

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

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

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

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

13 ROLL CALL:

14 PRESENT: Chair Dayne Thomas, Comm. Ashley Fegley,
15 Comm. Deirdre Waterman, Comm. Hazel Cadd
16 Comm. Mona Parlove

17 ABSENT: None.

18 ARRIVED LATE: Comm. Deirdre Waterman, Comm. Lucy Payne

19 Mr. Sabo reported a quorum present.

20 COMMUNICATIONS: None.

21 MINUTES FOR REVIEW: 11-4-15

22 COMM. CADD MADE A CORRECTION, THE ADJOURNING TIME SHOULD BE
23 P.M., NOT A.M.

24 COMM. PARLOVE MADE A MOTION TO ACCEPT THE MINUTES WITH NOTED
25 CORRECTION

26 COMM. NORTHCROSS SECONDED

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

31 Vote 7-0-0 motion carries

32

1 SITE PLAN REVIEW

2 PF-15-82, (PUBLIC HEARING) SITE PLAN REVIEW/SPECIAL
EXCEPTION PERMIT - FOR DRIVE-THROUGH FACILITY ACCESSORY

3

PROPERTY ADDRESS: 50501 Woodward Avenue

4 LOCATION: Parcel Number 14-29-476-001

5 APPLICANT: Polyarch, Eric Heiderer

6 Presentation of facts given by Mr. Sabo

7 Mr. Eric Heiderer, 44045 Gratiot, Clinton Township, Michigan
stated that it is an old bank building converted into a
8 family coney island.

9 COMM. NORTHCROSS ASKED THE APPLICANT TO EXPAND ON THE ISSUE
OF TREES VERSUS SHRUBS.

10

Mr. Heiderer answered that they are proposing shrubs because
11 over time the trees would grow and their roots would break
the sidewalk and the parking lot.

12

13 COMM. NORTHCROSS ASKED IF THERE WAS A SPECIFIC TYPE OF SHRUB
THAT THEY'RE GOING TO PLANT.

14 Mr. Heiderer answered that they're thinking of boxwood
because it kind of grows into a hedge so it would give a
15 nice kind of wall off Woodward.

16 COMM. WATERMAN ASKED IF THE APPLICANT WAS AWARE OF THE FACT
THAT THERE ARE PLANS THAT HAVE BEEN ENDORSED BY THE PLANNING
17 COMMISSION WITH THE CITY COUNCIL IN TERMS OF RESTRUCTURING
THE WOODWARD LOOP TRAFFIC, IF THEY HAD REVIEWED THOSE PLANS
18 OR IF THEY KNOW HOW THAT MAY AFFECT THEIR PLANS.

19 Mr. Heiderer answered that he had.

20 VICE-CHAIR FEGLEY ASKED IF THE APPLICANT HAD ANY THOUGHTS OF
WHAT THE EXTERIOR IS GOING TO LOOK LIKE WHEN THEY'RE DONE
21 RENOVATING IT.

22 Mr. Heiderer answered that they're going to re-do the brick,
re-paint the canopy and some restructuring in the front
23 entrance.

24 VICE-CHAIR FEGLEY ASKED THE APPLICANT WHEN THEY PLAN ON
OPENING.

25

1 Mr. Heiderer answered hopefully building will start within
2 three or four months, that they already have a building
3 permit and should open by March or April.

4 CHAIR THOMAS ASKED WHAT THE NAME OF RESTAURANT IS THAT'S
5 GOING IN THERE.

6 Mr. Heiderer answered Altadona's and that there is already
7 one off Perry.

8 CHAIR THOMAS STATED THAT UNLESS IT'S A RECKLESS PROPOSAL, HE
9 IS IN SUPPORT OF THIS AND FEELS THAT RE-PURPOSING THESE
10 BUILDINGS IS THE RIGHT THING TO DO AND OPENED THE PUBLIC
11 HEARING.

12 Chuck Johnson, 455 South Boulevard East, Pontiac, MI, stated
13 that he hopes the serious problems at the Altadona's on
14 Perry do not carry over onto this site. He thanked the
15 owner for bringing business to Pontiac. He also stated that
16 unfortunately he didn't take advantage of one time when he
17 had an opportunity to pay a small price to a previous owner
18 to purchase the building.

19 CHAIR THOMAS CLOSED PUBLIC HEARING.

20 COMM. NORTHCROSS SAID HE WOULD BE AMENABLE TO PUTTING THE
21 TYPE OF SHRUB IN THE RECOMMENDATION AND THAT THE COMMISSION
22 APPROVE THE SPECIFIC TYPE OF SHRUB.

