

Minutes 7-22-15 Planning.txt

1

1 SPECIAL MEETING: City of Pontiac
Planning Commission
Meeting Minutes on July 22, 2015,
Pontiac City Hall,
2 48450 Woodward Avenue, Pontiac,
Michigan 48342

3 COMMISSIONERS: Chair Dayne
Thomas
Ms. Mona Parlove
4 Ms. Lucy Payne
Ms. E. Ashley
Fegley
5 Ms. Hazel Cadd
Mr. Christopher
Northcross

6
FROM THE CITY: Gordon Bowdell,
Associate Planner

7
CHAIRMAN THOMAS CALLED THE
MEETING TO ORDER AT 6:35 P.M.

8

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ROLL CALL:

9

PRESENT: Comm. Payne,
Comm. Fegley, Comm. Hazel Cadd,
10 Comm. Northcross,
Chair Dayne Thomas

11 EXCUSED: Mayor Deirdre
Waterman and City Planner

James Sabo

12

ABSENT: None.

13

Mr. Bowdell reported a quorum
present.

14

COMMUNICATIONS: None

15

MINUTES FOR REVIEW: None.

16

PUBLIC HEARING, SITE PLAN REVIEW
AND SPECIAL EXCEPTION

17 PERMIT

18 PF-15-58 SITE PLAN
REVIEW/SPECIAL EXCEPTION PERMIT -
TO ALLOW RACE TRACK (DRAG RACE)
IN THE PARKING LOT OF THE

19 SILVERDOME (SPECIAL EVENT)

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20 PROPERTY ADDRESS: 1200
FEATHERSTONE.

21 LOCATION: Parcel Number
14-27-200-006

22 APPLICANT: Todd Liedek,
Executive VP STI Agency, LLC, d/b/a
DriveShop.

23

CHAIR THOMAS ADVISED THERE'S JUST
ONE ITEM ON AGENDA, A

24 PUBLIC HEARING AND MADE A FEW
OPENING COMMENTS. HE STATED

THAT PRIMARILY DUE TO THE EVENT
SITE WE HAD A RATHER LARGE

25 GROUP OF INTERESTED PEOPLE AND
FAIR TO SAY A FAIR AMOUNT OF

ANXIETY, PERHAPS ANGER, WITHIN
THE COMMUNITY REGARDING THE

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1 SILVERDOME SITE AND ITS CURRENT
CONDITION OF DISREPAIR. HE
REMINDED EVERYONE THAT PETITIONER
IS ENTITLED TO A FAIR
2 HEARING AND TO JUDGE THE BUSINESS
CASE ON ITS MERITS AS IT
IS PRESENTED AND NOT BE QUICK TO
JUDGE A PETITION BASED UPON
3 DISSATISFACTION WITH THE OWNER OR
WITH THE CURRENT CONDITION
OF THE SITE. HE ASKED HIS FELLOW
COMMISSIONERS TO JUDGE
4 THIS CASE BASED UPON THE MERITS
OF THE CASE AND MAKE A
DETERMINATION IF THIS IS A
POSITIVE EVENT FOR THE CITY OF
5 PONTIAC AND IF IT SERVES THE BEST
INTEREST OF THE CITY, IN
TERMS OF PUBLIC RELATIONS AND
POSITIVE FINANCIAL IMPACT.
6 HE TOLD THE PUBLIC SPEAKERS TO
COME FORWARD, BE RESPECTFUL
OF THE CHAMBER AND TO THE PEOPLE
WHO WERE THERE, TO KEEP
7 THEIR COMMENTS FOCUSED UPON THE
BUSINESS ISSUES AT HAND. HE

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STATED THAT THEY WANT TO ALLOW
AMPLE TIME TO PRESENT THEIR

8 CASE BUT IF THEY DEEM THAT
THEY'RE BEING REDUNDANT AND
REPETITIVE, THEY'LL PROBABLY ASK
THEM TO SPEED UP THEIR
9 COMMENTS.

10 COMM. NORTHCROSS STATED THAT
AFTER THIS PRESENTATION AND
SOME DISCUSSION BY THE
COMMISSION, THEY WILL THEN OPEN THE
11 FLOOR FOR COMMENTS FOR THE PUBLIC
HEARING.

12 Presentation of facts given by
Mr. Bowdell

13 Todd Liedek, 18300 Redmond Way,
Suite 200, Redmond, WA,

stated that they're an
organization producing events and

14 that their corporate headquarters
are Redmond, Washington

and also have an office here in
Madison Heights. He then

15 asked a representative from The
Enthusiast Network, which is

the Motor Trend organization to

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give an introduction on the

16 concept and a little bit more of
the promotional aspects of
the program.

