

# PONTIAC CITY COUNCIL

Kermit Williams, District 7  
President  
Randy Carter, District 4  
President Pro Tem



Patrice Waterman, District 1  
Don Woodward, District 2  
Mary Pietila, District 3  
Gloria Miller, District 5  
Dr. Doris Taylor Burks, District 6

*It is this Council's mission "To serve the citizens of Pontiac by committing to help provide an enhanced quality of life for its residents, fostering the vision of a family-friendly community that is a great place to live, work and play."*

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Garland S. Doyle, M.P.A.  
Interim City Clerk

## FORMAL MEETING

February 19, 2019

12:00 P.M.

71<sup>st</sup> Session of the 10<sup>th</sup> Council

Call to order

Invocation

Pledge of Allegiance

Roll Call

Authorization to Excuse Councilmembers

Amendments to and Approval of the Agenda

Approval of the Minutes

1. Meeting of February 12, 2019

Recognition of Elected Officials

Agenda Address

Agenda Items

City Council

2. Resolution for Leona Smith.

Planning

3. Resolution to Approve Zoning Map Amendment ZMA 18-10, for 99 S. Jesse Street, to Change from R-1 One Family Dwelling, to R-2 Two Family and Terrace Family Dwelling.
4. Resolution to Approve Amending the Development Agreement for the Henry Ford Health Center Signs, Village at Bloomfield and Authorize the City Attorney to Prepare an Amendment to the Development Agreement for Mayor and City Council Signatures.
5. Resolution to Approve a Zoning Map Amendment ZMA 18-07, 600 E. Pike Street, to Change from R-1 One Family Dwelling to R-3 Multiple Family Dwelling.

Communication to the City Attorney thru the Mayor

6. Status Update of Councilwoman Miller's Request for a Memorandum from the City Attorney detailing all of

the Required Steps for a Zoning Ordinance including the Technical Review by Planning. This request was made during the February 12, 2019 Council Session.

**Public Comment**

**Mayor, Clerk and Council Closing Comments**

**Adjournment**

# MINUTES

February 12, 2019

**Official Proceedings  
Pontiac City Council  
70<sup>th</sup> Session of the Tenth Council**

A Study Session of the City Council of Pontiac, Michigan was called to order in City Hall, Tuesday, February 12, 2019 at 6:00 p.m. by Councilman Donald Woodward.

Call to Order

Roll Call

Members Present: Miller, Pietila, Taylor-Burks and Woodward.

Members Absent: Carter, Waterman and Williams.

Mayor Waterman was present.

Clerk announced a quorum.

19-39        **Excuse Councilmembers Randy Carter, Patrice Waterman and Kermit Williams for personal reasons.** Moved by Councilperson Pietila and second by Councilperson Taylor-Burks.

Ayes: Miller, Pietila, Taylor-Burks and Woodward

No: None

**Motion Carried.**

19-40        **Approval of the Agenda.** Moved by Councilperson Pietila and second by Councilperson Taylor-Burks.

Ayes: Pietila, Taylor-Burks, Woodward and Miller

No: None

**Motion Carried.**

19-41        **Approve minutes of February 5, 2019.** Moved by Councilperson Pietila and second by Councilperson Miller.

Ayes: Taylor-Burks, Woodward, Miller and Pietila

No: None

**Motion Carried.**

Six (6) individuals addressed the body during public comment.

Presentation – Finance Department – Financial Impact of General Motors.

Point of Privilege for Kendall Wright to speak about the AKA Debutante Scholarship.

19-42            **Suspend the Rules to vote.** Moved by Councilperson Taylor-Burks and second by Councilperson Miller.

Ayes: Woodward, Miller, Pietila, and Taylor-Burks

No: None

**Motion Carried.**

19-43            **Postpone for three weeks the resolution on Property Transfer Affidavits.** Moved by Councilperson Pietila and second by Councilperson Taylor-Burks.

Ayes: Woodward, Miller, Pietila and Taylor-Burks

No: None

**Motion Carried.**

19-44            **Suspend the Rules to vote.** Moved by Councilperson Pietila and second by Councilperson Taylor-Burks.

Ayes: Woodward, Miller, Pietila and Taylor-Burks

No: None

**Motion Carried.**

19-45            **Postpone for three weeks the resolution to approve the Mayor's request to amend the Youth Recreation in accordance with the Williams International Education Funding for Fiscal year 2018-2019 and the resolution to approve the Rollover Budget Amendments from Fiscal Year 2017-2018 as requested by the Mayor and Department of Public Works as detailed in the attachment labeled Exhibit A.** Moved by Councilperson Pietila and second by Councilperson Taylor-Burks.

Ayes: Miller, Pietila, Taylor-Burks and Woodward

No: None

**Motion Carried.**

19-46        **Suspend the Rules to vote.** Moved by Councilperson Taylor-Burks and second by Councilperson Pietila.

Ayes: Miller, Pietila, Taylor-Burks and Woodward

No: None

**Motion Carried.**

19-47        **Resolution to approve Zoning Map Amendment ZMA 18-09 for 19 Liberty Street, to change from R-1, One Family Dwelling, to R-3 Multiple Family Dwelling.** Moved by Councilperson Taylor-Burks and second by Councilperson Pietila.

Whereas, the City has received an application for a Zoning Map Amendment for 19 Liberty Street, identified as PIN 64-14-29-307-012 from James Trevor Daniel and the applicant's petition is for the rezoning of the aforementioned parcel; and,

Whereas, the Planning Division has reviewed the applicant's rezoning request in regards to the City's Master Plan and the request conforms to the goals and vision contained within the plan; and

Whereas, the Planning Division has reviewed the applicant's rezoning and the requirements set forth by Section 6.804 of the Zoning Ordinance, and the Planning Division has determined the aforementioned request and proposed intended use of the property complies with the City of Pontiac Zoning Ordinance; and,

Whereas, in accordance with procedures outlined in the Zoning Ordinance, Sections 6.802 as it relates to Zoning Map Amendments, the request has undergone the required: Technical Review, Public Hearing, and Planning Commission recommendation; and

Whereas, on November 28, 2018, a Public Hearing was held, and in consideration of public opinion, the Planning Commission recommends City Council approve the Zoning Map Amendment request for 19 Liberty Street, approving the change from the current R-1 One Family Dwelling District to R-3 Multiple Family Dwelling District; and

Now, Therefore, Be It Resolved, that the City Council for the City of Pontiac approve the Planning Commission recommendation for the Zoning Map Amendment (ZMA 18-09) request for 19 Liberty Street, also known as PIN 64-14-29-307-012, to amend the current site zoning from R-1 One Family Dwelling District to R-3 Multiple Family Dwelling District.

