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CITY OF PONTIAC

PLANNING COMMISSION MEETING

WEDNESDAY, APRIL 1, 2015

6:30 P.M.

Meeting before the Pontiac Planning Commission, at 47450 Woodward Avenue, 2nd Floor, Council Chambers, Pontiac, Michigan, on Wednesday, April 1, 2015.

PRESENT FROM THE BOARD:

- Dayne Thomas, Chairman
- Mayor Deirdre Waterman
- Mona Parlove, Commissioner
- Christopher Northcross, Commissioner
- Lucy Payne, Commissioner (Absent)
- Ashley Fegley, Commissioner (Absent)
- Hazel Cadd, Commissioner (Absent)

ALSO PRESENT:

- C. James Sabo, Professional Planner

MEMBERS OF THE PUBLIC ADDRESSING THE BOARD:

- Charles Lowe
- Mark Atty

TRANSCRIPTION BY:

- Quentina Rochelle Snowden, (CSR-5519)
- Certified Shorthand Reporter,
- Notary Public

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ACTION	MARKED
1. CALL TO ORDER	03
2. ROLL CALL	03
3. COMMUNICATIONS: (None.)	04
4. MINUTES FOR REVIEW:	04
March 4, 2015	
5. PUBLIC HEARINGS AND SITE PLAN REVIEWS:	
5.1 PF-15-19 (Public Hearing) Site Plan Review/Special Exception Permit Parcel No: 14-19-129-028 Property Address: 955 Cesar E. Chavez Location: Property is located on the west side of Cesar E. Chavez between Inglewood Avenue and Pershing Avenue Applicant: Charles Lowe	06
6. NEW BUSINESS: (None)	21
7. UNFINISHED BUSINESS	22
7.1 PF-14-80 Property Address: 547 E. Walton Blvd. Location: Property is located on the northeast corner of Walton Blvd. and Joslyn Ave. Applicant: Mark Atty	
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1 PONTIAC, MICHIGAN; WEDNESDAY, APRIL 1, 2015

2 (Audio file began as follows:)

3 CHAIRMAN THOMAS: The meeting for  
4 Wednesday, April 1, 2015. As you can see, we have a  
5 small group tonight, but we have a group and so  
6 we're going to go forward.

7 Two items on the agenda this evening,  
8 one of which is a public hearing, one is a revisit  
9 of an earlier petition. And I'll try to move  
10 procedurally to ensure the meeting proceeds  
11 efficiently. The one item is the public hearing,  
12 and it doesn't look like we have a public here now,  
13 but if they do come, I would remind them that, you  
14 know, we want to ask questions, but ask questions  
15 and move -- move on to the next point without  
16 dwelling upon points. And we want everyone to have  
17 ample time to state their case, but we don't want to  
18 repeat what's already on the record.

19 So before we go to -- well, Mr. Sabo,  
20 may we have roll call, please.

21 MR. SABO: Sure. Commissioner  
22 Parlove?

23 COMMISSIONER PARLOVE: Here.

24 MR. SABO: Mayor Waterman?

25 MAYOR WATERMAN: Here.

1 MR. SABO: Commissioner Northcross?

2 COMMISSIONER NORTHCROSS: Present.

3 MR. SABO: Commissioner Cadd is  
4 excused. Commissioner Fegley is excused. And  
5 Commissioner Payne is not yet here. Chairman  
6 Thomas?

7 CHAIRMAN THOMAS: Present.

8 MR. SABO: We have a quorum.

9 CHAIRMAN THOMAS: Okay. Very good.  
10 Are there communications?

11 MR. SABO: I have none.

12 CHAIRMAN THOMAS: Okay. Doesn't look  
13 like we do, so minutes for review. And what about  
14 our reporter?

15 MR. SABO: Oh, that -- I have an  
16 announcement. Under other items, the recording  
17 secretary has put in notice and has moved on and we  
18 are in search of another one, so we'll get the  
19 minutes from the recording.

20 CHAIRMAN THOMAS: Okay. All right.

21 MAYOR WATERMAN: Get the minutes from  
22 where?

23 MR. SABO: The recording.

24 MAYOR WATERMAN: The recording? Are  
25 we looking for --

1 MR. SABO: Yeah, I notified Mr.  
2 Sobota.

3 MAYOR WATERMAN: Okay.

4 MR. SABO: And he'll --

5 CHAIRMAN THOMAS: Okay. So no  
6 communications. So we'll move to minutes for  
7 review. And Commissioner Northcross, for you.

