

REGULAR MEETING: City of Pontiac Planning Commission Meeting Minutes on November 5, 2014; Pontiac City Hall, 47450 Woodward Avenue, Pontiac Michigan 48342

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

CHAIRMAN THOMAS CALLED THE MEETING TO ORDER AT 6:29 P.M.

Moment of Silence.

ROLL CALL:

PRESENT: Comm. Payne, Comm. Northcross, Comm. Cadd, Comm. Fegley, Mayor Waterman, Chair Thomas, Comm. Cadd

EXCUSED: None.

ABSENT: None.

Mr. Sabo reported a quorum present.

COMMUNICATIONS: None.

MINUTES FOR REVIEW: October 1, 2014

Comm. Fegley clarified that she was present at the October 1st meeting
Comm. Northcross clarified the change from “minutes” to “meters.”

**MAYOR WATERMAN MADE A MOTION TO APPROVE THE MINUTES FROM OCTOBER 1, 2014 WITH NOTED ADDITIONS.
COMM. CADD SUPPORTED.**

VOTE: **AYES:** Mayor Waterman, Cadd, Northcross, Fegley, Payne, Chair Thomas.
 NAYS: None.
 ABSTAIN: None.

Vote 6-0-0 motion carries.

PUBLIC HEARINGS AND SITE PLAN REVIEWS:

5.1 PF-14-80 SITE PLAN REVIEW (FAÇADE MODIFICATION)

PROPERTY ADDRESS: 547 E WALTON BLVD.

LOCATION: PROPERTY IS LOCATED ON THE NORTHEAST CORNER OF WALTON BLVD. AND JOSLYN AVE.

APPLICANT: JIM H ATTY

Presentation of facts given by Mr. Bowdell.

The applicant, Jim Atty, 547 Walton Blvd, and a representative from the architectural firm stated that the project will be an overall improvement to the appearance of the building and the applicant will remove the dilapidated, existing, non-conforming sign; however, they would like to repair the sign.

Mr. Bowdell stated that the sign is 'existing non-conforming'. Should the planning commission approve the removal of the sign the applicant would need to obtain a variance for the sign.

The applicant asked if they needed approval to remove the existing tree at the site.

Mr. Sabo stated that no permit would be required to remove the tree.

COMM. NORTHCROSS MADE A MOTION TO APPROVE THE PROPOSED FAÇADE MODIFICATION (PF-14-80) FOR 547 E WALTON BLVD., TO ALLOW EFIS TO EXCEED 10 PERCENT OF THE BUILDING FAÇADE WALL (AS IDENTIFIED ON SHEET A-2 SEALED ON 10-29-14_); SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE ADDITIONAL POLE SIGN TO THE NORTH OF THE SITE BE REMOVED.
2. COMPLIANCE WITH ALL BUILDING CODE, FIRE CODE, AND CITY LICENSING REQRUEMENTS.

COMM. PAYNE SUPPORTED

VOTE:

AYES: Cadd, Northcross, Fegley, Payne, Mayor Waterman, Chair
Thomas.
NAYS: None.
ABSTAIN: None.

Vote 6-0-0 motion carries.

5.2 PF-13-45 ZONING MAP AMENDMENT, REZONING WITH CONDITIONS

PROPERTY ADDRESS: 1043 E WALTON BLVD.

LOCATION: PROPERTY IS LOCATED ON THE NORTHWEST CORNER OF E WALTON BLVD. AND GIDDINGS.

APPLICANT: WIKI T. ACHO

Presentation of facts given by Mr. Sabo.

David Bruin a representative for Mr. Acho, stated that Mr. Acho was not able to attend the meeting due to a death in the family.

CHAIR THOMAS OPENED UP THE PUBLIC HEARING:

Kathy Homik 1000 E Northfield: Stated that the traffic is horrible in the area and drivers end up using Northfield as a cut through street. She was interested in why the property was not rezoned before. She questioned if tonight's meeting automatically rezones the property? And if the Site Plan would require a public hearing and be noticed?

