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CITY OF PONTIAC

PLANNING COMMISSION MEETING

WEDNESDAY, JULY 1, 2015

6:30 P.M.

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

PRESENT FROM THE BOARD:

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

ALSO PRESENT:

- Gordon Bowdell, Associate Planner

MEMBERS OF THE PUBLIC ADDRESSING THE BOARD:

- Charles Lowe
- Larry Rodgers
- Lee Jones
- Mark Elliott
- Tamara Orza

TRANSCRIPTION BY:

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

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ACTION MARKED

1. CALL TO ORDER 04
2. ROLL CALL 04
3. COMMUNICATIONS: (None.) 05
4. MINUTES FOR REVIEW: 05

June 3, 2015

5. PUBLIC HEARINGS AND SITE PLAN REVIEWS:

PF-15-38 (Special Exception Permit) 06
Auto Service (Commercial)

Unlimited Outdoor Retail Sales
(Auto sales)

Parcel No: 14-20-354-029

Property Address: 446 Cesar E. Chavez

Location: Property is located on the
northwest side of Cesar E. Chavez and
Summit St.

Applicant: Charles Lowe

PF-15-43 (Zoning Map Amendment) 23

R-1, One-Family Dwelling to C-3,
Corridor Commercial

Parcel No.: 14-28-482-028; 029

Property Address: No address (Auburn Ave.)

Location: Property is located on the
northwest corner of Auburn Ave. and
S. Anderson Ave.

Applicant: Rodgers Landscaping

PF-15-44 (Special Exception Permit) 37

General Manufacturing

NAICS 377 - Furniture and related product
manufacturing

Property Address: 481 N. Saginaw St.

Location: Property is located on the west
side of N. Saginaw St. Between Virginia
St. And Tregent St.

Applicant: Mark Elliott/Elliott Woodworking

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1 PONTIAC, MICHIGAN; WEDNESDAY, JULY 1, 2015

2 CHAIRMAN THOMAS: We have a quorum, so
3 good evening ladies and gentlemen. Welcome to
4 Pontiac Planning Commission, Wednesday, July 1st,
5 2015. We have kind of a small agenda, and, you
6 know, in some cases with only three items on the
7 agenda it goes pretty fast, but obviously it will
8 depend on -- so I don't -- I trust that this will
9 move rather quickly.

10 In anticipation of starting, I'd like
11 to introduce to my far left Commissioner Christopher
12 Northcross. To my far right, Commissioner Mona
13 Parlove, Commissioner Lucy Payne, and Gordon Bowdell
14 is the Associate Planner. The Mayor may be here a
15 little bit later, but at any measure we have a
16 quorum, and so we're going to get started.

17 So Mr. Bowdell, roll call, please.

18 MR. BOWDELL: Commissioner Parlove?

19 COMMISSIONER PARLOVE: Here.

20 MR. BOWDELL: Commissioner Payne?

21 COMMISSIONER PAYNE: Present.

22 MR. BOWDELL: Mayor Waterman we're
23 expecting.

24 Commissioner Northcross?

25 COMMISSIONER NORTHCROSS: Present.

1 MR. BOWDELL: Commissioner Fegley is
2 excused and Commissioner Cadd is excused.

3 And Chair Thomas?

4 CHAIRMAN THOMAS: Yes, here. Present.

5 MR. BOWDELL: We have a quorum.

6 CHAIRMAN THOMAS: Okay. Thank you.

7 Do we have any communications?

8 MR. BOWDELL: I have none.

9 CHAIRMAN THOMAS: Okay. I just kind
10 of spoke off record with regard to the vacant land
11 fair, and we'll talk a little bit later within
12 public comments at the end of the evening, but I
13 have none.

14 So with that being said, minutes for
15 review. Let me turn to Commissioner Northcross, any
16 comments with regard to minutes for review?

17 COMMISSIONER NORTHCROSS: Very
18 complete and I have nothing to add. No problem.

19 CHAIRMAN THOMAS: Commissioner
20 Parlove.

21 COMMISSIONER PARLOVE: Ditto.

22 COMMISSIONER PAYNE: No comments.

23 CHAIRMAN THOMAS: I fell asleep on the
24 hundredth page, so it was very thorough. It was the
25 largest novel I read in a while.

1 Okay. So may we have a motion for
2 approval of the minutes?

3 COMMISSIONER NORTHCROSS: So moved.

4 CHAIRMAN THOMAS: Do we have a second?

5 COMMISSIONER PARLOVE: Second.

6 CHAIRMAN THOMAS: May we take roll
7 call, please.

8 MR. BOWDELL: Commissioner Northcross?

9 COMMISSIONER NORTHCROSS: Yes.

10 MR. BOWDELL: Commissioner Parlove?

11 COMMISSIONER PARLOVE: Yes.

12 MR. BOWDELL: Commissioner Payne?

13 COMMISSIONER PAYNE: Yes.

14 MR. BOWDELL: Chair Thomas?

15 CHAIRMAN THOMAS: Yes.

16 MR. BOWDELL: Motion carries.

17 CHAIRMAN THOMAS: Thank you. Okay.
18 The first item on the agenda PF-15-38. This is a
19 Special Exception Permit. It is auto service,
20 commercial. And it is located at 446 Cesar Chavez
21 Avenue. And Mr. Bowdell will present.

22 MR. BOWDELL: Thank you. This is
23 PF-15-38, Site Plan Review and Special Exception
24 Permit, 446 Cesar E. Chavez. C-1, Local Business
25 Zoning District.

1 This is the site here on the corner of
2 Summit and Cesar Chavez. Special Exception Permit
3 and Site Plan Review for automobile service
4 commercial use. This is an existing non-conforming
5 building at the site. This is the site plan here,
6 Summit, Cesar Chavez, the building and then the
7 parking.

8 Zoning is C-1. Existing land use is
9 automobile service. The proposed land use is the
10 same. Future land use map identifies the parcel as
11 entrepreneurial: Industrial, commercial and green.

12 No new construction is proposed at the
13 site. The applicant will utilize an existing
14 building which was a former Standard Oil station
15 from around 1920. These were -- this is the
16 existing building. These would all be considered
17 conforming. There are some non-conforming issues,
18 but as I stated, it's an existing building and these
19 would just be considered existing non-conforming.

20 These are not applicable, no signs,
21 tree survey, exterior lighting are proposed at the
22 site. The applicant does have a trash receptacle.
23 It does look to be very small. They do have to
24 conform to the trash receptacle requirements.

25 Landscaping. The site is pretty -- is

1 paved, basically completely. There are some
2 non-conformities required. Site landscaping is
3 5 percent. Zero square footage is existing. The
4 parking lot abutting the right-of-way requires an
5 eight-foot buffer, currently zero feet existing.
6 Two deciduous trees per street frontage landscaping,
7 zero existing. And that waste receptacle, like I
8 said, is currently non-conforming and would need to
9 comply.

10 Parking is all existing. It complies
11 here except for the double striping requirement.

12 For any automobile service facility,
13 they must comply with these standards: A, any
14 building shall be located not less than 20 feet from
15 any side or rear lot line abutting a
16 residentially-zoned property. It meets that
17 standard. It does appear to abut a residential
18 property, however, it's not zoned residential, so
19 that's sort of -- that's why it meets that standard.

20 Two, all lubrication equipment, motor
21 vehicle washing equipment, et cetera, shall be
22 located not less than 30 feet from any lot line. It
23 meets that standard.

24 The operations within an enclosed
25 building, all repair or service work shall be

1 conducted within an enclosed building. It may meet
2 that standard. From computer photos, it looks like
3 some vehicles may have been worked on outside, but
4 they all must be worked on inside the building, not
5 outside.

6 And C, service bays permitted in
7 C-1 District. Such uses shall not have more than
8 three bays, and it meets that standard as well.

9 D, screening for adjacent residential
10 uses. It's not applicable. Although there are
11 adjacent houses, the parcels and businesses does not
12 specifically adjoin residentially-zoned property.

13 Outdoor storage, all outdoor storage
14 areas for used tires, et cetera, shall comply with
15 the requirements for outdoor storage, per Section
16 2.540 of the Zoning Ordinance, and also any disabled
17 wrecked or partially-dismantled vehicles that are
18 undergoing service shall not be permitted for a
19 period exceeding three days. The applicant would
20 have to comply with that requirement. And any
21 outdoor storage for vehicles should be confirmed and
22 is limited to 200 square feet.

23 These are the Special Exception Permit
24 standards from Section 6.303. The Planning
25 Commission shall review each application for the

1 purpose of determining that each use on its proposed
2 location will, 1, be harmonious and in accordance
3 with the general principles and objectives of the
4 comprehensive plan. Meets that standard.

5 Commercial auto service-type use meets the future
6 land use plan for an Entrepreneurial District.

7 2, be designed, constructed, operated
8 and maintained so as to be harmonious and
9 appropriate in appearance for the existing or
10 intended character of the general vicinity. It may
11 meet the standard. The site plan is somewhat vague
12 regarding site organization and display. The use is
13 consistent with the commercial and industrial
14 character.

15 3, not change the essential character
16 of the area in which it is proposed. Meets that
17 standard. Commercial auto service will not change
18 that character of the existing site or that
19 neighborhood.

20 4, not be hazardous or disturbing to
21 existing or future uses in the same general
22 vicinity. It may meet that standard. This type of
23 commercial auto service is not hazardous or
24 disturbing. It is somewhat of a small site,
25 however, it was built that way and it's existing.

