

**REGULAR MEETING OF THE PLANNING COMMISSION  
CITY OF SOUTHFIELD  
WEDNESDAY, JANUARY 26, 2011**

**INDEX**

<b><u>MOTION</u></b>	<b><u>TOPIC</u></b>	<b><u>PAGE</u></b>
PC-01-11	<b>MOTION by Peoples, supported by Mandell to nominate Commissioner Haisha as Planning Commission Chair for another year.</b>	1
PC-02-11	<b>MOTION by Peoples, supported by Mandell to nominate Commissioner Huntington as Planning Commission Vice Chair.</b>	1
PC-03-10	<b>MOTION by Haisha, supported by Mandell to nominate Commissioner Leitner as Planning Commission Secretary.</b>	1
PC-04-11	<b>MOTION by Peoples, supported by Mandell to make a favorable recommendation for GP:1216/SP:1277, as amended (not requiring the pervious pavement.)</b>	5
PC-05-11	<b>MOTION by Bell, supported by Kirby to change the wording in Item 7, D from “shall” to “may” be finished in non-reflective matt finish.</b>	6
PC-06-11	<b>MOTION by Haisha, supported by Huntington to rescind the recommendation that the light not be placed on top of the wind turbine and that a light be allowed. A yes vote will be to allow it; a no vote would be to not allow it.</b>	8
PC-07-11	<b>MOTION by Huntington, supported by Bell to approved the study committee minutes of December 8<sup>th</sup>, and December 15<sup>th</sup>, with correction of a few typos and postpone the minutes of December 22<sup>nd</sup></b>	8
PC-08-11	<b>MOTION by Bell, supported by Peoples to approve the calendar of 2011 through January, 2012 as presented.</b>	8
PC-09-11	<b>MOTION by Mandell, supported by Peoples to adjourn.</b>	9

**REGULAR MEETING OF THE PLANNING COMMISSION  
CITY OF SOUTHFIELD  
JANUARY 26, 2011**

The Regular Meeting of the Planning Commission was called to order by Chairman Haisha, at 6:35 p.m., in the Council Chambers, 26000 Evergreen Road.

The meeting was opened with the Pledge of Allegiance. Roll call was taken by the Recording Secretary and a quorum for the meeting was established.

**PRESENT:** Commissioners: Bell, Haisha, Huntington, Kirby, Leitner, Mandell, Peoples  
Jeffrey Spence, Planner  
Terry Croad, Planning Director  
Connie Mays, Recording Secretary

Chairman Haisha announced that Gary Leitner has joined the Planning Commission.

Commissioner Leitner explained that he has a background in architecture and construction. He has been in the area since 1996.

Planner Croad announced that there was a request from Ms. Pamela Gerald to address the Planning Commission.

Ms. Gerald, P. O. Box 155, Southfield, MI 48037-0155 stepped forward. Ms. Pamela Gerald addressed the Planning Commission, after recognition by the Chair, on the following items: Planned Unit Development; Medical Marihuana facilities; City Planner.

**Election of Officers -**

**PC-01-11      MOTION by Peoples, supported by Mandell to nominate Commissioner Haisha as Planning Commission Chair for another year.**

**AYES:            6**

**NAYS:            0**

**Motion carries.**

**PC-02-11      MOTION by Peoples, supported by Mandell to nominate Commissioner Huntington as Planning Commission Vice Chair.**

**AYES:            6**

**NAYS:            0**

**Motion carries.**

**PC-03-11      MOTION by Haisha, supported by Mandell to nominate Commissioner Leitner as Planning Commission Secretary.**

**AYES:            6**

**NAYS:            0**

**Motion carries.**

*Planning Commission Regular Meeting Minutes*

*January 26, 2011*

*Page 2*

Chairman Haisha asked Planner Croad to address Agenda Item D. Planner Croad reported that Planner Spence would address this.

Planner Spence said with regard to **GP:1216/SP:1277** the Legal Notice advertising this item for the Public Hearing was published in the South Oakland Eccentric Newspapers on January 9, 2011. The Legal Notice was also sent by First Class mail to all property owners within 350 feet of subject property and to all public utility companies. He showed a short video presentation.

