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CITY OF PONTIAC

PLANNING COMMISSION

WEDNESDAY, OCTOBER 2, 2019

6:30 P.M.

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

BOARD COMMISSIONERS:

- Dayne Thomas, Chairperson
- Mayor Deirdre Waterman, Commissioner
- Christopher Northcross, Commissioner
- Mona Parlove, Commissioner
- Lucy Payne, Commissioner
- Hazel Cadd, Commissioner

CITY OFFICIALS PRESENT:

- Vernon Gustafsson, Planning Manager
- Donovan Smith, City Planner

MINUTES RECORDED BY:

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

1 MEMBERS OF THE PUBLIC ADDRESSING THE PLANNING

2 COMMISSION:

3 Peter Stuhlreyer

4 Chuck Johnson

5 Alicia Woodfork-Wilkerson

6 Eddie Thomas

7 Beverly Thomas

8 Sam Anderson, Jr.

9 Billie Swayzer

10 Joe Nathan

11 Larry Spysinski

12 Mary Pietila

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1 CALL TO ORDER: Chair Thomas called
2 the meeting to order at 6:31 p.m.

3 ROLL CALL (PRESENT):

4 Dayne Thomas, Chairman

5 Lucy Payne, Commissioner

6 Mayor Deirdre Waterman, Commissioner

7 Christopher Northcross, Commissioner

8 Mona Parlove, Commissioner

9 EXCUSED: Hazel Cadd, Commissioner

10 Ashley Fegley, Vice Chair

11 CHAIRPERSON THOMAS: Good evening,
12 ladies and gentlemen, and welcome to the Pontiac
13 Planning Commission meeting for Wednesday,
14 October the 2nd, 2019. We have two items on our
15 agenda tonight. One is a public hearing. The other
16 is new business as it relates to Amazon, which was
17 an issue that came before us in a special meeting on
18 September the 18th. But it has not -- it's new
19 business, it's not a public hearing.

20 So, before I call to order I'd like to
21 introduce -- I always like to introduce my fellow
22 Commissioners. So, to my far left is Commissioner
23 Christopher Northcross. Then next is the Honorable
24 Mayor Dr. Deirdre Waterman. To my immediate left is
25 Planning Manager Mr. Vern Gustafsson. To my far

1 right is Commissioner Mona Parlove. Then next to
2 her is Commissioner Lucy Payne and I'm Chairman
3 Dayne Thomas. Absent this evening is Vice-Chair
4 Ashley Fegley as well as Commissioner Hazel Cadd.
5 So, without further ado, Mr. Gustafsson, roll call,
6 please.

7 MR. GUSTAFSSON: Yes. Chair Thomas?

8 CHAIRPERSON THOMAS: Present.

9 MR. GUSTAFSSON: Commissioner
10 Northcross?

11 COMMISSIONER NORTHCROSS: Present.

12 MR. GUSTAFSSON: Commissioner Parlove?

13 COMMISSIONER PARLOVE: Present.

14 MR. GUSTAFSSON: Commissioner Payne?

15 COMMISSIONER PAYNE: Present.

16 MR. GUSTAFSSON: Mayor Waterman?

17 MAYOR WATERMAN: Present.

18 MR. GUSTAFSSON: And excused are
19 Vice-Chair Fegley and Commissioner Cadd.

20 CHAIRPERSON THOMAS: Yes, please.

21 MR. GUSTAFSSON: We have a quorum.

22 CHAIRPERSON THOMAS: Okay. Very good.

23 I'd like to present before you the agenda as it's
24 presented and printed and may I have a motion to
25 approve the agenda again, as presented -- or as

1 printed and presented please?

2 MR. GUSTAFSSON: If I may, through the
3 Chair, if I could ask that we just amend the agenda
4 real quick and just move number 4 communications
5 down below public comments?

6 CHAIRPERSON THOMAS: Okay. Very good.
7 So with that being said, may I have a motion,
8 please?

9 COMMISSIONER PARLOVE: I make a motion
10 to make that adjustment.

11 CHAIRPERSON THOMAS: Second and
12 support, please?

13 COMMISSIONER NORTHCROSS: Second.

14 CHAIRPERSON THOMAS: All in favor say
15 "Aye."

16 (All ayes.)

17 CHAIRPERSON THOMAS: Agenda has been
18 approved unanimously and communications are moved to
19 the back end; is that correct?

20 MR. GUSTAFSSON: Correct.

21 CHAIRPERSON THOMAS: And minutes for
22 review. May I go to Commissioner Christopher
23 Northcross, please?

24 MR. GUSTAFSSON: At this time there is
25 no minutes to be reviewed.

1 CHAIRPERSON THOMAS: So, that makes
2 fast order of that one, because I was going to say I
3 haven't read them anyhow.

4 COMMISSIONER NORTHCROSS: No changes.

5 MR. GUSTAFSSON: So, we leave that for
6 Commissioner Northcross.

7 CHAIRPERSON THOMAS: I thought I
8 missed them in my packet. Okay. So, no minutes for
9 review. First item on our agenda is a public
10 hearing. This is item 6.1 ZMA 19-06. This is for a
11 property at 1590 North Perry Street and Mr.
12 Gustafsson will present, no? Mr. Donovan Smith will
13 present.

14 MR. SMITH: Yes, sir.

15 6.1 ZMA 19-06
16 PROPERTY ADDRESS 1590 North Perry
17 Street
18 PARCEL NO. 14-15-426,-008,-016
19 APPLICANT Contour Development Group
20 CURRENT ZONING R-1 Single Family
21 PROPOSED REZONING R-2 Two-Family
22 Dwelling
23 (Presentation of facts given by Mr.
24 Donovan Smith.)

25 CHAIRPERSON THOMAS: Thank you very

1 much. Just for everyone's edification, Donovan
2 Smith is the City Planner, while Mr. Gustafsson to
3 my immediate left is the Planning Manager. So,
4 Donovan, is the Petitioner here?

5 MR. SMITH: Yes.

6 CHAIRPERSON THOMAS: Please come
7 forward and state your name and address for the
8 record. This is a public hearing and so, kind of
9 the protocol or procedure that we follow is that
10 we'll wait for the Petitioner to kind of add or
11 revise, or anything that he would like to add to the
12 presentation put forth by Donovan Smith. After he's
13 finished, then I'll come back to my fellow
14 Commissioners for any comments or questions that
15 they may have of the Petitioner. Then we'll open up
16 public hearing and we'll gather questions from the
17 public and then we'll attempt to answer those
18 questions -- we'll close public hearing and then
19 attempt to answer those questions finally coming
20 back to my fellow Commissioners for final discussion
21 and vote.

22 So, anyhow without further ado, once
23 again state your name and address for the record,
24 please.

25 MR. STUHLREYER: Thank you. Good

1 evening, ladies and gentlemen of the Commission. My
2 name is Peter Stuhlreyer of Designhaus Architecture,
3 301 Walnut Boulevard, Rochester, Michigan. I'm here
4 representing the developer and owner of the
5 property, Contour Development. I think Donovan
6 summed it up perfectly.

7 The property is master planned on the
8 front section or on the street side section for
9 commercial use, which I believe our strategy is in
10 compliance with. The other portion of the property
11 the other 13-acres that we're asking for R-2 we are
12 planning tandem units and these are ownership units,
13 these are not rentals, so it's single family homes
14 on that part of the property.

15 We have not performed an extensive
16 site plan analysis, enough to comment on exact
17 numbers, exact density or exact square footage, but
18 we know from 30,000 foot view what we need and that
19 this property can accommodate us. The property has
20 already been combined and then split, Chemchek
21 Engineers so that -- that part of the -- that
22 stepping stone is behind us already. We do intend
23 on -- I know there was comment about the lake and
24 it's a sensitive environmental area, we do intend
25 obviously to take care of the erosion control

1 throughout the project. Phasing is another question
2 we have that is still unanswered by the development
3 team, so we know that -- we're reasonably certain
4 that the immediate construction of the front
5 property and the site plan on the street side
6 property for the commercial building would commence
7 as fast as we can. The business is operating in a
8 leased space and needs to be relocated to a home,
9 and this is the home they hope to have in the future
10 -- in the near future. Other than that, I can
11 answer questions and I look forward to the public
12 comment.

13 CHAIRPERSON THOMAS: Thank you very
14 much. So, with that being said, as I mentioned
15 we'll go to my fellow Commissioners for their
16 comments and questions. And to Commissioner
17 Christopher Northcross please.

18 COMMISSIONER NORTHCROSS: Just to
19 clarify your intended purpose along Perry, the C-3
20 requested area, that is for a window manufacturing
21 and sales showroom?

22 MR. STUHLREYER: That is correct, but
23 it is just the assembly of the window. The
24 manufacturing of the parts is done at a different
25 location. Here we're assembling, packaging and

1 showing them in the showroom.

2 COMMISSIONER NORTHCROSS: Thank you.

3 CHAIRPERSON THOMAS: Thank you very
4 much. Mayor Waterman, please.

5 MAYOR WATERMAN: I have nothing to add
6 at this time.

7 CHAIRPERSON THOMAS: Okay. Thank you.
8 Commissioner Parlove?

9 COMMISSIONER PARLOVE: Peter, thank
10 you for coming before us this evening. The zoning
11 change, if we allow this to take place, you're
12 saying that the windows will only be assembled at
13 that site?

