



Mayor Tim Greimel

CITY OF PONTIAC

Planning & Zoning Division

City Hall - 47450 Woodward Avenue

Pontiac, Michigan 48342-5009

248-758-2800 | FAX 248-758-2827

Vern Gustafsson

Planning Manager

Donovan Smith

City Planner

PONTIAC PLANNING COMMISSION SPECIAL MEETING

May 23, 2022 6:00PM

CITY COUNCIL CHAMBERS | PONTIAC CITY HALL
47450 WOODWARD AVENUE | PONTIAC, MICHIGAN

1. CALL TO ORDER:
2. ROLL CALL:
3. AMENDMENTS TO & APPROVAL OF THE AGENDA:
4. MEETING MINUTES FOR REVIEW: April 6, 2022 Meeting Minutes
6. NEW BUSINESS

SPECIAL PRESENTATION | THE SHORES AT CRYSTAL LAKE

Owner: SK Lakeside Development LLC

Address 535 Branch

Parcel Number 64-14-32-326-001



7. PUBLIC COMMENT
8. ADJOURNMENT

1 CITY OF PONTIAC - PLANNING COMMISSION

2 WEDNESDAY, APRIL 6, 2022

3 6:00 P.M.

4 A meeting before the Planning
5 Commission held at 47450 Woodward Avenue, Council
6 Chambers, Pontiac, Michigan.

7
8 BOARD COMMISSIONERS:

9 Ashley Fegley, (Acting Chair)

10 Christopher Northcross, Commissioner

11 Lucy Payne, Commissioner

12 Mona Parlove, Commissioner *Arrived late*

13 Tim Shepard, Commissioner

14 Mike McGuinness, Commissioner

15 Vernita Duvall, Commissioner

16
17 CITY OFFICIALS PRESENT:

18 Vernon Gustafsson, Planning Manager

19
20 MINUTES RECORDED BY:

21 Quentina R. Snowden, (CSR-5519)

22 Certified Shorthand Reporter & Notary Public

23

24

25

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

MEMBERS OF THE PUBLIC ADDRESSING THE PLANNING
COMMISSION:
Jeremy Hayes
Becky Klein

1 (CALL TO ORDER: Acting Chair Fegley
2 called the meeting to order at 6:02 p.m.)

3 ACTING CHAIR FEGLEY: Welcome,
4 everyone, to the Planning Commission meeting for
5 April 6th, 2022. Call to order. I'll introduce
6 everyone. To my far left is Ms. Vernita Duvall, and
7 then Mike McGuinness, Christopher Northcross; and
8 far right is Tim Shepard, Lucy Payne and then I am
9 Ashley Fegley. And then Vern Gustafsson is at the
10 podium.

11 MR. GUSTAFSSON: Thank you.

12 ACTING CHAIR FEGLEY: First on the
13 agenda is roll call.

14 MR. GUSTAFSSON: Chair Fegley?

15 ACTING CHAIR FEGLEY: Present.

16 MR. GUSTAFSSON: Commissioner
17 McGuinness?

18 COMMISSIONER MCGUINNESS: Present.

19 MR. GUSTAFSSON: Commissioner Duvall?

20 COMMISSIONER DUVALL: Present.

21 MR. GUSTAFSSON: Commissioner
22 Northcross?

23 COMMISSIONER NORTHCROSS: Present.

24 MR. GUSTAFSSON: Commissioner Payne?

25 COMMISSIONER PAYNE: Present.

1 MR. GUSTAFSSON: And Commissioner
2 Shepard?

3 COMMISSIONER SHEPARD: Present.

4 MR. GUSTAFSSON: Good. We have a
5 quorum.

6 ACTING CHAIR FEGLEY: I do not believe
7 we don't have any amendments or changes to the
8 agenda tonight, correct?

9 MR. GUSTAFSSON: No. We're asking to
10 approve the agenda as printed.

11 ACTING CHAIR FEGLEY: Okay. May I
12 have a motion?

13 COMMISSIONER NORTHCROSS: So moved.

14 ACTING CHAIR FEGLEY: Second?

15 COMMISSIONER DUVALL: I second.

16 ACTING CHAIR FEGLEY: Roll call?

17 MR. GUSTAFSSON: Yes. Commissioner
18 Northcross?

19 COMMISSIONER NORTHCROSS: Yes to
20 approve.

21 MR. GUSTAFSSON: Commissioner Duvall?

22 COMMISSIONER DUVALL: Yes to approve.

23 MR. GUSTAFSSON: Commissioner
24 McGuinness?

25 COMMISSIONER MCGUINNESS: Yes to

1 approve.

2 MR. GUSTAFSSON: Commissioner Payne?

3 COMMISSIONER PAYNE: Yes to approve.

4 MR. GUSTAFSSON: Commissioner Shepard?

5 COMMISSIONER SHEPARD: Yes to approve.

6 MR. GUSTAFSSON: And Chair Fegley?

7 ACTING CHAIR FEGLEY: Yes to approve.

8 MR. GUSTAFSSON: Motion passes.

9 AYES: Fegley, Payne, Shepard,

10 McGuinness, Duvall, Northcross

11 NAYS: (None.)

12 ABSTAIN: (None.)

13 MOTION CARRIES 6-0-0

14 ACTING CHAIR FEGLEY: Next are meeting
15 minutes for review from March 2nd, 2022.

16 Commissioner Duvall, do you have any
17 comments or questions or amendments or changes to
18 the --

19 COMMISSIONER DUVALL: I do not.

20 ACTING CHAIR FEGLEY: Commissioner
21 McGuinness, do you have any?

22 COMMISSIONER MCGUINNESS: Only to flag
23 that my last name has two Ns in it, so McGuinness.
24 Again, it's long and very lengthy and I apologize.
25 That's what I got.

1 MR. GUSTAFSSON: We'll make that
2 correction, thank you.

3 ACTING CHAIR FEGLEY: All right.
4 Commissioner Northcross, do you have any changes?

5 COMMISSIONER NORTHCROSS: No changes.

6 ACTING CHAIR FEGLEY: Commissioner
7 Shepard, do you have any changes?

8 COMMISSIONER SHEPARD: No changes.

9 ACTING CHAIR FEGLEY: Commissioner
10 Payne, do you have any changes?

11 COMMISSIONER PAYNE: No changes.

12 ACTING CHAIR FEGLEY: I do not have
13 any changes either. May I have a motion to approve
14 the minutes?

15 COMMISSIONER NORTHCROSS: So moved.

16 COMMISSIONER DUVALL: Second.

17 ACTING CHAIR FEGLEY: Roll call?

18 MR. GUSTAFSSON: Commissioner
19 Northcross?

20 COMMISSIONER NORTHCROSS: Yes to
21 approve.

22 MR. GUSTAFSSON: Commissioner Duvall?

23 COMMISSIONER DUVALL: Yes to approve.

24 MR. GUSTAFSSON: Commissioner Shepard?

25 COMMISSIONER SHEPARD: Yes to approve.

1 MR. GUSTAFSSON: Commissioner Payne?

2 COMMISSIONER PAYNE: Yes to approve.

3 MR. GUSTAFSSON: Commissioner

4 McGuinness?

5 COMMISSIONER MCGUINNESS: Yes to

6 approve.

7 MR. GUSTAFSSON: And lastly, Chair

8 Fegley?

9 ACTING CHAIR FEGLEY: Yes to approve.

10 AYES: Fegley, Payne, Shepard,

11 McGuinness, Duvall, Northcross

12 NAYS: (None.)

13 ABSTAIN: (None.)

14 MOTION CARRIES 6-0-0

15 MR. GUSTAFSSON: And Ms. Parlove

16 joining us right now. Perfect.

17 ACTING CHAIR FEGLEY: Welcome. All
18 right. Next on the agenda and public hearings. I
19 don't think we have anything under that --

20 MR. GUSTAFSSON: No.

21 ACTING CHAIR FEGLEY: -- so we can
22 move forward. All right.

23 MR. GUSTAFSSON: Correct. We just
24 have site plan review.

25 ACTING CHAIR FEGLEY: So on the agenda

1 is SPR 22-07 preliminary site plan review for 951
2 Vanguard.

3 MR. GUSTAFSSON: Yes. Thank you. We
4 do have the applicants and their staff engineer to
5 answer any specific questions.

6 NEW BUSINESS:

7 6.1 SPR22-07 Preliminary Site Plan

8 PROPERTY ADDRESS: 951 Vanguard

9 (pending)

10 PARCEL NO: 64-14-30-255-112, -113

11 APPLICANT: RISE Warehouse

12 CURRENT ZONING: MUD - Mixed Use

13 District

14 PROPOSED USE: Wholesale & Storage

15 Distribution

16 (Presentation of facts given by Mr.
17 Gustafsson.)