17

Mike Deturris, 4327 Delemere Ct.,
Royal Oak, MI wanted to

18 make the distinction that it's an
automotive festival and

was to celebrate the automotive
industry and the Heritage

19 here in Pontiac.

20 COMM. NORTHCROSS HAD A COUPLE
QUESTIONS: IN TERMS OF THE

DRAG STAGING AREA, WHAT GOES ON
IN A DRAG STAGING AREA?

21 SHOULD WE EXPECT THE BURNING
TIRES AND THE BURNOUTS AND
EVERYTHING THERE?

22

Todd Liedek stated that there
will be a pre-registration for

23 a limited number of people to
participate. When they arrive

at the staging area, all the
vehicles are required to be

24 street legal, registered,
licensed with the State and with

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proper insurance. The staging area is where they'll do a safety inspection on the vehicles to check for proper brakes, different safety features on the vehicle, make sure

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3

1 there's no leaks. And once they have completed their safety inspection, they'll physically stage in a line before they

2 participate and they won't be allowed to move, with the intent to allow them the time necessary to conduct the

3 safety inspections and the vehicles will be turned off until it is time later in the day for them to participate.

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4

COMM. NORTHCROSS ASKED WHERE THE BAND WILL BE LOCATED AND IN

5 WHAT DIRECTION WILL THE SPEAKERS FROM THE BAND, RELATIVE TO

THE HOUSES ACROSS THE STREET, WILL THEY BE AIMED AT THE

6 HOUSES ACROSS THE STREET OR WILL THE BAND BE PERFORMING WITH

ITS BACK TO THE HOUSES ACROSS THE STREET AND THE SOUND BEING

7 DIRECTED TOWARD M-59?

8 Mr. Liedek stated that the band would be positioned pointing

toward the corner of Opdyke and M-59, away from the

9 residential housing and that Dodge has two 52-foot special

event trailers that are branded that essentially serve as a

10 backdrop to the band with the acoustics pointed away from

the residential area.

11

COMM. NORTHCROSS INQUIRED IF ANY OF THESE VEHICLES BE

12 BURNING ANYTHING BUT STANDARD GASOLINE.

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13 Mr. Liedek replied negatively and answered that it will be regular, the highest octane gasoline they can pump.

14

COMM. NORTHCROSS ASKED IF A SPOT FURTHER AWAY COULD BE USED

15 FOR THE DRAG STRIP

16 Mr. Liedek replied from a safety perspective it does not allow a long enough straight line of activity, that there

17 are some physical barriers there in the way of cement poles, there's a couple walkways that go across 59 and it did not

18 allow them enough linear distance to conduct activities safely, but that they did look at that initially.

19

COMM. NORTHCROSS ASKED IF THEY WERE READY TO ACCOMMODATE UP

20 TO 5,000 PEOPLE.

21 Mr. Liedek replied they were.

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22 COMM. NORTHCROSS ASKED HOW
ADMITTANCE WOULD BE GAINED.

23 Mr. Deturris stated that they
have a website that will be
capturing registration for anyone
that wants to participate

24 in the drag racing itself or to
actually just participate in
the event so they're going to
have people pre-registered

25 prior to that so they can control
the number of people that
will show up.

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1 COMM. NORTHCROSS ASKED IF THIS
WAS IN SUPPORT OF CHRYSLER
AND SHOWING THEIR PRODUCTS AS
WELL AS CELEBRATING THE AUTO

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2 HISTORY THAT'S HERE IN PONTIAC.

3 Mr. Deturris stated that it is actually more of a

Motor Trend event but they're having Dodge sponsor it to

4 help with the event and that they are allowing people to go

for a ride with a professional dragger in a new Dodge, it's

5 meant for people of all ages and confirmed to

Comm. Northcross that it is on the Wednesday before the

6 Dream Cruise.

7 COMM. CADD HAD ONE CONCERN WHERE IT SAYS "FCA STORAGE LOT,

NO ACCESS" AND ASKED IF THAT'S WHERE CHRYSLER'S HAVING THEIR

8 VEHICLES PARKED.

9 Mr. Liedek responded affirmatively.

10 COMM. CADD ALSO ASKED IF THERE WAS ENOUGH SPACE OR ANY

DANGER OF ANYBODY RACING AND FLIPPING OVER INTO THAT AREA TO

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11 DAMAGE ANYTHING.

