

1 MEETING: City of Pontiac Planning Commission Meeting  
2 Minutes on Wednesday, November 4, 2015, Pontiac City Hall,  
3 48450 Woodward Avenue, Pontiac, Michigan 48342

4 COMMISSIONERS: Chair Ashley Fegley  
5 Ms. Mona Parlove  
6 Ms. Lucy Payne  
7 Mayor Deirdre Waterman  
8 Ms. Hazel Cadd  
9 Mr. Christopher Northcross

10 FROM THE CITY: C. James Sabo, City Planner

11 CHAIRMAN FEGLEY CALLED THE MEETING TO ORDER AT 6:30 p.m.

12 ROLL CALL:

13 PRESENT: Comm. Mona Parlove, Comm. Lucy Payne,  
14 Chair Ashley Fegley, Comm. Northcross  
15 Comm. Deirdre Waterman, Comm. Hazel Cadd

16 EXCUSED: Dayne Thomas

17 Mr. Sabo reported a quorum present.

18 COMMUNICATIONS: None.

19 MINUTES FOR REVIEW: 10-7-15, 2015

20 COMM. NORTHGROSS MADE A MOTION TO ACCEPT THE MINUTES

21 COMM. CADD SECONDED

22 VOTE: AYES: Parlove, Payne, Fegley, Waterman, Cadd,  
23 Northcross  
24 NAYS: None  
25 ABSTAIN: None

26 Vote 6-0-0 motion carries

27 PUBLIC HEARING

28 PF-15-76, SITE PLAN REVIEW/SPECIAL EXCEPTION PERMIT - FOR  
29 DRIVE-THROUGH FACILITY, (accessory to a permitted use)

30 PROPERTY ADDRESS: 1101 E. Walton Boulevard  
31 LOCATION: Parcel Number 14-10-400-024

1 APPLICANT: OptiVia Solutions

2 Presentation of facts given by Mr. Sabo

3 Mr. Steve Stefanidis, 218 N. Hyatt Street, Tipp City, Ohio,  
4 for OptiVia Solutions, claims that there is no profit with  
5 the ATM but it does avail the bank a footprint by providing  
6 a service to the community. He stated that he drove by the  
7 site and didn't see any banks in the area but a lot of  
8 apartments and housing.

9 CHAIR FEGLEY OPENED PUBLIC HEARING.

10 Ms. Margaret Kilburn, 734 First Ave., Pontiac, Michigan,  
11 asked how often the ATM would be serviced and if there was  
12 proper security lighting.

13 Mr. Stefanidis indicated that there's two types of service,  
14 Brinks, for cash and NCR for component or software issues,  
15 in which case Brinks would have to come out as well, because  
16 NCR doesn't have keys to get inside and that the lighting  
17 meets ADA standards as well as Fifth Third standards. He  
18 also stated that he feels that, from a security standpoint,  
19 it's more than adequate.

20 COMM. NORTHCROSS HAD NO COMMENT BUT THANKED THE APPLICANT  
21 FOR MAKING THE INVESTMENT.

22 COMM. WATERMAN INQUIRED WHETHER OTHER STANDALONE ATMS IN OUR  
23 COMMUNITY WERE ALSO GIVEN VARIANCES OR WHETHER THEY PREDATED  
24 THE ORDINANCE.

25 Mr. Sabo answered that there were, Chief Financial Credit  
Union and Huntington Bank, which both received a variance  
because the ordinance hadn't been changed yet.

COMM. WATERMAN INQUIRED ABOUT THE SAFETY FACTOR OF THAT.

CHAIR FEGLEY ASKED IF THERE WERE CAMERAS ON THE ATM.

Mr. Stefanidis answered that they absolutely do and  
indicated that a drive-through ATM would be a lot safer than  
a walk-up one in a strip mall, as it takes a lot less time  
and the person is secure in their vehicle.

COMM. WATERMAN DISCLOSED THAT SHE IS A CUSTOMER OF FIFTH  
THIRD.