8 COMMISSIONER NORTHCROSS: I -- I have  
9 no corrections or objections.

10 CHAIRMAN THOMAS: Okay. Very good.  
11 Mayor Waterman, please.

12 MAYOR WATERMAN: No objections.

13 CHAIRMAN THOMAS: Okay. Commissioner  
14 Parlove?

15 COMMISSIONER PARLOVE: No additions or  
16 corrections.

17 CHAIRMAN THOMAS: Okay. I have just a  
18 minor clarification. It's on page 9. It's at the  
19 bottom of the page under public comments. And in  
20 the third sentence this is talking about the vacant  
21 land campaign, and it says, "Joe Robinson." So let  
22 me correct that, it should be "Jill Robinson" from  
23 Oakland County Treasurer's Office is -- will act as  
24 liaison with the Michigan Vacant Land Campaign to  
25 conduct City tours and -- City tour of vacant land

1 and -- and conduct district meetings. And that will  
2 take place on Wednesday, April the 22nd. Then in  
3 early May, there will be a summary report for all.  
4 And this is a collective step at repurposing  
5 blighted and vacant land. So however they will  
6 record that off the minutes, but that should be  
7 corrected just -- as long as I saw the "Joe  
8 Robinson" to "Jill Robinson", I thought I would add  
9 that clarification. So that's all I have.

10 So may we have a motion for approval  
11 of the minutes, please.

12 COMMISSIONER PARLOVE: I make a  
13 motion.

14 MAYOR WATERMAN: Support.

15 CHAIRMAN THOMAS: Okay. We have move  
16 and support. Any comments or questions before we  
17 take roll call? All in favor say "Aye."

18 (All ayes.)

19 CHAIRMAN THOMAS: Okay. No nays.  
20 Looks to be unanimous.

21 Okay. On a very short agenda this  
22 evening, the first item is PF-15-10. This is a  
23 public hearing. It's a site plan review/special  
24 exception permit, and Mr. Sabo will present.

25 MR. SABO: Thank you, Mr. Chairman.

1 This is the case here, PF-15-19-958 -- I'm sorry,  
2 985 Cesar Chavez, is the site here. It's on the  
3 northwest side of the road, just past Ingram.  
4 Special exception permit/site plan review,  
5 additional service bay is requested and used vehicle  
6 sales and commercial auto service at the site. This  
7 is the site plan here, a little -- little faint, but  
8 you can make it out, the building there.

9 This is the proposed addition at the  
10 north and west side of the site. And then the  
11 proposed parking. And there's some display area  
12 there as well. This is the elevations for a  
13 standard garage, a standard additional service bay  
14 at the site. These are some photos of the site, one  
15 a little closer. Farther back you can see. It's  
16 about 150 feet wide, 53 feet deep. This is the side  
17 elevation here. And then another shot from the  
18 back. Rear side of the property. This is the south  
19 and east side of the property.

20 Zoning is C-3 corridor commercial.  
21 Automobile service is the proposed use, used vehicle  
22 sales as well.

23 New construction for one additional  
24 auto service bay to match the existing building and  
25 materials. Most of these are conforming. The rear

1 setback for the building is proposed as  
2 non-conforming. It's a very small existing sort of  
3 non-conforming site, but that rear setback is too  
4 short.

5 Signs. No new signs proposed.

6 Tree survey. There's a potential  
7 landmark tree that may need confirmation, but if  
8 it's in the building envelope of his garage bay, he  
9 is permitted to take that out.

10 Exterior lighting. No exterior  
11 lighting proposed.

12 Landscape at the site. It's a 7,800  
13 square foot lot. 0.0 is shown on the plan. There's  
14 some grass and whatnot at the site. Just maybe need  
15 to confirm with the applicant that he gets closer to  
16 that 394. I think I recommend a reduction to zero  
17 based on the intensity of the site.

18 The parking lot right-of-way buffer is  
19 0.0. Section 4.413 modification requested there.

20 Street frontage landscape. Two  
21 deciduous trees. Zero trees are proposed. The --  
22 I'll show you in a few minutes. The site was victim  
23 to an expanded right-of-way. So there's quite a bit  
24 of concrete and new asphalt at the site.

25 No dumpster proposed. That's



1 non-conforming. There's not a lot of room for a  
2 dumpster at the site, but I'll show you some site  
3 plan photos a little bit later.

4 16 spaces proposed -- required for  
5 parking. Six spaces are proposed. Section 4.304,  
6 modification requested there. Everything else is  
7 pretty standard, just double striping for the lot.

8 Special exception permit conditions.  
9 This is for 2.514 auto sales. Lot requirements, it  
10 does not meet the area requirements. It needs to be  
11 10,000 square feet. It's an existing non-conforming  
12 lot in that sense, 7,800. It meets the width  
13 standards of 149.

14 Displays. Four display spaces are  
15 shown on the site plan. They're set back 12 feet  
16 and appear to meet the standard. The property is an  
17 existing non-conforming building constructed in  
18 about 1968, modified to a larger building in 1980.

19 Storage areas. Outdoor storage, it  
20 may meet the standard. Outdoor storage is not shown  
21 on the plan. There is some vehicle storage at the  
22 site and the vehicle sales lot is paved, et cetera.  
23 So it meets that standards.

24 These are the special exception permit  
25 standards for 6.303 for harmonious in accordance

1 with the general principles of the master plan  
2 objectives, et cetera. One, it meets that standard,  
3 used vehicle sales. Meets future use, it's an  
4 industrial-type uses desired in that area along  
5 Cesar E. Chavez.

6 Designed, constructed operated,  
7 maintained to be harmonious and appropriate. It  
8 meets that standard. Site plan is somewhat vague  
9 regarding the organization and display, but the use  
10 is definitely appropriate to the industrial  
11 character of the area.

