

1 ZONING BOARD OF APPEALS MEETING: City of Pontiac Zoning
2 Board of Appeals Meeting Minutes on Wednesday, November 15,
3 2016; Pontiac City Hall, 47450 Woodward Avenue, Pontiac,
4 Michigan 48342

5
6 COMMISSIONERS: Chair Ahmad Taylor
7 Lucy Payne
8 Laurie Bishop
9 Sam Anderson
10 Joseph Sinclair

11 FROM THE CITY: C. James Sabo, City Planner
12 Derek Dowdell, Assistant City Planner

13 CHAIRMAN TAYLOR CALLED THE MEETING TO ORDER AT 7:03 P.M.

14 ROLL CALL:

15 PRESENT: Chair Taylor, Comm. Payne, Comm. Bishop
16 Comm. Anderson, Comm. Sinclair

17 EXCUSED: Comm. Bueno

18 NOT PRESENT: Elcine Kirkendolph

19 Mr. Sabo reported a quorum present.

20 COMMUNICATIONS: None

21 MINUTES FOR REVIEW: 10-18-16

22 VOTE: AYES: Payne, Anderson, Bishop, Taylor, Sinclair

23 NAYS: None.

24 ABSTAIN: None.

25 Vote 5-0-0 motion carries.

OLD BUSINESS: NONE.

NEW BUSINESS:

PUBLIC HEARING AND VARIANCE REQUEST:

ZBA-16-25

1 PROPERTY ADDRESS: 12 N. Saginaw Street
2
3 ZONE: C-2, Downtown Central Business District
4
5 APPLICANT: West Construction
6 Rep: Kyle Westberg
7
8 Presentation of facts given by Mr. Sabo.
9
10 Mr. Kyle Westberg, West Construction, 79 Oakland Avenue,
11 Pontiac, Michigan, stated that he is the owner of the Strand
12 Theater, and showed the Board a historic picture blowup and
13 explained how the signage will be brought down a little and
14 indicated that the building was built in the 1920s.
15
16 COMM. PAYNE ASKED THE APPLICANT WHAT HE WAS PROPOSING.
17
18 Mr. Westberg indicated that they brought down the sign with
19 the changeable letters and did it as shown in a photo.
20
21 CHAIR TAYLOR ASKED THE APPLICANT IF HE WOULD BE ADDING
22 ANYTHING TO THE STAFF REPORT.
23
24 Mr. Westberg answered negatively.
25
26 CHAIR TAYLOR OPENED PUBLIC COMMENT.
27
28 Karen Jorgenson, 35 N. Saginaw, Pontiac, Michigan, indicated
29 that she wants to know who from the Historic Society
30 Commission approved or saw the plans for the signage.
31
32 Mr. Dowdell indicated that the Board consists of five
33 commissioners.
34
35 Ms. Jorgenson inquired who saw it because they weren't aware
36 of anybody who saw it.
37
38 Mr. Dowdell indicated that this was presented to them as
39 well as a staff report.
40
41 CHAIR TAYLOR CLOSED PUBLIC COMMENT.
42
43 COMM. ANDERSON INQUIRED OF THE APPLICANT IF THEY WERE GOING
44 TO HAVE VALET PARKING.
45
46 Mr. Westberg indicated that there are 2,100 parking spaces
47 within a five-minute walk from the entrance of the theater,
48 excluding the parking deck which is not being used, which is
49 an additional 2,700 spaces and valet will be available for

1 some of the shows. He also indicated that, when you buy a
2 ticket for a show, you have an option of buying a parking
3 pass at that time.

3 COMM. ANDERSON INQUIRED IF THERE WAS PARKING UNDER THE BLDG.

4 Mr. Westberg answered negatively.

5 COMM. PAYNE INQUIRED OF THE APPLICANT WHEN THEY WOULD OPEN.

6 Mr. Westberg answered that tickets will be on sale Monday
7 for December 15th.

7 COMM. PAYNE INQUIRED ABOUT THE NUMBER OF STAFF THERE WILL
8 BE.

9 Mr. Westberg indicated that there are two separate
10 businesses, one is Encore, which is a non-profit that will
11 be operating the theater, and that they will have 12 to 15
12 permanent staff members but that part-time and volunteer
13 staff will depend on the show and the night. He also
14 mentioned that there will be a Slows Barbeque.

12 COMM. PAYNE INQUIRED IF THE RESTAURANT WILL OPEN DEC. 15.

13 Mr. Westberg answered that they won't open until probably
14 the first quarter.

15 COMM. PAYNE INQUIRED ABOUT THE NUMBER OF SEATS.

16 Mr. Westberg indicated that there will be 900.

17 COMM. PAYNE INQUIRED IF THAT WOULD EQUATE TO 900 CARS.

18 Mr. Westberg indicated that they expect between 300 and 500
19 cars per show.

19 COMM. PAYNE INQUIRED IF THE 2017 SCHEDULE HAD BEEN
20 COMPLETED.

21 Mr. Westberg answered that a couple dozen are booked and
22 that the Russian ballet will be coming in January.

22 COMM. PAYNE INQUIRED IF THE ONLY CHANGE WAS BRINGING THE
23 SIGN DOWN.

24 Mr. Westberg answered affirmatively.

25 CHAIR TAYLOR INQUIRED HOW THEY GOT THE PICTURE FROM 1920.

1 Mr. Westberg indicated that Karen asked the same question
2 and that Bob Davis who works in his office did research on
3 the theater and found those and they printed it and mounted
4 it.

5

6 COMM. PAYNE INQUIRED IF THEY WERE GOING TO WORK WITH THE
7 OAKLAND COUNTY SHERIFF'S DEPARTMENT IN REGARDS TO TRAFFIC.

8 Mr. Westberg answered affirmatively, in regards to traffic
9 controls and safety patrols and that they would like to get
10 some mounted officers out there for some shows.

11 COMM. BISHOP MOVED TO APPROVE THE VARIANCE REQUEST FOR
12 MAXIMUM SIGN AREA FOR SECTION 5.105(C) (1) (C) FOR ZBA-16-25,
13 HISTORIC STRAND THEATER BUILDING, 12 N. SAGINAW STREET, AS
14 FOLLOWS: NORTH SAGINAW STREET: TO INCREASE THE MAXIMUM
15 SIGN AREA FROM 80 SQ. FT TO 333.75 SQ FT FOR THE LARGE
16 VERTICAL STRAND THEATER SIGN AT 104 SQ FT AND FOR THE
17 MARQUEE PORTION OF THE SIGN AT 229.75 SQ FEET; A VARIANCE OF
18 253.75 IS GRANTED AS THE REQUEST MEETS THE STANDARDS FOR
19 DIMENSIONAL VARIANCE FROM SECTION 6.407 OF THE ZONING
20 ORDINANCE.

21

22 COMM. PAYNE SECONDED.

23

24 VOTE: AYES: Payne, Anderson, Bishop, Taylor, Sinclair

25

NAYS: None.

26

ABSTAIN: None.

27

28 Vote 5-0-0 motion carries.

29

30 CHAIRMAN TAYLOR MOVED TO ADJOURN.

31

32 VOTE: AYES: Payne, Anderson, Bishop, Taylor, Sinclair

33

34 NAYS: None.

35

36 ABSTAIN: None.

37

38 Vote 5-0-0 motion carries.

39

40 ADJOURNMENT: 7:26 P.M.

41

42 .

43