Ayes: Pietila, Taylor-Burks, Woodward and Miller

No: None

**Resolution Passed.**

#### **Communications**

Communication from the Mayor

February 12, 2019

The Mayor provided the information that Council President Pro Tem Carter requested about the Medical Marihuana Working Groups.

Communication to the City Attorney thru the Mayor

Councilperson Miller requested a memorandum from the City Attorney detailing all of the required steps for a zoning ordinance including the technical review by Planning. She requested that the City Attorney provide the memorandum by Monday, February 18, 2019.

Councilman Don Woodward adjourned the meeting at 7:38 p.m.

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GARLAND S. DOYLE  
INTERIM CITY CLERK

# **RESOLUTION**

**#2**



**City of Pontiac Resolution for Leona Smith**

**WHEREAS,** It is the sense of this legislative body to pay proper tribute to individuals of remarkable character whose lives have been dedicated to uplifting, inspiring and empowering the community; and;

**WHEREAS,** it is feelings of the deepest regret that the Pontiac City Council mourns the passing of Leona Smith, a giving and loyal member of this community; and,

**WHEREAS,** Leona Smith was born and raised in Detroit, Michigan where she was educated in the Detroit Public School system and attended Lewis Business College and Oakland Community College; and,

**WHEREAS,** Leona Smith at a very young age was exposed to the joyful sounds of spiritual songs, as her grandmother was her first music teacher; and,

**WHEREAS,** Leona Smith since the age of 14, was incessantly and unselfishly committed to the music ministry; and,

**WHEREAS,** Leona Smith was married to the late Rev. Dr. Solomon Smith Sr., who served as pastor of New Hope Missionary Baptist Church in Pontiac, Michigan for 39 years; and,

**WHEREAS,** Leona Smith after devoting 27 years of faithful service, retired from Leo Burnett Advertising in 2006; and,

**WHEREAS,** Leona Smith's musical talents allowed her to transcend to immeasurable heights and to serve in various distinguished roles including; Minister of Music at New Hope Missionary Baptist Church for 39 years, a music class instructor for her district, a teacher for the Metropolitan District Association, Music Coordinator for the Crystal Lake District Association for 25 years, Musical Coordinator of the Wolverine State Baptist Convention (the last 12 years), a musician for the Wolverine State Women's Auxiliary, a recently appointed organist for the National Baptist Convention's Woman's Auxiliary and chairperson of the Crystal Lake District Ministers Wives and Widows; and,

**WHEREAS,** Leona Smith also served as a loyal, assistant Sunday School instructor who taught Tuesday night Bible Study sessions, was a phenomenal orator who was privileged enough to be asked to speak at many Women's Day programs, women's workshops and retreats, in Pontiac, Saginaw, Flint and Detroit; and,

**WHEREAS,** Leona Smith received countless awards, some include; the 2008 "Pillar of Strength" award from her church, for loyal and dedicated service, the Pontiac Musicians Ministry Fellowship Award of Appreciation, the "Minister's Wife of the Year" award, the "Living Legend" award from the Sisters Keepers organization, the Wolverine State Nurses Award of Dedication and Faithfulness in 2013 and was a two-time award recipient from the Wolverine State Congress of Christian Education for dedicated service in the music ministry; and,

**WHEREAS,** Leona Smith often loved to reference her favorite scripture, Romans 12:1, "I beseech you therefore brethren, by the mercies of God, that ye present your bodies a living sacrifice, holy, acceptable unto God, which is your reasonable service."

**NOW, THEREFORE BE IT RESOLVED,** that the Members of the Pontiac City Council and members of this great community will greatly miss Leona Smith, as her life was a portrait of service, a legacy that will long endure the passage of time and will remain as a comforting memory to all those whose lives she touched; we give our sincerest condolences to the family and friends of Leona Smith.

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*Kermit Williams, President*

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*Randolph Carter, Pro-Tem*

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*Patrice Waterman, Councilwoman*

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*Don Woodward, Councilman*

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*Mary Pietila, Councilwoman*

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*Gloria Miller, Councilwoman*

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*Doris Taylor-Burks, Councilwoman*

# RESOLUTION

**#3**



**CITY OF PONTIAC**  
**Department of Building Safety & Planning**  
**Planning Division**

47450 Woodward Avenue | Pontiac, MI 48342  
T: 248.758.2800 | F: 248.758.2827

*Mayor Deirdre Waterman*

**TO:** HONORABLE MAYOR, COUNCIL PRESIDENT, AND CITY COUNCIL

**FROM:** VERN GUSTAFSSON, PLANNING MANAGER  
THROUGH THE OFFICE OF DEPUTY MAYOR – JANE BAIS-DISESSA

**SUBJECT:** ZMA 18-10 ZONING MAP AMENDMENT  
KAREN DANIEL, OWNER | JAMES TREVOR DANIEL, APPLICANT  
99 S. JESSIE STREET | PIN 64-14-28-383-013  
R-1 ONE FAMILY DWELLING TO  
R-2 TWO FAMILY & TERRACE FAMILY DWELLING

**DATE:** JANUARY 20, 2019

The City of Pontiac is in receipt of application ZMA 18-10 for a Zoning Map Amendment [rezoning] parcel 64-14-28-383-013. At the November 28, 2018 meeting, the Planning Commission recommended to City Council the approval of the Zoning Map Amendment.

The 6,780 sq. ft. site is located on the east side of S. Jessie Street, approximately 150 feet north of Auburn Road. The applicant requests a rezoning from R-1 One Family Dwelling to R-2 Two Family & Terrace Family Dwelling. The legal non-conforming duplex provides a quality, safe, updated rental to Pontiac residents. The rezoning would benefit the residents by providing a stable, sustainable neighborhood and provide tenants to reside in a duplex dwelling unit that is properly zoned. A two family apartment building is a permitted use in the R-2 Two Family & Terrace Family Dwelling zoning district.

