

1 ZONING BOARD OF APPEALS MEETING: City of Pontiac Zoning  
2 Board of Appeals Meeting Minutes on Monday,  
3 April 16, 2018, scheduled for 6:30 p.m., at Pontiac City  
4 Hall, 47450 Woodward Avenue, Pontiac, Michigan 48342

5  
6 COMMISSIONERS: Chair Ahmad Taylor  
7 Lucy Payne  
8 Sam Anderson  
9 Carlos Bueno

10 FROM THE CITY: Arthur Mullen, City Planner

11 CHAIRMAN TAYLOR CALLED THE MEETING TO ORDER AT 7:00 P.M.

12 ROLL CALL:

13 PRESENT: Chair Taylor, Comm. Payne, Comm. Anderson,  
14 Comm. Bueno

15 ABSENT: Comm. Bishop, Comm Kirkendolph

16 Mr. Mullen reported a quorum present.

17 COMM. SINCLAIR ARRIVED LATE (7:30 P.M.)

18 COMMUNICATIONS: None

19 MINUTES FOR REVIEW: 2-20-18

20 COMM. BUENO MADE A MOTION TO ACCEPT THE MINUTES.

21 CHAIR TAYLOR SECONDED.

22 VOTE: AYES: Taylor, Anderson, Payne, Bueno

23 NAYS: None.

24 ABSTAIN: None.

25 Vote 4-0-0 motion carries.

OLD BUSINESS: None.

NEW BUSINESS:



1 PUBLIC HEARING AND VARIANCE REQUEST:

2 ZBA-18-02

3 PROPERTY ADDRESS: 790 Featherstone Street

4 ZONE: M-1 Light Manufacturing

5 LOCATION: Sidwell # 14-28-231-003

6 VARIANCE REQUEST: Reduce existing side setback from 14  
7 feet to 0 foot (West side) and 3 feet  
(east side)

8 APPLICANT: Michigan Animal Welfare  
Rep: Jason Sutton and Robin Wright

9

Presentation of facts given by Mr. Mullen.

10

11 Ms. Robin Wright introduced herself as a board member of  
12 the Michigan Animal Rescue League and introduced  
13 Cindy Howard as the Board President and Mr. Jason Sutton  
14 as the Senior Project Manager with Johnson & Anderson  
15 Engineering. She stated that they are committed to the  
16 community and the need for them in the community is  
17 growing, also that they would like to improve the  
18 quality of life of their animals and their ability to  
19 serve the community better. She explained that the two  
20 setback variances that they're requesting will enable  
21 them to make the most of their investment functionally  
22 and aesthetically for the benefit of the community  
23 without negatively impacting the adjacent properties.

17

18 CHAIR TAYLOR OPENED AND CLOSED THE PUBLIC HEARING, AS NO  
19 ONE FROM THE PUBLIC WISHED TO SPEAK.

18

19 COMM. PAYNE INQUIRED IF THE VARIANCE WAS FOR 14 AND 13  
20 FEET.

20

21 Mr. Mullen responded that it is 14 and 11.

21

22 COMM. PAYNE INQUIRED HOW MANY FEET IT WOULD BE FROM THE  
23 PIZZA RESTAURANT.

22

23 Mr. Sutton answered that it would be wall-to-wall, which  
24 he thinks would be cleaner than having 14 feet of  
25 clutter area and that they need that area for their  
facility.

25

1 Ms. Wright said that not only would it be an eyesore of  
2 clutter but that it would be wasted space.

2

3 COMM. PAYNE INQUIRED ABOUT PROJECT START AND COMPLETION  
4 PROJECTED DATES.

5 Ms. Wright answered that they are in the planning phase  
6 and that they just closed on the property to the south  
7 on Friday but that their goal is to be complete within  
8 18 to 24 months.

6

7 COMM. PAYNE INQUIRED ABOUT THE NUMBER OF PARKING SPACES.

7

8 Mr. Sutton answered that he believes there are 29 in the  
9 back.

10 Ms. Wright indicated that the newly-acquired property  
11 might lay out 25 to 30 spots and that that is the  
12 benefit of the property on the south side.

13 COMM. BUENO INQUIRED IF THIS CASE HAD GONE TO THE  
14 PLANNING COMMISSION.

12

13 Mr. Mullen answered negatively.

13

14 COMM. BUENO STATED THAT HIS CONCERN WITH THE ZERO  
15 SETBACK WOULD BE DRAINAGE AND ACCESS FOR THE FIRE  
16 DEPARTMENT.

15

16 Mr. Mullen indicated that those issues would be  
17 addressed with a site plan review but that they wanted  
18 to get an idea of what they can do with the property  
19 first before they start with site planning.