12 Not changing the essential character  
13 of the area in which it's proposed or adversely  
14 affect development. Meets that standard as well.  
15 Vehicle sales and service won't change the character  
16 of that existing building and site or the  
17 surrounding area. Medium to light industrial in  
18 that area of Cesar Chavez.

19 Not hazardous or disturbing. May meet  
20 that standard. Vehicle sales, not hazardous or  
21 disturbing use, generally.

22 Five, meets that standard.

23 Six, no activities, processed  
24 materials that would be detrimental to any person.  
25 No apparent detrimental activities.

1           Seven, meets that standard as well.

2           Planning analysis here. The proposed  
3 service and vehicle sales used is consistent with  
4 the C-3 corridor commercial. The sales lot appears  
5 to be reasonable and consistent with the character  
6 and scale of the neighborhood. Use is consistent  
7 with the master plan as well. Properties along that  
8 area of Cesar Chavez, industrial and manufacturing.  
9 Auto service IS consistent with that desired future  
10 use. Master plan calls for auto service-type uses  
11 in that area. And the proposed lot is not abutting  
12 any adjacent residential property, so it's positive  
13 from that perspective as well.

14           Generally, this is a desired location  
15 for auto service type use surrounded by light to  
16 medium industrial uses.

17           There are some Ordinance compliance  
18 issues. They should be addressed. Specific  
19 sections are listed below with the recommendations.  
20 There's a couple of modification sections requested,  
21 and those are listed here as well. Planning  
22 Commission is not obligated to provide those  
23 modifications, but if they do, and I italicize this,  
24 they ought to consider -- you ought to consider a  
25 minimum necessary to provide relief to the applicant

1 to uphold the spirit of the Ordinance.

2 Site and building is in existing  
3 non-confirming condition. Planning Commission may  
4 wish to consider that during a review.

5 The recommendation here. Well, I  
6 won't read all these, but to approve a special  
7 exception site plan for 985 Cesar Chavez subject to  
8 the conditions listed, the rear setback modification  
9 requested for the -- landscaping modification  
10 requested for the right-of-way. Section 4.407 for  
11 trees, and double striping, et cetera.

12 So, that's my report. The petitioner  
13 is here. I'll entertain any questions.

14 CHAIRMAN THOMAS: Thank you, Mr. Sabo.  
15 Will the petitioner please come forward. To the --  
16 yeah, to the podium, please. And please state your  
17 name and your address for the record, please.

18 MR. LOWE: Yeah. Charles Lowe, 432  
19 Cesar Chavez, Pontiac, Michigan.

20 CHAIRMAN THOMAS: Good evening, Mr.  
21 Lowe.

22 MR. LOWE: Good evening.

23 CHAIRMAN THOMAS: You heard Mr. Sabo's  
24 presentation of your petition.

25 MR. LOWE: Yes, sir.

1 CHAIRMAN THOMAS: Anything you'd like  
2 to add to or modify or --

3 MR. LOWE: Not really.

4 CHAIRMAN THOMAS: No? Okay. So  
5 pretty straight ahead the way -- the way it was  
6 presented?

7 MR. LOWE: Yeah.

8 CHAIRMAN THOMAS: Okay.

9 MR. LOWE: Yeah. Yeah.

10 CHAIRMAN THOMAS: All right. Okay.  
11 Without further ado then, I'm going to go to my  
12 fellow Commissioners for their comments and  
13 questions.

14 And so to Commissioner Northcross, we  
15 shall go.

16 COMMISSIONER NORTHCROSS: Good  
17 evening, Mr. Lowe.

18 MR. LOWE: Yes.

19 COMMISSIONER NORTHCROSS: Well, I  
20 guess I don't really have any -- any real questions  
21 seeing as how this is already a non-conforming use,  
22 and you're staying within those areas. So I'm --  
23 I'm just going to just welcome you here.

24 MR. LOWE: Thank you.

25 COMMISSIONER NORTHCROSS: And thank

1 you for coming in and coming before this body and --  
2 thank you, sir.

3 MR. LOWE: Thank you.

4 CHAIRMAN THOMAS: Thank you,  
5 Commissioner Northcross. To Mayor Waterman, please.

6 MAYOR WATERMAN: Hello, Mr. Lowe. I  
7 read your report here. And how long have you been  
8 in business in Pontiac?

9 MR. LOWE: 35 years.

10 MAYOR WATERMAN: 35 years. All right.  
11 So business is expanding, huh?

12 MR. LOWE: Yeah, yeah, trying to.

13 MAYOR WATERMAN: All right. So, we  
14 like those trends here, so --

15 MR. LOWE: Oh, yeah.

16 MAYOR WATERMAN: -- people have to  
17 come in and expand their businesses and all that.

18 MR. LOWE: That's right.

19 MAYOR WATERMAN: So what -- what are  
20 the circumstances that cause you to have to need to  
21 expand your --

22 MR. LOWE: I want a bigger wash rack.

23 MAYOR WATERMAN: I'm sorry?

24 MR. LOWE: I want a bigger wash rack.

25 MAYOR WATERMAN: Bigger wash rack.

1           MR. LOWE:    Because we wash the cars by  
2 hand, detail it.

3           MAYOR WATERMAN:    Okay.

4           MR. LOWE:    And I want a bigger wash  
5 rack on the north side.

6           MAYOR WATERMAN:    Okay.    All right.    So  
7 get a lot of traffic up that way -- all right -- for  
8 that kind of service.

