

CITY OF PONTIAC
PLANNING COMMISSION
WEDNESDAY, NOVEMBER 8, 2017
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:

Nicholas Lomako, City Planner
Donovan Smith, Planning Department
Jane Bais-DiSessa, Deputy Mayor

MEMBERS OF THE PUBLIC ADDRESSING THE PLANNING COMMISSION:

Alex Bogaerts
Michael Shafto
Matt Garris
Michael Underwood
Charles Wilson
Aaron Smith
Ricky Stead

MINUTES RECORDED BY:

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

1. CALL TO ORDER:

Vice Chair Fegley called meeting to order at
6:37 p.m.

2. ROLL CALL:

PRESENT: Ashley Fegley, Vice Chair
Lucy Payne, Commissioner
Christopher Northcross, Commissioner
Mona Parlove, Commissioner

LATE: Mayor Deirdre Waterman, Commissioner
Hazel Cadd, Commissioner

EXCUSED: Dayne Thomas, Chair

Mr. Lomako reported a quorum is present.

3. COMMUNICATIONS: (None.)

4. MINUTES FOR REVIEW: October 4, 2017.

Motion to approve by Commissioner Northcross;
Seconded by Commissioner Parlove.

(All ayes to approve the minutes.)

5. PUBLIC HEARINGS:

5.2 PF 17-15 Zoning Map Amendment
PARCEL NO: 64-14-33-326-003
APPLICANT: 45652 Woodward Avenue, LLC
CURRENT ZONING: R-1 One-Family Dwelling
District
PROPOSED ZONING: P-1 Parking District

(Presentation of facts provided by Mr. Lomako.)

(Mayor Deirdre Waterman, Commissioner entered
the chambers.)

(Vice Chair Fegley invited the petitioner to
address the Commission.)

Jason Goletz, owner and operator approached. He stated
Mr. Lomako's presentation is accurate and sums up nicely
what they want to do.

(Public hearing was opened and closed; no public

approached.)

Commissioner Northcross requested clarification as to the first stage; if the rezoning is approved, would that then lead to the next stage of a site plan for that actual parking area being submitted.

Mr. Lomako answered in the affirmative, that should the Planning Commission pass a motion to City Council that the re-zoning be approved, the recommendation from the Planner goes to City Council and they have to act on it to make it an ordinance. He further indicated if that step passes the applicant would be required to submit a site plan for City review and approval.

Motion made by Commissioner Parlove to recommend the rezoning of parcel 64-14-33-326-003 from R-1 one-family dwelling to P-1 parking.

Seconded by Commissioner Northcross.

AYES: Fegley, Parlove, Northcross, Waterman,
Payne.

NAYS: (None.)

ABSTAIN: (None.)

MOTION CARRIES 5-0-0

5.1 PF 17-16 Zoning Map Amendment
PROPERTY ADDRESS: 14 Williams St.
PARCEL NO. 65-14-29-379-014
APPLICANT: Mr. Mark Thomas
CURRENT ZONING: C-0 Office Business
PROPOSED ZONING: R-2 Two-Family and
Terrance Dwelling

Alex Bogaerts, architect for the Petitioner approached. He indicated that they would like to maintain the existing home as a historic residence on the property. He feels it's a very good continuation of the spirit of the community by retaining that home as it is, it's a great example of shingle-styling to match the Victorian architectural style. He indicated the plan is to maintain the original look of the exterior, although improve it and repair it. The plan is to construct two units within the home. He indicated that is not allowed in the current C-0 District, therefore, they require rezoning.

(Vice Chair Fegley recused herself. Motion was made by Mayor Waterman to appoint Commissioner Northcross as Acting Chairman. Seconded by Commissioner Payne.)

(All ayes.)

(Presentation of facts provided by Mr. Lomako.)

(Public hearing was opened and closed; no public approached.)

(Acting Chair Northcross invited the petitioner to address the Commission.)

Mayor Waterman inquired as to who the applicant is or the representative of the owner.

Mr. Bogaerts approached indicating Alexander Bogaerts & Associates, architects from Bloomfield Township, Michigan represents the owner regarding this parcel.