14 MR. STUHLREYER: That's correct. No
15 -- no noise, no gas, no pollution.

16 COMMISSIONER PARLOVE: Okay. And for
17 Donovan and Vern, if we allow this zoning to be put
18 through, as the C-3 and this business were no longer
19 on that site, could other businesses manufacture on
20 that site?

21 MR. GUSTAFSSON: No. No manufacturing
22 would be allowed since it will be zoned C-3.
23 Strictly would just be fabrication, maybe
24 processing, packaging, as part of a retail space and
25 they will have a showroom in here.

1 COMMISSIONER PARLOVE: Okay. But a
2 future use person would not be manufacturing on that
3 site?

4 MR. GUSTAFSSON: No, they could not.

5 COMMISSIONER PARLOVE: Okay. Do you
6 have an idea how someone would get back to those
7 residential properties; what will be their access
8 point along the road?

9 MR. STUHLREYER: On the northeast
10 portion of the property off of Perry would be a
11 driveway, a street, a private drive right there.

12 COMMISSIONER PARLOVE: Okay. Because
13 to the south of that is a car wash, I believe?

14 MR. STUHLREYER: I'm not sure what the
15 use is. I think it's a home.

16 FROM THE AUDIENCE: It's a car wash.

17 FROM THE AUDIENCE: Oh, on the north.

18 COMMISSIONER PARLOVE: Okay.

19 FROM THE AUDIENCE: That's a house.

20 FROM THE AUDIENCE: That's a house,
21 yes.

22 COMMISSIONER PARLOVE: Then on the
23 north side is a car wash. Okay. So, it would be
24 potentially that little -- that spot right there?

25 MR. STUHLREYER: Yes, that would be

1 the private drive into the condominiums.

2 COMMISSIONER PARLOVE: Okay. Okay.

3 That's all I have for now. Thank you.

4 CHAIRPERSON THOMAS: Thank you.

5 Commissioner Payne, please.

6 COMMISSIONER PAYNE: Good evening and
7 thank you for coming before us and also the interest
8 that you have in bringing a business to Pontiac.

9 First of all, I'd like to thank you
10 and your company for attending a District 5 meeting
11 where the residents were allowed to actually ask
12 questions and address their concerns in regards to
13 the new development there. So, I appreciate that.
14 So that would take care of one of my questions.

15 Now the other I guess, Mona took care
16 of that, because I was wondering if we actually
17 approved that would any other company -- they
18 decided to do something else, or if they sold the
19 property, would anyone be able to come back there
20 and do something totally different?

21 MR. GUSTAFSSON: They would be able to
22 do something totally different within the guidelines
23 of either a permitted use within that C-3 District.

24 COMMISSIONER PAYNE: Okay.

25 MR. GUSTAFSSON: They could -- they

1 with a new use coming into that site the future, say
2 15 years from now what they would do is they would
3 have to come back before the Commission in regards
4 to the new use, means a new site plan and all of the
5 other planning and development and permitting
6 requirements.

7 COMMISSIONER PAYNE: Okay. And
8 that -- the usage where it says "Section 6.204", so,
9 would that Ordinance, is that in compliance with
10 that -- with that page too? Because I tried finding
11 that on the website, the section --

12 CHAIRPERSON THOMAS: 6.2 --

13 COMMISSIONER PAYNE: Yes, Section --
14 Section 6.204 (inaudible) for that --

15 MR. GUSTAFSSON: Yes, 6.204 is if you
16 look under rezonings, and that's what this is, it's
17 the application and procedures as it relates to the
18 process.

19 COMMISSIONER PAYNE: Okay. All right.
20 Thank you, that's all I have.

21 MR. STUHLREYER: Thank you.

22 CHAIRPERSON THOMAS: Okay. Thank you.
23 Just a question, the windows that are going to be
24 assembled there, residential or commercial?

25 MR. STUHLREYER: Residential and light

1 commercial.

2 CHAIRPERSON THOMAS: And would we know
3 the brand name?

4 MR. STUHLREYER: It's their own
5 private brand, it's the Contour Brand.

6 CHAIRPERSON THOMAS: And what is it
7 called?

8 MR. STUHLREYER: Contour.

9 CHAIRPERSON THOMAS: Contour?

10 MR. STUHLREYER: Yeah.

11 CHAIRPERSON THOMAS: Those windows
12 would be sold through retailers, I trust?

13 MR. STUHLREYER: They would be sold
14 through the showroom and other resources, but the
15 Contour company has also owned and managed thousand
16 and thousands of apartments around the country, so,
17 some of these will be replacements.

18 CHAIRPERSON THOMAS: So build and
19 supply?

20 MR. STUHLREYER: Correct.

21 CHAIRPERSON THOMAS: Or consumer, I
22 should say. Okay. Those are my questions. Thank
23 you very much. So, without further ado, I'm going
24 to open to public hearing. So anyone who wishes to
25 come forward public hearing please come forward, and

1 please keep these items focused upon this particular
2 item on the agenda. And I don't like to turn on
3 this clock, because I like to -- let people have
4 some freedom of fashion, but I'd also like if you
5 would keep your comments within a three-minute time
6 frame. So, without further ado.

7 MR. JOHNSON: Chuck Johnson. I'm at
8 455 South Boulevard East. You know, it's a gloomy
9 day outside, but again here in this chamber we have
10 a new development coming into the City which we
11 should all as citizens be proud of. I know the
12 piece of property that's being talked about here
13 this evening. I don't see anybody standing in line
14 to utilize it. But I only have one question and I'm
15 hopeful that the answer will be positive, that will
16 there be any new jobs for local Pontiac folks, not
17 someone brought in, but local Pontiac people. Thank
18 you very much.

19 CHAIRPERSON THOMAS: Thank you, Mr.
20 Johnson.

21 MR. JOHNSON: And hopefully you will
22 move this through.

23 CHAIRPERSON THOMAS: Thank you. Name
24 and address, please.

25 MS. WOODFORK-WILKERSON: Good evening.

1 Alicia Woodfork-Wilkerson, 1091 Williamson Circle.

2 Good evening, Madame Mayor, Chairman,
3 Commissioners. I am the director of the Galloway
4 Lake Estates Association and I am very happy to be
5 here this evening. I did have a couple of questions
6 that I'm curious about.

7 One of the things I would like to know
8 is what will the cost be for these units for
9 purchase? As you know oftentimes here in Pontiac
10 things start off supposedly one way, they end up
11 another way.

12 Considering the fact that we pay the
13 highest residential property taxes in the City, I
14 would like to know how much these are going to cost?
15 Because will they end up -- or will we get some sort
16 of guarantee that they will not be low income
17 housing or Section 8, not discriminating, not try to
18 make it as though we're better than anyone else, but
19 all of our homes in Galloway Lake Estates start at
20 \$300,000. We all built our homes there, and they're
21 pretty expensive. And we just want to know if
22 there's a guarantee that these will not eventually
23 become low-income houses, because they can't get
24 anyone else in there. That's one of my questions.

25 Another question that I have too is,

1 the fact that we're right there, we are already
2 having issues with the Secretary of State's office
3 and hopefully they'll be moving soon. What my
4 concern is, will this be some sort of problem for
5 the Galloway Lake Estates residents with this new
6 housing that's proposed to come over here? Thank
7 you so very much.

8 CHAIRPERSON THOMAS: Thank you very
9 much. One again, we'll gather the questions and
10 answer after public hearing is closed.

11 MR. THOMAS: Good evening. My name is
12 Eddie Thomas, resident of Galloway Lake Estates 1080
13 Williamson Circle is my address. My question is --
14 concern is where this development is going to take
15 place it's right out my backdoor, it butts up
16 against my backyard and it's -- there's a -- there's
17 a street, Pool Road that runs right in front of my
18 drive and it dead ends.

19 There was development -- developers
20 before had planned on making that area that's been
21 developed now a phase 2 when we first -- our project
22 first started. And they was going to open up that
23 road to lead off until phase 2. And I've heard that
24 -- the young man mention about the one entrance off
25 Perry and my concern is, will that Pool Road be

1 opened up also to have access to that area? I've
2 seen some of the surveyors come down through there
3 already marking trees and which trees going to come
4 out and all that kind of stuff and I -- I've talked
5 with them and they wasn't for sure, but I just
6 wanted to know would that be one of the access roads
7 to access that new property.

8 And also, it was brought up that there
9 was going to be a footbridge to go across the pond
10 that run through there to give access to the park.
11 And I -- I was wondering is that all still in the
12 works also.

13 CHAIRPERSON THOMAS: Okay.

14 MR. THOMAS: Thank you.

15 CHAIRPERSON THOMAS: Thank you very
16 much.

17 MS. THOMAS: Good evening. Excuse me.
18 I'm Beverly Thomas, address 1080 Williamson Circle.
19 And my questions are from the diagram there, the --
20 for the residential property, what would be the
21 distance from the Galloway Lake Estates to the homes
22 that's going to be built?

23 And is there going to be some type of
24 barrier or fence or something that's going to be
25 between these properties, as well as when they start

1 construction, will there be a need to come through
2 Galloway Lake Estates to start removal of the --
3 the -- the greenery area and all of that. You know,
4 how are they going to get access to all of that and
5 will that affect our neighborhood coming through,
6 because that as my husband said, that is Pool Road,
7 we live right there.

