

CITY OF SOUTHFIELD - PLANNING COMMISSION
August 28, 2024

CITY OF SOUTHFIELD

PLANNING COMMISSION

Council Chambers - Southfield, Michigan

Wednesday, August 28, 2024 - 6:30 p.m.

Video recording transcribed by

Janice P. Yates, CER-9181.

COMMISSION MEMBERS AND STAFF PRESENT:

Jeremy Griffis, Chair

Cynthia Bernoudy, Commissioner

Ghana Adell Goodwin-Dye, Commissioner

Dr. Geralyn Stephens-Gunn, Ede

Andrea Storch Gruber, Secretary

Anthony Martin, Commissioner

Robert Willis, Vice Chair

Alex Bollin, City Planner

Terry Croad, Director of Planning

CITY OF SOUTHFIELD - PLANNING COMMISSION
August 28, 2024

1 Planning Commission Meeting

2 Wednesday, August 28, 2024

3

4 (At 6:30 p.m., meeting begins.)

5 CHAIR GRIFFIS: I call this meeting to
6 order. This is the City of Southfield regular meeting
7 of the Planning Commission, August 28, 2024. Can we
8 all please stand for the Pledge of Allegiance?

9 (Pledge of Allegiance recited.)

10 CHAIR GRIFFIS: Can we have a roll call,
11 please?

12 MR. BOLLIN: Yes, sir. Commissioner Bernoudy?

13 MS. BERNOUDY: Present.

14 MR. BOLLIN: Commissioner Goodwin-Dye?

15 MS. GOODWIN-DYE: Present.

16 MR. BOLLIN: Commissioner Griffis?

17 CHAIR GRIFFIS: Here.

18 MR. BOLLIN: Commissioner Gruber?

19 MS. GRUBER: Here.

20 MR. BOLLIN: Commissioner Martin?

21 MR. MARTIN: Here.

22 MR. BOLLIN: Dr. Stephens-Gunn?

23 DR. STEPHENS-GUNN: Here.

24 MR. BOLLIN: Commissioner Willis?

25 V. CHAIR WILLIS: Here.

1 MR. BOLLIN: Mr. Chair, we do have a quorum
2 to conduct business.

3 CHAIR GRIFFIS: Thank you. Can we have a
4 motion to approve the agenda?

5 MR. MARTIN: To the Chair?

6 CHAIR GRIFFIS: Yes.

7 MR. MARTIN: Motion to approve the August 28,
8 2024, Planning Commission agenda as provided.

9 MS. GOODWIN-DYE: Support.

10 CHAIR GRIFFIS: We've got a favorable motion
11 by Commissioner Martin, supported by Commissioner
12 Goodwin-Dye. All in favor?

13 FULL COMMISSION: Aye.

14 CHAIR GRIFFIS: All right. The agenda is
15 approved.

16 Announcements and communications today?

17 MR. BOLLIN: None at this time.

18 CHAIR GRIFFIS: All right. We'll move right
19 on to the first set of items for 22575 and
20 22599 Telegraph Road.

21 MR. BOLLIN: Yes, sir. So, here we have a
22 proposed conditional rezoning, special land use, and
23 site plan review. They want to conditionally rezone
24 the parcel to B-3 General Business to allow the
25 construction of a new gas station and convenience

1 store, as well as alcohol sales and add a
2 drive-thru/carry-out restaurant.

3 Their hours of operation they propose are
4 24 hours a day, seven days a week. The total
5 employees on the max shift is two people, and then
6 additional staff for the restaurant, which is to be
7 determined still.

8 As we stated previously this month, we have
9 General Business across the street, and then Office
10 Service to the rear of the property, and then nearby
11 Single Family adjacent.

12 Future land use, it's in the Southfield
13 Technology Corridor. Gas stations are allowed in that
14 as an accessory use. Just listing the permitted land
15 uses and special land uses in the I-1 district.

16 And then, here we have the permitted uses in
17 the B-3 and the special land uses allowed in the B-3.
18 We've highlighted what they plan to do in green, which
19 is the retail store, gas station, and then the
20 restaurant with drive thru, with a bar or lounge.

21 Because it's conditional rezoning, they are
22 excluding open-air display and sales of motor homes,
23 motels, alternative financial services and pawn shops,
24 smoking lounges, homeless shelters and soup kitchens,
25 sexually oriented businesses, cabarets, medical

1 marijuana provisioning centers, as well as adult use
2 marijuana retailers.

3 Because they're wanting the alcohol sales,
4 we put the nearby liquor stores. There is one right
5 across the street, which is Hayes Market Liquor. And
6 then, to the north near 10 Mile Road and Telegraph, we
7 have Treasure Island -- Treasure Island Liquor; and
8 then, the Marathon gas station, which also sells beer,
9 wine, and liquor.

10 Site aerial to the south is a -- I believe
11 it was the old Huntington Bank. And then, the gas
12 station is a smaller parcel. They plan on combining
13 them, and then demolishing both buildings. Current
14 conditions.

15 And then, as you see the site plan, the
16 drive thru is up on the, it would be the west side, up
17 in the corner, and then the pumps down here.

18 Here is the first floor plan: a typical
19 sales floor with the kitchen along the wall with the
20 drive thru, here's the drive-thru window, and then we
21 have the storage area.

22 Here's the second floor plan with a small
23 storage area and office. And then, the landscape
24 plan. Elevation, and then a rendering of what it
25 should look like when they're all done.

1 I'd invite the petitioner up for any
2 questions the commissioners have.

3 CHAIR GRIFFIS: Yeah, if the petitioner is
4 here, please give us your name and address for the
5 record. Tell us a little bit more about the project,
6 if you have anything.

