

CITY OF PONTIAC  
PLANNING COMMISSION  
WEDNESDAY, OCTOBER 4, 2017  
6:30 P.M.

Meeting before the Planning Commission, at  
47450 Woodward Avenue, 2nd Floor, Council Chambers,  
Pontiac, Michigan 48342.

BOARD COMMISSIONERS:

Dayne Thomas, Chairman  
Ashley Fegley, Vice Chair  
Mayor Deirdre Waterman, Commissioner  
Mona Parlove, Commissioner  
Christopher Northcross, Commissioner  
Lucy Payne, Commissioner  
Hazel Cadd, Commissioner

CITY OFFICIALS PRESENT:

Nicholas Lomako, City Planner  
Jane Bais-DiSessa, Deputy Mayor

MEMBERS OF THE PUBLIC ADDRESSING THE PLANNING COMMISSION:

Timothy Johns  
Mike Adams

MINUTES RECORDED BY:

Quentina R. Snowden, (CSR-5519)  
Certified Shorthand Reporter

1. CALL TO ORDER:

Chair Thomas called meeting to order at  
6:32 p.m.

2. ROLL CALL:

PRESENT: Dayne Thomas, Chair  
Ashley Fegley, Vice Chair  
Lucy Payne, Commissioner  
Mayor Deirdre Waterman, Commissioner  
Hazel Cadd, Commissioner

LATE: Christopher Northcross, Commissioner

EXCUSED: Mona Parlove, Commissioner

Mr. Lomako reported a quorum is present.

3. COMMUNICATIONS: (None.)

4. MINUTES FOR REVIEW: September 6, 2017.

Motion to approve by Waterman; Seconded by Cadd.

(All eyes to approve the minutes.)

5. PUBLIC HEARINGS: (None.)

6. SITE PLAN REVIEWS:

6.1 PF (SPR) 17-31  
PARCEL NO: (64-14-17-453-002)  
(64-14-17-453-003)  
(64-14-17-453-004)  
(64-14-17-453-005)

PROPERTY ADDRESS:

988 Baldwin, Pontiac 48340

Proposed Office Warehouse

LOCATION: Property is located on the east  
side of Baldwin, between Columbia and West  
Kennett

APPLICANT: Treadstone, LLC

(Presentation of facts provided by Mr. Lomako.)

(At 6:37 p.m., Commissioner Northcross entered the  
Council Chambers.)

(Chair Thomas invited the petitioner to address

the Commission.)

Timothy John (ph), architect and Mike Adams, the owner or the project introduced themselves. They indicated the colors would be neutral tones, tans, brown for the split face block.

Commissioner Northcross indicated it sounds like it will be a marked improvement over what's currently there, the vacant lot and the fence that's there. He stated he's trying to verbalize what the building will actually look like. He questioned whether the architect has a frontal view of the building and side-view of the building.

Mr. Lomako apologized for not having copies for the Commission. He indicated he requested that the architect electronically provide copies, but they were unable to do that in time for the meeting. He did have a full plan set available for them to look at, however.

Commissioner Northcross inquired as to the percentage of transparency on the front of the building.

Mr. John indicated as is shown, just over 20 percent.

Commissioner Northcross inquired as to whether they could meet the 40 percent.

Mr. John indicated that much of the interior of the front façade is storage, so even if they put windows on it on the inside, they will block them off with the storage areas. He also addressed the vegetation plan, indicating that most of the front will be covered by landscaping.

Commissioner Northcross indicated he likes the proposed setback.

Commissioner Cadd inquired as to how tall the building is.

Mr. John indicated the building is one-story, he believes 19 feet to the fascia in the back. It's 10 feet in the front.

Mr. Lomako indicated 19 and a half at its highest point. He further addressed Commissioner Cadd's inquiry as to the main entrance. He indicated the entrance is much closer to the parking that's behind

the building.

Commissioner Cadd inquired as to when they want to break ground.

Mr. John indicated by the middle to end of November.

Mayor Waterman pointed out the window placement and questioned whether the warehouse section is the middle part.

Mr. John indicated looking at the façade that is facing Baldwin, the left side of that elevation is the waiting area/office area. He indicated the right side is still storage area. He indicated there would be blinds in the windows on the inside, and or decoration on the outside.

Mayor Waterman questioned the percentage of storage space versus office.

Mr. John indicated the façade facing Baldwin is 80 feet long, and about 25 feet of that is office/waiting area; the other 55 is storage.

Mr. Lomako indicated approximately 3,100 square feet of the 4,100 square foot building is going to be used for garage space or storage.

Mayor Waterman inquired as to what materials would be stored at the facility.

The applicant indicated wholesale building materials such as Visqueen plastic, flashing, specific to concrete masonry work, but that it would be warehouse, storage seating area for distribution to construction job sites.

Mayor Waterman inquired as to the type of roof.

Mr. John responded a gable roof.

Commissioner Payne inquired as to parking spaces and who the customers will be.

Mr. John indicated the customers will be the wholesalers.

The applicant further expounded, that it will primarily be builders, some homeowners, purchasing agents.

Commissioner Payne inquired as to signage.

Mr. John indicated there will not be signage at this time.

Commissioner Payne inquired as to the number of employees.

The applicant indicated a maximum of three to four employees.

Vice Chair Fegley asked for clarification on the windows and landscaping.

Mr. John clarified the type of landscaping, indicating it would be in front of the windows that face Baldwin and near the entrance.