COMM. PARLOVE INDICATED THAT SHE HAS NO PROBLEM WITH  
LIGHTING OR SAFETY EXCEPT FOR THE FACT THAT, WHILE AT THE

- 1 SITE TODAY SHE ALMOST GOT CLIPPED BY A PIZZA DELIVER GUY.  
2 SHE THEN INDICATED AN APPRECIATION FOR THE APPLICANT'S  
3 INTEREST IN PONTIAC.
- 4 COMM. PAYNE WELCOMED AND THANKED THE APPLICANT FOR INTEREST  
5 IN PONTIAC. SHE ALSO SHOWED SOME CONCERN OVER THE FACT THAT  
6 DURING THE DAY AT THIS LOCATION PARKING SPACES ARE LIMITED.
- 7 Mr. Stefanidis indicated that they will cure any traffic  
8 issues with striping and that it is as far away from the  
9 businesses as it can possibly be.
- 10 COMM. PAYNE ASKED IF THE APPLICANT SPOKE TO ANY OF THE OTHER  
11 BUSINESS OWNERS.
- 12 Mr. Stefanidis indicated he did not but that he has a  
13 contract with the property owner.
- 14 CHAIR FEGLEY ASKED IF THEY HAD TO REPLACE THE 8 PARKING  
15 SPACES THAT THEY REMOVE.
- 16 Mr. Sabo indicated that the Planning Department has the  
17 ability to modify that.
- 18 COMM. PAYNE ASKED THE APPLICANT IF THEY WOULD BE ABLE TO  
19 ABIDE BY THE FIVE RECOMMENDATIONS.
- 20 Mr. Stefanidis indicated they would do their best, may ask  
21 for more variances, but would keep it to the bare minimum.
- 22 Mr. Sabo told the applicant if he goes to the Zoning Board,  
23 he thinks it's reasonable, in terms of the stacking lanes  
24 parking and signage.
- 25 COMM. PAYNE ASKED IF THEY HAD AN OPENING DATE.
- 26 Mr. Stefanidis indicated not at this point without a permit  
27 but best case scenario would be breaking ground around  
28 Easter.
- 29 CHAIR FEGLEY ASKED IF NOW THE BANK ONLY HAS AN ATM INSIDE.
- 30 Mr. Stefanidis indicated that there is no branch location,  
31 they are only proposing an ATM.
- 32 CHAIR FEGLEY INQUIRED IF THEY WERE LOOKING TO PUT IN A  
33 BRANCH.
- 34 Mr. Stefanidis indicated that his company only puts in ATMs  
35 for banks. However, he indicated that before they invest in

1 a physical branch, a lot of times they'll penetrate a new  
2 marketplace with an ATM like this, they done this based on  
3 knowing how many people have mortgages with Fifth Third in  
4 this area, a lot of marketing kind of things, so it is a  
5 possibility.

6  
7 COMM. CADD INDICATED THAT SHE WONDERS IF THE BOARD IS GOING  
8 TO HAVE A SET OF STANDARDS FOR THIS TYPE OF BUSINESS SO IT'S  
9 A LITTLE MORE EASIER. SHE ALSO INQUIRED ABOUT THE ABILITY  
10 TO DRIVE UP AND STEAL THE WHOLE ATMs.

11  
12 Mr. Stefanidis indicated that they are secured with 19-inch  
13 J Bolts and that the only thing that could snap those off  
14 would be a front-loader and that the unit weighs 3,000 lbs.,  
15 it has external and internal cameras and is alarmed to  
16 dispatch the local police if anything happens to it.

17  
18 COMM. PARLOVE INDICATED THAT IN OUR NEW AGE OF TECHNOLOGY  
19 USING CASH IS NOT AS CRITICAL AS IT USED TO BE.

20  
21 Mr. Stefanidis indicated that this is extremely high-tech  
22 and used by a lot of small businesses for night deposits but  
23 that 70 percent of the use is people withdrawing cash.

24  
25 COMM. PARLOVE MOVED TO APPROVE AND READ THE CITY'S ENTIRE  
RECOMMENDATION.

26  
27 COMM. NORTHCROSS SECONDED

28  
29 VOTE: AYES: Parlove, Payne, Fegley, Waterman, Cadd,  
30 Northcross  
31 NAYS: None  
32 ABSTAIN: None

33  
34 Vote 6-0-0 motion carries

35  
36 PUBLIC HEARING

37  
38 PF-15-77, SITE PLAN REVIEW/SPECIAL EXCEPTION PERMIT - FOR  
39 UNLIMITED OUTDOOR RETAIL SALES (Auto Sales),  
40  
41 PROPERTY ADDRESS: 1390 Baldwin Ave  
42 LOCATION: Parcel Numbers  
43 140-170-203-007;14-17-203-008

44  
45 APPLICANT: United Motors, LLC  
46 Presentation of facts given by Mr. Sabo

47  
48 Mr. Charles William McCluskey introduced himself and  
49 Katie Kabral as owners of United Motors, LLC

1 CHAIR FEGLEY OPENED PUBLIC HEARING.

2 Henry Shoemaker, 117 East Princeton, Pontiac, Michigan,  
3 indicated a concern, as he stated that the previous business  
4 would park vehicles on the sidewalk and grass.