Mayor Waterman inquired if the facility is currently in use now.

Mr. Bogarts stated to his knowledge it is now, that the office is in need of some serious exterior and interior repairs.

Mayor Waterman inquired whether it would be rental property.

Mr. Bogarts answered affirmatively.

Mayor Waterman questioned whether it falls within the historic district.

Mr. Lomako indicated it does not.

Commissioner Payne indicated she believes it does.

Mr. Bogarts indicated the home was built in 1910.

Mayor Waterman indicated when she looked at the plan she questioned why it wasn't in the historic district. So she indicated she does have a question about that.

Commissioner Parlove stated she is familiar with the architect's work. She stated looking over

the rendering she believes it's an appropriate use for what's there; and knowing also some multi-family units just to the south of this particular building she thinks it's a good fit for what's there. She indicated she doesn't anticipate that having this become a multi-family property rather than a single-family residence or keeping it as commercial use does not think that would be a detriment to the property, so she is in support of the proposal.

Commissioner Payne stated one of the questions she has in regards to the history of the zoning of the property.

Mr. Lomako indicated the only information he was able to find is that he tracked the home to be originally built as a home around 1910. And then he looked at Oakland County assessing records and more recently it has been used as an office building since approximately 1968, and was acquired by its current owner in 2011. He indicated the building is vacant. So it had a history of residential converting to office and now has been in the transition zone of being unoccupied for a while.

Commissioner Payne stated the City has a Historical Committee team and she believes they need to be notified regarding this.

Mr. Lomako stated he doesn't believe the issue has been presented to the Historic District Commission. He stated if the Planning Commission wanted to frame a motion in support of the rezoning with the additional caveat that it also be directed to HDC for their review, that that would certainly be appropriate.

Acting Chair Northcross stated he is familiar by sight with the particular structure and has watched it over the years. He stated it sounds like it will be a step up for that area, improving it over the current condition of the building as it stands. He also stated the HDC should be made aware of it and provide input on it.

Commissioner Parlove researched the Historic District maps for the City and indicated it shows that the Franklin Boulevard Historic District does cover the corner where the parcel

is located, so it shows on the map that it's in the Franklin Boulevard Historic District.

Acting Chair Northcross called for a motion.

Motion made by Commissioner Parlove to issue a recommendation that City Council approve the zoning map amendment requested at 14 Williams Street changing the zoning from C-0 Office Business to R-2 Two-Family and Terrance Family Dwelling District subject to review by the Pontiac Historic District Commission.

Seconded by Mayor Waterman.

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

MOTION CARRIES 4-0-1

(Vice Chair Fegley returned to the Council Chambers.)

5.3 PF 17-19 Zoning Map Amendment
PARCEL NO: 64-14-29-457-005
APPLICANT: Service Glass Co., Inc.
CURRENT ZONING: R-3 Multiple Family Dwelling District
PROPOSED ZONING: P-1 Parking District

(Presentation of facts provided by Mr. Lomako.)

(Vice Chair Fegley invited the petitioner to address the Commission.)

Michael Shafto, Service Glass Company, RTM Investments, 120 W. Pike Street, Pontiac, Michigan approached and stated this procedure is new to him and he is curious as to the steps to be taken from this point.

Vice Chair Fegley answered affirmatively.

The petitioner stated they have done some research and that just to acquire the site plan is going to cost anywhere from 3- to \$5,000, and with them going into the slow period it's quite a bit to ask at this time, and wondering if this is something that they can approach at a later date.

Mr. Lomako stated that right now the property isn't zoned for a parking lot, so the first thing that they have to do is get Council's concurrence that this is an appropriate move to make, that it be rezoned to parking, which just makes them eligible to submit plans for a parking lot on the property. He stated the pace at which they do it is up to him.

(Public hearing was opened and closed; no public approached.)

Commissioner Northcross inquired as to how many years the company has been in that location.

The petitioner indicated they have been in business, not necessarily in that location, but been in business since 1933.

Commissioner Northcross stated he believes it's a positive move for the City and the operation and surrounding community, and to tie it down as a parking location is going to foster some development of that whole area.

