

**REGULAR MEETING:** City of Pontiac Planning Commission Meeting Minutes on October 3, 2012; Pontiac City Hall, 47450 Woodward Avenue, Pontiac, Michigan 48342

**CHAIRPERSON TURPIN CALLED REGULAR MEETING TO ORDER AT 6:32 P.M.**

**MOMENT OF MEDITATION:**

**ROLL CALL: PRESENT:** Hollis, Hudson, Fegley, Thomas.  
Cadd Not present at roll call.

**EXCUSED:** Glass.

**ABSENT:** None.

Mr. Sabo reported a quorum is present.

**COMMUNICATIONS:** None.

**MINUTES FOR REVIEW:** None.

**PUBLIC HEARINGS AND SITE PLAN REVIEWS:**

Agenda change request to move 5.6 to 5.1 because Petitioners have to attend another meeting. Vote taken: All in Favor.

5.6 PF-12-87 - Site Plan Review - 44636 Woodward Avenue

PRESENTATION OF SITE PLAN REVIEW GIVEN BY MR. BOWDELL.

Overhead photographs were shown.

Comm. Cadd arrived at 6:42 p.m.

Petitioner Jim Sallo, 44405 Woodward Avenue, Director of Construction and Design Services, commented his business is expanding and they need to meet the growing needs of the hospital, staff and services. Security cameras will be installed in the parking lot for safety issues. The revised space will conform to requirements in the revised site plan.

Petitioner, David Schmitserly, 235 E. Main Street, appeared and had no additional comments.

No Public Hearing required.

Comm. Hollis inquired of the fence. Mr. Sallo indicated they are installing a 4 feet fence to secure the property.

Comm. Hudson inquired of the photometric lighting. Petitioner indicated that lighting will be shielded.

Vice-Chairperson Thomas requested a sample of the 400 wattage. Petitioner indicated on their revise plans they will have an example of 400 wattage.

COMM. HUDSON MADE A MOTION TO APPROVE THE SITE PLAN REVIEW (pf-12-97) ST. JOSEPH MERCY OAKLAND - STUDENT PARKING LOT AND COMM. HOLLIS SUPPORTED SUBJECT TO THE FOLLOWING CONDITIONS:

1. Modification of minimum landscape buffer for parking lots abutting ROW granted from three(3) trees to 41 Hameln Dwarf Fountain Grasses.
2. Compliance with Section 4.406(C) for required interior parking lot landscaping - 15 trees required.
3. Compliance with Section 4.305(F) for parking lot layout and design standards for required double striping.
4. Compliance with Section 4.305(E) for minimum parking space length - 20 feet required, or must provide low impact storm water management methods as outlined in Section 4.601.
5. Compliance with Section 4.303 of the Zoning Ordinance for Bicycle Parking requirements.
6. Submission of a photometric plan to show compliance with Section 4.502 of the Zoning Ordinance.
7. Maximum wattage for exterior lighting granted at 400 watts.
8. Combine parcels 19-04-202-012 and 19-04-202-009 with existing parking lot at the 909 building.
9. Compliance with all applicable building code, fire code, and engineering requirements.

VOTE:           AYES:           Hudson, Hollis, Fegley, Cadd, Thomas.  
                  NAYS:           None.  
                  ABSTAIN:       None.

Vote 5-0-0 for Approval of the Site Plan Review.

5.1 PF-12-91 - Zoning Map Amendment - 24 West Rundell

PRESENTATION OF ZONING MAP AMENDMENT GIVEN BY MR. SABO.

Overhead photographs were shown.

Petitioners Frank Angelelli, 2770 White Lake, and Peter Boyer, 111 North Perry, appeared. Mr. Boyer commented the presentation was complete and the petitioner owns the adjacent railroad tracks.

VICE-CHAIRPERSON THOMAS DECLARED PUBLIC HEARING OPEN.

None.

VICE-CHAIRPERSON THOMAS DECLARED PUBLIC HEARING CLOSED.

Comm. Hudson inquired why Brandy is excluded. Mr. Boyer indicated the manufacturing process is different. It uses wine.

Comm. Hudson inquired be inexpensive or expensive. Mr. Boyer indicated they will have multiple brands and multiple price levels.

Comm. Hudson inquired of the name of the business. Petitioner indicated no name has been established yet.

Comm. Fegley inquired if the zoning changed from M-2, would it revert back once the property is sold. Mr. Sabo indicated the use is allowed through the length of rezoning, but he will investigate further.

Vice-Chairperson Thomas strongly believes in re-purposing and believes this is a good idea.

Mr. Sabo indicated in response to Comm. Fegley's question indicated the third rezoning to expire when it ceases operation.

