

1 DISTRICT COMMISSION REGULAR MEETING: City of Pontiac,
2 on Tuesday, January 9, 2018; Pontiac City Hall,
3 47450 Woodward Avenue, Pontiac, Michigan 48342

4
5 COMMISSIONERS: Chair Rick David
6 Co-Chair Robert Karazim
Linda Porter
Kathie Henk

7 FROM THE CITY: Arthur Mullen, Interim City Planner
8 Donovan Smith, Assistant Planner

9 CHAIRMAN DAVID CALLED THE MEETING TO ORDER AT 6:18 P.M.

10 MINUTES FOR REVIEW: None

11 ROLL CALL:

12 PRESENT: Chair David, Comm. Karazim, Comm. Porter,
Comm. Henk

13 Mr. Mullen reported a quorum present.

14 COMMUNICATIONS: None

15 PUBLIC HEARING:

16 HDC 17-67 Historic District Review

17 PROPERTY ADDRESS: 111 N. Perry Street

18 PARCEL NUMBER: 64-14-29-426-019

19 CURRENT ZONING: R-1 One-Family Dwelling District

20 APPLICANT: Earth 2 Earth
Rep: Peter Boyer

21 Presentation of facts given by Mr. Mullen.

22 Mr. Mullen inquired of Mr. Boyer if the material was
23 aluminum or steel.

24 Mr. Boyer answered that the structure is from the 1940s.

25 Mr. Mullen indicated that, then it is steel.

1 Mr. Boyer indicated that years ago he came across this
2 piece of playground equipment so he has went to the City
3 several times in an attempt to secure it, protect it and
4 preserve it, as it is a piece of history that he did not
5 want to see destroyed.

6 COMM. HENK INQUIRED OF MR. BOYER WHERE THIS PIECE CAME
7 FROM.

8 Mr. Boyer answered that it came from North Aquinas Park
9 and that it is now getting prepared for the hopeful
10 installation on top of the building. He further
11 indicated that he hired a structural engineer who looked
12 at pictures, truss load and everything and said the
13 project was good to go.

14 Mr. Mullen inquired of the applicant if it was going to
15 be attached with steel and in the vertical position.

16 Mr. Boyer answered affirmatively to both.

17 Mr. Mullen inquired of the applicant if it was going to
18 be illuminated.

19 Mr. Boyer answered that he would like to but that it is
20 up to the Commission.

21 COMM. KARAZIM INDICATED THAT HE IS 100% FOR THIS BUT THAT
22 THE APPLICANT NEEDS AN ARCHITECT, A SEALED SET OF
23 DRAWINGS AND A CERTIFICATE SIGNED BY AN ENGINEER TO
24 SUPPLY THE CITY AND CAN'T JUST SAY HE HAD A GUY COME OUT
25 AND SAY THE LOAD IS OKAY.

Mr. Boyer indicated that he does not have a seal yet but
he will.

COMM. KARAZIM INDICATED THAT THAT IS REQUIREMENT #1.

Mr. Mullen indicated that that will also be dealt with
when he goes to get a building permit.

Mr. Smith indicated that Jeff from the Building
Department will make that seal of requirement.

COMM. KARAZIM TOLD THE APPLICANT TO "LIGHT IT TO DEATH".

Mr. Boyer thanked him and said he intends to.

COMM. KARAZIM INDICATED THAT EVERY TIME YOU PICK UP ROUTE

1 66 AND EVERYTHING, THEY DON'T SHOW YOU PLACES DOWN THERE,
2 THEY SHOW YOU THE ROCKETS, THE BAGELS, THE DOUGHNUTS AND
CARS ON TOP OF ROOFS.

3 Mr. Boyer indicated that they also plan on venting one of
4 the dryers to come out under the rocket.

5 Mr. Mullen indicated that he just wanted those two
6 questions answered so now he recommends a Certificate of
7 Appropriateness.