23 COMM. CADD STATED THAT SHRUBS SOUND LIKE THEY WOULD BE A
24 BETTER FIT THAN THE TREES BECAUSE OF THE BREAKING OF THE
25 SIDEWALKS AND THE INFRASTRUCTURE.

26 COMM. WATERMAN AGREES WITH THE SHRUBS RATHER THAN THE TREES
27 BUT DOESN'T THINK IT HAS TO BE BOXWOOD OR ANY PARTICULAR
28 VARIETY.

29 COMM. PARLOVE ASKED THE APPLICANT IF THEY WOULD BE WILLING
30 TO CONSIDER SOME SHRUBS THAT FLOWER AS WELL.

31 Mr. Heiderer answered affirmatively and said that they are
32 willing to do anything.

33 COMM. PAYNE ASKED HOW THE ENTRANCE AND EXIT DRIVES WILL BE
34 COMING OFF OF AND INTO THE SIDE STREET.

35 Mr. Heiderer explained how the drive-through will direct
36 traffic into a circular motion.

37 CHAIR THOMAS STATED THAT THE BOARD'S INTERESTED IN NEW

1 BUSINESSES, BUT OBVIOUSLY LOITERING LEADS TO A PROBLEM, AS
2 IT'S NOT PURPOSEFUL AND FOR THE APPLICANT TO PASS THAT BACK
3 TO THE PETITIONER.

4 Mr. Heiderer said he will definitely let them know.

5 COMM. PARLOVE MOVED TO APPROVE AND SHE READ THE
6 RECOMMENDATIONS.

7 COMM. NORTHCROSS SECONDED

8 VOTE: AYES: Parlove, Payne, Fegley, Thomas, Waterman
9 Cadd, Northcross
10 NAYS: None
11 ABSTAIN: None

12 Vote 7-0-0 motion carries

13 SITE PLAN REVIEW

14 PF-15-91, (PUBLIC HEARING) SITE PLAN REVIEW/SPECIAL
15 EXCEPTION PERMIT - PAWN SHOP

16 PROPERTY ADDRESS: 546 N. Telegraph Road
17 LOCATION: Parcel Number 14-30-101-001

18 APPLICANT: LESLIE HAL GOLD AND SETH GOLD

19 Presentation of facts given by Mr. Sabo.

20 COMM. WATERMAN ASKED HOW MUCH THEY PLANNED ON EXPANDING.

21 Mr. Leslie Gold answered they are going from 2,500 to 10,000
22 sq. ft.

23 COMM. WATERMAN ASKED ABOUT THE APPLICANT'S PRESENCE ON THE
24 OTHER TELEGRAPH LOT, WHETHER EVERYTHING WAS GOING WELL AND
25 NO COMPLAINTS FROM THE NEIGHBORS.

26 Mr. Leslie Gold answered that everything was going well.

27 COMM. PAYNE ASKED THE APPLICANT IF THE BUILDING THEY ARE
28 MOVING FROM IS OWNED OR LEASED.

29 Mr. Gold answered he rents it.

30 COMM. PAYNE ASKED IF THE SIGN WOULD BE LEASED.

31 Mr. Gold answered in the affirmative.

1 CHAIR THOMAS OPENED THE PUBLIC HEARING.

2 Chuck Johnson, 455 South Boulevard East, Pontiac, MI,
3 thanked Mr. Gold for staying in Pontiac.

4 Carrie Eastern, Career Advice Columnist, 610 Lydia Lane,
5 Pontiac, MI stated she is very excited about the job growth
6 for the area and opportunities for people to walk to work.

7 Tim Atkins, 930 Ravine Terrace, Pontiac, MI stated that he
8 was a Commander of the Pontiac sub-station, he just recently
9 retired. He stated he's known Les as a personal friend over
10 25 years, spoke about his attributes and indicated he is in
11 favor of the Applicant.

12 Linda Hasson, 1075 Williamson Circle, stated she doesn't see
13 any reason that this should be not approved.

14 Mr. Sabo read three letters of neighbors into the record all
15 of whom opposed the Applicant's request.

16 CHAIR THOMAS CLOSED PUBLIC COMMENTS.

17 COMM. WATERMAN INDICATED THAT NOWHERE ON THE APPLICANT'S
18 LETTERHEAD DOES IT INDICATE THE WORDS "PAWN SHOP". SHE ALSO
19 ASKED THE APPLICANT THAT, AS THEY DECIDE TO EXPAND UPON
20 THEIR WORKFORCE, IF THEY WANTED TO SHARE THAT WITH THE
21 COMMISSION.