12 Mr. Liedek affirmatively responded and said that they've positioned the drive area away from that and some of the

13 features they'll have cement barriers lining both sides of the track for safety, will have a fire truck and EMS teams,

14 will have support from the Sheriffs out there for entrance and exit activity as well.

15

COMM. CADD ASKED WITH THAT AMOUNT OF SPACE, HOW FAST WILL

16 THEY GO?

17 Mr. Liedek replied that the intent here is for them to stay definitely around the 90 miles an hour and that part of the

18 feature here is the fun zone activity where it's a consumer in a street legal vehicle, they're not allowing any vehicles

19 that have to be trailered in, there's no slick tires.

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20 COMM. PARLOVE INQUIRED IF THEY
HAD ENOUGH SECURITY SET UP IF
IT GOES ON THE HIGHER END OF
ATTENDANCE.

21

Mr. Liedek stated they do,
they've spoken with

22 Sergeant Walker, with the County
Sheriff's Department and

taken his initial recommendations
on where to put support

23 for traffic control, upon
entering and exiting the event.

He stated they're also
anticipating having about 35 to 40

24 security guards inside the event
that are not affiliated

with the Sheriff's Department to
help with traffic control,

25 crowd control, different
activities as well and through the

registration process, via the
website they can provide a

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5

1 credential to the folks that have to pre-register to be able

to bring this their vehicle or consumers attending which

2 will allow them to control the number of consumers or

participants. He also informed Comm. Parlove that they are

3 looking at support from two teams of two at each of the

entrances as well as the traffic control area and then not

4 determining a final number as far as support within the

event activity, they'll work with the department to

5 determine, based on the recommendation, once they know how

many total people they'll have. He also assured her they

6 had enough bathroom facilities for this function, that he's

done events before and that he has quite a bit of experience

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7 in this space and that there will
be no alcohol available on
site. The food and beverage,
they're looking to have
8 licensed, self-contained food
trucks from the local area be
able to come in and that they
will allow no firearms on
9 site.

10 COMM. PARLOVE INQUIRED OF MR.
BOWDELL AS TO WHETHER THE
OWNERSHIP OF THE SILVERDOME IS
STILL THE SAME GENTLEMAN TO

11 WHICH HE REPLIED AFFIRMATIVELY
AND INFORMED HER THAT THE
APPLICANTS ARE LEASING THE SITE
FOR THIS EVENT, SUBJECT TO

12 PLANNING COMMISSION APPROVAL AND
SPECIAL EVENT APPROVAL.

THEN SHE ASKED THE APPLICANT IF
THEY WOULD CLEAN UP THE

13 SITE.

14 Mr. Liedek stated they've had
conversation and will be going
through and removing all of the
vegetation that's growing up

15 through the asphalt areas,

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patching and repairing all of
those for safety for the guests
as well as the participation
16 activity and they will be
bringing in street sweep cleaners
to clean up the parking lots in
the areas that they're
17 using.

18 Mr. Deturris just added that they
need to make it look good
for TV and that if the Board
wanted them to not use any
19 interior shots of the Silverdome
they can do that.

20 COMM. PAYNE INQUIRED ABOUT THE
CONCRETE BARRIER.

21 Mr. Liedek stated that the drive
area where the vehicles
will be moving will be surrounded
in cement barriers so that

22 that will protect the area as
well, that will also be fenced
as well so there's no access by
consumers in that space. He

23 stated they do have bleachers
intended to go in alignment to

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the area adjacent to the start of
the track where the

24 vehicles will be at lower speeds
and those will be moved

back a safe distance as well. He
also advised her they will

25 not be resurfacing but that this
is about as flat of a space

as the facility has. The other
areas are sloped for water

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1 runoff or have greater damage.

This area they'll be going

through and repairing all of the
cracks in the asphalt with

2 asphalt so that we're providing a
smooth surface for them to

drive on. They'll not be
resurfacing or adding any topcoat

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3 because those materials actually
have more oils in them and

there's not enough time to
resurface and allow the oils to

4 dissipate. So it's actually
safer for them to use the

existing asphalt with repairs to
make sure that it's flat

5 and safe so that they eliminate
additional slippage.

