

1 ZONING BOARD OF APPEALS MEETING: City of Pontiac Zoning  
2 Board of Appeals Meeting Minutes on Tuesday, May 17, 2016;  
3 Pontiac City Hall, 47450 Woodward Avenue, Pontiac, Michigan  
4 48342

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

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

14 CHAIRMAN TAYLOR CALLED THE MEETING TO ORDER AT 6:58 P.M.

15 ROLL CALL:

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

18 Mr. Sabo reported a quorum present.

19 COMMUNICATIONS: NONE

20 MINUTES FOR REVIEW: March 16, 2016

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

22 COMM. BISHOP SECONDED

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

25 NAYS: None.

ABSTAIN: None.

Vote 6-0-0 motion carries.

OLD BUSINESS: NONE.

NEW BUSINESS:

PUBLIC HEARING AND VARIANCE REQUEST:

1 ZBA-15-16

2 PROPERTY ADDRESS: 1117 Stanley Ave.

3 ZONE: R-1; One Family Dwelling

4 LOCATION: Sidwell # 14-18-429-025

5 APPLICANT: Charles G. Rinehart  
Rep: Charles and Phyllis Rinehart

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7 Presentation of facts given by Mr. Dowdell.

8 Mr. Charles Rinehart, indicated that he's lived in Pontiac  
9 ever since leaving the military, around 30 years ago, and  
10 stated that, due to several break-ins, he would like to be  
11 able to secure all of his belongings by combining his shed  
12 and garage into one structure.

13 CHAIR TAYLOR OPENED AND CLOSED PUBLIC COMMENT.

14 COMM. SINCLAIR ASKED WHAT THE SQUARE FOOTAGE IS OF THE  
15 RESIDENCE.

16 The applicant and Mr. Sabo indicated 936.

17 COMM. BUENO INQUIRED IF THE APPLICANT WAS TEARING DOWN BOTH  
18 STRUCTURES AND BUILDING A NEW ONE.

19 Mr. Rinehart answered affirmatively.

20 COMM. BUENO INQUIRED ABOUT THE SIZE OF THE PROPOSED  
21 STRUCTURE.

22 Mr. Rinehart indicated 40 wide by 32 deep.

23 COMM. BUENO INDICATED THAT THE VARIANCE STAYS WITH THE LOT  
24 AND THAT HE FEELS THE STRUCTURE MAY BE TOO LARGE FOR THE  
25 LOT.

26 COMM. PAYNE ASKED THE APPLICANT WHAT HIS NEIGHBORS' THOUGHTS  
27 WERE ON HIS PLANS.

28 Mr. Rinehart answered that they were all for it.

29 COMM. PAYNE INQUIRED IF THE EQUIPMENT THE APPLICANT WAS  
30 NEEDING TO STORE IS COMMERCIAL EQUIPMENT.

31 Mr. Rinehart answered negatively.

1 COMM. PAYNE INQUIRED IF IT WAS A TWO-CAR GARAGE.  
2 Mrs. Rinehart indicated it was a car-and-a-half.  
3 Mr. Rinehart indicated that it is 22 by 22 currently.  
4 COMM. PAYNE ASKED WHAT THE ORDINANCE SAID ABOUT GOING UP.  
5 Mr. Sabo indicated that they can go 15 feet.  
6 COMM. BISHOP INQUIRED OF THE APPLICANT IF HE PICKED A  
7 CONTRACTOR OR WAS GOING TO DO THE JOB HIMSELF.  
8 Mr. Rinehart indicated he would do it himself.  
9 COMM. PAYNE MOVED TO APPROVE.  
10 COMM. ANDERSON SECONDED.  
11 VOTE: AYES: Payne, Anderson, Taylor, Bishop  
12 NAYS: Bueno.  
13 ABSTAIN: Sinclair.  
14 Vote 4-1-1 motion carries.  
15 CHAIR TAYLOR OPENED AND CLOSED PUBLIC COMMENT.  
16 ADJOURNMENT: 7:18 P.M.  
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