4 Mr. Sabo indicated that he spoke to someone on the phone  
5 with information they were supposed to be e-mailing, yet he  
6 hasn't received it as of yet and if he does he will read it  
7 into the record.

6 Mr. McCluskey indicated that everyone knows when they moved  
7 in there it wasn't in the greatest shape, it's now up to  
8 par, their current building at 163 West Montcalm looks  
9 great, they get along with all the neighbors and reassured  
10 everyone that it will not be a problem.

9 CHAIR FEGLEY CLOSED PUBLIC HEARING AND ASKED THE APPLICANT  
10 IF THEY REVIEWED THE COMPLIANCE ISSUES.

11 Mr. McCluskey indicated they did.

12 CHAIR FEGLEY THEN ASKED IF THEY WOULD BE WILLING TO DO  
13 ADDITIONAL TREES TO MEET THE LANDSCAPING REQUIREMENTS.

13 Mr. McCluskey indicated they would, if that was required.

14 COMM. NORTHCROSS INDICATED IT WAS GOOD TO SEE BUSINESS  
15 GROWING IN THE COMMUNITY.

16 COMM. CADD AGREED WITH COMM. NORTHCROSS.

17 COMM. WATERMAN ASKED IF THE NEW SITE REPLACES THE OLD SITE.

18 Mr. McCluskey indicated that it does not, it expands it.

19 COMM. PARLOVE ASKED THE APPLICANT HOW LONG THEY'VE OWNED THE  
20 NEW SITE.

20 Mr. McCluskey indicated that they have a five-year lease  
21 with option to purchase at any time and that their plan is  
22 to purchase within 12 months.

22 COMM. PARLOVE INQUIRED ABOUT SCREENING.

23 Mr. Sabo indicated that there is an existing fence, it's  
24 just not screened from the residential.

25 Mr. McCluskey suggested the aluminum that goes over top that  
you can't see through.

1 COMM. PARLOVE INQUIRED IF THAT WAS ACCEPTABLE FOR WHAT THEIR  
NEEDS ARE.

2 Mr. Sabo indicated a fabric or a material that shields the  
3 residential neighborhood would be fine.

4 COMM. PAYNE ASKED IF THEY HAD ANY INTENTION ON DOING PAVING.

5 Mr. McCluskey said it wouldn't be a problem.

6 COMM. PAYNE ASKED IF THEY WERE GOING TO BE DOING AUTO  
REPAIR.

7 Mr. McCluskey indicated no, auto sales only.

8 COMM. PAYNE ASKED IF THEY WOULD BE WILLING TO DO SOME  
9 PAINTING.

10 Mr. McCluskey indicated they'd love to do that and anything  
to improve the property and make it look better and  
11 reassured the Board that it will look sharp and amazing  
after winter.

12 COMM. WATERMAN WANTED TO HEAR WHAT THE FEMALE APPLICANT'S  
13 ROLE IN THE PARTNERSHIP IS.

14 Ms. Kabral indicated that she does a lot of the paperwork  
and that Mr. McCluskey is the salesman. She indicated that  
15 they give back to their community, they were both born and  
raised here.

16 COMM. PARLOVE MOVED TO APPROVE AND READ THE CITY'S ENTIRE  
17 RECOMMENDATION.

18 COMM. NORTHCROSS SECONDED

19 VOTE: AYES: Parlove, Payne, Fegley, Waterman, Cadd,  
Northcross

20 NAYS: None

21 ABSTAIN: None

22 Vote 6-0-0 motion carries

23 PUBLIC HEARING

24 PF-15-81, SITE PLAN REVIEW/SPECIAL EXCEPTION PERMIT - FOR  
OUTDOOR STORAGE YARD (Major),

25 PROPERTY ADDRESS: 240 (225) E. Columbia Ave.  
LOCATION: Parcel Number 14-17-276-005

1 APPLICANT: DEI Properties

2 Presentation of facts given by Mr. Sabo

3 Mr. Chris Cousino, representing DEI Properties,  
4 12955 23 Mile Road, Shelby Township, Michigan, stated that a  
5 lot of deficiencies on the site plan were landscape related  
6 and that they are able to meet some of those requirements,  
7 there will be no abandoned vehicles, this property is going  
8 to be in association with Dan's Excavating, a very reputable  
9 company and they are looking forward to moving a portion of  
10 their operation to the City.

7

CHAIR FEGLEY OPENED PUBLIC HEARING.