7 MR. BISKNER: Good evening. Thank you,
8 commission members. I'm Brian Biskner from the Umlor
9 Group, engineer. This is the owner, Ed [sic].

10 MR. HAKIN: Ned.

11 MR. BISKNER: Ned, sorry. And Stacy from
12 Umlor Group as well, Wixom, Michigan.

13 He did a great job. I think the -- his
14 review of the project was spot on. And we're here to
15 answer any questions that you may have.

16 CHAIR GRIFFIS: Okay. This is a public
17 hearing, so I'm going to open up the public hearing at
18 this time. Stay close by here. If we have any
19 members of the public that would like to speak on this
20 item, please come forward.

21 This is a public hearing. Please give us
22 your name and address for the record, and you'll have
23 three minutes.

24 MR. ARATI: Hello, everyone. My name is
25 Kalal Arati [phonetic]. I'm the current business

1 owner of the gas station that is operating at
2 22599 Telegraph Road. So, I've been there for almost
3 10 years during that time.

4 So, let me start by saying, as a resident
5 healthcare director and a business owner of Southfield
6 for over a decade, my views on this particular proposal
7 are unbearable for its residential surroundings. It
8 will raise serious concern, questions about the
9 community safety, youth for possible conduct, and
10 lowering the standard of our kids' growth by exposing
11 them to enough toxic drinks in the area.

12 This community can't endure another liquor
13 store in the area with high-end drinking problems,
14 traffic death, and many other possibilities. There's
15 a party store one block from the proposed zoning
16 address. And those problems, such as loitering, gang
17 gathering, and much more that we are already dealing
18 with.

19 So, having a liquor store in this
20 demographic will be an eye opening to our kids'
21 healthy minds. At the same time, it would
22 significantly make it convenient for the next door
23 school, which is Bradford Academy, which is positioned
24 a few blocks from the -- the proposal.

25 So, what I will say from a residential and

1 business point of view, this proposal will pose a
2 threat to all neighborhoods surrounding, an escalation
3 to the city of Southfield residential safety in
4 various ways that will ultimately have an impact on
5 community, youth, and ethical behaviors.

6 So, one of the points that I would like to
7 emphasize to our city legislator right here is this
8 proposal is -- this project will (INAUDIBLE) and
9 elevate the current safety problems surrounding the
10 zoning project. And I say all that because there's a
11 difference between intellectually understanding the
12 outcome of this proposal and visually experiencing the
13 impact that it has on its surrounding community.

14 So, it's a threat that will continue to
15 pervade and permit city safety protocols and
16 demographic area by allowing this proposal to
17 jeopardize our community safety and our youth mindset.

18 So, having this proposal exerted in this
19 area is also, in my view, a step in the wrong
20 direction of the city core fundamental value of the
21 community safety and educated young people being
22 surrounded by stranded (INAUDIBLE), the high traffic
23 Telegraph intersection.

24 So, what I would say is we must focus on the
25 long-term impact of this proposal, not just in a

1 community safety but also on the city young people's
2 overall. Thank you so much.

3 CHAIR GRIFFIS: Thank you.

4 MR. CROAD: Through the Chair, before you
5 leave, sir? Sir? Thank you for your comments. I'm
6 sorry, I didn't get what business that you represent?

7 MR. ARATI: Well, I'm currently the current
8 tenant at the same gas station.

9 MR. CROAD: You're in that gas station?

10 MR. ARATI: Correct, for over 10 years now.

11 MR. CROAD: So, you're leasing the gas
12 station?

13 MR. ARATI: Correct.

14 MR. CROAD: Okay, thank you.

15 CHAIR GRIFFIS: Any other members of the
16 public wish to speak, and this is just the conditional
17 rezoning aspects of this project at this time?

18 (No response.)

19 CHAIR GRIFFIS: Seeing none, close the
20 public hearing. Let's open up to the commission for
21 questions and comments. Petitioners, could you please
22 return to the podium? Dr. Stephens-Gunn, do you want
23 to kick this off?

24 DR. STEPHENS-GUNN: Yes, unfortunately, I
25 wasn't able to attend the previous meeting where it

1 was discussed I'm sure in great detail. But could you
2 please give me some background on the 24-hour
3 operation and the staffing for that?

4 MR. BISKNER: The owner would like to take a
5 moment to speak about the (INAUDIBLE).

6 MR. HAKIM: The person that was here earlier
7 -- I'm sorry, Mr. Chairman, members of the Planning
8 Commission.

9 CHAIR GRIFFIS: Just speak into the
10 microphone.

11 MR. HAKIM: Okay. The person was here
12 earlier mentioning about the -- being tenant there.
13 He's been there for few years. He have no lease. And
14 we notify them that we are going to do this, you know,
15 and we gave him plenty of time. We can give him a
16 little extra time. But he, you know, he's a tenant,
17 period, nothing else. So, just for your information
18 only. He have no lease, nothing else.

19 DR. STEPHENS-GUNN: Back to my question.

20 MR. HAKIM: The question about 24 hours, go
21 ahead there.

22 MR. BISKNER: Yeah, the convenience store
23 will be open 24 hours, gas and convenience. And the
24 drive-thru coffee shop or whatever tenant takes that
25 over will cease operations at nine o'clock, I think,

1 right?

2 MR. HAKIM: Correct.

3 MR. BISKNER: I know we talked about that.
4 And so then, it would just be your typical 24-hour
5 convenience store with gas.

6 DR. STEPHENS-GUNN: Okay, thank you.

7 CHAIR GRIFFIS: Commissioner Martin?

8 MR. MARTIN: Initially, I believe it was
9 stated that the restaurant would serve liquor. Is
10 that correct?

11 MR. BISKNER: No.

12 MR. HAKIM: No.

13 MR. BISKNER: It's just a drive-thru coffee,
14 doughnut, could be -- yeah. Unknown tenant yet, but
15 nothing like that, no.