22 Mr. Leslie Gold said it was important for them to do that
23 and that he would.

24 COMM. PARLOVE ASKED THE APPLICANT IF HIS LAST NAME WAS
25 REALLY "GOLD".

26 Mr. Leslie Gold answered affirmatively.

27 COMM. PARLOVE MOVED TO APPROVE AND SHE READ THE
28 RECOMMENDATION.

29 COMM. PAYNE SECONDED

30 VOTE: AYES: Parlove, Payne, Fegley, Thomas, Waterman
31 Cadd, Northcross

32 NAYS: None

33 ABSTAIN: None

34 Vote 7-0-0 motion carries

35

1 SITE PLAN REVIEW

2 PF-15-92, (PUBLIC HEARING) ZONING MAP AMENDMENT (RESCIND
3 EMERGENCY MANAGE ORDER S-181) C-4 SUBURBAN BUSINESS TO M-2
4 GENERAL INDUSTRIAL.

4 PROPERTY ADDRESS: 2100 Opdyke Rd, Pontiac, MI
5 LOCATION: Parcel Number 19-08-200-019

6 APPLICANT: Jackier Gould, PC, Eric Bean

7 Presentation of facts given by Mr. Sabo.

8 Mr. Jason Butler, 2430 Rochester Court, Suite 100, Troy,
9 Michigan 48083 stated that he is the civil engineering
10 consultant for the project and is happy to answer any
11 questions.

12 COMM. NORTHCROSS ASKED MR. SABO IF NOTICES FOR THIS PUBLIC
13 HEARING WERE SENT TO RESIDENTS ACROSS OPDYKE.

14 Mr. Sabo answered affirmatively.

15 COMM. PARLOVE ASKED MR. BUTLER IF THE OWNER OF THE PROPERTY
16 IS THE RACER TRUST.

17 Mr. Butler answered negatively and stated that it is owned
18 by a group called MMP Assembly Group, LLC.

19 COMM. PARLOVE ASKED IF THEY ARE IN THE PROCESS OF A PURCHASE
20 AGREEMENT.

21 Mr. Butler answered affirmatively.

22 COMM. PAYNE ASKED MR. SABO WHAT THE CURRENT ZONING IS.

23 Mr. Sabo answered that it was M-2 and they changed it to
24 C-4. He also stated that if the recommendation is to
25 request City Council to repeal it, it would just change from
C4 back to M2.

26 VICE-CHAIR FEGLEY ASKED WHICH PARCELS WERE PURCHASED.

27 Mr. Butler answered, actually, a portion of Parcel B,
28 Parcel C and a little bit of the remainder.

29 VICE-CHAIR FEGLEY ASKED IF THERE IS A REASON WHY ALL THE
30 PARCELS ARE BEING REZONED TO M-2 INSTEAD OF JUST THE PORTION
31 THAT THEY'RE WANTING TO BUILD ON.

1 Mr. Sabo answered that the action recommended is
specifically to repeal the ordinance, to undo what was done.
2
VICE-CHAIR FEGLEY ASKED IF IT WAS AN ALL OR NOTHING, THAT
3 THE COMMISSION CAN'T JUST RE-ZONE ONE PARCEL.

4 Mr. Sabo answered affirmatively.

5 CHAIR THOMAS STATED THAT HE REMEMBERS WHEN THE WHOLE SITE
WAS GM, HE IS IN FAVOR OF RE-PURPOSING THE SITE AND OPENED
6 UP THE PUBLIC HEARING.

7 Mr. Chuck Johnson, 455 South Boulevard East, Pontiac, MI
welcomed the applicants to Pontiac, stated he visited the
8 site and named a couple people he talked to out there and
stated he feels it is a great development for the City and
9 asked the Mayor and Commissioners to give them what they
need and keep moving up.

10
Harry Jones, 206 Fox Lane Court, Bloomfield Township, MI
11 stated that they're in the Fox Hills community, he wanted to
refrain from saying anything positive or negative but
12 inquired about where the new building would be on the site.

13 Mr. Sabo stated that they will take the questions and most
of them would be answered in the next phase of presentation.
14
CHAIR THOMAS CLOSED PUBLIC HEARING.

15
COMM. PAYNE ASKED WHAT THEY WILL BE MANUFACTURING.

16
Mr. Butler answered they are an automotive supplier doing
17 interior systems for automobiles, the facility will be an
office, research, development and manufacturing.