The subject site is located on a single parcel with direct vehicular access from S. Jessie Street. The surrounding area consist of two and single family dwelling units to the north. A vacant parcel and a multiple family building to the east and southeast, respectively. A vacant commercial building to the south and single family dwellings to the west.

Abutting properties to the east are zoned R-1 One Family Dwelling and R-2 Two Family & Terrace Family Dwelling. South of subject site is zoned R-1. West of the site is zoned C-1 Local Business and to the north is R-1 zoning district.

The proposed Zoning Map Amendment does reflect and adhere to the Master Plan's policies to strengthen existing residential neighborhoods, provide diverse housing choices, and ensure residential development complement and enhance the character of existing neighborhoods and have a positive effect on property values.

## Rezoning Criteria

The Pontiac City Council must consider any of the following criteria [section 6.804, A-J] that apply to a decision to amend the Official Zoning Map [Section 6.804]. To assist the City Council in its evaluation, we offer the following rationale for your consideration.

1. *Consistency with the goals, policies and objectives of the Master Plan and any sub-area plans. If conditions have changed since the Master Plan was adopted, consistency with recent development trends in the area shall be considered.*  
As described in the Master Plan, this project is consistent with the goals, policies, and objectives of the City's Master Plan.
2. *Compatibility of the site's physical, geological, hydrological and other environmental features with the uses permitted in the proposed zoning district.*  
The site is fully developed so its geological, hydrological, and other environmental features are no longer present on the site.
3. *Evidence the applicant cannot receive a reasonable return on investment through developing the property with one (1) or more of the uses permitted under the current zoning.*  
The applicant did not provide evidence that they could not develop the property with a single family dwelling unit or a community center. It is clear that demolition and development costs will not provide a reasonable return on investment.
4. *Compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.*  
The existing duplex apartment building is compatible with uses allowed within the R-2 zoning district and will not negatively impact neighborhood density, traffic or property values.
5. *The capacity of the City's utilities and services sufficient to accommodate the uses permitted in the requested district without compromising the health, safety and welfare of the City.*  
Existing City utilities are provided and have sufficient capacity for the duplex.
6. *The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.*  
S. Jessie Street is a City Local Road. The existing duplex will not impact the ability of this street and Auburn Road to handle existing or potential traffic.
7. *The boundaries of the requested rezoning district are reasonable in relationship to surroundings and construction on the site will be able to meet the dimensional regulations for the requested zoning district.*  
The boundaries of the rezoning are reasonable in relationship to surroundings and zoning district dimensional requirements.



8. *If a rezoning is appropriate, the requested zoning district is considered to be more appropriate from the City's perspective than another zoning district.*

With all the previous findings of fact, the boundaries of the proposed R-2 zoning district are reasonable from the City's perspective and comply with the vision found in the City's Master Plan.

9. *If the request is for a specific use, rezoning the land is considered to be more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use.*

It would be inappropriate to amend the zoning text for R-1 One Family Dwelling district with its primary goal of creating settings for single family residential neighborhoods to allow two family apartment buildings within the zoning district.

10. *The requested rezoning will not create an isolated or incompatible zone in the neighborhood.*

The proposed rezoning does not create an isolated or incompatible zone within the neighborhood, since the proposed rezoning located near other R-2 zoned parcels and commercial used parcel.

ZMA 18-10 - Zoning Map Amendment  
Address: 99 S Jessie Street  
Parcel: 64-14-28-383-013

## Resolution

*Whereas*, The City has received an application for a Zoning Map Amendment for 99 S Jessie Street, identified as PIN 64-14-28-383-013 from Karen Daniel, Owner and James Trevor Daniel, Applicant is for the rezoning of the aforementioned parcel; and

*Whereas*, The Planning Division has reviewed the applicant's rezoning request in regards to the City's Master Plan and the request conforms to the goals and vision contained within the plan; and

*Whereas*, The Planning Division has reviewed the applicant's rezoning request and the requirements set forth by Section 6.804 of the Zoning Ordinance, and the Planning Division has determined the aforementioned request and proposed intended use of the property complies with the City of Pontiac Zoning Ordinance; and

*Whereas*, In accordance with the procedures outlined in the Zoning Ordinance, Sections 6.802 as it relates to Zoning Map Amendments, the request has undergone the required: Technical Review, Public Hearing, and Planning Commission Recommendation; and

*Whereas*, On November 28, 2018, a Public Hearing was held, and in consideration of public opinion, the Planning Commission recommends City Council approve the Zoning Map Amendment request for 99 S Jessie Street, approving the change from the current R-1 One Family Dwelling District to R-2 Two Family & Terrace Family Dwelling District; and

*Now Therefore, Be It Resolved*, That the City Council for the City of Pontiac approve the Planning Commission recommendation for the Zoning Map Amendment (ZMA 18-10) request for 99 S Jessie Street, also known as PIN 64-14-28-383-013, to amend the current site zoning from R-1 One Family Dwelling District to R-2 Two Family & Terrace Family Dwelling District.











# Application for Zoning Map Amendment

City of Pontiac

Office of Land Use and Strategic Planning

47450 Woodward Ave, Pontiac, MI 48342

T: 248.758.2800

F: 248.758.2827

Property/Project Address: 99 S JESSIE

Sidwell Number: 14-28-383-013

Office Use Only

PF Number: 244 1870

Date: \_\_\_\_\_

Instructions: Completed applications with appropriate fee shall be submitted to the Office of Land Use and Strategic Planning at least 30 days prior to the regularly scheduled Planning Commission meeting. Applications must be complete in all respects with supporting documents such as site plan, property survey etc. Planning staff will schedule the application for consideration by the Planning Commission in accordance with the attached schedule. Incomplete applications will delay the review process.