8

9 Susan Shoemaker, 117 East Princeton, Pontiac, MI wants to  
10 put safeguards in place so that the neighbors' day-to-day  
11 living is not disturbed. She showed concern that since DEI  
12 is a leasing company that the permit is for Dan's Excavating  
13 only. She also voiced a concern about noise and indicated  
14 that they feel a berm should go along the entire area that  
15 would abut up to their streets and that there are trees on  
16 top. She asked if they would have water and if there was  
17 going to be any other type of trucking done at the site.

13

14 Lonnie Fry, 1338 Highwood Blvd., Pontiac, Michigan indicated  
15 that the trucks make his house vibrate and they sprayed his  
16 house with diesel fuel.

15

16 Randy Carter, 86 West Yale, Pontiac, MI, indicated if there  
17 is no manufacturing and the tracks are vacated or abandoned  
18 by Grand Trunk, CNN, then they have to clear it between the  
19 residents, but they have the right to have Highwood opened  
20 back up to Columbia. He also expressed a concern over many  
21 shell corporations and wanted to ensure it was Dan's  
22 Excavating only.

19

20 Mr. Fry indicated that those roads cannot go through without  
21 taking his house.

21 CHAIR FEGLEY CLOSED PUBLIC HEARING.

22 Mr. Sabo asked Susan Shumaker's question if DEI owned the  
23 property.

23

24 Mr. Cousino answered that they've got it under contract to  
25 purchase. He also indicated that the owning entity will be  
CDM Leasing, an affiliate of Dan's Excavating, and that is  
not to hide anything, just the nature of the business.

1 Mr. Sabo indicated that with regard to liking to see the  
2 special exception permit for Dan's excavating only, the  
3 Planning Commission can make that a part of their motion.  
4 He then asked the applicant about extending the berm.  
5  
6 Mr. Cousino indicated that they have expanded the berm, it  
7 wraps around to the north as well as to the west, so that  
8 the parking area is going to be fully enclosed with a berm.  
9  
10 Mr. Sabo asked if there can be evergreens on the entire  
11 length of the larger berm.  
12  
13 Mr. Cousino indicated they will look at the idea of  
14 additional screening.  
15  
16 Mr. Sabo asked if there was water access in case of fire.  
17  
18 Mr. Cousino indicated that there will be water service and a  
19 hydrant that will comply with the fire code.  
20  
21 Mr. Sabo inquired if there was going to be any other type of  
22 trucking besides for Dan's Excavating.  
23  
24 Mr. Cousino indicated that there will not be.  
25  
26 Mr. Sabo inquired of the applicant if he knows if  
27 Grand Trunk abandoned those rail lines.  
28  
29 Mr. Cousino indicated that he did not.  
30  
31 Mr. Sabo also indicated that, on the question of whether  
32 Highwood would be vacated and can it be returned to  
33 right-of-way, he would have to research that.  
34  
35 Residents indicated a desire to speak further.  
36  
37 CHAIR FEGLEY DECLINED TO RE-OPEN PUBLIC HEARING BUT INQUIRED  
38 WHERE THE TRUCKS WILL BE ENTERING THE SITE AND IF THEY ARE  
39 GOING TO BE BRINGING MATERIAL FROM JOBS TO THE SITE OR IS  
40 THIS STRICTLY JUST TO PARK THE VEHICLES AND TO MAINTAIN  
41 THEM.  
42  
43 Mr. Cousino indicated that the entrance will be off of  
44 Columbia and that they'll leave in the morning, come back at  
45 night, it's not an intent for multiple trips throughout the  
46 day so it will be a very minimal impact as far as traffic  
47 goes.  
48  
49 CHAIR FEGLEY ASKED IF ANY OTHER ROADS WERE GOING TO BE USED  
50 BY THE TRUCKS.