16 MR. MARTIN: So, let me understand. The
17 current bank is being torn down. All the services
18 will be, the retail store and the restaurant, will be
19 in one building?

20 MR. BISKNER: Yes.

21 MR. MARTIN: Okay. You're not selling
22 liquor at the restaurant, okay. Will the restaurant
23 be sit down or just carry out, or?

24 MR. BISKNER: No tables, no chairs. It'll
25 be, there'll be like a cooler, or over-the-counter

1 service. There'll be no tables, chairs, or anything
2 like that, and a one-window drive thru. So, you could
3 go up and get a sandwich, but you can't sit there and
4 eat it. You would get back in your car and leave.

5 MR. MARTIN: Okay. So, it's walk up for the
6 counter service.

7 MR. BISKNER: Yeah.

8 MR. HAKIM: Carry out, just a carry out.

9 MR. BISKNER: Yeah, there you go.

10 MR. MARTIN: Okay.

11 MR. BISKNER: Perfect, carry out.

12 MR. HAKIM: (INAUDIBLE.)

13 MR. MARTIN: Okay. With the liquor store
14 across the street, have you communicated with them
15 about the competing business?

16 MR. HAKIM: We own it.

17 MR. MARTIN: So, you own the -- okay. You
18 own the liquor store and you want to put liquor in the
19 gas station. Okay, I see. All right, thank you.

20 MR. HAKIM: For 35 years.

21 MR. MARTIN: Okay.

22 CHAIR GRIFFIS: Okay. Commissioner Willis?

23 V. CHAIR WILLIS: I have no questions, thank
24 you.

25 CHAIR GRIFFIS: Commissioner Gruber?

1 MS. GRUBER: I have no questions.

2 MS. GOODWIN DYE: I'm just trying to get
3 some clarification. So, the gentleman that spoke, he
4 leases from you the gas station now?

5 MR. HAKIM: On a month to month, yes. No
6 lease.

7 MS. GOODWIN DYE: Okay. So, are you going,
8 once you finish this project, are you going to lease
9 the gas station again, or are you going to run it?

10 MR. HAKIM: No, ma'am, we're gonna build it,
11 not run it.

12 MS. GOODWIN-DYE: Okay.

13 CHAIR GRIFFIS: Commissioner Bernoudy?

14 MS. BERNOUDY: Thank you. How many
15 employees will you need when this is completed, if
16 this is approved?

17 MR. BISKNER: Two.

18 MR. HAKIM: Two.

19 MS. BERNOUDY: And the security, will you
20 need additional security with having the liquor?

21 MR. BISKNER: I can't imagine -- as in
22 security staff, like people? No, there won't be any
23 security staff.

24 MS. BERNOUDY: No, I meant cameras or --

25 MR. BISKNER: There'll be cameras -- oh,

1 yeah, yeah, for sure.

2 MS. BERNOUDY: So, you will have additional
3 protection for?

4 MR. BISKNER: Yes, absolutely.

5 MS. BERNOUDY: Thank you. Thank you.

6 MR. MARTIN: To the Chair?

7 CHAIR GRIFFIS: Dr. Stephens-Gunn?

8 DR. STEPHENS-GUNN: Again, I'm concerned
9 about the staffing. You said two. So, you're going
10 to have one person run the convenience store and one
11 person run the drive thru? Is that -- is that -- or
12 then, one person serving snacks at the inside? I'm
13 not understanding how two people are going to do all
14 of that.

15 MR. BISKNER: There's going to be two
16 general staff, his office or his, you know, it'll be
17 family run. They'll be upstairs in the office. So,
18 there'll be people there to fill in at different times
19 during different rushes.

20 The drive thru is just meant to be one staff
21 member. But there is planning for two, it could be
22 three. But there'll be two general staff, and then
23 Ned and/or his family or whatever will be there as
24 well.

25 MR. HAKIM: But we will have -- we will have

1 some cashiers, too, of course. There will be a
2 cashier, two cashiers, whatever. So basically at
3 night, we'll have two people only. But in the morning
4 until nine o'clock, they will be four or five, morning.

5 DR. STEPHENS-GUNN: Well, that makes sense.
6 I mean, you got the convenience store. You got the --

7 MR. HAKIM: Yeah, because the --

8 DR. STEPHENS-GUNN: -- gas station, you got
9 the drive thru. I mean, two people?

10 MR. HAKIM: No, the mention was at night.

11 DR. STEPHENS-GUNN: Okay.

12 MR. HAKIM: At night only.

13 DR. STEPHENS-GUNN: Okay.

14 MR. HAKIM: But the days, during the day,
15 no. We will have five or six people, a hundred
16 percent.

17 DR. STEPHENS-GUNN: Okay. Is that reflected
18 in the proposal?

19 MR. HAKIM: Yes, it is.

20 MR. BOLLIN: They had said -- let me get to
21 the page here -- that's (INAUDIBLE) right now, but.

22 CHAIR GRIFFIS: Can you remind us how many
23 square feet the total building is, and maybe how many
24 square feet for the gas -- the store part and the
25 restaurant part?

1 MR. HAKIM: Mr. Griffis, the restaurant part
2 will be part of the whole entire sales area.

3 CHAIR GRIFFIS: Yeah, total square footage,
4 and then the restaurant's a smaller part, obviously.

5 MR. HAKIM: Right, Mr. Chairman, we'll have
6 the -- we'll have the walk-in coolers.

7 MR. BISKNER: There we go.

8 CHAIR GRIFFIS: So, 6600 square feet of
9 total building. Oh, and then the restaurant is about
10 800 square foot or 600.