Applicant (please print or type)

Name	<u>JAMES TEEBON DAMEL</u>		
Address	<u>3341 Empire</u>		
City	<u>Pontiac Hill</u>		
State	<u>MI</u>		
ZIP Code	<u>48307</u>		
Telephone	Main: _____	Cell: <u>248 62 3237</u>	Fax: _____
E-Mail	_____		

## Project and Property Information

Name of Proposed Development: \_\_\_\_\_

The subject property is location at 99 S JESSIE on the N/S E / W side of JESSIE  
between EMPIRE and CHANNING ST

The property is zoned: R-2 New Centering

Proposed Zoning District: R-2

It is proposed that the property will be used as: R-2

The subject property is legally described as follows (include sidwell numbers):  
\_\_\_\_\_

Property Owner Information

Name	Karen Dene		
Address	7441 Empire		
City	Rochester Hills		
State	MI		
ZIP Code	48309		
Telephone	Main:	Cell: 734-637-9791	Fax:
E-Mail	mrs.dene@earthlink.net		

Are you the \_\_\_\_\_ Owner ☒ Agent/rep. of the owner \_\_\_\_\_ Other \_\_\_\_\_

The proposed will be used for the following purpose (provide as much detail as possible with photographs, sketches, site plans, written documents, etc.).

see attached

State the reason for the Zoning Map Amendment, particularly the manner in which the City will benefit if the amendment is approved and why such change will not be detrimental to the public welfare and/or the property rights of other persons located in the vicinity of the site.

see attached



Signature of Owner



Signature of Applicant

State of Michigan  
County of Oakland

On this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_, before me personally appeared the above named person, who being duly sworn, stated he/she has read the foregoing application, by him/her signed, and know the contents thereof, and that the same is true of his/her own knowledge, except as to the matters therein stated to be upon information and belief and so as to those matters he/she believes it to be true

Notary Public, Oakland County, Michigan  
My Commission Expires: \_\_\_\_\_

#### Reasoning for Zoning Map Amendment for 99 S. Jessie

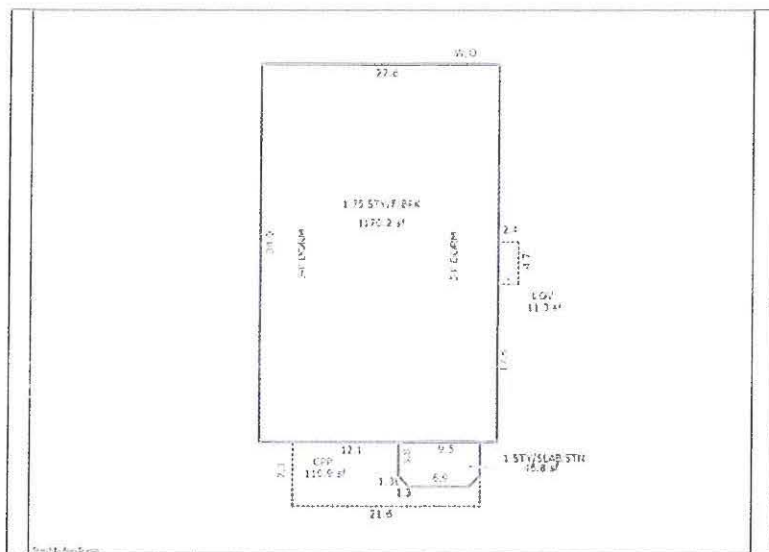
99 S. Jessie is a duplex (see photos) which is fully licensed and in good standing with the city of Pontiac's Building Safety and Planning Department. This duplex will continue to provide safe, updated and high quality rentals to Pontiac residents. Moving 99 S. Jessie from its current status of R1 Non Confirming to R2 benefit the city by removing the potential of permanent displacement of 1 family should an unfortunate event occur and damage the building more than 50%.

Due to my relaxed screening process and my significant involvement at the Pontiac Dream Center I am willing to bring on tenants who most landlords would not be willing to even talk with. As it currently stands if 99 S. Jessie ever becomes over 50% damaged causing it to revert back to standard R1 one family will be permanently displaced from my building. By changing it to R2 I will be allowed to keep it as a duplex and would be able to provide accommodation to a tenant while repairs are underway.

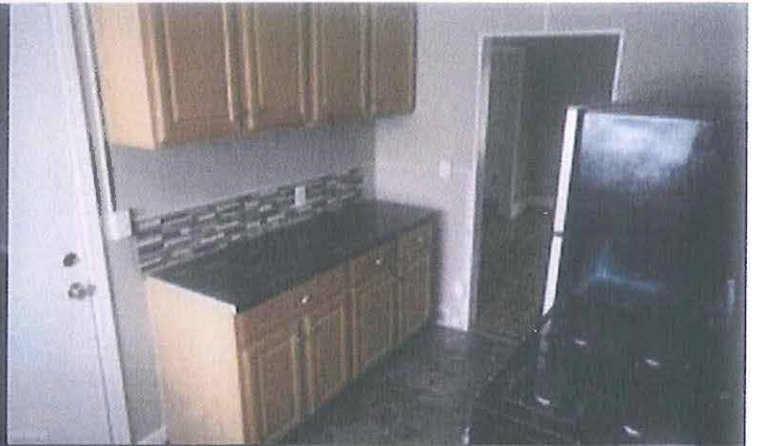
As far as any negative impact on the city or street; I do not see any. It is currently being used as a duplex. From a practical standpoint there would not be any changes to how everything is currently being utilized. This change would only be a proactive action to ensure protection to one of the tenants at a future date.



Parcel Sketch View  
 City of Pontiac (64)  
 Page Print Layout: 2 per page  
 PIN: 14-28-383-013  
 PRINT DATE: 11/5/2013



# 99 S. Jessie



# **RESOLUTION**

**#4**





**CITY OF PONTIAC**  
**Department of Building Safety & Planning**  
**PLANNING DIVISION**  
47450 Woodward Avenue | Pontiac, MI 48342  
T: 2348.758.2800 | F: 248.758.2827

*Mayor Deirdre Waterman*

**MEMORANDUM**

**TO:** Honorable Mayor, Council President, and City Council

**FROM:** Vern Gustafsson – Planning Manager  
Through the Office of Deputy Mayor – Jane Bais-DiSessa

**SUBJECT:** Amending the Development Agreement for the Henry Ford Medical Center Signs, Village at Bloomfield

**DATE:** January 20, 2019

**History**

At the December 28, 2016 meeting, the City Council approved several amendments to the original Development Agreement for Bloomfield Park to reflect the Master Plan envisioned by Redico for the Village at Bloomfield, which includes sign updates. One of the changes involved a request for wall signs on the parking deck adjoining a future medical office building. The City Council elected not to take action on the parking deck signs to allow the specific sign, location, and tenant to be presented at a future meeting.

