

**SPECIAL MEETING:** City of Pontiac Planning Commission Meeting Minutes on January 7, 2015, 2014; Pontiac City Hall, 47450 Woodward Avenue, Pontiac Michigan 48342

**COMMISSIONERS:** Chair Dayne Thomas  
Mayor Deirdre Waterman  
Ms. Hazel Cadd  
Ms. E. Ashley Fegley  
Ms. Lucy Payne  
Mr. Christopher Northcross  
Ms. Mona Parlove

**CHAIRMAN THOMAS CALLED THE MEETING TO ORDER AT 6:31 P.M.**

**Moment of Silence.**

**ROLL CALL:**

**PRESENT:** Comm. Payne, Comm. Northcross, Comm. Parlove, Comm. Cadd (arrived 6:40 p.m.), Chair Thomas.

**EXCUSED:** Comm. Fegley, Mayor Waterman.

**ABSENT:** None.

Mr. Sabo reported a quorum present.

**COMMUNICATIONS:** None.

**MINUTES FOR REVIEW:** December 3, 2014

COMM. PAYNE MADE A MOTION TO APPROVE THE MINUTES FROM DECEMBER 3, 2014.

COMM. NORTHCROSS SUPPORTED.

**VOTE:**       **AYES:**       Payne, Northcross, Parlove, Chair Thomas.  
              **NAYS:**       None.  
              **ABSTAIN:**  None.

Vote 4-0-0 motion carries.

**PUBLIC HEARINGS AND SITE PLAN REVIEWS:**

**5.1   PF-15-01    SITE PLAN REVIEW/SPECIAL EXCEPTION PERMIT –  
                  WIRELESS TELECOMMUNICATION FACILITY (MONOPOLE)**

**PROPERTY ADDRESS:   1390 JOSLYN AVE.**

**LOCATION:                   PROPERTY IS LOCATED ON THE EAST SIDE OF JOSYLN AVE.  
BETWEEN WALTON BLVD. AND PEACOCK AVE.**

**APPLICANT:               VERIZON WIRELESS**

Presentation of facts given by Mr. Sabo.

Bob Prisbillo, 24242 Northwestern Hwy., Southfield, MI representative of Verizon Wireless, stated Mr. Sabo's presentation was thorough and complete. Upon questioning, the applicant stated there are factors that affect the range of cell phone towers. Those factors being the height of antennas, topography of the land and the density of population. In open land, the range can be anywhere from 4 to 5 miles but in an urban setting, which is densely populated, the range can be a quarter of a mile. The monopole is designed for three additional carriers, and is made of galvanized steel, with antennas at the top of the structure. This monopole will service the immediate area of Joslyn and Walton. Construction of the monopole will begin as soon as the building permit is approved and will take six weeks to complete. This monopole is also available for co-location of other carriers.

**CHAIRMAN THOMAS DECLARED PUBLIC HEARING OPEN.**

Chuck Johnson, 21 Paddock, Pontiac, has concerns with the actual need of yet another cell tower and the over saturation of those towers in the city of Pontiac. He wonders how many more can the city handle and has concerns with Verizon and the possible monopolization of the market in the city.

**CHAIRMAN THOMAS DECLARED PUBLIC HEARING CLOSED.**

**COMM. NORTHCROSS MADE A MOTION TO APPROVE THE SPECIAL EXCEPTION PERMIT AND SITE PLAN FOR 1390 JOSLYN PF-15-01 NEW PAR A DELWARE DBA VERIZON WIRELESS SUBJECT TO THE FOLLOWING CONDITIONS:**

1.       **COMPLIANCE WITH SECTION 2.543(E) APPLICATION DOCUMENTATION REQUIRMENTS NUMBERS 1 THROUGH 5 MUST BE SUBMITTED.**
2.       **COMPLIANCE WITH SECTION 2.543 (F) EVIDENCE OF NEED DOCUMENTATION REQUIRED.**
3.       **COMPLIANCE WITH SECTION 2.543(F) SETBACKS, 65 FEET REQUIRED (24 PROVIDED) OR, CONFIRMATION OF OWNERSHIP OF ADJACENT LOT FOR "ZONING LOT" UNDER SECTION 6.506(B). OR, OBTAIN A DIMENSIONAL VARIANCE FROM ZBA.**
4.       **COMPLIANCE WITH SECTION 2.543(F) FENCES, DECORATIVE 6 FOOT FENCE REQUIRED.**
5.       **COMPLIANCE WITH SECTION 2.543(F) SCREENING, ARBORATIVE OR SIMILAR SCREENING REQUIRED ON ALL 4-SIDES OF THE WIRELESS COMMUNICATION FACILITY.**