9           MR. LOWE:    Uh-huh.

10          MAYOR WATERMAN:    Good.    Then you  
11 understand -- you have a copy of the report.    You  
12 understand all of the non-conforming things?    All  
13 right.    Very good.    That's all I have.

14          CHAIRMAN THOMAS:    Thank you, Mayor.  
15 To Commissioner Parlove, please.

16          COMMISSIONER PARLOVE:    Good evening.  
17 How are you?

18          MR. LOWE:    Just fine.

19          COMMISSIONER PARLOVE:    Good.    Thank  
20 you for coming in tonight.    I don't have any  
21 questions either.

22                            The landscape that was talked about,  
23 would that have been in the front, in that kind of  
24 island area?

25          MR. SABO:    Yeah, this -- let me show

1 you the -- the overhead here. This -- do you see  
2 where this line is?

3 COMMISSIONER PARLOVE: Yes.

4 MR. SABO: That's where the road used  
5 to be.

6 COMMISSIONER PARLOVE: Okay.

7 MR. SABO: And then they -- the  
8 right-of-way was expanded.

9 COMMISSIONER PARLOVE: Okay.

10 MR. SABO: And so it cuts back all the  
11 way to here. So all this space out front, these  
12 aprons and -- that's all County road right-of-way.

13 COMMISSIONER PARLOVE: Uh-huh.

14 MR. SABO: Public right-of-away. So  
15 there's not -- there's, you know, a little bit on  
16 this side if this is -- you know, between that and  
17 some over here, if that's 300-some square feet. If  
18 not, my recommendation is to modify that. I think I  
19 modified it to zero.

20 COMMISSIONER PARLOVE: Uh-huh.

21 MR. SABO: This is -- would be tough  
22 to landscape, this site, especially after the  
23 right-of-way was expanded.

24 COMMISSIONER PARLOVE: Sure. Okay.

25 All right. I don't have any other questions, but I



1 would like to give a shout out to the Acme Auto  
2 Parts which is across the street. They were washing  
3 their windows today. They were doing some spring  
4 cleaning. It looked good. So, that's it. Thanks.

5 CHAIRMAN THOMAS: Okay. Mr. Lowe,  
6 just -- so you've been doing business at this site  
7 for 35 years?

8 MR. LOWE: Yes, I have.

9 CHAIRMAN THOMAS: Okay. Well, you're  
10 a long-time resident and -- and so you see the  
11 non-conforming issues that are on there, but I'd  
12 like to ask you to help us to help you, to help us  
13 all help the City. I know you got a tiny parcel  
14 there.

15 MR. LOWE: Yeah.

16 CHAIRMAN THOMAS: But I'm hopeful that  
17 when you expand, that you'll do your best to kind of  
18 clean up. I know you got -- you don't have much  
19 space for parking.

20 MR. LOWE: Right.

21 CHAIRMAN THOMAS: But, you know,  
22 you're kind of shoehorned in there to a very small  
23 area.

24 MR. LOWE: Yeah.

25 CHAIRMAN THOMAS: And I don't know how

1 to articulate this. I just hope that you do your  
2 best to -- to try to pick up and organize. I was  
3 over there today.

4 MR. LOWE: Yeah.

5 CHAIRMAN THOMAS: I mean, the good  
6 news is you've been in business for 35 years.

7 MR. LOWE: Oh, yeah.

8 CHAIRMAN THOMAS: We want you to stay  
9 in business.

10 MR. LOWE: I do too.

11 CHAIRMAN THOMAS: So -- so that's --  
12 that's all I have. Just help us help you, help the  
13 City of Pontiac.

14 MR. LOWE: I sure will.

15 CHAIRMAN THOMAS: Okay.

16 MR. LOWE: Appreciate it.

17 CHAIRMAN THOMAS: Okay. Those are  
18 comments from here for right now. This is a public  
19 hearing, so I'm going to open public hearing.  
20 Public hearing is open. That's a formality. I'm  
21 going to guess we don't have any public comments.

22 So without further ado, I'm going to  
23 close public comments. And unless we have any  
24 further comments or questions -- or let me say do we  
25 have any further comments or questions? And if we

1 don't, then I'm going to ask for a motion.

2 COMMISSIONER PARLOVE: I will make a  
3 motion. Recommendation to approve the special  
4 exception permit/site plan review for PF-15-19,  
5 Lowe's Auto, 985 Cesar E. Chavez, subject to the  
6 following conditions:

7 Compliance with Section 2.310, rear  
8 setback standards minimum 20 feet or ZBA variance.

9 In accordance with Section 4.413,  
10 Planning Commission modification of Section 4.404,  
11 general site landscaping. Reduce required landscape  
12 material from 394 square feet to zero square feet.

