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PLANNING COMMISSION

WEDNESDAY, DECEMBER 18, 2019

6:30 P.M.

A meeting before the Planning Commission, at 47450 Woodward Avenue, 2nd Floor, Council Chambers, Pontiac, Michigan 48342.

BOARD COMMISSIONERS:

- Dayne Thomas, Chairperson
- Mayor Deirdre Waterman, Commissioner
- Christopher Northcross, Commissioner
- Mona Parlove, Commissioner
- Lucy Payne, Commissioner
- Hazel Cadd, Commissioner (Absent - excused.)
- Ashley Fegley, Vice-Chair (Absent - excused.)

CITY OFFICIALS PRESENT:

- Vernon Gustafsson, Planning Manager
- Donovan Smith, City Planner

RECORDED BY:

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

1 MEMBERS OF THE PUBLIC ADDRESSING THE PLANNING
2 COMMISSION:
3 Justin Dunaskiss
4 Manuel Ferraiuolo
5 Joe Brown
6 Mattie Hatchett
7 Melanie Rutherford
8 Angela Powell
9 Doris Burks
10 Ms. Jacobs
11 Dennis Shaver
12 Carlton Jones
13 Nelson Womack
14 James Cunningham

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1 (CALL TO ORDER: Chair Thomas called the meeting
2 to order at 6:33 p.m.)

3 CHAIRPERSON THOMAS: Good evening,
4 ladies and gentlemen. Welcome to the Pontiac
5 Planning Commission special meeting for December the
6 18th, 2019.

7 This is a special meeting and it's
8 just one item on the agenda. It's with regard to
9 Glenwood Plaza -- formerly known as Glenwood Plaza.
10 I always like to start this before we go to roll
11 call by introducing my fellow Commissioners.

12 So, to my far left is Commissioner
13 Christopher Northcross, Commissioner Hazel Cadd is
14 excused. Honorable Dr. Deirdre Waterman is on her
15 way here and we'll recognize her formally when she
16 arrives. To my immediate left is Planning Manager
17 Vern Gustafsson, to my far right is Commissioner
18 Mona Parlove. Then to my immediate right is
19 Commissioner Lucy Payne. Vice-Chair Ashley Fegley
20 is excused tonight. And once again, Honorable Mayor
21 Dr. Deirdre Waterman.

22 So, Mr. Gustafsson, roll call, please.

23 MR. GUSTAFSSON: Yes. Good evening.
24 Chair Thomas?

25 CHAIRPERSON THOMAS: Present.

1 MR. GUSTAFSSON: Vice -- Vice-Chair
2 Fegley has been excused. Commissioner Northcross?

3 COMMISSIONER NORTHCROSS: Present and
4 everyone counts, the United States Census.

5 MR. GUSTAFSSON: Okay. Commissioner
6 Parlove?

7 COMMISSIONER PARLOVE: Present.

8 MR. GUSTAFSSON: Commissioner Payne?

9 COMMISSIONER PAYNE: Present.

10 MR. GUSTAFSSON: And Dr. Deirdre
11 Waterman?

12 MAYOR WATERMAN: Present.

13 MR. GUSTAFSSON: We have a quorum.

14 CHAIRPERSON THOMAS: Okay. Thank you
15 very much. This is a public hearing tonight and
16 just so you'll have a feel for the protocol, the
17 presentation will be made by planning -- the
18 planning manager, correct?

19 MR. GUSTAFSSON: Yes.

20 CHAIRPERSON THOMAS: I mean, I wasn't
21 sure whether it was our city planner or planning
22 manager, so the planning manager will make the
23 presentation. We'll then invite the Petitioner to
24 comment and then we'll bring it back to my fellow
25 Commissioners for their comments and questions.

1 Then we'll open public hearing, we'll aggregate
2 three minutes roughly speaking, I don't put on the
3 timing clock, so, you know, I'll kind of track it
4 for three minutes. Then we'll close public hearing.
5 We'll have aggregated all of the questions. We'll
6 attempt to answer all of those questions in a
7 coherent manner, then we'll come back to our fellow
8 Commissioners for their final comments and
9 questions, then we'll seek a motion and that will
10 kind of conclude the formal presentation.

11 So, may I have a -- a vote or a motion
12 to approve the agenda as printed and presented,
13 please?

14 COMMISSIONER PARLOVE: I make a
15 motion.

16 CHAIRPERSON THOMAS: May I have a
17 second and support?

18 MAYOR WATERMAN: I'll support.

19 CHAIRPERSON THOMAS: Okay. All in
20 favor say "Aye".

21 (Ayes.)

22 COMMISSIONER NORTHCROSS: Just a
23 question. So, we're adding public hearing under new
24 business?

25 CHAIRPERSON THOMAS: Well, no. This

1 is a public hearing and it just -- it's not --
2 public comment is at the end, but the item on the
3 agenda although it doesn't appear is --

4 MR. GUSTAFSSON: A public hearing.

5 CHAIRPERSON THOMAS: -- a public
6 hearing. The reason we're having a special meeting
7 is -- by definition, it is a public hearing.

8 COMMISSIONER NORTHCROSS: So, item 4
9 would be "New business" should -- we should amend
10 item 4, new business with a bullet point of public
11 hearing?

12 CHAIRPERSON THOMAS: Well, probably we
13 shouldn't even have "New business" on there would
14 probably be --

15 COMMISSIONER NORTHCROSS: We should
16 replace that with "Public hearing"?

17 CHAIRPERSON THOMAS: I mean, because
18 there is -- the only reason for this meeting tonight
19 is a special meeting for ZMA 19-08. So, I hope
20 that's acceptable and amenable.

21 COMMISSIONER PARLOVE: It is for me.

22 CHAIRPERSON THOMAS: So, we had -- we
23 had a motion, we had a second and support, all in
24 favor say "Aye".

25 (All ayes.)

1 CHAIRPERSON THOMAS: By -- okay. By
2 my decree it's unanimous.

3 So, without further ado, Mr.
4 Gustafsson will present. Thank you.

5 MR. GUSTAFSSON: Sure. And yes, as
6 with -- as you know, Commissioners, as with any
7 Zoning Map Amendment, it is a public hearing. It
8 was published in the paper within -- at least 15
9 days ahead of time of this meeting. Notices went
10 out to about 500 feet from the property itself. And
11 so we're looking at the, again, ZMA 19-09 (sic)
12 Zoning Map Amendment.

13 4.1

14 ZMA 19-08

15 PROPERTY ADDRESS 7 & 9 South

16 Glenwood Avenue

17 PARCEL NO. 64-14-21-383-011 & 012.

18 APPLICANT Manuel David Ferraiuolo.

19 CURRENT ZONING C-1 Local Business.

20 PROPOSED REZONING M-1 Light

21 manufacturing & C-3 corridor

22 commercial with conditions.

23 (Presentation of facts given by MR.

24 GUSTAFSSON.)

25 CHAIRPERSON THOMAS: Petitioner is

1 here, correct?

2 MR. GUSTAFSSON: Yes.

3 CHAIRPERSON THOMAS: Thank you very
4 much for the presentation. Petitioner is here and
5 please come forward and state your name and address
6 for the record, and you're welcome to kind of add
7 to, enhance, embellish anything within the
8 presentation that you'd like to.

9 So, please state your name and address
10 for the record, please.

11 MR. DUNASKISS: Good evening. Justin
12 Dunaskiss with Dunaskiss Consulting and Development.
13 Also with us --

14 MR. FERRAIUOLO: Manuel Ferraiuolo
15 with Rubicon Capital, address is 4234 Bald Mountain
16 Road, Auburn Hills, Michigan.

17 MR. BROWN: Joe Brown, Livonia -- or
18 36705 Angeline Circle, Livonia, Michigan.

19 CHAIRPERSON THOMAS: Thank you,
20 gentlemen. Of course, I know of you, but for those
21 that don't, thank you for being here tonight. Once
22 again you heard Mr. Gustafsson's presentation of
23 your proposal. So, anything you'd like to add to,
24 or embellish, or enhance, correct, modify, what have
25 you.

1 MR. DUNASKISS: Wonderful. Great, I
2 appreciate that, I'll kick it off. Again, Justin
3 Dunaskiss, and obviously your Planning Manager did a
4 phenomenal job kind of outlining the various factors
5 that will be considered tonight obviously before
6 this Board as we do have a formal request in looking
7 at those criteria and those findings.

8 But first, I just want to back up and
9 give a little more context and then back into the
10 direct ask, the criteria. We're really kind of
11 proud of where we're at tonight and what we've been
12 able to I think develop with this ask and really a
13 win-win. You know, this wasn't developed overnight
14 or over a few months, it was developed well over a
15 year of a lot of process, planning, surveying the
16 community, public meetings, meeting with elected
17 officials, your wonderful staff to really see what
18 could be done with Glenwood Plaza.

19 And really what we're proposing here
20 is I think a model for what a new age commerce park
21 can look like. Because we look at what Glenwood
22 Plaza has now become today and how it functions,
23 we're kind of lining that up to -- if you recall, we
24 came before you and you approved the lot combination
25 split.