- 1 Mr. Cousino indicated that Columbia will be the only road  
2 used to enter and exit the site by trucks. He also  
3 indicated that they're intending to submit, in the future, a  
4 site plan for the redevelopment of the other half of the  
5 property but right now it's just one half they're  
6 redeveloping.
- 7 CHAIR FEGLEY INQUIRED IF THEY REVISED THE SITE PLAN WITH  
8 REGARDS TO LOCATION OF THE BERM.
- 9 Mr. Cousino indicated that they submitted a site plan that  
10 was part of their ZBA application for variance to permit a  
11 berm in lieu of the obscuring wall and that shows the berm  
12 essentially coming down another 50 to 60 feet or so and then  
13 kind of doing an "L" to wrap around and then coming back in.
- 14 COMM. NORTHCROSS INQUIRED AS TO WHAT TYPES OF MATERIALS ARE  
15 GOING TO BE STORED ON SITE.
- 16 Mr. Cousino indicated that it will be crushed aggregate.
- 17 COMM. NORTHCROSS THEN ASKED IF THERE WAS GOING TO BE  
18 CRUSHING DONE ON SITE.
- 19 Mr. Cousino indicated that there will be a temporary crusher  
20 that will be brought in from time to time, which he  
21 indicated is typical for heavy industrial.
- 22 COMM. NORTHCROSS THEN VOICED A CONCERN ABOUT DUST.
- 23 Mr. Cousino indicated that it's controlled by the State so  
24 there is dust control levels where, if it is under  
25 production, that it's has to be irrigated with water to  
control dust so that will be required.
- 26 COMM. NORTHCROSS ASKED WHY THAT ONE WHOLE SIDE OF COLUMBIA  
27 WAS DEVOID OF A SIDEWALK, ALTHOUGH THERE IS A SIDEWALK ON  
28 THE SOUTH SIDE.
- 29 Mr. Sabo said he didn't know why but would research and find  
30 out.
- 31 COMM. NORTHCROSS ASKED HOW MANY TRUCKS THEY EXPECTED TO ROLL  
32 IN AND OUT.
- 33 Mr. Cousino answered that at start-up they're looking at 20  
34 to 25 with maybe an additional five more is what they expect  
35 to be dealt with.
- 36 COMM. NORTHCROSS ASKED IF THEY WOULD BE PARKED THERE.

- 1 Mr. Cousino answered that they would.
- 2 COMM. NORTHCROSS ASKED IF THEY WERE PROJECTING 50 JOBS HERE  
3 IN PONTIAC.
- 4 Mr. Cousino answered that it will be an office of about five  
5 to six people and then 25 to 30 additional jobs with the  
6 truckers.
- 7 COMM. CADD ASKED IF THE TRUCKS WERE GOING TO BE USING  
8 COLUMBIA TO EXIT JOSLYN OR BALDWIN.
- 9 Mr. Cousino indicated both and that they are both Class A  
10 roads that permit truck routing.
- 11 COMM. CADD ASKED HOW HEAVY THE TRUCKS WOULD BE.
- 12 Mr. Cousino answered that they'll be certainly within the  
13 legal weight limits that's required.
- 14 COMM. CADD INQUIRED WHAT THE BUILDING WOULD LOOK LIKE.
- 15 Mr. Cousino indicated that it will have a nice brick face to  
16 it about halfway up, colored metal siding and that it will  
17 be a nice-looking facility.
- 18 COMM. WATERMAN INQUIRED ABOUT THE TONNAGE AND THE LOAD  
19 BEARING OF THE ROUTES.
- 20 Mr. Cousino indicated that the roads are considered Class A  
21 roads that permit gravel trains.
- 22 Mr. Sabo indicated that he looked up NAICS code for concrete  
23 crushing, and it's for heavy industrial use but the property  
24 is zoned general industrial.
- 25 COMM. WATERMAN ASKED WHAT ASSURANCES ARE THEY ABLE TO STATE  
26 THAT THIS STANDARDS WILL BE MET, GIVEN PARTICULARLY THE  
27 CRUSHING ACTIVITY.
- 28 Mr. Cousino indicated that they certainly can limit the  
29 hours during what would be considered normal business  
30 operations for the site, which he guessed was all they can  
31 offer at this time.
- 32 COMM. WATERMAN ALSO ASKED TO REVIEW THE BERM REQUIREMENTS.
- 33 Mr. Sabo indicated that to do a berm they have to get a  
34 variance from the ZBA.
- 35 Mr. Cousino confirmed that was the plan.