**Amendment Request**

Henry Ford Medical Center in conjunction with Redico, received approval from the Joint Development Council [JDC] for wall signs in compliance with the allowable sign area on June 20, 2018. Subsequently, on November 28, 2018, the JDC considered a revised sign proposal from Henry Ford Medical Center to allow additional signs on the adjoining parking deck [see attached correspondences and JDC Memorandum].

Two 14 ft. x 81 ft. Illuminated wall signs are proposed near the top of the parking deck on the west and south elevations. The location of the two wall signs will be placed at a height not to exceed 88 ft. 1.5 in. The Development Agreement allows a height of no higher than four stories or 58 ft. for an office building and wall signs are not to be illuminated. The proposed 2,643 sq. ft. total sign area for the Henry Ford Medical Center exceeds the 800 sq. ft. sign area allowed per building by the Development Agreement as amended.

In discussions of this agenda item at the November 28<sup>th</sup> JDC meeting, the JDC voted to approve the additional signs and locations as submitted subject to:

1. Provide dimming features to lower the intensity of sign illumination;
2. Install timers on the parking deck signs, and;
3. Seek an Amendment to the Development Agreement for the additional signs.

**Recommendation**

We suggest the City Council discuss the specific amendment request for the Henry Ford Medical Center sign request at the Village at Bloomfield and authorize the City Attorney to prepare an amendment to the Development Agreement for the Mayor and City Council signatures.

December 5, 2018

Pontiac City Clerk  
47450 Woodward  
Pontiac, MI 48342

Regarding: Henry Ford Medical Center and Parking Structure  
Hobbs+Black Project #:18605

Property Address: Village at Bloomfield  
1961 S. Telegraph Road  
Building D, Medical Office Building and Parking Structure

**Request: Amendment to the Development Agreement  
For Additional Signage Area and Mounting Height**

Dear Council Members:

Pursuant to the November 28, 2018 Joint Development Council meeting, we are asking the City of Pontiac to review the request to amend the Development Agreement for additional signage area and signage height.

The attached letter from Hobbs+Black dated September 27, 2018 provides a summary of the changes requested regarding signage. Per the JDC's recommendations in their approved motion, a dimming feature will be provided to adjust the intensity of the illumination, and timers will be installed on the parking deck signage.

A copy of the JDC Memorandum from the November 28<sup>th</sup> meeting is attached for reference, as well as a site plan and drawings illustrating the proposed signage.

We believe this signage will be an important wayfinding feature for this medical office building and we urge the council to recommend approval of the amendment of the development agreement to the JDC.

Sincerely,



Tom Dillenbeck  
Vice President

TMD/dmm



## **JDC Memorandum**

**Date:** November 20, 2018

**From:** Patti Voelker, Director of Planning, Building & Ordinance  
Vern Gustafsson, Pontiac Planning Manager

**Re:** Henry Ford Medical Center and Parking Structure

**Property Addresses:** Act 425 Transferred Area

**Request:** Sign Review for additional signage for the Henry Ford Medical Center and abutting parking structure

**Amenities:** 84,000 sq. ft. office building and 345,257 sq. ft. 8 level parking structure

**Legal Description:** Village at Bloomfield Development Property, Tier C (570 ft. from Telegraph Rd).

**Zoning:** T-C, Town Center zone district. A medical office building is a permitted principal use and a parking structure is a permitted accessory use pursuant to the Town Center Ordinance

### **Background:**

At the June 20, 2018 meeting, the Joint staff report for the Henry Ford Medical Center noted that the two signage areas near the top of the parking decks indicated on the west and south elevations were not permitted per Section 7.d.2. of the Development Agreement. The JDC approved the Henry Ford site plan subject to the condition that they submit an application for any future parking deck signage. It was noted that an amendment to the Development Agreement would be required for any additional signage that exceeded the maximum signage area and/or signage height allowed.

The JDC has received a request from Redico to amend the Development Agreement to allow the Henry Ford Medical Center at the Village at Bloomfield the opportunity to add additional signage area for that tenant and to allow the additional two signs to be located on the upper floor of the parking deck.

### **Signage:**

Wall signage is subject to the terms of the Amended Development Agreement which establishes the combined sign area not to exceed 800 sq. ft. for the building and parking structure per the allowable wall sign chart. On June 20, 2018, the applicant received approval for 5 wall signs that total 375 sq. ft.

Two additional 1,134 sf wall signs are proposed near the top of the adjoining parking deck on the west and south elevations to total 2,643 sq. ft. which exceeds the 800 sq. ft. or no more than 6 % of the building's façade as allowed by Section 7.d.3.a of the First Amendment to the Development Agreement. In addition, the two wall signs will be internally illuminated and located at a height of 88 ft. on the west elevation and 81 ft. on the south elevation which exceed the provisions noted in Section 7.d.2 as follows:

*2. Wall signs placed on any building shall not exceed the height of the building, and in no case shall wall signs be located above four (4) stories or at a height greater than fifty-eight (58) feet, whichever is less, except for signs that identify the name of the hotel or an office building and are designed as an integral part of the architectural design of the building. Building identification signage shall not be illuminated except for a movie theater, marquee sign, or a hotel sign located no higher than five (5) stories or at a height not greater than seventy-one (71) feet, whichever is less.*

To limit the potential of any negative visual intrusion into the residential neighborhoods, the JDC may want to consider requiring the internal illumination of the signs to be capable of dimming the intensity of the illumination and installing timers should the signage be determined to negatively impact those residential properties in direct line of sight with the parking deck signage.

#### Planning Summary:

Based on a review of the sign plan documents, it is recommended that the JDC consider under what conditions signage approval for the parking deck signage may be granted for the revised signage plan for the Henry Ford Medical Center signage, subject to:

1. Providing dimming features to lower the intensity of the illumination.
2. Installing timers on the parking deck signage.
3. Seeking an amendment to the Development Agreement for additional signage.