11 MR. BISKNER: They have 800 for the carry
12 out, yeah. That's sounds right.

13 CHAIR GRIFFIS: Thank you.

14 DR. STEPHENS-GUNN: Okay. I'm looking at
15 the -- I'm looking at this document. And this
16 document does not reflect what you just said. So,
17 either make modifications to this document or
18 something, because that's not what you just said.

19 MR. HAKIM: What is it?

20 MR. BISKNER: Additional employees.

21 DR. STEPHENS-GUNN: Right.

22 MR. HAKIM: Yeah.

23 MR. BISKNER: Okay. Yeah, it's proposed for
24 two.

25 MR. HAKIM: At night.

1 MR. BISKNER: At night --

2 DR. STEPHENS-GUNN: That's not what this
3 says.

4 MR. BISKNER: You just said five or six
5 during the day.

6 MR. HAKIM: During the day, yeah, we have to
7 have people, you know --

8 MR. BISKNER: So, that'll -- yep.

9 MR. HAKIM: -- cashiers and stocking and
10 coolers and stuff. So, regular operation, but at
11 night, it is only two.

12 MR. MARTIN: The point being is that if you
13 have four or five employees during the day and two at
14 night, you have four employees during the day, you
15 need to specify those hours. And two employees at
16 night, you need to specify those hours. We can't
17 guess how many people you're going to have this time
18 of day or that time of day. You have to tell us.

19 MR. HAKIM: Okay.

20 MR. MARTIN: So, if you're going to have
21 four people during the day, that's what we need to
22 know. Because right now it says you're having two
23 people for the whole place, all the 24 hours. You
24 see?

25 MR. HAKIM: No, at night.

1 MR. MARTIN: You understand?

2 DR. STEPHENS-GUNN: That's what this says.

3 (INAUDIBLE CROSSTALK.)

4 MR. MARTIN: That's what it says.

5 DR. STEPHENS-GUNN: That's what you said.

6 (INAUDIBLE CROSSTALK.)

7 MR. CROAD: If I could, and I know the Chair
8 -- we're discussing the merits of the conditional
9 rezoning first. Then, under the special land use,
10 it's appropriate to --

11 CHAIR GRIFFIS: The actual gas station,
12 okay.

13 MR. CROAD: -- talk about hours of
14 operation, staffing, and some of these other things.
15 So, I would ask that, because if you don't, you know,
16 we need to act on the conditional rezoning first, and
17 then we can get into the details of the hours and the
18 site plan.

19 MR. MARTIN: Okay.

20 CHAIR GRIFFIS: So, the bank is going away,
21 the small gas station goes away. There's the large
22 parcel. It's on Telegraph Road where everything's an
23 industrial district, so you can't do anything. And
24 then, now, if it's a B-3, they're proposing.

25 MR. CROAD: And they're proposing as

1 conditional rezoning, eliminating some of the more
2 noxious uses. That's what we're act -- you're making
3 a recommendation on first, and then we'll get into the
4 weeds of the development.

5 CHAIR GRIFFIS: So, if we can distill back
6 down to the conditional rezoning aspect. Any other
7 questions on the zoning first?

8 (No response.)

9 CHAIR GRIFFIS: If not, we'll listen to the
10 recommendation from the Planning Department, please.

11 MR. BOLLIN: Yes, sir. Planning Department
12 recommends favorable recommendation of PCZR24-0003, to
13 conditionally rezone 1.3 acres of land at 22575 and
14 22599 Telegraph Road, from I-1 Industrial to
15 B-3 General Business for the following reasons.

16 The Southfield Comprehensive Master Plan
17 indicates Southfield Technology Corridor designation
18 for this property, which calls for high tech office
19 and research with some support -- supported commercial
20 interspersed.

21 The proposed conditional rezoning to
22 B-3 General Business would allow for the development
23 of a new gas station and convenience store, with beer,
24 wine, and liquor sales, and a drive-thru/carry-out
25 restaurant.

1 The additional uses permitted by the zoning
2 would be compatible with the existing mix of uses and
3 the other commercial uses on this part of Telegraph
4 Road.

5 Conditions, execution and recording of the
6 Conditional Rezoning Agreement, subject to review and
7 approval by the City Attorney.

8 CHAIR GRIFFIS: Thank you. So, just
9 regarding the conditional rezoning right now, we're
10 looking for a motion from the Planning Commission.

11 V. CHAIR WILLIS: I move for favorable
12 consideration of PZR24-0003.

13 MR. MARTIN: Second.

14 CHAIR GRIFFIS: We've got a favorable by
15 Commissioner Willis, supported by Commissioner Martin.
16 All in favor of the conditional rezoning?

17 FULL COMMISSION: Aye.

18 CHAIR GRIFFIS: Any opposed?

19 (No response.)

20 CHAIR GRIFFIS: Okay. Conditional rezoning
21 is recommended.

22 MR. CROAD: And if I could now on the
23 special land use, because hours of operation are
24 incorporated into your approval. I know it's 24-hour
25 operation for the convenience and the gas. What are

1 the proposed hours for the drive thru?