Chair Thomas asked for clarification as to why this site and why this location.

The applicant indicated it was on Loopnet.com, and he was looking for available properties in the area that fit into their price range and that were vacant. He thought this would be an improvement on the lot.

Chair Thomas inquired as to the construction cost, and who the builder will be.

The applicant indicated approximately \$200,000 on the building, not including the site work. He further indicated he would be doing the construction work himself and one other person.

Chair Thomas inquired as to whether the applicant has spoken with the adjacent property owners.

The applicant answered affirmatively.

Mayor Waterman inquired as to the types of trucks picking up materials, and if they are aware of the weight limits.

The applicant indicated it would normally be flatbed state truck-type for the deliveries and outgoing products as well. He stated they are aware of the weight limits.

Mayor Waterman inquired as to whether there is a loading dock.

Mr. Lomako indicated there are four garage doors on

the rear of the building.

Motion made by Vice Chair Fegley to approve PF-17-31 for the approval of warehouse office as permitted principal use in C-3 District

Seconded by Commissioner Northcross.

AYES: Thomas, Northcross, Fegley, Waterman, Cadd, Payne.

NAYS: (None.)

ABSTAIN: (None.)

MOTION CARRIES 6-0-0

Motion made by Vice Chair Fegley to approve PF-17-31 for conditional site plan approval and allowing for the front facade to lower their percentage of glass to 20.6 percent, and allowing the entrance on the north side of the building, which will be the side and not the front of the building, subject to the City's engineering review and approval, and the split face block and the horizontal siding and neutral colors.

Seconded by Commissioner Northcross.

AYES: Thomas, Northcross, Fegley, Waterman, Cadd, Payne.

NAYS: (None.)

ABSTAIN: (None.)

MOTION CARRIES 6-0-0

\*\*start here\*\*\*

6.2 PF 17-56

PARCEL NO: 64-14-28-476-001

PROPERTY ADDRESS:

530 E. Pike Street, Pontiac 48342

LOCATION: Property is located on the south side of E. Pike between Martin Luther King Jr Blvd and S. Paddock Street

APPLICANT: Mr. John Gunn

Power Company Kids Club

(Presentation of facts provided by Mr. Lomako.)

(Chair Thomas indicated the petitioner to is not present and Mr. Lomako will try to answer any questions from the Commissioners.)

Commissioner Northcross spoke about the operations of Power Company Kids Club. He indicated he is in support of this petition, that his only concern is the trees on the south side of the new extended drive entrance.

Mr. Lomako indicated there is a reservation space of 10 feet from the adjoining residential property to the travel lane.

Commissioner Cadd indicated she believes it's an improvement.

Mayor Waterman had no questions. She indicated she hopes the expansion of the parking lot facilities means they're going to provide more activities and more quality lifestyles for more kids.

Chair Thomas indicated he knows Pastor Gunn quite well and he's been in the building many times. He gave some history on the facility, as well.

Motion made by Mayor Waterman move that the Board recommend PF-17-56, Planning Commission approval subject to: 1. Relocate the proposed dumpster enclosure to be no closer to the adjacent property than the required five feet. And 2. Compliance with specific City of Pontiac Departmental parking stripping requirements.

Seconded by Vice Chair Fegley.

AYES: Thomas, Northcross, Fegley, Waterman, Cadd, Payne.

NAYS: (None.)

ABSTAIN: (None.)

MOTION CARRIES 6-0-0

7. LOT SPLITS: (None.)

8. NEW BUSINESS:

Mayor Waterman indicated discussed the City Planner position. She stated they would be bringing in an in-house planner.

Chair Thomas discussed the GM Modern Housing Neighborhood Association, indicating the next meeting would be Tuesday, November 14, and from thereafter trying to determine the best day and time for future meetings. He also discussed

the upcoming election.

9. UNFINISHED BUSINESS: (None.)

10. OTHER ITEMS:

10.1 Sign Permit Request  
Proposed Ground Sign  
Auburn Heights Apartments  
S.E. corner of Giddings Rd & Walton Blvd

(Presentation of facts provided by Mr. Lomako.)

Commissioner Northcross inquired as to the height of the fence. Mr. Lomako did not know the answer to that.

Mayor Waterman indicated that is a very busy intersection, and anything that helps drivers to locate a site is probably a good thing for the traffic in the area.

Chair Thomas concurred with the Mayor.

Motion made by Mayor Waterman that the Board recommend PF-17-56 with the Planning Commission approval for the applicant's petition for the proposed sign has been reviewed and is compliant with local zoning requirements.

Seconded by Vice Chair Fegley.

AYES: Thomas, Northcross, Fegley, Waterman,  
Cadd, Payne.

NAYS: (None.)

ABSTAIN: (None.)

MOTION CARRIES 6-0-0

11. PUBLIC COMMENTS:

Commissioner Northcross stated October 6th is the Northern Oakland County NAACP banquet at St. George's Cultural Center at 6:00 p.m.

He indicated on October 13th there will be a followup meeting regarding the odors coming from the MLK sewerage treatment plant.

He indicated on October 17th there will be a dinner for the Pontiac Optimist Club.

12. ADJOURNMENT:

Vice Chair Fegley made a motion to adjourn;  
Commissioner Northcross seconded. (All ayes.)

Adjourned at 7:30 p.m.

Minutes certified by:



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/s/ Quentina Rochelle Snowden, CSR-5519  
QRS Court Reporting, LLC  
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