

CITY OF PONTIAC

PLANNING COMMISSION

WEDNESDAY, DECEMBER 7, 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:

David Pigford
Reverent Alfred E. Johnson
Chuck Johnson
Carlton Jones
Ray Alexander
Terry Bates
Paul Wilson
Drew Buckner
Frederick Moore
Vince DeLeonardis
Mark Hieber
Greg Jancarik
Dr. Carl Byerly
Roselyn Northcross

MINUTES RECORDED BY:
Quentina R. Snowden, (CSR-5519)
Certified Shorthand Reporter

1. CALL TO ORDER:

Chairman Thomas called meeting to order at 6:30 p.m. and announced the passing away of Hubert Price, Jr. and a moment of silence was observed.

Commissioner Northcross and Mayor Waterman spoke of their memories of the late Hubert Price, Jr. and announced funeral arrangements.

2. ROLL CALL:

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

LATE: Hazel Cadd, Commissioner

Mr. Sabo reported a quorum is present.

3. COMMUNICATIONS: (None.)

4. ADOPTION OF MINUTES: November 8, 2016

(Motion by Commissioner Parlove; support by Commissioner Northcross - all ayes to adopt the minutes.)

5. NEW BUSINESS: Planning Commission Meeting Schedule for 2017 year.

(Motion by Commissioner Parlove; support by Mayor Waterman - all ayes to adopt the meeting schedule.)

6. PUBLIC HEARINGS AND SITE PLAN REVIEWS:

6.1 PF-16-96 (PUBLIC HEARING) Special Exception Use Permit/Site Plan Review for a Proposed Expansion of Newman A.M.E. Church in an R-3, Multiple Family Dwelling District

Parcel No: 14-32-256-013

Property Address: 233 Bagley St. (Newman A.M.E. Church)

Applicant: David Pigford

Commissioner Northcross recused himself from voting on this item.

(Presentation of facts given by Mr. Dowdell.)

Chairman Thomas invited the Petitioner to address the Planning Commission.

David Pigford, registered architect from Southfield, Michigan introduced himself. He indicated that the existing parking consists of 125 spaces, and most of the time they are only using half of the existing parking. He indicated the land bank parking that they're requesting to be set aside in the open area is north of the addition. He indicated it doesn't interfere with any of the drainage requirements. It is an open landscaped area that's not going to be disturbed; and that they wish to move forward in that direction.

Commissioner Northcross recused himself from this agenda item.

Mayor Waterman welcomed the members of the public and recognized Reverend Alfred E. Johnson and Mrs. Johnson.

Commissioner Parlove indicated she was impressed with the set of plans submitted. She further indicated she had an opportunity in the past to visit the church, and that she wished the applicant great success.

Commissioner Payne thanked the applicant for the well-developed set of plans. She inquired of the applicant if they have spoken with the surrounding residents. She also inquired of the start/completion date. She indicated they normally like to see traffic flow, but she doesn't see that as being a problem, so that is not one of her concerns.

Vice Chair Fegley indicated she doesn't have any problem with the plans, elevations, nor reducing the number of required parking spaces.

Chairperson Thomas indicated that this is a landmark, historic church. He indicated it was a well laid out plan.

(Chairperson Thomas opened the public hearing.)

Reverend Alfred E. Johnson, 13948 Knollview Court, Plymouth, Michigan approached. He indicated that the churches on either side of the site did not express any concerns over their plans. He indicated that Newman A.M.E. Church is the oldest African-American church in Oakland County. He indicated they are very proud and always have their doors open.

Chuck Johnson, 21 N. Paddock Street, Pontiac, Michigan. He indicated it was nice to see so many folks present at this meeting. He indicated he was a bit remiss to a certain degree because he doesn't think the church is really building out the full desire of what they would like to really see on that land; and the reason he believes that is because of the problems with the land. From his perspective and what he's seen over the years, it's waterlogged and it's kind of hard to get a good foundation. He believes by consulting with the proper engineering firms, they can get the foundation right. However, he believes this church organization should look at the reason why the land is in such a wet, deplorable condition.