2 MR. BISKNER: Till nine.

3 MR. CROAD: Well, till nine, but starting
4 from when?

5 MR. BISKNER: Seven to nine.

6 MR. HAKIM: What, the drive thru? Drive
7 thru?

8 MR. BISKNER: Six to nine, probably.

9 MR. HAKIM: Drive thru?

10 MR. BISKNER: Yes.

11 MR. HAKIM: No, the drive thru is open.
12 Coffee is open.

13 MR. BISKNER: Six to nine is what we talked
14 about at the working committee meeting.

15 MR. CROAD: Okay. Well, that's why I'm
16 asking. You said till nine, but you didn't say when
17 it started.

18 MR. BISKNER: Six till nine.

19 MR. CROAD: And you're saying it's open?

20 MR. HAKIM: Six till nine. Six in the
21 morning till nine --

22 MR. BISKNER: The drive thru --

23 MR. HAKIM: The drive thru.

24 MR. BISKNER: -- hours.

25 MR. HAKIM: I mean, if I have to, I mean

1 look. I mean it depends on the franchise company that
2 we're gonna hire. They may require a 24-hour deal.
3 We don't know.

4 MR. CROAD: Well, then -- then you're --
5 then it's not open till 9 p.m.

6 MR. HAKIM: No, no.

7 MR. BISKNER: Okay. That's not what we
8 talked about at the -- at the --

9 MR. CROAD: We need to get this clarified
10 for the special land use.

11 MR. BISKNER: Okay, yep.

12 MR. CROAD: If you're going to say that the
13 drive thru is open 24 hours, what -- what's the
14 franchise? What are you -- who are you proposing?
15 Because then, you know, we have to -- we have to look
16 at noise and other issues outside of the gas station
17 with the drive thru. So, you need to define what
18 those hours of operation are. Could be a coffee
19 shop --

20 (Crosstalk.)

21 MR. HAKIM: (INAUDIBLE.)

22 MR. CROAD: -- could be a sandwich shop,
23 could be something else, right?

24 MR. HAKIM: No.

25 MR. CROAD: Fast food, it could be

1 something. So, what are your hours of operation?

2 MR. HAKIM: Okay. Going (INAUDIBLE) --

3 MR. CROAD: You want to go 5 a.m. to 9 p.m.?

4 MR. BISKNER: So, just to be clear, Ned.

5 MR. HAKIM: Go ahead.

6 MR. BISKNER: At the working committee, we

7 talked about the convenience store being open

8 24 hours.

9 MR. HAKIM: Correct.

10 MR. BISKNER: And that the drive thru would

11 end at nine o'clock.

12 MR. HAKIM: No, the kitchen is closed at

13 nine o'clock.

14 MR. BISKNER: The kitchen is closed at nine

15 o'clock.

16 MR. HAKIM: Correct.

17 MR. BISKNER: So, the drive thru would

18 continue to --

19 MR. HAKIM: Drive thru will continue 24

20 hours like everybody else.

21 MR. BISKNER: To sell what?

22 MR. HAKIM: Coffee.

23 MR. CROAD: So, it's going to be a 24-hour

24 coffee shop?

25 MR. HAKIM: Coffee, that's all we do.

1 MR. CROAD: Okay.

2 MR. HAKIM: Either Starbucks or Tim Hortons
3 or any other franchise.

4 MR. CROAD: I don't think Starbucks is open
5 24 hours.

6 (INAUDIBLE CROSSTALK.)

7 DR. STEPHENS-GUNN: No.

8 MR. HAKIM: If they're not, we're not --

9 MR. CROAD: Well, I think you need to define
10 what your hours of operation are.

11 MR. HAKIM: Right.

12 MR. CROAD: Otherwise, I recommend tabling
13 this item until you can give us a definitive answer.

14 MR. HAKIM: Mr. Croad --

15 MR. CROAD: I'm not going to recommend this
16 to council without having defined hours of operation.
17 That's a fair question.

18 MR. HAKIM: I mean, we don't know who's
19 going to take over. We don't know yet.

20 MR. CROAD: Okay. But I highly doubt it's a
21 24-hour drive thru. There's got to be reasonable
22 hours. What time does Starbucks open in the morning?

23 MS. GRUBER: Six.

24 MS. BERNOUDY: Six.

25 MR. MARTIN: Six.

1 MR. CROAD: Six to nine, or whatever it is.
2 You can buy coffee inside 24 hours. But I think it's
3 fair for us to say --

4 MR. HAKIM: We can do till midnight.
5 (Crosstalk.)

6 MR. CROAD: -- we don't want a drive thru at
7 midnight.

8 MR. HAKIM: Mr. Croad, we'll do it -- we'll
9 do it from six in the morning till midnight, no 24
10 hours.

11 MR. CROAD: Okay. Six to midnight.

12 MR. HAKIM: Right. No 24 hours.

13 MR. CROAD: And then, the council can decide
14 if there --

15 MR. HAKIM: Right. No 24 hours.

16 MR. CROAD: -- that's reasonable or not.

17 MR. HAKIM: That's fine.

18 MR. CROAD: But at least we have something
19 that will work.

20 MR. HAKIM: That's fine. I can live with
21 that.

22 CHAIR GRIFFIS: And to clarify, that's gonna
23 be the addition of the first item and the special use
24 on this?

25 MR. CROAD: This is --

1 CHAIR GRIFFIS: Or is this still, we're
2 still clarifying for the conditional rezoning?

3 MR. CROAD: No, no, no. They've already --

4 CHAIR GRIFFIS: Okay. We're passed. We're
5 on to the --

6 MR. CROAD: Yeah, we're -- that's why I said
7 -- this is why I brought this up, because we're under
8 special land use now.

9 CHAIR GRIFFIS: Okay, perfect.

10 MR. CROAD: So, we have a 24-hour operation
11 for the convenience and gas. And you're saying Monday
12 through Sunday, you're going to have from 6 a.m. to
13 midnight for the drive thru?

14 MR. HAKIM: Correct.

15 MR. CROAD: Okay. At least we have
16 something to forward to council. Council may say
17 midnight's too late, but at least there's some
18 parameters.

