

CITY OF PONTIAC

PLANNING COMMISSION

WEDNESDAY, NOVEMBER 2, 2016

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
Hazel Cadd, Commissioner
Christopher Northcross, Commissioner
Lucy Payne, Commissioner

CITY OFFICIALS PRESENT:

C. James Sabo, Professional Planner
Derek Dowdell, Assistant Planner
Jane Bais-DiSessa, Deputy Mayor

MEMBERS OF THE PUBLIC ADDRESSING THE PLANNING COMMISSION:

Dr. Carl Byerly

MINUTES RECORDED BY:

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

1. CALL TO ORDER:

Chairman Thomas called meeting to order at
6:32 p.m.

2. ROLL CALL:

PRESENT: Dayne Thomas, Chairman
Ashley Fegley, Vice Chair
Mayor Deirdre Waterman, Commissioner
Mona Parlove, Commissioner
Christopher Northcross, Commissioner
Lucy Payne, Commissioner

EXCUSED: Hazel Cadd, Commissioner

Mr. Dowdell reported a quorum is present.

3. COMMUNICATIONS:

Mr. Sabo indicated he would provide an update regarding Bloomfield Village following the public hearing.

4. ADOPTION OF MINUTES: October 5, 2016 with one correction, page 4, line 11, the word "image" should be "imagine."

5. NEW BUSINESS: None.

6. PUBLIC HEARINGS AND SITE PLAN REVIEWS:

6.1 PF-16-77 (PUBLIC HEARING) Zoning Map Amendment R-1, One Family Dwelling District to R-3, Multiple Family Dwelling District (This item was tabled at the 9-7-16 Planning Commission meeting.)

Parcel No: 19-05-102-009
Property Address: 819 (825) Golf Dr.
Applicant: Dr. Carl Byerly

(Presentation of facts given by Mr. Dowdell.)

Chairman Thomas invited the Petitioner to address the Planning Commission.

Dr. Carl Byerly, 819 Golf Drive, Pontiac, Michigan indicated there would be 42 rooms and that it's more of an apartment complex/independent senior facility, not assisted living.

Commissioner Northcross inquired if the second floor plan mirrors the first floor plan.

The Petitioner answered affirmatively.

Commissioner Northcross inquired if they are single-occupancy.

The Petitioner answered affirmatively.

Mayor Waterman requested clarification as to whether these are apartments or rooms.

The Petitioner indicated that each apartment will be independent where the senior can actually live out of that particular unit with a kitchenette, living area and bedroom with each unit, so it will be individual apartments. It wouldn't be necessarily with assisted living you have individual rooms and they serve meals in the dining area, but indicated they will have an activities director and activities calendar that will be provided for.

Mayor Waterman asked what amenities would be provided to qualify this as senior living facility.

The Petitioner indicated that with the activities director, the residents have opportunities to see movies, various trips and activities within the area as a source of entertainment and it will be advantageous especially for those that can't necessarily live on their own, there will be an opportunity to provide transportation for those activities as well.

Commissioner Parlove inquired as to the square footage of each apartment.

The Petitioner indicated it is sometimes referred to as an apartment studio, indicating that the square footage is approximately 400 square feet.

Commissioner Parlove inquired if everything is open to each other, other than the bathroom.

The Petitioner answered affirmatively.

Commissioner Parlove inquired as to the cost of rent for each apartment.

The Petitioner indicated between \$1,000 to \$2,000 per month.

Commissioner Parlove inquired if any of the money is going

to be provided by the State for the residents.

The Petitioner answered negatively.

Commissioner Parlove asked if the Petitioner has any photographs of the interior in its current state.

The Petitioner responded negatively.

Commissioner Parlove asked if it's been renovated at all since the '60s.

The Petitioner responded negatively.

Commissioner Parlove echoed Mayor Waterman's inquiry as to what makes this a senior complex.

The Petitioner indicated that naturally with the need of seniors' living and the size of the studio apartments, providing an activities director, as well.

Commissioner Parlove pointed out that there are no elevators.

The Petitioner indicated at this point there is no elevator, but there will be one within the building, but that will be left to the discretion of the architect as to where it will be located.

Mr. Sabo indicated they cannot open without an elevator.

Commissioner Payne echoed Commissioner Parlove's comments. She further inquired whether there are any changes planned for the exterior.

The Petitioner responded negatively, as far as structural changes are concerned. There will be landscaping, walk-out and circle drive.

Commissioner Payne inquired as to the target date for construction and opening.

The Petitioner indicated the target date is as soon as they can get the zoning, with a goal of 12 months to completion.

Vice Chair Fegley inquired as to whether the apartments would be gutted and renovated.

The Petitioner indicated they are in very good condition, that they just need to add bathrooms and also an activities room; and with that there will be some cosmetic changes.

Chairman Thomas inquired as to the parking configuration.

The Petitioner pointed out on the aerial map where parking would be.

Chairman Thomas inquired of Mr. Sabo if it is a dormitory, why it is currently zoned as R1.

Mr. Sabo indicated he did not know.