13 In accordance with Section 4.413,  
14 Planning Commission modification of Section 4.406,  
15 parking lot right-of-way landscaping. Reduce  
16 parking lot buffer from eight feet to zero feet.

17 In accordance with Section 4.413,  
18 Planning Commission modification of Section  
19 4.407(a), street frontage landscaping. Reduce  
20 number of street trees from two trees to zero trees.  
21 Compliance with Section 4.408, service area  
22 screening for masonry trash enclosure screening or  
23 zoning -- ZBA variance. Compliance with Section  
24 4.305 standards for double striping parking spaces.

25 In accordance with Section 4.304,

1 Planning Commission modification of Section 4.303,  
2 table eight parking. Reduce number of required  
3 parking spaces from 16 to 6 spaces. Compliance with  
4 Department requirements for engineering, water  
5 resources, building code, fire code and City of  
6 Pontiac business licensing requirements.

7 CHAIRMAN THOMAS: Okay. Very good.  
8 Do we have a second?

9 COMMISSIONER NORTHCROSS: Second.

10 CHAIRMAN THOMAS: We have a move and a  
11 second. Any further comments or questions before we  
12 go to roll? Okay. Mr. Sabo, roll call, please.

13 MR. SABO: Commissioner Parlove?

14 COMMISSIONER PARLOVE: Approved. Yes.

15 MR. SABO: Commissioner Northcross?

16 COMMISSIONER NORTHCROSS: Yes.

17 MR. SABO: Mayor Waterman?

18 MAYOR WATERMAN: Yes.

19 MR. SABO: Chair Thomas?

20 CHAIRMAN THOMAS: Yes.

21 MR. SABO: Motion carries unanimously.  
22 Congratulations.

23 MR. LOWE: Thank you.

24 CHAIRMAN THOMAS: Congratulations, Mr.  
25 Lowe.

1 MR. SABO: Give me a call tomorrow,  
2 Mr. Lowe, we'll go over the -- the next steps.

3 MR. LOWE: Okay. Thank you.

4 CHAIRMAN THOMAS: And I don't want to  
5 put a burden on you, but does this come with a free  
6 car wash for --

7 MR. LOWE: Yeah, it sure do. As soon  
8 as I get it together, no problem.

9 COMMISSIONER NORTHCROSS: 35 years,  
10 that's quite an accomplishment.

11 CHAIRMAN THOMAS: Happy Easter.

12 MR. LOWE: Thank you.

13 MAYOR WATERMAN: Good luck for the  
14 next 35.

15 MR. LOWE: Yeah.

16 MAYOR WATERMAN: Okay.

17 CHAIRMAN THOMAS: Okay. So public  
18 hearing. So as Mr. Sabo has orchestrated this, we  
19 then move to New Business. Or do we want to move to  
20 Unfinished Business?

21 MR. SABO: I don't have any new  
22 business unless anybody else --

23 CHAIRMAN THOMAS: Does anyone have any  
24 new business?

25 COMMISSIONER PARLOVE: No.

1 CHAIRMAN THOMAS: No? Okay. Then --  
2 then I think it's self define -- self-explanatory.

3 To Unfinished Business, we shall go.  
4 PF-14-80, 547 East Walton. And Mr. Sabo will  
5 present.

6 MR. SABO: All right. Thank you, Mr.  
7 Chairman. This is -- was a postponed agenda --  
8 pardon me, I'm getting -- postponed agenda item for  
9 547 East Walton. The -- the two issues were  
10 compliance with -- you know what, where's -- I  
11 loaded the wrong --

12 CHAIRMAN THOMAS: Wrong plan?

13 MR. SABO: Wrong slide. Pardon me.  
14 Anyway, in October this was postponed. Needed  
15 compliance with Section 2.405, the base, middle and  
16 cap standards, a cornice at the top of the building.  
17 And then the other was removal of the sign at the --  
18 the building. And screening for the top of the --  
19 the building, the mechanical screening at the top.

20 And, so this is what was presented to  
21 you in October of 2014. No screening at the top and  
22 no cornice line. And then this is what he has  
23 presented since and we'd like to get a motion for  
24 approval tonight. And the screening at the top here  
25 for the mechanical equipment, that complies. The

1 cornice line here was added to the top of the  
2 building, that now complies, so there's two. One of  
3 the conditions I had in the recommendation, I'll  
4 have to fashion this since I put the wrong slide in  
5 there, is compliance with the business licensing and  
6 removal of the remainder of the sign that -- the  
7 sign at the north portion of the site is gone, but  
8 the -- the two support poles remain. And Mr. Atty  
9 has mentioned that he will remove that.

10 So, the recommendation is to approve  
11 PF-14-80 as presented. This is drawing A-2, it's  
12 dated 10/29/14. And also with the condition of  
13 removal of the remainder of the pole sign, and  
14 compliance with all the building code, fire code and  
15 business licensing requirements. That's my  
16 recommendation.

17 CHAIRMAN THOMAS: Okay.

18 MR. SABO: The petitioner is here, if  
19 you have any questions, but this is pretty  
20 straightforward.

21 CHAIRMAN THOMAS: Okay. Thank you,  
22 Mr. Sabo. Will you please step forward to the  
23 podium, please, and state your name and address for  
24 the record.