19 CHAIR GRIFFIS: Okay. This is fairly
20 typical. If the tenant is undefined, there's a lot
21 more questions. When the tenant becomes known, it's
22 easier to understand how intense the tenant is, to
23 think about these items.

24 Okay. So, we need to open up the public
25 hearing on the special use aspect again.

1 MR. CROAD: Yeah, but this was part of the
2 presentation, so that public can make comments on the
3 hours of operation, for example.

4 CHAIR GRIFFIS: Okay.

5 MR. CROAD: And then, you can ask questions
6 after the public hearing. But I think it's important
7 for us to establish those parameters before you open
8 the public hearing.

9 CHAIR GRIFFIS: Okay. Any other points at
10 this time?

11 MR. CROAD: (No verbal response.)

12 CHAIR GRIFFIS: Okay.

13 MR. HAKIM: Mr. Chairman, one more note to
14 add this -- to this meeting here. We need the -- we
15 need the traffic for that particular area here, which
16 is going to -- it's going to create a nice traffic for
17 the area here. But if we don't have it till midnight,
18 people, they're gonna stop at the station and pick out
19 their coffee from the station. It's the same thing.
20 The driving -- driving the drive thru or stopping, and
21 they will have the same, you know, parking spaces,
22 same thing. So, the drive thru --

23 CHAIR GRIFFIS: It's quieter, though.

24 MR. HAKIM: -- is available.

25 CHAIR GRIFFIS: It's quieter. There's not

1 the back and forth, the speaker and the lights outside
2 and everything, is the only difference.

3 MR. HAKIM: And this is going to work,
4 probably if it's not very busy, we don't have to open,
5 going to work, not going home. So, going to work,
6 it's probably until seven, eight o'clock, it dies
7 down. We just close it. It depends on what the
8 business is.

9 CHAIR GRIFFIS: Yeah, you can always be open
10 less hours. You just have to tell us the maximum
11 hours of what you want.

12 MR. HAKIM: Yes, sir, you got it.

13 CHAIR GRIFFIS: Fair, okay. All right.
14 Anything else you'd like to add for the special use
15 portion of the project?

16 MR. HAKIM: I -- just like I told Mr. Croad,
17 is the kitchen will be closing at nine o'clock. Food
18 will be available on the counters or the coolers,
19 wherever they are, they can pick up the food. That's
20 it.

21 CHAIR GRIFFIS: Okay, thank you. All right.
22 This is a public hearing. I'll open up the public
23 hearing for the special use portion of the project.
24 If anyone would like, any members of the public would
25 like to come forth and speak on this item, you have

1 three minutes.

2 (No response.)

3 CHAIR GRIFFIS: Seeing none, I'll close the
4 public hearing and open up the conversation with
5 Dr. Stephens-Gunn. Now, we're talking about special
6 use, so.

7 DR. STEPHENS-GUNN: Now, we're back to this.
8 My question still remains.

9 MR. BISKNER: What was the question? I beg
10 your pardon. The number of employees?

11 CHAIR GRIFFIS: Total number of employees.

12 DR. STEPHENS-GUNN: Total number of
13 employees, hours of the employees, if you're gonna do
14 it by hours, or it needs to be detailed. Because
15 right now it looks like you have two employees, and
16 that's it. That's not -- I'm not understanding how
17 that's going to accommodate what it is you're
18 proposing to do.

19 MR. BISKNER: Okay. The presentation was to
20 be two permanent employees. Ned is going to -- he's
21 going to have his office there. He will be there with
22 his family, and they will operate it as well. So, it
23 could -- it could be five or six. It hasn't been
24 discussed with me, but it could possibly be four. But
25 I totally understand your concern, and that's going to

1 -- we'll have to provide more parking or we'll have to
2 add to the waiver.

3 MR. CROAD: Yeah. So, through the Chair,
4 that's -- I mean it's important. We want to make sure
5 it's staffed properly, but we also have to consider
6 parking. So, typically, what we ask is, what's the
7 number of employees during a maximum shift? So, what
8 would, like during the day, what would be the maximum
9 number of employees that would be on site at any one
10 time, so that we could factor in parking.

11 MR. BISKNER: It's six.

12 MR. HAKIM: Six, yep.

13 MR. CROAD: But to the Commissioner's
14 concern, we also want to make sure it's properly
15 staffed.

16 MR. BISKNER: Right.

17 DR. STEPHENS-GUNN: Right.

18 MR. BISKNER: So Ned mentioned six, so we're
19 going to have to look at six.

20 MR. HAKIM: Two and four, two permanent and
21 four shifts.

22 MR. CROAD: Maximum shift.

23 MR. HAKIM: Maximum, yeah, four.

24 MR. CROAD: That's -- two and four, two at
25 night and four during the day means maximum shift of

1 four.

2 MR. BISKNER: Will six employees be there at
3 any one time?

4 MR. HAKIM: Not after nine o'clock, no.

5 MR. BISKNER: But it'll be two at night.

6 MR. HAKIM: The two at night, yes.

7 MR. BISKNER: But during the day --

8 MR. HAKIM: During the day, yes.

9 MR. BISKNER: There could be six?

10 MR. HAKIM: Correct.

11 MR. CROAD: Okay. So, then it's six during
12 maximum shift?

13 MR. HAKIM: That's correct.

14 MR. CROAD: Okay.

15 CHAIR GRIFFIS: Dr. Stephens-Gunn?

16 DR. STEPHENS-GUNN: That answers the
17 question.

18 CHAIR GRIFFIS: Thank you. Commissioner
19 Martin?

20 MR. MARTIN: So, that does change the number
21 of parking spaces required for six employees?

22 MR. CROAD: Well, we'll look -- we'll have
23 to look at that in light of what they provided.

24 CHAIR GRIFFIS: Yeah, I was looking at the
25 parking just now, too. It looks like they were four

1 short, but I'm not seeing how the numbers add up.