6 COMM. PAYNE INQUIRED IF IT WOULD
BE GIVING THE OWNER

PERMISSION TO HAVE ANOTHER
COMPANY TO COME IN AND DO ANOTHER

7 EVENT LIKE THIS AND WAS CONCERNED
THAT IN THAT AREA WE HAVE

CHILDREN THAT ARE COMING UP AND
DOWN FEATHERSTONE ON BIKES

8 AND IT'S AN AREA WITH A LOT OF
CHILDREN THERE AND SCHOOL IS

OUT AND THAT IS GOING TO BE VERY
EXCITING TO THEM AND, NOT

9 ONLY THAT, PEOPLE THAT ARE COMING
DOWN THROUGH THAT STRIP,

TO PROBABLY ACTUALLY EXCEED SPEED
TO A GOOD 80 TO 90 MILES

10 AN HOUR.

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11 Mr. Bowdell stated that the recommendation is if the

Planning Commission were to approve it they would tie this

12 to a specific day and time so that it could not be continued

so the owner could not do it without another approval and

13 assured Chair Thomas that any other subsequent approvals

would have to come forward. He also advised that the owner

14 did not have to apply for this if they have a lease and he's

the special event, essentially, for the owner.

15

COMM. FEGLEY INQUIRED ABOUT THE BLEACHERS AND HOW MANY

16 PEOPLE THEY'LL HOLD, ASKED ABOUT THE START AND FINISH SITE

AND ABOUT COST OF ADMISSION.

17

Mr. Liedek said the bleachers will hold 2,500 people and

18 that they're looking at about a 600-foot acceleration zone

and then a little longer deceleration zone and then the

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19 returned route. He stated that the bleachers will be for

this event the best viewing and they're keeping the crowd

20 and the consumers away from the higher speed areas. He also

advised that it was a free event.

21

CHAIR THOMAS ASKED WHY THE APPLICANT IS COMING TO THE BOARD

22 NOW, 21 DAYS BEFORE THE EVENT.

23 Mr. Deturris replied that it took them a little while to

figure out the application process and to get that rolling.

24 He also informed the Board that they have secured another

venue as a Plan B, in Auburn Hills, the Palace, in case they

25 don't get granted access to use the Silverdome.

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1 CHAIR THOMAS ASKED IF THE
APPLICANT COULD PULL THIS OFF IN
21 DAYS.

2

Mr. Deturris replied
affirmatively and also assured Chair

3 Thomas that they would cut the
weeds and clean the area, do

the inspections on the vehicles,
and that they will be

4 bringing in an experienced
partner for that.

5 COMM. CADD ASKED IF THE EVENT WAS
GOING TO BE TELEVISED AND
INQUIRED ABOUT INSURANCE FOR THE
EVENT

6

Mr. Deturris replied that the
video production that they're

7 doing is meant to be for their
shows on their own Motor

Trend Channel as well as the
Discovery Channel and that it

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8 is going to be one of the
episodes on Fast and Loud and that
local media will be at that event
and WRIF is broadcasting

9 from the event. He also assured
Comm. Cadd that they will
be pulling a special event policy
of insurance and the City
10 and others will be additional
insureds and covered under
that policy.

11

PUBLIC COMMENT:

12

Mark Holland, Councilperson from
District 5, asked if they

13 pulled a bond and, if so, would
like to see that in writing.

He also asked if he owned a
condemned home would the City

14 allow him to lease out the
backyard to build a park and at

what point in time are we going
to, as a City, put our foot

15 down to not allow this owner to
make any more money off of

that condemned property. He
inquired whether the noise will

16 affect the residents in that

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area. He inquired as to who's
going to keep the spectators from
taking a peek inside the
17 Silverdome.

18 Ms. Jean Matthews, President of
the Homeowners' Association
of Herrington Hills voiced that
she was highly disappointed

19 that only the ones who live close
to 200 feet away from

Silverdome got notice of this
meeting and informed the Board

20 that anything that goes on at
that Silverdome affects them

all. She voiced concerns about
the noise level and the

21 residents being blocked in.

22 Ellie Beauchamp, representing the
Sonesta ES Suites Hotel at

2050 Featherstone Drive commented
that after listening to

23 their plan, she thinks it's an
amazing opportunity to

showcase that corner of Pontiac
that sits vacant and

24 abandoned. She also inquired how
much parking was allotted

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for this event, so as not to
impede on the residents'
25 parking.

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1 Vivian Turner who owns property
in Herrington Hills had a
concern about destruction of
property.

2

Gloria Miller, 431 Boyd Street
lives right across from the

3 Silverdome, thinks this idea is
insulting as a resident
living over there. She worries
about dealing with debris

4 and people parking on their
streets for that day. She

thinks they should have it in a

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building that is up to code.

5

Mildrige Ellison, 405 Lynch,
expressed concern that the

6 building and parking lot is an
eyesore.

7 Richard Robinson, 502 Thors
Street wanted to know if the
residents in Herrington Hills are
going to be able to smell

8 the burnouts.