25 MR. ATTY: Mark Atty for 547 East

1 Walton.

2 CHAIRMAN THOMAS: Good evening, Mark.

3 MR. ATTY: Good evening.

4 CHAIRMAN THOMAS: I know you're back  
5 after being here earlier and so you saw the  
6 re-presentation. Anything you'd like to add or  
7 modify or change?

8 MR. ATTY: No. No.

9 CHAIRMAN THOMAS: Okay. Pretty okay  
10 with --

11 MR. ATTY: Yeah. I'm always with  
12 everything that Mr. Sabo did.

13 CHAIRMAN THOMAS: All right. Without  
14 further ado, I'll go to my fellow Commissioners for  
15 comments and questions. And to Commissioner  
16 Northcross, please.

17 COMMISSIONER NORTHCROSS: I'm  
18 completely satisfied. Thank you, Mr. Atty.

19 MR. ATTY: Thank you.

20 COMMISSIONER NORTHCROSS: Thank you  
21 for staying with us and I think it's going to be  
22 a -- certainly a big step forward than what -- where  
23 it was when you originally came here. Not -- not --  
24 before you started working on it. Let me rephrase  
25 that. As to the condition the building was in



1 before any work started, I think this will be a  
2 real, real step forward. And thank you for that.  
3 Thank you.

4 MR. ATTY: Thank you.

5 COMMISSIONER NORTHCROSS: And your  
6 plans are almost there, many of the things you were  
7 doing were in the right direction and with these  
8 additional additions, I think you are giving us some  
9 continuity throughout that whole area and I think  
10 we're going to -- that's a step forward to making  
11 that whole street there really start to stand out.

12 MR. ATTY: I hope so, yeah.

13 COMMISSIONER NORTHCROSS: Thank you.

14 MR. ATTY: I hope so.

15 CHAIRMAN THOMAS: Thank you. Mayor  
16 Waterman, please.

17 MAYOR WATERMAN: Yes. Mr. Atty, I'm  
18 glad you're back and --

19 MR. ATTY: Thank you for having me.

20 MAYOR WATERMAN: It's good that  
21 everything you have here is what we asked in terms  
22 of compliance. And I have no further questions.

23 MR. ATTY: Thank you.

24 MAYOR WATERMAN: You seem to have  
25 complied with everything that was asked of you. All

1 right.

2 MR. ATTY: Thank you.

3 CHAIRMAN THOMAS: Thank you.

4 Commissioner Parlove?

5 COMMISSIONER PARLOVE: Good evening,  
6 Mark, it's nice to meet you. I was not here when  
7 you were here the first time.

8 MR. ATTY: Nice to meet you too.

9 COMMISSIONER PARLOVE: And I  
10 appreciate that you're willing to work with the City  
11 and comply with what was requested, so thank you for  
12 that. And other than that, I don't have any other  
13 questions. And good luck with your business.

14 MR. ATTY: Thank you. Thank you. I'm  
15 excited to work in your city. Thank you.

16 CHAIRMAN THOMAS: Thank you. Mark,  
17 yeah, welcome back. Thank you. Much like  
18 Commissioner Northcross, I have a recollection of  
19 this business being distressed for a period of time.  
20 So your plans seem solid. Now, this is going to be  
21 a liquor store?

22 MR. ATTY: Yes.

23 CHAIRMAN THOMAS: Okay. You know, so,  
24 I'd kind of like to ask you. You know, we want to  
25 help you. We want you to be in business. And I

1 hope you'll, you know, be vigilant and -- and it  
2 looks like you got a good plan here, and keep the  
3 corner safe and sound and operating up to -- up to  
4 code.

5 MR. ATTY: I hope so. Yeah, I'll have  
6 everything up to code and I'll make it -- I want to  
7 make it look really nice and --

8 CHAIRMAN THOMAS: Okay.

9 MR. ATTY: -- bring some light to it,  
10 than what it was.

11 CHAIRMAN THOMAS: Okay. All right.  
12 Good. All right. Thank you. I don't have any  
13 further questions or comments. So may I have a  
14 motion, please?

15 COMMISSIONER NORTHCROSS: I make a  
16 motion that we approve PF-80 -- PF-14-80 -- is it  
17 PF-14 --

18 CHAIRMAN THOMAS: Correct.

19 COMMISSIONER NORTHCROSS: Okay.  
20 PF-14-08, the site review plan as presented here  
21 tonight. And also, the -- that includes the  
22 improvements that we requested, and the remainder of  
23 the pole sign, and compliance of all fire and  
24 licensing requirements.

25 CHAIRMAN THOMAS: Very good. May we

1 have a second, please.

2 COMMISSIONER PARLOVE: Second.

3 CHAIRMAN THOMAS: Okay. A motion and  
4 a second. Any further comments or questions prior  
5 to roll call? Mr. Sabo, roll call, please.