8 COMM. KARAZIM MADE A MOTION TO ALLOW THEM TO PROCEED WITH
9 A SEALED SET OF DRAWINGS.

10 COMM. HENK SECONDED.

11 VOTE: AYES: Comm. David, Comm. Karazim, Comm. Porter,
12 Comm. Henk

13 NAYS: None

14 ABSTAIN: None.

15 Vote 4-0-0 motion carries.

16 PUBLIC HEARING:

17 PF 17-44 Sign Application

18 PROPERTY ADDRESS: 75 W. Huron

19 PARCEL NUMBER: 64-14-29-412-001

20 CURRENT ZONING: C-3 Corridor Commercial

21 APPLICANT: Signs by Crannie
22 Rep: Nicholas Guzik

23 OWNER: Bat Zone/Pike Street Properties

24 Presentation of facts given by Mr. Mullen.

25 Mr. Mullen inquired of the Applicant what the sign was
made of.

Mr. Guzik indicated that the sign is vinyl.

Mr. Smith indicated that it is just a proposed face
change.

1 Mr. Mullen agreed and added that it is to an existing
2 sign so should not be a concern to the Commission.

3 COMM. KARAZIM SUGGESTED TREATING THIS AS TWO SEPARATE
4 APPLICATIONS AND MOTIONED TO APPROVE THE FIRST.
5 COMM. HENK SECONDED.

6 THE CHAIRPERSON INQUIRED WHETHER THERE WAS A DISCUSSION
7 AT A PREVIOUS MEETING WHETHER THESE SIGNS WERE CONSISTENT
8 WITH A HISTORIC DISTRICT.

9 COMM. KARAZIM ANSWERED IN THE AFFIRMATIVE AND INDICATED
10 THAT THE APPLICANT WAS BEFORE THE COMMISSION BEFORE WHEN
11 THEY WERE APPROVED FOR PUTTING IN AN LED PANEL IN THE
12 BOTTOM. HE ALSO INDICATED THAT, IF IT IS REMOVED, IT
13 DOESN'T GET PUT BACK UP.

14 THE CHAIRPERSON INQUIRED IF THERE WAS ANY ADDITIONAL
15 DISCUSSION AND INDICATED THAT IT IS JUST A MODIFICATION
16 AND THEN CALLED FOR A VOTE.

17 VOTE: AYES: Comm. David, Comm. Karazim, Comm. Porter,
18 Comm. Henk

19 NAYS: None

20 ABSTAIN: None.

21 Vote 4-0-0 motion carries.

22 COMM. KARAZIM INDICATED THAT THE COMMISSION IS TRYING TO
23 AVOID SIGNS THAT ARE LIT BY NEON OR LED FROM THE INSIDE
24 AND INQUIRED OF THE APPLICANT IF THE INSIDE OF THE BOX
25 WOULD BE LIT.

Mr. Guzik answered affirmatively and stated that they
would either be LED or fluorescent, probably LED.

COMM. KARAZIM INDICATED THAT THE COMMISSION HAS DENIED
ALL REQUESTS FOR INSIDE LIGHTING ON SIGNS AND HAVE
SUGGESTED ANOTHER TYPE OF LIGHTING SUCH AS GOOSENECK.

THE CHAIRPERSON INQUIRED OF MR. MULLEN, FROM A PLANNING
PERSPECTIVE, IF THERE WERE ANY HICCUPS WITH THIS.

Mr. Mullen answered that it is not a contributing
building to the historic district because there's been
such modification to the structure, all the historic
windows being gone, it's had a complete facadism but

1 possibly the roof is still there. He also indicated
2 that, when he stated it should not be an issue, he was
unaware of internally-lit signs being a concern.

3 COMM. KARAZIM INDICATED THAT THEY'VE ALREADY ESTABLISHED
4 A PRECEDENCE BUT INQUIRED IF IT IS ON THE SAGINAW
CORRIDOR.

5 COMM. HENK ANSWERED AFFIRMATIVELY.

6 Mr. Mullen inquired if the Strand Theatre is internally
lit.

7
8 COMM. HENK ANSWERED THAT THAT IS HIS THOUGHT.