18 MR. GUSTAFSSON: The applicant and the
19 engineer is here. If you have any further questions
20 and details you would like to ask, feel free. If
21 there's any questions that I can answer, I'll be
22 more than happy to.

23 ACTING CHAIR FEGLEY: I just have a
24 quick question. This is preliminary site plan
25 approval. Does that mean this project is going to

1 come back in front of us for a final?

2 MR. GUSTAFSSON: Yes.

3 ACTING CHAIR FEGLEY: Okay. Would the
4 applicant like to approach the podium and add
5 anything further?

6 MR. HAYES: Sure.

7 ACTING CHAIR FEGLEY: Please state
8 your name and address for the record.

9 MR. HAYES: Good evening. My name is
10 Jeremy Hayes, and my address is 8070 Castleton Road,
11 Indianapolis, Indiana, so a little ways away
12 from here. Good evening to you. I represent RISE
13 Commercial District. I'm the growth manager for
14 RISE. RISE is a business accelerator. So we have
15 quite a few small to large businesses that make up
16 about 40 percent large businesses, 60 percent small.
17 Some of our tenants in the past have been people
18 such as Cardinal Health, AT&T, Verizon, and some
19 others. So we have a really good of mixture of
20 tenants within the business park. It is a
21 business-only park, there are no consumers. It's
22 not like a consumer self-storage. We accelerate and
23 grow businesses, we do that throughout our sites.
24 Our co-warehousing is unique and it's
25 a new concept. Most people are not aware of it.

1 And it's something that we believe is kind of a
2 first pioneer moving -- movement across the U.S.
3 Maybe some other people are starting to do it, but
4 we've been doing this now for about ten years.

5 Our warehouses range anywhere from
6 about 300 square feet to 2,000 square feet. The
7 gist of it is, you know, we have a number of local
8 business within the neighborhood, the wife is tired
9 of the husband working out of the house and wants to
10 free up some space in their garage, or there is
11 valuable equipment in the streets.

12 So, what we do is we offer a place for
13 these different businesses to remove those -- their
14 materials from the streets, bring it into our
15 secured district, operate out from there, and
16 accelerate within.

17 Additionally, we also have a bunch of
18 Amazonians, as Vern mentioned. Pandemic has changed
19 quite a bit and retail has changed quite a bit.
20 However you look at it, times are changing and
21 people love to receive items in the mail. So
22 Amazonians are part of our makeup as well. Amazon
23 typically ships about 62 percent of their product
24 out of their main warehouses. The remainder of the
25 shipments that go out are warehouses from facilities

1 like ours. So, we have quite a few tenants that --
2 you know, maybe they are -- they deal more with
3 chocolates or makeup or what have you, the list goes
4 on.

5 This will be our 13th location. We
6 have quite a few locations in Indiana and Ohio.
7 This is will be our first in Michigan. We're
8 looking up in Minnesota, Tennessee all throughout
9 the midwest area. So, this is not our first time.
10 We have been gaining quite a bit of experience for
11 the ten years we have been doing this and we've been
12 enjoying that.

13 The front of the -- when you first
14 come into the site, you're going to see buildings 15
15 and 16 generally. These buildings have more of an
16 office presence to them whereas the buildings in the
17 back have more of a warehouse component.

18 Our tenants have -- you can see there,
19 the front buildings. Our tenants have different
20 needs, they're all different; in essence, they're
21 going to have some different needs. Some won't need
22 the office space, but some will. I think that
23 they'll have clients come in and look at the samples
24 and they're able to meet with those clients, but
25 also have the warehousing component in the back as

1 well.

2 So where these businesses may start
3 small, and not have the means and the ability to go
4 out and rent a large facility, they're able to share
5 this space with other similar businesses at a much
6 more affordable rate, and also share some great
7 amenities such as Wi-fi, a forklift, a conference
8 room, a very small kitchenette, and just some other
9 nice things that are -- you know, they use once a
10 week, or maybe it's a monthly kind of thing, or
11 maybe they use it every day, but they can share that
12 pool amenity together, so that's a great feature.

13 So generally, businesses will stay
14 with us for about three years, typically. Some will
15 stay longer. I think one of our oldest clients has
16 been with us for, like, 11 years, but more or less,
17 people stay with us around three years. And the
18 thing that's really unique and interesting about it
19 is we do what we say we're going to do, we grow
20 businesses. And he so they'll accelerate, they'll
21 grow and develop their company, and they'll outgrow
22 their space. So, they'll leave us in their search
23 for finding a larger facility that they can operate
24 out of, and that's great. The main benefit of that
25 is they usually stay local, right within the

1 community. All of our statistics point that they
2 stay within about three miles of our RISE facility.

3 So, as far as the concerns with the
4 City of Pontiac, it's a diversified and a dynamic
5 investment, because as the city -- as these
6 businesses move away from RISE, that's leaves a hole
7 for another business to come in and accelerate, and
8 they're all staying within the local area of
9 Pontiac. So, I think that's a pretty interesting
10 and unique concept.

11 It also, for the city, will increase
12 the property tax substantially, which will also help
13 boost the economy of the city as well. So I feel
14 like it's a nice need for everyone around, it
15 includes the cities, it helps businesses grow, for
16 small businesses, and it offers great facilities for
17 these businesses to operate out of.

18 So, that's kind of a quick elevator
19 speech, I'm happy to take any questions.

20 ACTING CHAIR FEGLEY: Thank you. All
21 right. Commissioner Duvall, do you have any
22 comments or questions?

23 COMMISSIONER DUVALL: I do. What do
24 you estimate your percentage of occupancy to be on
25 day one?

1 MR. HAYES: It's going to vary per
2 site. I know our newest one, we were at 95 percent
3 occupancy in three months. So, there's a huge need
4 for this. Within three months. And so I would say
5 I believe it's our oldest three or four sites that
6 are completely occupied with huge waitlists, but
7 typically, we operate within that, like,
8 90, 95 percent of the newer sites.

9 COMMISSIONER DUVALL: That's it.

10 ACTING CHAIR FEGLEY: Commissioner
11 McGuinness, do you have any comments or questions?

12 COMMISSIONER MCGUINNESS: Well, thank
13 you very much for choosing Pontiac, Michigan as the
14 first entre into the dynamic Michigan market.

15 How many buildings are we looking at
16 on this preliminary site plan.

17 MR. HAYES: In this site plan, there
18 are 23 buildings.

19 COMMISSIONER MCGUINNESS: And of the
20 23, if the preliminary becomes, in fact, the final
21 outcome, how many individual units could there be,
22 in theory?

23 MR. HAYES: That's a great question, I
24 wish I had the sales guy here. And that would just
25 fluctuate depending on the buildings that keep

1 coming up on that. Some of the larger facilities in
2 the back are so large that they have drive-thrus, or
3 as the buildings in the front there have this
4 smaller, more broken down. It really depends on the
5 building's height. I don't know if I could answer
6 that accurately for you.

7 COMMISSIONER MCGUINNESS:

8 Comprehensively though, if you look at all 23
9 buildings cumulatively, are we talking 80-plus?

10 MR. HAYES: Another way to approach
11 that question is this site will house about 125
12 different businesses.

13 COMMISSIONER MCGUINNESS: That's
14 helpful.

15 MR. HAYES: That's essentially about
16 450 employees. And again, that might sound -- like,
17 start raising some alarms, you're like wow, that
18 will increase the traffic, our gate count is really
19 low. On a daily average, we're about 125. Some of
20 these people, businesses will come, like, once a
21 month. Others will be, like, once a week, so it
22 really is a big mix. Our gate count is still low.

23 I would also say our dependency on
24 city resources is very low. In that ten-plus years
25 we've been doing, we've never had a fire call or a

1 police call, we use very little water, we're not
2 really tapping into school systems at all. So,
3 these are businesses that love what they're doing,
4 they care about their employees, their product.
5 It's not just your general, average consumer.

6 COMMISSIONER McGUINNESS: I think you
7 alluded to, but at the cul-de-sac of sorts, are we
8 looking at a gated entrance for the RISE Commercial
9 District?

10 MR. HAYES: That's correct.

11 COMMISSIONER McGUINNESS: And do you
12 expect to have sort of dedicated on-site staff from
13 RISE, or is this essentially self -- self-governed
14 by the respective leased occupied spaces?

15 MR. HAYES: Great question. We always
16 have one person on site and they are typically there
17 for your usual 8:00 to 4:30 or whatever. Access can
18 happen 24/7. These people need access to their
19 offices and buildings and things like that.

