLOVE ASKED IF THEY CAN SEAT ABOUT 235 APPROXIMATELY.

20

Mr. Parkinson answered affirmatively and indicated that

21 obviously if you're having a great service or it's a

holiday, they're going to need to park somewhere and that

22 overflow would be directed onto the street.

23 COMM. PARLOVE INQUIRED IF PARKING WAS ALLOWED ON THE STREET.

24 Mr. Parkinson answered affirmatively.

25 COMM. PARLOVE EXPRESSED CONCERN ABOUT OVERFLOW IF THE CHURCH

IS FULL AND ASKED THE APPLICANT IF THERE WAS ANY OTHER WAY

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7

1 THEY COULD GET MORE SPACES ON THE SITE.

2 Mr. Parkinson indicated that they could expand the parking area into an open retention area or pave over green space.

3

COMM. PAYNE INQUIRED OF MR. SABO WHAT NEEDS TO BE DONE IN

4 ORDER TO MAKE THE 66 SPACES CONFORM.

5 Mr. Sabo answered that the Planning Commission has authority under Section 4.304 to grant a modification and also

6 indicated that the parking issue would only be an hour and a half a week.

7

Mr. Parkinson indicated that the pastor informed him that

8 they do have an agreement with the building across Rayburn that allows them to use their parking lot for overflow.

9

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COMM. PAYNE INQUIRED IF THE HOUSE NEXT TO IT
AT 359 WAS
10 VACANT.

11 Pastor Derrick McDonald answered
affirmatively and indicated
that it was sold last August at the County
Auction and that
12 they'd be grateful if somebody demolished
it.

13 COMM. PAYNE INQUIRED IF THERE WERE ANY PLANS
FOR LIGHTING OR
TREES.

14
Mr. Parkinson indicated that the landscape
plan does
15 indicate all the trees and the vegetation
but that they've
not completed a site lighting photometric
but site lighting
16 would be planned for the parking lot.

17 CHAIR THOMAS ASKED THE PASTOR IF THE 66
SPACES WOULD
ACCOMMODATE THEM WITH THEIR SCHEDULE.

18
Pastor McDonald indicated that, with the
accommodation they
19 have with the neighbor, there wouldn't be
any problem.

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20 COMM. NORTHCROSS MADE A MOTION TO APPROVE
THE SITE PLAN

REVIEW FOR PF-16-83 PROSPECT MISSIONARY
BAPTIST CHURCH

21 SUBJECT TO THE FOLLOWING CONDITIONS: 1,
MODIFICATION OF THE
MINIMUM PARKING REQUIREMENTS IN ACCORDANCE
WITH SECTION

22 4.304 OF ZONING ORDINANCE TO REDUCE REQUIRED
PARKING SPACES

FROM 209 SPACES TO 66 SPACES. 2, COMPLIANCE
WITH SECTION

23 4.303 PARKING STANDARDS FOR PARKING SPACE
SIZE AND STRIPING.

3, COMPLIANCE WITH SECTION 4.502 EXTERIOR
LIGHTING STANDARDS

24 FOR ALL PARKING LOT AND EXTERIOR LIGHTING
AND SUBMIT A

PHOTOMETRIC PLAN. 4, OBTAIN RIGHT-OF-WAY
AND SOIL EROSION

25 PERMITS FROM THE ENGINEERING DEPARTMENT AND
WATER RESOURCE

COMMISSIONER. 5, COMPLIANCE WITH ALL
BUILDING CODE, FIRE

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8

1 CODE AND CITY OF PONTIAC BUSINESS LICENSING
REQUIREMENTS.

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6, ENGINEERING DEPARTMENT PLAN REVIEW AND

APPROVAL REQUIRED

2 TO BE OBTAINED BY THE APPLICANT..

3 COMM. CADD SECONDED.

4 VOTE: AYES: Waterman, Payne, Cadd,
Parlove, Thomas, Northcross

5

NAYS: None.

6

ABSTAIN: None.

7

Vote 6-0-0 motion carries.

8

OLD BUSINESS: NONE.

9

OTHER ITEMS:

10

Several upcoming events were announced by

several

11 Commissioners.

12 PUBLIC COMMENTS: NONE.

13 COMM. WATERMAN MOVED TO ADJOURN.

14 COMM. NORTHCROSS SUPPORTED.

15 ADJOURNMENT: 7:48 p.m.

16

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