18
VICE-CHAIR FEGLEY ASKED IF THE COMMISSION IS TO VOTE ON THIS
19 ONE SEPARATELY OR CAN VOTE OF ALL THREE TOGETHER.

20 Mr. Sabo answered they are a separate action for each one.

21 COMM. NORTHCROSS MOVED TO RECOMMEND THAT THE PONTIAC CITY
COUNCIL REPEAL THE ORDINANCE AND HE READ THE RECOMMENDATION.
22
COMM. WATERMAN SUPPORTED.

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

1 Vote 7-0-0 motion carries

2 SITE PLAN REVIEW

3 PF-15-93, PRELIMINARY SITE PLAN REVIEW (PUBLIC HEARING)

4 PROPERTY ADDRESS: 2100 Opdyke Road
5 LOCATION: Parcel Number 19-08-200-019

6 APPLICANT: Ron Rouse, Inalfa Roof Systems, Inc.

7 Presentation of facts given by Mr. Sabo

8 COMM. NORTHCROSS ASKED MR. BUTLER IF THEY HAVE PLANS FOR
9 RUNOFF RAINWATER RETENTION.

10 Mr. Butler gave a very technical, detailed answer,
11 indicating where a few of the retention basins were but
12 stated that they were from a different time so they plan to
13 add some storm water controls to the site.

14 COMM. CADD INQUIRED IF THE INALFA ON PACIFIC DRIVE OFF OF
15 JOSLYN WAS GOING TO BE MOVING FROM THAT SITE.

16 Mr. Butler did not have an answer.

17 COMM. PARLOVE STATED SHE ASSUMES THAT INALFA DOES SUNROOFS.

18 Mr. Butler indicated that was their core business when they
19 started.

20 COMM. PARLOVE ASKED WHAT ELSE THEY WOULD BE DOING.

21 Mr. Butler answered auto interior systems.

22 COMM. PARLOVE ASKED IF HE MEANT LIKE DASHBOARD COMPONENTS.

23 Mr. Butler answered affirmatively.

24 COMM. PARLOVE INQUIRED IF THEY'RE GOING TO SPECIFY CERTAIN
25 TYPES OF MANUFACTURING TO BE IN THE BACK PART OF THE
STRUCTURE.

Mr. Butler didn't have an answer.

COMM. PARLOVE ASKED IF THEY'RE GOING TO DO ANYTHING WITH
SOLAR PANELS.

Mr. Butler answered not at this time.

- 1 COMM. PARLOVE ASKED IF THEY WERE BUILDING A TWO-STORY.
- 2 Mr. Butler answered he believes it's a three-story.
- 3 CHAIR THOMAS STATED THIS IS GOOD NEWS, HIGH-TECH, HE'S VERY
4 PUBLIC COMMENT.
- 5 Harry Jones, representing Fox Hills Community Association,
6 2056 Fox Lane Court, asked where the lighting was going to
7 be. He also inquired how many shifts and how many workers
8 they were going to have and voiced a concern about people
9 pulling in and their headlights shining across to where
people are living and stated that he would like a traffic
study. Lastly, he asked if they were going to be stamping
out steel parts and about the footprint. He stated he has
no issues with the existing plant.
- 10 Carrie Easton, 610 Lydia Lane, Pontiac, MI stated they will
11 bring back jobs to the community and with that is additional
City income taxes.
- 12 CHAIR THOMAS CLOSED THE PUBLIC HEARING.
- 13 Mr. Sabo reasked where the lighting will be.
- 14 Mr. Butler answered it will be disbursed throughout the
15 parking lot but will be shielded so no light will escape the
site.
- 16 Mr. Sabo reasked when the trucks will ship.
- 17 Mr. Butler answered two an hour in a two-shift operation.
- 18 Mr. Sabo reasked if there would be stamping at the location.
- 19 Mr. Butler answered not that he is aware of.
- 20 Mr. Sabo reasked how many employees there would be.
- 21 Mr. Butler stated he is not aware but there are over 830
22 parking spaces.
- 23 Mr. Sabo re-asked how big the footprint is.
- 24 Mr. Butler answered the whole building's 512,000 square
feet.
- 25 Mr. Sabo restated Mr. Jones' request to please consider the
neighbors to the east.

1 Mr. Butler affirmed.

2 Mr. Jones stated he will be getting with Bloomfield Township
3 trustees and keeping them, together with Oakland County
4 executives, informed on the project.

5 Chuck Johnson, 21 North Paddock, Pontiac, MI stated that he
6 was put out by Mr. Jones making those comments about
7 Bloomfield Township and Oakland County executives, like
8 they're going to have some kind of input to either say yes
9 or no to this project.