8 And then another concern would be when
9 -- when planning or whatever it is, or construction
10 company, whatever, when they start things and need
11 to come through our neighborhood, it would be nice
12 to -- for the neighborhood to know what's -- what's
13 going on so that we don't have to be concerned as to
14 who's in our backyard. Thank you.

15 CHAIRPERSON THOMAS: Thank you.

16 MR. ANDERSON: Sam Anderson, Jr., 1091
17 Williamson Circle, Pontiac, Michigan. Contour
18 Windows, my name is Mr. Anderson, if you ever heard
19 of Andersen Windows?

20 So, what -- two things about me
21 knowing a little bit about construction is the
22 drainage of that area. You also have sort of like
23 wetlands, but the drainage I don't want the drainage
24 of the property they build draining over at the back
25 of the neighbors at Galloway Lake Estates. And also

1 the wall, like I told you, I don't want to see your
2 buildings or your plan or anything over there so,
3 make sure you have a wall tall enough that I don't
4 see it. That's all.

5 MS. SWAYZER: Good afternoon. I'm
6 Billie Swayzer, 1619 Marshbank in Pontiac. I'd like
7 to know, how is these tandem units going to be
8 constructed; are they two units on one lot?

9 And if you look at the plans that you
10 have up here, one of them that has 14-15-022 is it
11 at the end of the numbers. The one where the 15 is
12 looks like that property extends all the way back to
13 the lot line and I was wondering how close is the
14 person -- is the new development going to be to that
15 and with the other lady, how are you going to
16 separate the properties? Thank you.

17 CHAIRPERSON THOMAS: Thank you. Any
18 further public comments? Going to close public
19 comments and before I go to my fellow Commissioners,
20 there's some question that were asked. I took some
21 notes, I know you took some notes do you want to
22 take a first?

23 MR. GUSTAFSSON: I'll start. A couple
24 of questions, the applicant if you can provide some
25 answers to the public.

1 One of the questions was in regards to
2 with the new retail use and processing uses coming
3 into the -- along Perry, would this also potentially
4 bring jobs into Pontiac?

5 MR. NATHAN: How many jobs?

6 MR. GUSTAFSSON: Yes, please to the
7 podium. Come on up.

8 MR. NATHAN: My name is Joe Nathan and
9 I live at 30 Scenic Oaks in Bloomfield, Michigan and
10 I work with Contour Windows.

11 Currently, the assembly facility that
12 we have in Durand, Michigan employs 40 people. We
13 want to move it here about half of the people will
14 come and there will be -- probably we'll need to
15 hire probably 20 people or so down here.

16 MR. GUSTAFSSON: Thank you.

17 MR. NATHAN: Thank you.

18 MR. GUSTAFSSON: Other questions, I'll
19 just continue on this list and other Commissioners
20 or the Chair if you have any more please follow. Do
21 we have an idea in regards to cost for the unit?

22 MR. STUHLREYER: We're not exactly
23 sure, we haven't gotten that far, but I would say
24 mid-2s, low 3s.

25 MR. GUSTAFSSON: Okay. There was --

1 obviously you heard a little bit about traffic.
2 There was a concern particularly with, let's see,
3 one was in regards to Pool Road and will that be
4 opened up to interconnect this proposed development
5 with the existing Galloway Estates?

6 MR. STUHLREYER: Well, the site plan
7 as you know hasn't been submitted or contemplated.

8 MR. GUSTAFSSON: I understand.

9 MR. STUHLREYER: Or passed through the
10 City Engineering and Planning and so forth, so I
11 would leave that open to the emergency access
12 interests and to the Galloway Estates, I mean, if it
13 makes sense, it makes sense. And we're open to the
14 idea, but we're not committed to the idea as part of
15 making the -- making the project viable.

16 MR. GUSTAFSSON: And I guess that was
17 the other question, is if it does, you had suggested
18 that access would be off of Perry along that small
19 sliver there. I believe that there was also concern
20 if you do open it up to see if traffic can go
21 through there. So, just while -- reemphasize the
22 fact that they are concerned with the fact that
23 possibly opening up those two connections. There
24 was also a note -- or comment in regards to a
25 footbridge to the park?

1 MR. STUHLREYER: Again with the site
2 plan, many of these issues from the questions comes
3 down to the site plan and the negotiations to --
4 about how this layout works, such as the footbridge,
5 cross access for the Galloway Estates folks and
6 the -- I guess there's some other things like a
7 buffer fence wall, these are things that we're going
8 to -- we're going to have to work out with you and
9 your departments and again, probably the public.

10 CHAIRPERSON THOMAS: (Inaudible) final
11 site plan review.

12 MR. GUSTAFSSON: You are correct, sir.
13 There were a lot of questions and they're good
14 questions, but also in regards to, yes, that would
15 have to be -- us as doing the architectural review
16 and work with you in regards to site plan review
17 process and then bringing it to the Commission. And
18 I -- I know with the (inaudible) involvement in this
19 project, they'll keep the neighbors informed in
20 regards to when those meetings are going to be.

21 So, yeah, there was questions
22 obviously in regards to distance between the
23 existing development and proposed development, would
24 Pool Road potentially be used as a construction
25 drive potentially. Talk about drainage issues,

1 impacting the existing development or the
2 development itself, the wetlands and so forth and
3 also parcel configuration or the unit configuration
4 is also discussed. That was about all of the ones I
5 noted.

6 CHAIRPERSON THOMAS: Yeah, I guess I'd
7 make a comment, because this is preliminary and the
8 final site plan review has to come back before this
9 Commission, and obviously this Commission wants to
10 ensure as we try to satisfy this Petition that we
11 don't comprise the folks who are already living
12 there. So, we wouldn't benefit any -- by any
13 measure by satisfying a new development and somehow
14 compromising the folks and the property and the
15 property values and the lifestyle that is currently
16 existing there.

17 So, I mean, kind of -- if I could use
18 this, it would make sense logic for this Commission.
19 So, we are obligated to do our best to try to
20 enhance another development, bring in another
21 development in a cooperative coexisting environment.
22 So, I think the items that I wrote down have pretty
23 much been satisfied. I'm not sure if there were --
24 were there any other questions -- not our questions,
25 but questions that came from the public hearing?

1 COMMISSIONER PAYNE: Well, I have two
2 or three. One was will there be walls or anything
3 put up and I know again -- once again, they're
4 planned. But that's one of the things, one of the
5 concerns so with if that could be added to your list
6 of concerns.

7 MR. STUHLREYER: Okay.

8 COMMISSIONER PAYNE: The other is
9 communication with the residents within that area.
10 And so how would you be handling communication?

11 MR. STUHLREYER: Well, one of the
12 questions was what type of traffic flow for
13 construction vehicles and services that we would
14 need to bring through Galloway during construction.
15 I don't -- I don't think any, we have access to
16 Perry, so, I don't know if there's anything
17 utility-wise that we might have to reach in there
18 for, but I -- I would say that we really don't need
19 to disrupt the neighborhood. And in terms of
20 buffers we could commit to -- we can commit to
21 buffers. I don't know which type, I haven't studied
22 the codes, but understanding that we're not here for
23 asking for variance from the R-2 District, so all of
24 the setbacks and distances and buffer requirements
25 of the district we attempt to live with.

1 COMMISSIONER PAYNE: And I don't know
2 this question -- one was in regards to Section 8 I'm
3 not sure what -- how the question was, would there
4 be any of the homes that were --

5 MR. STUHLREYER: This is all
6 market-rate housing.

7 COMMISSIONER PAYNE: Okay. And the
8 other two would be my questions and that is, a
9 target date for your -- do you have any target dates
10 lined up for beginning the project and ending it?

11 MR. STUHLREYER: In the Spring we
12 would want to begin mass grading and construction on
13 the commercial building.

14 COMMISSIONER PAYNE: Begin in the
15 Spring?

16 MR. STUHLREYER: Yeah.

17 COMMISSIONER PAYNE: And approximately
18 ending?

19 MR. STUHLREYER: Well, not probably
20 until -- until late fall to get the commercial
21 building operational and it probably gets the roads
22 in for the -- for this subdivision.

23 COMMISSIONER PAYNE: Okay. And I do
24 remember -- I don't know if it was you or another
25 gentleman that actually came to the District 5

1 meeting, that actually had spoke about inquiring the
2 acquiring the house that's next to that property.

3 MR. STUHLREYER: That wasn't me, that
4 was Dave.

5 COMMISSIONER PAYNE: Is that one of
6 the lots that you're looking at now or --

7 MR. STUHLREYER: I believe the
8 developer would love to acquire that lot.

9 COMMISSIONER PAYNE: Okay. But you
10 haven't done that yet, right? Or --

11 MR. NATHAN: We're trying to buy it,
12 but we have not been successful yet. But we'll keep
13 trying.

14 COMMISSIONER PAYNE: Oh, okay.

15 CHAIRPERSON THOMAS: Okay. The first
16 order of business was to answer the questions from
17 the floor. So, do we -- from everyone's best
18 recollection have we answered to the best of our
19 ability the questions from the floor, from the
20 public? Okay. Then with that being said, then I'm
21 going to go to my fellow Commissioners for last
22 comments -- discussion and comments. So,
23 Commissioner Northcross, please.

24 COMMISSIONER NORTHCROSS: Okay. It's
25 great that you have this development coming in. I

1 guess, I have the question of the item about runoff,
2 management of water. I believe this will be
3 two-step process of one design if I am correct in
4 terms of the grading, the plans and the other things
5 that will be reflected in the site plan.