1 5, be served adequately by essential
2 public facilities and services such as highways,
3 streets, police, fire protection and drainage
4 structures, refuse for water and sewer, and schools.
5 It meets that standard.

6 6, not involve uses, activities,
7 processes, materials and equipment or conditions of
8 operation that will detrimental to any person,
9 property or general welfare. It meets that
10 standard. No apparent detrimental activities are
11 present.

12 7, maintain all proposed structures,
13 equipment and materials in a readily accessible
14 manner for police and fire. Meets that standard as
15 well.

16 Planning analysis. It is zoned C-1
17 Local Business District, and the car service use
18 appears to be reasonable and consistent with the
19 character and scale of the surrounding neighborhood.
20 It is an existing building that was used for a
21 Standard Oil Station built in the 1920s. The use is
22 also consistent with the Pontiac Master Plan for an
23 Entrepreneurial Zoning District. And it's also
24 compliant with current zoning and desired future
25 land use.

1 The Master Plan allows for auto
2 service use-type uses in the Entrepreneurial and
3 Zoning District. The proposed use is very near to
4 residential, but they are not abutting residential
5 property. Generally, the desired location for auto
6 service use is similar to the particular commercial
7 section of Cesar Chavez, however, there are specific
8 compliance issues.

9 The ordinance compliance issues must
10 be addressed, and the specific ordinance sections
11 are listed in the recommendation. Section 4.413,
12 the Planning Commission has the authority to modify
13 the minimum landscaping requirements. The applicant
14 has requested the Commission to consider a
15 modification because of the challenges of the
16 existing site. The Planning Commission is not
17 obligated to provide a modification. If the
18 Planning Commission considers a modification, the
19 Planning Department suggests it be the minimum
20 necessary to provide relief to the applicant while
21 upholding the spirit of the ordinance.

22 The site and building are existing.
23 And the Planning Commission may wish to consider
24 modifications that appropriately address the site
25 conditions.

1 Other non-conformity issues can be
2 addressed. The proposed auto service site plan is
3 reasonably compliant with the Special Exception
4 Permit standards.

5 Based on that, the recommendation from
6 the Planning Department is to approve the Special
7 Exception and Site Plan PF-15-38 subject to the
8 following modifications: For general landscaping,
9 for a reduction from 180 square feet to zero square
10 feet, 4.413.

11 Section 4.406 parking lot right-of-way
12 landscaping reduce the buffer from 8 feet to zero
13 feet.

14 Section 4.407, the street frontage
15 landscaping, reducing the number of street trees
16 from 2 trees to zero trees.

17 And then compliance with Section
18 4.408, for trash receptacle enclosures.

19 Section 4.308 for double striping for
20 parking.

21 And compliance with all departmental
22 requirements for engineering, water resources,
23 building safety and fire code.

24 Just for clarification, those
25 modifications would just permit what's existing at

1 the site currently.

2 That is my report, and the applicant
3 is here as well.

4 CHAIRMAN THOMAS: Thank you, Mr.
5 Bowdell. Would the petitioner come forward, please.
6 And please state your name and your address for the
7 record, please.

8 MR. LOWE: Yes. My name is Charles
9 Lowe. Address is 432 Cesar Chavez, Pontiac.

10 CHAIRMAN THOMAS: Thank you, Mr. Lowe.
11 Well, you heard Mr. Bowdell's presentation of your
12 proposal. Anything you'd like to add or change or
13 modify?

14 MR. LOWE: No, just basically that's
15 what it is.

16 CHAIRMAN THOMAS: All right. Good.
17 So you're okay with that?

18 MR. LOWE: Right.

19 CHAIRMAN THOMAS: All right. Well,
20 this is not a public hearing. Without further ado,
21 let me go to Commissioner Northcross for comments or
22 questions.

23 COMMISSIONER NORTHCROSS: Just --
24 well, really I don't have anything to add. I was by
25 your operation. I saw that no cars were parked in

1 the street --

2 MR. LOWE: Right.

3 COMMISSIONER NORTHCROSS: -- that
4 appear to be associated. Everything was being done
5 on that lot. And I guess I don't have any other
6 comments to say.

7 CHAIRMAN THOMAS: Very good.

8 COMMISSIONER NORTHCROSS: I think the
9 representation we received in the package is
10 accurate.

11 CHAIRMAN THOMAS: Okay. Very good.
12 Thank you. To Commissioner Parlove, please.

13 COMMISSIONER PARLOVE: Good evening,
14 Charles. Thanks for coming tonight. I really don't
15 have anything to add either. To reduce the trees
16 required from two to none, is it possible, Gordon,
17 as we're looking at that side of the triangle --
18 which direction are we? It would be the west
19 corner?

20 MR. BOWDELL: Off of Summit?

21 COMMISSIONER PARLOVE: Yeah.

22 MR. BOWDELL: This area here?

23 COMMISSIONER PARLOVE: Or even -- it's
24 hard to tell on the lot line where the asphalt is.
25 Is it possible to stick something, if not back there

1 by where your arrow is at? Again, just to add some
2 greenery to the site. It's important when you got
3 such hardscape, I think, if we can do it kind in a
4 non-expected or -- you know, something that's a
5 little more forgiving as far as having to comply.
6 That would be my only request. But otherwise looks
7 good.

8 CHAIRMAN THOMAS: Okay. Thank you.
9 Commissioner Payne, please.

10 COMMISSIONER PAYNE: Thank you for
11 coming before us. I just -- let's see -- according
12 to the Planning Department you have six
13 modifications. Are you in agreement with those?

14 MR. LOWE: Six modifications?

15 COMMISSIONER PAYNE: Right. The ones
16 that were just cited in making corrections.

17 MR. LOWE: What now?

18 COMMISSIONER PAYNE: The
19 recommendations, are you in agreement with the
20 recommendations or have you seen those?

21 MR. LOWE: No, I haven't. I'd have to
22 go through and find out what's this all about.
23 Basically they was wanting me to --

24 MR. BOWDELL: If I may, these
25 modifications, essentially there are three

1 modifications. The first one is essentially the
2 modifications would grant what's currently existing
3 at the site as it relates to landscaping. If it was
4 a brand new building being built today, they would
5 have to comply to these requirements. But since
6 it's existing, the parking lot goes all the way to
7 the sidewalk, it's completely paved, the building is
8 located where it is, it would have to go through --
9 concrete would have to be torn up, their parking
10 would be reduced if they complied to this -- the
11 landscaping requirements. So these modifications
12 would essentially allow the applicant to operate the
13 building as it is.

14 And then what Commissioner Parlove
15 mentioned was to change essentially the right-of-way
16 land -- excuse me, the street frontage landscaping
17 instead of having it from two trees to zero trees,
18 but perhaps maybe have it from two trees to one
19 tree.

20 COMMISSIONER PAYNE: Okay. That's all
21 I have.

22 CHAIRMAN THOMAS: Okay. Yeah, I mean
23 I think it's fair to say that this building -- I
24 happen to have matriculated from Lincoln Junior High
25 School, which is just up the street from there, and

1 I played football at Wisner Stadium, and so we used
2 to walk that path every day. And so this is the way
3 gas stations were built, you know, circa 1920. So
4 it's a tiny parcel. You know, it's in a day and
5 time of when gas stations were built in very kind of
6 beautiful white porcelain buildings with very ornate
7 gas pumps. It's a small package. I mean, you're
8 pretty much limited by what you can do.

9 The only thing I would say -- I think
10 the recommendation for maybe one tree out there is
11 fine. Do you have a plan to improve your parking
12 lot?

13 MR. LOWE: Yeah, I was going to
14 resurface it. This asphalt guy -- because it come
15 right to the street. I was just going to resurface
16 it with some more asphalt.

17 CHAIRMAN THOMAS: Because that was a
18 little rough. And that would really spark --
19 because Wisner now is really redone and they're a
20 good neighborhood to you and hopefully you'll be a
21 good neighbor to them.

22 MR. LOWE: Yeah, Wisner is good.

23 CHAIRMAN THOMAS: And the only other
24 thing, do you have a plan to kind of spruce up with
25 some paint?

1 MR. LOWE: Oh, yeah, we're going to
2 paint it up.

3 CHAIRMAN THOMAS: Are you? Okay. You
4 need some help painting?

5 MR. LOWE: Yeah.

6 CHAIRMAN THOMAS: Okay. I have a
7 couple paintbrushes. I really don't have any
8 questions. I mean, I think as Mr. Bowdell pointed
9 out, it's really kind of concessions as to what
10 normally would be. If we were starting with a clean
11 sheet of paper, it would be a bigger parcel and we'd
12 go from there, but it isn't. You're making good
13 optimum use of an existing parcel, and it's a
14 business. So I'm -- those are my comments. I'm
15 satisfied that it will be a good addition to the
16 neighborhood.

17 MR. LOWE: Yeah, we'll spruce it up
18 real nice.

19 CHAIRMAN THOMAS: Good. Thank you.
20 So those are my comments. May we have any further
21 comments or questions before we go to a motion,
22 please.

23 MR. BOWDELL: Did we open public
24 comment?

25 CHAIRMAN THOMAS: Is this public?

1 MR. BOWDELL: Public hearing.

2 CHAIRMAN THOMAS: Are all of them?

3 MR. BOWDELL: All of these are public
4 hearing.

5 CHAIRMAN THOMAS: Each of them are.
6 Okay. Without further ado, then, I'm going to open
7 the public hearing. Anyone that has any comments or
8 questions, please come forward. Doesn't look like
9 there's a dash to the podium, so I'm going to close
10 public hearing.