He indicated a few years back Oakland County came in and they raised the grade elevations on the west side of the roadway, and they raised the road elevations also. He indicated, therefore, that pushed all of the water into that area because it was the lowest point to go. So he suggested that probably the architect or someone from the church should make contact with the County, the Drain Commission to find out if there are any dollars that can be generated from the County to help build this project.

He further indicated that he doesn't know what Commissioner Christopher Northcross's reasoning was for recusing himself, but he thinks everyone in here has something to do with this church, so he thinks he should not have recused himself.

Mr. Pigford indicated he anticipates a spring groundbreaking for construction and completion about this time next year.

Carlton Jones, 1323 Oaklawn Drive, Pontiac, Michigan indicated he was born and raised in Pontiac, Michigan. He indicated he has been a member of the

church his entire life, and that it's exciting that they are trying to expand, not just the physical facility, but to expand how they can help in the City of Pontiac. He recognized the Planning Commissioners who see and understand what the church has been doing, what they are trying to do, and he wants to thank them and ask them to continue to support the church and their efforts.

Ray Alexander, 130 Seminole Street, Pontiac, Michigan indicated he is a member of the church. He commended the church on the great work they have done over the years working with the youth in the community. He indicated this will only enhance the opportunities for the community and would ask that this Board to look favorable upon this effort.

Terry Bates, 600 Nebraska, Pontiac, Michigan indicated he and his wife have been members of the church for over 31 years.

He indicated his wife influenced him to attend the church. He indicated at that time he met all of the members of the church that are here today. He indicated he has been one of the trustee vice chairs for some years, the second vice at this time. He indicated he hopes that some of the members that have been here for over 50, 60 years will get up and explain themselves. He indicated they pray that the Planning Commission will approve this site plan.

Paul Wilson, 331 Joslyn Avenue, Pontiac, Michigan. He indicated he would be remiss if he sat here and did not get up and say something, because in the past his mother-in-law has worked quite diligently with the City of Pontiac, and indicated it was through her efforts and another group that they acquired Newman A.M.E. church land where it stands now. He indicated the church was also the very first church where they had service when Habitat for Humanity moved to the City of Pontiac. He indicated the church still continues to partner with Habitat for Humanity now. He indicated the church has also worked with HAVEN the past 15 to 20 years.

He indicated that the church continues to work with the City of Pontiac quite well. He indicated he's really very appreciative of all of the help Mr. James (sic) has given them in working with the project.

He's also very appreciative to the number of other people in the City of Pontiac that have helped them to expand and ensure that they have all of the land on one plot that they're doing now. He indicated he conveyed the same message that others have spoken on, that it is their desire and hope that the whole City of Pontiac continues to back the church and ask that the City of Pontiac as a whole continues to back them on this project; and if at any time that there's anything that the Planning Commission can do to aid the church or assist them to ensure that they are doing everything that they need to do, they'd appreciate it. He indicated it is their goal to become an outreach for the community, which is one of the things that they are doing now. And with that, he asked that the Planning Commission would approve their plans for the expansion of church.

Drew Buckner, 773 Wellington Circle, Rochester Hills, Michigan. He indicated he was formerly a resident of Pontiac. He indicated been a member of the church for over 30 years. He indicated the church has been a great support for him and his family, spiritual-filling station. He expressed his appreciation of the outreach of youth programs and all of the other programs that the church has put on over the years, and believes the expansion will only enable a greater outreach effort, so he supports the project.

Chuck Johnson, 21 N. Paddock Street, Pontiac, Michigan made further comments, asking if the City can help the church in their efforts to explore if there's some relief that they can do as they try to expand.

Frederick Moore, 2897 Onagon Circle, Waterford, Michigan. He indicated he is retired from the ministry in Pontiac where he was pastor of St. John United Methodist church for 16 years.