September 27, 2018

Joint Development Council  
Village at Bloomfield  
425 Agreement

Pontiac City Clerk  
47450 Woodward  
Pontiac, MI 48342

Bloomfield Township Clerk  
4200 Telegraph Road  
P.O. Box 489  
Bloomfield Hills, MI 48303

Regarding: Henry Ford Medical Center and Parking Structure  
Hobbs+Black Project #: 18605

Property Address: Village at Bloomfield  
1961 S. Telegraph Road  
Building D, Medical Office Building and Parking Structure

Request: Amendment to the Development Agreement  
For Additional Signage Area and Mounting Height

Dear Council Members:

Following the Site Plan Review for the Henry Ford Medical Center and Parking Structure, we are requesting additional signage area and mounting height for the two wall mounted signs located at the upper level of the parking structure. The purpose of this request is due to the medical use of the building and the importance of wayfinding for the patrons coming to the facility.

Per the Development Agreement, Section 7.d.2:

Wall signs placed on any building shall not exceed the height of the building, and in no case shall wall signs be located above four (4) stories or at a height greater than fifty-eight (58) feet, whichever is less, except for signs that identify the name of the hotel or an office building and are designed as an integral part of the architectural design of the building. Building Identification signage shall not be illuminated except for a movie theater, marquee sign, or a hotel sign located no higher than five (5) stories or at a height not greater than seventy-one (71) feet, whichever is less.

As shown on the attached drawings, the top of the wall mounted signs are intended to be integrated with the design of the parking deck by aligning the top of the signage with the top of the parking structure parapet which is located 88'-1 1/2" above grade level.



The Amended Development Agreement further states that the combined sign area shall not exceed 800 square feet for the building and parking structure. Building signage proposed during the Site Plan Review included five wall signs totaling 375 square feet. As shown on the attached drawings, the two additional signs located at the upper level of the parking structure are 1,134 square feet each.

The proposed signs are located a significant distance, approximately 600 feet, from the public street. The sightline from the Telegraph Road to the medical building is also obscured by the mature trees that fill the existing wetlands to the south of the building. The size and mounting height of the proposed signs are intended to provide visibility from the public street to help guide the users of this medical facility to their intended destination to fulfill their healthcare needs.

We urge the council to take these factors into consideration when reviewing this request for an amendment to the development agreement.

Sincerely,

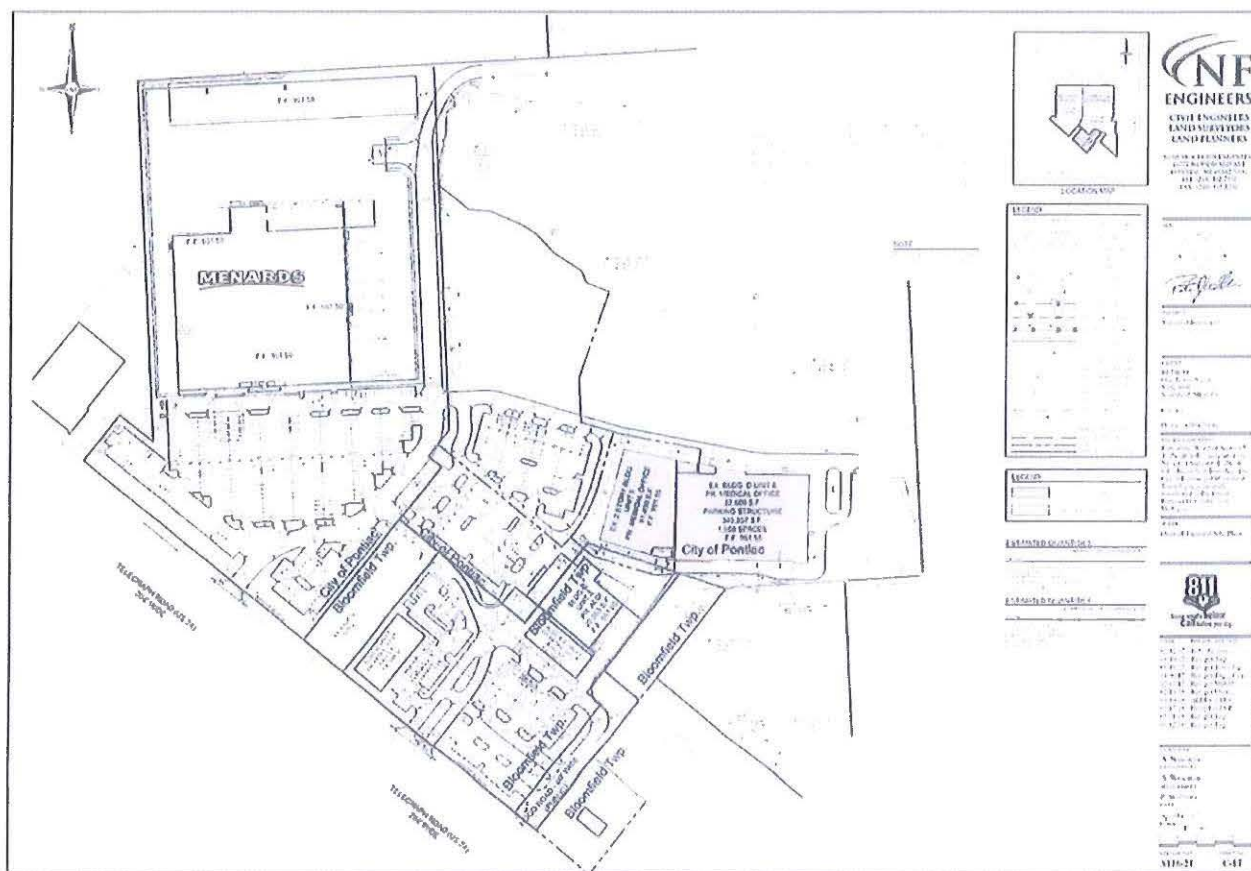
A handwritten signature in cursive script, appearing to read "Tom Dillenbeck".

