

1 ZONING BOARD OF APPEALS MEETING: City of Pontiac Zoning
2 Board of Appeals Meeting Minutes on Tuesday, February 21,
3 2017; Pontiac City Hall, 47450 Woodward Avenue, Pontiac,
4 Michigan 48342

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

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

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

13 ROLL CALL:

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

16 Mr. Sabo reported a quorum present.

17 COMMUNICATIONS: None

18 MINUTES FOR REVIEW: 1-17-17

19 VOTE: AYES: Payne, Bueno, Sinclair
20 Anderson, Taylor, Bishop

21 NAYS: None.

22 ABSTAIN: None.

23 Vote 6-0-0 motion carries.

24 OLD BUSINESS: NONE.

25 NEW BUSINESS:

DIMENSIONAL VARIANCES

ZBA-17-03

PROPERTY ADDRESS: 1517 Joslyn Ave. (Shree Swaminarayan
Temple, ISSO)

1 LOCATION: Parcel # 14-09-376-025

2 APPLICANT: Kamiesh Tolia

3 Presentation of facts given by Mr. Sabo.

4 Mr. Kamiesh Tolia, Applicant for ISSO, 2933 Moon Lake Drive,
5 West Bloomfield, Michigan 48323, introduced himself stated
6 that the addition will be to the lower level and that
7 typically on Sunday evening they gather downstairs for
8 dinner and that some have to wait in line, therefore they
9 would like to have the same square footage downstairs as
10 they do upstairs. He indicated that another proposition
11 they have for the expansion is a play area for the second
12 generation to practice yoga, meditation and study class.

13 CHAIR TAYLOR OPENED AND CLOSED PUBLIC COMMENT.

14 COMM. ANDERSON ASKED ABOUT STAFF'S RECOMMENDATIONS.

15 Mr. Sabo indicated to allow the Board to make the decision
16 but indicated that he, personally, has no problem with it.

17 COMM. ANDERSON INDICATED THAT THERE WAS A BIG FIELD IN THE
18 BACK.

19 Mr. Sabo agreed that they could have expanded in the back
20 but the idea was to have the space in the kitchen.

21 Mr. Tolia indicated that, because of a slope in the grade,
22 it is not feasible to expand on the west side. He further
23 indicated that they have the support of a neighbor, who
24 feels safe while people are in the temple.

25 COMM. BUENO INQUIRED IF THE PLANNING COMMISSION RECOMMENDED
ANY ADDITIONAL BARRIER OR LANDSCAPE.

Mr. Sabo indicated that the same neighbor who wrote a letter
in support of this expansion specifically requested in 2003
or 2004 no barrier or landscape for security reasons.

COMM. BUENO INQUIRED IF THE ADDITION WAS GOING TO BE
AIR-CONDITIONED.

Mr. Tolia affirmed.

COMM. BUENO INDICATED THE REASON FOR THAT QUESTION WAS IF
THEY WERE GOING TO BE OPENING UP THE WINDOWS AND WOULD
DISTURB NEIGHBORS.

1 Mr. Tolia indicated that they would not do either.

2 COMM. PAYNE INDICATED THAT AT THE PLANNING COMMISSION THEY
3 INDICATED THEY WERE ALLOWED TO PARK AT A NEIGHBORING
4 BUSINESS.

4 Mr. Tolia affirmed and indicated that it is in the UAW lot.

5 COMM. PAYNE INQUIRED ABOUT HOW OPEN THE TEMPLE IS TO THE
6 COMMUNITY.

6 Mr. Tolia displayed photos of the temple and indicated that
7 they got an award for the best landscaping last year.

8 COMM. ANDERSON MOVED TO APPROVE THE VARIANCE REQUESTS FOR
9 ZBA-17-13, 1517 JOSLYN ROAD TO SECTION 2.304(B) DIMENSION
10 AND DESIGN STANDARDS ONE-FAMILY DWELLING DISTRICT; THE
11 MINIMUM SIDE YARD SETBACK, A VARIANCE OF 5.75 FEET FROM THE
12 MINIMUM BUILDING SETBACK OF TEN FEET IN THE R-1B; LARGE LOT
13 ONE-FAMILY DWELLING AND SECTION 2.524(B) RELIGIOUS
14 INSTITUTION SETBACKS, A VARIANCE OF 15.75 FEET AS THE
15 REQUESTS FOR VARIANCES MEETS THE APPROVAL STANDARDS FOR
16 SECTION 6.407 OF THE ZONING ORDINANCE.

13 COMM. PAYNE SECONDED.

14 VOTE: AYES: Payne, Bueno, Sinclair,
15 Anderson, Taylor, Bishop

16 NAYS: None.

17 ABSTAIN: None.

18 Vote 6-0-0 motion carries.

19 CHAIR TAYLOR MOVED TO ADJOURN.

20 VOTE: AYES: Payne, Bueno, Sinclair,
21 Anderson, Taylor, Bishop

22 NAYS: None.

23 ABSTAIN: None.

24 Vote 6-0-0 motion carries.

25 ADJOURNMENT: 7:22 p.m.