1 So, first we're bringing the site into
2 kind of conformity to what's there. As you see on
3 how we're asking for the C-3 up front and the M-1 in
4 the back where currently there's some light -- we
5 call it manufacturing, a little bit of the robots,
6 but also warehousing. And so you can see this
7 dilapidated building that's been there for decades,
8 it's been overrun, dilapidated. It's natural you
9 find a little bit of a fit with those of these
10 tenants. And this isn't -- you know, the shopping
11 center is one of many, but by putting the right
12 facade on it, having an anchor tenant, in this case,
13 cannabis to come in and turn this into something
14 that is welcoming to a light manufacturing, in this
15 case someone manufacturing or processing cannabis,
16 but as well as service providers, be it the testing
17 labs or the transporters, or the non-cannabis uses
18 in the retail, so they harmoniously work here, so it
19 doesn't feel like a heavy industrial plant, or it
20 doesn't feel like just a big old, you know, retail
21 strip center with the facade and stuff that welcomes
22 that.

23 And really as we started looking at
24 how to redevelop this, utilizing cannabis to anchor
25 and redevelop the dilapidated center, we said, you

1 know, we could do a PUD, a straight rezoning, can
2 even -- I think it's called for here and justified,
3 but, you know, through the option of the conditional
4 rezoning we're able to on our own bring forth
5 conditions and not just saying we're looking to do
6 this or show you the pretty renderings, but really
7 put in paper and solidify it with us offering here's
8 the phased approach, here's what you can expect,
9 here's what we will do to the project. Because yes,
10 it's anchored by cannabis, but again, the
11 foundation, what we've learned along this process
12 working with the City, working with the citizens,
13 work -- listening, they want jobs, the
14 redevelopment, rebirth here and so with this kind of
15 mix of uses and synergy if one of the cannabis
16 clients goes out, well then the -- you know, the
17 tool -- not tool and die shop, the robots company
18 can expand who is there and wants to, as well as the
19 normal retailers that they have interest from.

20 And so that I just thought I'd give
21 you that little context and again, this wasn't
22 developed overnight, we chose the conditional
23 rezoning for a very, you know, intent purpose that
24 again, it's an ask of us to believe that we can
25 transform this, but you know, it gives you the

1 comfort that no, just not straight rezone, they can
2 ultimately do whatever is in that zoning.

3 Here's the parameters we're going to
4 do, and that the thought process again, was really
5 hatched by you know, working with everyone and
6 coming up with a product that you know, will stand
7 the test of time. Whatever, you know, when grocery
8 -- big grocery stores -- in fact, now, those spaces
9 are not attractive, will be rehabbed, white-boxed
10 for others to come in.

11 And so, I'll let the Rubicon folks
12 give any other filler to that, but want to kind of
13 give that context from planning and zoning. Thank
14 you.

15 MR. FERRAIUOLO: Just want to follow
16 that up and kind of reiterate a little bit. When
17 Joe Brown and myself started looking at the site and
18 looking at the condition that it's in and it's a --
19 a very bad condition at the moment, there's a lot of
20 development trying to happen around it in certain
21 aspects for housing and other things and it really
22 kind of -- from our point of view, kind of a futile
23 effort to try and develop things around it without
24 developing this. And we want -- we surveyed the
25 community three different times with three different

1 people -- or three different groups and tried to see
2 what the number one thing the community wanted to
3 be. We want -- definitely wanted partner with the
4 City and partner with the community that in turn
5 will help its success and grocery store came back so
6 we won't have to sell it to find a grocery store, we
7 have an executed LOI -- exclusive LOI with a grocery
8 store right now that we're very happy to bring and
9 we're going through all of that.

10 And so we're pretty proud of what
11 we've done to this point, we're ready to get rolling
12 and moving. Joe's done a lot of stuff on the
13 building and -- side of the equation and get lining
14 that up with Signature Associates that we also have
15 here to answer any questions and I'll turn over to
16 -- if you have anything to say or --

17 MR. BROWN: I think what I would add
18 as Manny said --

19 CHAIRPERSON THOMAS: Please come to
20 the podium.

21 MR. BROWN: Sorry. Partnering with
22 the community and community development was really
23 key for us when we were putting this together. We
24 -- our tenant has agreed to hire 60 percent of
25 workforce from Pontiac residents, which is huge. We

1 wanted to make sure that Pontiac residents got those
2 jobs. The grocery store as well and then working
3 with the housing. We have a -- a housing initiative
4 that we're working on with GM Modern Housing and
5 some of the surrounding neighborhoods to identify --
6 which we've identified 68 homes that need work in
7 some capacity and we're taking them on in blocks to
8 redevelop them, give those employees a chance to
9 purchase those homes at a very reasonable price,
10 help them get the -- we've partnered with Flagstar
11 Bank, they've agreed to give any of the employees
12 who have been there for six months employed with a
13 600 credit score or better a mortgage for these
14 homes at 150 percent of the appraised value to be
15 able to get not only these employees -- new
16 employees into a job, but also into a path for
17 homeownership. So that was another drive.

18 We are partnering with a local
19 gentleman for the training aspect to -- to help
20 these new employees learn this industry, and how to
21 work in this industry so you know, there won't be
22 the turnover rate that you would expect in a new
23 business. So, I think that's a big thing. I don't
24 know, we -- we can announce the grocer?

25 MR. DUNASKISS: Yep.

1 MR. BROWN: Hollywood Market is who
2 our grocer is. We're very excited about that.
3 They're part of the Pontiac community already, they
4 have --

5 CHAIRPERSON THOMAS: We're going to
6 applaud a little bit later but --

7 MR. BROWN: Yeah. They have several
8 -- they have buildings here already and they're in
9 four other Oakland County towns, so we're proud to
10 bring them to Pontiac.

11 CHAIRPERSON THOMAS: Thank you very
12 much. And stay close, because we're going to go to
13 my fellow Commissioners, but I wanted to -- this is
14 a little bit unique for me, because most people
15 don't know, but my parents -- that neighborhood
16 surrounding there, you probably heard it recently,
17 GM Modern Housing was built a hundred years ago for
18 GM, originally Oakland Motor that worked into
19 Pontiac Motor and it was built for the precise --
20 thinking 1919, it was built so those residents could
21 walk to their work basically 200, 300 yards away.
22 Very proud development, it's on the National
23 Register of Historic Places.

24 An architectural firm was commissioned
25 to lay out the streets, an architectural firm from

1 New York designed the houses, there are eight
2 repeating patterns. Every house were all stucco or
3 all brick with slate roofs. And for what it's
4 worth, you can't build a house today with slate
5 roofs, because it's price-prohibitive. Replacement
6 value on a slate roof today on one of those tiny
7 houses is \$35,000. Those houses all had open
8 porches with cedar columns, railing and balusters.
9 Hard oak floors on the main level, pine floors on
10 the upper level, plaster floated over wood lathing
11 throughout. To replicate one of those houses in --
12 in Birmingham today would cost you in excess of
13 \$300,000 with those materials. So, it's a proud
14 history.

15 I was born and raised there, my
16 parents purchased a home in 1945. I was born in
17 November of 1945, matriculated through Pontiac
18 Schools. Corporate odyssey took me across the U.S.
19 and Asia-Pacific and I came back to restore my
20 boyhood home in this neighborhood.

21 So, in 2010, '11 -- or moved back
22 here, 2011 I came on the Planning Commission, 2012 I
23 became Chair of the Planning Commission. And in --
24 three years ago, better part of four years ago now,
25 we started what is now 501(c)(3) to revitalize that

1 neighborhood.

2 So we've had a lot of traction, there
3 are people now that are buying houses in there that
4 four years ago had no idea that that neighborhood
5 even existed. And so I'd also like to welcome the
6 Vice-Chair of our 501(c)(3) is Dennis Shaver who is
7 here as well. But I'd like to give you -- but I'd
8 like to give you a little bit of why this is so
9 important. I've given you a little bit of that, but
10 the -- the commercial area at the intersection of
11 Perry and Glenwood and I'm going to kind of identify
12 it by, if everyone knows where the Marathon station
13 is today.

14 Circa 1955 there was a Harvey's
15 Hardware, a very proper local neighborhood hardware,
16 there was a Richard's Bar, that may not sound great,
17 but that's where all the locals came they sorted out
18 all of the issues and all of the problems with
19 copious amounts of beer. There was a Dunsey's
20 Drugstore, there was a Dave's Butcher Shop, there
21 was a Townsend paint store. On the southeast corner
22 or the west side of Perry between Glenwood and
23 Paddock there was a Glenview Grill, there was a
24 Shotwell Shoe Store, Zachathanos who was a Greek
25 grocer had Star Market. Then there was a parking

1 area, and then Wrigley's Supermarket, there was an
2 Andrews Five and Ten which is basically a kids toys
3 store and buy model planes and boats and what have
4 you. And then at the corner where there's an auto
5 repair now at Perry and Paddock there was a
6 Schroeder's Sunoco. Where the PNC Bank is there was
7 a City Service gas station and an auto repair, a
8 very proper business and Community National Bank.