COMM. CADD MADE A MOTION TO APPROVE THE PROPOSED REZONING REQUEST FOR PF-12-92 (ZMA 12-08) 24 WEST RUNDELL FROM M-1, LIGHT INDUSTRIAL TO M-2, HEAVY INDUSTRIAL AND COMM. HUDSON SUPPORTED AND RECOMMENDS APPROVAL TO THE CITY COUNCIL SUBJECT TO:

1. Adoption of a conditional rezoning agreement in accordance with section 6.807 between the City and Frank Angelelli, Renaissance Marble Products.
2. Rezoning is tied to the specific site plan and special exception approval for the subject property 24 West Rundell.

VOTE:       AYES:       Cadd, Hudson, Fegley, Hollis, Thomas.  
          NAYS:       None.  
          ABSTAIN:   None.

Vote 5-0-0 for Approval of the Zoning Map Amendment.

## 5.2 PF-12-92 - Site Plan Review - 24 West Rundell

PRESENTATION OF SITE PLAN REVIEW AND SPECIAL EXCEPTION PERMIT  
GIVEN BY MR. SABO.

Overhead photographs were shown.

Petitioners Frank Angelelli, 2770 White Lake, and Peter Boyer,  
111 North Perry, appeared and had no additional comments.

VICE-CHAIRPERSON THOMAS DECLARED PUBLIC HEARING OPEN.

None.

VICE-CHAIRPERSON THOMAS DECLARED PUBLIC HEARING CLOSED.

Comm. Cadd inquired of the number of employees. Petitioners  
indicated none, just them, the two business owners.

Vice-Chairperson Thomas inquired if Mr. Angelelli will close up  
the marble business. Mr. Angelelli indicated yes.

COMM. FEGLEY MADE A MOTION TO APPROVE THE SPECIAL EXCEPTION  
PERMIT AND SITE PLAN REVIEW PF-12-92 RENAISSANCE MARBLE PRODUCTS  
ALCOHOL DISTILLERY FOR SECTION 2.518 MANUFACTURING AND  
PROCESSING (HEAVY) AND COMM. HOLLIS SUPPORTED SUBJECT TO:

VOTE:       AYES:       Fegley, Hollis, Hudson, Cadd, Thomas.  
          NAYS:       None.  
          ABSTAIN:   None.

Vote 5-0-0 for Approval of the Special Exception Permit, Site  
Plan Review.

**5.3 PF-12-96 - Lot Split Request - 000 Vanguard Drive**

PRESENTATION OF LOT SPLIT REQUEST GIVEN BY MR. SABO.

Overhead photographs were shown.

Petitioner Walter Cohen, 23800 W. Ten Mile Road, had no additional comments.

Vice-Chairperson Thomas inquired of the owner of Haven for Homeless Young Mothers. Petitioner unsure, he is only the landowner.

COMM. HOLLIS MADE A MOTION TO APPROVE THE LOT SPLIT REQUEST FOR PR-12-96, ELTEL ASSOCIATES, LLC, 000 VANGUARD DRIVE AND COMM. FEGLEY SUPPORTED SUBJECT TO THE FOLLOWING CONDITIONS:

1. Provide and record all necessary public utility and public access easements.
2. Compliance with Building Code, Fire code and City of Pontiac Business Licensing requirements.

VOTE:       AYES:       Hollis, Fegley, Cadd, Hudson Thomas.  
          NAYS:       None.  
          ABSTAIN:  None.

Vote 5-0-0 for Approval of the Lot Split Request.

**5.4 PF-12-98 - Street Vacation Request - South Jessie Street remaining small portion of S. Jessie right-of-way as described.**

PRESENTATION OF STREET VACATION REQUEST GIVEN BY MR. SABO.

Overhead photographs were shown.

Petitioner Scott Norris, 19675 Lena Road, Manchester, Michigan; agent of Eastern Oil, agrees housekeeping issues need to be addressed and willing to comply with staff recommendations.

VICE-CHAIRPERSON THOMAS DECLARED PUBLIC HEARING OPEN.

None.

VICE-CHAIRPERSON THOMAS DECLARED PUBLIC HEARING CLOSED.

COMM. FEGLEY MADE A MOTION TO APPROVE STREET VACATION REQUEST FOR JESSIE STREET AS LEGALLY DESCRIBED HEREIN AND RECOMMENDS APPROVAL TO THE EMERGENCY/CITY COUNCIL SUBJECT TO EASEMENT BEING RESERVED IN THE VACATED RIGHT-OF-WAY FOR PUBLIC UTILITY PURPOSES AND COMM. CADD SUPPORTED.