Mayor Waterman stated she is familiar with Service Glass, having been a regular customer for many years. She stated this is the kind of business the City wants to facilitate staying and being comfortable in Pontiac.

Commissioner Parlove stated that this property is in the Historic District as well. She inquired of Mr. Lomako if that means anything for the petitioner and their request.

Mr. Lomako indicated there is no impact on the petitioner and their request.

Commissioner Parlove indicated she is in support of the request.

Commissioner Payne inquired if the petitioner is the owner of the property.

The petitioner indicated he is one of three owners.

Commissioner Payne indicated she has concerns in regards to a timeline of completion of the lot.

The petitioner indicated that's something he needs to discuss with the two owners/brothers as far as the

timeline.

Motion made by Parlove to issue a recommendation that City Council approve the zoning map amendment requested for parcel 64-14-29-457-005 changing the zoning from R-3 Multiple Family Dwelling District to P-1 Parking.

Seconded by Commissioner Northcross.

AYES: Fegley, Parlove, Northcross, Waterman, Payne.

NAYS: (None.)

ABSTAIN: (None.)

MOTION CARRIES 5-0-0

(Commissioner Cadd entered the Council Chambers.)

5.4 PF 17-21 Zoning Map Amendment
ADDRESS: 1059 Featherstone
PARCEL NO: 64-14-22-334-010 (Part)
APPLICANT: Tarragon Partners
CURRENT ZONING: P-1 Parking District
PROPOSED ZONING: C-3 Corridor Commercial

5.5 PF 17-22 Zoning Map Amendment
PARCEL NO: 64-14-22-334-010 (Part)
APPLICANT: Tarragon Partners
CURRENT ZONING: P-1 Parking District
PROPOSED ZONING: C-3 Corridor Commercial

(Presentation of facts provided by Mr. Lomako.)

(Vice Chair Fegley invited the petitioner to address the Commission.)

Aaron Smith, one of the owners and applicant of Tarragon Partners, 1059 Featherstone, Pontiac approached. He introduced his other partner, Charles Wilson. He stated the third partner is Annie Hakim. He further introduced Christopher Taylor who is a partner in a business which Mr. Smith operates in the City of Detroit called Motor City Grounds Crew and Pontiac Grounds Crew, who have been operating in the City and doing cleanup. He gave some history of his presence in the City of Pontiac. He stated that this project would be an urban farm where they would be growing organic herbs and vegetables.

(Public hearing was opened.)

Matt Garris (ph) approached and indicated he didn't receive a letter on the property but he has concerns because he represents 27 parcels of land in that area. He stated he is concerned about the suitability of the land for growing vegetables. He's also concerned about it becoming a dumping ground. He further expressed concern about this being used to grow medical marihuana.

Michael Underwood, owner of the Victorian building adjacent to where the railway was. He stated he's owned the property since 2005 right after the Lions moved away. He stated all he's seen on this property is teenagers setting things on fire and a lot of dumping going on. He stated he thinks it's a great use and in support of it.

(No other public approached; public comment was closed.)

Mr. Smith addressed the concern about the quality of the land for growing food, and stated they did perform due diligence and stated that the soil condition did come back satisfactory. He stated the baseline is still not at their own business criteria, they conducted a phase 2 and they are awaiting those results to come back. He stated further that there would be a barrier between the initial layer of soil, such as compost and a new natural layer of growing. He stated they are motivated and committed to their customers and those who will consume what is grown in terms of being free from health concerns and harm.

He stated in terms of the marihuana growing, it is absolutely not in their plans or aspirations to do that. They feel that their business model will generate the returns, provides the jobs and addresses every business metric, fiscally-responsible criteria they want to achieve.

Commissioner Northcross inquired as to what happens if the operation does not work. He stated he thinks the concept is great and will benefit the whole area in a number of ways.

Mr. Smith indicated the north parcel is consistent with the area right off of University, which is C-1 and C-3.

Commissioner Northcross questioned why it is zoned C-3 as opposed to C-2. He stated he thought agricultural activities were allowed under C-1 and C-2.