11 With that being said, any further
12 comments or questions before we go to motion?

13 COMMISSIONER NORTHCROSS: I just think
14 it's exciting to continue to see entrepreneurial
15 coming into the City and investing and working in
16 the City. So thank you, sir.

17 MR. LOWE: Thank you.

18 COMMISSIONER PARLOVE: Nothing.

19 CHAIRMAN THOMAS: No. Okay. May we
20 have a motion, please?

21 COMMISSIONER NORTHCROSS: So moved.
22 I'll read the whole motion. I move that we -- that
23 we approve the Special Exception Permit Site Plan
24 Review for PF-15-38, Car and Truck Toys, 446 Cesar
25 Chavez, subject to the following conditions listed.

1 Now this is where maybe where I need a little help.

2 In accordance with Section 4.413,
3 Planning Commission modification of Section 4.404,
4 general site landscaping, reduce required
5 landscaping material from 180 square feet to
6 0.0 square feet.

7 In accordance with Section 4.413,
8 Planning Commission modification of Section 4.406
9 parking lot right-of-way landscaping, reduce parking
10 lot buffer from eight feet to zero feet.

11 In accordance with Section 4.413,
12 Planning Commission modification of Section 4.407a,
13 Street frontage landscaping. Reduce number of
14 street trees from two trees to one tree.

15 Compliance with Section 4.408 service
16 area screening for masonry trash enclosure
17 screening.

18 Compliance with Section 4.305
19 standards for double striping parking spaces.

20 And compliance with department
21 requirements for engineering, water resources,
22 building code, fire code and City of Pontiac
23 business licensing requirements.

24 CHAIRMAN THOMAS: Very good. May we
25 have a second, please.

1 COMMISSIONER PARLOVE: I make a
2 second.

3 CHAIRMAN THOMAS: We have a motion and
4 second. Any further comments or question before we
5 go to roll call?

6 Mr. Bowdell, roll call, please.

7 MR. BOWDELL: Commissioner Northcross?

8 COMMISSIONER NORTHCROSS: Yes.

9 MR. BOWDELL: Commissioner Parlove?

10 COMMISSIONER PARLOVE: Yes.

11 MR. BOWDELL: Commissioner Payne?

12 COMMISSIONER PAYNE: Yes.

13 MR. BOWDELL: Chair Thomas?

14 CHAIRMAN THOMAS: Yes.

15 MR. BOWDELL: Motion carries.

16 CHAIRMAN THOMAS: Congratulations.

17 Good luck. Let us know how we can help.

18 MR. LOWE: Okay. Will do.

19 CHAIRMAN THOMAS: We'll come by for a
20 free service and --

21 MR. LOWE: Come on down.

22 CHAIRMAN THOMAS: -- tire rotation.

23 Thank you.

24 MR. LOWE: Thank all you all.

25 Appreciate it.

1 CHAIRMAN THOMAS: Okay. The next item
2 is PF-15-43 is a zoning map amendment. This is no
3 address at Auburn, basically Auburn at Anderson
4 Avenue. And Mr. Bowdell will present again, please.

5 MR. BOWDELL: Thank you. Zoning map
6 amendment request PF-15-43 from R-1 One-Family
7 Dwelling District to C-3 corridor commercial. It's
8 located on Auburn Road. This is the site here.
9 Edith is down here. Auburn Avenue and South Edith
10 Avenue. It's these two parcels.

11 A zoning map amendment request to
12 re-zone those parcels from R-1, One-Family Dwelling
13 District to C-3 corridor commercial. The purpose of
14 the request, the applicant is ultimately seeking to
15 construct a fence. A fence requires a primary
16 structure. The zoning -- essentially a change in
17 zoning would tie those vacant parcels to that
18 existing commercial use of Rodgers Landscaping,
19 which the applicant also owns.

20 Current zoning is R-1, One-Family
21 Dwelling District, which is for single family
22 development. Existing use is vacant residential
23 land. Proposed use is essentially commercial zoned
24 land and a fence. Future land use map identifies
25 these parcels as traditional neighborhood

1 residential, and the adjacent parcel is also
2 identified as traditional neighborhood residential.

3 The Master Plan/Future Land Use map
4 identifies the subject parcel as having, as stated,
5 as traditional neighborhood residential. This land
6 use category is intended to plan for traditional
7 pattern of urban neighbors. Building styles and
8 guidelines seek to replicate Pontiac's traditional
9 neighborhood development patterns. Buildings within
10 this category include two- and three-story duplexes,
11 triplexes, row houses, quadplexes, et cetera, and
12 single family homes. These neighbors are meant to
13 be built to a human scale. Historically these
14 neighborhoods were anchored by a school or a park.
15 A range of community uses have replaced the
16 traditional anchors and flexibility is encouraged to
17 allow for community-generated development to create
18 new anchors and/or anchor institutions.

19 Uses in this future land use
20 classification are only for residential, and
21 specific uses are permitted in this area, single
22 family development essentially.

23 The proposed zoning district is C-3
24 corridor commercial, which is a mixture of uses
25 along major thoroughfares, and collector streets

1 that have moderate to large traffic volumes. A
2 wide-range of uses are appropriate within this
3 context, including retail and service commercial,
4 office and low-impact light industrial uses.

5 It's expected that most customers will
6 be traveling via automobile and there is little
7 essential interdependence of activity. Each
8 establishment typically will have its own parking
9 area. Good traffic accessibility is essential to
10 this district for trucks and freight. Some
11 permitted uses in this district generate significant
12 automobile and/or truck traffic.

13 The proposed zoning district
14 regulation. Site plan would be required for any
15 actual development on the site. However, the
16 minimum lot width and lot area to comply for the
17 proposed zoning district. In order to grant an
18 amendment to the official zoning map, the Planning
19 Commission should take into account the following:
20 Consistency with the goals, policies and objectives
21 of the Master Plan and any sub-area plan. If
22 conditions have changed since the Master Plan was
23 adopted, consistency with recent development trends
24 in the area should be considered.

25 The proposed zoning does not appear to

1 meet the provisions of the Master Plan. The Master
2 Plan identifies a parcel as traditional neighborhood
3 or residential. The proposed rezoning is not
4 consistent with that feature land use map. It
5 appears that the current zoning classification
6 better complies with the Master Plan.

7 Two, compatibility of the site's
8 physical, geological, hydrological and other
9 environmental features with the uses permitted in
10 the proposed zoning district. The proposed zoning
11 request appears to meet this standard. A site plan
12 would be required prior to any construction of use
13 of the site.

14 Three, evidence the applicant cannot
15 receive a reasonable return on investment through
16 developing the property with one or more of the uses
17 permitted under the current zoning. The applicant,
18 as I stated, is primarily seeking to construct a
19 fence on a lot. According to the Zoning Ordinance,
20 any fence may only be constructed on a lot that
21 contains a principal building. No accessory
22 structure or building may be constructed on a lot
23 that does not have a principal building. The
24 rezoning request would tie those vacant parcels to
25 the primary use and allow the construction of a

1 fence. The property is also located on a major
2 road, Auburn. And although a single-family dwelling
3 is permitted in that current zoning classification,
4 because of the road frontage, the applicant may not
5 be able to receive a reasonable return on investment
6 through developing the property as a single-family
7 dwelling.

8 Four, compatibility of all the
9 potential uses allowed under the proposed zoning
10 district, with surrounding uses and zoning in terms
11 of land suitability impacts on the environment,
12 density, nature of use, traffic impact, aesthetics,
13 infrastructure and potential influences on property
14 values. The proposed rezoning appears to comply
15 with this standard. All of the abutting property on
16 Auburn, especially on the north side of Auburn is
17 zoned C-3. And that goes from I believe Standard --
18 I forget the street on the east, but it goes all the
19 way essentially to Opdyke, all the northern
20 properties are zoned commercial. These are the only
21 two parcels that for some reason are not zoned
22 commercial.

23 Four -- or the capacity of the City's
24 utilities and service is sufficient to accommodate
25 the uses permitted in the requested district without

1 compromising health, safety and welfare of the City.
 2 The zoning map amendment appears to meet this
 3 standard. Should the proposal be approved, any
 4 development would be required to submit for formal
 5 engineering review and Oakland County Water Resource
 6 Commission Review.

7 The capability of the street system to
 8 safely and efficiently accommodate the expected
 9 traffic, meets that standard. The overall site
 10 would be off of Auburn Road. The street system
 11 would accommodate the expected traffic generated
 12 from any type of retail development or commercial
 13 development.

14 The boundaries of the requested
 15 rezoning district are reasonable in relationship to
 16 surrounding, and construction on the site will be
 17 able to meet the dimensional regulations per the
 18 requested zoning district. The subject property
 19 complies with the minimum lot requirements for a
 20 commercially-zoned property. Any proposed
 21 development would be subject to a site plan review.

22 If a rezoning is appropriate, the
 23 requested zoning district is considered to be more
 24 appropriate in the City's perspective than another
 25 zoning district. Meets that standard. The

1 requested zoning request appears to be appropriate.
2 Although no use is proposed, the proposed zoning
3 district would best be compatible to the surrounding
4 zoning districts on Auburn Road.

5 If the request is for a specific use,
6 rezoning the land is considered to be more
7 appropriate than amending the list of permitted or
8 special land uses. Meets that standard. The
9 rezoning request seems to be more appropriate.