Beverly Graves 996 Northfield: She stated that due to the size of the lots, homes in the area have higher home values in excess of 100 thousand. She also said that there are a number of restaurants and service establishments nearby that are vacant. She asked why he does not simply put two houses at that location.

Ken Trout 958 E Northfield: Asked the board/applicant if there would be a drive approach on Giddings Rd? He was concerned about traffic and is opposed to a driveway on Giddings.

Andy Guest 1300 Giddings: Stated that the school does not necessarily have an opinion on the proposed development because there was no communication between the applicant and Notre Dame Prep. He stated that the school might be interested in the property to hold sports and other activities. He asked if the property owner would be open to Notre Dame expansion at the site.

Rich Benton 993 E Walton: Stated that he was not in favor of the proposed rezoning because the traffic on E Walton is very bad. He stated there are hundreds of empty businesses around the area.

Deborah Quinn: Did not want the property rezoned. She did not understand why the applicant insisted that the property be rezoned to commercial? She also asked if the neighbors would be notified if the property is sold and what it would be developed as?

CHAIR THOMAS CLOSED THE PUBLIC HEARING.

MOVED BY COMMISSIONER FEGLEY, SECOND BY COMMISSIONER CADD: TO APPROVE THE REZONING WITH CONDITIONS REQUEST (ZONING MAP AMENDMENT) PF-13-45, 1043 E. WALTON BOULEVARD FROM R-1, ONE-FAMILY DWELLING TO C-1 LOCAL BUSINESS DISTRICT, AS THE CONDITIONAL REZONING AMENDMENT MEETS THE CRITERIA FOR APPROVAL FROM SECTION 6.804 AND TO RECOMMEND APPROVAL TO THE MAYOR AND CITY COUNCIL SUBJECT TO THE FOLLOWING CONDITIONS:

1. FINAL SITE PLAN REVIEW AND APPROVAL BY THE PLANNING COMMISSION FOR THE PROPOSED USE(S) AT THE SITE.
2. APPROVAL OF THE CONDITIONAL REZONING AND EXECUTION OF A CONDITIONAL REZONING AGREEMENT BETWEEN THE CITY AND THE APPLICANT, WIKI ACHO.
3. RECORDATION OF THE CONDITIONAL REZONING AGREEMENT WITH THE OAKLAND COUNTY REGISTER OF DEEDS.
4. ENGINEERING DEPART REVIEW AND APPROVAL FOR GRADING AND DRAINAGE.
5. OAKLAND COUNTY WATER RESOURCE COMMISSION APPROVAL FOR WATER AND SANITARY SEWER CONNECTIONS.
6. COMPLIANCE WITH ALL CITY OF PONTIAC BUSINESS LICENSING REQUIREMENTS.

VOTE: AYES: Fegley, Cadd, Mayor Waterman, Northcross, Chair Thomas
 NAYS: Payne.
 ABSTAIN: None.

Vote 5-1-0 motion carries

5.3 PF-13-45 SITE PLAN REVIEW/SPECIAL EXCEPTION PERMIT

PROPERTY ADDRESS: 1014 BALDWIN AVE.

**LOCATION: PROPERTY IS LOCATED ON THE SOUTHEAST CORNER OF
BALDWIN AVE. AND E CORNELL AVE.**

APPLICANT: ANDREW MICHAEL MCPHERSON

Presentation of facts given by Mr. Bowdell.

Andrew Michael McPherson 132 W Chicago, Pontiac, Michigan stated that he has a purchase agreement for both properties. He assured that he is looking to gain compliance so he can open his business.

CHAIR THOMAS OPENED THE PUBLIC HEARING:

Elizabeth Longfellow: Had concerns with parking. She did not want people using the adjacent parcel for parking vehicles. She also had concerns with air quality and the appearance of the building.