20 Generally, those people are there
21 between the working hours that we see. Or we'll
22 have landscapers that come and meet early in the
23 morning and then off they go, and then they'll park
24 their vehicles in the evening.

25 COMMISSIONER McGUINNESS: If Pontiac

1 or Oakland County entrepreneurs, as your process and
2 project is rolling forth, are they able to sort of
3 secure their place early on in terms of pre-sales,
4 pre-leasing, what would you recommend to those that
5 are being -- get word of this exciting opportunity?

6 MR. HAYES: Great question. We do
7 pre-leasing. I don't know the exact date on that,
8 that might be three months' out from opening or
9 something like that. It's not super far out. A lot
10 of people will talk to our sales representative and
11 ask all sorts of great questions, and he'll kind of
12 keep them updated on things. We pre-lease pretty
13 close to our launch date.

14 COMMISSIONER McGUINNESS: How many
15 acres are we contending with?

16 MR. GUSTAFSSON: I think about 15, 15
17 or 16.

18 COMMISSIONER McGUINNESS: Okay. And
19 so no zoning changes are required.

20 Are there any anticipated tax
21 considerations that will be pursued by this
22 development, be they Brownfield, et cetera; nothing
23 is applicable on this particular project, is it?

24 MR. GUSTAFSSON: No. That hasn't been
25 discussed. It's all market-based, it won't be

1 anything in regard to any city incentives that will
2 be needed for this project moving forward.

3 COMMISSIONER MCGUINNESS: For your
4 Indiana and Ohio sites, are they all sort of
5 referred to as RISE Commercial District? Do they
6 sort of have localized names for each of them? What
7 should we anticipate with the finished product?

8 MR. HAYES: We'll call it RISE
9 Pontiac, that way we know the actual location, but
10 if people are asking the broader, we'll say RISE
11 Commercial District. Generally, we go by the actual
12 city.

13 COMMISSIONER MCGUINNESS: RISE Pontiac
14 works great from my layman's ears.

15 MR. HAYES: It has a nice ring to it.

16 COMMISSIONER MCGUINNESS: That's
17 right. And can you elaborate, for our benefit, what
18 led you to choose this particular site and our
19 beautiful city?

20 MR. HAYES: That's a great question.
21 We have quite a process in which we evaluate a lot
22 of demographics. Driving ranges, income levels, and
23 just that mixture. I mean, there's a few more
24 factors in there. So, some cities will be
25 disqualified, or they don't have good access to an

1 interstate. Pontiac really checks all the boxes for
2 us. It looks like a great community, and especially
3 driving distances are very good as far as that as
4 well.

5 COMMISSIONER McGUINNESS: Thank you.
6 I want to defer to my colleagues for any further
7 questions, but I'll share that is a very sort of
8 hallowed, historic site where this property will
9 stand, 440 acres of what was a national historic
10 site, the Eastern Michigan Asylum, later the Pontiac
11 State Hospital, then Clinton Valley Center. My
12 great-uncle, great-great uncle was a patient there
13 from the early 1900s until his death in 1956, and
14 for over 30 years was a patient there tending to the
15 gardens, and the agriculture almost had, like, a
16 self-sustaining food-based production, and just a
17 very beautiful aesthetic rolling campus in addition
18 to the amazing Victorian gothic architecture.

19 So, on the very space for one of your
20 100-plus potential tenants might be, my great-great
21 uncle once might have been tending to the field.

22 Pontiac is a very special community
23 with an amazing past and amazing future to come.
24 And so I'm grateful that you've chosen Pontiac as
25 your first foray, it's a very strategic site in a

1 very strategic community.

2 The surrounding neighbors, both
3 commercial, industrial and residential are very
4 special and important to us, and so it will be very
5 valuable for RISE's success as well as, for their
6 benefit, to have open lines of communication, be
7 able to be candid and transparent, and they will
8 appreciate it, they'll benefit from it, and RISE
9 will appreciate and benefit from it.

10 So the respective institutions that
11 are nearby, we encourage you to have those early
12 conversations and do that engagement. Obviously,
13 there's some technical requirements that will be
14 triggered, but, the more expansive, the better,
15 because this is a part of the city that has room for
16 more growth and more improvement and enhancement,
17 and we would want RISE to be an accelerant to that,
18 not a detriment. Nothing in this preliminary site
19 plan review is detrimental from my vantage point. I
20 have notified -- I'm on the City Council and sort of
21 I'm their liaison, so that way we can have a very
22 collaborative working relationship. I have shared
23 this information -- it's gone to all of our
24 colleagues on the City Council, but I did have
25 in-depth conversations with Councilman Brett

1 Nicholson, who's City Council District Number 2,
2 includes this particular property as well as the
3 residents of the Stonegate neighborhood. And so
4 they -- that would be an important opportunity when
5 the time is right, so that way those neighbors can
6 know what's going in nearby. And as Mr. Gustafsson
7 already shared, there's already further development
8 afoot with new residential single family homes and
9 potential new condominium developments there that
10 are expanding what is a very lovely place to live,
11 and we hope to have a more thriving Oakland Pointe
12 Shopping Center nearby as well.

13 I'm grateful for the opportunity for
14 Pontiac to consider this, and it's a very good best
15 practice for preliminary site plan reviews to come
16 before the Planning Commission. So, thank you for
17 having these early conversations so that we don't
18 have the more painful back-end conversations of,
19 well, if only you had come preliminarily, if that's
20 a word, we might have avoided that headache, and of
21 course, your valuable time, your resources, the
22 professional renderings, and all of the other
23 professional work that has to go into doing this
24 project right. What is your anticipated timeframe?

25 MR. HAYES: I think that Becky can

1 speak a little bit more into the actual design
2 timeline. Is it appropriate for you to come up? I
3 will let you speak. Thank you for your comments.

4 MS. KLEIN: Good evening. My name is
5 Becky Klein. I'm with PEA Group. Our address is
6 2430 Rochester Court, Troy, Michigan, and I am the
7 lead engineer on this project.

8 So, essentially, their wish is to
9 build this as soon as we can get permits. That
10 process from today is probably a good two months
11 out. So I'm anticipating that, if everything goes
12 well, we'll be under construction towards the end of
13 May. So, the plan is to get this thing open this
14 year.

15 COMMISSIONER McGUINNESS: And to that
16 point, to Commissioner Duvall's point, to allow us
17 to elaborate that further, the idea is that it's
18 rocking and rolling within months of that opening.
19 So, if we were doing one year later from this
20 conversation, we'd be, in theory, having a fully
21 complete site, fully occupied, thriving, and life is
22 great.

23 MS. KLEIN: That would be the ideal.
24 I think everybody in the room would be delighted if
25 that works out that way, yes.

1 COMMISSIONER MCGUINNESS: Thank you
2 very much for the information. No further
3 questions.

4 ACTING CHAIR FEGLEY: Thank you.
5 Commissioner Northcross, do you have any comments or
6 questions?

7 COMMISSIONER NORTHCROSS: Yes. Again,
8 thank you for thinking of Pontiac. And this is an
9 exciting project. Just reviewing it though, it
10 looks like a lot of buildings in a -- it's a big
11 space, I mean it's 15 acres, but it still looks like
12 a lot of buildings very close together. My first
13 question, does this meet the ten percent requirement
14 for open space?

15 MS. KLEIN: Yes, it does meet the
16 requirements. So yes, there is a lot of pavement
17 there, and we pretty much maximized the allowable
18 pavement, but there is sufficient green space around
19 the perimeter for us to create the landscaping that
20 we need to create, and it does meet the open space
21 requirements.

22 COMMISSIONER NORTHCROSS: And the
23 movement of people in the site back and forth, is
24 that something that should be considered or -- in
25 your experience?

1 MS. KLEIN: The way the site is laid
2 out -- now, I'll defer to Jeremy for some more
3 specifics -- but as you look at it, it is laid out
4 much like a mini storage warehouse would be. So,
5 the back portions away from Vanguard Drive, those
6 areas are going to function much like mini storage
7 units with the caveat that they'll be accessed only
8 by one or two or three businesses per building, and
9 those -- those users will go in there once a day, or
10 twice a day, or once a week, depending on what their
11 needs are, access their equipment, and then leave to
12 go out and do the various jobs that they have off
13 site.

14 So, in terms of circulation within the
15 site, you probably have less congestion than you
16 would in a typical mini warehouse facility. In the
17 summertime, you got a lot of people moving, trying
18 to bring in or take out their stuff at the same
19 time, sometimes you get cars and trailers
20 everywhere.