**WHEREAS**, the Pontiac Planning Commission is in receipt of the Planning Department report relative to the request submitted by Paddock Street Properties, LLC, 1111 West Long Lake Road, Suite 202, Troy, Michigan 48098; for abandonment of the City's interest in a portion of Jessie Street (approximately 30 feet long) between S. Paddock/Irwin Avenue and Grand Trunk Western Railroad right-of-way.

Legal Description of Jessie Street (#2) to be vacated:

Land situated in Town 3 north, range 10 east, Section 33, City of Pontiac, Oakland County, Michigan, described as:

That part of Jessie Street to be vacated lying between the southerly line of Irwin Avenue extended and the northerly line of Grand Trunk Western Railroad and lying between the easterly line of a portion of Jessie Street previously vacated and the westerly line of a parcel owned by the City of Pontiac with tax I.D. No. 14-33-457-002. Further described as commencing at the northwest corner of lot 250 of Ferry Farm addition, a subdivision as recorded in Liber 5, page 45 of plats, Oakland County Records: Thence S 01 degrees 12'15" E, 145.65 Feet along the easterly line of said vacated Jessie Street to the point of beginning; then S 01 degrees 12' 15" E, 34.81 feet to a point on the northerly line of Grand Trunk Western Railroad; thence continuing along said northerly line N 57 degrees 15'00" W.23.10 feet, thence N 39 degrees 57'47" E, 29.11 feet to the point of beginning.

Containing 0.008 acres, more or less.

**WHEREAS**, the Pontiac City Planning Commission finds that the proposed street vacation will not restrict/hinder access and service to surrounding properties; and

**WHEREAS**, the City Planning Commission finds that the appropriate public utility or public authority shall assume responsibility

for maintenance of the water lines and sanitary lines within the vacated portion of the right-of-way described herein; and

**WHEREAS**, the City Planning Commission finds that maintaining a full-width easement for the maintenance of utilities for the proposed street vacation would not adversely affect surrounding properties.

**NOW, THEREFORE, BE IT RESOLVED**, that the request submitted by Paddock Street Properties, LLC, 111 West Long Lake Road, Suite 202, Troy, Michigan 48098; for abandonment of the City's interest in a portion of Jessie Street (approximately 30 feet long) between S. Paddock/Irwin Avenue and Grand Trunk Western Railroad right-of-way is hereby recommended for APPROVAL to the City Council on this 3<sup>rd</sup> day of October 2012, subject to the retention of a full-width utility easement for maintenance of utilities.

VOTE:       AYES:       Fegley, Cadd, Hollis, Hudson, Thomas.  
          NAYS:       None.  
          ABSTAIN:  None.

Vote 5-0-0 for Approval of the Street Right-of-Way Vacation Request.

## 5.2 PF-12-99 SITE PLAN REVIEW - 280 Irwin Street.

PRESENTATION OF STREET VACATION REQUEST GIVEN BY MR. SABO.

Overhead photographs were shown.

Petitioner Scott Norris, 19675 Lena Road, Manchester, Michigan; agent of Eastern Oil, commented the enclosure for the dumpster will follow the code requirements, and he has been advised to do very little construction on this oil site and he would be relieved of the requirement for a masonry wall.

Comm. Fegley inquired of any requirements for trees to buffer the road. Mr. Sabo indicated no requirement because of the temporary nature of the lot. Once area is completed for use, gravel will be removed and grass planted and that completion date is December. Alternative screening is allowed by the permission of the Planning Commission.

Comm. Hudson inquired of suggestions for alternative screening. Mr. Sabo indicated slatted fencing to screen the areas.

Comm. Hudson inquired if the dumpster was only for this specific project. Mr. Sabo indicated yes.

COMM. FEGLEY MADE A MOTION TO APPROVE THE SITE PLAN REVIEW FOR PR-12-99, 280 IRWIN, EASTERN OIL COMPANY AND COMM. HOLLIS SUPPORTED SUBJECT TO THE FOLLOWING CONDITIONS.

1. Compliance with all building code permit requirements, fire codes, City of Pontiac business licensing and Engineering permits and required standards.

VOTE:           AYES:           Fegley, Hollis, Hudson, Cadd Thomas.  
                  NAYS:           None.  
                  ABSTAIN:       None.

Vote 5-0-0 for Approval of the Site Plan Review.

**NEW BUSINESS:** Comm. Hudson inquired of election of officers. Mr. Sabo indicated it is required annually, December or January; and one additional member may be added in November.

**UNFINISHED BUSINESS:** None.

**OTHER ITEMS:** None.

**PUBLIC COMMENTS:** None.

**ADJOURNMENT:** 7:45 p.m.