He indicated he has been a member of Newman A.M.E. Church ever since he retired in 2008. He indicated he met wonderful people who have committed themselves to this community. He indicated the church has made a lot of commitment to this community over the years. He indicated this has been a dream, a vision for the church following the many different pastors that have come through the church and it seems like this vision is being realized now, and he is very excited about it. He indicated he sees the potential and a lot of

need in the community, and believes that with this expansion, a lot of things can be done. They feed the homeless. He spoke about their Boy Scout program.

(Chairperson Thomas closed the public hearing.)

Commissioner Cadd was invited to speak on the request. She indicated she is in support of the church's request.

Motion was made by Commissioner Parlove to approve the proposed Site Plan Review for 233 Bagley Street, PF-16-96, subject to compliance conditions listed here:

1. Compliance with all Building Construction Codes, Engineering standards, Fire codes and all City permitting requirements.) And to amend it to approve the deferred parking.

Seconded by Mayor Waterman.

AYES: Thomas, Waterman, Fegley, Parlove,
Payne, Cadd

NAYS: (None.)

ABSTAIN: Northcross (recused himself)

MOTION CARRIES 6-0-1

- 6.2 PF-1698 Site Plan Review Request for an Office Building in the C-2, Downtown Corridor Mixed Use District.

Parcel No: 14-29-428-002

Property Address: 65 University Drive

Applicant: George Auch Co.

(Presentation of facts given by Mr. Sabo.)

Chairman Thomas invited the Petitioner to address the Planning Commission.

Vince DeLeonardis, President of George Auch Co., 47080 Dunsany Road, Northville, Michigan approached.

Mark Hieber, site planner landscape architect with HHD, Southfield, Michigan, 200 Kenwood, Ann Arbor.

He spoke of the Brownfield aspect to this site which Auch Companies is pursuing in terms of cleanup and other sorts of things, so that it's a positive relative to the current condition of the property. He stated, additionally, as was shown in the aerial photo it's pretty much all asphalt, so the proposal here is to significantly reduce that asphalt, creating green space where currently is pavement. He indicated it's a significant location relative to the gateway into the City coming from the corner of University and Woodward. He indicated the idea is that the building on this site serve as an enhancement to that location as a gateway into Pontiac.

He indicated the company is very involved in the City in terms of a number of community activities, and wishes to continue that and enhance it with this location.

He indicated relative to the site plan, he wanted to note when making the motion, they're indicating 67 parking spaces are required and they'd like to land bank 7 spaces for a total of 60 paved and 7 for future need if it presents itself.

Greg Jancarik, HED, Southfield, Michigan, project architect, project designer. He indicated that the project is a 20,000 square foot one-story building. He indicated it's intended to be glass and masonry and some metal. He indicated it's primarily office with some conferencing available.

Vince DeLeonardis indicated they are excited to move downtown; they have been in the area for over 30 years. They want to make sure Pontiac is proud of them and what they do.

Commissioner Northcross thanked the applicant for continuing the relationship with the City. He questioned whether the symbols on the northern portion of the plan were trees or lights.

Mr. Jancarik indicated they are trees.

Commissioner Northcross questioned whether everything that is not a parking space now will be turning into some type of green space.

Mr. Jancarik answered in the affirmative. He indicated that relative to site lighting, they are being careful about horizontal spill off the site, as well as spill off into the sky.

Commissioner Northcross inquired if the applicant is going for LEED certification.

Mr. DeLeonardis responded affirmatively.

Commissioner Cadd indicated she thinks it's a great property for this project.

Mayor Waterman indicated she's familiar with this project. She indicated there is no better company to deal with this site than Auch Company. She indicated that Pontiac is now a PACE community, and suggested the applicant can get credits for the LEED certification.

Commissioner Parlove indicated that the site is a sea of asphalt and is excited that they are bringing this project to the City.

Commissioner Payne thanked the applicant for the interest in the City and the expansion continuing to employ persons in the business. She inquired as to a target date for completion.