CHAIR THOMAS CLOSED THE PUBLIC HEARING

COMMISSIONER FEGLEY MADE A MOTION TO APPROVE THE PROPOSED SITE PLAN REVIEW AND SPECIAL EXCEPTION PERMIT (PF-14-87) FOR AN AUTOMOBILE SERVICE (COMMERCIAL) LOCATED AT 1014 BALDWIN AVE. AS THE PROPOSED

USE AND SITE APPEARS TO COMPLY WITH THE SPECIAL EXCEPTION APPROVAL STANDARDS FROM SECTION 6.303 OF THE ZONING ORDINANCE WITH A MODIFICATION OF REQUIRED OFF-STREET PARKING TO SIX SPACES; SUBJECT TO THE FOLLOWING CONDITIONS:

1. COMPLIANCE WITH SECTION 4.404 OF THE ZONING ORDINANCE FOR MINIMUM SITE LANDSCAPING INCLUDING:
2. COMPLIANCE WITH OR OBTAIN A DIMENSIONAL VARIANCE FROM THE ZONING BOARD OF APPEALS FOR SECTION 2.509(D) SCREENING ADJACENT TO RESIDENTIAL USES.
3. COMPLIANCE WITH SECTION 4.305(E) AND 4.305(F) FOR MANEUVERING LANE DIMENSIONS AND PARKING LOT STRIPING REQUIREMENTS.
4. PROVIDE ADEQUATE 'IMPROVED' INGRESS/EGRESS TO NORTH GARAGE BAY AND PROPOSED DUMPSTER ENCLOSURE.
5. PROVIDE MAINTENANCE TO VACANT EXISTING BUILDING ON THE SITE (1022 BALDWIN)
6. COMPLIANCE WITH OIL AND FUEL SEPARATION SYSTEM.
7. COMPLIANCE WITH ALL OUTDOOR STORAGE REQUIREMENTS, SPECIFICALLY FOR STORAGE OF VEHICLES UNDER REPAIR.
8. COMPLIANCE WITH ALL BUILDING, ENGINEERING, AND FIRE CODES, PERMITTING, AND REVIEW REQUIREMENTS.
9. COMPLIANCE WITH THE CITY OF PONTIAC BUSINESS LICENSE REQUIREMENT.

COMMISSIONER PAYNE SUPPORTED

VOTE: AYES: Mayor Waterman, Northcross, Payne, Cadd, Fegley, Chair Thomas
 NAYS: None.
 ABSTAIN: None.

Vote 6-0-0 motion carries

NEW BUSINESS: None.

UNFINISHED BUSINESS:

OTHER ITEMS:

Site Plan Extensions:

PF-12-38 Site Plan Extension for the Haven Project on Vanguard Dr.

COMMISSIONER NORTHCROSS MADE A MOTION TO EXTEND THE SITE PLAN APPROVAL FOR PF-12-38, VANGUARD DRIVE FOR ONE-YEAR FROM AUGUST 8 2014 TO AUGUST 8, 2015 TO ALLOW THE APPLICANT HAVEN TO COMPLY WITH THE REQUIREMENTS OF THE FEDERAL NEW MARKET TAX CREDIT PROGRAM.

COMMISSIONER FEGLEY SUPPORTED

VOTE: AYES: Northcross, Fegley, Mayor Waterman, Payne, Cadd, Chair Thomas
 NAYS: None.
 ABSTAIN: None.

Vote 6-0-0 motion carries

PF-13-76 Site Plan Extension for Grace Center of Hope – Women and Children’s Shelter

COMMISSIONER NORTHCROSS MADE A MOTION TO EXTEND THE SITE PLAN APPROVAL FOR PF-13-76, 210 N PERRY ST. FOR ONE-YEAR FROM NOVEMBER 6, 2014 TO NOVEMBER 6, 2015.

COMMISSIONER FEGLEY SUPPORTED

VOTE: AYES: Northcross, Fegley, Mayor Waterman, Payne, Cadd, Chair Thomas
 NAYS: None.
 ABSTAIN: None.

Vote 6-0-0 motion carries

Mayor Waterman spoke on the “Let’s Put Pontiac on the Map” by Google; which she signed the City up to at the Mayor Conference. This allows businesses within the City to register with Google and so they can be search online.

PUBLIC COMMENTS: None.

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

VOTE: AYES: Unanimous.

ADJOURNMENT: 9:50 p.m.