Mr. Lomako indicated that is true; that the only exception to that is that C-3 zoning designation is required based upon the intensity of the development. He stated if it was a small community garden on individual lots, there would be no problem. But since it is an urban farm with a lot of greenhouses occupying 90 percent of the property it requires rezoning.

Mr. Smith added the other part of the C-3 designation has to do with their intent, it is the USDA's recommendation pertaining to erosion avoidance. He stated with the high density of structures that they plan to do there, it is absolutely a requirement.

Commissioner Cadd indicated she likes the plan and the concept. She stated she too was concerned about the possibility of the medical marihuana growing. She inquired as to the intensity of the project.

Mr. Smith indicated there's two buildings, and two high tunnel structures, 30 feet wide by 144 feet long. He stated they provided the drawing showing what it would look like at full build-out.

Commissioner Cadd questioned whether the project included hydroponics.

Mr. Smith indicated it is not intended in their plan for hydroponics.

Mayor Waterman inquired as to whether Tarragon Partners was an existing business now that has experience and growth patterns and farming.

Mr. Smith indicated that his partners Charlie Wilson and Annie Hakim have a background historically in farming. He stated his background most recently has been in round maintenance, community involvement and been a business owner for the last 20 plus years self-employed. He stated they have raised capital that's required to launch this, that their funding is already secured. He further indicated that they will be hiring individuals with a background of farming. He stated that's important

and important to launch the business model.

Mayor Waterman inquired as to the investment that they expect will be involved in establishing the two parcels?

Mr. Smith indicated with respect to 1A, it is \$500,000. And with respect to the build-out and the full plan as is shown is 4- to \$5 million.

Mayor Waterman stated that one of the things recommended by the Planning Department is that if this were not established, it reverts back to the original designation. So if the Board were to make that recommendation, they would have to decide what would be the parameters of how long they would allow that, and establish what would be the criteria to certify it was established as far as growing the herbs and vegetables.

Mr. Lomako stated in the correspondence in the packet on page three, under the second bulleted item that information is provided because they were confident that the question was going to be raised. He stated they cautioned the applicant that unless it was extended for cause by the City Council, the rezoning with conditions expires following a period of two years from the effective date of the rezoning unless a bona fide development of the property pursuant to an approved building and other permits required by the City commences within the two-year period and proceeds diligently and in good faith. He stated they have two years to get their approvals and permits approved and to have some action on the property in order to be viewed as committing and meeting the responsibilities of eligibility; and if they don't within the two-year period, the property will convert from C-3 to the R-1, One Family District designation. He stated it wouldn't go to P-1, it would go to R-1 to match what adjoins it to the west. So two years for permits and bona fide development on the property.

Mayor Waterman inquired of the applicant if that seems a reasonable amount of time.

Mr. Smith indicated two years is a comfortable amount of time to ensure they deliver what they say we will do.

Commissioner Parlove inquired as to what all natural products means and what they'll be growing.

Mr. Smith indicated some of the root vegetables will include baby carrots, beets, radish, potatoes, turnips. Above soil would be greens, turnip greens, mustard greens, kale; microgreens; eggplant is in the horizon. He indicated there would be lavender and parsnip as well. He stated there are herbs planned, not initially but eventually.

Mr. Wilson approached and discussed the business model. He discussed they are an outsourced farm for restaurants. He indicated what they would do is meet with a lot of the customers quarterly and they would come with their menus and things that they would want them to grow and they would essentially grow it for them.

Commissioner Parlove inquired as to their past experience.

Mr. Wilson indicated he has grown in other smaller urban AG. He stated Annie Hakim is the more proficient grower. He stated they are looking to hire as many as six master growers over the growth period, including an agronomist. He stated everything will be focused on taste and things that their clients want.

Commissioner Parlove inquired as to how much acreage they have been growing on.

Mr. Wilson indicated he did a pilot, so it was small, and that Annie Hakim has done much larger projects, but can't speak to how large it was. He indicated the high tunnels they are building are non-permanent structures, so if they were to have to vacate the property for business failure, they're easily resold. And he indicated they look like greenhouses but they are non-permanent structures.