10 And the last one, the requested
11 rezoning will not create an isolated or incompatible
12 zone in the neighborhood. And it meets that
13 standard as well. As I stated, all the property on
14 Auburn Road on the north end are zoned C-3 or some
15 other type of commercial.

16 Planning analysis. It is currently
17 zoned R-1. They're looking to change it to C-3
18 corridor commercial, primarily for construction of a
19 fence. The proposed rezoning is not compliant with
20 the Master Plan future land use map. It identifies
21 those parcels as traditional neighborhood
22 residential. Although the rezoning does not comply
23 with the Master Plan, the proposed rezoning appears
24 to be compatible with the existing surrounding
25 zoning classifications and meets the remaining

1 criteria for a zoning map amendment. The applicant
2 is primarily seeking, as I stated, to construct a
3 fence. Due to Zoning Ordinance restrictions, the
4 applicant cannot erect an accessory structure or a
5 fence without a primary structure and proper zoning
6 for the primary use.

7 Based on that, there are two
8 recommendations. One is to recommend approval to
9 City Council and the Mayor for the zoning map
10 amendment from R-1 to C-3, and the second is to
11 recommend denial to City Council and Mayor from R-1
12 to C-3.

13 That is my report. I can answer any
14 questions, and the applicant is here as well.

15 CHAIRMAN THOMAS: Thank you, Mr.
16 Bowdell. And may the petitioner please come
17 forward. And please state your name, the address.
18 And President Jones, I know you're coming up, and we
19 know who you are, but for the record, please state
20 your name and address, please.

21 MR. RODGERS: My name is Larry
22 Rodgers, and the address is 517 Auburn.

23 CHAIRMAN THOMAS: Thank you very much,
24 Larry. And did you want to --

25 MR. JONES: Good afternoon. My name

1 is Lee Jones. I'm in support of this.

2 CHAIRMAN THOMAS: Thank you very much.
3 You heard Mr. Bowdell's presentation of your
4 proposal. Anything you'd like to add or modify or
5 change?

6 MR. RODGERS: No. We just want to --
7 we bought the property, we want to extend the fence
8 over, that's pretty much it. No plans of doing
9 anything different to it.

10 CHAIRMAN THOMAS: Fair enough.
11 Without further ado then, let's move to comments and
12 questions to Commissioner Northcross, please.

13 COMMISSIONER NORTHCROSS: Again, I had
14 a chance to go by and look at this property. I see
15 that the lots that you purchased are well cut and
16 does fit in with the character of -- the immediate
17 character of the surrounding Auburn Road area. So,
18 other than that, I would just look forward to the
19 fence that could be constructed, if it could be
20 constructed. I know this is outside, you haven't
21 presented the site plan, but I'm kind of
22 anticipating that fence being constructed so as to
23 conceal more of your operation than what it is
24 today. That could really be an improvement to that
25 whole area. I see a potential to really improve

1 that whole area. Your operation has been there for
2 a number of years, that's the other thing.

3 MR. RODGERS: Yeah, my dad been in
4 business since 1952, long time.

5 COMMISSIONER NORTHCROSS: No other
6 comments.

7 CHAIRMAN THOMAS: Very good. Thank
8 you very much. To Commissioner Parlove.

9 COMMISSIONER PARLOVE: Thank you.
10 Good evening, gentlemen. Thank you for coming in
11 this evening. Do you know what material you
12 anticipate the fence to be built from?

13 MR. RODGERS: We're just going to do
14 it just the extend the fence over and we can, you
15 know, work with the surrounding area around it to --
16 so you can't see in the fence whatever it's called,
17 I'm not sure what you use to cover up the inside up
18 with, but we can put a shade around it.

19 CHAIRMAN THOMAS: Can you help with
20 that description?

21 MR. JONES: It's a cyclone.

22 MR. BOWDELL: Yeah, I think you're
23 proposing a chain link fence, from what I
24 understand, and when they do that, it would comply
25 with the Zoning Ordinance requirements. If they

1 chose to, if it meets the setback, they can if they
2 choose to put slats in it or a shielding technique,
3 if that's what they choose. But it would -- what
4 they're proposing I believe is a six-foot high chain
5 link fence.

6 MR. RODGERS: Yes.

7 COMMISSIONER PARLOVE: Okay. So
8 it's -- and the intent is to park vehicles,
9 equipment?

10 MR. RODGERS: Right now we have no
11 plans. We just want to fence in the area right now.

12 COMMISSIONER PARLOVE: A big dog run?

13 MR. RODGERS: Mostly security purposes
14 than anything.

15 COMMISSIONER PARLOVE: Sure. I don't
16 have --

17 MR. JONES: Can I comment on one thing
18 first?

19 COMMISSIONER PARLOVE: Sure.

20 MR. JONES: It's going to be a cyclone
21 fence. If you go back to the description that shows
22 it, if you look at that lot right behind the
23 building and the homeowner it's a brick wall, and if
24 you look at the opening of the next, it's an empty
25 field or empty lot next to a lot. What has been

1 happening is people have been coming over there,
2 jumping that fence and cutting through and taking
3 parts off of the trucks.

4 COMMISSIONER PARLOVE: Oh.

5 MR. JONES: So what we want to do is
6 enclose that fence and put those slats after we're
7 finished to make it look decorative to the street
8 appeal.

9 COMMISSIONER PARLOVE: Okay.

10 MR. JONES: Some kind of way to put up
11 a system to where we can camera and deter people
12 from -- if they want to get in, they're going to get
13 in.

14 COMMISSIONER PARLOVE: Sure.

15 MR. JONES: But you're trying to slow
16 them down.

17 COMMISSIONER PARLOVE: Sure.

18 MR. JONES: Right now that backside
19 fills up with trees and bushes, we'll clean it and
20 put that there, maybe that will deter some of them
21 from coming in.

22 COMMISSIONER PARLOVE: Okay. I
23 understand. My comment would be probably to try and
24 do some screening at least from the street -- well,
25 street and sides ultimately once you get that far,

1 because I'm sure -- I would expect that there might
2 be some overflow for your business storage, if that
3 does become zoned as commercial. So thinking
4 forward for what the neighbors would probably not
5 want to see as time advances. I don't necessarily
6 have a problem with this becoming zoned commercial.
7 We have many parcels coming up for sale that could
8 be used for residential purposes throughout the City
9 for not a lot of money and I anticipate that this
10 could be used as a commercial site in the long run,
11 which would be in keeping with the street. So other
12 than that, I'm good. Thank you.

13 MR. JONES: Okay.

14 CHAIRMAN THOMAS: Thank you very much,
15 Commissioner Parlove. To Commissioner Payne,
16 please.

17 COMMISSIONER PAYNE: I have no
18 questions, but I wanted to comment and thank you for
19 continuing your father's service in the City. And
20 I'm sure that he would be very proud of you and your
21 family.

22 MR. RODGERS: Thank you. I appreciate
23 that very much.

24 CHAIRMAN THOMAS: Well said. And I
25 guess I'd kind of like to echo that. We have --

1 one, you've been there for a long, long time and
2 currently in the City we have a housing surplus
3 right now, and virtually all of Auburn Road is
4 commercial, and you know, we're going to have this
5 vacant land fair, and part of that vacant land fair
6 is to talk about how to repurpose vacant land.

7 So here's, in your case, an existing
8 business, been a business for more than 60 years,
9 and you're looking to grow and expand and -- and
10 some creative use to some existing parcel. So I
11 fully support it and -- and I wish you good luck
12 going forward.

13 So -- but this is a public hearing.
14 So I'm going to open the public hearing for anyone
15 that wishes to comment, please come forward. And it
16 appears that there isn't a rush to the podium on
17 this as well, so I'm going to close public hearing.
18 And before we go to roll call may we have any
19 further comments or questions before we go to roll
20 call?

21 COMMISSIONER NORTHCROSS: How about a
22 motion?

23 CHAIRMAN THOMAS: May we have a
24 motion, please?

25 COMMISSIONER PARLOVE: I make a motion

1 to recommend approval to the City Council and Mayor
2 for a zoning map amendment for parcels 14-28-482-028
3 and 029 from R-1, One-Family Dwelling District to
4 C-3 Corridor Commercial.

5 COMMISSIONER NORTHCROSS: Support.

6 CHAIRMAN THOMAS: Been moved a motion
7 to support. Any further comments or questions
8 before we go to roll call?

9 Mr. Bowdell, roll call, please.

10 MR. BOWDELL: Commissioner Parlove?

11 COMMISSIONER PARLOVE: Yes.

12 MR. BOWDELL: Commissioner Northcross?

13 COMMISSIONER NORTHCROSS: Yes.

14 MR. BOWDELL: Commissioner Payne?

15 COMMISSIONER PAYNE: Yes.

16 MR. BOWDELL: Chair Thomas?

17 CHAIRMAN THOMAS: Yes.

18 MR. BOWDELL: Motion carries.

19 CHAIRMAN THOMAS: Congratulations.

20 MR. RODGERS: Thank you all very much.

21 CHAIRMAN THOMAS: Let us know how we
22 can help. Thanks again. Good luck. Have a good
23 Fourth.

24 MR. JONES: You too.

25 CHAIRMAN THOMAS: Okay. To the last

1 official item then on the agenda, this is also a
2 Special Exception Permit General Manufacturing.
3 14-20-456-021. The petition number is PF-15-44 at
4 481 North Saginaw, and Mr. Bowdell will present
5 again.