2 MR. CROAD: I don't know if the bike rack
3 got calculated into the parking. If there's a bus
4 stop adjacent to and they provided some amenities, I
5 can count that towards a space. I'm going to have to
6 look at it closer before. I believe there's a bus
7 stop on Telegraph Road that could use some
8 improvements.

9 MR. BISKNER: We do have one credit for the
10 bus -- for the bus stop straight out from the building
11 and --

12 MR. CROAD: Yeah.

13 MR. MARTIN: There's actually two bus stops.
14 There's one on Nine Mile and there's one on Telegraph.

15 MR. CROAD: Yeah, I'm -- that's why I'm
16 saying I can give credit for those types of things, up
17 to 5 percent of parking required. But now that we
18 know that six is the maximum, we'll have to look at
19 the parking spaces closer before it goes to council.

20 CHAIR GRIFFIS: Okay.

21 MR. BISKNER: And we have no problem doing
22 it.

23 MR. CROAD: And you have -- you have --
24 well, I know we require a bike rack. Where -- I can't
25 see that on the -- that's up there under the corner,

1 under those trees?

2 MR. BISKNER: It's actually, it's west of
3 the fountain.

4 MR. CROAD: Yeah, okay. I see it now.

5 MR. BISKNER: Yeah, right there, right off
6 the path.

7 CHAIR GRIFFIS: Commissioner Willis?

8 V. CHAIR WILLIS: Thank you. The -- you
9 have two buildings you own, or you will own both. Do
10 you see the buildings as separate entities, one
11 company and then one company; one store, and then one
12 gas station, two separate entities? Or do you see it
13 as one?

14 MR. HAKIM: Commissioner Willis, we're going
15 to combine them both to one parcel. We are going to
16 combine them with one company.

17 V. CHAIR WILLIS: Okay. And so, you have
18 with the six employees, you'll have one person doing
19 work in both locations? So, whatever's required at
20 the gas station, maybe doing something with the
21 facility in back of it?

22 MR. HAKIM: No, they're all in the same
23 building. Everybody's in the same building. We're
24 gonna combine them both. One building, it's gonna be.

25 V. CHAIR WILLIS: Okay.

1 MR. BISKNER: And there would be a franchise
2 that would lease the space for the coffee.

3 V. CHAIR WILLIS: Okay, okay.

4 MR. BISKNER: But it'll all be within one
5 building, and one owner, one lessor.

6 V. CHAIR WILLIS: Okay, okay.

7 MR. BOLLIN: Through the Chair?

8 V. CHAIR WILLIS: Okay. I was thinking
9 along a different line, but no questions.

10 MR. HAKIM: One parcel.

11 MR. BOLLIN: If you plan on leasing it to a
12 Starbucks or Tim Hortons, you plan on staffing it as
13 well or are you going to let the tenant staff it
14 themselves?

15 MR. HAKIM: Mr. Bollin, we don't know yet
16 who's coming, to be honest with you.

17 MR. BOLLIN: Okay.

18 MR. HAKIM: I mean, it's very hard to get
19 this franchise company to commit to us yet.

20 MR. BOLLIN: Okay.

21 MR. HAKIM: We're gonna -- we didn't even
22 contact anybody yet because we don't have the
23 approval. Now, we got approval, we're going to seek
24 the, you know, who's going to come in.

25 MR. BISKNER: The area dedicated to coffee

1 or food service or whatever is fairly small. So,
2 that's gonna limit the number of franchises that'll be
3 interested.

4 MR. CROAD: But through the Chair. I mean,
5 I'm thinking the same thing. Now, all of a sudden
6 you, let's just say you lease it to Dunkin Donuts,
7 Starbucks, whatever, and they bring in three staff in
8 addition to your six staff. Now, that's nine parking
9 spaces. That's kind of why we ask these questions.

10 MR. BISKNER: Oh, I'm not disputing the
11 question. It's an unknown. If you need that known,
12 we can find -- we can find that out. But as of today,
13 it's unknown. The -- because of the space, you're
14 only going to get a couple people in there.

15 MR. CROAD: Sure. So, what I'm saying is,
16 let's reasonably say two employees for that space, and
17 then we just calculate that into the parking, so we
18 know.

19 I just looked up, and again, to be fair to
20 you, most Starbucks are open at 5:30 a.m. in the
21 morning, and they close at 8:30 p.m. So, before they
22 act, if you want to modify your hours to say 5:30 in
23 the morning, do it. Do it tonight. I, again, I don't
24 know why you need to have it to midnight, but I want
25 you to be reasonable, because once this gets approved,

1 and if it gets approved at council, you're locked into
2 those hours.

3 So again, 5:30 seems to be the opening time,
4 even if it's not a Starbucks, it seems like a
5 reasonable morning shift opening of a drive thru.

6 MR. HAKIM: I mean, we don't know if it's
7 going to be Starbucks, Terry, or somebody else. But
8 it doesn't matter. I mean, you want to do it till
9 8:30, I don't care really. It doesn't matter, yeah.

10 MR. CROAD: No, I'm suggesting that you
11 amend your ask to 5:30 in the morning.

12 MR. BISKNER: He's saying --

13 CHAIR GRIFFIS: Giving you more time.

14 MR. BISKNER: Yeah, he's giving you more
15 time. So, that's an easy yes.

16 MR. HAKIM: We're closing at 8:30, that's
17 okay.

18 MR. BISKNER: Well, that's not -- that's not
19 what he said. He was saying, for instance, midnight
20 is going to be troublesome with a drive thru. And he
21 was also illustrating that the --

22 (Crosstalk.)