Chairman Thomas also inquired as to the rent.

The Petitioner stated again \$1,000 to \$2,000 per month.

(Chairman Thomas opened and closed the public hearing at 6:55 p.m.)

Mayor Waterman asked the Petitioner to expound on the proposed rent.

The Petitioner indicated he did an assessment of other facilities such as this.

Mayor Waterman inquired of Mr. Sabo if the City has a minimum range for this kind of dwelling.

Mr. Sabo researched the issue and questioning/Board comments continued.

Commissioner Parlove further discussed the size of the apartments, expressing that she feels like these are more like motel rooms. She expressed that seniors spending that kind of money for the size of the rooms seems out of line. She further discussed the master plan. She feels like this doesn't seem like a good fit for seniors. She doesn't feel like this will move the City forward as to one of the jewels to look to. She expressed that the residents deserve more than what is outlined in this project.

The Petitioner stated that they would do further comparisons as far as the rent, indicating it could be \$800 or \$1,200, but that they have no settled on that yet.

Commissioner Payne again indicated she is concerned with the size and the proposed rent.

The Petitioner indicated there would also be emergency staff available, if there's a need for a nurse, there will be nursing contacts in each room with pull strings for those that need assistance. He indicated also Sunday services and guests and entertainers, perhaps a theater for movies, as well. He further indicated if they were going to go with the \$2,000 per month it would be for two-bedroom units, but after consulting with the architect, they decided one-bedroom units would be the best fit.

Vice Chair Fegley indicated maybe changing the floor plan, tweaking it a little bit for the clients so that the entrance door does not directly open up into a bedroom. She also inquired of Mr. Sabo if they did move forward for multiple family, is there something in the wording where they should have it contingent on it being senior housing because if re-zoned to R3, it could have a totally different purpose once it went there.

Mr. Sabo indicated not the way it's presented. He further clarified the minimum square footage, that in R3 the minimum is 600. In R4 zero bedroom studio is 350; one-bedroom unit is 400. That's not applicable to this district, however. He responded further to Vice Chair Fegley's question that there could be conditional zoning made a part of this.

Vice Chair Fegley inquired of Mr. Sabo what the maximum density is normally in R3.

Mr. Sabo indicated you need 2,000 square feet of land area per dwelling unit. So if the Commission wanted to restrict it to this use, this parcel and this building, you would have to do conditional rezoning.

Chairman Thomas indicated he's a big advocate of repurposing buildings, but that he has a problem with the value proposition.

Mayor Waterman echoed Chairman Thomas's comments.

Chairman Thomas inquired of Mr. Dowdell whether this is only a preliminary site plan, not a final site plan.

Mr. Dowdell responded affirmatively.

Vice Chair Fegley indicated that she feels like there is a property owner coming to the City who wants to improve an already-existing building and that they should be supportive of the Petitioner with conditional rezoning.

Chairman Thomas expressed he still, with the final site plan in hand, he would be amenable to that.

Mr. Sabo indicated the cart is being placed before the horse, that you can't approve a final site plan for something that isn't allowed, so the zoning has to be done first. Mr. Sabo inquired of the Petitioner if he is willing to accept the conditional rezoning.

The Petitioner indicated he would be open to that.

Mr. Sabo indicated that would be the motion, to have the Petitioner meet with the Planning Department to devise a conditional rezoning agreement. He further indicated that inside of the building will all be part of the conditional rezoning, but the landscaping and layout, interior, the specific site needs more detail than that. So architects need to be involved to lay out the site specifically so they can tie their conditional rezoning to a specific set of plans that are very detailed, that specifically lay out what he wants to do.

Mayor Waterman clarified to the Petitioner that what the proposed motion would do, is that the Petitioner would work with the Planning Department to go back and to get the terms of the conditional rezoning, the things that they have been asking about. And then after the conditional rezoning passed by the Planning Commission, then it has to go to the City Council. Once it goes to City Council, if it's approved there, then the Petitioner will know that they do have a rezoning and then invest the money to get the other plans and get the architect in to get the specific plans that he needs to bring back to the Planning Commission to get the building permits.

(Motion was made by Mayor Waterman.)

Seconded by Vice Chair Fegley.

AYES: Thomas, Waterman, Fegley,
Northcross, Parlove, Payne
NAYS: (None.)
ABSTAIN: (None.)

MOTION CARRIES 6-0-0

Mr. Sabo updated the Commission on the Bloomfield Village project.

7. OLD BUSINESS: None.

8. OTHER ITEMS: None.

9. PUBLIC COMMENTS:

Commissioner Northcross encouraged the public to vote.

Mayor Waterman made an announcement that the Pontiac/Oakland University partnership would be hosting a town hall meeting on November 12, 2016 at 8:30 a.m.

Vice Chair Fegley made a motion for adjournment; Commissioner Parlove seconded.

(All ayes to adjourn.)

10. ADJOURNMENT: 7:46 p.m.

Minutes certified by:



/s/ Quentina Rochelle Snowden, CSR-5519
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