9 Tanesha Xavier, 432 Bay Street in
Herrington Hills wanted to
know plans on preventing people
from bringing guns into the

10 property.

11 Edward Turner, 432 Bay Street,
thinks it's a great idea but
feels that proceeds should be
brought to the City and feels,

12 if this event is allowed, others
will occur. He also

advised the applicant that he
hoped he'll be able to hold

13 this event somewhere else.

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14 Willie Ellis did not state his name or address, feels the

applicants will just take the money and run and Pontiac is

15 stuck with what's left and is definitely against it at the

Silverdome. He felt that asking for his name was being

16 disrespectful.

17 CHAIR THOMAS ASKED IF ANYBODY HAS BEEN TO OR INTEND TO GO TO

THE PODIUM IF THEY WOULD PLEASE SIGN THE SHEET BEFORE THEY

18 LEAVE.

19 Ed Weston, 388 Boyd voiced concern about the noise and

wanted to know if the FCA storage lot is where the existing

20 Chrysler cars are stored right now and is against the event

being held at the Silverdome.

21

Mr. Bowdell reiterated the question if bonds will be

22 required for this event.

23 Mr. Liedek said they were advised

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by the City Planner that a

safety and clean-up bond would be required, that they would

24 determine the value of that if the permit was issued and had

agreed to comply with the City's request for a bond.

25

Mr. Bowdell asked if contract cleanup will be in writing and

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1 where will that be.

2 Mr. Liedek replied that they have contracts with all of

their service vendors and can provide copies and details of

3 all of that to the City as well as if they need to make

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additional commitments to ensure the cleanliness of the

4 venue, post-event, will do that and have met with some of

the City members who expressed the need there and advised

5 them that they would need a cleanup bond and agreed to

secure that, just not determined how much that would be.

6

Mr. Bowdell said if the City would let him rent out the

7 backyard of a condemned house may be a historical question.

Then asked, the drag races on the streets, the hotels, how

8 will that effect the residents.

9 Mr. Liedek advised that they're not conducting any drag

races on the streets and that they have spoken with the

10 Oakland County Sheriff's Department and will work with them

to have traffic control up and down Featherstone at the main

11 entrance to the event and they also provided them a

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recommendation to have one of the teams control the traffic

12 at the corner of Featherstone and Opdyke and they've agreed to partner with them on that.

13

Mr. Bowdell asked who is going to keep people out of the Silverdome.

15 Mr. Liedek advised that the Silverdome itself is fenced, as are many of the sections within the parking lot. He said

16 the fencing is the first barrier and they've planned to have security guards inside the perimeter as well to monitor the

17 fencing to keep consumers or participants out of the venue.

18 Mr. Bowdell asked the Commission if they live around

something condemned and, if so, when are they going to get

19 rid of it and get it torn down. He also asked if Mr. Liedek

or Mr. Deturris had anything to address to Ms. Matthews'

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20 concerns regarding noise.

21 Mr. Deturris apologized for not getting the notices out in a timely manner but said it was really more of an invitation

22 just to kind of let people know what was happening if they do get approval and really meant it as a letter to encourage

23 to tell their family and friends about it, to come out to the event.

24

25 Mr. Bowdell said the representative from the hotel asked how many parking spots are they expecting to be utilized at the

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1 site or how many are available at
the site.

2 Mr. Liedek said they have several
thousand available.

3 Mr. Bowdell geared a question
towards staff (himself) of
what is the status of the
Silverdome on being condemned?

4 Unfortunately, he could not speak
to that and said the

Building Department would have to
speak to that. It is his

5 understanding, if it's condemned,
no one can legally enter
the property.

6

Mr. Bowdell asked if the
residents are going to smell the

7 burnouts.

8 Mr. Liedek said there will be
some burnouts, didn't know how

the weather patterns or the wind
may impact that. He said

9 their intent is to try to create
a safe event but he does

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not know specifically.

10

Mr. Bowdell asked if they have
5,000 or plus participants,
11 how are they going to make sure
no one will bring in weapons
and/or guns.

12

Mr. Liedek said they can do a
vehicle inspection as they
13 enter the facility and also, as
they move from the parking
areas into the event area,
they'll have security to check
14 handbags, waistbands, those sorts
of things, to make sure
nothing's brought in.

15

Mr. Bowdell asked how they're
going to secure the property,
16 for safety purposes, when it's
that large.

17 Mr. Liedek said they're looking
to leverage the existing
fencing and safety areas that are
already there, supplement
18 that with additional fencing, as
necessary, and will also

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have security guards around the
perimeters and the fencing

19 areas.