21 So, I don't anticipate there being any
22 internal circulation issues, and then as Jeremy
23 previously said, the gate count on these facilities
24 are actually pretty low. So, the amount of traffic
25 coming down Vanguard and accessing property on a

1 daily basis will be relatively small, and it won't
2 impact traffic patterns very greatly at all.

3 COMMISSIONER NORTHCROSS: What are the
4 guidelines that are in place for the type of
5 businesses that come in?

6 MR. HAYES: I can answer that
7 question. We do not allow any kind of extreme
8 welding or manufacturing, especially automotive. We
9 really rule that out. There might be some light
10 assembly or disassembly. Again, it's mostly
11 Amazonian storage, you know, Joe Plumber, you know,
12 electricians, things like that.

13 COMMISSIONER NORTHCROSS: I was just
14 looking at the plans and I didn't see much in terms
15 of storm drains. Looking at the FedEx site, they
16 have this wonderful retention pond.

17 MS. KLEIN: Right. And I was involved
18 in the design of the FedEx facility, so I can tell
19 you it was very challenging at the time to get the
20 drainage worked out on that project, because they
21 have and they are still receiving storm water from
22 the MDOT facility, and from this property that we're
23 looking at today.

24 So, if you walk out to the vacant
25 field right now, you can actually find a couple of

1 drainage structures that pick up all the overland
2 water when it rains and take it down to that pond.
3 So, the pond on the FedEx property was designed with
4 the future development of all these surrounding
5 properties in mind so that it is correctly sized to
6 hold runoff from this property, so that is why we
7 don't have a pond for you, because that water was
8 already master planned for in the FedEx development,
9 and we have designed this site to stay within the
10 planned runoff volume that was designed in the
11 original FedEx project.

12 So you'll actually see, if you flip
13 through the drawings that I've included, a sheet
14 from the original master plan, and I'm demonstrating
15 that we fall within the requirements of that
16 program.

17 COMMISSIONER NORTHCROSS: Good. Good.
18 Yeah, I guess my only concern is that in the future,
19 you know, we're putting a lot of -- and this is not
20 your -- I think your project is designed well, but
21 just in general, how much pavement that we put into
22 the city and how that adds up into a whole bunch of
23 things that happen down the road in terms of heat
24 and water runoff and a lot of other things.

25 MS. KLEIN: Right.

1 COMMISSIONER NORTHCROSS: And that was
2 the reason I asked the question about the ten
3 percent.

4 MS. KLEIN: Right.

5 COMMISSIONER NORTHCROSS: And it looks
6 like you're right there at the minimum requirement.

7 MS. KLEIN: Yeah, we're pretty close
8 to the margins on that, but we are meeting the
9 requirements and our storm system will function as
10 it should, and it won't endanger any neighbors. Put
11 too much water into the Augusta drain, which is the
12 county drain on the northeast edge of the FedEx site
13 that ultimately gets all of this water.

14 COMMISSIONER NORTHCROSS: I was out
15 there the other day and I'm walking around and I'm
16 hearing all this water running. And, yeah, there is
17 that drain and it's like it's heading toward the
18 retention pond there at the FedEx site. And I
19 said -- okay. Thank you for clarifying that.

20 MS. KLEIN: Of course.

21 COMMISSIONER NORTHCROSS: Thank you.
22 I have no other questions at this time.

23 ACTING CHAIR FEGLEY: Commissioner
24 Shepard, do you have any comments or questions?

25 COMMISSIONER SHEPARD: Thank you.

1 First of all, I love the concept. I love the
2 project. I think it's something that's needed, so
3 I'm definitely on that same page.

4 I think my questions to you would be
5 materials, I mean your renderings, your drawings,
6 look great. I think that's what we'll all be picky
7 about, is when you bring them back to us, are you
8 actually kind of following through with those
9 materials? So, just be mindful of that. I think
10 that will save a lot of problems. And I know your
11 clients are going to want to do it that way too,
12 because I know that's what you guys do.

13 Your tenant mix, I'd be curious about
14 some examples of some of your other properties and
15 what a typical -- because I appreciate the fact that
16 you're not going to have car repair. I'm assuming
17 you're got going to have people that will stack cars
18 out front for overnight storage on the outside. Is
19 there any external storage use?

20 MR. HAYES: We don't allow for any
21 external storage of that nature. So, people will
22 come and you can see on there, there is public
23 parking as well. And so that's where we generally
24 have people park, but we don't do, like, overnight
25 storage or parking.

1 COMMISSIONER SHEPARD: And tenant mix,
2 at some of your other places, what's an idea? What
3 are we going to see in these places?

4 MR. HAYES: It really will fluctuate
5 based on the services and needs of the city. If
6 it's helpful, I can provide a PDF with the typical
7 tenant mix of generally what you can expect.

8 COMMISSIONER SHEPARD: I don't need a
9 perfect answer, I'm just curious. Are they people
10 that are, like you said, Amazonians, which is a new
11 term I've never heard, are they typically plumbers?
12 Are they -- I mean, the main mix, is that kind of
13 what you're thinking? And are they coming from
14 typically Pontiac? You've done your demographics,
15 you've looked at it. Or are they coming from
16 Bloomfield? Where do you think most of your people
17 are coming from?

18 MS. KLEIN: It's in there. If you
19 look at the back of your packet, the last three or
20 four pages are actually one of their marketing
21 brochures that --

22 COMMISSIONER SHEPARD: That's --

23 MS. KLEIN: At the very end.

24 MR. HAYES: If you read that, it's got
25 a tenant mix.

1 COMMISSIONER SHEPARD: Right, I saw
2 that.

3 MR. HAYES: It's going to fluctuate,
4 obviously, but you can expect more or less that kind
5 of thing.

6 COMMISSIONER SHEPARD: Great. Look
7 forward to seeing it.

8 MR. HAYES: Thank you.

9 ACTING CHAIR FEGLEY: Commissioner
10 Parlove, do you have any comments or questions?

11 COMMISSIONER PARLOVE: I do. Good
12 evening, thank you both for being here. I
13 appreciate you taking the time so you can answer our
14 questions and bring the project to us for
15 consideration.

16 The question that Mr. Northcross asked
17 was who will and will not be allowed to lease, and
18 you've kind of touched on that. If -- and I see
19 this as somewhat like an incubator for businesses
20 that are trying to find space that isn't necessarily
21 an office space.

22 So, if I wanted to start a cooking
23 company, and I wanted to make cakes and I'm going to
24 start production, is that something that's allowed
25 in here? Is food production allowed in here?

1 MR. HAYES: We don't really have the
2 setup for people with ovens, refrigerators, and
3 especially water usage. It's not really a place
4 that people come to bake cakes, per se. I'm trying
5 to think of our tenant mix as far as food. We do
6 have some people that were looking more to the food
7 industry and we have -- for example, there is one of
8 our tenants in Indianapolis who collects rare
9 mushrooms for fancy restaurants. So, you get all
10 sorts of people. But again, as far as high demands
11 for electricity or water, that's not really what
12 we're about.

13 COMMISSIONER PARLOVE: So that
14 actually leads into the next question; what is
15 the -- how do you structure the lease with your
16 tenant? Do you provide tenant improvements for
17 them? What are they responsible for? How long are
18 their leases? What's the lease rate per square
19 foot? So, can you expound on that a little bit?

20 MR. HAYES: I can answer that
21 partially. I know that we do month-to-month with
22 our tenant, or maybe there's, like, a year-long
23 agreement, but that's typically what you can expect
24 as far as the tenant lease duration.

25 I don't know if I have the -- again, I

1 need my sales here to speak, because he's in that
2 all day long as far as the amount we charge for -- I
3 don't have that information, I'm sorry.

4 COMMISSIONER PARLOVE: So do they get
5 a blank space? Do they need to improve their space?
6 Do you give them things? How does it work with you
7 guys?

8 MR. HAYES: Yeah, so typically they'll
9 have the open space, and if they want to work to add
10 to that, configure that, I think they have some
11 limited ability to do that. Typically, what I see
12 when I'm on the site, people will set up a lot of
13 the kind of storage racks, is what you're looking
14 at, or have a partition storage rack. Just depends
15 for that client. They're not making drastic
16 changes, they're not sub-partitioning that. I
17 haven't seen them doing that. I'm not sure if
18 that's even allowed in the agreement or not, I don't
19 see that evidence.

20 COMMISSIONER PARLOVE: I have been in
21 some facilities that are in our neighboring
22 communities that are similar to what your rendering
23 shows on the back of the property, which will be the
24 south part of the property, where it seems like it's
25 storage, outdoor storage or contained storage, and

1 they operate their businesses out of that. It's
2 almost, like, a very crude way of running a
3 business. Is that what this will ultimately be?
4 What are we going to -- what would we see if we
5 walked into these spaces?