10 Linda Hasson said as long as it meets the standards brought
11 forth, then it is a good situation and she appreciates as
12 much involvement from everybody in the State of Michigan.

13 COMM. WATERMAN STATED THAT WE DON'T WANT TO GIVE ANYBODY THE
14 SENSE THAT THERE IS ANOTHER SUPERVISING FORCE THAT WILL
15 DETERMINE HOW THIS PROJECT IS DEVELOPED.

16 Mr. Jones stated he appreciated the Mayor's comments and
17 that wasn't his intent.

18 CHAIR THOMAS STATED THAT A RE-PURPOSED LAND SITE IS A WHOLE
19 LOT BETTER FOR VALUES THAN A HUGE VACANT LAND SITE.

20 Mr. Jones agreed.

21 CHAIR THOMAS ALSO INDICATED THAT PONTIAC IS THE COUNTY SEAT.

22 COMM. NORTHCROSS INDICATED IT IS GOOD TO HEAR FROM FOX HILLS
23 AND THAT IS ONE OF THE REASONS WHY HE FELT LETTERS SHOULD GO
24 TO NEIGHBORS.

25 COMM. PARLOVE STATED THAT UPON HER VISIT TO THE SITE THE DAY
BEFORE SHE NOTICED A BIG TRUCK PARKED ALONG OPDYKE THAT
SHOULDN'T HAVE BEEN THERE AND ASKED MR. BUTLER TO CONVEY
THAT TO HIS CLIENT.

Mr. Butler stated that he will.

Chuck Johnson stated that he is an over-the-road truck
driver that parks there for his naps.

COMM. PARLOVE MADE A MOTION TO PROVIDE PRELIMINARY SITE PLAN
APPROVAL AND SHE READ THE RECOMMENDATION.

COMM. CADD SECONDED.

VOTE: AYES: Parlove, Payne, Fegley, Thomas, Waterman

1 Cadd, Northcross
2 NAYS: None
ABSTAIN: None

3 Vote 7-0-0 motion carries.

4 SITE PLAN REVIEW

5 PF-15-99, LOT SPLIT, LAND DIVISION

6 PROPERTY ADDRESS: 546 N. Telegraph Road
7 LOCATION: Parcel Number 19-08-200-019

8 APPLICANT: MMP GROUP ASSEMBLY, LLC.

9 Presentation of facts given by Mr. Sabo

10 VICE-CHAIR FEGLEY MOVED TO APPROVE THE PROPOSED LOT SPLIT
AND SHE READ THE RECOMMENDATION.

11 COMM. NORTHCROSS SUPPORTED

12 VOTE: AYES: Parlove, Payne, Fegley, Thomas, Waterman
Cadd, Northcross
13 NAYS: None
ABSTAIN: None

14 Vote 7-0-0 motion carries.

15 Mr. Sabo stated that new business would be he needs a motion
16 to approve the 2016 regular meetings scheduled for the
Planning Commission.

17 COMM. PARLOVE MADE A MOTION TO APPROVE.

18 COMM. NORTHCROSS SUPPORTED.

19 VOTE: AYES: Parlove, Payne, Fegley, Thomas, Waterman
20 Cadd, Northcross
21 NAYS: None
ABSTAIN: None

22 Vote 7-0-0 motion carries.

23 CHAIR THOMAS STATED THAT THE MASTER PLAN ADVISORY COMMITTEE
WILL RECONVENE AT THE FIRST PART OF NEXT YEAR.

24 Linda Hasson stated disappointment in the City Council
25 overturning the Planning Commission's decisions regarding
alcohol licenses and in their voting not to renew Comm. Cadd

1 and Comm. Parlove and asked for the Mayor to comment on why
2 they voted not to renew those two commission members.

3 COMM. WATERMAN STATED THAT A COMMISSIONER ON THE PLANNING
4 COMMISSION MAY CONTINUE TO SERVE UNTIL A SUCCESSOR IS
5 APPOINTED. SHE ALSO STATED THAT THE CITY ATTORNEY AGREES
6 THE LAW IS BEING FOLLOWED AND THAT IS WHY THOSE MEMBERS
7 CONTINUE TO SERVE.

8 COMM. PARLOVE MOVED TO ADJOURN.

9 COMM. CADD SUPPORTED.

10 VOTE: AYES: Parlove, Payne, Fegley, Thomas, Waterman
11 Cadd, Northcross
12 NAYS: None
13 ABSTAIN: None

14 Vote 7-0-0 motion carries.

15 ADJOURNMENT: 8:28 p.m.

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