Commissioner Parlove inquired of the material.

Mr. Wilson indicated it is steel, and the steel posts are pounded into the ground and there is polyethylene covering that is on top.

Commissioner Parlove inquired as to whether it's organic and whether any chemicals would be used, and whether permits would be needed for applying whatever pesticides are being used.

Mr. Wilson answered affirmatively and that no chemicals would be used. They would not use anything that does not meet the organic standards. No permits would be needed as those chemicals would not be used.

Commissioner Parlove inquired as to the \$500,000 per acre quote in the package and requested explanation on how that number was arrived at.

Mr. Wilson indicated they did a great deal of financial modeling. He stated they have received quotes on high tunnels, quotes on bringing compost in from local providers, laying utilities to the structures.

Commissioner Parlove questioned the \$500,000 per acre return.

Mr. Wilson indicated it is a possibility, yes, at its highest amount because they are able to grow year-round and because they are growing in a very tight structure, it could produce as much as that, assuming they would be hitting the highest market which are the higher-end restaurants.

Commissioner Parlove inquired as to whether any customers have committed orders to them.

Mr. Wilson indicated they do not have any customers committed at this point simply because they don't know exactly when they will begin to have product ready, but have talked to a number of customers to do an exclusive arrangement with a distributor. He indicated he can't speak to who it is, but it is a local distributor and they operate all over Michigan.

Commissioner Parlove indicated the examples of the hoop houses provided in the packages, there is a rendering or a few photos. She questioned whether those are the hoop houses that they would be buying. She inquired as to their height. She inquired as to whether they would be growing in the ground as opposed to raised beds.

Mr. Wilson answered affirmatively. He indicated the structures are 12 feet high. He indicated they would be growing in the ground. He

indicated the chefs hold them to very high standards as it relates to cleanliness, making sure there are no chemicals and that the environment or the land they are growing on is not going to be compromised, as well as the distributor is going to hold them to a number of food certifications that allow them to provide to hospitals and things of that nature.

He stated in the event there would be problems with the soil, they would put an impermeable barrier down and then would mound compost on top. He stated in this case while it wouldn't be raised beds in the sense of wooden structures that raise it up, the soil could be mounded to increase aeration to the plants.

Commissioner Parlove inquired as to whether they have their funding in place.

Mr. Wilson indicated they do for phase one which, and depending on market sizing, they could go up to 12 to 14 additional high tunnels, and then they would be doing field growing of the rest of the property as well as preparing it and getting it ready for putting new high tunnels on, so the idea would be they wouldn't have to be bringing in new compost because they would have time to develop the soil to improve it organically, and if there's drainage issues or lack of nutrients.

Commissioner Parlove inquired as to the produce washing and water detention pond. She indicated it's a pretty intense use on the site, cleaning all of the products on site before shipping them out. She inquired if the water detention pond is the water that was used to clean.

Mr. Wilson indicated the water detention pond would only be used for irrigation. He stated in order to meet the triple washing standards they would have to be using City water.

Commissioner Parlove indicated she is very much a supporter of someone who wants to try something new. She stated she supports entrepreneurship and tries to purchase organic food herself. She stated she sees a lot of positive things with the proposal, but her bigger concern is the zoning.

Commissioner Payne inquired as to their start date should this project be approved.

Mr. Wilson indicated they are looking at January, that they would be hoping to have product into the market over the winter because that helps with sales and they would be able to start establishing relationships, working on getting the supply chain of things going and operation going with distributors

Commissioner Payne inquired as to the size of trucks coming in and out.

Mr. Wilson indicated the distributors have the shorter semis, approximately 14 feet.

Commissioner Payne inquired as to the residents, could they partake in any vegetables.

Mr. Wilson indicated that they would be a good neighbor in the sense that they would make excess product available for sale.

Vice Chair Fegley questioned the petitioner in the methods of irrigation, whether they will be using sprinklers, drip method or overhead shower.

Mr. Smith indicated they will be using all three methods.

Vice Chair Fegley inquired of the noise level.