20 Mr. Bowdell asked what is Pontiac
getting out of this event,
the residents, the children.

21

Mr. Liedek reminded everyone that
it's free event so free

22 admission and right in their
neighborhood and that it will
spin Pontiac in a very positive
light.

23

Mr. Bowdell asked if where the
FCA storage lot is, is where

24 Chrysler is and he answered that,
yes, and indicated what
area is where the Chrysler
parking lot is.

25 CHAIR THOMAS CLOSED PUBLIC
COMMENT

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1 COMM. NORTHCROSS STATED THAT HE LIKED THE EVENT AND

UNDERSTANDS THAT THERE WILL BE NOISE AND THANKED THE

2 APPLICANT FOR BEING FORTHCOMING AND STRAIGHTFORWARD ABOUT

THE NOISE BUT SAID THAT HE WAS PICKING UP THAT THE COSTS MAY

3 NOT OUTWEIGH THE BENEFITS.

4 COMM. CADD AGREED WITH COMM. NORTHCROSS THAT THERE ARE

BENEFITS AND THERE ARE COSTS. SHE ACKNOWLEDGED THAT THERE'S

5 RESERVATIONS FROM THE CITIZENS, SAID THAT THE SILVERDOME IS

DEFINITELY AN EYESORE AND AN EMBARRASSMENT AND HOW IT'S BEEN

6 HANDLED FOR THE PAST MANY YEARS, ASSIGNING BLAME TO

EVERYBODY. SHE ALSO ASKED IF THE CITY COULD BENEFIT

7 MONETARILY FROM THE EVENT.

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8 Mr. Deturris said that they weren't planning on that but if that's something that's a condition of getting approval they
9 can certainly discuss it.

10 COMM. PARLOVE SAID SHE UNDERSTANDS THE CONCERN THAT THE RESIDENTS ARE EXPRESSING AND IF SHE LIVED IN THAT

11 NEIGHBORHOOD WOULD FEEL THE SAME, AS FAR AS THE POTENTIAL

NOISE. SHE SAID HER PERSONAL FEELING IS THAT WITH THE

12 SILVERDOME OWNER BASICALLY HAVING COMPLETE DISREGARD FOR THE

PROPERTY THAT HE OWNS IN OUR CITY, IT'S VERY FRUSTRATING.

13 SHE SAID THEY DON'T HAVE THE CAPACITY AS THE PLANNING

COMMISSION TO MAKE THIS PERSON DO ANYTHING WITH THAT

14 PROPERTY AND SAID IF THEY COULD, THEY ALL WOULD. AND SHE

DOESN'T THINK WE SHOULD BE TURNING A BLIND EYE TO A

15 POTENTIAL OPPORTUNITY AND IS EXCITED TO HEAR MIKE SAY THAT

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HE COULD POTENTIALLY HAVE A
CONVERSATION WITH THE CITY ABOUT

16 US POTENTIALLY HAVING SOME
COMPENSATION IN SOME REGARD.

17 Mr. Deturris replied,
"Absolutely".

18 COMM. PARLOVE SAID THAT'S VERY
IMPORTANT RIGHT NOW BECAUSE

THE CITY DOESN'T HAVE A LOT TO
WORK WITH AND THEY ARE TRYING

19 TO FIX IT FROM THE BOTTOM UP
BECAUSE THERE'S NOT ANY MONEY

COMING FROM THE TOP DOWN. SHE
STATED THAT SHE IS VERY HAPPY

20 TO HEAR THAT THEY'RE WILLING TO
TAKE A CHANCE ON OUR CITY

AND BRING THEIR EVENT HERE.

21

COMM. PAYNE THANKED THE APPLICANT
FOR HIS INTEREST IN THE

22 CITY. SHE STATED THAT IT IS AN
EXCELLENT EVENT BUT THAT

UNFORTUNATELY THE PLACE IS NOT
EXCELLENT AND IS TOTALLY

23 EMBARRASSED FOR THEM HAVING TO
COME BEFORE THE COMMISSIONERS

AND BEFORE THIS CITY TO RENDER

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SUCH A GREAT EVENT IN A PLACE