6 MR. HAYES: Great question. Again,
7 most people, I would say they're coming there,
8 they're getting their equipment, they leave, or
9 they're coming once a week, or like once a month.
10 Some will operate out of their -- their space.
11 Sorry. Rephrase your question there again.

12 COMMISSIONER PARLOVE: I've seen what
13 you have on the south part of the property where
14 people operate their business out of what is like a
15 storage U-Haul storage space, you know, here is your
16 garage door, you roll it up, or where you store
17 things when you got too much in your house and you
18 go into self-storage. They run businesses out of
19 places like that, which I'm shocked that some
20 communities allow it, but they do. So, is that
21 what, ultimately, can potentially happen here?

22 MR. HAYES: Thank you for rephrasing
23 that. So again, with the tenants or Amazonians,
24 they're in there, they're working, there should not
25 be things like that.

1 MS. KLEIN: So based on what I've
2 learned in reviewing the preliminary layouts of the
3 internals of these buildings, so again, like he
4 said, you'll have a mix of clients. You may have a
5 plumber, and a plumber doesn't typically have a
6 showroom. You call them up and say your sink is
7 clogged or your toilet is not working, and he drives
8 out to your home in the van, does his work and then
9 goes back. So, he would probably rent one of the
10 units that are more southerly on this property,
11 because all he needs is a space to maybe set up some
12 racking, keep his parts in there, keep his equipment
13 in there, and that's it. He isn't going to have
14 anybody coming in to sit down and have meetings,
15 he's not going to have a showroom where he shows off
16 fixtures to people.

17 Somebody who has a small business,
18 like maybe doing wood floors, might have one of the
19 office spaces up closer to Vanguard Drive, because
20 those buildings along the frontage do have a nice
21 facade, they have a small office area up front, so
22 they're designed to allow small numbers of the
23 public to come in. So, he might have a small
24 showroom where he can show flooring samples, and
25 then behind that little office area, he could access

1 more traditional warehousing space where he might
2 keep his flooring until he takes it out and installs
3 it. So, that's the kind of difference in the mix.

4 So, you would have the more
5 public-oriented tenants up front and the companies
6 that really don't need a public space in the back.

7 COMMISSIONER PARLOVE: Okay. So that
8 then leads to the question of how many of these
9 buildings -- or what percentage of these buildings
10 will have lavatory facilities? Because you're not
11 going to necessarily be needing one at the far back,
12 but if you've got public coming in, how many of
13 those would have that, do you think?

14 MS. KLEIN: Right. So basically, any
15 of the ones that you see that are adjacent to that
16 public parking area up front, those are going to
17 have traditional offices and public spaces and
18 restrooms.

19 Some of the buildings towards the back
20 will also have small offices, because they may need
21 to have somebody manning their phone all day. So,
22 your Joe plumber might have a receptionist in there
23 all day, but she doesn't actually meet the public,
24 but she'll have a little space and they'll be a
25 restroom in there for her. But the bulk of the

1 building would just be traditional warehouse.

2 And then some of the buildings are
3 pure warehousing altogether with no lavatories at
4 all, those are just the pure storage facilities, and
5 like you said, the small delivery subcontractors for
6 Amazon might stick their deliveries in there and
7 just use the space to sort it out and come back and
8 go again.

9 COMMISSIONER PARLOVE: Okay. So on
10 the rendering, there's the three buildings which
11 will be more on the left side, which would be the
12 west side, with green space between them. What does
13 that actually represent?

14 MS. KLEIN: So, that green space is,
15 in fact, grass. And there's a walkway down the
16 middle, because there are some accesses to the back
17 side of the building for mechanical rooms and,
18 potentially, for employees to get into back areas of
19 the building.

20 COMMISSIONER PARLOVE: Okay. The
21 rendering doesn't show any landscaping.

22 MS. KLEIN: No, it does not.

23 COMMISSIONER PARLOVE: And I would
24 anticipate there needs to be some sort of buffer on
25 the south side, Vern?

1 MS. KLEIN: Yes. And in fact, there's
2 a little bit of information on there if you look
3 into the plan pages towards the back, I've actually
4 got a plan that shows a profile. The site, as it
5 currently exists, that property line on the south
6 that's kind of curvy is shared with Stonegate
7 Condominium. And there's actually a big berm there
8 already that has trees planted on it, and that will
9 remain.

10 We're going to cut into that berm a
11 little bit, and actually, our site is going to sit
12 lower than most of Stonegate, and a retaining wall
13 will hold the berm up. We will also add landscaping
14 in there to densify (sic) it even further. Somebody
15 who drives along that northerly road in Stonegate,
16 if they look to their left, all they're going to see
17 if that berm going up and the trees planted on it,
18 and they may catch a little glimpse of the top of
19 the roof line of one of our buildings, but that's
20 all they're going to see.

21 And then yes, we will be adding the
22 requisite landscaping around the perimeter, we'll
23 have a nice planting area along the road frontage as
24 required by the ordinance, and those plans are going
25 to come to you guys so that you can review the

1 detail.

2 MR. GUSTAFSSON: And that will be all
3 reviewed at final site plan review. And like I had
4 mentioned, if you remember correctly, we talked
5 about that dish where FedEx is located in. It's the
6 same concept regarding, basically, creating this
7 area that would be protecting kind of Stonegate
8 development from many views and so forth. And I
9 would say that I have not heard any complaints
10 whatsoever from FedEx being located at that site. I
11 mean, I haven't seen anything, I haven't heard
12 anything.

13 I think what FedEx and what PEA had
14 done in regards to the actual berming, the whole
15 drainage, all of that has been incredible,
16 engineering, as relates to that development of that
17 site.

18 COMMISSIONER PARLOVE: I know, I could
19 tell it would be a challenge, and I don't do what
20 you do, so I appreciate what you had to do. So,
21 congratulations on that.

22 MS. KLEIN: Thank you.

23 COMMISSIONER PARLOVE: I do have some
24 comments about the elevation. Can you go back to
25 where we saw some of the -- yes, that. Is that a

1 signature look for RISE? Can you talk about that a
2 little bit?

3 MR. HAYES: It's actually a new look
4 that we recently came out with that will be the
5 standard ongoing look for our sites. We recognize
6 that we need to update the front, especially those
7 front buildings as you're entering in to make it
8 look really attractive and appealing. It'd be great
9 to put brick all throughout the sites, but we also
10 want to keep our rates reasonable for our tenants as
11 well, so there's a nice balancing act that goes into
12 that.

13 COMMISSIONER PARLOVE: When I look at
14 that, I think of the wild, wild west movies with the
15 parapet and ye olde saloon. I just -- that leaves
16 me very cold. I'm being very honest with you, that
17 does nothing for me. So if I drove past that today
18 when it was done, I would think boy, there's so many
19 interesting materials out there and there's so many
20 great opportunities for design. Is there any way
21 that that could be reconfigured without having to
22 necessarily increase your cost? I understand that's
23 a concern, but that's just so uninspiring to me.

24 MR. HAYES: Yeah, I would have to
25 consult with our architects. From what I understand

1 with this model, some of the material, I think, on
2 the top may be -- may be able to do a variable
3 material on that, but this is the look that they're
4 wanting to really roll with.

5 COMMISSIONER PARLOVE: Is the
6 anticipation that you're hiding the HVAC units up
7 there? What's the purpose of that facade?

8 MR. HAYES: It's to give it just some
9 architectural interest as opposed to just the tops
10 being kinds of angled out how it is.

11 COMMISSIONER PARLOVE: All right.
12 Those are all my questions --

13 MR. HAYES: We'll never please
14 everyone.

15 COMMISSIONER PARLOVE: I appreciate
16 that you won't, I appreciate that. And there's a
17 lot of really beautiful things about the project,
18 and I understand you're filling a very desperate
19 need for a lot of people. But when you leave, we
20 have that. So, I want to make sure that it all
21 works well together for all of us.

22 MR. HAYES: Thank you for your
23 comments.

24 COMMISSIONER PARLOVE: Thank you.

25 ACTING CHAIR FEGLEY: Commissioner

1 Parlove -- or Commissioner Payne, do you have any
2 questions or comments?

3 COMMISSIONER PAYNE: Well, most of my
4 questions have been answered, but good evening.

5 MR. HAYES: Good evening.

6 COMMISSIONER PAYNE: And welcome to
7 the City of Pontiac and thank you for your interest
8 with this really different and nice looking concept.
9 I like the wild, wild west look. I think it's
10 different, I think it's engaging.