6 MR. BOWDELL: Thank you. PF-15-44,
7 site plan review and special exception permit is 481
8 North Saginaw Street. Zoning is M-1 limited
9 industrial district. This is the site here.
10 Tregent running east and west and then along
11 Saginaw.

12 Site plan review and special exception
13 permit is to occupy the existing building for
14 Elliott Woodworking, essentially for manufacturing
15 of dovetailed drawer boxes. According to the NAICS
16 code for industrial facilities, it would be
17 classified as 377 for furniture and related product
18 manufacturing, and/or 321 wood product
19 manufacturing. Both are classified that make this
20 request a special exception request.

21 Again, another picture of the site.
22 Current zoning is M-1 limited industrial zoning
23 district. It's a vacant building. They're
24 currently in there, but he's looking to get approval
25 for the use. The Master Plan future land use map

1 identifies this parcel as research and development,
2 and the adjacent parcels are research and
3 development and traditional neighborhood
4 residential. These are all existing. The applicant
5 is not proposing any changes to the site. So
6 anything that's non-conforming would be considered
7 existing, non-conforming as it relates to the
8 building.

9 Development standards. Signs, tree
10 surveys and exterior lighting are not applicable.
11 The applicant is not changing anything about those
12 at this request. Landscaping. There are some
13 non-conformities as it relates to parking lot
14 landscaping abutting specifically Saginaw. They're
15 required an 8-foot buffer and 14 deciduous trees.
16 Currently there is a zero foot buffer and zero
17 trees. And along Tregent, they're required an
18 8-foot buffer and 5 deciduous trees. Currently
19 there's roughly a 10-foot buffer and 6 Evergreen
20 trees. Please note that a scale plan was not
21 submitted, and that this was determined during a
22 site visit.

23 The parking lot abutting residential
24 required 10-foot buffer. They have a 10-foot buffer
25 proposed. 24 Evergreen trees. They have 28

1 Arborvitaes. 23 deciduous or Evergreen trees. They
2 have 12 additional deciduous trees. That's
3 non-conforming. And 47 shrubs, and they have 12
4 shrubs.

5 Also, they are required to have a
6 trash receptacle enclosure. Currently there's not
7 one at the site, and they would be required to put
8 one in. They do have a fence around the property
9 that is existing as well.

10 Parking. Parking complies for the
11 number of spaces, however, they do need a total of
12 three spaces that are dedicated as barrier-free.
13 According to their site plan, there's only two
14 spaces. The applicant would have to ensure that
15 there's three spaces. And also no bicycle parking
16 was identified on the site plan, and would be
17 required as well.

18 Special exception permit standards.
19 These are actually not applicable for this
20 applicant. They're only -- it's only for properties
21 in a C-2 zoning, and the applicant is in an M-1, so
22 these standards are not applicable. However, these
23 are for standards for approval from Section 6.303,
24 the request for a special exception permit approval
25 must meet the following general standards:

1 One, be harmonious in accordance with
2 the general principles and objectives of the
3 comprehensive Master Plan. Meets that standard.
4 The Master Plan identifies the parcel as research
5 and development. The land use allows for light
6 industrial, technology and office use conducted
7 completely in an enclosed building. Proposed use
8 appears to be compliant with the future land use
9 classification.

10 Two, be designed, constructed,
11 operated and maintained so as to be harmonious and
12 appropriate in appearance with the existing or
13 intended character. Meets this standard.

14 The site has an existing building.
15 The site appears to be well-maintained and
16 well-landscaped, which would provide ample buffering
17 to the surrounding residential properties.

18 Three, not change the essential
19 character of the area in which it is proposed. It
20 meets that standard. The proposed use is for the
21 manufacturing of dovetailed drawer boxes. The
22 operation will be conducted completely within an
23 enclosed building. It does not appear that this
24 reoccupancy will adversely affect the development or
25 redevelopment of the surrounding neighborhood.

1 Four, not be hazardous or disturbing
2 to existing or future uses in the same general
3 vicinity. Meets this standard. It's the same as
4 the previous ones. The proposed request is just for
5 a reoccupancy of the existing building. Their
6 proposed use does not seem to negatively impact the
7 existing or future use in the same general facility.

8 Five, meets that standard.

9 Six, meets the standard, as it does
10 not appear to use activities, processes or materials
11 that would be detrimental to any person, property or
12 general welfare.

13 And seven, maintain all proposed
14 structures, equipment or materials in a readily
15 accessible manner for police and fire. Meets that
16 standard as well.

17 The applicant -- this is just a
18 summary. Applicant is seeking to reoccupy that
19 existing building for Elliott Woodworking for the
20 proposed use of 337 and 321, which are the NAICS
21 codes. They are -- it is a special exception -- a
22 special exception permit is required to have that
23 use at this site. The proposed use appears to meet
24 the special exception permit standards from Section
25 6.303 of the Zoning Ordinance.

1 The building and site are existing.
2 No alterations are proposed, and so all area,
3 height, bulk and placement regulations for that
4 building would be considered existing,
5 non-conforming.

6 No landscape plan was submitted to
7 determine compliance with the landscape regulations,
8 however, the site is very well landscaped. And that
9 was determined during a site visit. The existing
10 landscaping does not necessarily comply with the
11 current regulations, however, the Planning
12 Department believes that the site has adequate
13 landscaping that appears to meet the intent of the
14 landscaping section of the Zoning Ordinance. The
15 Planning Department believes that a landscape
16 modification should be granted, however, the
17 applicant would be required to install a dumpster
18 enclosure to be in compliance with Section 4.408 of
19 the Zoning Ordinance.

20 For parking, there is sufficient
21 parking. Again, no scaled plan was submitted to the
22 Planning Department to ensure compliance with
23 parking lot layout and design standards, which are
24 required at 9 feet and 20 feet and all aisles must
25 be 20 feet. The applicant must ensure compliance

1 with these parking lot layout design standards, as
2 well as they must comply with the three barrier-free
3 spaces that are required.

4 Based on that, the recommendation is
5 to approve the Site Plan Review and Special
6 Exception Permit for Elliott Woodworking with the
7 modification of required landscaping to permit the
8 existing landscape plan that's at the site, and
9 subject to the following conditions: Section 4.408,
10 for required dumpster enclosure. Ensure compliance
11 with Section 4.305 for parking lot layout and design
12 standards. Compliance with Section 4.305d for
13 barrier-free spaces. And compliance with Section
14 4.303 for bicycle parking, and also all departmental
15 conditions listed in the report must be met by the
16 applicant.

17 That is my report. I can answer any
18 questions. The applicant is here as well.

19 CHAIRMAN THOMAS: Thank you, Mr.
20 Bowdell. Would the petitioner please come forward
21 and please state your name and address for the
22 record, please.

23 MR. ELLIOTT: My name is Mark Elliott.
24 I live at 87 Woodslee in Troy, Michigan.

25 CHAIRPERSON THOMAS: Thank you, Mark.

1 You heard Mr. Bowdell's presentation of your
2 proposal. And anything you'd like to add or change
3 or modify?

4 MR. ELLIOTT: No. No.

5 CHAIRMAN THOMAS: All is good, huh?

6 MR. ELLIOTT: Yes.

7 CHAIRMAN THOMAS: Without further ado,
8 then we'll go to my fellow Commissioners for
9 comments or questions.

10 To Commissioner Northcross, please.

11 COMMISSIONER NORTHCROSS: Yes, sir.

12 You were showing me a drawer --

13 MR. ELLIOTT: It's right there.

14 COMMISSIONER NORTHCROSS: -- that you
15 were making. I don't know if you wanted to hold it
16 up or --

17 MR. ELLIOTT: I never miss an
18 opportunity to sell.

19 COMMISSIONER NORTHCROSS: Yeah. Yeah.

20 MR. ELLIOTT: I still believe if you
21 have dovetail drawer boxes in your kitchens -- we
22 manufacture -- this is what we do. It's a dovetail
23 drawer box. It's the joint that makes it a dovetail
24 drawer box.

25 COMMISSIONER PARLOVE: Wonderful.

1 MR. ELLIOTT: Can you see that?

2 COMMISSIONER PARLOVE: Oh, yeah.

3 What's the stamp on the inside of that?

4 MR. ELLIOTT: Well, this --

5 MR. BOWDELL: I apologize. This is
6 recorded, so if --

7 COMMISSIONER NORTHCROSS: You need to
8 be --

9 MR. BOWDELL: We need you at the mic.

10 COMMISSIONER NORTHCROSS: Right at the
11 mic. Excuse me. I drew you away. I'm sorry.

12 MR. ELLIOTT: What we do, we
13 manufacture these for the local cabinet shops,
14 furniture shops and the commercial millwork shops.

15 So the stamp you were asking about,
16 when we manufacture for certain cabinet companies,
17 they want their name and logo, you know, burned
18 inside. So we brand them for them.

19 COMMISSIONER PARLOVE: Okay.

20 MR. ELLIOTT: This is the type of
21 product that is typically outsourced because most
22 cabinet shops don't produce -- need the number of
23 drawer boxes to justify the capital expenditure to
24 have the machinery to do it. So we are the go-to
25 company for dovetail drawer boxes.

1 COMMISSIONER NORTHCROSS: I have no
2 other questions. I should say that I did have a
3 chance to go by and review the site. And again, I
4 feel that the site that -- that the information as
5 provided here adequately and accurately represents
6 that site, and the issues and the items at that
7 site.