9 In 1959 where that is today that was a
10 swamp, but K-mart set about to develop in there.
11 And of course everything took off from there. So,
12 once K-mart developed then they put -- brought in a
13 Farmer Jack. It was a massive store, 75,000 square
14 feet. And the -- and the little bit of strip mall
15 in there it sucked the oxygen out of the commercial
16 neighborhood, it put all of those tiny businesses,
17 every -- all of the businesses that the neighbors
18 did business with that walked there, put them out of
19 business. While all of that is wonderful and fine
20 as long as K-mart and Farmer Jack's and everything
21 stayed there. Then they got displaced by the
22 big-box stores and for two decades this has been an
23 absolute derelict mess.

24 So, GM -- on behalf of GM Modern
25 Housing, first and foremost, which is where I

1 oversee the 501(c)(3), and on behalf of the Planning
2 Commission and where this City is trying to reset
3 its compass, this is a huge opportunity. And I've
4 -- I've met with these gentlemen in a factfinding
5 going back as far as about a year and the one thing
6 that was corner in my focus and my mind is, I'll
7 support this unequivocally if there is a
8 full-service market, and tonight you brought in
9 Hollywood Market.

10 So -- so there's more -- there's more
11 to be said. I'm grateful for you being here, but
12 again, I thought that this will kind of help maybe
13 frame some of the questions and some of the comments
14 as we go forward into the public hearing.

15 And so without further ado, I defer to
16 my distinguished Commissioners and I go to
17 Commissioner Northcross.

18 COMMISSIONER NORTHCROSS: Good
19 evening. Question, robotics? Can you give a little
20 more information on your plans for robots.

21 MR. FERRAIUOLO: There is currently a
22 tenant in there and part of -- in the what used to
23 be the old Farmer Jack building that they buy robots
24 that need to be rehabbed, they rehab them and they
25 ship them all over the world. That's a tenant

1 that's currently there.

2 COMMISSIONER NORTHCROSS: I like the
3 different elements that have been included in your
4 plan that you're presenting tonight. The
5 interaction with the community around you in the
6 planning of that area. The commitments that you're
7 making it a formal legal agreement. I think those
8 are all admirable things that we should strive to
9 include in future developments as they may happen in
10 the City. So, with that, I'll stop and listen.

11 CHAIRPERSON THOMAS: Thank you very
12 much. Mayor Waterman, please.

13 MAYOR WATERMAN: Thank you. And good
14 evening. Glad to see you again. I know this
15 project has been long in developing here from the
16 time when you first gave the first rendition of what
17 that might be and excited the community. So,
18 economic development, community benefits, social
19 justice are the three things that we have stated in
20 the City that we want to bring forth for the medical
21 marijuana initially when it comes to the City.

22 So, this has been a long derelict site
23 that we are happy to see economic development come
24 to. You also mentioned that you have over 300 jobs.
25 Can you outline the nature of those jobs and how you

1 tally up 300 jobs.

2 MR. FERRAIUOLO: So, the jobs range
3 from cultivation, to processing, and all ranges --
4 all the way up through management and everything
5 else. The jobs will start at \$15 an hour. It can
6 be very labor-intensive when you have that many
7 plants and that many things that you're trying to
8 cultivate and when you're doing a harvest and
9 everything else each week. I'm not an operator.
10 One of the things that I would like again, put out
11 there is we're not operators, we're developers. So,
12 we in no way are -- have any parts of the cannabis
13 operation.

14 We do know a little bit about it, but
15 that is a tenant, and this will not be held up
16 whether the tenant gets a license or not. We are
17 looking to hit the ground running and develop it and
18 we have a tenant that we think will be very great
19 for it. But we're not holding it up to see if they
20 get a license or not, just to be clear on that. But
21 the -- it can be very labor-intensive and it takes a
22 lot of people and a lot of time for that many plants
23 to take care of them, trim them, cultivate them, cut
24 them down, dry them, get them into processing and
25 there's all kinds of ranges of jobs starting at \$15

1 an hour going up all the way through management.

2 The other thing I'd like to point out,
3 these jobs are not just a transitional job. This is
4 a job on the ground floor of a career -- you can
5 have a career and the sky is the limit with a good
6 tenant and a good operation being trained for this
7 -- specifically trained for this and each category,
8 it's a career path that they can take and not just a
9 transition job.

10 MAYOR WATERMAN: And you have made the
11 distinction, you are the developer --

12 MR. FERRAIUOLO: Correct.

13 MAYOR WATERMAN: -- you are not the
14 operator of any of the potential applicants for
15 medical marihuana licensing?

16 MR. FERRAIUOLO: A hundred percent.

17 MAYOR WATERMAN: So, if that's the
18 case, then how can you guarantee that 60 percent of
19 the employees will be hired by the tenants, what
20 control do you have over that, the 60 percent of
21 those --

22 MR. FERRAIUOLO: That was part of our
23 -- that was part of our lease agreement with the
24 tenant. So, we have leveraged that to -- and not
25 that we had to try hard, they were very

1 accommodating to that and that's what they want to
2 do and that's part of our agreement with our tenant
3 for that.

4 MAYOR WATERMAN: All right. Is this
5 one tenant or multiple tenants? I know the market
6 is separate entity, but --

7 MR. FERRAIUOLO: So, the -- one tenant
8 for the cultivation and processing, that tenant can
9 and potential they're going to apply for dispensary,
10 but -- a potential dispensary. So, that would be
11 one tenant, they can't have -- they can't have a
12 license for secure transport or for the medical
13 testing facility so those would be two different
14 entities for those.

15 MAYOR WATERMAN: Okay. And this is a
16 build-to-suit then --

17 MR. FERRAIUOLO: Correct.

18 MAYOR WATERMAN: -- you have a
19 particular tenant in mind? So, what other economic
20 development in terms of improvements are you
21 planning this build-to-suit in addition to the
22 rudimentary changes that the planning director --
23 and give us a picture of some of the other economic
24 development activity that will go on on the site?

25 MR. DUNASKISS: So, the economic

1 development that we would be doing is bringing the
2 grocery store, it's going to be a couple million to
3 build that facility out and we wanted to make sure
4 that we partnered with the community to facilitate
5 that, we see it as a big need there. And then the
6 housing development, we have some other things in
7 the works as well, that's what we would be doing on
8 our side. To answer the question for the community
9 development for a tenant, that would be up to them.

10 MR. BROWN: And then just to add, so
11 it's a \$45 million development overall. The
12 economic is pretty significant and as of now, we
13 have identified about 17 million of that will be
14 coming from actual Pontiac businesses. We're
15 working with Lee Contracting. We're working with
16 Newton Crane Roofing, some other trades there. So
17 we will be spending a lot of money actually in the
18 City of Pontiac businesses as well, so, for the
19 economic development.

20 MAYOR WATERMAN: Good. Thank you for
21 that definition.

22 MR. BROWN: Yes, ma'am.

23 CHAIRPERSON THOMAS: Thank you, Mayor.
24 Commissioner Parlove, please.

25 COMMISSIONER PARLOVE: Good evening,

1 gentlemen. Thank you for coming back to visit with
2 us again. It's good to have you here. A couple of
3 questions. You mentioned the number of plants. How
4 many plants do you anticipate will be growing there?

5 MR. FERRAIUOLO: Well, about --
6 actually how many -- 10 Class C's is what they would
7 like to do, which is approximately 15,000 plants in
8 the 260,000 feet.

9 COMMISSIONER PARLOVE: Okay. I ask
10 these questions, and some of this is lost on me,
11 because this is all so new. How you scale it, I'm
12 sure people can relate to this, but I wanted to ask
13 it anyway.

14 The other question -- the timeline for
15 the grocery store when do you anticipate that will
16 be built-out and operating?

17 MR. BROWN: So, we have that in our
18 second phase. So we're going to do a lot of the
19 infrastructure work in the 6 to 12 months, and that
20 is right in our -- we're getting on that right away.
21 So again, depending on the permitting process, we
22 would like to have that up by end of 2020, beginning
23 of 2021, that's our goal. But it's all in how --
24 you know, when they get underground and they start
25 doing the work, there might be some things that we

1 don't know about. We also have to work with Oakland
2 County as to whether they needed a detention or
3 retention pond, and that will, you know, again,
4 affect the timeline.

5 COMMISSIONER PARLOVE: Okay. With the
6 graphic that's up here, it's lovely for the
7 rendering that we see, however, there -- the
8 neighborhoods were left off of the graphic. And my
9 big concern is, and I mentioned this to Vern, the
10 odor that might be emanating and how it's going to
11 affect the neighbors. So can you talk about that a
12 bit?

13 MR. BROWN: Yes. So they have medical
14 grade air filter, filtration systems that will be on
15 all of these facilities. So the air coming out of
16 these facilities will be medical grade air, which
17 will eliminate the odor. These are, you know,
18 \$2 million systems that are made to eliminate that,
19 because of the indoor growing that we have to do in
20 Michigan because of the seasons.