- 1 Mr. Sabo asked why a berm as opposed to a fence.
- 2 Mr. Cousino indicated that berm is more esthetically  
3 pleasing and provides more obscurity than a typical wall  
4 would and certainly it's not for any cost savings, the  
5 construction of this berm is going to be in excess of what  
6 they would spend on a fence.
- 7  
8 COMM. PARLOVE INDICATED THAT THE WAY THE PACKET WAS  
9 PRESENTED TO THE BOARD, IT DOESN'T REALLY GIVE A TRUE FULL  
10 PICTURE OF THE CRUSHING ACTIVITY AND ASKED FOR AN OVERVIEW  
11 OF WHAT DAN'S EXCAVATING DOES.
- 12  
13 Mr. Cousino indicated they do a little bit of private work  
14 but predominantly heavy highway construction.
- 15  
16 COMM. NORTHCROSS SHARED THAT THE CRUSHING ON SITE WHEN THE  
17 APPLICANT TALKED ABOUT TIMES THAT IT WOULD BE LIMITED TO,  
18 THAT HE HOPED THE RESIDENTS ARE COMFORTABLE WITH THAT.
- 19  
20 COMM. PAYNE INQUIRED ABOUT THE APPLICANT'S TIMELINE.
- 21  
22 Mr. Cousino indicated they hoped for construction to start  
23 in January or February.
- 24  
25 COMM. PAYNE INQUIRED, IF THE APPLICANT LIVED IN THE AREA,  
26 WHAT THEIR CONCERNS WOULD BE.
- 27  
28 Mr. Cousino indicated that, if he lived in the area, he  
29 would be concerned of much more heavy use than what they're  
30 proposing. He feels that this is a fairly minimally  
31 invasive use for the site, as far as what could be done. He  
32 also said that certainly, the hours of operation and the  
33 sound of the crushing operation, they could limit to between  
34 8 am and 5 pm.
- 35  
36 Mr. Sabo asked the applicant if he can occupy this site  
37 without the crusher moving into the future and if the  
38 applicant understands that that will not be part of the  
39 approval.
- 40  
41 Mr. Cousino indicated that he understood that and that they  
42 can crush somewhere else.
- 43  
44 COMM. PAYNE INDICATED SHE DID NOT FEEL COMFORTABLE GOING  
45 FORWARD, AS CRUSHING IS A PART OF THE SUCCESS OF THE  
46 BUSINESS.
- 47  
48 Mr. Cousino reassured her that they still wants to use the  
49 site for the trucking operation. He indicated he doesn't

1 want a situation that the Board members wouldn't be in  
2 support of this project because they may or may not get the  
3 approval for a crushing operation. He said he hopes he  
4 didn't leave that taste and, as long as they're able to  
5 store material, and he's not sensing an objection, he's  
6 comfortable in moving forward with that.

7  
8 COMM. PARLOVE ASKED THE APPLICANT IF THEY WERE IN AGREEMENT  
9 WITH THE EIGHT RECOMMENDATIONS.

10  
11 Mr. Cousino indicated he has reviewed them and can comply  
12 with them.

13  
14 CHAIR FEGLEY STATED SHE WOULD LIKE IT INCLUDED IN THE MOTION  
15 ABOUT THE BERM EXTENDING ALL THE WAY ACROSS.

16  
17 Mr. Sabo indicated it should be worded to completely enclose  
18 the west, north and south sides of the site.

19  
20 CHAIR FEGLEY ASKED WHAT THE PLANS WERE FOR THE OTHER HALF OF  
21 THE SITE.

22  
23 Mr. Cousino indicated that that's going to be a subsequent  
24 site plan that he plans on submitting but the intent would  
25 be an industrial subdivision.

26  
27 COMM. PARLOVE INQUIRED SINCE THEY OWN THE OTHER HALF, IF THE  
28 BERM IN THAT AREA SHOULD BE ADDRESSED AT THIS TIME.

29  
30 Mr. Cousino made a suggestion of putting up that obscuring  
31 wall at the time they develop the adjacent site, as opposed  
32 to putting it up all around on this perimeter when, likely,  
33 it's the screening really is going to be required along the  
34 future property line.

35  
36 COMM. PARLOVE ASKED IF THE INTENT WAS A FENCE ALONG THE  
37 MIDDLE.

38  
39 Mr. Cousino answered that they will do the fence along that  
40 property line and the engineer is in the process of  
41 preparing the plans.

42  
43 COMM. PARLOVE CLARIFIED WHAT THE VERBIAGE FOR THE MOTION  
44 SHOULD SAY REGARDING HOW FAR THE BERM WOULD EXTEND.

45  
46 Mr. Sabo indicated that the backwards C or U they are  
47 proposing should adequately screen the site. He then asked  
48 the applicant if he was proposing to screen the fence or  
49 anything in the fence.

1 Mr. Cousino answered yes, that there's an existing fence  
2 along the front of the property that they intend to screen  
3 appropriately with the slats or the fabric so the entire  
4 front will be obscured. He stated, if it is the Board's  
5 requirement to be screened or obscured, that they go along  
6 with the typical screening law requirement in lieu of the  
7 berm because of the distance between, you need a certain  
8 amount of width to be able to generate a berm.