11 And one of the questions that I had
12 was in regards to the green space, so that's been
13 answered. The drainage has been answered. The
14 surrounding, you know, houses and all of that that's
15 going on in that shopping plaza there, that has been
16 answered. The retention pond -- parking spaces.
17 How many parking spaces will you have per unit, or
18 will it be designed that way per unit? Do you know?

19 MS. KLEIN: Well, it's a mix. And of
20 course, it's going to fluctuate as the tenant mix
21 changes throughout the years. So we had to work a
22 compromise when we were calculating what the
23 required parking for this facility is per the City
24 of Pontiac. And so we -- and you can't really read
25 it on the screen, but we put together a matrix that

1 takes every building and classifies the square
2 footage either as warehouse, as office, or as light
3 industrial space. And then we applied the parking
4 ordinance that you guys have for each of those
5 classifications, and we have created that number of
6 parking spaces on this plan.

7 MR. GUSTAFSSON: On average.

8 MS. KLEIN: On average. So over time,
9 it is possible that they may wind up having some
10 additional parking needs depending on how the tenant
11 mix shifts. We do have spaces in there that are not
12 currently striked out, but easily could be to add
13 additional parking if they need it as things go.

14 COMMISSIONER PAYNE: Okay. Great.

15 Thank you for answering that. Green space.
16 Traffic. As far as the trucks that will be used, in
17 your other facility, what size trucks are coming in
18 and out of there?

19 MR. HAYES: Great question.

20 Typically, you're not going to see the full-size
21 semis. I'm not going to say that they don't show up
22 to our sites. What we typically see with a lot of
23 the deliveries coming in and out is your flat box
24 trucks, your smaller vehicles.

25 MR. GUSTAFSSON: Sprinter vans.

1 MR. HAYES: What's that?

2 MR. GUSTAFSSON: Sprinter vans.

3 MR. HAYES: Yeah. Essentially yeah,
4 sprinter vans. Just -- we can accommodate the
5 fuller size vehicles, Becky's been working
6 diligently for the pathways, which is why you see
7 the space in between the buildings as it is, but
8 typically, you're not going to see the really,
9 really large semis.

10 COMMISSIONER PAYNE: Okay. And have
11 you decided on rental rates, how those rates will be
12 determined by size of the business, what -- Amazon
13 will be charged a larger price than, say, one of our
14 residents that may have a very small business that's
15 trying to get going off their feet? How those
16 prices will be ranging.

17 MR. HAYES: Good question again. I
18 can speak to what I know, so I will. But, mostly
19 our rental rates are based on the square footage.
20 It's also based on the inclusion of a restroom. And
21 just -- you know, if it's going to be an office,
22 that's going to be a slightly different rate. It's
23 not going to be by industry though, it won't be by
24 the usage of that particular space, it's not based
25 on that.

1 COMMISSIONER PAYNE: And I did have on
2 here square footages of a lot of the different ones
3 that you were having. So they are going to be
4 different square footages?

5 MR. HAYES: That's right.

6 COMMISSIONER PAYNE: All right. And
7 that's what happens when you're next to the last.
8 All of the questions are answered, thank you. Great
9 job.

10 MR. HAYES: All good questions. Thank
11 you so much.

12 ACTING CHAIR FEGLEY: My only question
13 is do you feel like you're being required to have
14 more parking spaces than you'll actually need for
15 this project with this?

16 MS. KLEIN: I don't feel like we've
17 got too many right now, I think it's a good mix
18 based on my looking at some of the sites that
19 they've already built. I think it's about an
20 appropriate number of parking spaces. Again, we had
21 tried to design in some flex space so that you can
22 add some, they can do so.

23 ACTING CHAIR FEGLEY: Okay. Because
24 there is so much concrete there, if you feel like
25 you're being required more parking spaces than

1 you'll actually need, we have reduced parking
2 requirements for other projects.

3 MS. KLEIN: Honestly, most of the open
4 payment that you see there is so that there's access
5 where there needs to be access for businesses to
6 bring delivery vans in and out, and also so that if
7 something ever happens, the fire department can get
8 through there easily.

9 ACTING CHAIR FEGLEY: Will you have
10 most of your, like, AC condensers on grade for all
11 of these buildings?

12 MS. KLEIN: I think the equipment is
13 mostly ground-mounted for these buildings at the
14 rear. I know transformers are. The ones up near
15 the frontage, that stuff will either be screened or
16 possibly roof-mounted depending on how they decide
17 to configure the buildings. I don't have details on
18 that yet.

19 ACTING CHAIR FEGLEY: Okay. For the
20 final site plan, I'd like to see what the plan is
21 for any of those units.

22 MS. KLEIN: Right.

23 ACTING CHAIR FEGLEY: And then for the
24 front elevation, that horizontal siding, is that
25 going to be metal, or what type of material are you

1 thinking for that?

2 MR. HAYES: You're referring to the
3 top --

4 ACTING CHAIR FEGLEY: Yeah.

5 MR. HAYES: Again, that's where
6 there's some flexibility in that. I believe this
7 exhibit is showing more like a wood type, but there
8 are some cities that would love more metal or a
9 different kind of material that is compromised on
10 that. So, yeah, we have flexibility of what that
11 could be.

12 ACTING CHAIR FEGLEY: Okay. I'm kind
13 of on the same page with Mona. I like everything
14 below the horizontal and above, it's just too heavy
15 with the horizontal just dominating the elevation.
16 I'd like to see more detailing and a little bit more
17 of a refined look for those front elevations. And I
18 know it's not really open for the public, but again,
19 once these are built, they might be here 50,
20 60 years.

21 So, something that's eye-appealing
22 would greatly -- and I'm 100 percent behind this
23 project, I think it's a great idea. I think it's
24 great to have the plan that you have. I just -- I
25 was hoping little bit more eye appeal there, but

1 other than that, I think it's a great idea. I do
2 like the tenant mix that you provided for us. A
3 hundred percent behind it.

4 So are there any other further
5 comments or questions? No? Okay.

6 COMMISSIONER PAYNE: I just want to
7 say, I think you chose a great engineer there. She
8 seems to be really on the ball.

9 MS. KLEIN: Thank you.

10 COMMISSIONER PAYNE: Good job.

11 MR. GUSTAFSSON: I remember Becky from
12 FedEx. So, she was a star back then. I'm not
13 surprised that she's here tonight.

14 COMMISSIONER PAYNE: Yeah, good job.

15 MS. KLEIN: We love the communities we
16 work with and we want you to be happy to see me
17 coming back again with another project, so --

18 COMMISSIONER PAYNE: Come back again.

19 MS. KLEIN: We aim to please.

20 COMMISSIONER PAYNE: Okay.

21 COMMISSIONER NORTHCROSS: One other
22 question. So I think I'm hearing it, but the
23 retention pond is, like, a public use facility?

24 MS. KLEIN: Essentially, yes.

25 COMMISSIONER NORTHCROSS: Okay.

1 MS. KLEIN: It's not completely public
2 in that not everybody in the entire world can put
3 water in there, but it is designed and required to
4 accept water from basically these five developments
5 around the FedEx property, so the MDOT site, this
6 site, and there's some vacant land next to us that
7 will be presumably a future project, all of those
8 are going to be draining into the same pond.

9 ACTING CHAIR FEGLEY: May I have a
10 motion?

11 COMMISSIONER PARLOVE: Our first
12 suggested and our second suggested motion here, the
13 difference between the two --

14 COMMISSIONER NORTHCROSS: Goes back to
15 the Planning Commission on number two.

16 ACTING CHAIR FEGLEY: Yeah, I'd like
17 the project to come back so that we can verify the
18 plans --

19 MR. GUSTAFSSON: I would concur with
20 that, I think that is the way we want it to be
21 written, but we wanted to give you the option,
22 depending on what you heard today, and how
23 comfortable you were, but knowing the fact of --
24 again, I'll go back to this whole district in
25 regards to certain requirements, and regulations,

1 and development agreements. So, you're going to be
2 asked to do a lot of homework in between all of this
3 stuff.

4 COMMISSIONER PARLOVE: Then I would
5 like to make a motion to approve the preliminary
6 site plan SPR 22-07 from RISE Commercial District,
7 office warehousing and storage on Vanguard Drive,
8 parcel identification number 64-14-330-255-122
9 and -- I'm sorry, 112 and 113, and allow the
10 Planning Commission to grant the final site plan
11 approval based upon final technical review and MUD
12 development agreement.