21 COMMISSIONER PARLOVE: Okay.

22 MR. FERRAIULO: 100 percent --

23 COMMISSIONER PARLOVE: I couldn't hear
24 what you said at the microphone.

25 MR. FERRAIUOLO: So there essentially

1 will be no odor, no smell of the cannabis in the
2 air.

3 COMMISSIONER PARLOVE: Okay. Again
4 that's on -- I'm very sensitive to that, because we
5 would love to have you as our neighbors. This is
6 very exciting, because as Dayne went through our
7 great history to explain what's been happening prior
8 to you being here tonight, it's a much needed
9 opportunity there. But there are people there that
10 are your neighbors too, and I want to make sure that
11 they're going to be comfortable as they continue to
12 live in their homes.

13 MR. DUNASKISS: Of course you have the
14 local nuisance, you know, laws that you have and
15 ordinances of course that all stays in place, and
16 then obviously the State as well has their own
17 requirements as well. So, you know, I always try to
18 say, don't take our word for it. You guys already
19 have, you know, governances on board for that, and
20 then the State.

21 Then obviously you heard the budgets
22 and stuff, you know, versus spending a couple tens
23 of thousands more in some filtration versus losing
24 millions, normally the smell issues, they'll
25 mitigate pretty quickly, but we don't anticipate

1 any.

2 COMMISSIONER PARLOVE: So then I pivot
3 to Vern. Do we have something already from the
4 City's perspective about how we are going to monitor
5 the air quality?

6 MR. GUSTAFSSON: Yes. Like Justin had
7 referred to, we do have nuisance ordinances actually
8 in our Zoning Ordinance, just as you would in
9 regards to artificial light, just as in regards to
10 noise. So that would be all contained and reviewed
11 by our building official and definitely State
12 requirements.

13 And if you remember correctly, we
14 spent some time when we started developing our
15 Zoning Ordinance for medical marihuana, we did talk
16 extensively with Ferndale and also Hazel Park who
17 had recommended certain filtration systems probably
18 equal to what the applicant was referring to.
19 That's in our Ordinance also. So there's been
20 checks and balances and we'll see how, you know, it
21 all works out.

22 COMMISSIONER PARLOVE: Okay. I know
23 that we have a business that's operating, has been
24 in the City for some time, that they work with
25 chemicals on a daily basis, and there have been

1 neighbors that have talked about the odor from those
2 chemicals emanating from those businesses. So I
3 didn't understand how the City oversees that and
4 monitors the release of those elements into the air.

5 MR. GUSTAFSSON: I can't really answer
6 specifically. I can come back to you with how that
7 will be handled. Obviously if we receive a
8 complaint, it will probably go -- in regards to code
9 enforcement, to my group to investigate and then
10 I'll probably be bringing in some additional support
11 from our building department to further investigate
12 that too.

13 COMMISSIONER PARLOVE: I just want to
14 make sure the neighbors are going to be comfortable.
15 I'm all set. Thank you.

16 CHAIRPERSON THOMAS: Thank you.
17 Commissioner Payne, please.

18 COMMISSIONER PAYNE: Good evening.
19 First of all, our sincere apology for the last
20 meeting that you were supposed to be here. And so
21 we really apologize, on behalf of all us, I'm sure,
22 that you had to come back for this.

23 And I wanted to know -- first of all,
24 your plans. I really like the way that you've
25 actually detailed them. Because most of the time

1 when we get plans, we can't see what it's going to
2 look like, and you've actually made a drawing or
3 pictures of what the expectations are within that
4 area.

5 What I would like to know though, what
6 percentage of that will be processing and what
7 percentage will be retail? I know the last meeting
8 you said that you were -- had other tenants like
9 shops, different things that will be coming in
10 there.

11 So what percentage are you looking at
12 for the cannabis portion versus other retail
13 portions of this?

14 MR. BROWN: It's approximately a 70/30
15 split. 70 for the cannabis portion, so that's the
16 back half; and then 30 for the front would be the
17 retail.

18 COMMISSIONER PAYNE: Okay.

19 MR. BROWN: Utilizing all of those big
20 buildings for that, for the cultivation.

21 CHAIRPERSON THOMAS: Could you
22 highlight, Vern, please, kind of reiterate -- or be
23 redundant, but the security or behind guard --

24 MR. GUSTAFSSON: Guarded areas?

25 CHAIRPERSON THOMAS: Guarded area, and

1 that -- could you outline that?

2 MR. GUSTAFSSON: Sure. So here we
3 are. Here we got Glenwood Avenue. And -- as you
4 come in. And here is the market. And so, if you
5 look at -- and correct me, Justin, and your team,
6 Manny and Joe. So, if you look at this is wall
7 along here, going to this -- probably this point of
8 control in regards to guard, and then continue on
9 over here, represents all of the boundary or --
10 boundary between the retail and the industrial. So
11 if you take it all the way to the back of the site,
12 that kind of represents that 70 percent.

13 And then remaining in the front of the
14 walls, that you can see here -- only question I have
15 is probably this other wall here. It could
16 represent some other factors of security. But the
17 remaining area itself is all the retail that you see
18 in the front, the 30 percent. Is that good enough.

19 MR. FERRAIUOLO: So the security --
20 what we have done is for a sound barrier, concrete
21 wall, to put -- we proposed to put all the way
22 around it and all the way up to here, then you can
23 see the security guard shack. There will be 24-hour
24 security there at all times, not including all of
25 the video and electronic security that's there as

1 well.

2 But, that is correct of what -- all
3 basic three dividing lines. Your question for how
4 much on the property or on the retail side of the
5 equation was there cannabis versus the rest of it,
6 just the retail?

7 COMMISSIONER PAYNE: Yes. Yes.

8 MR. FERRAIUOLO: So we haven't -- our
9 tenant will apply for a dispensary that's up to the
10 City whether they approve the tenant or whether they
11 grant them the dispensary or not. If they do, that
12 will be up in the retail section. Other than that,
13 there won't be anything else as far as cannabis on
14 the retail side of the equation.

15 COMMISSIONER PAYNE: And robotics have
16 been answered. The timeline as far as your
17 beginning the project for the entire complex, what
18 would be a timeline for your planning on starting
19 and ending on that?

20 MR. BROWN: So we anticipate, again,
21 based upon if we have a positive outcome here, our
22 next step would be to go to City Council. And then
23 if City Council approves, which with the holidays,
24 it looks like it will be more like the beginning of
25 January, and so based upon that, if that goes well,

1 we would like to close the middle of January,
2 whatever that vote is.

3 And then we would right away get
4 started. And Signature can speak to a little bit of
5 that. They have, again, charted out timelines. We
6 have an aggressive timeline of 18 to 24 months. We
7 have been told it could take up to 36 months based
8 upon the permitting process, but we want to get open
9 up and running as fast as possible selfishly because
10 then we can start collecting rent from our tenant,
11 but also to have that whole redeveloped -- one of
12 our first goals is to get in there and clean up the
13 site. That's on day two, that will be happening.
14 So we're very anxious to get there.

15 COMMISSIONER PAYNE: Okay. Thank you.
16 I guess my next would be more of a comment. I can
17 actually remember a time ago I would not have
18 considered anything like this, but I remember
19 probably about a few months ago I think when you
20 guys first came, I talked about -- a story about a
21 few people coming up to me saying, "Oh wow, I'm so
22 glad that we're getting these facilities within our
23 area", for the simple reason because they had been
24 actually going to Detroit and using the bus getting
25 cannabis for their pain and for different things.

1 And I'm thinking "Wow, you know, this really is a
2 health issue, you know, that needs to be resolved
3 and needs to be here within the City so that our
4 residents would be able to get the things that they
5 need to help their health.

6 And I -- I just never would have
7 thought that that would have been. But thank you
8 for being here and your interest here in the City,
9 and hopefully things will work out for both the City
10 and for you.

11 MR. DUNASKISS: Thank you.

12 CHAIRPERSON THOMAS: Thank you. And I
13 -- once again, we have talked -- well, when we first
14 started talking, we talked about central to this in
15 my mind was the market, so we have that. And one of
16 other our discussions we talked about -- so I also
17 want to circle back to talk about the neighborhood.

18 But we talked about potential of a --
19 and you don't have to answer this -- I mean, excuse
20 me, commit to this, but I want the people to know
21 that we have talked in loose terms with regard to a
22 diner in the likeness of Oakland Diner which is up
23 on Joslyn, a very proper, well-organized, good food,
24 well-priced diner. And then the demographic in
25 there now is heavily Hispanic. We talked about the

1 possibility of a Mexican, Puerto Rican, Caribbean
2 type of market.

3 So before we go to the housing
4 discussion a little bit, anything that you'd like to
5 add with regard to any of that?

6 MR. FERRAIUOLO: So we had a really
7 good meeting the other day with our -- with
8 Hollywood Market, talking with them and having their
9 input on -- they have obviously been in the grocery
10 store business for a very long time. And having
11 their input on what types -- we have a lot of input
12 from the community. But then also with Hollywood
13 Market, what types of things synergistic to be
14 within that plaza with that grocery store.