6. COMPLIANCE WITH SECTION 2.543(H) SPECIAL EXCEPTION PERMIT REQUIREMENTS FOR WIRELESS COMMUNICATION FACILITIES, ADDITIONAL DOCUMENTATION REQUIRED (LETTERS A-E) FOR DEMONSTRATION OF NEED REQUIRED FOR SPECIAL EXCEPTION PERMIT STANDARDS.
  7. COMPLIANCE WITH SECTION 4.602 WOODLAND PRESERVATION ORDINANCE, TREE SURVEY OF THE PROPOSED SITE IS REQUIRED.
  8. COMPLIANCE WITH ALL CITY OF PONTIAC BUSINESS LICENSING REQUIREMENTS.
- COMM. CADD SUPPORTED.

VOTE:

AYES: Northcross, Cadd, Parlove, Chair Thomas.  
 NAYS: Payne.  
 ABSTAIN: None.

Vote 4-1-0 motion carries.

**5.2 PF-15-02 SITE PLAN REVIEW**

**PROPERTY ADDRESS: NO ADDRESS – N. PERRY ST. (1570 PERRY ST.)**

**LOCATION: PROPERTY IS LOCATED ON THE SOUTH SIDE OF N PERRY ST. BETWEEN GIDDINGS RD. AND PONTIAC RD.**

**APPLICANT: CHRIS NEWELL**

Mr. Bowdell stated the applicant has requested to postpone the site plan review until the February meeting.

COMM. PARLOVE MADE A MOTION TO POSTPONE PF-15-02 UNTIL THE FEBRUARY PLANNING COMMISSION MEETING.  
 COMM. PAYNE SUPPORTED.

VOTE: AYES: Parlove, Payne, Northcross, Cadd, Chair Thomas.  
 NAYS: None.  
 ABSTAIN: None.

Vote 5-0-0 motion carries.

**5.3 PF-15-03 LOT SPLIT REQUEST**

**ADDRESS: 46352 WOODWARD AVE.**

**LOCATION: PROPERTY IS LOCATED ON THE EAST SIDE OF WOODWARD AVE. BETWEEN E JUDSON ST. AND COTTAGE ST.**

**APPLICANT: ARCHIOCESE OF DETROIT**

Presentation of facts given by Mr. Bowdell.

Applicant was not present.

COMM. NORTHCROSS MADE A MOTION TO APPROVE THE PROPOSED LOT SPLIT (PF-15-03), 46352 WOODWARD AVE., AS THE PROPOSED SPLIT COMPLIES WITH ALL PLACEMENT, SETBACK, AND LOT REQUIREMENTS, SUBJECT TO: RECORDING ALL PUBLIC AND PRIVATE UTILITIES AND EASEMENTS AT THE OAKLAND COUNTY REGISTER OF DEEDS.  
COMM. PAYNE SUPPORTED.

VOTE: AYES: Northcross, Payne, Parlove, Cadd, Chair Thomas.  
NAYS: None.  
ABSTAIN: None.

Vote 5-0-0 motion passes.

**5.4 PF-15-04 ZONING MAP AMENDMENT (CONDITIONAL REZONING) R-1 TO C-3**

**ADDRESS: NO ADDRESS – PARKHURST ST.**

**LOCATION: PROPERTY IS LOCATED ON THE WEST SIDE OF PARKHURST ST. NEAR THE WHRC ELEMENTARY SCHOOL**

**APPLICANT: ISAM YALDO**

Presentation of facts presented by Mr. Bowdell.

The applicant, Sam Yaldo, 31000 Northwestern Hwy, Suite 110, Southfield, MI, stated there may be a possibility to shift the building 5 feet for the tree survive, otherwise, it would be too close to the building.

Mr. Sabo stated the Master Plan recommends the area for a civic service area, this would deviate from the proposed Master Plan but is in accordance with the current zoning ordinance.

The applicant stated that Family Dollar does a good job at figuring out the demographics and knows there is a need for a store of this size and caliber. This store will provide a frozen foods section, unlike any other store down the street.

CHAIRMAN THOMAS DECLARED PUBLIC HEARING OPEN.