6 And then second, during the actual
7 construction we'll have, what, the water resource
8 people and our own inspectors onsite? Okay. I just
9 wanted to pull that out to make sure I understand
10 how that was going to be, correct? Okay. I think
11 that take care of all of my questions at this point
12 and I have heard expressed and thank you for saying
13 that. The site plan approval, prior to even
14 bringing it back to the Planning Commission for
15 approval, there was going to be discussion with the
16 residents of that area and I guess District 5, was I
17 correct in that?

18 MR. STUHLREYER: I believe so. Yes.

19 COMMISSIONER NORTHCROSS: Great.

20 Great. Excellent. Excellent.

21 CHAIRPERSON THOMAS: Thank you very
22 much. Mayor Waterman, please.

23 MAYOR WATERMAN: I thought I heard you
24 say that you hadn't yet determined the density of
25 the single family homes in that area?

1 MR. STUHLREYER: Right.

2 MAYOR WATERMAN: So, what are the
3 factors that would determine that, what are you
4 relying on to make that the determination?

5 MR. STUHLREYER: Well, I would refer
6 back to the Zoning Ordinance and the R-2 first of
7 all. And then back into the -- and if that doesn't
8 agree, just best practices. So --

9 MAYOR WATERMAN: I believe that's part
10 of the -- okay. And then we're using the suburban
11 residential for the particular area.

12 MR. GUSTAFSSON: Well, it would be
13 planning for R-2 like they mentioned. So, it's a
14 two-family, two-unit type of tandem.

15 MAYOR WATERMAN: Thank you.

16 CHAIRPERSON THOMAS: Commissioner
17 Parlove please.

18 COMMISSIONER PARLOVE: A few -- well,
19 first of all, regarding the building -- the
20 commercial building, how large will that be?

21 MR. STUHLREYER: 15,000? 50,000.

22 COMMISSIONER PARLOVE: Five, zero?

23 MR. STUHLREYER: 50,000 square feet
24 and about 25 feet tall. Nothing extraordinarily
25 custom about the building, so your other concerns

1 about future use, the build could be easily be
2 adapted for many different type of uses that fit the
3 zoning in the future.

4 COMMISSIONER PARLOVE: Okay. For that
5 site I assume it's to the south of the house and
6 behind the house, is the building going to be up by
7 the road, will the parking be by the road? Have you
8 thought about that yet?

9 MR. STUHLREYER: I think at this point
10 we're going to park by the road as a purpose of a
11 commercial project.

12 COMMISSIONER PARLOVE: Okay.

13 MR. STUHLREYER: Where the showroom
14 would be near the road with windows and high glass,
15 masonry, lights and signage. And then it would "L"
16 behind that -- behind that house that's remaining.
17 And most of the production would take place in the
18 back. The showroom would be on the street.

19 COMMISSIONER PARLOVE: Right. Okay.
20 Would trucks need to get ingress and egress from
21 that site obviously?

22 MR. STUHLREYER: Yes, ma'am.

23 COMMISSIONER PARLOVE: Do you know the
24 frontage on that little strip that is north of the
25 house; how much is on the road there?

1 MR. STUHLREYER: I lost my eyesight,
2 and --

3 MR. NATHAN: I'd say about 670.

4 COMMISSIONER PARLOVE: Okay. And my
5 thought is if I am going to spend \$300,000 on my
6 house and I'm driving into my neighborhood and
7 driving past a window company, I'm driving past a
8 house that is there and then I have a car wash on
9 the other side of me. So, that gives me a little
10 bit of cause to pause if I am going to spend that
11 much money there. So just something to --

12 MR. STUHLREYER: Understood.

13 COMMISSIONER PARLOVE: -- fellow
14 Commissioners. For the 19 acres, how much would be
15 for that R-2 approximately?

16 MR. STUHLREYER: I believe 13.

17 COMMISSIONER PARLOVE: Okay. Is there
18 an intention to maybe have a beach there or just
19 going to be the condos are coming down to the water;
20 what's the thought about what happens with the
21 water's edge?

22 MR. STUHLREYER: We have had thoughts
23 about the water and about amenities and about the
24 bridge and the connection to the park. And we have
25 even discussed certain amenities that we would forgo

1 so that we would populate the park with these
2 residents. So, there's definitely with the
3 development like this, 13 acres, amenities are
4 important.

5 To comment on the entry, you know,
6 that's where the landscape architects come in, you
7 know? Whether it's a -- some -- some brick walls or
8 a boulevard, a tree-lined street, I think that's --
9 I think we can accommodate the entry.

10 COMMISSIONER PARLOVE: Okay. And I'm
11 reading the description here, it says "The resulting
12 product will be that of a new modern community with
13 amenities for its residents and community in
14 general, outstanding design and quality materials
15 and construction."

16 So what are the amenities that you're
17 anticipating are going to be part of this
18 condominium complex?

19 MR. STUHLREYER: I think we're talking
20 about sidewalks, interior garages. We're talking
21 about wide streets, recreational paths and a
22 connection to the park itself.

23 COMMISSIONER PARLOVE: Would there be
24 a clubhouse?

25 MR. STUHLREYER: I don't know if

1 there's a clubhouse, the development is not that
2 big -- it's not that big, it doesn't require a
3 clubhouse.

4 COMMISSIONER PARLOVE: No pool, no
5 tennis courts?

6 MR. STUHLREYER: I don't believe so,
7 no.

8 COMMISSIONER PARLOVE: So basically
9 condominiums with sidewalks.

10 MR. STUHLREYER: On the -- on the
11 water and a park and a nice hill. It's a nice site.

12 COMMISSIONER PARLOVE: Has there been
13 any development Mr. -- sorry, what's your name,
14 Mr. --

15 MR. NATHAN: Joe Nathan.

16 COMMISSIONER PARLOVE: Joe Nathan.
17 Have you done any other developments besides being
18 property manager of apartment complexes?

19 MR. NATHAN: The answer is, "Yes". We
20 are a fully integrated development firm, we have 500
21 employees, 250 that do construction. 250 that do
22 management and maintenance of 5,000 apartments.
23 Now, recently we have done a 12-unit development in
24 Orion Township. We -- and sold that out the year
25 before last. We have a 32-unit development going on

1 in Northville right now. In Toledo a 500-unit
2 apartment complex in College Park, Georgia. Two
3 240-unit developments. We own about 3,000
4 apartments that we have rehabilitated ourselves in
5 College Park and Decatur, Georgia. 1,830-units in
6 the Birmingham, Alabama area. 500-units in
7 Greenville, South Carolina. So, yes, we have done
8 lots of units and we're headquartered here locally,
9 we'd like to do some business in our own backyard.

10 COMMISSIONER PARLOVE: Great. Thank
11 you for that. I appreciate that. I think that's
12 all that I have for the moment. Thank you.

13 CHAIRPERSON THOMAS: Thank you very
14 much. Commissioner Payne, please.

15 COMMISSIONER PAYNE: My only question
16 is, that if you could restate -- the owner of
17 Andersen Windows there and Ms. Lisa, if you could
18 maybe exchange information so that you can be in
19 contact with each other for further communications,
20 which would I think answer one of the other
21 questions that we have there. Thank you.

22 CHAIRPERSON THOMAS: Thank you. I
23 don't have any questions. I like what's happening
24 here. Long time resident of the City, born and
25 raised in this City. My corporate odyssey took me

1 away from here for a few years, but I came back and
2 -- so ever since I was a boy, this has basically
3 been a vacant, derelict -- I will call it vacant and
4 really nothing happening there. So, the idea of --
5 in fact all of the Galloway Lake, that property
6 development, that was kind of wide open space when I
7 was a boy so now it's a proper development enhancing
8 the City of Pontiac and enhancing that area. And
9 this is another what I believe to be, another proper
10 enhancement to the City of Pontiac. So, it's just
11 my -- my comments. So, unless there are any other
12 further comments or questions from my fellow
13 Commissioners I'll seek a motion, please.

14 COMMISSIONER PARLOVE: I would like to
15 make a motion. Per the Zoning Map Amendment in
16 Section 6.802 (sic) and finding I make a motion to
17 recommend approval of ZMA 19-06. The recommendation
18 would be presented to City Council for approval to
19 re-zone parcels number 64-14-15-426-022, -008 and
20 016 from R-1, one family dwelling to R-2, two-family
21 dwelling and C-3 corridor commercial.

22 CHAIRPERSON THOMAS: Thank you very
23 much. May I have a second and support, please?

24 MAYOR WATERMAN: Second.

25 CHAIRPERSON THOMAS: Any further

1 comments or questions before we go to roll call?

2 Mr. Gustafsson, roll call, please.

3 MR. GUSTAFSSON: Yes. We have
4 Commissioner Parlove?

5 COMMISSIONER PARLOVE: Yes, to
6 approve.

7 MR. GUSTAFSSON: Mayor Waterman?

8 MAYOR WATERMAN: Yes, to approve.

9 MR. GUSTAFSSON: Commissioner Payne?

10 COMMISSIONER PAYNE: Yes, to approve
11 based on the District 5 residents at our last
12 meeting.

13 MR. GUSTAFSSON: Chairman Thomas?

14 CHAIRPERSON THOMAS: Yes, to approve.

15 MR. GUSTAFSSON: And Commissioner
16 Northcross?

17 COMMISSIONER NORTHCROSS: Yes. Yes,
18 to approve.

19 MR. GUSTAFSSON: Motion passes. 5-0.

20 AYES: Thomas, Payne, Parlove,
21 Northcross, Waterman.

22 NAYS: (None.)

23 ABSTAIN: (None.)

24 MOTION CARRIES 5-0-0

25 MR. STUHLREYER: Thank you.

1 CHAIRPERSON THOMAS: Congratulations.
2 Thank you very much. Let us know how we can help.
3 Look forward to seeing you at the next meeting.