Mr. DeLeonardis indicated they are developing their drawings and plans to at least 20 percent higher of employment than they have right now. He further indicated that they plan on starting the project in April 2017, with a completion date of February 2018.

Vice Chair Fegley thanked the applicant for supporting the City.

Chairperson Thomas mentioned the historic relevance of this site.

Motion was made by Mayor Waterman to approve the Site Plan for a site plan review and new construction building for 65 University PF-16-98 Auch Company subject to the following conditions:

1. Compliance with City of Pontiac business licensing requirements.
2. Compliance with Departmental requirement for fire code, building code, and Water Resource Commissioner.

3. Including the deferred parking plan to land bank 7 spaces.

Seconded by Commissioner Northcross.

AYES: Thomas, Waterman, Fegley, Parlove,
Payne, Cadd, Northcross

NAYS: (None.)

ABSTAIN: (None.)

MOTION CARRIES 7-0-0

6.3 PF-16-103 Site Plan Review Request for a Senior Citizen Facility in an R-1, single Family Dwelling District.

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 applicant to address the Planning Commission.

Dr. Carl Byerly, 819 Golf Drive, Pontiac, Michigan indicated they're not doing any renovations as far as changing any sizes of those rooms, but they do range from 326 to 425 square feet.

Commissioner Northcross mentioned the lack of an elevator.

Chairman Thomas responded there would be an elevator.

Commissioner Northcross inquired of the timeline for the project, and inquired if the elevator would be functional before the project opens.

Dr. Byerly responded affirmatively, that an elevator would be operational before the project opens.

Mr. Dowdell indicated the applicant does have the option to go before the State Board if they choose not to install an elevator. He further indicated that in regards to the square footage, they have to go before the ZBA because of the minimum standards.

Commissioner Cadd inquired as to the amount of rent to be charged.

Dr. Byerly indicated it would be \$800 to \$1,000 per month.

Mayor Waterman pointed out in the recommendation it includes a conditional zoning agreement, and inquired as to what the minimum size is that the City has as a standard that they can have a variance for.

Mr. Dowdell indicated currently the minimum is 600.

Mayor Waterman inquired if the applicant was aware that a proposed American House was in the same vicinity as this project.

Dr. Byerly responded he is aware of that project.

Commissioner Parlove expressed her concern over the square footage. She further discussed the need for barrier-free parking. She expressed the importance as commissioners to look at the plan over the long-run.

Commissioner Payne requested clarification on whether this is a senior-only facility.

Dr. Byerly responded there are two types of senior living; there are senior apartments and assisted living. He proceeded to explain his understanding of the difference between the two. He further indicated it would be age-restricted, 55 years or older.

Commissioner Payne also expressed her concern over the square footage.

Vice Chair Fegley inquired whether the architect has gone through the building and made sure there are separation walls between the units and whether it meets code requirements.

Dr. Byerly responded affirmatively.

Vice Chair Fegley inquired as to what the architect's response was.

Dr. Byerly responded that once they get approval for the zoning, they will discuss those items further.

Vice Chair Fegley indicated she was hoping after they went through the initial okay, go forward, that the applicant would do the due diligence of going through the building and understanding what exactly had to be done to bring this to fruition.

Dr. Byerly responded that the architect did indicate the bathrooms have to be brought up to code to make them handicap accessible. He reiterated that once they are approved for zoning, they will invest more money to have a complete set of plans drawn up.

Mr. Sabo indicated that he and Mr. Dowdell met with Dr. Byerly. He explained he believes he knows what the Planning Commission is looking for and wants. He explained it's a situation of having a little bit of the chicken before the egg. Dr. Byerly doesn't want to invest a large sum of money unless there is approval of the site plan.

Mayor Waterman inquired as to whether these were single-occupant units.

Dr. Byerly responded affirmatively.

Mayor Waterman inquired as to whether the architect has determined if these units are ADA-compliant.

Dr. Byerly responded affirmatively.