Commissioner Kirby joined the meeting during the video presentation.

**GP:1216/SP:1277** is a Special Use and Site Plan Review Request of Wilcox Professional Services, LLC, on behalf of property owner Serra Works of Telegraph, LLC, for the construction of a single story auto dealership with two wind turbines. The property is located at 28111 Telegraph Road on the west side of Telegraph Road between the M-10 Lodge Freeway and Twelve Mile Road in section 17 of the city.

The subject property, as well as the properties to the south are zoned B-3, General Business. The properties to the north are zoned B-3, General Business, RC, Regional Center and P, Vehicular Parking. The property to the west across Lockdale Street, is zoned RC, Regional Center. The properties to the east across Telegraph Road are zoned RS, Regional Shopping.

With regard to the existing land uses, the property is vacant. The properties to the south are developed with a Red Roof Inn and the Marvin Gardens hotel. The properties to the north are developed with the Tel-Twelve Plaza Apartments, the Verizon Wireless building and Storage Pros. The property to the west across Lockdale Street is developed with the Galleria Officenter. The properties to the east across Telegraph Road are developed with Southfield Chrysler Jeep and stores at Tel-Twelve Mall.

The site contains a total of 8.92 acres of land. There is 350.31' of frontage on Telegraph Road with a depth of 1011.26'.

The special use request is to allow an automotive dealership in the (B-3) General Business district.

The submitted site plan proposes the construction of a single story, 33,522 gross square foot auto dealership with two (2) 117' tall wind turbines. The parking required for the development is 28 spaces with 624 provided on site. The landscape exceeds the requirements of the zoning ordinance. The elevations show a mix of burnished, split-face and smooth faced block, metal panels and glass.

Issues considered by the Planning Department during the review of the special use and site plan were:

1. The special use general standards and conditions for automobile and truck sales and showroom in the B-3 General Business district.

*Planning Commission Regular Meeting Minutes*

*January 26, 2011*

*Page 3*

2. The petitioner is to implement the recommendations made by the Southfield Police Department's Crime Prevention Bureau regarding site security.

Planner Spence explained that there was a considerable amount of study done and the Petitioner worked closely with the Planning Commission and the Planning Department staff to, not only provide come up with the requirements, but also provide low impact design measures and minimize the impact on adjacent properties.

**Recommendation:** The Planning Department recommends FAVORABLE consideration of the Special Use and Site Plan Review Request of Wilcox Professional Services, LLC, on behalf of the owner, Serra Works of Telegraph, LLC, for the construction of a single story, 33,522 gross square foot auto dealership with two (2) 117' tall wind turbines, site plan dated January 21, 2011 and received by the Planning Department on January 21, 2011, with the following conditions:

1. This site plan approval, including any attached landscape plan, does not constitute landscape plan approval. A final detailed landscape plan must be submitted to the Planning Department and be approved prior to issuance of any building permits.
2. The petitioner is to provide a sprinkler system for all landscape areas to encourage preservation of plant materials.
3. The petitioner is to execute a perpetual maintenance agreement for the landscaped and parking areas both on the site and in the right-of-way, which includes maintenance of the storm water detention system.
4. The petitioner is to implement the recommendations made by the Southfield Police Department's Crime Prevention Bureau regarding site security.
5. The building is to be constructed in accordance with the submitted elevations shown on Sheet A-200.
6. Approval of this site plan and/or building elevations represented herein does not constitute nor guarantee approval for signage. Separate approval and sign permits must be obtained from the Building Department for any proposed signs.
7. The following minimum standards shall apply to the proposed wind energy system (wind turbines):
  - A. Wind energy system shall not generate a noise level of 55 dB(A) (decibel level of ambient noise) at the property lines.
  - B. Shadow flicker analysis shall be provided demonstrating location of flicker at sunrise and sunset, and means of eliminating or mitigating the effects of flicker on adjacent or nearby affected properties.
  - C. Shall not be artificially lighted unless required by the Federal Aviation Administration.
  - D. ~~Shall~~ be finished in a non-reflective matte finished color as applied by the manufacturer unless otherwise approved by the Planning Department and

ok  
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*Planning Commission Regular Meeting Minutes*