15 One of things that we have done is on
16 our community things at Glenwood Plaza, we have
17 things that have the community to fill out for their
18 thoughts or concern or things that we -- what they
19 would like to see in the plaza. So we have a whole
20 list of those things, and a lot of it comes with
21 finding the correct operators for what you're
22 talking about, but we think those would be very
23 synergistic for what we would propose to do there.

24 CHAIRPERSON THOMAS: Okay. Very good.
25 With regard to the housing area, and you -- we

1 talked about this, and you mentioned it again
2 tonight, when we started the 501(c)(3) in there,
3 there were 17 vacant derelict houses. When that
4 neighborhood was built, there were 261 houses on
5 61 acres. Probably out of original 261, roughly
6 speaking, probably 250 still exist. But the 17
7 vacant, derelict houses really were heavy anchors
8 dragging down. You would have nice houses that
9 virtually were worthless because there were two
10 derelict houses on either side.

11 And so now we had the opportunity to
12 facilitate restoring somewhere about eight of those,
13 but there's still a number left. But, talk a little
14 bit more, if you will, about your plans to, you
15 know, buy up some of the derelict houses. I know
16 that Carlton is here tonight, and maybe you've
17 talked with him in the past. I know we have had
18 some loose conversation. Doesn't have to be a deep
19 discussion, but I thought maybe for the edification
20 of everyone who is here, you might elaborate just a
21 little bit.

22 MR. BROWN: So, as I stated earlier,
23 we have identified 68 homes, GM Modern Housing and
24 around the plaza, that look like they're in some
25 need of repair. Of those homes, we worked with Andy

1 Meisner and found out 12 of them are on the tax
2 rolls. So we're trying to work with him on how do
3 we purchase those or what's the process to do that.
4 And obviously we know that will be a little
5 expensive. But then contacting private sellers. So
6 we hired a realtor -- or we signed a contract with a
7 realtor who is contacting private sellers to see if
8 they can, and obviously you helped us get some
9 information on some of the, you know, knock-downs
10 that you've seen.

11 So, that's our goal. We, ambitiously,
12 would like to do 100 homes. We have to do them in
13 blocks. We have \$2 million committed to the housing
14 part of this. So it will be however far our
15 \$2 million takes us. That will tell us how many
16 homes we can do at the time. Our goal is to do one
17 home to show the City and the residents the quality
18 of work we do and to obviously let them put input in
19 and make sure that we're building them to the
20 standards that are expected in that community.

21 MR. FERRAIUOLO: The other thing to
22 follow up with that is working with people like
23 Carlton and other people in the community of using
24 it as a training ground to help train people for
25 those types of jobs in the restoration of those

1 jobs. So partnering with people in the community to
2 make that happen.

3 CHAIRPERSON THOMAS: Okay. Without
4 further ado, I'm going to open up public hearings.
5 The public hearing is opened. Anyone that would
6 like to come forward, please do that. If you'd come
7 up to the podium, please state your name and address
8 for the record. And -- and kind of -- I'm not
9 turning on the clock, but kind of stay true to the
10 three-minute time limit, if you will, please.

11 MS. HATCHETT: Good evening. I'm
12 Mattie McKinney Hatchett. I live at 135 Perkins
13 Street in Pontiac, Michigan.

14 I'm here on this cold night, first of
15 all, to say to you Commissioners thank you, thank
16 you, thank you for having a quorum here tonight, for
17 not embarrassing the City by us not being able to
18 have this public hearing. Thank you so very much.
19 Deeply appreciate this.

20 People don't understand this has been
21 about since August or so, process in terms of even
22 getting to this point.

23 The second point that I wanted to make
24 is I could jump up and down and say Hallelujah, we
25 finally going to get rid of that eyesore called

1 Glenwood Plaza. I remember when it was like you
2 said Chairman Thomas, when we had K-mart and we had
3 all of that stuff out there. But for about almost
4 20 years now it must be a home for rats and mice.
5 So I am here to support you approving this zoning
6 that they're asking for. If we miss this boat, I
7 don't think another boat is going to come by for us
8 to get on. We have waited a long time for this land
9 to be developed. And I hope that you all will
10 approve it. You've heard from the Planner that this
11 is in line with our Master plan for the City. Why
12 not get aboard? Why not do something that will be
13 beautiful and exciting. People get concerned about
14 the -- the marijuana. They showed you earlier,
15 look, it's in the back. It's not even on the main
16 thoroughfare. The main thoroughfare is going to
17 have a much needed grocery store and other retail.
18 So I encourage you -- oh, and one of the things they
19 did not say, you talked about jobs, Mayor Waterman.
20 These people, on their own, had a job fair out there
21 and wanted to go to build it. 500 people came forth
22 for those jobs, and they are not discriminating
23 against anybody. They going to try to do the job
24 training. They ready to go, but they need your
25 help. They need your help. We need this to make it

1 past here and to City Council. When it pass here,
2 because I'm not going to say if, when it pass here,
3 I will be there at City Council meeting encouraging
4 them. This is a big wonderful opportunity and I
5 look forward to it happening while you're still in
6 office, Mayor Waterman, and I'm going to watch you
7 and all of the people cut the ribbon on this
8 development that I believe people are going to come
9 from all over the United States to see what we did
10 with that eyesore. Thank you.

11 CHAIRPERSON THOMAS: Thank you very
12 much.

13 MS. RUTHERFORD: Good evening. My
14 name is Melanie Rutherford. I'm a member of the
15 Lighting Board secretary and I'm a citizen.

16 The greatest of a community is
17 accurately measured by the compassionate actions of
18 its members, mainly business. That was said by
19 Coretta Scott King.

20 Throughout the whole process, Rubicon
21 has gone above and beyond to make this commitment as
22 stated from job fairs to job creations to the
23 plants, not only developed by opportunities for a
24 temporary fix, but a long-term goal dealing with
25 economic stability for its workers, its community

1 and its people.

2 At the end of the day, a community
3 doesn't work unless its people are working. At the
4 end of the day, stability doesn't work if there's
5 not opportunity. At the end of the day, Rubicon has
6 provided and is trying to protect what we hold dear,
7 is that our citizens get jobs. 60 percent could
8 change the economic growth of this community, and at
9 the end of the day, that is what it has to be about,
10 home ownership, developing skills to not only be
11 able to build, but to sustain and to get rid of
12 systematic property that happens in this community.

13 I'm for it. I support it. Not
14 because just of jobs, because I'm a cannabis user
15 because of my chronic illness, and so for me to have
16 to go all the way to 8 Mile, now I can go around in
17 my neighborhood. I employ (sic) you for someone who
18 actively is supporting the cannabis plan to actually
19 commit to this change. Don't be afraid of it. Be
20 on the edge point of what they're doing in Colorado,
21 in California, in Canada, and Oklahoma. We as
22 Pontiac can be that bright and shining light. I,
23 again, employ (sic) and support this idea and I hope
24 you give the opportunity a chance. Thank you so
25 much.

1 CHAIRPERSON THOMAS: Thank you very
2 much.

3 MS. BURKS: Good evening. My name is
4 Doris Burks. I live at 314 Nelson Street in the
5 City of Pontiac where this project is going to be
6 going on around the corner from me. And I just want
7 to say thank you so much for having this meeting
8 tonight because I have been a part of the group and
9 we have discussed this for a very long, long time.
10 Because before I moved over in that area, I worked
11 at Farmer Jack. I was working at the Farmer Jack on
12 Telegraph, and when they built the one over at
13 Glenwood Plaza I got transferred over there, and I
14 was there when they closed everything.

15 So, I'm asking for your support --
16 your support. I thank you for having this meeting,
17 because I feel the same way that Dayne does. It's a
18 lot that needs to happen over in that particular
19 area. As a matter of fact, I think it was last year
20 I went next door and asked the police department to
21 have someone stationed over there because of so much
22 drug selling that was going on in that parking lot
23 over there. And they went over there and they did
24 clean it out. So, when I -- when I met with them,
25 they asked me "What do you want?" I said "A real

1 grocery store." So thank you, thank you, thank you.
2 We have the best. Thank you.