Mayor Waterman indicated the variance of the size of the square footage has to go to the Zoning Board anyway. She inquired if there is any way in terms of what the Planning Commission needs to consider, if they can defer to the Zoning Board, have them make that because it's really their purview to make decision, and to have it come back in terms of site plan pending what they're able to come up with.

Mr. Sabo responded that he thinks that's a great idea, however, he's tried that before with the ZBA and generally the ZBA wants to know whether or not the Planning Commission approved the project.

Chairman Thomas indicated he agrees with the Mayor.

Mayor Waterman inquired as to the financing of the project.

Dr. Byerly indicated it is through PNC Bank.

Mr. Sabo clarified that the applicant is self-financing the project.

Dr. Byerly responded affirmatively.

Mayor Waterman inquired if there were any low-income tax credits or any kind of building credits being used.

Dr. Byerly responded negatively.

Commissioner Cadd inquired if he has looked into it.

Dr. Byerly responded he has and found it more beneficial to just finance with PNC Bank.

Mr. Sabo suggested a motion to postpone action on the site plan may be appropriate in order to allow the applicant to apply to the Zoning Board of Appeals for the size of the units.

Commissioner Parlove inquired of the applicant whether he thought of making two units into one unit.

Dr. Byerly indicated he would need to ask his architect, but that he would be open if it's conducive to doing that.

Mr. Sabo indicated that the Planning Commission may want to give Dr. Byerly an opportunity to amend his drawings and site plan proposal to address the concern of the unit size and then return again, because eventually it's going to have to get City Council's approval for the conditional rezoning.

Chairman Thomas further inquired as to the financing.

Dr. Byerly indicated he has submitted a business plan for the original plan, not reducing the units by combining two units into one.

Mayor Waterman indicated, in summary, there are several options. She suggested that the applicant can take this plan and go and take his chances with the Zoning Board and see what they say.

Dr. Byerly indicated he would like to check with his architect, and with the bank.

Mr. Sabo suggested a motion to postpone may be appropriate.

Mayor Waterman responded "So moved."

Chairman Thomas responded "I guess that was a motion and second", and called for a roll call vote.

(Motion was made.)

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

MOTION CARRIES: 7-0-0

7. OLD BUSINESS: (None.)

8. OTHER ITEMS: (None.)

9. PUBLIC COMMENTS:

Carlton Jones, 1323 Oaklawn Drive, stated he is on the golf course adjacent to the 819 Golf Drive property. He indicated he's not quite sure how he should be notified of these types of proposals that do come before the Planning Commission, but that it would be good if they did receive notice. He indicated he has nothing against the Petitioner. He indicated he had a lot of time and investment into the City of Pontiac, at one time sat as a Planning Commissioner, so he appreciates the work the Planning Commission is doing.

Terry Bates, 600 Nebraska, Pontiac, Michigan. He indicated he's living in a home that his grandparents built in the '60s. He indicated he looks out at that building, he plays golf over at that facility, and his grandsons go to school at the school next to that building. He indicated that he wouldn't put his dog in a 350 square foot unit. He spoke of the American House units. He indicated he hopes the City does not give them the variance for the 350-square foot units.

Commissioner Northcross spoke about recusing himself in regards to PF-16-96.

Roselyn Northcross, 168 Astorwood, Pontiac, Michigan. She indicated she is proud of the Planning Commission looking out for the most vulnerable people in the community.

Chairman Thomas made an announcement regarding The Lafayette Market has to offer.

Commissioner Parlove made an announcement regarding the Flagstar Strand.

Mayor Waterman announced other businesses which have recently opened up downtown.

Commissioner Cadd announced a contest through Facebook for a \$100,000 grant; the school with the most votes wins, and that people should vote for Pontiac International Academy.

10. ADJOURNMENT:

Commissioner Parlove made a motion for adjournment; Commissioner Northcross seconded.

(All ayes to adjourn.)

ADJOURNMENT: 8:32 p.m.

Minutes certified by:



/s/ Quentina Rochelle Snowden, CSR-5519
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