9 CHAIR FEGLEY ASKED THE APPLICANT IF THE LARGE MASS AND GRAY  
10 AREA IS ALL THE CONCRETE THAT THEY CANNOT REMOVE RIGHT NOW.

11 Mr. Cousino affirmed.

12 CHAIR FEGLEY ASKED IF THAT WAS THE ORIGINAL FOUNDATION OF  
13 THE BLDG THAT WAS THERE.

14 Mr. Cousino affirmed.

15 CHAIR FEGLEY ASKED IF THERE WASN'T ENOUGH ROOM FOR A BERM IN  
16 BETWEEN THAT FOUNDATION AND THE PROPERTY LINE.

17 Mr. Cousino indicated that it would be tight and that the  
18 initial proposal for the variance request was no screening  
19 along that side simply because of the existing berm that's  
20 well in excess of eight feet that exists on the adjacent  
21 property. He also indicated that that was his variance  
22 request submitted to ZBA and, if they reject that request,  
23 then he would be obligated to screen the property as  
24 required.

25 Mr. Sabo asked the applicant how high an existing berm is.

Mr. Cousino replied 14 to 16 feet.

CHAIR FEGLEY ASKED THE APPLICANT IF THEY WERE GOING TO BE  
PARKING ON THE EXISTING CONCRETE FOUNDATION.

Mr. Cousino affirmed.

CHAIR FEGLEY ASKED IF THEY COULD USE THAT TO STORE THEIR  
MATERIAL ON.

Mr. Cousino indicated that the RACER Trust attorney endorsed  
the site plan because it preserves the slab on the property,  
so they can.

CHAIR FEGLEY OPENED PUBLIC COMMENT ONCE AGAIN.

Mr. Fry indicated that entire neighborhood is open, subject

1 to the tractor-trailer trucks 24 hours a day that roll down  
2 that line over to GM's property. He also indicated that  
3 nothing's been addressed with the Board regarding plans for  
4 the road or the berm that needs to be in the back of the  
5 neighborhood, not in the parking lot and that it would need  
6 trees on the berm. He voiced concern over noise and  
7 indicated that, when the trucks go right through a fence,  
8 they don't even bother to fix it back.

9 CHAIR FEGLEY SAID THE PROPOSAL IN FRONT OF THE BOARD IS NOT  
10 GOING TO HAVE TRUCKS GOING DOWN THAT ROAD.

11 Mr. Fry indicated that all of those trucks go down off of  
12 Walton Boulevard, they don't come down from Columbia. He  
13 then offered to show the Board pictures of trucks going down  
14 Walton.

15 CHAIR FEGLEY CLOSED PUBLIC HEARING.

16 Ms. Shoemaker thanked the Board for taking the whole  
17 crushing component under consideration and for researching  
18 that. She indicated she has no problem with the truck  
19 traffic but is dead set against having a crusher on the  
20 property. She also voiced concern about dust.

21 COMM. PAYNE INDICATED THAT SHE CAN SEE THIS BEING MORE  
22 EXAGGERATED THAN IT'S PROPOSED NOW AND SHE JUST DOESN'T FEEL  
23 COMFORTABLE VOTING FOR IT.

24 COMM. WATERMAN INDICATED THAT THE BOARD NEEDS TO TAKE CARE  
25 OF CONSIDERATIONS OF NOISE AND DUST AND APPRECIATES THE  
APPLICANT GIVING THE BOARD AN IDEA OF FUTURE PLANS.

Mr. Cousino indicated that he probably made the mistake of  
showing that on there, he just wanted to kind of represent  
what their intent was for the property.

COMM. PARLOVE INDICATED ONCE THE BUILDINGS ARE THERE THAT IT  
WILL BUFFER SOME OF THE NOISE.

Mr. Cousino indicated he wouldn't disagree.

COMM. PARLOVE MOVED TO APPROVE AND READ THE ENTIRE CITY'S  
RECOMMENDATIONS ADDING TO NUMBER 1, WITH A BERM EXTENDING  
ALONG THE WEST, NORTH AND SOUTH SIDES OF THE SITE INASMUCH  
AS THE EXISTING CONCRETE FOUNDATION ON THE NORTH SIDE WILL  
ALLOW.