Chuck Johnson, 21 Paddock, Pontiac, stated there is flood of dollar stores within the city. There is not enough people to support that many dollar stores. There are grocery stores around the vicinity and stated there has to be consideration about the corridor of Auburn Ave. and should be reserved for a larger retailer. Mr. Johnson stated the Commission should adhere to the Master Plan and opposes this rezoning.

Gary Medscers, 63 Parkhurst, Pontiac, stated he opposes the Family Dollar opening up. He would like to see a real grocery market or something the citizens need. He suggests looking for a vacant building for the Family Dollar to occupy. He states there is already a lot of congestion with the close proximity to the schools and kids and the Commission should consider that as well.

Judy Moyette 96 Parkhurst, Pontiac, has lived in her home for over 35 years and states that there is a lot of congestion on her dead end street and opposes the project.

CHAIRMAN THOMAS DECLARED PUBLIC HEARING CLOSED.

John Kellum, 31000 Northwestern Hwy, Suite 110, Farmington Hills, MI, representative for Family Dollar stated there is misinformation that needs to be addressed. His biggest concerns are that Family Dollar stores are corporate stores and not franchised. The Family Dollar is not a dollar store but a general merchandise retailer. This property is zoned C-3 and states almost every property in the vicinity is zoned C-3 except for a small pocket (said property). These stores are built to thrive and facilitate the neighborhood. The applicant estimates to pay \$30k per year in taxes, as opposed to a vacant piece of land that has not been occupied for over 40 years.

Chairman Thomas stated the Commission needs to be cognizant of the fact that the commercial property was built on prior as well as the residential property. The retail space can still be built on the first commercial property with all ordinances complied to. A majority of the residential lot will be used for the retention pond and green space. Chair Thomas also stated there is never a perfect solution and we should be mindful of that.

CHAIRMAN THOMAS DECLARED PUBLIC HEARING REOPENED.

Ronnie Carpinsky, 26 Union, Pontiac, was unaware of the meeting but rushed to speak when he saw it on t.v. He stated there are stores so close to proximity to each other. There is a lot of opportunity to grow in the vicinity. There is also a large transient population and homeless who frequent these stores for food, leaving a lot of trash. He would like to Commission to be mindful of the fact that there are a lot of businesses and opportunities coming back to Pontiac and the Auburn Ave. corridor should have businesses that attract people back into the city.

CHAIRMAN THOMAS DECLARED PUBLIC HEARING CLOSED.

COMM. NORTHCROSS MADE A MOTION TO APPROVE THE PROPOSED  
CONDITIONAL REZONING (ZONING MAP AMENDMENT) FOR ISAM YALDO FROM  
R-1 ON-FAMILY RESIDENTIAL DWELLING TO C-3, CORRIDOR COMMERCIAL

MIXED USE DISTRICT AND RECOMMEND APPROVAL TO THE PONTIAC CITY COUNCIL, SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. APPROVAL OF A CONDITIONAL REZONING AGREEMENT BETWEEN THE CITY OF PONTIAC AND BABJAT AND NUBAD MANSOUR. THE CONDITIONAL REZONING AGREEMENT SHALL BE TIED TO A SPECIFIC APPROVAL SITE PLAN AND "RETAIL SALE" USE. COMM. PARLOVE SUPPORTED.

Discussion on the Motion.

Comm. Parlove stated she would like the vacant lot to remain residential and has concerns with it encroaching on the Master Plan. The city would have issues getting two different developers, one residential and one commercial to a lot that has been vacant since prior to 1970.

The applicant asked the Commission if the board was willing to entertain different ideas, such as layout, etc., they are willing to work with the board if the board agrees.

VOTE: AYES: Cadd, Chair Thomas.
NAYS: Northcross, Parlove, Payne
ABSTAIN: None.

Vote 2-3-0 motion fails.

5.5 PF-15-05 SITE PLAN REVIEW

ADDRESS: 157 AUBURN AVE.

LOCATION: PROPERTY IS LOCATED ON THE NORTH SIDE OF AUBURN AVE. BETWEEN PARKHURST ST. AND WOODWARD AVE.

APPLICANT: ISAM YALDO

COMM. CADD MADE A MOTION TO POSTPONE PF-15-05, 157 AUBURN AVE. TO CONSIDER AT A FUTURE MEETING. COMM. PARLOVE SUPPORTED.

VOTE: AYES: Cadd, Parlove, Northcross, Payne, Chair Thomas.
NAYS: None.
ABSTAIN: None.