6 MR. SABO: Mr. -- Commissioner  
7 Northcross?

8 COMMISSIONER NORTHCROSS: Yes.

9 MR. SABO: Commissioner Parlove?

10 COMMISSIONER PARLOVE: Yes.

11 MR. SABO: Mayor Waterman?

12 MAYOR WATERMAN: Yes.

13 MR. SABO: Chairman Thomas?

14 CHAIRMAN THOMAS: Yes.

15 MR. SABO: Motion carries unanimously.  
16 Congratulations, Mr. Atty.

17 MR. ATTY: Thank you. Thank you for  
18 your help, everyone.

19 CHAIRMAN THOMAS: Congratulations,  
20 Mark. Good luck. Let us know how we can help.

21 MR. ATTY: Okay. Thank you.

22 MR. SABO: Give me a call, Mark, and  
23 we'll go over the next steps.

24 MR. ATTY: Very good. Thank you.

25 MAYOR WATERMAN: Thank you.

1 COMMISSIONER NORTHCROSS: Yes, sir.

2 CHAIRMAN THOMAS: Okay. Moving at  
3 lightening speed here tonight, which is good. Okay.  
4 So, any other items?

5 MR. SABO: I have nothing further, Mr.  
6 Chairman, other than --

7 CHAIRMAN THOMAS: Okay. Anyone else?

8 COMMISSIONER NORTHCROSS: I think it  
9 was just the discussion of -- well, we probably  
10 already discussed it. And we need a new note-taker,  
11 stenographer or --

12 CHAIRMAN THOMAS: Correct.

13 COMMISSIONER NORTHCROSS: -- or  
14 however we term that.

15 MR. SABO: Mr. Sobota has been  
16 notified and will work to get another stenographer  
17 just as quickly as we can.

18 CHAIRMAN THOMAS: Okay. Commissioner  
19 Parlove, any --

20 COMMISSIONER PARLOVE: Nothing new.

21 CHAIRMAN THOMAS: Okay. Public  
22 comments or other items. I guess I would, just for  
23 the edification of everyone, of course the Mayor is  
24 on the Master Plan Advisory Committee, with her full  
25 schedule operate -- condensing 48 hours of activity

1 into 24 hours, she hasn't had a chance to make the  
2 last couple, but just kind of a quick update.

3 The Vacant Land -- Michigan Vacant  
4 Land Campaign and the Blight Removal Campaign, which  
5 is near and dear to the Mayor, is moving -- I think,  
6 is quite good. We have kind of divided and  
7 conquered, so each of the members of the Advisory  
8 Committee has been assigned to a given district to  
9 which they're orchestrating with maps to get three  
10 to six key members of each district to drive through  
11 and serve the vacant land within their respective  
12 districts.

13 In the morning of April the 22nd, the  
14 Michigan Vacant Land Campaign group will survey the  
15 City and, you know, kind of working with Jill  
16 Robinson, the Oakland County Treasurer's Office,  
17 asking her that this be the first of many, that this  
18 just not be a couple hour drive-through for them on  
19 the morning of April the 22nd, never to be seen from  
20 again, because we have an abundance of vacant land  
21 and we need their help.

22 So the point is, they'll drive through  
23 in the morning, then we'll segment it into -- I  
24 don't have the specific times, but we'll have two  
25 districts in the morning after the tour of the City

1 by the Michigan Vacant Land Bank group -- or Vacant  
2 Land group in the morning. So there will be a  
3 meeting of two groups or two districts from 10:30 to  
4 12, there will be a break for lunch. Then two other  
5 districts will meet from -- from 1 to 2:30, then my  
6 district, which is District 6 and two other  
7 districts, will meet from 2:30 to 4. And City  
8 officials will meet at 4. I should have had that in  
9 front of me, I didn't have it. But the point is  
10 that it's moving well. We'll have one -- our next  
11 meeting will be Monday, April the 6th, this coming  
12 Monday, we'll start to tie up any loose ends that we  
13 have. But I think it's a great step for the City  
14 to -- to start to address and repurpose. And kind  
15 of some of those repurposing ideas are anywhere from  
16 native grass and wildflower meadows, to pocket  
17 parks, to orchards, to community gardens. We're  
18 only restricted by how creative we can get and how  
19 many sponsors we can get. So, I think everyone  
20 thinks it's a great idea. I think that it's moving  
21 forward properly. And I think we're going to  
22 achieve a good result. So I just wanted to get that  
23 out there for everyone's edification.

24 MAYOR WATERMAN: When is the next  
25 meeting?

1                   CHAIRMAN THOMAS: Next meeting Monday  
2 for the group.

3                   MAYOR WATERMAN: What's the site?

4                   CHAIRMAN THOMAS: At the Franklin  
5 House. You mean --

6                   MAYOR WATERMAN: (Inaudible.)

7                   CHAIRMAN THOMAS: Yeah. Monday night,  
8 6:00.

9                   COMMISSIONER NORTHCROSS: And if I  
10 may?

11                   CHAIRMAN THOMAS: Yes.

12                   COMMISSIONER NORTHCROSS: Two items.  
13 One, on April the 11th, that's a Saturday, the  
14 Woodward Estates Bloomfield Hills Neighborhood  
15 Association meeting will take place at 1:00 p.m. A  
16 number of things are happening in the area so it's  
17 good for those residents in that area to swing out  
18 and attend that meeting.