COMM. NORTHCROSS SECONDED

1 VOTE: AYES: Parlove, Fegley, Waterman,  
Northcross  
2 NAYS: Cadd  
ABSTAIN: Payne  
3  
Vote 4-1-1 motion carries  
4  
SITE PLAN REVIEW  
5  
PF-15-84, SITE PLAN REVIEW - FOR FACADE MODIFICATION REQUEST  
6  
PROPERTY ADDRESS: 145 E. Pike St.  
7 LOCATION: Parcel Number 14-28-306-017  
8  
APPLICANT: Walter Schwartz  
9  
Presentation of facts given by Mr. Sabo  
10 Mr. Walter Schwartz, 145 E. Pike St., Pontiac, MI,  
introduced himself but had nothing further to add.  
11  
COMM. NORTHCROSS INDICATED NOT TO BE NITPICKY BUT WANTED AN  
12 ENCLOSURE FOR THE TRASH RECEPTACLE AND ALSO HAD A QUESTION  
ABOUT INDOOR CAR SALES.  
13  
Mr. Schwartz gave some background and indicated that they  
14 would be the type of cars that you wouldn't want to leave  
outside.  
15  
COMM. NORTHCROSS INDICATED BEING RIGHT ACROSS FROM THE FIRE  
16 DEPT AND SHERIFF'S DEPT WAS A GREAT LOCATION FOR THOSE TYPE  
OF VEHICLES.  
17  
Mr. Schwartz indicated that also being along Woodward and  
18 downtown would be a benefit, as people will be shopping  
there.  
19  
COMM. PARLOVE INDICATED THAT SHE HAD A CONVERSATION WITH THE  
20 APPLICANT EARLIER TODAY AND IS OPTIMISTIC FOR HIS BUSINESS  
PROPOSAL AND THAT HE'S ALREADY ANSWERED HER QUESTIONS.  
21  
COMM. PAYNE ASKED ABOUT THE SQUARE FOOTAGE OF THE BUILDING.  
22  
Mr. Schwartz indicated it is 13,800 and commented about the  
23 extent of their renovation, from stem to stern.  
24  
COMM. PAYNE INQUIRED WHEN THE PROJECT WILL BE FINISHED.  
25  
Mr. Schwartz indicated he would like to have the building  
finished by Dec. 1.

- 1 COMM. WATERMAN ASKED THE APPLICANT WHAT HIS INVESTMENT IN  
THE PROJECT IS.
- 2  
3 Mr. Schwartz indicated he originally put the investment at  
4 \$300,000 but is now above that and that it's not completed  
so he can't answer that question but he's fully committed to  
do whatever it takes to get the job done right.
- 5 CHAIR FEGLEY INQUIRED IF THERE WERE GOING TO BE EMPLOYEES.
- 6 Mr. Schwartz indicated a couple salespeople, maintenance and  
he will be farming out work on the cars to local businesses.
- 7  
8 COMM. PARLOVE INQUIRED IF HE WAS GOING TO DO ANYTHING WITH  
THE BACK OF THE BUILDING.
- 9 Mr. Schwartz indicated that he would look at expanding that  
10 building in the back and making it off into an "L" but  
that's so farfetched and so far away right now.
- 11 COMM. PARLOVE ASKED IF HE WAS GOING TO PAINT THE BUILDING  
EXTERIOR.
- 12  
13 Mr. Schwartz affirmed.
- 14 COMM. PARLOVE INDICATED THAT THERE IS A VERY STEEP INCLINE  
IN THE DRIVEWAY.
- 15 Mr. Schwartz indicated that he has a permit to re-do the  
paving there.
- 16  
17 COMM. PARLOVE ASKED THE APPLICANT, KNOWING WHAT HE KNOWS  
NOW, WOULD HE HAVE DONE ANYTHING DIFFERENT.
- 18 Mr. Schwartz indicated that he would have gotten the bank to  
19 cooperate earlier to sell it to him and he wouldn't have  
been in a rush.
- 20 COMM. WATERMAN MOVED TO APPROVE AND READ THE ENTIRE CITY'S  
RECOMMENDATIONS ADDING A 7, TO ADD ENCLOSED TRASH  
21 RECEPTACLE.
- 22 COMM. PARLOVE SECONDED
- 23 VOTE: AYES: Parlove, Fegley, Waterman,  
Northcross, Payne
- 24  
25 NOT PRESENT: Cadd
- Vote 5-0-0 motion carries



1 COMM. PARLOVE REMINDED EVERYONE THAT THE CITY DOES NOT PICK  
UP LEAVES AT THE CURB ANYMORE.

2

3 COMM. NORTHCROSS GAVE THE DATE AND LOCATION FOR THE WOODWARD  
ESTATES NEIGHBORHOOD MEETING.

4 COMM. NORTHCROSS MOVED TO ADJOURN.

5 COMM. WATERMAN SUPPORTED.

6 ADJOURNMENT: 9:13 a.m.

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