4 MR. STUHLREYER: We'll be back soon.

5 CHAIRPERSON THOMAS: Okay. The next
6 item on the agenda, this is new business. This is
7 7.1 SPR-19-27 a redress of 1200 Featherstone Road,
8 and Mr. Gustafsson will present, please.

9 7.1 SPR-19-27

10 PROPERTY ADDRESS: 1200

11 Featherstone Road

12 PARCEL NO. 64-14-27-200-006

13 APPLICANT: Seefried Properties

14 CURRENT ZONING: SP Special Purpose
15 District

16 PROPOSED USE: Warehouse, Distribution
17 & Fulfillment Campus

18 MR. GUSTAFSSON: Before we get into
19 that, we will have a chance to have Larry Spysinski
20 from Seefried present to you an update in regards to
21 the refinements to the whole process not just on
22 site, but off site. And then I will provide you
23 with an explanation in regards to what the
24 difference has been between our preliminary site
25 plan that you approved versus the final site plan

1 that we have in our packet today. With that, do you
2 know where -- is Donovan --

3 MR. SMITH: Just need to get --

4 MR. GUSTAFSSON: -- yeah, and transfer
5 it over.

6 MR. SPYSINSKI: My name is Larry
7 Spysinski. I'm with Seefried Properties. Thanks
8 for coming out on a rainy night.

9 We came in front of the Planning
10 Commission here a couple weeks ago with initial site
11 plan, and this week earlier for the height variance.
12 So, what I'll do is I'll move through the items that
13 like Vern said, are in development. The team stayed
14 the same. We're building -- we're looking to
15 develop two facilities. On the left is a
16 fulfillment center. On the right is the delivery
17 station. The fulfillment center floor plate is
18 approximately 823,000 square feet and the delivery
19 station is approximately 200,000 feet. This is a
20 plan that you didn't see the last time. It's a
21 landscaping plan, just to give you an idea of the
22 greenery as well as the landscaping. We fully
23 intend to, along Featherstone, along Opdyke and
24 along the perimeter locations of the site, to do
25 earth and berming. With the size of site that we

1 have, there's a fair amount of dirt out there, so we
2 intend to do berming and then on top of those berms
3 do planting. As far as the overall density, there's
4 approximately 30 percent green area on there, which
5 is for an industrial site, a fairly -- fairly high
6 green density.

7 A couple items just from the ZBA, the
8 red is -- to the left is Featherstone, to the right
9 is Opdyke -- to the -- or to the top of the page is
10 Opdyke, the right side of the page is M-59. Just
11 showing locationally where the Silverdome was, where
12 the fulfillment center is located relative to where
13 the Silverdome sat and then as well the delivery
14 station, as well in cross-section, height
15 differences. The Silverdome sat at approximately
16 110 feet. The fulfillment center will sit at
17 approximately 85 feet with two stair towers bumping
18 those stair towers up another ten feet
19 approximately. And then the delivery station will
20 sit at 53 feet.

21 The buildings from the street, the
22 delivery station -- the delivery station sits
23 approximately 275 feet away from Featherstone, the
24 fulfillment center sits approximately 340 feet away.
25 Featherstone is the high point on the site and

1 everything slopes down towards M-59. These are new
2 -- these are renderings. In our last meeting one
3 of -- one of the residents asked who lived in --
4 lives in District 5 what it would like if they were
5 at Featherstone and Bay Street. This middle
6 elevation or rendering shows that there would be a
7 traffic light here, but this is looking into our
8 main drive -- one of our main drives running north,
9 south, tying in with Bay Street. And then if that
10 same resident was looking to the southeast, this is
11 showing them the delivery station. And then to the
12 southwest, showing the fulfillment center. The
13 trees are representative of the size of the
14 plantings when they'll be planted. The first
15 rendering that I saw, I joked about in the meeting
16 is they had them sized up where they looked like
17 Sequoias, they had to smack them down a little bit.
18 These are some of the renderings. And I think these
19 are fairly accurate with -- this would be a view
20 seeing the delivery station in the foreground and
21 the fulfillment center in the background. The other
22 three are showing the different sides of the
23 fulfillment center. Now these are elevations that
24 we had before. Things to highlight is 85 feet for
25 the top of the wall, there's a couple stair towers

1 that would take it up to 95 feet. It's a
2 combination of precast concrete and insulated metal
3 panel. And I have a board that Mona was asking for,
4 so I have that in the packet. This is in your
5 packets. This is representative -- these are some
6 photos from -- from buildings under construction
7 showing the different building types, the
8 fenestration that you have from the different
9 materials that are used, but as I described before,
10 the entrances are metal canopies. The -- and then
11 the remainder of the building is a combination of
12 insulated concrete, precast -- insulated precast
13 concrete and insulated metal panel with ribbing in
14 it and reveals to give it some definition. It's
15 fairly representative of the building that we will
16 be building, this is a building that is called a
17 G+3. We're building a building that will have an
18 additional floor. That's the fulfillment center.
19 Gives you an idea of the size of the building with
20 the massing of the parking and the truck ports in
21 the south and west side. Elevations of the delivery
22 station, 53 feet to the parapet top. Again,
23 material boards, one gentleman asked the question --
24 let me go back a minute, if you don't mind. One
25 gentleman asked what type of signage is on the

1 building. On the main building you'll have the blue
2 smile, the Amazon branding. And then on a corner of
3 the building, possibly more than one corner, they
4 would have the Amazon -- just the word "Amazon" on
5 it. On the delivery station as well, I would
6 anticipate that there would be some Amazon signage
7 over the main delivery or the main office. Branding
8 in terms of their colors are a blue stripe, you see
9 it on the Prime vans that drive around, the gray
10 sprinter vans with the blue smile. Gray and blue
11 tends to be the Amazon color. This is a photo of a
12 delivery station that is being constructed. Similar
13 to what I would say is a more traditional warehouse
14 feel, similar to the building that I think sits
15 across Featherstone to the north and east of our
16 property. This is the traffic as we have gone
17 through before. The focus is where some of the new
18 lights are. The new lights would be at our main
19 entrance off of Opdyke, at Featherstone, at Bay
20 Street. Overall, in the study of traffic, 15
21 intersections were studied, 13 of those
22 intersections will be improved. Six of those
23 intersections will have new lights. This walks
24 through those improvements. It's in your packet,
25 just spelling out the different improvements. It's

1 -- it's a pretty robust traffic improvements
2 package. It includes, like I said, 13 intersections
3 are improved. Six traffic lights are added.
4 Several traffic lights are optimized. There are
5 turn lanes and restriping. So, it's a -- it's a
6 pretty robust scope of work.

7 As far as the acoustical study, and
8 it's a little bit busy document, but what it -- what
9 it does is, the deeper in color shows where the
10 sound impact is the most. Based off of the City of
11 Pontiac's Noise Ordinance, based off of traffic,
12 based off of the various hours, the outcome of the
13 report is to add -- is to add this precast sound
14 wall at the northwest corner to add some berming at
15 that southwest corner and realistically we're going
16 to have berming around all of the perimeters to
17 minimize the noise impact to the surrounding areas.
18 That's all I have. Thank for your time and
19 consideration.

20 CHAIRPERSON THOMAS: Thank you, Larry.
21 Mr. Gustafsson.

22 (Presentation of facts given by Mr.
23 Gustafsson.)

24 CHAIRPERSON THOMAS: Thank you. I
25 will go to my fellow Commissioners for any comments

1 or questions they may have. Commissioner
2 Northcross?

3 COMMISSIONER NORTHCROSS: Yes. The
4 road improvements, how are they going to be
5 coordinated? Is this something that Amazon will be
6 doing themselves and they'll have control over it,
7 or is it something that they will be working through
8 the State, or you know, we're talking about the
9 decel lanes and the turn lanes on Opdyke and, we're
10 also talking about the installation of a light on
11 Featherstone.

12 And then I see here we're also looking
13 at some improvements to the slab replacement and
14 joint repair on Martin Luther King -- excuse me, on
15 Featherstone between Martin Luther King and the
16 Boulevard, I'm just wondering how long that would
17 (inaudible) and will that be completed -- is that
18 something that is scheduled to be completed by the
19 time they start the fulfillment center, which I
20 believe is being done (inaudible).

21 MR. GUSTAFSSON: I sat in a partial
22 meeting in regards to -- with MDOT and Oakland
23 County Road Commission and so forth and we had
24 discussions in regards to the role here (inaudible)
25 including Opdyke and Featherstone prior to the

1 opening of the campus. And then the other -- the
2 other intersections that Larry was referring to, all
3 15, evaluated and studied would be further down the
4 road in regards to improvements. And I ask Larry if
5 there's any other -- if there are important
6 information that you would like to point at this
7 time or more detail?

8 MR. SPYSINSKI: Yeah, as Vern stated
9 we -- excuse me. As Vern stated, we have met now
10 twice with the local agencies: City of Pontiac on
11 Featherstone, Oakland County Road Commission on
12 Opdyke and MDOT on M-59. So -- so, the first time
13 was me getting to know you, "Hey what do you want us
14 to study?" Went back and did our study, came back
15 with the results of that study, presented those
16 results.