19                   And then number two I would -- you  
20 know, being an old School Board member and having  
21 seen the trials and things that have happened in the  
22 past, I'm going to raise to -- raise up to the  
23 listener's consideration, the sinking fund millage  
24 that's going to be on the May 5th ballot. Please  
25 familiarize yourself with that -- with that millage.



1 It results, if approved, and all things, everything  
2 else happening -- it is not an increase and will  
3 actually result in about a one mill decrease, if  
4 approved, in the property tax.

5 And then there's -- there's some real  
6 needs in the school district. I ask that you  
7 familiarize yourselves with the school district.  
8 And one of the reasons I'm taking this time is  
9 because I firmly believe one of the key elements to  
10 putting this city back on the map, along with the  
11 other excellent work that we're doing, is to start  
12 to take care of the educational situation within  
13 this -- within this district, of which the public  
14 schools is a big part of that. So, please  
15 consider -- please consider that millage,  
16 familiarize yourself, make an informed vote on  
17 May 5th, along with some other excellent items that  
18 are there, such as our charter revision.

19 CHAIRMAN THOMAS: Thank you very much,  
20 Commissioner Northcross. Mayor?

21 MAYOR WATERMAN: I would just ditto.  
22 The revitalization of the City itself is very much  
23 attached to having a thriving school system. And  
24 so, I do support the need for the school district,  
25 which is fighting back from the deficits that

1 they've had in the past and made great gains in  
2 that, and a need to support the school district.  
3 And the sinking millage fund is going to be used  
4 primarily for repairs and for operational issues at  
5 the schools, so the children have adequate  
6 facilities in which to do their studies. And it is,  
7 as Mr. Northcross said -- Commissioner Northcross  
8 said, will actually result in a net decrease of one  
9 mill. So I do support that wholeheartedly, and I  
10 think the City needs to get behind us for the sake  
11 of our school district and for our school children  
12 in Pontiac that we want to have a good educational  
13 experience. Thank you.

14 CHAIRMAN THOMAS: Thank you, Mayor.  
15 Thank you very much. Commissioner Parlove, please.

16 COMMISSIONER PARLOVE: I will support  
17 everything that was just said about the school  
18 district being important and needing to be  
19 supportive. Today was a day for me with my job, as  
20 real estate sales, residential real estate sales of  
21 some news of concern regarding appraised value of  
22 our real estate here. So, as people are coming in  
23 and trying to purchase homes, and they make offers  
24 based on what they see the value to be, we're  
25 finding it a struggle where we are trying to get

1 banks to support what purchasers are willing to pay.  
2 And a lot of that falls right into the school  
3 district. And if it's not strong, it affects the  
4 real estate value. So please, please, please for  
5 everyone's sake consider what is on that ballot.  
6 Thank you.

7 CHAIRMAN THOMAS: Very good, and very  
8 well said. And I'm going to echo what everyone else  
9 has said, and particularly what Commissioner  
10 Northcross mentioned, which is to please study the  
11 issue. This is a Democratic society that we have.  
12 We've got an opportunity to vote, but we have to  
13 vote with informed votes. And, so this is an  
14 important millage. It is a decrease. If approved,  
15 it is a decrease, and the money will be spent -- I'm  
16 repeating here, but will be spent for repairs. And  
17 if anyone has looked at our schools, we are asking  
18 our children a lot right now to go into some schools  
19 that don't look exactly bright and hopeful and  
20 upbeat, they don't look like -- they're stressed.  
21 So I'd like to just encourage, for those that study  
22 this, and understand that it's going to be a  
23 decrease of millage, but that money will be used to  
24 repair and improve the schools and make them upbeat  
25 centers of learning for our youth. So, our youth

1 are the future of this -- of this -- not only this  
2 city, but this country. And so please study, please  
3 vote, and that's all I have. Happy Easter.

4 MR. SABO: Happy Easter.

5 CHAIRMAN THOMAS: To all.

6 MAYOR WATERMAN: And to you.

7 CHAIRMAN THOMAS: So may we have a  
8 motion for adjournment?

9 COMMISSIONER PARLOVE: I make a  
10 motion.

11 CHAIRMAN THOMAS: Second?

12 MAYOR WATERMAN: Second.

13 CHAIRMAN THOMAS: All in favor say  
14 "Aye."

15 (All ayes.)

16 MR. SABO: Happy Easter everybody,  
17 enjoy your holiday.

18 COMMISSIONER PARLOVE: Hoppy (sic)  
19 Easter.

20 CHAIRMAN THOMAS: I don't think we  
21 have a record for length of meetings, but this  
22 might -- this might very well be it.

23 MR. SABO: It's pretty close.

24 COMMISSIONER NORTHCROSS: Maybe it's  
25 because of all of the excellent work done beforehand

1 by the --

2 COMMISSIONER PARLOVE: Yes.

3 CHAIRMAN THOMAS: You know, hey --

4 COMMISSIONER NORTHCROSS: Are you

5 going to take that?

6 (Conclusion of audio.)

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