20 COMM. ANDERSON INQUIRED IF THEY WERE GOING TO HAVE A  
21 SEPARATE ENTRANCE FOR THE EMPLOYEES AND EVERYBODY COMING  
22 IN FROM MARTIN LUTHER KING.

19

23 Ms. Howard affirmed.

24 COMM. ANDERSON STATED THAT HE THINKS IT WOULD BE GOOD TO  
25 HAVE AN ENTRANCE ON THE BACK WHERE SOME PEOPLE CAN PARK  
OR OTHER PEOPLE CAN PARK SO THEY CAN JUST DROP OFF UP  
FRONT AND EMPLOYEES AND EVERYBODY CAN PARK IN THE BACK.

23

24 Mr. Sutton stated that this will correct the traffic  
25 issues.

25 Ms. Wright stated that the busiest part of their

1 organization and operation will now be on that backside  
2 instead of on the Featherstone side.

2

3 CHAIR TAYLOR THANKED THE APPLICANTS FOR INVESTING AND  
4 EXPANDING IN THE CITY AND ADDRESSING THE RESIDENTS AND  
5 ATTENDING TO THE RESIDENTS' NEEDS.

4

6 COMM. ANDERSON MOVED FOR THE TWO VARIANCES.

5

7 COMM. BUENO SECONDED.

6

8 VOTE: AYES: Payne, Anderson, Taylor, Bueno

7

9 NAYS: None.

8

10 ABSTAIN: None.

9

11 Vote 4-0-0 motion carries.

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12 PUBLIC HEARING AND VARIANCE REQUEST:

11

13 ZBA-18-03

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14 PROPERTY ADDRESS: 1056 Golf Drive

13

15 ZONE: C-1, Local Business Commercial

14

16 APPLICANT: Greentech Engineering, Inc.

15

17 Rep: Greg Serio, Josse Parkinson and  
18 Jason Fleis

16

19 Presentation of facts given by Mr. Mullen.

17

20 Mr. Josse Parkinson introduced himself and Jason Fleis  
21 as being with Greentech Engineering, 51147 West Pontiac  
22 Trail, Wixom, Michigan, 48393, as well as the owner,  
23 Greg Serio with Serio Properties Pontiac, LLC. He then  
24 explained that he was disappointed with the  
25 approximately 136 parking spaces they could come up with  
on this property, as there's about 40,000 square feet of  
office space proposed, which requires, per the  
ordinance, about 160 spaces. He stated that the  
property in the rear would be put into play because he  
feels it would fit 46 more spaces. The told the Board  
that not granting the side and front yard setback  
variances to that rear parking lot, that P-1 zoned  
parking lot that they are proposing, they'd lose about  
13 spaces. He added that there is a big auditorium in  
the middle building with 1,200 seats and that 3 to 1

1 would be 552 required spaces if that were to be used.  
2 He also stated that the copper has been stolen from that  
3 building and that they are desperate for security  
4 measures. He said he would like to see the vandalism  
5 stop and that the windows are getting costly to replace.

6 Mr. Fleis stated that the increased fence height will  
7 improve some of the privacy and security issues.

8 Mr. Serio indicated that they are in the process of  
9 getting signatures from the neighbors and that they  
10 would like to table the matter until they can get a  
11 response from every neighbor.

12 CHAIR TAYLOR OPENED AND CLOSED THE PUBLIC HEARING, AS NO  
13 ONE FROM THE PUBLIC WISHED TO SPEAK.

14 COMM. ANDERSON INDICATED THAT HE WAS THE PRESIDENT AND  
15 VICE-PRESIDENT OF THAT SUBDIVISION AND THAT HE LIVED AT  
16 954 OREGON AND THAT, WHEN REVEREND MALONE HAD HIS CHURCH  
17 THERE, ALL 1,200 SEATS WERE FILLED, EVERY SUNDAY, AND  
18 THAT THE PARKING LOT WAS USED ALL THE WAY TO CANTERBURY  
19 WHERE THERE WAS A HALF WALL, WHICH HE SUGGESTED THE  
20 APPLICANT DO TO ELIMINATE THE PROBLEM WITH LIGHTS, ETC.  
21 HE STATED THAT HE TALKED TO PEOPLE IN THE NEIGHBORHOOD,  
22 AND FEELS IT WOULD BE AN ENHANCEMENT. FIRST OFF, HE  
23 RECOMMENDED THEY TALK TO COUNCILWOMAN PATRICE WATERMAN  
24 BEFORE THEY COME BACK BECAUSE SHE LIVES IN THAT AREA AND  
25 SHE WOULD HELP ORGANIZE. HE ALSO SUGGESTED DISCUSSING  
WITH THE RESIDENTS IF THEY WOULD LIKE A 6 OR 8 FOOT  
FENCE.

