

1 ZONING BOARD OF APPEALS MEETING: City of Pontiac Zoning  
2 Board of Appeals Meeting Minutes on Monday, September 30,  
3 2019; Pontiac City Hall, 47450 Woodward Avenue, Pontiac,  
4 Michigan 48342

5 COMMISSIONERS, Chair Laurie Bishop  
6 Carlos Bueno  
7 Lucy Payne  
8 Sam Anderson  
9 Reginald Hayes  
10 Claudia Buckley  
11 Joseph Sinclair  
12 Elcine Kirkendolph

13 FROM THE CITY: Vernon Gustafsson and Donovan Smith,  
14 City Planners

15 CHAIR BISHOP CALLED THE MEETING TO ORDER AT ABOUT 7:02 P.M.

16 ROLL CALL:

17 PRESENT: Chair Bueno, Comm. Payne, Comm. Anderson,  
18 Comm. Buckley, Comm. Hayes, Comm. Bishop,  
19 Comm. Sinclair, Comm. Kirkendolph

20 Mr. Gustafsson reported a quorum present and asked that one  
21 of the Board members be an alternate and not vote.

22 COMMUNICATIONS: None.

23 MINUTES FOR REVIEW: 8-19-19

24 COMM. BUENO MADE A MOTION TO ACCEPT THE MINUTES WITH ANY  
25 NECESSARY CORRECTIONS.

26 COMM. KIRKENDOLPH SUPPORTED

27 VOTE: AYES: Hayes, Anderson, Bueno, Bishop, Payne,  
28 Sinclair, Kirkendolph

29 NAYS: None.

30 ABSTAIN: None.

31 Vote 7-0-0 motion carries.



1 OLD BUSINESS: NONE.

2 NEW BUSINESS:

3 PUBLIC HEARING AND VARIANCE REQUEST:

4 ZBA-19-09

5 PROPERTY ADDRESS: 1200 Featherstone Road

6 ZONE: SP, Special Purpose

7 LOCATION: Sidwell # 64-14-27-200-066

8 APPLICANT: Seefried Properties  
Rep: Larry Spysinski

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10 Presentation of facts given by Mr. Spysinski and  
Mr. Gustafsson.

11 CHAIR BISHOP OPENED PUBLIC COMMENT.

12 Ms. Veronica Taylor-Biffle, 160 Jay Harvey Lane, Pontiac,  
13 Michigan inquired how long it would take to get built and  
could it be done quickly.

14 CHAIR BISHOP CLOSED PUBLIC COMMENT.

15 COMM. ANDERSON ASKED WHAT THE NAME OF THE STREET WAS WHERE  
YOU COME OVER THE HILL.

16 COMM. BUCKLEY ANSWERED THAT IT IS BAY STREET.

17 COMM. ANDERSON EXPRESSED CONCERN OVER SAFETY IN THAT AREA  
18 BECAUSE A YOUNG LADY WAS KILLED AND INQUIRED IF THEY COULD  
PUT A LIGHT AT THAT INTERSECTION.

19 COMM. HAYES STATED THAT HE APPRECIATES THE DESIGN AND  
20 LANDSCAPING AND INDICATED THAT THEIR EXPERIENCE SHOWS.

21 COMM. BUCKLEY INQUIRED IF THERE WOULD BE ANY BERMS OR  
LANDSCAPING ON OPDYKE.

22 Mr. Spysinski answered that all the perimeters would be  
23 screened with berms.

24 COMM. PAYNE EXPRESSED THE SAME CONCERNS AS COMM. ANDERSON IN  
REGARDS TO A LIGHT AND SUGGESTED A BACK LOOP TO 75 WOULD BE  
25 IDEAL.

1 COMM. BUENO EXPRESSED THAT HE IS MORE CONCERNED OVER THE  
2 VIEW FROM THE RESIDENTIAL AREAS OFF OF FEATHERSTONE, ASKED  
3 ABOUT HEIGHT MEASUREMENTS AND INQUIRED IF THE DISTRIBUTION  
4 CENTER AND THE FULFILLMENT CENTER ARE TWO SEPARATE  
5 OPERATIONS.

6 Mr. Spysinski explained how the two buildings will function  
7 and said that absolutely there will be a light on Bay Road,  
8 that it was in their traffic study, and there would be a  
9 light at the entrance on Opdyke as well as one being  
10 considered on Executive Drive. He also stated that the back  
11 loop to M59 would be awesome but every meeting they've had  
12 with MDOT, they've killed the idea. He then confirmed the  
13 height measurements. He stated to Ms. Taylor-Biffle that  
14 they would like to close on the property in early December  
15 and start right away and have half done by August of next  
16 year and be complete by August of 2021.

17 COMM. ANDERSON MADE A MOTION TO APPROVE ZBA 19-09 for  
18 1200 FEATHERSTONE ROAD, PARCEL NUMBERS 64-14-27-200-006 FOR  
19 A 50-FOOT BUILDING HEIGHT VARIANCE FOR THE FULFILLMENT  
20 CENTER AND 12-FOOT BUILDING HEIGHT VARIANCE FROM THE 45 FOOT  
21 BUILDING HEIGHT REQUIREMENT IN THE SP, SPECIAL PURPOSE,  
22 ZONING DISTRICT.

23 COMM. PAYNE SECONDED.

24 VOTE: AYES: Hayes, Anderson, Bueno, Bishop, Payne,  
25 Sinclair, Kirkendolph

NAYS: None.

ABSTAIN: None.

Vote 7-0-0 motion carries.

CHAIR BISHOP OPENED PUBLIC COMMENT.

Mr. Sheldon Aubry, 1607 Stirling Drive, Pontiac, Michigan  
inquired if there is any way to ensure that the citizens of  
Pontiac would receive a certain percentage, like 30 percent,  
of the 1,500 jobs they propose.

Mr. Spysinski stated that they want as many residents to  
apply for the jobs as possible but cannot guarantee any  
percentage would be hired.

COMM. HAYES INQUIRED IF THE GENERAL CONTRACTORS THEY HIRE  
MAKE AN EFFORT TO HIRE LOCAL SUBCONTRACTORS.

1 Mr. Spysinski affirmed.

2 COMM. ANDERSON URGED INTERESTED APPLICANTS TO GO TO THE  
3 UNION HALL AND TO GET THEIR CDL LICENSES.

4 Ms. Veronica Taylor-Biffle indicated that there are skills  
5 trades and added a need for individuals with a hi-lo  
6 license.

7 COMM. PAYNE MOVED TO ADJOURN.

8 VOTE: AYES: Hayes, Anderson, Bueno, Bishop, Payne,  
9 Sinclair, Kirkendolph

10 NAYS: None.

11 ABSTAIN: None.

12 Vote 7-0-0 motion carries.

13 ADJOURNMENT: 7:51 P.M.

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