*January 26, 2011*

*Page 4*

- Building Department by a building permit.
- E. All signs other than the manufacturer or installer's identification, appropriate warning signs or other owner identification signs are prohibited.
  - F. All electrical wiring associated with the system other than wire necessary to connect the wind generator to the tower wiring, the tower wiring to the disconnect junction box, and grounding wires shall be located underground and subject to Building Department review and permits.
  - G. Shall be designed and installed such that step bolts, ladders, or other means of access readily available to the public are located at least 8 feet above grade level.
8. Bio-swales and pervious paving (in display areas only) shall be incorporated into the plan as part of the on-site storm water detention system.
  9. The proposed chain link fence along the south property line shall be constructed in accordance with the site plan and sample provided with black plastic slats.
  10. The petitioner shall minimize and abate any noise associated with the Service Department area. No outside loud speaker or outside public address system shall be used.
  11. No outside storage of discarded or salvaged materials, junk vehicles or junk parts shall be permitted on the premises.
  12. No more than thirty-five (35%) percent of the lot shall be used for storage for new vehicle sales.

Chairman Haisha asked the Developer to step forward and state their name, address and discuss any other pertinent information.

Patrick Parker, 5206 Gateway Center, Flint, MI, Attorney for Serra Automotive Companies. Joe Serra, the Principal of the company and the Principal of the dealership were also in attendance. He explained that he had a conversation with Planner Spence regarding Item Number 12. Planner Spence had calculated from their plan that the area where vehicles would be stored was 25% which is way under the 35%.

He addressed the two items on the wind energy system. One of the recommendations is that they should be finished in a non reflective matte finish. They received an email while they were waiting for the meeting informing them that the industry standards are gloss. They have never had a problem with the reflective surfaces.

Planner Croad said they had investigated this and said that they could work with them on this.

Mr. Serra spoke regarding having a light on top of the wind turbine. He also said that he would like to do a proposal on the bioswales and pervious surfaces.

*Planning Commission Regular Meeting Minutes*

*January 26, 2011*

*Page 5*

Chairman Haisha questioned if the light on top of the wind turbine was governed by the FAA. Planner Croad said that if it is required by the FAA fine, but we would recommend that no light be put on there.

Andy Andre, Wilcox Professional Services, 37871 Interchange Drive, Farmington Hills, MI 48335 stepped forward. He reported that they have been working with an asphalt company and plan to recycle the pavement and reuse it on the site. They also have incorporated a storm water treatment island. They will be draining the parking lot to these islands and through a natural course, there will be filtration. They are hampered by the nature of the heavy clay soil. They will be recycling 90% of the water from the car wash.

Planner Croad said they were satisfied with the Petitioner's efforts on the bio-swale and the pervious pavement.

Joe Serra, Serra Automotive, 3118 East Hill Road, Grand Blanc, MI – He explained that the light on top of the wind turbine is FAA approved. He would like to have the light so that it would draw attention to the dealership.

Planner Croad said that there is a fine line between acting as a green element and being a sign. If it was required by the FAA, they would allow it. The final decision is made by the City Council and the Building Department would have to give their approval also. He is concerned that the light could become a safety issue.

Chairman Haisha opened this matter up to the public.

Pamela Gerald, P. O. Box 155, Southfield, MI 48037 – She said she was very happy that this project was coming to Southfield, since there is no other Chevy dealership close by. She is also happy to see that this is “green” business.

Chairman Haisha closed the public portion and opened it up to the Commissioners for comment.

Commissioner Kirby was happy to see something come to this location because it has been vacant for some time and also glad to see that the Petitioner has gone along with their recommendations to go green.