COMM. SINCLAIR STATED THAT HE GREW UP OVER ON THAT SIDE  
OF TOWN, ACTUALLY ON WOODWARD AND EARLMOOR, WOODWARD  
ESTATES. HE STATED THAT DR. MAHONEY IS A STAPLE IN MANY  
HOUSEHOLDS OVER THERE. HE ADDED TO WHAT COMM. ANDERSON  
SAID, THAT THE CHURCH WAS USED FROM SUNDAY THROUGH  
FRIDAY, THROUGHOUT THE WEEK, AND THAT HE AND SEVERAL OF  
HIS FRIENDS TOOK PART. HE SAID THAT HE NEVER REALLY  
HEARD ANYBODY EVER COMPLAIN ABOUT THE CHURCH BEING TOO  
LOUD OR LIGHTS OR ANYTHING, OR ASKING FOR A FENCE, AND  
THAT DR. MAHONEY BASICALLY STAYED RIGHT BEHIND THE  
CHURCH HIMSELF. HE ADDED THAT HE CAN'T SEE THE  
NEIGHBORS AGREEING TO SOMETHING LIKE THAT BUT HE  
UNDERSTANDS THAT IT'S FOR SECURE MEASURES. HE ALSO SAID  
THAT THE CONCRETE HALF WALL ON THAT END, GOING INTO  
CANTERBURY, HE FEELS THE SAME AS COMM. ANDERSON, THAT A  
6-FOOT FENCE IS MORE THAN ENOUGH. HE SAID THAT THE  
SITUATION WITH SCRAPPERS OVER THERE, THIS IS THE FIRST

1 TIME HE'S HEARD SOMEBODY SAYING IT IN LIKE FIVE YEARS  
2 AND THAT THEY REALLY DON'T MESS AROUND OVER THERE  
3 DIRECTLY OUT ON TELEGRAPH BECAUSE OF THE BLOOMFIELD PARK  
4 DEVELOPMENT, IT WAS HEAVILY PATROLLED FOR YEARS.  
5 LASTLY, HE SAID THAT THE DIMENSIONAL VARIANCE, TO HIM,  
6 IF THEY MOVE FORWARD, HE THINKS THEY'RE GOING TO FIND  
7 THEMSELVES PITTED AGAINST THE NEIGHBORHOOD.

8 CHAIR TAYLOR ASKED FOR A RECOMMENDATION AND STATED THAT  
9 THE BOARD HAS TO MOVE FORWARD.

10 Mr. Serio stated that he just wants to better the  
11 neighborhood and make it look nice.

12 COMM. SINCLAIR RECOMMENDED THAT, IF THE BOARD TABLES  
13 THIS MATTER, THAT THE APPLICANTS GET WITH  
14 PATRICE WATERMAN THE NEXT DAY TO ARRANGE FOR A TOWN HALL  
15 MEETING.

16 COMM. BUENO REFLECTED HE IS WORRIED ABOUT THE 8-FOOT  
17 FENCE UP TO THE SIDEWALK WILL LOOK LIKE A PRISON YARD.  
18 HE ALSO STATED THAT THE ISSUE WITH THE 10-FOOT SETBACK  
19 IS THAT PEOPLE WILL PARK THERE AND BANG INTO THE FENCE.  
20 HE ALSO RECOMMENDED TABLING THE MATTER.

21 COMM. PAYNE THANKED THE APPLICANTS FOR COMING BEFORE THE  
22 BOARD AND STATED THAT REFURBISHING THE BUILDING IS A  
23 GOOD IDEA BUT SHE STATED THAT SHE APPRECIATES, MOST OF  
24 ALL, THEM ASKING FOR IT TO BE TABLED TO BE ABLE TO GET  
25 WITH THE COMMUNITY TO FIND OUT WHAT THEIR NEEDS ARE.

26 CHAIR TAYLOR STATED THAT HE AGREES WITH THE OTHER  
27 COMMISSIONERS ABOUT TABLING IT AND THAT HE THINKS IT'S  
28 IMPORTANT FOR THEM TO GET THAT INPUT FROM THE COMMUNITY  
29 AND THAT THEY MAY FIND OUT THE COMMUNITY AGREES WITH THE  
30 APPLICANTS, THAT YOU NEVER KNOW, AND CALLED FOR A  
31 MOTION.

32 COMM. SINCLAIR MOTIONED TO TABLE.

33 COMM. ANDERSON SECONDED.

34 VOTE: AYES: Bueno, Anderson, Taylor, Payne, Sinclair

35 NAYS: None.

36 ABSTAIN: None.

37 Vote 5-0-0 motion carries.

1 CHAIR TAYLOR MOVED TO ADJOURN.

2 VOTE: AYES: Bueno, Anderson, Taylor, Payne, Sinclair

3 NAYS: None.

4 ABSTAIN: None.

5 Vote 5-0-0 motion carries.

6 ADJOURNMENT: 8:00 p.m.

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