3 CHAIRPERSON THOMAS: Thank you.

4 MS. POWELL: Good evening. Oakland
5 County Commissioner, Angela Powell. What I want to
6 say tonight is that when these individuals reached
7 out to me, and I went to see the -- this visual,
8 this development, I was very impressed and the first
9 thing I said, because I don't know if you all know
10 this, but I'm going to put it on here, but at the
11 County I'm the one that introduced the resolution to
12 make sure that full-time jobs out there we start off
13 at a minimum of \$15. So any company coming in on
14 they level, I'm practicing the same thing with any
15 company that's coming up in here. And let me tell
16 you all something, City of Pontiac and Commission,
17 when I offered that, they didn't flinch. They said
18 "Oh, we'll do that with no problem." And actually
19 they even told me, "Well, we don't have that many
20 jobs even starting there. Most of our jobs start at
21 higher rates." So that made me feel even better
22 because guess what? We all know from economic
23 standpoint we do need more than \$15, but nationally
24 we have to start somewhere. And for us to be
25 starting it right here in our County, with County

1 employees -- and our goal was always to encourage
2 companies throughout Oakland County to do the same
3 on their level of caliber, not small businesses
4 which -- their level of income and what they're
5 doing, and they're doing it. And then the home
6 improvement piece. We know that renters -- the
7 rental system here is very high. Like myself, like
8 others, we all want to own a home. But we know that
9 systematically things have barriers that we can't.
10 So all of these measures that they're put in place
11 to make sure these people get homes, that's another
12 plus, and 60 percent employment. Man, don't get no
13 better than that. It gets no better than this for a
14 company to bring all of these options to us as a
15 city. Because I don't know if you all been
16 watching, but over the years we haven't had
17 companies come with these type of level of
18 commitment to this City.

19 So all I'm going to say is I encourage
20 you please support this, because this is a start of
21 change. We have Amazon coming. And I know, I have
22 met, investors are watching. They want to come
23 here. And anybody that live here, if you want to
24 invest, get in the program and start your process,
25 because I have not seen any discrimination going on

1 with anybody who come ready to play in the game of
2 being an investor, being a businessowner, and making
3 this economy and this City turn for positive.

4 So thank you again for even having an
5 interest here. Thank you, Mayor. Thank you,
6 Commission, and I hope that you will support this
7 evening. Thank you.

8 CHAIRPERSON THOMAS: Thank you very
9 much.

10 MS. JACOBS: Hi. I hope everybody's
11 doing good this evening. Thank you, Commission.
12 Thank you, Mayor.

13 MAYOR WATERMAN: Name and address.

14 MS. JACOBS: I am Ms. Jacobs, 75
15 Elwood. I'm kind of sad to say, but I didn't know
16 all of this was going on, and I hadn't been to any
17 meetings because I had my father to pass last year.
18 So it's been a lot of ripping and running going on
19 with my family. To make a long story short, I'm
20 happy to see the development. It's been long
21 overdue. I would like to know how do I get somebody
22 to come in and help me repair my property? I would
23 love it because now the area is coming up to where
24 it should be, and I would love to as a proud
25 homeowner to be in that area, and if you need any

1 assistance, please holler. Thank you.

2 MR. SHAVER: Hi, everybody. My name
3 is Dennis Shaver, and thanks for being here tonight.
4 This is great day for what some people would say to
5 see the change, you got to be the change. And
6 change starts right here. I moved here back from
7 Denver, Colorado. And lots of great things are
8 happening out there, it's very, very successful.
9 Because they passed a lot of things to help people
10 help themselves to be the change. I was born and
11 raised in Michigan on a big dairy farm. And I came
12 back to Michigan because it's my roots. And I know
13 that if I wanted to see the change, I got to be it.
14 So I was living in Rochester Hills when I was first
15 out here, and for some unknown reason, my friend
16 Steve Cartuse (ph) said, Dennis, do you know a Dayne
17 Thomas, this gentleman sitting in front of me here?
18 And he's got a house next door to him that's a
19 100-year-old house and is tired but it needs some
20 help and you might be interested in this house.

21 So I ended up buying this house,
22 restoring it, grinding floors and all that. I got
23 great neighbors. I love this neighborhood and I
24 love this old house. And there's so much
25 possibility in this area, it's amazing. So I ended

1 up buying another house for \$750, it was a terrible
2 house that's been boarded up for 11 years. And
3 turned that house around, and now a family lives in
4 it. It's so amazing to be that change. But you got
5 to grab the shovel, you got to grab the hammer, you
6 got to grab that can do attitude and say yes, it's
7 possible; yes, it's possible. And, yes, I can. You
8 got to have the resources. You've got to have the
9 people that support it as well.

10 So I'm really happy to be here tonight
11 to see you guys, as well. This is amazing what
12 you're doing here. We really need this for this
13 area, because our neighborhood is just -- it really
14 needs some help, it really does. We need people who
15 can help be part of that change, provide jobs for
16 people, and provide opportunities for people to step
17 up and be part of that growth and development. So
18 thank you.

19 And then also I implore you -- I
20 really, really -- it's important to have this
21 opportunity for our area here and here is your
22 opportunity. And if we let this one go, that's a
23 real problem. It's a real problem. Let's be part
24 of the solution. Let's be a part of the change so
25 we can see the change. Thank you.

1 CHAIRPERSON THOMAS: Thank you,
2 Dennis.

3 MR. JONES: Good evening. My name is
4 Carlton Jones, and I want to say this it's a long
5 time coming, but I want to commend this group of
6 developers because sometimes developers don't take
7 enough time to really listen. And they have
8 listened and listened and listened, and you can tell
9 by the development that they're proposing it's
10 addressing Pontiac's needs.

11 Now, I commend them for reaching out
12 to some of us over at GPCC, the Greater Pontiac
13 Community Coalition. They came and they asked for
14 help and how they could do some things with
15 workforce development. Now we have found out in the
16 City of Pontiac that the workforce development is
17 just the first step for true economic development.
18 And you go by way of community development. And
19 they have hit all three of those areas. For them to
20 come in and take an area like Glenwood, which any of
21 us know, who have been around here for so long, that
22 we need to understand that there needs to be an
23 engine to make Glenwood come alive. And it should
24 not be no shame, because we have approved for
25 cannabis to come into our area. So why not let

1 cannabis drive Glenwood to come back?

2 Now I will say this. I have been
3 meeting with the housing in that area, and just like
4 Dayne has said, they have committed to see how we
5 can use workforce development to help people like
6 the young lady who came here and said she needs help
7 with her home.

8 We at the TDC are about trying to see
9 how we can take own people here in Pontiac, develop
10 them that they can reach out and do community
11 development, economic development, through workforce
12 development.

13 If we get all three of those things
14 working -- because believe me, anybody from Pontiac,
15 there's a reason why we don't have a grocery store.
16 That is a key element for economic development, when
17 you're sharing what is essential, and you can spend
18 your money in your own community, that is what true
19 economic development is.

20 So I just want to commend them as
21 developers, as being a listener here, and from the
22 GPCC and TDC, we support their efforts, and we
23 hoping that they going to continue to extend
24 themselves, if they're successful, to a higher
25 level. Thank you.

1 CHAIRPERSON THOMAS: Thank you.

2 MR. WOMACK: Good evening. My name is
3 Nelson Womack. I live at 121 Court Street. And
4 this program development seems like a real good
5 program. Long time overdue, but I have one issue.
6 In the back, in the gray where the cannabis factory
7 is going to be, about 400 feet from near going east
8 is my home and I'm concerned about the smell. But
9 you guys said the -- the State is going to do some
10 tests and you guys will help out.

11 So I just hope everything works well,
12 that way I won't have to smell it. I know it can't
13 be a hundred percent, but at least 99. There you
14 go.

15 FROM THE AUDIENCE: We're going to
16 make sure.

17 MR. WOMACK: So you guys take care of
18 my neighborhood, appreciate it. Thanks. Thank you
19 guys, developers for working that out. It was a
20 long time due.

21 CHAIRPERSON THOMAS: Thank you.

22 MR. WOMACK: You're welcome.

23 MR. CUNNINGHAM: My name is Jim
24 Cunningham. I'm from 18 West Huron Street. I'm new
25 to the City. I came here in -- 61 years ago.

1 CHAIRPERSON THOMAS: Good to see you,
2 Jim.

3 MR. CUNNINGHAM: And so, I bought my
4 first commercial building on Perry Street at 333
5 North Perry, which was then before you people were
6 born, Pontiac Credit Bureau. So now it's in the
7 furniture mart. And then maybe 30 years ago I
8 bought what was the Hoffman Meat Packing Company on
9 Perry Street. Then we added to that building and
10 now it's a Sherwin Williams store. And I got to
11 tell you, they have been there for 25 years and they
12 are rated number five in retail, retail sales in
13 southeastern Michigan. They're a great, great
14 tenant. So they'll be so happy to see this
15 developed. Then after that I bought 536 probably --
16 what was that? Anyway, we put a lot of money in it
17 now maybe \$100,000 in the past year, it's called
18 City Hall, started with a C --

19 FROM THE AUDIENCE: Oh yeah, I seen
20 that.

21 MR. CUNNINGHAM: Everyone knows that
22 one. It's going to be very, very nice and we're
23 going to have some big events very soon. And then
24 my last purchase was a year or so ago on Perry
25 Street, as you alluded to, I don't drink but it's

1 Richard's Bar and the grocery store. So now it's
2 going to be an upscale beauty salon which will be
3 done at the end of December.