**PC-04-11 MOTION by Peoples, supported by Mandell to make a favorable recommendation for GP:1216/SP:1277, as amended (not requiring the pervious pavement.)**

**AYES: 7**

**NAYS: 0**

**Motion carries.**

Chairman Haisha opened up for discussion the item of whether to allow the light on top of the wind turbine.

Commissioner Mandell asked if this is a flashing light or a steady light?

*Planning Commission Regular Meeting Minutes*

*January 26, 2011*

*Page 6*

Mr. Andre answered that it was a solid light, not flashing.

Commissioner Mandell asked how high the tower is.

Mr. Andre answered, the turbine itself is 100' and the blades are 17', so it will be total of 117' maximum height.

Commissioner Mandell said that he would be concerned about helicopters flying at that level. He explained that he lives under an 800' tower on Nine Mile Road. This tower has a lot of lights on it. He does not find it obtrusive. He would be happy to go along with the idea that if it is an FAA requirement, that we allow it, if it isn't, we don't. He also does not have any objections to it.

Commissioner Bell said that he agreed with the Planner about it being a "fine line" as far the definition goes, but it would be bringing attention to the turbine and to the place of business, which therefore is acting as a sign. Our proposed condition states that it shall not be artificially lighted unless it is required by the FAA. Because of the reduced height, it is not required by the FAA. He agreed with this. As Commissioner Peoples said, when the turbine is turning, it will create a flicker causing a problem with nearby residents and also people on the roadways. He asked about the recommendation for the type of paint.

Planner Croad answered by saying that the recommendation is for the matte finish because of the glare, however as he stated they would consider other alternatives if that object is not creating a sign. They would consider it if assured that it would not cause a glare.

Commissioner Bell said that the recommendation wording needs to be changed from "shall" to "may", or we need to not address it. He is concerned about setting a precedent.

Planner Croad responded by saying that the recommendation is that it shall be a matte finish, however the applicant and his team brought up an alternative that the staff has not had a chance to investigate yet, but we would defer to the Commission if they want to make it mandatory, the term "shall" be used. However, if the Commission wants to give the option to explore it, the term should be changed to "may."

**PC-05-11      MOTION by Bell, supported by Kirby to change the wording in Item 7, D from "shall" to "may" be finished in non-reflective matt finish.**

**AYES:            7**

**NAYS:            0**

**Motion carries.**

Commissioner Bell asked about the area of land that can be used for new and used car storage. He clarified what was stated. The Petitioner answered, saying that the lot area is less than 35%. Commissioner Bell looked it up in the ordinance. He asked the City Planner, since our ordinance doesn't address the difference between storage and display, is it okay to have any acreage that you want?

*Planning Commission Regular Meeting Minutes*

*January 26, 2011*

*Page 7*

Planner Spence responded that the ordinance doesn't specify one way or the other, but the site plan itself; however it does state what is storage on the property. He said that it is what it is based on.

Commissioner Bell said, the question is, it's okay to have as much in display as they desire?

Planner Spence responded, the ordinance does not address display, it addresses storage.

Commissioner Bell stated that since the ordinance does not address it, can we not restrict it?

Planner Spence responded, yes that is correct.

Commissioner Bell was troubled by this.

Commissioner Bell asked about the green zone and whether the canopy was shown on the new drawings. He asked if the permanent canopy was considered a building.

The Petitioner responded that this is the first time he has brought it to the Planning Commission. He was unaware of the green zone until recently. He explained the drawing of the canopy.

Commissioner Bell is concerned that the canopy is a building.

Planner Spence responded that it is considered a structure and meets all the setback requirements.

Commissioner Bell is concerned that the Commission is about to approve a site plan and the canopy is not on it.

Planner Spence responded that it is shown on the site plan, shown by a dotted line.

Commissioner Bell is concerned about the timing of this item being brought forth, but is pleased with the overall project.

Commissioner Peoples said that she felt that the added item was interesting and she felt that it should be included with the packet that would be going to City Council for their approval.

Commissioner Kirby also does not feel the new added building should be eliminated from the plans going to City Council. He also discussed the necessity of having the light on top of the wind turbine. Since it is not in our ordinance and the FAA has not mandated that it be there, he does not think it should be.