8 CHAIRMAN THOMAS: Very good.

9 COMMISSIONER NORTHCROSS: No other
10 questions.

11 CHAIRMAN THOMAS: Thank you very much.
12 Commissioner Parlove, please.

13 COMMISSIONER PARLOVE: Thank you.
14 Good evening, Mark. Thank you. I want to go back
15 to the drawer conversation. So is this something
16 that you've been doing in Pontiac already?

17 MR. ELLIOTT: I started -- I -- I
18 retired from General Motors in 2008. I was a wood
19 model maker for my whole career, but I always did a
20 little woodworking on the side. In anticipation of
21 my retirement, I started to build up the business,
22 in 2004, and I was in the -- the building at 40 West
23 Howard. So I manufactured my first drawer box in
24 2007. And it's just literally exploded. I now have
25 nine employees, and it grew to the point where I

1 needed to -- you know, I couldn't stay there at 40
2 West Howard, and when the building, 481 North
3 Saginaw, became available, I purchased it and we
4 moved our operation over there.

5 COMMISSIONER PARLOVE: That's
6 wonderful. Thank you for being in our City. It's
7 really --

8 MR. ELLIOTT: Well, I actually -- I
9 mean, I was born and raised in Pontiac. I graduated
10 from Pontiac Central in 1971, and my mother still
11 lives here so I'm -- you know, so I'm still a
12 Pontiac boy at heart.

13 COMMISSIONER PARLOVE: So many of us
14 keep coming back.

15 MR. ELLIOTT: Yeah. Yeah.

16 COMMISSIONER PARLOVE: We circle and
17 we come back again. This is thrilling. I'm happy
18 for your success. May it continue. And I
19 appreciate that you're keeping manufacturing not
20 only in the United States, but here in our City. So
21 I'm in support of your plan as well. So I wish you
22 the best of luck.

23 MR. ELLIOTT: Thank you.

24 COMMISSIONER PARLOVE: You're welcome.

25 CHAIRMAN THOMAS: Thank you.

1 Commissioner Payne.

2 COMMISSIONER PAYNE: I also would like
3 to say thank you for being in the City of Pontiac.
4 Not only that, employing your -- you have eight
5 employees, right?

6 MR. ELLIOTT: Yes.

7 COMMISSIONER PAYNE: So thank you for
8 that. And what a unique business. I didn't even
9 know you were there until the other day, and I'm
10 like, wow. Thank you. Appreciate your services
11 here.

12 MR. ELLIOTT: Thank you.

13 CHAIRMAN THOMAS: Thank you. Thanks
14 for coming, Mark. Of course as we talked before, I
15 see you frequently, and so I know your place of
16 business, and you know, that's a -- that was an auto
17 parts manufacturing plant before or --

18 MR. ELLIOTT: No. Actually it was --
19 the building was built in 1959. That used to be the
20 Sears and Roebuck annex.

21 CHAIRMAN THOMAS: Oh, that was --
22 that's right. That's what it was, yeah.

23 MR. ELLIOTT: And there was a printing
24 operation in there just before I occupied it, a
25 large printing operation.

1 CHAIRMAN THOMAS: So I trust that
2 you've got room in there are for expansion?

3 MR. ELLIOTT: I do.

4 CHAIRMAN THOMAS: Yeah, okay.

5 MR. ELLIOTT: I do. I finally have
6 room to move around.

7 CHAIRMAN THOMAS: Yeah. You know,
8 again, an existing site that pretty much overwhelms
9 -- I mean, you got a lot of parking, probably way
10 more parking than you need. And there isn't much
11 opportunity to do any creative landscaping because
12 everything is pretty much taken up by parking, so --

13 MR. ELLIOTT: The landscaping really
14 isn't that bad. I was kind of pleased when I bought
15 the building. There's not much you can do on
16 Saginaw Street.

17 CHAIRMAN THOMAS: No, no.

18 MR. ELLIOTT: But around the back of
19 the building and on the side there's -- you know,
20 there's a lot of -- especially on the western
21 boundary, that's all landscape. So it doesn't --
22 yeah, right down there. That's all filled with, you
23 know, with shrubs. You can see the shrubs on
24 Tregent and everything like that. So -- and there's
25 shrubs even going along the fences. So, I think

1 that, you know, we're not -- you know, we're not
2 disturbing any of the neighbors or anything like
3 that.

4 CHAIRMAN THOMAS: No. I mean, you
5 have a very quiet business there, for the most part.
6 I was just saying that there isn't -- you know, and
7 as you travel up and down there, I mean, the
8 building looks good. The building is in good
9 repair. The parking lot is in good repair, and
10 there isn't really, in my mind -- in other words,
11 there isn't a spot that jumps out and says, "Hey,
12 plant trees" or "Plant flowers here", so I -- in
13 other words, I'm -- in my opinion, I'm comfortable
14 with what you have. So, I'm glad that you left GM
15 and found a new occupation that is contributing to
16 Pontiac. So thank you. I like what you're doing.
17 I like your plan. I like the fact you come in
18 Lafayette Market, and continue to do so.

19 This is a public hearing, so without
20 further ado, I'm going to open the public hearing.
21 Anyone that would like to make a comment, please
22 come forward. And as you've heard us say, please
23 state your name and address for the record, please.

24 MS. ORZA: My name is Tamara Orza, and
25 are neighbors behind -- we live on Saginaw, 437

1 North Saginaw Street. And we know that the
2 landscaping is really is nice kept, so we want to
3 congratulate you for that. We just have a
4 recommendation. If you could please consider to, I
5 don't know, relocate the salt container, because we
6 have experienced that it kind of -- sometimes when
7 they're taking the salt out of the container, it
8 flows a little bit to our backyard, so if there's
9 any chance that you can put it somewhere else, we
10 would appreciate it.

11 MR. ELLIOTT: I was not aware that
12 that happened.

13 MS. ORZA: Other than that, we are --

14 MR. ELLIOTT: I was not aware. So
15 you're saying that some of that -- the dust is?

16 MS. ORZA: Yeah, the dust.

17 MR. ELLIOTT: I was not aware.

18 MS. ORZA: So that's the only thing
19 that we would like. Other than that, we are happy
20 that we are your neighbors. Congratulations.

21 CHAIRMAN THOMAS: Very good. Thank
22 you very much. Any further comments or questions?

23 Okay. Without further ado, I'm going
24 to close public comments. So to my fellow
25 Commissioners, any further comments or questions

1 before we go to motion?

2 COMMISSIONER NORTHCROSS: Well, let me
3 just say that I think what we're seeing here is
4 the -- the one component that's happening in Pontiac
5 is that we're seeing the regular entrepreneurs,
6 smaller entrepreneurs coming into the City. And
7 years ago Pontiac was one of the go-to places for a
8 lot of the service-type of jobs and the service-type
9 of industries. I see that component starting to
10 come back into Pontiac, a lot more sophisticated,
11 though. I mean, you probably got some joiners and
12 other woodworking machines in there that are pretty
13 big. But at the same time, providing the
14 intermediate service to help other folks ultimately
15 serve the public. And I see a lot of that starting
16 to happen. And that may be an area that may have to
17 look at growing with our populous, taking their
18 skills and growing them, and seeing how we as a city
19 can continue to support that, at the same time keep
20 the City very livable and walkable. So anyway, just
21 an observation from the three folks that have -- the
22 three businesses that have come forward today. And
23 I have to applaud you for coming forward and going
24 through the licensing and other items. And I think
25 we all here are going to try and make sure that a

1 license and this type of process works to the
2 benefit of all who go through it. So it's not just
3 something that we have you going through and
4 ultimately for the whole City and for businesses
5 that will undergo this type of procedure, there will
6 be a benefit for all.

7 CHAIRMAN THOMAS: Very good. Thank
8 you. Any further comments or questions?

9 COMMISSIONER PARLOVE: I do have a
10 question. Are you also doing anything for
11 individual people who want to purchase?

12 MR. ELLIOTT: Oh, yeah.

13 COMMISSIONER PARLOVE: If we can maybe
14 get some of that information from you so that we can
15 get community support for you, we would appreciate
16 that.

17 MR. ELLIOTT: How do I get it to you?

18 COMMISSIONER PARLOVE: How do I get
19 it, Gordon?

20 MR. BOWDELL: If you would like to
21 submit it to our office, we can distribute it to the
22 Planning Commission.

23 MR. ELLIOTT: Okay.

24 COMMISSIONER PARLOVE: Thank you. I
25 appreciate that.

1 MR. ELLIOTT: Thank you.

2 CHAIRMAN THOMAS: Okay. Any further
3 questions or questions? May we have a motion,
4 please?

5 COMMISSIONER PARLOVE: I make a
6 motion. I recommend to approve the proposed Site
7 Plan Review and Special Exception Permit PF-15-44
8 for the reoccupancy of the property located at 481
9 North Saginaw for Elliott Woodworking to permit the
10 use of 377 furniture and related product
11 manufacturing, 321 wood product manufacturing, as
12 the use complies with the standards for approval
13 from Section 6.303 of the Zoning Ordinance, with the
14 following modification:

15 Modification of required landscaping
16 to permit the existing landscape plan. And subject
17 to the following conditions: Compliance with
18 Section 4.408 of the Zoning Ordinance for required
19 dumpster/trash enclosure. Ensure compliance with
20 Section 4.305 of the Zoning Ordinance for parking
21 lot layout and design standards. Compliance with
22 Section 4.305d of the Zoning Ordinance for
23 barrier-free spaces, three spaces required.
24 Compliance with Section 4.303 of the Zoning
25 Ordinance for bicycle parking. And then compliance

1 with all departmental conditions listed in the
2 report and the City of Pontiac business licensing
3 requirements. So we can ride our bike to buy our
4 drawers.