4 So with this development, I've waited
5 a long, long time for this to happen, and so I'm
6 really looking forward to this. And I talked to
7 some of the developers 2 or 3 times, so we're really
8 happy to see that developed on the corner. I go to
9 tell you this though, it was 5 or 6 years ago was
10 the last time I appeared before this Planning
11 Commission and a man named Thomas, I think the same
12 guy up here, he drilled me. He's laughing now
13 because he knows what I'm going to say, but we came
14 to have rezoned a building on the corner of Huron
15 and Saginaw into apartments, 14 luxury apartments,
16 but he said afterwards he apologizes. And he says
17 you ask good questions. I'm not embarrassed to
18 answer a question you ask. I got to admit to you,
19 we are a hundred percent full. We never have a
20 vacancy. If somebody moves out we have within two
21 weeks new people on a waiting list. So, we're glad
22 to do that, and I --

23 CHAIRPERSON THOMAS: I was wrong and
24 you were right.

25 MR. CUNNINGHAM: We were both right.

1 We were both right. It ended up very well, very
2 happy with our tenants. So I just spent the night
3 -- Ms. Powell over here is one of my tenants, in
4 downtown Pontiac --

5 MS. POWELL: No, no, that's my sister.

6 MR. CUNNINGHAM: Yeah, I know. I use
7 your name because you have more pull.

8 MS. POWELL: I started my own company.
9 I'm not with her. We're separate. Get that
10 correct.

11 MR. CUNNINGHAM: We're glad to see
12 Glenwood to be supportive of it. Thank you very
13 much.

14 CHAIRPERSON THOMAS: Thank you, Jim.
15 Good to see you. Thank you for your support. Any
16 further comments public hearing?

17 Okay. With that being said, I'm going
18 to close public hearing. So public hearing is
19 closed. I'm not sure there were any unanswered
20 questions, were there? I don't think so.

21 MR. GUSTAFSSON: No. Obviously the
22 one in regards to odor was addressed again by the
23 one of the residents. Will try to achieve 99
24 percent odor-free area. And that will be discussed.
25 And as a Planning Commission, we'll be reviewing

1 quite a few applications from various cannabis
2 facilities as the application process moves forward
3 either from the retail siding through provisioning
4 side or non-provisioning side. So we'll have some
5 big answers for you as a Commission, and to the
6 applicant and the community further as we address
7 that.

8 CHAIRPERSON THOMAS: Okay. I'm going
9 to go to my fellow Commissioners for any final
10 comments and questions and questions. So to my
11 esteemed colleague to my left, Commissioner
12 Northcross?

13 COMMISSIONER NORTHCROSS: Pontiac has
14 made some wonderful, wonderful gains over the past 4
15 to 5 years, just fantastic. As a resident of
16 Pontiac most of my life, the homeowner here for well
17 over 35 years, a homeowner, well over 35 years, I am
18 delighted to see that we're including in this
19 development process input from the area and
20 neighbors that surround our development. That's one
21 of the measures we have -- I feel that we need to
22 include in trying to determine the goodness of the
23 project, what it will be for those neighbors that
24 are immediately there, as well as considering the
25 greater community as we go along.

1 So, I'm glad to see that component was
2 included in putting together this project. The --
3 the articulation of the different stages and
4 commitments, I was very glad to see. And I think
5 this has really set the tone that I'd like to see
6 additional developments come in with same package of
7 things. Of course this says to us as residents that
8 we now have to also make sure that we're up with our
9 game in things such as voting, in things such as
10 being counted in the 2020 Census and understanding
11 how to do that, and how to work with each other to
12 make sure that our fellow neighbors can do those
13 types of things.

14 Pontiac has value. Pontiac has value.
15 And I hope that we all work to take a part of that
16 value and grow it, enjoy it, build from it, leverage
17 it for our success.

18 CHAIRPERSON THOMAS: Thank you very
19 much. Mayor Waterman, please.

20 MAYOR WATERMAN: Yes. I appreciated
21 all of the public comments today for the public
22 hearing, all the people who attend, had interest in
23 this development. It's good to hear from the
24 neighborhoods, from the community people as well,
25 the residents. One of the things that we brought

1 medical marihuana to the City, and wanted to
2 implement, wed wanted to make sure we were
3 fulfilling the needs and the wishes of the residents
4 who voted this in, particularly in our
5 neighborhoods.

6 So this is something that certainly
7 meets the needs of the neighborhoods. As I stated
8 at the beginning, economic development, community
9 benefits and social justice. All of those things
10 are met. All of those criteria are met, certainly
11 as we describe this particular project.

12 So it's good to see some of the
13 community people who come -- gentlemen, you've
14 become quite a regular of Planning Commission as
15 trying to enlist help for your program. We keep
16 bringing in businesses, so you can add that to some
17 of the people you're willing to recruit that help
18 with training and having worked with the development
19 in the City of Pontiac. We're there with you and
20 will continue, and the businesses that will support
21 that. So just appreciated all of that and I think
22 we're ready to move forward.

23 CHAIRPERSON THOMAS: Thank you, Mayor.
24 Commissioner Parlove, please.

25 COMMISSIONER PARLOVE: Thank you,

1 again, to the Petitioners who came this evening and
2 brought us this fascinating and exciting plan. And
3 also I want to call out that willingness to take on
4 those 68 homes that are close to the development.
5 As a real estate broker, this is so critical to this
6 City. I've been working so hard over these last few
7 years to try to get attention focused on Pontiac.
8 We have had a number of years where we were having
9 under-valued appraisals here and it was some
10 stymying appreciation overall for the community. So
11 your willingness, your raising of your hand to help
12 is certainly the first step that is not going
13 unnoticed. So I want to personally thank you for
14 that effort you're making. So thank you.

15 CHAIRPERSON THOMAS: Thank you.

16 Commissioner Payne, please.

17 COMMISSIONER PAYNE: Good evening,
18 again. And I thanked the Petitioners. And -- but I
19 failed to thank the residents. And it is because of
20 you that we are here and working and trying to do
21 the best that we can to make this City and the
22 residents pleased at whatever businesses and things
23 we bring within the City. And your coming helps us
24 to make those decisions. These are not decisions
25 that we take lightly. It's not decisions that we

1 actually come together and decide on together. We
2 -- each of us here have our own thoughts, and most
3 of our thoughts come together by thinking of you as
4 residents.

5 So we appreciate you being here and
6 thank you for your support and help in helping us to
7 make this decision.

8 CHAIRPERSON THOMAS: Thank you very
9 much. In closing, once again, thank you for your
10 patience and our apologies with regard to -- one
11 thing I kind of pride myself on sitting in this
12 chair is that we start on time, and we keep the
13 compass pointed north. We had kind of an
14 unfortunate scenario with the last meeting. So
15 thank you for your patience.

16 But I'd also like to -- as some of my
17 fellow Commissioners have said -- compliment this
18 group here tonight. It's fascinating when you sit
19 in this chair, this is a supportive group. This --
20 you know. And so, this group coming to support and
21 encourage and go forward -- one of the things I've
22 always believed is that businesses shouldn't just
23 close up at 5:00 and go home. We have had way too
24 much of that in the City. And so, but I think we're
25 getting better with businesses trying to encourage

1 them that you are a resident of the City and you
2 have to participate in the City just like any
3 resident. So I think we're making some strides with
4 that.

5 But, where this organization is going
6 is becoming what I -- what I see as a touchstone or
7 rallying point from a commitment perspective, and
8 keeping in mind in this neighborhood that we're
9 trying to revitalize, we've had a lot of
10 conversations with a lot of companies, and we have
11 had some help from some people, but the commitment
12 and reach-out from this group, they have exceeded
13 expectations above and beyond anything that we could
14 ask for.

15 So, you know, assuming that we get --
16 go forward, this is amazing to turn around 30 acres
17 of derelict property. So positive activity creates
18 more positive activity. It's going to be good for
19 the neighborhood. It's going to be good -- you
20 know, in closing there is a woman in my neighborhood
21 that walks every day to the store. She doesn't have
22 a car. So she'll walk 2 or 3 times from near up
23 Oliver, near Glenwood up to Perry and Montcalm and
24 come back with a couple plastic bags because that's
25 all she can carry. So now she's going to be able to

1 go to a full service market, which is incredible for
2 this neighborhood.

3 So those are my closing comments. I
4 want to thank everyone. I want to thank the
5 community for coming to support, all of those who
6 have made public comments, I'd like to thank the
7 Petitioners, my fellow Commissioners. And without
8 further ado, may I have a motion, please?

9 COMMISSIONER PARLOVE: I'd like to
10 make a motion for ZMA 19-08. Per the rezoning
11 criteria found in Section 6.804 of the Zoning
12 Ordinance, Planning Division's technical review and
13 findings, I make a motion to recommend approval of
14 ZMA 19-08. The recommendation would be presented to
15 City Council for approval that the request of Manuel
16 David Ferraiuolo to re-zone parcel number
17 64-14-21-383-011 and 012 from C-1 local business to
18 C-3 corridor commercial and M-1 light manufacturing
19 with CR conditional rezoning. Additionally allow
20 the City to establish a time period during which the
21 conditions apply to the subject site and recommend
22 City Council adopt by resolution that the
23 conditional rezoning is effective for a period of
24 not less than 20 years.

25 CHAIRPERSON THOMAS: A second and

1 support, please?

