

1 ZONING BOARD OF APPEALS MEETING: City of Pontiac Zoning
2 Board of Appeals Meeting Minutes on Tuesday, June 23, 2016;
3 Pontiac City Hall, 47450 Woodward Avenue, Pontiac, Michigan
4 48342
5
6 COMMISSIONERS: Chair Ahmad Taylor
7 Carlos Bueno
8 Sam Anderson
9 Elcine Kirkendolph
10 Joseph Sinclair
11 Laurie Bishop
12
13 FROM THE CITY: C. James Sabo, City Planner
14 Derek Dowdell, City Planner
15
16 CHAIRMAN TAYLOR CALLED THE MEETING TO ORDER AT 7:04 P.M.
17
18 ROLL CALL:
19
20 PRESENT: Chair Taylor, Comm. Bueno, Comm. Anderson,
21 Comm. Kirkendolph, Comm. Bishop, Comm. Sinclair
22
23 Mr. Sabo reported a quorum present.
24
25 COMMUNICATIONS: NONE
26
27 ADOPTION OF MINUTES: 5-17-16
28
29 COMM. BUENO MADE A MOTION TO ACCEPT THE MINUTES
30
31 COMM. KIRKENDOLPH SECONDED
32
33 VOTE: AYES: Kirkendolph, Sinclair,
34 Anderson, Taylor, Bishop, Bueno
35
36 NAYS: None.
37
38 ABSTAIN: None.
39
40 Vote 6-0-0 motion carries.
41
42 OLD BUSINESS: NONE.
43
44 NEW BUSINESS:
45
46 PUBLIC HEARING AND VARIANCE REQUEST:

1 ZBA-16-09

2 PROPERTY ADDRESS: 45399 Woodward Ave, M-1 Concourse Project

3 ZONE: MUD, Mixed Use District

4 LOCATION: Parcel # 14-33-351-014, 14-33-302-005

5 APPLICANT: Brad Oleshansky

6 Presentation of facts given by Mr. Sabo.

7 Mr. Brad Oleshansky, 990 Pilgrim Avenue, Birmingham,
8 Michigan 48009, explained that he sought MUD zoning so that
9 they didn't have to come back every time they would add a
10 building or move something around but didn't realize it
11 precluded vehicle sales and that they have sold garages to
12 nine different car dealers. He also explained that these
13 aren't typically dealerships, they are very unique, some
14 high-end, classic and high-performance new and used cars.

15 CHAIR TAYLOR OPENED THE PUBLIC COMMENT.

16 Mr. Jerry Samona from Cole's Market spoke in favor of the
17 Applicant and also thanked Mr. Sabo for all his help during
18 the renovation of his market.

19 Mary Pietla, Councilwoman and resident of Pontiac, spoke in
20 favor of the Applicant.

21 Mr. Glen Konopaskie, 100 Newberry Street, Pontiac, Michigan
22 spoke in favor of the Applicant.

23 CHAIR TAYLOR CLOSED THE PUBLIC COMMENT.

24 COMM. BUENO ASKED THE APPLICANT IF THERE WAS ANY PLAN FOR
25 THE PARKING LOT SOUTH OF SOUTH BOULEVARD THAT HAS
RESIDENTIAL ALL AROUND IT.

Mr. Oleshansky said it was not the plan and that it would
simply be a storage lot.

Mr. Sabo suggested that an "8" be added to the conditions
listed in the handouts to include that all Class A outdoor
sales areas are limited to 25 cars per tenant and a "9",
indicating the same for Class B.

COMM. ANDERSON INQUIRED IF EVERYTHING WAS GOING TO BE INSIDE
THE FENCE.

1 Mr. Oleshansky answered in the affirmative.

2 COMM. SINCLAIR INQUIRED IF THE CAR COMPANIES WILL COME IN AS
INDIVIDUAL BUSINESSES HOUSED ON THE PROPERTY.

3
4 Mr. Oleshansky answered in the affirmative.