13 COMMISSIONER NORTHCROSS: Support.

14 ACTING CHAIR FEGLEY: Roll call?

15 MR. GUSTAFSSON: Yes. Commissioner
16 Parlove?

17 COMMISSIONER PARLOVE: Yes to approve.

18 MR. GUSTAFSSON: Commissioner
19 Northcross?

20 COMMISSIONER NORTHCROSS: Yes to
21 approve.

22 MR. GUSTAFSSON: Commissioner Payne?

23 COMMISSIONER PAYNE: Yes to approve.

24 MR. GUSTAFSSON: Commission Shepard?

25 COMMISSIONER SHEPARD: Yes to approve.

1 MR. GUSTAFSSON: Commissioner Duvall?

2 COMMISSIONER DUVALL: Yes to approve.

3 MR. GUSTAFSSON: Commissioner

4 McGuinness?

5 COMMISSIONER MCGUINNESS: Yes to

6 approve.

7 MR. GUSTAFSSON: And Chair Fegley?

8 ACTING CHAIR FEGLEY: Yes to approve.

9 MR. GUSTAFSSON: Okay. 7-0.

10 AYES: Fegley, Payne, Shepard, Parlove,

11 McGuinness, Duvall, Northcross.

12 NAYS: (None.)

13 ABSTAIN: (None.)

14 MOTION CARRIES 7-0-0

15 ACTING CHAIR FEGLEY: Next on the

16 agenda is the Planning Commission orientation

17 special meeting. Do we just need a vote on that for

18 the date?

19 MR. GUSTAFSSON: Yes, that will be

20 great. We will be doing election of officers at

21 that meeting too. Chair, Vice Chair. Does that

22 work for everybody?

23 ACTING CHAIR FEGLEY: That's fine.

24 6:00 p.m.?

25 COMMISSIONER DUVALL: It doesn't for

1 me, but I'll make it work. I do the Main Street
2 Pontiac community monthly meeting every Wednesday,
3 that same Wednesday and you know it.

4 MR. GUSTAFSSON: Third Wednesday of
5 the month. I should have known that.

6 COMMISSIONER DUVAL: But I will try
7 to get a replacement for that.

8 COMMISSIONER PARLOVE: I will not be
9 available on that date, I'm sorry.

10 COMMISSIONER MCGUINNESS: Happy
11 birthday to you, Ms. Parlove.

12 COMMISSIONER PARLOVE: Uh-oh. That's
13 right.

14 ACTING CHAIR FEGLEY: Do we want a
15 different day then?

16 MR. GUSTAFSSON: Do you want to do the
17 following Wednesday, which will be what -- would be
18 a week before the Planning Commission meeting in
19 May.

20 ACTING CHAIR FEGLEY: The 27th.

21 MR. GUSTAFSSON: So it'd be, what, the
22 27th?

23 ACTING CHAIR FEGLEY: Yeah.

24 COMMISSIONER NORTHCROSS: That would
25 work out fine for me. I have a class that should

1 have ended by then, turned in their final projects.

2 COMMISSIONER McGUINNESS: I'm
3 available the 27th.

4 ACTING CHAIR FEGLEY: Okay. The 27th
5 then?

6 COMMISSIONER PARLOVE: Yay, the 27th.

7 MR. GUSTAFSSON: Okay. If I can get a
8 motion on that too. So, we'll have a special
9 meeting on April 27th.

10 COMMISSIONER PARLOVE: I make a motion
11 to have a special meeting on April 27th for the
12 Planning Commission orientation.

13 COMMISSIONER NORTHCROSS: Support.
14 That's at 6:00?

15 MR. GUSTAFSSON: 6:00, yes.

16 COMMISSIONER NORTHCROSS: Add to
17 your -- okay, great.

18 MR. GUSTAFSSON: Okay. So,
19 Commissioner Parlove?

20 COMMISSIONER PARLOVE: Yes to approve
21 on the 27th of April.

22 MR. GUSTAFSSON: Commissioner
23 Northcross?

24 COMMISSIONER NORTHCROSS: Yes to
25 approve.

1 MR. GUSTAFSSON: Commissioner Duvall?

2 COMMISSIONER DUVAL: Yes to approve.

3 MR. GUSTAFSSON: Commissioner

4 McGuinness?

5 COMMISSIONER MCGUINNESS: Yes to

6 approve.

7 MR. GUSTAFSSON: Chair Fegley?

8 ACTING CHAIR FEGLEY: Yes to approve.

9 MR. GUSTAFSSON: Commissioner Shepard?

10 COMMISSIONER SHEPARD: Yes to approve.

11 MR. GUSTAFSSON: And last but not

12 least, Commissioner Payne?

13 COMMISSIONER PAYNE: Yes.

14 MR. GUSTAFSSON: Okay. Thank you.

15 AYES: Fegley, Payne, Shepard, Parlove,

16 McGuinness, Duvall, Northcross.

17 NAYS: (None.)

18 ABSTAIN: (None.)

19 MOTION CARRIES 7-0-0

20 ACTING CHAIR FEGLEY: All right. I
21 will open public comments. If anyone would like to
22 speak, feel free.

23 MR. GUSTAFSSON: I do have a couple of
24 announcements to make.

25 ACTING CHAIR FEGLEY: Sure.

1 MR. GUSTAFSSON: Two things. There is
2 a number of minor ordinance revisions that we're
3 going to be bringing forward to you with regards to
4 the zoning text amendments. Food vendor
5 regulations, small box discount stores, i.e. Dollar
6 General, Family Dollar.

7 COMMISSIONER PARLOVE: Dollar, dollar,
8 Happy Dollar.

9 MR. GUSTAFSSON: Driveway design
10 standards, it's kind of interesting. I was
11 mentioning this to our subcommittee with Mike
12 McGuinness -- or Council President McGuinness in
13 regards to the economic development and planning
14 group that we have standards in DPW in regards to
15 right-of-way driveways, you know, from the sidewalk
16 to the curb. We don't have them in our standards,
17 so it's always been a disconnect, so we're going to
18 be doing that.

19 We are going to be spending more time
20 in regards to non-residential building design in
21 regards to materials. We're seeing -- it's kind of
22 interesting, this whole aspect in regards to this
23 whole metal panelling and stuff like that.
24 Definitely got enough of it in regards to dealing
25 with it at Dollar General. So, their mindset is

1 give you a little bit of flavor, and then just do
2 the rest of it as metal. And so we're going to be
3 looking at -- in regards to minimizing that, so we
4 might be minimizing kind of the metal standing.

5 Ground sign reviews, I'm sorry, I
6 don't think the Planning Commission needs to worry
7 about where the ground sign is going to go, so we're
8 just going to do that administratively.

9 And there was a number of expanded
10 principal permitted uses and special land uses that
11 we like to bank into our current ordinance too. So,
12 there's going to be some minor changes to our
13 ordinance and be more forthcoming too as we move
14 forward.

15 Also on May 4th, just letting you know
16 that at that Planning Commission meeting, I received
17 today a draft of the west Huron corridor study that
18 I've been working with M.S.U. students, graduates
19 and undergraduate students as a practicum, so I
20 have -- I'm reviewing it, and they're making final
21 presentations in April, and they're very excited to
22 come before you as a Planning Commission and to
23 explain what they found in regards to their
24 assessment, their analysis, and some recommendations
25 as relates to west Huron corridor stretching from

1 Woodward Avenue to Telegraph.

2 So, also have some zoning map
3 amendments coming before you. So, we'll do the
4 presentation first and then we'll get in the public
5 hearing too, just FYI. Very excited for the report
6 when you see it.

7 ACTING CHAIR FEGLEY: Thank you.

8 COMMISSIONER NORTHCROSS: The revamp
9 of the master plan -- I should say the update of the
10 master plan, where are we in terms of kicking that
11 off and getting that going?

12 MR. GUSTAFSSON: If all goes well
13 during budget discussions, I'm hoping to either/or,
14 or both. I put some extra dollars in for
15 consultants or -- and/or staff to help us move
16 forward. I've -- every commission and every zoning
17 board and everybody asked the same question and I
18 agree. As I was trying to explain, our zoning
19 ordinance is 2012, and we date back to kind of this
20 older planning vision that we had for these large
21 parcels, it isn't really real anymore, and same
22 thing with our master plan.

23 And I'm also working with -- through
24 our grants department. I did put a building
25 capacity grant together, so I'm hoping to receive

1 grants in regards to staffing also for a three-year
2 period. So, maybe save some dollars on the City's
3 budget side. We meet with them, like, virtually
4 every other month. They're coming in at the end of
5 April and I baked in a number of positions there
6 too.