Tom Dillenbeck  
Vice President

TMD/dmm

Enclosures: Site Plan and Signage Drawings

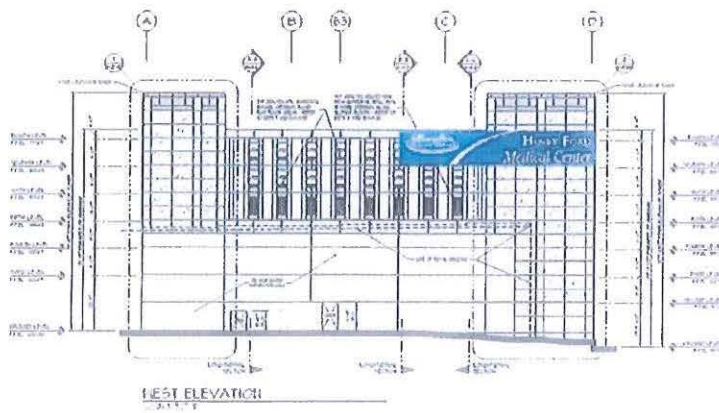
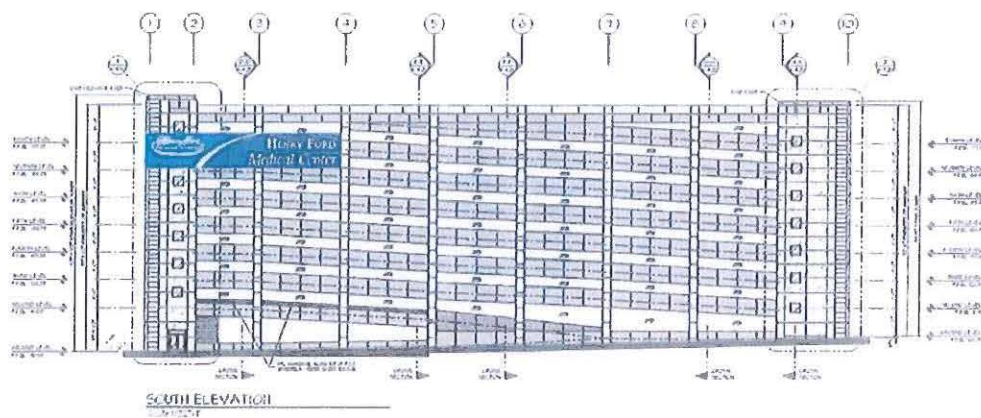
Village at Bloomfield  
Building D, Medical Office Building



Village at Bloomfield  
Building D, Medical Office Building

[illegible]

Village at Bloomfield  
Building D, Medical Office Building



# RESOLUTION

**#5**





**CITY OF PONTIAC**  
**Department of Building Safety & Planning**  
**Planning Division**

478450 Woodward Avenue | Pontiac MI 48342  
T: 248.758.2800 | F: 248.758.2827

*Mayor Deirdre Waterman*

**TO:** HONORABLE MAYOR, COUNCIL PRESIDENT, AND CITY COUNCIL

**FROM:** VERN GUSTAFSSON, PLANNING MANAGER  
THROUGH THE OFFICE OF DEPUTY MAYOR -- JANE BAIS-DISESSA

**SUBJECT:** ZMA 18-07 ZONING MAP AMENDMENT  
JRS INVESTMENT PROPERTIES LLC  
600 E. PIKE STREET | PIN 64-14-28-479-017  
R-1 ONE FAMILY DWELLING TO R-3 MULTIPLE FAMILY DWELLING

**DATE:** JANUARY 20, 2019

The City of Pontiac is in receipt of application ZMA 18-07 for a Zoning Map Amendment [rezoning] parcel 64-14-28-479-017. At the November 28, 2018 meeting, the Planning Commission recommended to City Council the approval of the Zoning Map Amendment. The .60-acre site is located on the southwest corner of E Pike Street and Martin Luther King Jr. Blvd South. The applicant requests a rezoning from R-1 One Family Dwelling to R-3 Multiple Family Dwelling.

The Applicant proposes to convert the former Berea Family Tabernacle of Faith Church into a four or six-unit apartment building. The units will be one bedroom or studio efficiency and will have its own apartment entrance on the exterior perimeter of the building. The subject site has vehicular access from E. Pike Street. The surrounding area consist of a majority of vacant parcels with scattered parcels of single and multiple-family dwelling units.

The subject site and abutting property to the west and north are R-1 One Family Dwelling zoning district. South of the site is zoned R-1 and R-3, and to east side of Martin Luther King Jr. Blvd South is zoned C-1 Local Business zoning district.

The subject site is designated as Traditional Neighborhood Residential Land Use Category. The goals of this category is to provide flexibility that encourages the positive reuse of properties in strategic locations throughout the City and provide a diverse housing stock appealing to a population with a wide range of incomes and housing types.

### Zoning Map Amendment Criteria

City Council must consider any of the following criteria [section 6.804, A-J] that apply to the application in making a decision to amend the Official Zoning Map [Section 6.804]. To assist City Council in its decision, we offer the following rationale for your consideration.

1. *Consistency with the goals, policies and objectives of the Master Plan and any sub-area plans. If conditions have changed since the Master Plan was adopted, consistency with recent development trends in the area shall be considered.*

As described in the Master Plan, this project is consistent with the goals, policies, and objectives of the City's Master Plan.

2. *Compatibility of the site's physical, geological, hydrological and other environmental features with the uses permitted in the proposed zoning district.*

The site was previously developed so its geological, hydrological, and other environmental features were previously lost.

3. *Evidence the applicant cannot receive a reasonable return on investment through developing the property with one (1) or more of the uses permitted under the current zoning.*

The applicant did not provide evidence that they could not develop the property with single family dwelling units, solar energy installation or a community center. It is clear that demolition and development costs will not provide a reasonable return on investment.

4. *Compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.*

The proposed multiple family apartment building will be equal or less intensive as compared to the former church.

5. *The capacity of the City's utilities and services sufficient to accommodate the uses permitted in the requested district without compromising the health, safety and welfare of the City.*

Existing City utilities are provided and have sufficient capacity for the proposed use.

6. *The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.*

E. Pike Street is a City Local Road. The proposed development will not impact the ability of this street and adjoining roads to handle potential traffic.

7. *The boundaries of the requested rezoning district are reasonable in relationship to surroundings and construction on the site will be able to meet the dimensional regulations for the requested zoning district.*

The boundaries of the rezoning are reasonable in relationship to surroundings and zoning district dimensional requirements.

8. *If a rezoning is appropriate, the requested zoning district is considered to be more appropriate from the City's perspective than another zoning district.*

With all the previous findings of fact, the boundaries of the proposed R-3 zoning district are reasonable from the City's perspective and comply with the vision found in the City's Master Plan.

9. *If the request is for a specific use, rezoning the land is considered to be more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use.*

It would be inappropriate to amend the zoning text for R-1 One Family Dwelling district with its primary goal of creating settings for single family residential neighborhoods to allow multiple apartment buildings within the zoning district.