5 MR. ELLIOTT: Okay.

6 CHAIRMAN THOMAS: Thank you very much.
7 May we have a second, please?

8 COMMISSIONER NORTHCROSS: Support.

9 CHAIRMAN THOMAS: So we have moved and
10 support. Any further comments or discussion before
11 we go to roll call? Mr. Bowdell, roll call, please.

12 MR. BOWDELL: Commissioner Parlove?

13 COMMISSIONER PARLOVE: Yes.

14 MR. BOWDELL: Commissioner Northcross?

15 COMMISSIONER NORTHCROSS: Yes.

16 MR. BOWDELL: Commissioner Payne?

17 COMMISSIONER PAYNE: Yes.

18 MR. BOWDELL: Chair Thomas?

19 CHAIRMAN THOMAS: Yes.

20 MR. BOWDELL: Motion carries.

21 CHAIRMAN THOMAS: Thank you very much,
22 Mark. We'll all be over for our free, what, kitchen
23 cabinet-making session.

24 MR. ELLIOTT: You're welcome to come
25 by and see it at any time.

1 CHAIRMAN THOMAS: Good luck. Let us
2 know how we can help.

3 COMMISSIONER PAYNE: Let me just thank
4 the residents for coming out and supporting and
5 lending their concern.

6 CHAIRMAN THOMAS: Excuse me. To the
7 residents, Commissioner Payne was offering a
8 comment.

9 COMMISSIONER PAYNE: Yes, I'd just
10 like to thank you for coming out and being a part
11 and your showing interest in your neighborhood, and
12 not only that, complimenting and offering
13 suggestions for improvement. So I thought that was
14 very neighborly of you.

15 MS. ORZA: Thank you.

16 CHAIRMAN THOMAS: Good for you. Thank
17 you very much. Have a good Fourth of July.

18 Okay. So that concludes the formal
19 agenda and then we have a new business item. And
20 Mr. Bowdell, do you want to present this?

21 MR. BOWDELL: Sure. This actually
22 came before the Planning Commission back in 2014.
23 It's Grace Gospel Fellowship at 65 Huron.
24 Previously Clutch Cargo, they own all of that
25 parking behind it. The Planning Commission approved

1 the parking lot, however, due to delays from MDOT,
2 as well as the Oakland County Water Resource
3 Commission, they have yet to start construction, and
4 site plans are limited to a year for approval.

5 So they're requesting an extension of
6 their site plan approval. So the recommendation
7 motion is to extend site plan from July 2nd, 2015 to
8 July 2nd, 2016.

9 CHAIRMAN THOMAS: Okay. And so you
10 need a motion then a support, right?

11 MR. BOWDELL: Correct.

12 CHAIRMAN THOMAS: So with that being
13 said, if you're comfortable with -- if you have any
14 comments or questions, please put them forth,
15 otherwise we'll ask for a motion.

16 COMMISSIONER NORTHCROSS: So moved --

17 COMMISSIONER PARLOVE: I make a motion
18 to extend the site plan approval for PF-14-48, 65
19 East Huron Street for one year, from July 2nd of
20 2015 to July 2nd of 2016.

21 CHAIRMAN THOMAS: Okay. We have a
22 motion and maybe a support?

23 COMMISSIONER NORTHCROSS: Support.
24 Second.

25 CHAIRMAN THOMAS: Any further comments

1 or question before we go to roll call? Mr. Bowdell,
2 please.

3 MR. BOWDELL: Commissioner Parlove?

4 COMMISSIONER PARLOVE: Yes.

5 MR. BOWDELL: Commissioner Northcross?

6 COMMISSIONER NORTHCROSS: Yes.

7 MR. BOWDELL: Commissioner Payne?

8 COMMISSIONER PAYNE: Yes.

9 MR. BOWDELL: Chair Thomas?

10 CHAIRMAN THOMAS: Yes.

11 MR. BOWDELL: Motion carries.

12 CHAIRMAN THOMAS: And to Mr. Cliff
13 Seiber of Grace Centers and Don Weber and Pastor
14 Clark, good luck. Thanks for doing good work.

15 Okay. So that concludes new business.
16 Any unfinished business or other items?

17 MR. BOWDELL: I have just something
18 I'd like to mention. I included it in your packets.
19 I believe Waterford is redoing their Master Plan and
20 I believe Auburn Hills is also doing it. And I
21 think I put that in your package or mailed you those
22 notifications, just so you guys are aware.

23 CHAIRMAN THOMAS: Yeah. Okay. I'm
24 going to take this opportunity to -- we talked about
25 this a little bit before the meeting, but for anyone

1 that's watching, but we're having a vacant land fair
2 on July 25th that will be at -- thank you -- it will
3 be at Goldner Walsh. It will take place on Saturday
4 morning July the 25th. It will be from
5 approximately 9:00 until 11:00. We have
6 approximately a thousand vacant parcels in this city
7 that beg to be repurposed, and we have some creative
8 ideas with regard to repurposing, and we are going
9 to have at that meeting, amongst others, but Goldner
10 Walsh will be there with their nursery and their --
11 what's the word I'm looking for -- nursery and so
12 on. Oakland County will be there. We will have the
13 tax equalization people there, that if they're
14 interested in a parcel, they'll be able to answer
15 the tax questions. By the way, this will be an
16 application process. It will not be sale-on-site.
17 We will basically be taking an application. The
18 application will be reviewed to make sure that
19 everything is in order, and then the sale will be
20 closed, much like you would do with a house closing,
21 but it will be a much simpler process.

22 But MSU Extension will be there,
23 Baldwin House, House Warming Center, Community
24 Housing Network, Micah 6. We hope to have Farm
25 Bureau, Pontiac Garden Club, Friends of the Pontiac

1 Park, Oakland University, Oakland Community College,
2 Pontiac High School, Bill Massie, who is the owner
3 proprietor of the wonderful Wessen Lawn Tennis Club,
4 and Greening of Detroit, and some others.

5 So this is a wonderful opportunity for
6 those people who are interested. We got a thousand
7 vacant parcels. It could be potentially tree
8 nurseries or tree farms or orchards or community
9 gardens or what I'm trying to do, a vineyard; and
10 they could be a wild -- a wildflower meadow or a
11 natural grass meadow. So there are any number of
12 creative things that people can do. The parcels are
13 very affordable starting as low as \$150, probably
14 none going to exceed \$300. I can't say that for
15 sure, but they're going to be very affordable. And
16 I think it's a great opportunity to come and support
17 the City. You'll be able to go table-to-table by
18 District 1, District 2, District 3, you'll see the
19 map. The vacant parcels will be identified. And on
20 a substantial size map, so you'll get a good idea of
21 where it is, what street it's on, what it's close
22 to.

23 So please mark your calendar,
24 July 25th, Goldner Walsh in the morning between 9
25 and 11. And any further comments?

1 COMMISSIONER PARLOVE: The address of
2 Goldner Walsh is 559 Orchard Lake Road.

3 CHAIRMAN THOMAS: Right.

4 COMMISSIONER NORTHCROSS: The actual
5 auction will happen -- will happen, what,
6 August 4th, I think it is?

7 COMMISSIONER PARLOVE: They're two
8 different things.

9 COMMISSIONER THOMAS: I'm sorry?

10 COMMISSIONER PARLOVE: They're two
11 different things.

12 CHAIRMAN THOMAS: Yeah, two different
13 things. This is a vacant land, not vacant houses.
14 So this will be vacant land, approximately a
15 thousand parcels. One of the things -- I guess I --
16 it would be -- people will find out anyhow, but
17 we're going to have an application process, and what
18 the application process entitles us to do is get a
19 name, address, phone number, find out what the
20 people -- where the people live and what they would
21 like to repurpose it for, because we don't want the
22 parcel to just simply be picked up, a vacant parcel
23 picked up by one owner from one owner and simply end
24 up in the hands of a new owner only to just be
25 overrun with grass and debris for the new owner. So

1 we want to find out what the new owner is going to
2 utilize it for. We want to answer questions for
3 them with regard to zoning, what they could do with
4 it, what they can't do. But part of taking that
5 application will enable us to double check for
6 previous delinquencies or foreclosures, and
7 hopefully we won't see those -- we will find out
8 delinquencies, foreclosures, back taxes. And if
9 their record is clear, the proposal is good, the
10 recommendation or the applicant's intention for
11 repurposing, then we're happy to have -- we are
12 grateful to have -- to put these wonderful parcels
13 -- you know, when you think about that, buying a
14 city parcel for \$150, take that city parcel and take
15 it to Birmingham and see what that parcel costs you
16 or Troy or Clarkston. So it's a wonderful
17 opportunity. And as Pontiac comes back -- we just
18 had the groundbreaking for M1 Concourse. That took
19 three years. And part of what's -- well and so, M1
20 Concourse 80 acres. Wessen Lawn and Tennis Club,
21 the first lawn and tennis club created in this
22 country in 100 years, one century. Why? Because we
23 have affordable property. We have an abundance of
24 affordable and inexpensive property. And when you
25 have an abundance of affordable and inexpensive

1 property, it inspires the creativity and inspiration
2 to repurpose these parcels.