24 THAT SHOULD BE CONDEMNED. SHE
STATED THAT THERE ARE LEGAL

RESPONSIBILITIES AND INJURIES AND
SAFETY AND ALL OF THAT AND

25 CANNOT SEE THE CITY GETTING OUT
OF NOT HAVING ANY

RESPONSIBILITY WHATSOEVER OR
INSURANCE FOR IF SOMEONE WERE

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12

1 TO GET INJURED.

2 COMM. FEGLEY STATED THAT IT HAS
BEEN TWO YEARS AGO THE

PONTIAC SILVERDOME OWNERS CAME
BEFORE THE BOARD TO GET THE

3 STORAGE LOT OKAYED AND AFTER THEY
APPROVED THAT, IN HOPES

THAT THE PROPERTY WOULD GET

CLEANED UP, THAT SOMETHING WOULD

4 BE DONE TO BETTER THE FACILITY,
NOT MUCH HAS BEEN DONE IN

THE LAST TWO YEARS AND, IN FACT,
IT'S GOTTEN WORSE. SHE

5 STATED THAT SHE BELIEVES THIS TO
BE A GREAT EVENT AND AN

OPPORTUNITY TO PROMOTE PONTIAC
AND IN THE SHORT-TERM THIS

6 PARKING LOT WILL BE CLEANED UP
AND LOOK HALFWAY DECENT.

SHE THEN ASKED MR. BOWDELL WHAT
REPERCUSSIONS HAS PONTIAC

7 DONE IN THE LAST FOUR YEARS TO
HELP WITH THE BLIGHT OF THE

SILVERDOME, IF THE OWNER'S BEEN
FINED OR IF THERE HAS BEEN

8 ANY TYPE OF ACTION THE CITY HAS
DONE TO MAKE THE OWNER CLEAN
UP.

9

Mr. Bowdell said he is not really
part of the Code

10 Enforcement of it. He stated
that he does know that they're

not allowing any access to the
building or, if access has

11 been granted, it was done
illegally. He stated that he

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doesn't know if tickets have been
written for how it's been
12 kept.

13 CHAIR THOMAS ADVISED THAT CITING
AND GETTING COMPLIANCE FROM
THE OWNER IS A DIFFERENT THING.

14

COMM. FEGLEY FEELS SOMETHING
SHOULD BE THROWN IN THERE FOR

15 THE CITY TO GET SOME TYPE OF
COMPENSATION FOR THIS EVENT IF

IT WERE APPROVED AND FEELS THAT
IF THIS EVENT WERE TO COME,

16 IT WOULD HELP IN THE INTERIM TO
CLEAN UP THAT AREA IF THE
BUILDING ITSELF IS NOT REHABBED.

17

CHAIR THOMAS STATED THAT HE IS
LITTLE BIT TROUBLED THAT

18 THEY'RE ONLY DEALING WITH THIS 21
DAYS IN ADVANCE, WAS SURE

THERE IS SOME BUSINESS REASONS
BUT STATED THAT THIS WOULD BE

19 A PLAN THE BOARD WOULD HAVE LIKED
TO HAVE SEEN IN MARCH,

APRIL, LATEST. HE STATED THAT
THERE'S BEEN NO GOODWILL AT

20 ALL EARNED BY THE OWNER AND

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REMINDED EVERYONE, AS HE

MENTIONED IN HIS OPENING
COMMENTS, IT'S IMPORTANT TO

21 SEPARATE THE OWNER FROM THE
PETITIONER. HE STATED THAT, IN
HIS MIND, IT IS A GOOD EVENT FOR
THE CITY. HE ALSO INQUIRED

22 IF THERE MIGHT BE RETURN EVENTS.

23

24 Mr. Liedek stated that they do
repeat a lot of same events
that are successful, through the
year, with the same

25 vendors. He voiced he feels, for
a one-day event, he is
inclined to vote positively.

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1

COMM. PAYNE ASKED WHAT WOULD BE AN AMOUNT THAT THEY WOULD

2 LOOK AT FUNDING FOR THE CITY.

3 Mr. Deturris stated that off the top of his mind, he's

thinking, as a financial incentive, maybe they just agree to

4 maybe do a deeper cleanup of the surrounding area of the

building in exchange for allowing them to host the event

5 there or, if they have to get something monetarily, he'd

have to get approval from his company and their response

6 source but would try to aim for something around \$10,000.

7 COMM. PAYNE INQUIRED IF THE APPLICANT HAS CONSIDERED ANY

OTHER COMMERCIAL PROPERTIES IN THE CITY

8

Mr. Liedek stated that they've investigated at least eight

9 to ten different locations within the City of Pontiac and

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this was, by far, once they voted
with all the people on the
10 committee that were in the
planning process, their preferred
location.

11

COMM. CADD ASKED IF THE
APPLICANTS WERE PAYING FOR THE TIME
12 OF THE FIRE DEPARTMENT, SHERIFF'S
DEPARTMENT, ETC.