9 Mr. Guzik answered that he knows it is as well as Slows
Bar BQ.

10 COMM. KARAZIM INDICATED THAT SO IS THE OLD DINER, WHICH
IS SOMETHING-22.

11
12 COMM. HENK AGREED.

13 Mr. Mullen inquired of the Commission the number of these
they've reviewed in the last year and a half.

14 COMM. KARAZIM ANSWERED ONLY ONE OTHER, THE STRAND, AS
THEY PUT IT UP AND THEN BEGGED FOR FORGIVENESS.

15
16 COMM. HENK AGREED AND ADDED THE STRAND/SLOWS.

17 THE CHAIRPERSON INQUIRED OF THE APPLICANT IF THERE WAS
ANYTHING ELSE HE WANTED TO ADD TO THE DISCUSSION.

18 Mr. Guzik indicated that he believes that having a blade
19 sign internally illuminated is a lot more clean and less
cluttering for the area around the sign than having a
20 gooseneck coming out and that it wouldn't fit but that
they would put a spot on it.

21 COMM. HENK EXPRESSED CONCERN FOR ANIMALS AND ASKED HOW
THE LIGHT AT NIGHT IS GOING TO AFFECT THEM.

22
23 Mr. Guzik answered that it is not bright enough and won't
be an issue. He also indicated that the owner of the
24 building as well as Rob have taken a look at it and have
approved it.

25 COMM. KARAZIM INDICATED THAT HE DIDN'T HAVE A PROBLEM

1 WITH A SIGN LIKE THIS BUT WOULD IF IT WERE FLAT AGAINST
2 THE BUILDING AND HAD INTERNAL LIGHTING. HE ALSO
3 INDICATED THAT THE COMMISSION NEEDED TO START DRAWING A
4 PRECEDENCE. HE MENTIONED THE McLAREN SIGN THAT WAS
5 ATTACHED AND INTERNALLY LIT. HE ADDED THAT, SINCE SLOWS
6 AND THE STRAND BEING VERTICAL SIGNS SIMILAR TO THIS
7 ALREADY EXIST, THAT THE COMMISSION SHOULD LEAVE THAT AS
8 THE PRECEDENCE, TO STAY CONSISTENT WITH WHAT THEY'VE DONE
9 SO FAR.

10 THE CHAIRPERSON INDICATED THAT HE KNOWS THAT THEY DON'T
11 HAVE ANYTHING TO SAY WITH REGARDS TO COLOR. HE THEN
12 INQUIRED IF THEY ARE RUINING THE HISTORIC NATURE OF THE
13 DOWNTOWN PRESENCE BY THE HODGEPODGE OF STUFF THEY HAVE.
14 HE THEN MENTIONED HOW DOWNTOWN OXFORD HAS ALL EARTH TONES
15 AND IS SO BEAUTIFUL.

16 Mr. Mullen mentioned that signs have been evolving over
17 the last 125 years, where signs used to be on awnings.
18 He added that the key to a good historic district is to
19 continue to show evolution and not freeze it in any
20 specific period of time.

21 THE CHAIRPERSON INDICATED THAT HE THINKS IT IS TASTEFUL
22 AND HE ALSO UNDERSTANDS WHY THEY WOULD WANT A WALL SIGN
23 OFF THE BUILDING BECAUSE OF THE TRAFFIC.

24 COMM. HENK AGREED AND ADDED THAT, BY THE TIME YOU SEE THE
25 BUILDING, YOU'RE PAST IT.

26 THE CHAIRPERSON SUGGESTED THAT THE COMMISSION TAKE A WALK,
27 LIKE THEY DID AROUND THE MODERN HISTORIC DISTRICT, IN
28 THIS AREA.