2 MAYOR WATERMAN: Support.

3 CHAIRPERSON THOMAS: We have a motion,
4 second and support. Any further comments or
5 questions before we go to roll call?

6 Mr. Gustafsson, roll call, please.

7 MR. GUSTAFSSON: Yes. We have
8 Commissioner Parlove?

9 COMMISSIONER PARLOVE: Yes to approve.

10 MR. GUSTAFSSON: Mayor Waterman?

11 MAYOR WATERMAN: Yes.

12 MR. GUSTAFSSON: Commissioner Payne?

13 COMMISSIONER PAYNE: Yes to approve.

14 MR. GUSTAFSSON: Commissioner
15 Northcross?

16 COMMISSIONER NORTHCROSS: Yes to
17 approve.

18 MR. GUSTAFSSON: And Chair Dayne
19 Thomas?

20 CHAIRPERSON THOMAS: Yes to approve.

21 MR. GUSTAFSSON: Unanimous vote.

22 AYES: Thomas, Payne, Northcross,
23 Waterman, Parlove

24 NAYS: (None.)

25 ABSTAIN: (None.)

1 MOTION CARRIES 5-0-0

2 CHAIRPERSON THOMAS: Congratulations.
3 Let us know how we can help. We'll have ongoing
4 conversations, I know. But once again, thank you.
5 Thank you, everyone for coming tonight. We just
6 have some final issues to kind of close up. But the
7 official part of the meeting is closed.

8 We will have a public comment section,
9 if anyone would like to make closing final public
10 comments.

11 MR. JONES: I want to -- I want to
12 appreciate the Commissioners who came out to our
13 graduation for the TDC and we had come invited them
14 and Commissioner Payne showed up. Dayne, I know you
15 had acknowledged to come there. The Mayor, she had
16 been very supportive TDC, and we had our first
17 graduation. So I thank you all for being supportive
18 of the TDC and its efforts. Thank you.

19 MS. HATCHETT: Is this just general
20 comment now?

21 CHAIRPERSON THOMAS: General comment.

22 MS. HATCHETT: I want to say thank
23 you, thank you, thank you. Not only did you approve
24 but you did it as a team. And that's what we need,
25 is working together. Thank you, thank you, thank

1 you.

2 CHAIRPERSON THOMAS: Thank you.
3 Further public comments? With that being said,
4 motion to --

5 MR. GUSTAFSSON: We do have a public
6 comment. On your chair there is a note from -- as
7 we continue the meeting here, what we're trying to
8 do -- what we try and do is I may have some slight
9 revisions -- made some slight revisions to our
10 letter to the City Council. They did receive in the
11 file the first letter. We were hoping for some kind
12 of -- or expecting some type of response. So at the
13 top of the letter it kind of explains that. The
14 rest of the letter remains the same. I didn't
15 touch it when we received it.

16 So I'm going around and I have for
17 everyone to sign, we didn't do that last time. Get
18 everybody's signature on this letter, we'll then
19 present it. Dayne has a copy. And from that we'll
20 send it over to Council. Thank you very much.

21 MAYOR WATERMAN: May I comment on this
22 too? The Planning Commissioner, our Planning
23 Director was very aphoristic in the way -- in his
24 comments, that the letter that we had sent I think
25 used the words was filed, it was more like it was

1 received and ignored. And it's kind of a dichotomy,
2 and as you hear people coming and making comments
3 about public position, as we have so effectively
4 worked together, efficiently and have people with
5 that comment tonight, we see that. So, it's kind of
6 a dichotomy. And as we make our comments to -- and
7 write our reports to our Planning Director to some
8 of the Council meetings that they're -- the Planning
9 Commission are working in an effort to move forward,
10 and we're not received at the same time
11 thoughtfulness.

12 So, I think we did send this as a
13 group because we had a genuine concern. And so, I
14 also do just want you to know that our Planning
15 Director does represent us and sometimes he's not
16 given the same kind of professionalism that I think
17 he deserves, and we all should acknowledge that. We
18 should have legitimate questions addressed as
19 Planning Commissioners, and not just continue to
20 serve. Also, as you know, all of you know, all of
21 your terms are expiring. I thank you for your
22 efforts. Also note we have had some -- how should I
23 put it --

24 CHAIRPERSON THOMAS: Pushback.

25 MAYOR WATERMAN: Yeah, I like that

1 word. Pushback from your renominations and
2 supporting those. So, you know, we continue to do
3 this. And as you continue to get accommodations
4 from other people, and credit, I have now done this
5 with different foundations (inaudible - loud noises
6 from the hallway) so that's going to be -- I'm going
7 ask for your support in that.

8 So I'm going ask you let the Council
9 know how effective we have been, and some of the
10 comments we have had from other people, I want you
11 to help to share to get that message. And I think
12 this public sees you stand up for your positions.
13 So I'm going to ask you to do that. I don't know
14 offhand -- I have to look for the date in January,
15 certainly after the holidays I'm going make that
16 personal appeal to you. And can also tell them, as
17 I have, that this is something that affects our
18 credibility as Planning Commissioners and we do need
19 an answer because we to need to know if Council
20 supports this effort for the Master Plan and try to
21 do (inaudible - loud noises from the hallway) with
22 some conscious effort.

23 MR. GUSTAFSSON: I do want to explain
24 that the reasoning obviously for the non-response,
25 and that way our City Attorney has already drafted

1 the Zoning Text Amendment to be more in line with
2 the Liquor Commission and we're holding back to
3 bring it to you until we can get our answers in
4 regards to from Council.

5 So that is like the next steps. We
6 just want to give you context in regards to why it's
7 important. Obviously we understand why it's
8 important, but what's going to happen afterwards.
9 There is more momentum after that.

10 The last thing, Donovan just gave me
11 -- we didn't add it to the agenda, so I don't want
12 to do that, it's just a schedule for 2020. We
13 already know -- we already talked about -- obviously
14 we're not going to be here on January 1st. We're
15 going to be here on the 8th, okay? I may ask -- our
16 agenda for the 8th is pretty jamb-packed already. A
17 lot of public hearings. So I might ask, depending
18 on how the next couple weeks -- during the holidays
19 I might ask to try to squeeze in another meeting in
20 January a couple weeks later, just FYI. I won't
21 commit to anything. I just want to put it out there
22 and we'll work from there, okay? And then we can
23 also see how February is going to be.

24 CHAIRPERSON THOMAS: With that being
25 said, may I have a motion for adjournment?

1 COMMISSIONER PARLOVE: Before we
2 adjourn, may I pass this down to each of you,
3 please. Just a quick FYI public service
4 announcement, support for business in Pontiac. The
5 reason I look like I do tonight, I just came from a
6 new business that's in Pontiac which is located at
7 the Ultimate Soccer arena, behind their facility.
8 This is a partnership with DMC, the Detroit Medical
9 Center, and a company called EXOS. And EXOS, along
10 with DMC will focus on training athletes, but they
11 also work with adults in every capacity at any age.
12 The staff there is exceptional, and the building is
13 gorgeous. Mayor Waterman was there for the ribbon
14 cutting. And to have this in our backyard is
15 unbelievable. They're building another facility in
16 Detroit down on Woodward. It's going to be right
17 next door to the Little Caesar's arena and they're
18 going to have all the athletes coming there to work
19 with them, from our sports teams locally. So for us
20 to have this here, we shouldn't ignore it. And this
21 could be a great Christmas gift. There's a few
22 different ways you can get a membership. I'll let
23 you explore this on your own, at your own time, but
24 again, it's EXOS, and it's in partnership with DMC.
25 And it's also with Ultimate Soccer arena. And thank

1 you George Derderian for building this building from
2 the ground up. This didn't exist until just a few
3 months ago. So we love our George. Thanks, George,
4 for supporting this.

5 MAYOR WATERMAN: With the DMC, which
6 is the builder of this particular training facility,
7 that means that Pontiac now has healthcare
8 facilities from all four of the healthcare
9 conglomerates. Of course we have St. Joe, we have
10 McLaren Hospital, which is part of McLaren Network.
11 We have the Henry Ford, which we will be doing the
12 ribbon cutting for that outpatient unit that they
13 are building over there in Village of Bloomfield.
14 And now with the DMC.

15 COMMISSIONER PARLOVE: Trifecta?

16 MAYOR WATERMAN: Whatever that is.
17 And that's quite unique. I just wanted to add that
18 little bit.

19 COMMISSIONER PARLOVE: Healthy New
20 Year for everybody.

21 MR. GUSTAFSSON: Merry Christmas,
22 everyone.

23 CHAIRPERSON THOMAS: Any comments or
24 questions? May I have a motion?

25 COMMISSIONER PARLOVE: Motion to

1 adjourn.

2 COMMISSIONER NORTHCROSS: Support.

3 MR. GUSTAFSSON: All in favor say

4 "Aye".

5 (All ayes.)

6 (Proceedings concluded at or about the

7 hour of 8:13 p.m.)

8

9 Minutes certified by:

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/s/ Quentina Rochelle Snowden, CSR-5519

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Certified on: January 18, 2020

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