3 So here's an opportunity to buy some
4 of these parcels for \$150, \$250. And if you want to
5 start an orchard or you want to have a pocket
6 park -- so you're only limited by your creativity.
7 But it will be an application process. So hopefully
8 that answers some questions.

9 COMMISSIONER PARLOVE: Can I piggyback
10 on a what you're saying as well? This was an
11 important week for us overall here in the City. On
12 Monday, one of the residents of Pontiac closed on a
13 residential sale, we've been struggling with this
14 sale for the last few months, trying to get the
15 appraisal to come up in value because there was a
16 mortgage involved. And not only did this property
17 close at full price, it's been the highest
18 residential sale on a price per square foot basis in
19 a few years now. We had a back-up offer as a cash
20 offer that met that price.

21 So we're seeing the increase in value
22 and what we're talking about here, to buy these lots
23 for \$150, there's a lot of opportunity. So people
24 shouldn't miss out. Now is the time to get back
25 into the game here.

1 CHAIRMAN THOMAS: And kind of in
2 addition to, I'd be remiss, M1 Concourse, Wessen
3 Lawn and Tennis Club, the tremendous repurposing or
4 revitalization of what used to be Pontiac Municipal
5 Golf Course, now is The Links at Crystal Lakes,
6 beautiful, wonderful golf. What George Derderian
7 has done, starting from scratch with Ultimate
8 Soccer, which is now -- Pontiac can take credit for
9 this, the world's largest indoor soccer/lacrosse
10 facility in the world.

11 And so, again, the size of his
12 complex, if he tried to translate that to Long
13 Island in New York, so it gives you an idea of why
14 it's here and it's not elsewhere. So this community
15 is going to continue to grow wonderful opportunity
16 to buy some of these parcels. So please come out.
17 Mark your calendar. And that's all I have with
18 that, if anybody else has anything.

19 COMMISSIONER NORTHCROSS: I'd like to
20 throw in a couple of things.

21 CHAIRMAN THOMAS: Sure.

22 COMMISSIONER NORTHCROSS: One, we've
23 had a nice rainy season so far.

24 CHAIRMAN THOMAS: Yeah. Yeah.

25 COMMISSIONER NORTHCROSS: Grass is

1 great, kept down a lot of the dust and the other
2 items. But I am concerned -- I continue to be
3 concerned about a site along South Boulevard between
4 the railroad tracks and Martin Luther King where
5 there is some construction and debris, and it looks
6 like the old Baldwin Rubber facility. And that
7 continues. So far we've been kind of blessed with a
8 lot of rain and water to suppress any of the dust
9 that's there, but I'm not sure that's conforming to
10 the standards that should be in place. I don't
11 know. I have turned in a complaint to the Planning
12 Department about that site, and my concerns, that
13 that ground could be pretty -- pretty hot, could
14 still be pretty hot. And hopefully we'll see
15 compliance officers and other people over there
16 taking note on that property.

17 And that also goes along with M1
18 Concourse, so far a great job. I hope they follow
19 the standards of construction that was -- that in my
20 mind was set by St. Joe Hospital, as they did their
21 construction in terms of dust suppression and other
22 items to keep the neighborhood relatively harmless
23 from any of the construction that they -- that
24 they're doing. I'm glad to see them going ahead. I
25 don't see anything to say that they're not going to

1 do that.

2 Another item we have -- another
3 component to really getting our City going again is
4 not only good planning, and not only the people
5 starting to invest in the property, but we also have
6 to make sure that we continue to invest in the
7 people. And one of the best investments that we
8 could have in people is in the education.

9 Now, on -- on August 4th there will be
10 an election -- this is a millage to help out with
11 the schools, monies going for buildings, school
12 buildings in the public school district. We have
13 not had a millage for public buildings since 1991.
14 And this is an opportunity for us to look at
15 stabilizing those buildings. Personally, I have
16 seen some really excellent things happening in terms
17 of education. However, to be able to vote in that
18 August 4th election, one needs to be registered by
19 July 6th. So I throw that out especially to
20 seniors, or shall I say high school graduates, new
21 high school graduates. If you're not registered,
22 please make sure you're registered by July 6th so
23 you can participate in this election. Your ID from
24 school will be one piece of information -- one piece
25 of identification that can get you in the door. If

1 you have a driver's license, that's another. But
2 please make sure you're, one, registered; and, two,
3 that you vote, particularly those high school
4 graduates that are coming out in Pontiac School
5 District. So, throw that out.

6 I guess the last comment, I was
7 listening to one of the Supreme Court decisions, and
8 this is one about the EPA not fully considering all
9 of the economic implications of the different
10 rulings they have put in place. You know, I was
11 thinking, boy, how do they measure the effect on
12 people as they go through and do their analysis?
13 Where does that come out? And I just throw that
14 out. That's something I've been struggling with for
15 a while. And as we go through a lot of our economic
16 analysis, cost benefit analysis to make sure that we
17 do consider the effects on people more than -- more
18 than just a few more hours of going from point A to
19 point B in the car, or something like that, that we
20 really start to think about how our planning
21 decisions and the different items that we're putting
22 in place will affect our future generations, you
23 know. For instance, Mercury can be a real, real
24 problem, particularly with the young children.

25 CHAIRMAN THOMAS: Okay. Good

1 thoughts. Good points, all. Before I go to my
2 fellow Commissioners, I would like to say that
3 millage, by the way, I always forget that the proper
4 terminology, it's not a declining millage, what's --
5 do you recall --

6 COMMISSIONER PARLOVE: Sinking fund.

7 COMMISSIONER NORTHCROSS: Sinking
8 fund.

9 CHAIRMAN THOMAS: It's a sinking fund.
10 To the community, please be aware of this. There's
11 a reason it's called a sinking fund. When you vote
12 for this, if you were to vote for this, your taxes
13 will be lower, and you will also participate in
14 improving schools that are in desperate need of
15 improvement. So, vote for the tax millage, your
16 taxes get lowered, that's a pretty good bargain.

17 COMMISSIONER NORTHCROSS: If I may, I
18 think with June 30th that's no longer the case.
19 There was an older millage that expired. I think it
20 expired on June 30th. So right now there's nothing,
21 there's nothing. That was in 1991 millage. That's
22 gone through. I mean, that was expended years ago,
23 so right now there's nothing. So voting for this
24 millage is a small amount that really goes a long
25 way. But in terms of -- if we were to compare what

1 we had been paying, it's a lot, lot less.

2 CHAIRMAN THOMAS: Okay. Comments,
3 questions?

4 COMMISSIONER PARLOVE: I'm good.

5 CHAIRMAN THOMAS: Okay. There's one
6 public service announcement. I am working with and
7 for Lafayette Market from 10 to 2 every day, kind
8 of -- this is a wonderful -- we talked about Wessen
9 Lawn and Tennis Club. We talked about M1, and some
10 other things. You know, Kyle Westberg and his wife
11 have recreated, repurposed the historic Sear's
12 building. They have a wonderful cafe, wonderful
13 patio. They have tremendous lunches, catering
14 business and special events that they're looking to
15 grow. And so, if you're a small business in this
16 community, go to Lafayette --
17 thelafayettemarket.com, take a look at the wonderful
18 menu, or come down on Friday night for some easy
19 listening and jazz. But if you order online, I will
20 personally bring this to your company. And pay for
21 it on credit card. But it will be there on time.
22 If you order hot, it will be hot. If you order
23 cold, it will be cold. But -- so go to the
24 thelafayettemarket.com and I'll come with a smile
25 and deliver it to your door.

1 COMMISSIONER PARLOVE: Can I add one
2 quick thing as a public service announcement, you
3 were talking about that. I was fortunate enough to
4 be at the groundbreaking for the M1 event last week,
5 and it was pretty tremendous. And there is a lot of
6 momentum that's happening on that corner, which
7 we're grateful for, and Ott Construction is the one
8 that's spearheading everything there, which is
9 another Pontiac business. So we have a lot of
10 support within the community of things that are
11 happening here. So it was something that was very
12 heartfelt to watch and experience. So, we're
13 excited about that.

14 CHAIRMAN THOMAS: Yeah, I was
15 supposed to go to groundbreaking, but I was working,
16 delivering lunches.

17 COMMISSIONER PARLOVE: And we got Avon
18 Donuts from across the street, another support.

19 COMMISSIONER NORTHCROSS: Hey.

20 CHAIRMAN THOMAS: Any further public
21 comments?

22 COMMISSIONER PARLOVE: No.

23 CHAIRMAN THOMAS: If not, then may we
24 have a motion for adjournment?

25 COMMISSIONER PARLOVE: I make a

1 motion.

2 CHAIRMAN THOMAS: Do we have a second?

3 COMMISSIONER PAYNE: Second.

4 CHAIRMAN THOMAS: All in favor?

5 (All ayes.)

6 CHAIRMAN THOMAS: Anyone say "No"?

7 Meeting adjourned. Thank you very much.

8 (At 7:51 p.m., proceedings concluded.)

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C E R T I F I C A T E

I, Quentina Rochelle Snowden, do hereby certify that I have recorded stenographically the proceedings had and public comment taken in the meeting, at the time and place hereinbefore set forth, and I do further certify that the foregoing transcript, consisting of (73) pages, is a true and correct transcript of my said stenographic notes.

Dated: July 13, 2015



Quentina R. Snowden, CSR-5519

Notary Public, Genesee County, Michigan

My commission expires: 1/4/2018