29 COMM. KARAZIM INQUIRED HOW FAR IT IS OFF THE GROUND.

30 Mr. Guzik answered approximately nine feet and added that
31 it is based upon the ordinance.

32 Mr. Mullen stated that he thinks Pontiac's requirement is
33 eight.

34 COMM. KARAZIM MOTIONED TO APPROVE THE SECOND ISSUE.

35 COMM. HENK SUPPORTED.

36 VOTE: AYES: Comm. David, Comm. Karazim, Comm. Porter,
37 Comm. Henk

38

1 NAYS: None

2 ABSTAIN: None.

3 Vote 4-0-0 motion carries.

4 THE CHAIRPERSON SHOWED CONCERN OVER CHILDREN SAFETY DUE TO
5 HAVING TO PARK ACROSS THE STREET.

6 Mr. Guzik indicated that he goes to various monthly
7 meetings all around town and he agrees that the
8 Commission should set a standard on signs because people
9 will put up just about anything. He further indicated
10 that their plan is to put another perpendicular sign down
11 the road a little further so there will be continuity to
12 it. He added that the Commission should check on an EMC
13 in front of the high school, indicating that it is way
14 too bright and should have an automatic dimmer on it to
15 dim it down at night.

16 COMM. HENK INDICATED THAT IT IS THE SAME THING WITH THE
17 M1 GRILL.

18 THE CHAIRPERSON INDICATED THAT HE LIVES ACROSS THE STREET
19 FROM THAT AND ALL THE NEIGHBORS ARE VERY HAPPY WITH ALL
20 THE IMPROVEMENTS THEY'VE MADE WITH THE BUILDING AND THAT
21 IT IS A LOT BETTER THAN WHEN THE SCHOOL SYSTEM HAD IT.

22 Mr. Guzik added that M1 is quite bright and that there
23 are automatic dimmers on his approved sign.

24 Mr. Mullen suggested that the Commission, with the new
25 Planning folks, should suggest doing a section addition
26 to the ordinance that deals with signs in the Commercial
27 District.

28 COMM. HENK INDICATED THAT THEY HAD THAT AND THAT IT WAS
29 SUPPOSED TO COME THROUGH THEIR DESIGN COMMITTEE AND THAT
30 NOBODY EVER BRINGS IT TO THE COMMISSION. THEN SHE
31 INQUIRED IF THERE WAS A WAY TO GO BACK AND CHECK THAT M1
32 GRILL SIGN BECAUSE IT NEVER CAME THROUGH THE COMMISSION
33 AND IS TOO BRIGHT.

34 COMM. KARAZIM INDICATED THAT HE DOESN'T THINK IT IS IN
35 THE HISTORIC DISTRICT.

36 Mr. Mullen affirmed that it is outside of the district.

37 Mr. Guzik added, in closing, that if the Commission

1 wanted company walking around and looking at signs, he
2 loves signs.

3 Mr. Smith indicated that he would look into the M1 Grill
4 sign tomorrow.

5 COMM. KARAZIM INQUIRED OF MR. SMITH IF HE IS PART OF THE
6 CITY OR WITH WADE TRIM.

7 Mr. Smith answered Wade Trim.

8 COMM. KARAZIM INQUIRED IF MR. O'DELL IS STAYING.

9 Mr. Mullen answered that he is because he is part of the
10 Building Department, so the Building Department is two
11 years with the one-year extension with Wade Trim. He
12 also indicated that people are applying for the Planning
13 Manager position, so then there will be three people in
14 Planning because two is not enough. He stated that it
15 probably wouldn't be until March but that they have
16 committed to staying with the City through the
17 transition.

18 THE CHAIRPERSON INQUIRED IF BOTH THE EXECUTIVE AS WELL AS
19 THE LEGISLATIVE SIDE WANTED THIS TO OCCUR.

20 Mr. Smith affirmed.

21 Mr. Mullen indicated that they are fine with not doing it
22 in the future because he is assuming that a number of
23 their staff will probably switch over and become
24 in-house. He then announced Patty's retirement, gave
25 some details and stated that he would entertain a motion
to adjourn.

COMM. PORTER MOVED TO ADJOURN.

COMM. HENK SECONDED.

ADJOURNMENT: 6:54 P.M.

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