5 COMM. BISHOP MOVED TO APPROVE WITH CONDITIONS 1 - 7 AND THE
6 ADDITIONAL 8 AND 9 THAT MR. SABO ADDRESSED.

7 COMM. KIRKENDOLPH SECONDED.

8 VOTE: AYES: Kirkendolph, Sinclair,
Anderson, Taylor, Bishop, Bueno

9 NAYS: None.

10 ABSTAIN: None.

11 Vote 6-0-0 motion carries.

12 PUBLIC HEARING AND VARIANCE REQUEST:

13 ZBA-16-08

14 PROPERTY ADDRESS: 777 Joslyn Rd.

15 ZONE: M-2, Heavy Manufacturing district

16 APPLICANT: General Motors, LLC
Rep: Roger Briddick from Fairmont Sign
and Holly Moleski from GM

17 Presentation of facts given by Mr. Dowdell.

18 Mr. Briddick indicated that they designed a larger, more
19 unique sign to fit the complex and the building.

20 CHAIR TAYLOR OPENED AND CLOSED THE PUBLIC COMMENT.

21 COMM. BUENO INDICATED THAT IT'S A SMALLER SIGN THAN ONCE WAS
AT PONTIAC MOTOR DIVISION.

22 COMM. BUENO MOVED TO APPROVE THE VARIANCE REQUESTED.

23 COMM. BISHOP SECONDED.

24 VOTE: AYES: Kirkendolph, Sinclair,
25 Anderson, Taylor, Bishop, Bueno

1 NAYS: None.

2 ABSTAIN: None.

3 Vote 6-0-0 motion carries.

4 PUBLIC HEARING AND VARIANCE REQUEST:

5 ZBA-16-07

6 PROPERTY ADDRESS: 1125 N. Perry

7 ZONE: C-1, Local Business

8 PROPERTY DESCRIPTION: Corner of N. Perry St. and Arlene St.

9 APPLICANT: Miroti Holdings, LLC

10 Presentation of facts given by Mr. Dowdell.

11 Mr. Kevin Mitchell indicated that the fence would provide

12 security for employee parking and that the neighbors are in

13 support of this.

14 CHAIR TAYLOR OPENED AND CLOSED PUBLIC COMMENT.

15 COMM. ANDERSON INQUIRED OF THE APPLICANT IF THEY WERE GOING

16 TO DO ANYTHING TO THE FRONT OF THE BUILDING.

17 Mr. Mitchell answered that they've already started painting

18 it.

19 COMM. BUENO REQUESTED THAT THE APPLICANT EXPLAIN WHERE THE

20 PROPOSED FENCE WOULD BE.

21 Mr. Mitchell indicated it would be the northwest corner, to

22 border with the fire department and along the east side,

23 separating the dock bays for right now and that anything in

24 the future they will go to Mr. Sabo.

25 CHAIR TAYLOR INQUIRED OF THE APPLICANT WHETHER IT WAS JUST A

26 PORTION OF FENCING TO COMPLY WITH THE REST OF IT.

27 Mr. Mitchell answered affirmatively, indicating that it was

28 all meeting with the existing fence lines.

29 COMM. SINCLAIR MOTIONED TO APPROVE WITH THE AMENDMENT THAT

30 THE BOARD IS INFORMED OF THE EXTENT OF THE WORK THAT WILL BE

31 DONE.

1 Mr. Sabo indicated that the newly-erected fence would start
2 on the northwest corner of the site and asked the Applicant
3 where it would end.

3 Mr. Mitchell indicated out to Madison and then south of the
4 property line, down Madison to the west side, which will
5 border the fire department.

5 Mr. Sabo asked the Applicant how long that area is.

6 Mr. Mitchell said, if he had to guess, 190 feet.

7 Mr. Sabo asked the Applicant if there are any other places
8 he is proposing to put a fence.

8 Mr. Mitchell answered on the east side of the building,
9 connecting to the existing eight-foot fence.

10 Mr. Sabo then asked how long that connection would be.

11 Mr. Mitchell answered 118 feet.

12 MS. BISHOP SECONDED.

13 VOTE: AYES: Kirkendolph, Sinclair,
14 Anderson, Taylor, Bishop, Bueno

15 NAYS: None.

16 ABSTAIN: None.

17 Vote 6-0-0 motion carries.

18 ADJOURNMENT: 7:59 P.M.

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