Commissioner Huntington appreciated the Petitioner not trying to slide this small building change in during the last hour. He applauded their innovative thinking in the project. As far as the light, it would depend on how bright the light is.

*Planning Commission Regular Meeting Minutes*

*January 26, 2011*

*Page 8*

Commissioner Leitner asked how big the light was.

Chairman Haisha thanked the Petitioner and their team for how they brought the information to the Commission, how they were responsive to issues with their neighbors, and have taken every effort to make this innovative. He explained that he is a pilot and if he needs to make an emergency landing, for example on Telegraph, he would like to see a light on top of the wind turbine structure. From a safety standpoint, he does not see it as a distraction, but an aid in the event of an emergency.

**PC-06-11 MOTION by Haisha, supported by Huntington to rescind the recommendation that the light not be placed on top of the wind turbine and that a light be allowed. A yes vote will be to allow it; a no vote would be to not allow it.**

**Commissioner Bell - No**

**Commissioner Kirby - Yes**

**Commissioner Huntington – Yes**

**Commissioner Mandell – Yes**

**Commissioner Peoples – Yes**

**Commissioner Leitner - Yes**

**Chairman Haisha - Yes**

**AYES: 6**

**NAYS: 1**

**Motion carries.**

Commissioner Bell mentioned that there was some discussion in the December 22<sup>nd</sup> meeting regarding past developments in the City that were built not according to the Ordinance. He would like this information included in the minutes. He would like these minutes postponed.

**PC-07-11 MOTION by Huntington, supported by Bell to approve the study committee minutes of December 8th, and December 15<sup>th</sup>, with the correction of a few typos and postpone the minutes of December 22<sup>nd</sup>.**

**AYES: 7**

**NAYS: 0**

**Motion carries.**

**PC-08-11 MOTION by Bell, supported by Peoples to approve the calendar of 2011 through January, 2012 as presented.**

**AYES: 7**

**NAYS: 0**

**Motion carries.**

Planner Croad mentioned a few updates. At the last study session, a photo was taken of the Commissioners and sent to the American Planning Association. They have received it and hopefully over the next few weeks it will appear on their e news bulletin. He will forward this as soon as he receives it. Secondly, the Planning Department adopted low impact design guidelines. The City did a press release last Friday. He has received a few positive phone calls

***Planning Commission Regular Meeting Minutes***

***January 26, 2011***

***Page 9***

about this. He recently met with retail market art as a follow up to the concept plan that he shared with the Commission on the City Center Area. They will do a full detailed presentation to the City Center Advisory Board at the February 8<sup>th</sup> meeting. There is 6.4 million square feet of office space in the City Center district. 250 square feet per each employee supports approximately 9 square feet of retail. Just on the employee base alone it supports approximately 230,000 square feet of retail. They are going to be working on defining existing square footages and moving forward with the feasibility of that concept.

Planner Croad added that with regard to the wind turbine ordinance, they incorporated those guidelines under the special land use. They would like to get these incorporated into our zoning ordinance. At the upcoming study sessions, they would like to see this on the agenda.

Commissioner Bell pointed out that he saw is a small wind turbine on a roof in a residential area. It was just off Southfield Road, on the west side of Southfield Road, north of Twelve Mile Road, behind, to the west of Arby's at Griffin Properties.

Mr. Andre asked if the Commission had seen anything recently done with other cities with regard to wind turbines.

Planner Croad said that in his previous position, this was addressed in a number of other communities. Most of the wind turbines were in a coastal area because they generate enough wind to justify larger wind farms.

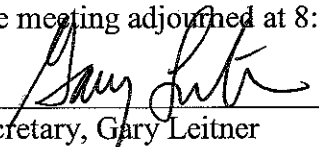
**PC-09-11 MOTION by Mandell, supported by Peoples to adjourn.**

**AYES: 7**

**NAYS: 0**

**Motion carries.**

The meeting adjourned at 8:12 p.m.

  
Secretary, Gary Leitner

  
Date