17 The next steps for us is our traffic
18 engineer who you met at the last -- ROWE, Mike
19 Labadie who has worked with us on several of these.
20 His firm has gone back looking at the GIS for the
21 County, just studying in terms of any right-of-way
22 that needs to be looked at and as well, given me a
23 proposal to start design. I would fully anticipate
24 that ROWE Engineering would do the design work and
25 then from there typically what has happened in the

1 past on the background improvements that have to
2 happen now, usually it's been a case that the agency
3 have said "All right, we're coordinating that." We
4 didn't get that at this meeting, so right now we are
5 moving forward with designing the 13 intersections,
6 studying the available right-of-way. We would fully
7 look to go through the design, get the engineer's
8 estimate, put together all those improvements and
9 without funding, get those out and coordinate and
10 construct them ourselves. We'd love the support.
11 We'd love to get support from the agencies on the
12 improvements that have to happen now. We'll
13 continue to work that, but you know, again, we
14 are -- for the improvements that we have to make
15 based off of our development, we are not asking for
16 any assistance.

17 COMMISSIONER NORTHCROSS: Okay. The
18 Opdyke -- excuse me, the Featherstone Road slab
19 replacement then falls on who; the City or the --

20 MR. GUSTAFSSON: We made as part of
21 our condition of the improvements and we'll be
22 working through that as part of engineering for that
23 road improvements.

24 COMMISSIONER NORTHCROSS: Okay. So
25 that will be through --

1 MR. GUSTAFSSON: I don't know.

2 COMMISSIONER NORTHCROSS: Okay. That
3 will be part of their package of cost and everything
4 will be included in their package of the cost that
5 they dedicate towards improving this site and
6 improvement to Featherstone?

7 MR. GUSTAFSSON: I would expect it
8 would.

9 COMMISSIONER NORTHCROSS: And was that
10 the understanding that the improvement of the
11 Featherstone Road --

12 MR. SPYSINSKI: Our understanding is
13 that's currently not (inaudible.) We also are
14 understanding that the City of Pontiac does not have
15 money earmarked for these improvements. So, at this
16 point time we'd be looking the (inaudible)
17 improvements with the rest of the package --

18 COMMISSIONER NORTHCROSS: Okay. I
19 have no other questions. Great job. Great job so
20 far.

21 CHAIRPERSON THOMAS: Thank you. Mayor
22 Waterman, please.

23 MAYOR WATERMAN: Yes. I noted that
24 from even from the preliminary site plan that the
25 element of landscaping that had been improved the

1 whole perimeter now has another layer of
2 landscaping, which is great. I'm glad I got to see
3 the Romulus site, that site is actually in a more
4 commercial district so because this is surrounded by
5 private and residential, that additional landscaping
6 and greenery will help to blend in with that more
7 residential area, so I did make note of that on your
8 final plan here, which I was glad to see.

9 Other than that, I'm just really happy
10 with the efficiency that you've operated on, the
11 completeness of your plans, working with our team
12 here from our department, they have been all very
13 impressed and very happy with the (inaudible) of
14 work with you to get to this point. I do note that
15 your final site plan still has a project
16 (inaudible). We'll replace it with Amazon now that
17 we're no longer keeping it a secret. So we're happy
18 for that too.

19 CHAIRPERSON THOMAS: Thank you, Mayor.
20 Commissioner Parlove, please.

21 COMMISSIONER PARLOVE: Thank you for
22 coming back again. I have a couple of questions,
23 what we just touched on with Featherstone can we get
24 something written in somewhere that we know as
25 residents we're not beginning to be taking on this

1 improvement of Featherstone rather than we're just
2 going to assume that Amazon does it; what's our
3 protection here?

4 MAYOR WATERMAN: Well, they don't get
5 approval of their plan -- their operational C of O
6 until that is done. And the City does not have --
7 it's my understanding too, we did not budget for any
8 of that. So it will not be operational.

9 COMMISSIONER PARLOVE: So, the C of O
10 is tied into it?

11 MAYOR WATERMAN: Yes.

12 COMMISSIONER PARLOVE: That's good to
13 know. And then I have a question about the fence.
14 Is there a chain-link fence around this acreage? Is
15 that correct or am I misreading this?

16 MR. SPYSINSKI: There's currently a
17 chain-link fence around the property. We'd keep
18 that -- that up during construction as we complete
19 the project, the fencing would be limited to the
20 truck ports.

21 COMMISSIONER PARLOVE: Okay. So the
22 west side of the site?

23 MR. SPYSINSKI: Correct.

24 MR. GUSTAFSSON: The south side and
25 then wraps around at the south end of the building,

1 the fulfillment center and also at the north end.

2 COMMISSIONER PARLOVE: Okay. So,
3 where the guardhouses are? To basically the west
4 and south of that, correct?

5 MR. SPYSINSKI: Correct.

6 COMMISSIONER PARLOVE: Okay. The
7 other question I have has to do with landscape by
8 the building. It's so bare by the building. Can we
9 get some more landscaping added by the bigger
10 structure at least; is that a possibility or no?

11 MR. SPYSINSKI: We would fully intend
12 to follow the landscape ordinance that's set up in
13 the district. I mean, for you to see the building
14 and the landscaping at the building, I don't think
15 anything that I'm showing represents the full
16 landscaping package.

17 COMMISSIONER PARLOVE: So there's
18 potentially more that would be added to the building
19 that we're not seeing here?

20 MR. SPYSINSKI: I mean, we would
21 follow the landscape ordinance.

22 MR. GUSTAFSSON: Yeah, there --
23 what -- we might -- you're not seeing kind of all of
24 the evergreen and deciduous types of shrubs and
25 grasses that are located within the various

1 locations within panels as -- between walking paths
2 to the entrance. And I believe they had some other,
3 how do I call it, smaller trees like -- and other
4 materials, larger shade trees.

5 COMMISSIONER PARLOVE: Everything I've
6 seen so far in this package, there's no landscape by
7 the building. So for us to assume that there's
8 going to be more at the building, is there a way we
9 can call that out here tonight or no?

10 MR. GUSTAFSSON: Well, I don't think
11 we have to -- we can make note in regards to the
12 importance of looking at rent, community (inaudible)
13 and maybe some additional landscape improvements
14 that could complement in regards to the building and
15 also the conditions that the -- the plant material
16 that plant (inaudible) designing.

17 COMMISSIONER PARLOVE: The area of
18 corner of Featherstone and Opdyke, the proposed
19 circular paver plaza, there's no elevation there,
20 that's just flat ground with trees around that; is
21 that what I'm interpreting here?

22 MR. GUSTAFSSON: It mimics the other
23 improvements that are on the other intersection --

24 MR. SPYSINSKI: We would intend to
25 match what's at the other intersections, other

1 corners of the intersection at Featherstone and
2 Opdyke.

3 COMMISSIONER PARLOVE: Okay. But
4 there's no sidewalk beyond that, along this site; is
5 that accurate?

6 MR. GUSTAFSSON: That is accurate.

7 COMMISSIONER PARLOVE: So, neither
8 along Featherstone or Opdyke?

9 MR. GUSTAFSSON: Correct. That was
10 discussed in our -- actually that was discussed in
11 the Special Exemption Permit process, that question
12 was raised in regards to -- because of the site
13 security, they did not prefer to have sidewalks on
14 the frontage of the roads.

15 COMMISSIONER PARLOVE: Okay.

16 MR. GUSTAFSSON: Frontage of their
17 development.

18 COMMISSIONER PARLOVE: Okay. All
19 right. That's all I have for now.

20 MR. GUSTAFSSON: Thank you very much.
21 Commissioner Payne, please.

22 COMMISSIONER PAYNE: Good evening once
23 again. And I would just like to thank Seefried for
24 the hard work and fast work that you've done. I
25 think that you've actually captured a lot of the

1 concerns that the residents had, and so I'm very
2 appreciative of that. And the update that you did
3 say that you were going to look at that and bring
4 the update back to what you found and you did that.
5 So, I certainly appreciate that. And hope that
6 you'll continue to keep us updated.

7 CHAIRPERSON THOMAS: Thank you very
8 much. I'd like to pay a grand compliment. As I
9 look at this, I think there's are 104 pages. I'm
10 holding this up to the folks in the audience can
11 view this. This is some incredible work done in a
12 very short order of time. The degree of detail is
13 extraordinary and so, I want to compliment you and
14 commend you and our Planning Department, because
15 this is some extraordinary work, and so those are my
16 comments. So, I haven't had a chance to memorize
17 this, but I don't have to memorize it, because it's
18 all in writing. So thank you very much. Great job.

19 Without further ado then, may I have a
20 motion, please?

21 COMMISSIONER NORTHCROSS: Okay. I
22 make a motion to approve the final site plan, SPR
23 19-27 from Seefried Industrial Properties at 1200
24 Featherstone Road parcel number 64-14-27-200-006.
25 It requests the Applicant to submit plans and

1 documents included on the Planning Division final
2 site plan letter dated September 25th, 2019.