Mr. Smith indicated the noise level that they mapped out, just based upon common knowledge of working with the farms or being involved with farms and supported a 70-acre farm in Detroit from the grounds maintenance perspective and equipment maintenance perspective, it doesn't exceed the decibels of a riding mower noise level.

Mr. Wilson indicated the watering is low, which is one of the benefits of the high tower. He stated that they will be using fans. He stated the USDA pushes this method of growing because it prevents erosion and the water usage ends up being less, because it can be controlled.

Vice Chair Fegley inquired as to the time watering is done.

Mr. Wilson indicated they would be watering in the morning.

Commissioner Northcross inquired as to the current farming operations in Detroit.

Mr. Smith indicated they provided that information in the handout. They provided a list of farms within the area.

Mr. Smith indicated that about four weeks ago Councilman Williams had invited the petitioner to one of his neighborhood meetings. He indicated they attended and shared with the residents who were in attendance at that meeting the project. And they had a number of concerns and issues including noise and smells and opportunities for job employment with local residents. He stated that was their first step of a series of steps with the residents within the District.

Mr. Wilson indicated the other thing he'd add for full-time employees they plan on starting at \$15 an hour with full benefits. He stated they are structuring it around a working wage, and one of the reasons they are really pushing on the high tunnel piece is that it allows them to have a year-round job.

Commissioner Cadd indicated she likes the idea. She did inquire as to whether they will have a bee farm to help pollinate and maybe have honey.

Mr. Wilson indicated they would have to have plants that would invite pollinators. He stated whether or not would include or be a bee farmer, they're not entirely sure yet. He stated that would be something they really want to work on with the residents and make sure they're comfortable with that type of activity.

He indicated they are also looking to grow cut flowers. He indicated the site is intended to be as beautiful as they can make it. He indicated a lot of times the chefs do go on-site or reference pictures of the site.

He expounded further on the financing, and how the future phase would be funded through an employee trust, at which point the employees would become co-ops of the business. He stated they are still working through the legal details of this.

Commissioner Parlove asked if there would be Plan B of the site, if the site could potentially become a farmer's market.

Mr. Wilson answered affirmatively, although it is hard to speculate on what it could be in the future.

Commissioner Parlove expressed her biggest concern is the cost to start the business.

Mr. Wilson reassured the Commission that this project is meeting their investors' investment goals.

Commissioner Parlove inquired of Mr. Lomako if they have an agricultural zoning or is it through commercial.

Mr. Lomako indicated it is through commercial.

Mayor Waterman discussed the recommendation of the planner, and discussed how to form a motion for the types of herbs and vegetables that would be allowable.

Mr. Lomako indicated they can do it, but not as a condition of rezoning. He explained the State law in this regard. He indicated that can be done at the site plan stage.

Motion made by Commissioner Cadd that Planning Commission recommends to the City Council that the request of Tarragon Partners to rezone the approximately southerly 9 acres (more generally described as Lots 27-90 and Lots 112-117 of Pleasantdale Subdivision being that land area petitioned under Pontiac Case No. PF-17-21) from a P-1 District to a C-3 District inclusive of their offer of conditions - that the receipt of a C-3 District designation will be dependent upon approval of a Pontiac Farm site plan by the Planning Commission and further that the property will convert to a R-1, One-Family Dwelling District designation if the Pontiac Farm development doesn't materialize within a 2-year period as stipulated by ordinance - be approved for the following reasons:

1. The property is no longer needed as an overflow parking lot servicing the Pontiac Silverdome. Rezoning the property to a C-3 District designation would enable the property to be put back into productive use.

2. Conditionally rezoning the property to a C-3 District designation in support of an urban agricultural enterprise is consistent with an economic development strategy articulated in the City's Master Plan - create local entrepreneurs through education, public support, business incubation and equal opportunities (See Item 5, page 67)
3. Conditionally rezoning the property to a C-3 District designation in support of an urban agricultural enterprise to grow crops for local chefs is consistent with an economic development objective found in the City's Master Plan - build local capacity to achieve economic development outcomes (See Action Plan, page 68)
4. The City Master Plan recommends that the City take a less traditional approach to maintaining its inventory of vacant property, including the establishment of community gardens and forestry operations. As reported on page 77 of the Master Plan, such use puts land that may otherwise become blighted back into productive use that benefits the entire neighborhood, provides food for residents, provide job training and capacity building for neighborhood residents, and provides a profound ecological benefit for the entire community.
5. The subject site's Future Use Plan designation is Traditional Neighborhood Residential. Its geometry (narrow elongated shape with limited road frontage) and juxtaposition along a major utility corridor, however, make it challenging for a developer to receive a reasonable rate of return to develop the property for single-family residential purposes.

