

1 ZONING BOARD OF APPEALS MEETING: City of Pontiac Zoning  
2 Board of Appeals Meeting Minutes on Monday, October 15,  
3 2018; Pontiac City Hall, 47450 Woodward Avenue, Pontiac,  
4 Michigan 48342

5  
6 COMMISSIONERS: Carlos Bueno, Vice-Chair  
7 Lucy Payne  
8 Sam Anderson  
9 Elcine Kirkendolph  
10 Joseph Sinclair  
11 Laurie Bishop

12 FROM THE CITY: Vern Gustafsson, City Planner

13 VICE-CHAIR BUENO CALLED THE MEETING TO ORDER AT 7:01 P.M.

14 ROLL CALL:

15 PRESENT: Vice-Chair Bueno, Comm. Payne, Comm. Anderson,  
16 Comm. Kirkendolph, Comm. Sinclair, Comm. Bishop

17 Mr. Gustafsson reported a quorum present.

18 COMMUNICATIONS: None.

19 MINUTES FOR REVIEW: None.

20 OLD BUSINESS: None.

21 NEW BUSINESS:

22 PUBLIC HEARING AND VARIANCE REQUEST:

23 ZBA-18-12

24 PROPERTY ADDRESS: 1000 Vanguard

25 ZONE: M-1, Light Manufacturing

LOCATION: Parcel # 64-14-19-351-024

APPLICANT: Setzer Properties, WRN, LLC/  
FedEx Freight Terminal  
Rep: Darcey Leachburg

Presentation of facts given by Mr. Gustafsson.



1 VICE-CHAIR BUENO ASKED IF THE PROPERTY TO THE NORTH IS  
OAKLAND COUNTY VACANT LAND.

2

Mr. Gustafsson affirmed.

3

VICE-CHAIR BUENO CALLED THE REPRESENTATIVE TO THE PODIUM.

4

5 Mr. Darcey Leachburg, 2430 Rochester Court, Troy, Michigan,  
6 indicated that they have a considerable amount of truck  
parking, have added five feet to all the berms and, based on  
7 the sound study, will need to be adding more. He also  
stated they landscaped and put evergreen and deciduous trees  
in the back.

8 VICE-CHAIR BUENO OPENED AND CLOSED PUBLIC COMMENT.

9 COMM. PAYNE INQUIRED OF THE APPLICANT'S REP IF THEY MET WITH  
THE NEIGHBORS TO FIND OUT WHAT THEIR NEEDS WERE.

10

Mr. Leachburg affirmed and stated three times.

11

12 COMM. PAYNE INQUIRED OF THE APPLICANT'S REP IF ONE OF THE  
REASONS THEY INCREASED THE LIGHT HEIGHT IS BECAUSE OF GLARE  
COMING DOWN.

13

Mr. Leachburg affirmed.

14

15 COMM. PAYNE INQUIRED ALSO IF THAT WAS THE 25 TO 39 FOOT  
INCREASE.

16 Mr. Leachburg stated that it was that and the amount of  
footcandles and that 1 footcandle is standard.

17

18 COMM. ANDERSON INQUIRED IF THE LIGHTS WOULD BE FACING IN A  
DIRECTION WHERE THEY WOULD BE SHINING STRAIGHT DOWN.

19 Mr. Leachburg affirmed and said except for the ones on the  
building which will shine a little bit upward to illuminate  
20 the parking lot.

21 COMM. ANDERSON INDICATED THAT THE CITY HAD A PROBLEM WITH  
THE M-1 CONCOURSE AND ASKED IF IT WAS GOING TO BE THAT TYPE  
22 OF LIGHTING.

23 Mr. Leachburg answered that the majority of the lighting,  
around 90 percent, is all 90-degree, straight-down lighting.

24

25 COMM. ANDERSON INQUIRED IF THE BERM WAS GOING TO BE TALLER  
THAN IT IS NOW.

1 Mr. Leachburg affirmed and stated that they will be adding  
2 five feet additional to that, possibly ten feet. He added  
3 that they are going to be doing a lot of storm water  
4 improvements also.

3

VICE-CHAIR BUENO STATED THAT THERE HAS BEEN ENOUGH  
4 INFORMATION IN THE PRESENTATION TO GRANT A VARIANCE AND  
5 CALLED FOR A MOTION.

5

6 COMM. BISHOP MOTIONED TO APPROVE ZBA-18-12, SETZER  
7 PROPERTIES WRN, LLC VARIANCE REQUEST FOR LIGHT POLE HEIGHT -  
8 SECTION 4.503(a) STANDARDS BY TYPE OF FIXTURE - TO INCREASE  
9 THE MAXIMUM LIGHT POLE HEIGHT FROM 25 FEET TO 39 FEET IN THE  
10 M-1 DISTRICT, A HEIGHT VARIANCE OF 14 FEET.

8

COMM. PAYNE SUPPORTED.

9

VOTE: AYES: Payne, Kirkendolph, Sinclair,  
10 Anderson, Bueno, Bishop

11 NAYS: None.

12 ABSTAIN: None.

13 Vote 6-0-0 motion carries.

14 VICE-CHAIR BUENO OPENED AND CLOSED PUBLIC COMMENT.

15 MISCELLANEOUS: Mr. Gustafsson indicated that acquiring  
16 additional Commissioners for the Board is in the works.

16

17 COMM. KIRKENDOLPH MOVED TO ADJOURN.

17

18 COMM. PAYNE SECONDED.

18

19 ADJOURNMENT: 7:23 p.m.

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