3 CHAIRPERSON THOMAS: Thank you very
4 much. May I have a second and support, please.

5 COMMISSIONER PAYNE: Second.

6 CHAIRPERSON THOMAS: Any further
7 questions or comments before we go to roll call?
8 Mr. Gustafsson, roll call please.

9 MR. GUSTAFSSON: Commissioner
10 Northcross?

11 COMMISSIONER NORTHCROSS: Yes, to
12 approve.

13 MR. GUSTAFSSON: Commissioner Payne?

14 COMMISSIONER PAYNE: Yes, to approve.

15 MR. GUSTAFSSON: Mayor Waterman?

16 MAYOR WATERMAN: Yes, to approve.

17 MR. GUSTAFSSON: Commissioner Parlove?

18 COMMISSIONER PARLOVE: I'm going to
19 abstain from this vote, go ahead. Thanks.

20 MR. GUSTAFSSON: And Commissioner
21 Thomas?

22 CHAIRPERSON THOMAS: Yes, to approve.

23 MR. GUSTAFSSON: Motion passes.

24 AYES: Thomas, Payne, Northcross,
25 Waterman.

1 NAYS: (None.)

2 ABSTAIN: Parlove

3 MOTION CARRIES 5-1-0

4 CHAIRPERSON THOMAS: Thank you.

5 Congratulations Larry and your team. Thank everyone
6 for your hard work, let us know how you can help.
7 Look forward to continued work going forward and
8 opening up Amazon.

9 That finishes the formal part of our
10 agenda. Now we'll go -- well, excuse me I guess
11 we're going to move to the communications.

12 MR. GUSTAFSSON: Yes. Before -- if I
13 could, Commissioner Parlove, if I could ask in
14 regards to -- for the record in regards to your
15 abstention, in regards to the rationale the reason?

16 COMMISSIONER PARLOVE: There are a few
17 things that I wish would have been included in the
18 site plan that are not. That's why.

19 MAYOR WATERMAN: The next part is the
20 communications I think?

21 CHAIRPERSON THOMAS: Yes.

22 MAYOR WATERMAN: I'm going to ask to
23 be excused at this point. I have a flight to catch.
24 So, I just want to say the communications part, we
25 bid -- presented us with a letter written by the

1 Planner, on behalf of the Commission -- and if the
2 Commission votes to approve that, you do have my
3 vote as well for consideration.

4 CHAIRPERSON THOMAS: Thank you. So
5 noted, so recorded that the Mayor will be excused
6 for the balance of the meeting, but votes in favor
7 of the communications that will be described here
8 momentarily. Mayor, thank you very much. Mr.
9 Gustafsson will review an item for communications.

10 MR. GUSTAFSSON: Before you, and
11 you've had it -- the majority of you or all of you
12 have had a chance to review a communication that was
13 listed dated August 30th. That we -- that was put
14 together following our decision where we found out
15 on a Planning Commission meeting in August in
16 regards to the City Council granting an appeal on
17 our decision on Joslyn Beverage. If you remember
18 correctly we discussed that at the beginning of the
19 meeting. Following that, you had asked me to
20 prepare a letter that would be sent to City Council
21 and so I'm asking you at this time to make a motion
22 to approve this letter as relates to Joslyn Beverage
23 dated August 30th, 2019, and send that to City
24 Council for their communication.

25 CHAIRPERSON THOMAS: Okay. Thank you.

1 May I have a -- as the letter so presented, everyone
2 has had a chance to review, this was sent out
3 before, so, any further comments or questions, if
4 not then we'll -- may I have a motion, please?

5 COMMISSIONER PARLOVE: I make a motion
6 to approve and submit this letter to Council.

7 COMMISSIONER NORTHCROSS: Support.

8 CHAIRPERSON THOMAS: Okay. We have a
9 second and support. Any further comments or
10 questions before we go to roll call?

11 COMMISSIONER NORTHCROSS: It would be
12 good to have this clarification come through.

13 MR. GUSTAFSSON: I would agree.

14 COMMISSIONER NORTHCROSS: Yeah, I
15 think it's good for any future petitioners that we
16 have and certainly our staff that has to spend time
17 on this and the Planning Commission, if we're clear
18 about the direction that we're taking. There seems
19 to be some confusion at this point.

20 CHAIRPERSON THOMAS: Well stated. Mr.
21 Gustafsson, roll call, please.

22 MR. GUSTAFSSON: Yes. Commissioner
23 Payne?

24 COMMISSIONER PAYNE: Yes, to approve.

25 MR. GUSTAFSSON: Commissioner Parlove.

1 COMMISSIONER PARLOVE: Yes, to
2 approve.

3 MR. GUSTAFSSON: Mayor Waterman
4 said --

5 CHAIRPERSON THOMAS: So approved.

6 MR. GUSTAFSSON: Yes. Commissioner
7 Northcross?

8 COMMISSIONER NORTHCROSS: Yes, to
9 approve.

10 MR. GUSTAFSSON: And Chair Thomas?

11 CHAIRPERSON THOMAS: Yes, to approve.

12 MR. GUSTAFSSON: Motion passes.

13 AYES: Thomas, Payne, Parlove,
14 Northcross, Waterman.

15 NAYS: (None.)

16 ABSTAIN: (None.)

17 MOTION CARRIES 5-0-0

18 MR. GUSTAFSSON: Okay. Thank you.

19 CHAIRPERSON THOMAS: Okay. Thank you.

20 This is open again to public comment that we -- that
21 anyone would like to come forward. Again, doesn't
22 pertain to the gentleman who is walking out, but for
23 anyone who comes up, please keep your comments
24 concise and on point.

25 MR. JOHNSON: Thank you very much,

1 Chair. Again, Chuck Johnson, 455 South Boulevard
2 East. While I listened to the presentation from the
3 last development -- proposal, a comment was made
4 that -- and I have total respect for Mona and her
5 decisions that she's apart of this body and she's
6 made very valid and complete suggestions, and I'm
7 just kind of dismayed that she didn't have the
8 mindset for approving along with the rest of the
9 Council even though I still love you, no problem. I
10 was on -- I was kind of on the downside today after
11 a conversation with Vern -- Chair -- Planning, and
12 I'm hopeful that you'll be able to take my thought
13 that you and I discussed today, and see if we can do
14 anything with it, because it was my understanding
15 that the marijuana situation in the City was
16 supposed to be kind of city-wide and all the
17 developers and property owners and whatever,
18 business folk had an opportunity to get involved in
19 this. And I think after a question was asked today
20 and I asked that question to you, it was a no answer
21 and I don't think it's fair that the property on the
22 south side of town that I referenced to you which is
23 5400 South Boulevard East should not be left out.
24 This is a valuable piece of property, an asset to
25 the City. And certainly should be included in the

1 marijuana overlay districts or whatever the case may
2 be. And I'm hopeful that this body and you, Vern,
3 will bring this back around ASAP, because there's a
4 lot of business folk like myself and developers that
5 are being left out and I think it was Mayor's
6 intentions to include local folk in this effort.
7 So, I'm very -- I'm very disturbed by the fact that
8 I learned today that the property that I discussed
9 with you is not included.

10 So, I'd like to see maybe some kind of
11 an exception to the rule could be made to bring this
12 back around. Thank you very much.

13 CHAIRPERSON THOMAS: Thank you.

14 MS. PIETILA: Hi, good evening
15 everybody, my name is Mary Pietila, as you well
16 know. I live at 195 West Kennett right now. I want
17 to say thank you for both of the presentations that
18 you gave us tonight. The Amazon has really hit
19 home. It's -- it's something that's good, it's --
20 that spot has been vacant for so many years, not
21 being used properly and I really do like it. I was
22 a little bit surprised to hear that Planning
23 Commissioner Parlove would ask for more trees around
24 a building, as we know that trees near a building
25 create safety hazards. I mean -- and that's one of

1 the things that we have always been told with the
2 insurance company, is that you have to have -- you
3 have to be able to see and there -- that people can
4 hide in those trees and that can present a safety
5 issue. So, I'm really surprised with as many trees
6 that they have that anybody would want to see more
7 trees when they have a beautiful setting. What they
8 showed us today was absolutely gorgeous.

9 With that, I'm looking forward to the
10 condos coming. It's something that will be put over
11 in an area that can be used for more travel, more
12 development. More taxes coming into our City. So,
13 thank you -- and on a good road. Thanks.

14 CHAIRPERSON THOMAS: Thank you,
15 Councilwoman.

16 MS. WOODFORK-WILKERSON: Good evening.
17 Alicia Woodfork-Wilkerson, 1091 Williamson Circle.
18 I just want to say thank you for the presentations
19 and thank you for approving Amazon. I've been here
20 -- in this City since I was a month old, I was born
21 in Louisiana, I've been here -- the south side
22 forever, Pontiac Central High, my education was
23 here. And I've gone to some great concerts at the
24 Pontiac Silverdome. The very first one they had,
25 the Jacksons, my brothers and me, we used to go to

1 concerts there all the time. We're excited about
2 Amazon, because we have to realize that times change
3 and things change and our priorities change. The
4 automobile industry will never be the way it was.
5 The Pontiac Silverdome is gone now and it's time for
6 us to move forward. And I think that the
7 presentation was wonderful. Everything that was put
8 together was -- they let you know they're about
9 business, because I believe in that. If you're
10 going to take care of business, you can tell how a
11 person puts a presentation together and how quickly
12 they do it when they're really serious about doing
13 something. And I just want to say thank you I look
14 forward to Amazon being where it's going to be, and
15 maybe now I can get my products in 24 hours, because
16 I order from Amazon all the time. Thank you again,
17 Committee, for approving.