10. *The requested rezoning will not create an isolated or incompatible zone in the neighborhood.*

The proposed plan does not create an isolated or incompatible zone within the neighborhood as it is a reasonable reuse of the existing church building.



ZMA 18-07 - Zoning Map Amendment  
Address: 600 E Pike Street  
Parcel: 64-14-28-479-017

## Resolution

*Whereas*, The City has received an application for a Zoning Map Amendment for 600 E Pike Street, identified as PIN 64-14-28-479-017 from JRS Investment Properties, LLC and the applicant's petition is for the rezoning of the aforementioned parcel; and

*Whereas*, The Planning Division has reviewed the applicant's rezoning request in regards to the City's Master Plan and the request conforms to the goals and vision contained within the plan; and

*Whereas*, The Planning Division has reviewed the applicant's rezoning request and the requirements set forth by Section 6.804 of the Zoning Ordinance, and the Planning Division has determined the aforementioned request and proposed intended use of the property complies with the City of Pontiac Zoning Ordinance; and

*Whereas*, In accordance with the procedures outlined in the Zoning Ordinance, Sections 6.802 as it relates to Zoning Map Amendments, the request has undergone the required: Technical Review, Public Hearing, and Planning Commission Recommendation; and

*Whereas*, On November 28, 2018, a Public Hearing was held, and in consideration of public opinion, the Planning Commission recommends City Council approve the Zoning Map Amendment request for 600 E Pike Street, approving the change from the current R-1 One Family Dwelling District zoning to R-3 Multiple Family Dwelling District; and

*Now Therefore, Be It Resolved*, That the City Council for the City of Pontiac approve the Planning Commission recommendation for the Zoning Map Amendment (ZMA 18-07) request for 600 E Pike Street, also known as PIN 64-14-28-479-017, to amend the current site zoning from R-1 One Family Dwelling District zoning to R-3 Multiple Family Dwelling District.







# Application for Zoning Map Amendment

City of Pontiac

Office of Land Use and Strategic Planning

47450 Woodward Ave, Pontiac, MI 48342

T: 248.758.2800

F: 248.758.2827

Property/Project Address: 600 E PIKE

Sidwell Number: \_\_\_\_\_

Date: 10/2/18

Office Use Only

PF Number: 18-07

**Instructions:** Completed applications with appropriate fee shall be submitted to the Office of Land Use and Strategic Planning at least 30 days prior to the regularly scheduled Planning Commission meeting. Applications must be complete in all respects with supporting documents such as site plan, property survey etc. Planning staff will schedule the application for consideration by the Planning Commission in accordance with the attached schedule. Incomplete applications will delay the review process.

**Applicant (please print or type)**

Name	PETER DEIR OF JRS INVESTMENT PROPERTIES, LLC		
Address	15506 SPICEWAY		
City	FRASER		
State	MI		
ZIP Code	48026		
Telephone	Main:	Cell: <u>586-863-6355</u>	Fax:
E-Mail	JRSINVESTMENTPROPERTIES@YAHOO.COM		

## Project and Property Information

Name of Proposed Development: \_\_\_\_\_

The subject property is location at 600 E PIKE on the N/SE/W side of PIKE ST between S. MARSHALL and MARTIN LUTHER KING

The property is zoned: R-1

Proposed Zoning District: R-3

It is proposed that the property will be used as: 4 OR 6 UNIT APARTMENT BLDG.

The subject property is legally described as follows (include sidwell numbers):

\_\_\_\_\_

Property Owner Information

Name	BEREA FAMILY TABERNACLE		
Address	68 W WALTON BLVD		
City	PONTIAC		
State	MI		
ZIP Code	48340		
Telephone	Main: 248-388-1631	Cell:	Fax:
E-Mail			

Are you the \_\_\_\_\_ Owner \_\_\_\_\_ Agent/rep. of the owner Other BUYER UNDER CONTRACT

The proposed will be used for the following purpose (provide as much detail as possible with photographs, sketches, site plans, written documents, etc.).

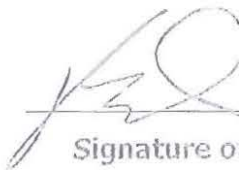
SEE ATTACHED

State the reason for the Zoning Map Amendment, particularly the manner in which the City will benefit if the amendment is approved and why such change will not be detrimental to the public welfare and/or the property rights of other persons located in the vicinity of the site.

SEE ATTACHED

SEE ATTACHED

Signature of Owner



Signature of Applicant (BUYER)

State of Michigan  
County of Oakland

On this \_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_, before me personally appeared the above named person, who being duly sworn, stated he/she has read the foregoing application, by him/her signed, and know the contents thereof, and that the same is true of his/her own knowledge, except as to the matters therein stated to be upon information and belief and so as to those matters he/she believes it to be true.

Notary Public, Oakland County, Michigan  
My Commission Expires: \_\_\_\_\_

*JRS Investment Properties, LLC.*

[JRSInvestmentProperties@yahoo.com](mailto:JRSInvestmentProperties@yahoo.com)

15506 Spiceway  
Fraser, MI 48026  
586-863-6355

October 2, 2018


To the Planning Commission:

I am asking to have the property at 600 E Pike St to be re-zoned from R-1 to R-3. The property is currently used as a church. My intent is to convert the building to a 4 to 6 unit apartment building (pending architectural plans). The units will be 1 bedroom or studio efficiency units. Each unit will have its own entrance on the exterior perimeter of the building.

I feel this change will be beneficial to the city as it will generate new tax dollars. It will also supply much needed affordable, clean housing for residents. The building will get a facelift and will be visually pleasing to the neighbors.

Thank you for your consideration. My contact info is in the letterhead. Feel free to contact me at anytime!

Sincerely,  
Pete Deir

  
JRS Investment Properties, LLC



To Whom it may concern:

This letter is to give notification to the appropriate parties the Berea Family Tabernacle of Faith has entered into a Purchase Agreement to sell the property at 600 E Pike St in Pontiac, MI to JRS Investment Properties, LLC. We give permission to JRS Investment Properties (Pete Deir) to seek re-zoning of the property from Residential to Commercial during his due diligence period. Feel free to contact us at the number below with any questions. Thank you!

LeVani Buggs 248-388-1631

Sept 4, 2018