The petitioner should also be directed to provide a complete copy of the conditional rezoning agreement meeting the content requirements of Section 6.807, A, 1-10 prior to City Council's consideration on this rezoning request.

Seconded by Commissioner Northcross.

AYES: Fegley, Parlove, Northcross, Waterman,
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Payne.
NAYS: (None.)
ABSTAIN: (None.)
MOTION CARRIES 5-0-0

Motion made by Commissioner Northcross that the Planning Commission recommends to the City Council that the request of Tarragon Partners to rezone the approximately northerly 2 acres (more generally described as Lots 91-111 of Pleasantdale Subdivision being that land area petitioned under Pontiac Case No. 17-22 intended to be occupied by the food distribution/processing center and off-street parking area) from P-1 District to a C-3 District be approved for the following reasons:

1. The property is no longer needed as an overflow parking lot servicing the Pontiac Silverdome. Rezoning the property to a C-3 District designation would enable the property to be put back into productive use.
2. Conditionally rezoning the property to a C-3 District designation in support of an urban agriculture enterprise is consistent with an economic development strategy articulated in the City's Master Plan - create local entrepreneurs through education, public support, business incubation and equal opportunities (See Item 5, page 67)
3. Conditionally rezoning the property to a C-3 District designation in support of an urban agriculture enterprise to grow crops for local chefs is consistent with an economic development objective found in the City's Master Plan - build local capacity to achieve economic development outcomes (See Action Plan, page 68)
4. The City Master Plan recommends that the City take a less traditional approach to maintaining its inventory of vacant property, including the establishment of community gardens and forestry operations. As reported on page 77 of the Master Plan, such use puts land that may otherwise become blighted back into productive use that benefits the entire neighborhood, provides food for residents, provide job training and capacity building for neighborhood residents, and provides a

profound ecological benefit for the entire community.

5. The subject site's Future Use Plan designation is Traditional Neighborhood Residential. Its geometry (narrow elongated shape with limited road frontage) and juxtaposition along a major utility corridor, however, make it challenging for a developer to receive a reasonable rate of return to develop the property for single-family residential purposes.

Seconded by Commissioner Payne.

AYES: Fegley, Parlove, Northcross, Waterman,
Payne.

NAYS: (None.)

ABSTAIN: (None.)

MOTION CARRIES 5-0-0

6. SITE PLAN REVIEWS: (None.)

7. LOT SPLITS: (None.)

8. NEW BUSINESS: (None.)

9. UNFINISHED BUSINESS: (None.)

10. OTHER ITEMS:

Mr. Lomako wanted to acknowledge Donovan and Patrick for helping to assemble the agenda packets.

11. PUBLIC COMMENTS:

Jason Goletz approached and thanked the Planning Commission for approving their project. He indicated he was hoping to get on the City Council meeting on November 9th and was wondering if there was anything the Commission could do to help facilitate that.

Mayor Waterman directed them to discuss the issue with the Deputy Mayor.

Ricky Stead (ph) indicated he received a letter stating there was going to be a meeting about Sunoco getting a liquor license.

Mr. Donovan Smith indicated that matter has been postponed to a different meeting.

Commissioner Parlove congratulated the Mayor on her reelection.

Mayor Waterman expressed that she is honored to have the opportunity to serve the City for another four years.

12. ADJOURNMENT:

Mayor Waterman made a motion to adjourn; Commissioner Northcross seconded.

(All ayes.)

Adjourned at 8:25 p.m.

Minutes certified by:



/s/ Quentina Rochelle Snowden, CSR-5519
QRS Court Reporting, LLC
800.308.0068