7 COMMISSIONER PARLOVE: Great.

8 MR. GUSTAFSSON: Yeah.

9 COMMISSIONER NORTHCROSS: I should
10 have written these down. I do have a suggestion
11 that was passed on to me and I think I'd like to
12 pass it in.

13 The use of a drone. Has the City
14 considered purchasing a drone so that we can get an
15 aerial shot of the areas that we're bringing here?
16 And I know that sometimes we've tried to use the
17 satellite shots.

18 MR. GUSTAFSSON: Yeah.

19 COMMISSIONER NORTHCROSS: And then
20 we've tried to -- I've tried to augment that with
21 things like map -- the Google Maps.

22 MR. GUSTAFSSON: Google Earth.

23 COMMISSIONER NORTHCROSS: But just a
24 thought that a drone might be a good way --

25 COMMISSIONER PARLOVE: Are you going

1 to be the drone operator?

2 COMMISSIONER NORTHCROSS: I haven't
3 taken that course yet. I was thinking of it. I
4 know Oakland University does allow one to get a
5 license.

6 COMMISSIONER PARLOVE: There you go.

7 COMMISSIONER NORTHCROSS: Plus, I can
8 spy on my neighbors. No.

9 MR. GUSTAFSSON: Maybe I can bake it
10 into my budget too, or I can suggest maybe Council
11 would put it in their budget.

12 COMMISSIONER PARLOVE: No comment.

13 COMMISSIONER SHEPARD: How do we get a
14 copy of the master plan? Shouldn't we all have a
15 copy of that?

16 MR. GUSTAFSSON: You should. It's
17 online.

18 COMMISSIONER SHEPARD: It's just
19 online? Okay.

20 MR. GUSTAFSSON: Yeah.

21 COMMISSIONER SHEPARD: We don't have a
22 hard copy?

23 MR. GUSTAFSSON: No, I don't. I'd be
24 more than happy to make one for you, I can get that.

25 COMMISSIONER SHEPARD: That's fine.

1 So, it's going to be on Pontiac's --

2 MR. GUSTAFSSON: Yeah. That was it.

3 ACTING CHAIR FEGLEY: Commissioner
4 Payne?

5 COMMISSIONER PAYNE: I have two
6 announcements. Our District 5 will be meeting April
7 the 14th at 6:00 here in the Lion's Den here at City
8 Hall. All are invited.

9 On the 23rd of April, District 5 will
10 be -- we will be doing our cleanup, city-wide
11 cleanup. And so we are asking for volunteers. It
12 doesn't matter if you don't know what district
13 you're in, just call me and see me, okay? You can
14 surely work with us.

15 And I'd like to thank the -- we're
16 having trees planted. What's the name of the -- not
17 Goldner Walsh, but the Rotary has donated a hundred
18 trees to the city to be planted in our parks, so I'd
19 like to thank them personally for that.

20 Also, those will be planted -- I think
21 District 5, Galloway Lake will be receiving 11 of
22 those trees. And those trees will be planted on
23 that Wednesday. So at 1:30 -- I have to confirm
24 that though, I think Tim did say 1:30, but just so
25 -- I'll be sending out e-mails on that.

1 So, thank you and I look forward to a
2 big city-wide cleanup. I can't wait for that event.
3 I think it's going to be a great one. Thank you.

4 ACTING CHAIR FEGLEY: Thank you. All
5 right. If there are no other public -- go ahead.

6 COMMISSIONER McGUINNESS: To provide
7 you updates, last month's Planning Commission
8 meeting, there were a few actions that were taken
9 that since have come to City Council, so I want to
10 update this commission that the Redevelopment Ready
11 Communities's resolution was unanimously adopted as
12 well as the presentation given by Mr. Gustafsson and
13 Elizabeth King of MEDC. So, that's a substantial
14 update that deals with your purview.

15 We also adopted the zoning map
16 amendment related to 788 East Walton Boulevard.
17 That recommendation had come out of this Planning
18 Commission.

19 And also, the City Council has
20 scheduled a public hearing, two of them, for
21 April 19th, Tuesday, April 19th at 6:00 p.m. One is
22 for the establishment of an obsolete property
23 rehabilitation district, and the other for an
24 exemption certificate for that same location at 640
25 West Huron, which is the Webster Community Center

1 project. Their site plan obviously had come through
2 the Planning Commission recently, and so that will
3 be something that the public will have an
4 opportunity to weigh in on in terms of whether that
5 district is established, and then if that
6 certificate will be approved, and then the City
7 Council following that planning -- that public
8 hearing will then actively consider the matters.

9 So, I wanted to provide that update to
10 you since it's developments related to the Planning
11 Commission. Thank you all for your continued
12 volunteerism to help make our community better. It
13 does not go unnoticed, a/k/a, I notice it. So,
14 thank you on behalf of all the residents of Pontiac,
15 including our District 7, which has our eastside
16 community meeting on Monday, April 11th at 7:00 p.m.
17 at Prospect Missionary Baptist Church, open and
18 welcome to all. We'd like to do some community
19 building and neighborhood organizing, and just any
20 information that you'd like to share, that's Monday,
21 April 11th, 7:00 p.m. at Prospect Missionary Baptist
22 Church.

23 And since this last Planning
24 Commission, you may have detected that there were a
25 number of public engagement sessions regarding the

1 Clinton River Trail and connecting that trail as it
2 relates to Pike Street and the downtown thoroughfare
3 in advance of the reconfiguration of the Woodward
4 loop.

5 I can tell you also that at the
6 Pontiac City Council meeting of April 19th, the
7 Michigan Department of Transportation will be
8 presenting about their initial proposals for what
9 that reconfiguration of the Woodward loop would look
10 like, which obviously has a lot of implications for
11 the health and planning and development of our
12 downtown and the entire City of Pontiac. So, I just
13 wanted to share those informational items for you.

14 MR. GUSTAFSSON: And if I can
15 piggyback on Councilman McGuinness's comment there
16 in regards to MDOT coming in on the 19th, you said?

17 COMMISSIONER MCGUINNESS: That's what
18 they presently scheduled, Tuesday, the 19th of
19 April.

20 MR. GUSTAFSSON: I think through the
21 day on the 19th, as you know, as part of the
22 Woodward loop conversion, M-59 is going to be
23 totally reconstructed within the loop. And so
24 they've added some preliminary plans -- it's kind of
25 more internal that we're reviewing, so by getting

1 information, we're able to -- packet of information,
2 I'll be more than happy to share that with you too
3 at the time.

4 ACTING CHAIR FEGLEY: Thank you.

5 COMMISSIONER PARLOVE: I have a
6 question about that. Since they're going to be
7 redoing Huron Street, are they going to do it where
8 they don't have to close the road? That road has
9 been closed so many times, it feels like, in the
10 last year, two years. When they reconstruct it, do
11 you know how long that will last? Did they --

12 MR. GUSTAFSSON: As part of Huron
13 Street or --

14 COMMISSIONER PARLOVE: You said it's
15 going between the loop.

16 MR. GUSTAFSSON: Yeah, they are. I
17 haven't heard. I'll probably find out more
18 information here in a couple weeks.

19 COMMISSIONER PARLOVE: Okay.

20 MR. GUSTAFSSON: Regarding --

21 COMMISSIONER PARLOVE: Could they put
22 it on the speedy fast track?

23 MR. GUSTAFSSON: There's been some
24 utility issues, and obviously, McLaren has done a
25 beautiful job in regards to the building, but it's

1 taken a little while. All good things take time,
2 right?

3 COMMISSIONER PARLOVE: That's right.

4 MR. GUSTAFSSON: That's it.

5 ACTING CHAIR FEGLEY: All right. I'm
6 going to close public comment. And may I have a
7 motion to adjourn for the evening?

8 COMMISSIONER PARLOVE: I make a motion
9 to adjourn.

10 ACTING CHAIR FEGLEY: May I have a
11 second?

12 COMMISSIONER DUVAL: I second.

13 ACTING CHAIR FEGLEY: All in favor,
14 say "aye".

15 (All ayes.)

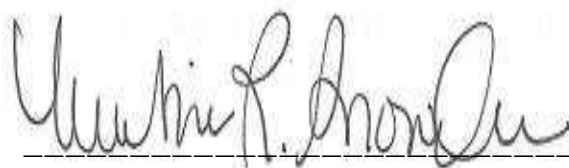
16 (Meeting adjourned at or about the
17 hour of 7:27 p.m.)

18 Minutes certified by:

19

20

21



22

/s/ Quentin Rochelle Snowden, CSR-5519
QRS Court Reporting, LLC
800.308.0068, 810.691.4226
Dated: April 16, 2022

23

24

25