Vote 5-0-0 motion passes.

5.6 PF-15-06 SITE PLAN REVIEW/ SPECIAL EXCEPTION PERMIT

**ADDRESS: 938 FEATHERSTONE AVE.**

**LOCATION: PROPERTY IS LOCATED ON THE SOUTH SIDE OF FEATHERSTONE ST. BETWEEN JORDAN RD. AND KENILWORTH AVE.**

**APPLICANT: SIDOCK ARCHITECTS (DELL MARKING SYSTEMS)**

Presentation of facts presented by Mr. Sabo.

Stacey Peterson of Sidock Architects, 45650 Grand River, Novi and Mark Gretin of Dell Markings, 350 West Grand, Birmingham, MI stated the presentation was thorough and complete. The applicant stated the building has a four hour fire rating and the ink is sold to auto plants and suppliers. Dell Markings has been in business since 1973 and is responsible for the red and yellow dots found on new tires. This facility is for the production of the paint and the equipment to apply the paint. The applicant stated he does not envision the plant producing any waste as all solvent goes back into the machine to be reused. He anticipates the start of construction in April or May. The company currently has 10 employees. They are looking to hire from within the community and has plans to hire a student from the local high school and help fund their college education.

**CHAIRMAN THOMAS DECLARED PUBLIC HEARING OPEN.**

Mike McGuiness, 26 Union, Pontiac, wanted to know the rationale for the dumpster enclosure.

Mr. Sabo stated that most fires start in the dumpster, the enclosure is meant to contain such fires, pest control and for aesthetics.

**CHAIRMAN THOMAS DECLARED PUBLIC HEARING CLOSED.**

**COMM. PARLOVE MADE A MOTION TO APPROVE THE SPECIAL EXCEPTION PERMIT, SITE PLAN REVIEW FOR 938 FEATHERSTONE PF-15-06 DELL MARKING SYSTEMS, SIDLOCK ARCHITECTS SUBJECT TO THE FOLLOWING CONDITIONS:**

1. COMPLIANCE WITH SECTION 4.408 SERVICE AREA SCREENING REQUIREMENTS FOR DUMSTER ENCLOSURE SCREENING, MASONRY ENCLOSURE.
2. COMPLIANCE WITH SECTION 4.403 LANDSCAPE DESIGN STANDARDS FOR MAINTENANCE AND UNIFORM PLANTINGS.
3. COMPLIANCE WITH ALL BUILDING CODE, FIRE CODE, ENGINEERING STANDARDS AND CITY OF PONTIAC BUSINESS LICENSING REQUIREMENTS.

**COMM. NORTHCROSS SUPPORTED.**

**VOTE: AYES: Parlove, Northcross, Cadd, Payne, Chair Thomas.  
NAYS: None.**

ABSTAIN: None.

Vote 5-0-0 motion passes.

**NEW BUSINESS:** Just a friendly reminder, the Master Plan Steering Committee is in the process of building a directory of all community stakeholders. Please submit emails and telephone numbers before Friday.

**UNFINISHED BUSINESS:** None.

**OTHER ITEMS: 2015 PLANNING COMMISSION MEETING SCHEDULE**  
COMM. NORTHCROSS MADE A MOTION TO ADOPT THE FOLLOWING PLANNING COMMISSION REGULAR MEETING SCHEDULE FOR JANUARY THROUGH DECEMBER 2015 ON THE FIRST WEDNESDAY OF EACH MONTH AT 6:30PM AT PONTIAC CITY HALL AS FOLLOWS:

**JANUARY 7, 2015**

**FEBRUARY 4, 2015**

**MARCH 4, 2015**

**APRIL 1, 2015**

**MAY 6, 2015**

**JUNE 3, 2015**

**JULY 1, 2015**

**AUGUST 5, 2015**

**SEPTEMBER 2, 2015**

**OCTOBER 7, 2015**

**NOVEMBER 4, 2015**

**DECEMBER 2, 2015**

COMM. CADD SUPPORTED.

VOTE: AYES: Northcross, Cadd, Parlove, Payne, Chair Thomas.  
NAYS: None.  
ABSTAIN: None.

Vote 5-0-0 motion passes.

**PUBLIC COMMENTS:** HAPPY NEW YEAR!

COMM. NORTHCROSS MOVED TO ADJOURNMENT. COMM. CADD SUPPPORTED.

VOTE: AYES: Unanimous.

**ADJOURNMENT:** 10:01 p.m.