18 MR. ANDERSON: Sam Anderson, 1091
19 Williamson Circle, Pontiac Zoning Board.

20 First I want to say that I sit on the
21 other Board, the Zoning Board. When we approve or
22 disapprove things, we can't put our personal feeling
23 that we're -- feelings of what we should want or
24 what we have. Like Mary said, I don't have bushes
25 around my house high or anything, because they're a

1 safety hazard, that's where people can hide. These
2 people have to have a radius of where they can see
3 all around that building, because you never know
4 who's going to break in or try to do this or that.
5 But they have to have a view. General Motors don't
6 have it all the way around the building, Consumers
7 Energy don't have it, we never did have it all
8 around the building, a studio over there, a they
9 don't have it around there, none of them do.

10 So, we can't force people to put more
11 -- they got enough trees and everything else over
12 there right now. But, the thing of it is that, I'd
13 like to say about these guys, they're very
14 professional and they're very respectful. They
15 don't talk to you like they're looking down their
16 nose at you. They talk to you, they listen and I
17 think this is going to be a great day for Pontiac,
18 because we give people our kids places to play
19 different places but we don't give them jobs.

20 I came from McComb, Mississippi in
21 1967. Why did I come here? There was no jobs there
22 was a dollar an hour, that's all we was making with
23 no benefits and I came here to General Motors and
24 stuff and I have been working ever since and now I'm
25 retired. This is an opportunity for our kids and

1 also this is a big thing. Along with Amazon comes
2 all kind of other businesses.

3 MR. JOHNSON: Thank you.

4 MR. ANDERSON: All kinds of other
5 businesses. Pontiac is about to boom and we need
6 everybody on board.

7 MR. JOHNSON: Amen.

8 MR. ANDERSON: We don't need to put
9 our personal things here, what we need this or that,
10 we don't need it, because Pontiac is about to kick
11 off (inaudible.) Because the people on the outlying
12 areas don't want to see this happen. And you can
13 see in Waterford -- you see how fast they took down
14 the mall out there? They knew something was coming
15 through here. But, somebody knew that that was a
16 better site. But, we can't let other people come in
17 here and tell us what to do or what not to do. We
18 have to focus on Pontiac, it's about to boom, a lot
19 of people don't want us to be a number one city, but
20 we're going to make any anyway.

21 And Madame -- Madame Mona, that --
22 take our personal things out of the way what you
23 want and what you want, look at what's there, what's
24 in planning and what's reasonable and let's keep
25 this City moving. We can't put it into nothing

1 personal like that, because if you were to look at
2 other buildings and all the stuff around here, none
3 of them have anything about them. That's for
4 security reasons. Thank you.

5 CHAIRPERSON THOMAS: All right. Thank
6 you.

7 MS. SWAYZER: I thank you all for
8 making sure that this deal go through. You all have
9 did a beautiful job here at this Board for making
10 sure Amazon come, they did a beautiful job of
11 bringing the presentation here to us.

12 And this City really needs the money,
13 we need the revenue in here. And the jobs for the
14 people, if they qualify to do the jobs and that's
15 the most important thing. If they're qualified to
16 do the jobs then they can be here. If they got the
17 skills, they can do it. If they don't have the
18 skills, we cannot force people to be there.

19 Secondly, I want to say, (inaudible)
20 marijuana here in the City of Pontiac, well the
21 dispensary here, yes, it's a lot of people that
22 needs those dispensaries here, because they have a
23 lot of children that are going to jail, prison, for
24 bringing it back and forth transporting it from
25 Detroit and Waterford.

1 So, yes, try to put them -- those
2 dispensaries where they can be useful for these
3 children that I found out that grandchildren and
4 children that need the medical marihuana
5 dispensaries. It's nothing personal, we all have to
6 understand everything has got to make this City
7 flourish and we've got to work together. Thank you.

8 CHAIRPERSON THOMAS: Thank you. Any
9 further public comments?

10 COMMISSIONER NORTHCROSS: If I may?
11 Two items. It's been my experience in this age of
12 technology that's going on, that the less that one
13 can have to transfer to paper and paper is still
14 essential in many areas. If one has to put it on
15 paper often, one is going to lose money.

16 And I'd like to just throw this out to
17 my fellow Commissioners right now, that we maybe
18 consider a more -- and this is also to Vern, a more
19 cloud-based solution for the distribution of our
20 packages, particularly one that would lend itself
21 towards a resolution high enough to where we can
22 magnify certain drawings.

23 Right now, we come in with a fairly
24 low res PDF file, then when you try to blow it up it
25 just goes in and pixillates and you know, you can't

1 hardly see anything. If we can go to kind of a
2 higher resolution, and I can that might be something
3 if we can get into a secure cloud-based type
4 distribution where we receive the notification, we
5 know the site, we have our logins, we go there, we
6 look at that document and handle it as we need to,
7 as opposed to being driven around and dropped off
8 and all of that and all of that. I'm willing to try
9 that out. And then the other item is you know my
10 time on the Planning Commission, I've been very,
11 very impressed with the professionalism of everyone
12 on this Commission. Continuously professional. And
13 even today, I see it as being a lot of
14 professionalism. We don't always agree, but I -- I
15 do think that we -- we -- when you look at
16 something, it's being looked at from at least seven
17 different dimensions, which is good, which is good.

18 CHAIRPERSON THOMAS: Thank you.

19 COMMISSIONER NORTHCROSS: And things
20 may look different depending on the dimension that
21 you're looking at it with, so I feel fortunate and
22 blessed to have worked with the people on the
23 Planning Commission at this time in history to have
24 the type of things I've been involved with, to also
25 see the developments that is happening in the City,

1 and I'm a life-long resident for the most part in
2 Pontiac. I see some wonderful things happening and
3 I think it bodes well for all of us that we continue
4 to work together. We're not always going to see eye
5 to eye, but I think if we communicate, we carry out
6 and we try and work for the common good of the whole
7 City, it will work out. And I applaud you, Ms.
8 Parlove.

9 CHAIRPERSON THOMAS: I'd like to add
10 onto what Sam said and few others. But in the last
11 meeting, I heard -- prepared a statement at the
12 opening of this of that meeting, and in part, I said
13 that bringing Amazon to this City is a step into the
14 new technology and thereby leaving the old
15 technology behind.

16 I'm old enough to remember that
17 Pontiac got very -- Pontiac, Flint, Saginaw,
18 Detroit, Benton Harbor and Muskegon got very
19 ancillary with the automotive industry and built
20 silos and many companies tried to come into these
21 towns and they were rejected, because we got GM or
22 we got Ford or we got Chrysler, and now they're
23 gone, and so, this is a step to the new technology
24 leaving the old technology behind.

25 And I also said that Pontiac needs

1 this and it doesn't even realize how badly it needs
2 this business. We -- this is adding one of the big
3 four -- for years we talked about the Big Three
4 automotive. And now there's the Big Four
5 technology: Amazon, Apple, Google and Microsoft.
6 And we landed one of those four. And now the door
7 is open for other folks to come, because frankly
8 while the brain skills and skillset is in Silicon
9 Valley of a fashion, the companies can't afford the
10 be there and operate there. Because the cost of
11 housing is \$800 or \$900 a square foot. 1,000 square
12 foot teardown is nearly a million dollars. You get
13 paid \$200,000 and basically you're bankrupt. So,
14 this opens a whole door to -- to our future.

15 So, to everyone who said that I agree
16 or we're taking a step in the right direction. Any
17 further closing comments.

18 COMMISSIONER PAYNE: I'd like to
19 invite everyone to an open meeting, District 5 and
20 that will be held October the 3rd, which is
21 tomorrow, at 623 East Walton Boulevard at the church
22 of -- the Boulevard Church which is located right
23 next to Tim Horton's. And one of the things that
24 came up at the meeting is that residents wanted to
25 actually be informed of the role of the Planning

1 Department and also District 5 map area.

2 And so, I'm grateful to our Planning
3 Department that they have agreed to attend that
4 meeting tomorrow and so will our Deputy Mayor be
5 there, so we certainly appreciate you. And Pastor
6 Steven Hamman is the pastor there, and so we'd
7 really like to thank him for opening his doors, too,
8 because we have just been kind of moving about,
9 shuffling trying to find an area so that we can
10 meet, and so he's been courteous enough to open his
11 doors to our District 5 meeting.

12 COMMISSIONER NORTHCROSS: Time again?

13 COMMISSIONER PAYNE: 6:30.

14 COMMISSIONER NORTHCROSS: 6:30.

15 COMMISSIONER PAYNE: Thank you.

16 CHAIRPERSON THOMAS: Any further
17 closing comments? Okay. With that being said, may
18 I have a motion for adjournment? I guess we're
19 about ready to finish our what do I say, formal
20 agenda. So may I have a motion for adjournment
21 please?

22 COMMISSIONER PARLOVE: I make a motion
23 to adjourn.

24 COMMISSIONER NORTHCROSS: Support.

25 CHAIRPERSON THOMAS: Second and

1 support. All in favor say "aye."

2 (All ayes.)

3 (Proceedings concluded at or about the
4 hour of 8:20 p.m.)

5 Minutes certified by:

6

7

8

9



10 /s/ Quentina Rochelle Snowden, CSR-5519
11 QRS Court Reporting, LLC
12 800.308.0068, 810.691.4226
13 Certified on: October 23, 2019
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