13 Mr. Liedek said they've provided
a service estimate and
they've committed to paying
everything in advance.

14

COMM. NORTHCROSS VOICED CONCERNS
THAT THIS EVENT WILL
15 GENERATE NOISE THAT THE RESIDENTS
OF THAT AREA WILL FIND A
NUISANCE.

16

COMM. PARLOVE ASKED IF THIS ISSUE
WAS GOING TO CITY COUNCIL.

17

CHAIR THOMAS SAID OF COURSE THE
BOARD IS A RECOMMENDING
18 BODY.

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19 Mr. Bowdell advised that special
exception uses don't

require Council approval, the
Planning Commission would

20 allow the use and then it would
be under the Event Committee
for their approval of the event.

21

COMM. PARLOVE ASKED IF THE
MENTION OF COMPENSATION SHOULD BE

22 IN THE MOTION.

23 Mr. Bowdell said the Board can
tie it into the motion if
they would like, but doesn't know
if this Board has the

24 ability to do that, that he
believed Council would have to.

He also advised that, regarding
the sound, there are sound

25 regulations in part of any
special event, that they would
obtain a sound permit which would
allow them, if granted, to

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14

1 exceed that decibel level.

2 COMM. NORTHCROSS MADE A MOTION TO
DENY PROPOSED SPECIAL

EXCEPTION PERMIT, PF-15-58 AS IT
DOES NOT COMPLY WITH THE

3 SPECIAL EXCEPTION PERMIT
STANDARDS FROM SECTION 6.303 OF THE
ZONING ORDINANCE.

4 COMM. PAYNE SECONDED.

5 VOTE: AYES: Northcross, Payne
NAYS: Parlove, Fegley,

Cadd, Thomas

6 ABSTAIN: None

7 Vote 2-4-0, motion dies

8 COMM. PARLOVE MADE A MOTION TO
APPROVE THE PROPOSED SITE

EXCEPTION PERMIT PF-15-58 FOR
ROAD KILL NIGHTS FOR ONLY

9 WEDNESDAY, AUGUST 12TH, 2015 FROM

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4:00 P.M. TO 10:00 P.M.

SUBJECT TO THE FOLLOWING

CONDITIONS:

10 Position of the stage
towards the Auburn Hills,
industrial area to
alleviate noise from adjacent

11 residential properties,
compliance with all
special event committee
requirements, standards,

12 contracts, permits and
reviews.

13 COMM. CADD SUPPORTED

14 VOTE: AYES: Parlove, Cadd,
Fegley, Thomas

NAYS: Payne, Northcross

15 ABSTAIN: None

16 Vote 4-2-0, motion carried

17 NEW BUSINESS: None.

18 UNFINISHED BUSINESS: None.

19 COMM. PAYNE ASKED MR. BOWDELL IF
THE PUBLIC COULD SEEK AN

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APPEAL

20

Mr. Bowdell advised that it is usually the other way around,

21 the applicant would seek an appeal; that he would have to

see if there is a way for the public to seek an appeal, if

22 it would go before the Zoning Board or if it would go before

City Council but, unfortunately, didn't have that

23 information at the present.

24 UPCOMING EVENTS WERE DISCUSSED

25 Chairperson Holland apologized for what happened here today,

said it seems that the citizens have no voice and the Board

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1 is appointed but their
appointment have to come through
Council. He stated that he has a
meeting with Jeff Bowdell

2 on Tuesday and will get some
answers to if Council has the
authority to overturn this and
find out. But he stated he

3 didn't want the citizens to leave
angry and reminded them

that the members of the Board who
voted for this do not have

4 to be elected to those positions
and that he will remember
this day.

5

CHAIR THOMAS STATED THAT HE WAS
SORRY THAT THE CITIZENS DO

6 NOT RESPECT THE VOTE OF THE
COMMISSION BUT THAT THE

COMMISSION RESPECTS WHAT THEY
HAVE TO SAY.

7

Gloria Miller stated that she is
going to remember every

8 face that voted for this and that
they are coming off the

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Board because they didn't even listen to the citizens. She

9 feels that Pontiac will be the laughing stock of the State.

She stated that we want business here but not in a condemned

10 business.

11 Debra Woods, Herrington Hills subdivision said she applauds

the efforts for bringing this event but will have to leave

12 that day because she has an illness and can't stand the

noise. Her aunt, whose home she would go to to get away

13 from noise from the Silverdome has passed so she has to try

to find somebody's house to go to this time.

14

ADJOURNMENT: 8:49

15

16

17

18

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