23 MR. CROAD: So, 5:30 in the morning until
24 9 p.m., I think is a reasonable time.

25 MR. HAKIM: That's fine. That's fine,

1 Terry, no problem.

2 MR. CROAD: I want to be able to work with
3 you, but we have --

4 MR. HAKIM: You got it, no problem.

5 MR. CROAD: -- just have to be reasonable.

6 MR. BISKNER: 5:30 to 9 p.m.?

7 MR. HAKIM: 5:30 to nine.

8 MR. BISKNER: On the drive thru.

9 MR. HAKIM: Yes, sir, go ahead.

10 MR. BISKNER: Okay.

11 MR. MARTIN: To the Chair?

12 CHAIR GRIFFIS: Yes, Commissioner Martin?

13 MR. MARTIN: At the point we're at right
14 now, we're unknown on who you're going to lease the
15 coffee shop to, or if it will be a lease, the number
16 of employees there, and the number of parking spaces
17 required for that.

18 You aren't 100 percent sure of how many
19 employees during the day or during the hours. When
20 you're saying family, we don't count family members.
21 We count individuals that are there to work. There
22 are too many unknowns.

23 I suggest that you go back, sit down, and go
24 through all the details you need, because you're
25 coming up with too many answers that -- too many

1 questions that cannot be answered at this time, and
2 you're wasting your time and ours because we can't
3 approve what we don't know.

4 And if you don't know who's going to do
5 coffee or who the potential people are for coffee or,
6 you know, or the number of employees that a potential
7 coffee leaser would need, you can't give us a good
8 answer. We need to know the answer so that when we
9 approve it, or, you know, when we vote on it, we have
10 figures that we can support, and that can be supported
11 by what the information that you gave us. We can't go
12 on the scientific wild ask. We have to have the
13 statistical data that is important.

14 MR. HAKIM: We don't have that, sir. We're
15 not going to have the statistical data that you need.
16 We don't have any tenants yet. We don't have no sale
17 yet. We have no marketing to anybody yet. You --
18 you --

19 MR. MARTIN: But you want to give ideas on
20 how many people (INAUDIBLE) --

21 (Crosstalk.)

22 MR. HAKIM: The planning --

23 MR. MARTIN: I mean, if you go to Starbucks
24 or Tim Hortons or --

25 MR. HAKIM: Yeah.

1 MR. MARTIN: -- or --

2 MS. GRUBER: Dunkin Donuts.

3 MS. BERNOUDY: Dunkin Donuts.

4 MR. MARTIN: Yeah, Dunkin Donuts. Do you
5 know how many employees they would want in an area
6 that size? Go to them and ask them, how are you going
7 to find out if they want to lease?

8 MR. HAKIM: No, we don't have none of that.
9 Nope.

10 MR. MARTIN: You know, if you have an idea
11 of what you're going to do, you might go to the people
12 that you think that are in that business to see, so
13 you have an idea of what you need for that area.
14 That's all I'm saying.

15 MR. HAKIM: Yeah.

16 MR. MARTIN: And tell us that you're --

17 MR. BISKNER: Absolutely.

18 MR. MARTIN: -- just going to have a coffee
19 shop.

20 MR. CROAD: Your microphone is off.

21 MR. HAKIM: You already established 5:30 to
22 (INAUDIBLE) --

23 CHAIR GRIFFIS: And this -- this kind of
24 brings up my question from last time. It seems like
25 the building might be too big for the site. And when

1 the building's too big, and you don't have enough
2 parking, and there's really more employees than you
3 thought, it's just too big. There's too many things
4 going on.

5 So, I don't know if you looked at how you
6 could get more parking spaces on this site by
7 shrinking the building, which will get all your
8 numbers more in line. Did you take a look at that
9 since the last meeting? It does seem like there's a
10 lot happening here.

11 I mean, there was a very small gas station
12 on a very small corner of this property. It's a lot
13 more area, but there's so many functions jammed into
14 the one spot that it seems like everyone's arriving at
15 the same, it's busy. It's too busy, probably. How
16 busy is it going to really be?

17 MS. GRUBER: And you're selling liquor.

18 DR. STEPHENS-GUNN: Through the Chair?

19 MR. HAKIM: We already established 5:30 to
20 nine. That's what we established already, so I mean --

21 CHAIR GRIFFIS: Dr. Stephens-Gunn?

22 DR. STEPHENS-GUNN: To the petitioner?

23 MR. HAKIM: -- you have nobody else. Mr.
24 Chairman, so we already established the timing or the
25 opening for the gas station, I mean the drive thru

1 from 5:30 to nine. That's all we have. We have
2 nothing else. We cannot get anything else until
3 everything is ready to go. We tear down, we market
4 the building. We have no other data or information to
5 supply the commission here at all.

6 MR. BISKNER: But we will get some.

7 MR. HAKIM: We will get some, yeah.

8 CHAIR GRIFFIS: Okay.

9 DR. STEPHENS-GUNN: Through the Chair?

10 CHAIR GRIFFIS: Yeah.

11 DR. STEPHENS-GUNN: I suggest that you might
12 want to consider how you lay this out and use that
13 information to solicit possible tenants for your
14 facility. So that that way, as Mr. Martin proposes,
15 that you have an idea of how many employees, what
16 sizes, and that kind of thing. I agree with
17 Mr. Martin that I don't think the proposal is complete
18 at this point.

19 MR. BISKNER: We can do that. That is very
20 easy to do. We can get typicals, without a doubt.

21 CHAIR GRIFFIS: Any other commissioners?

22 MR. MARTIN: Yeah.

23 CHAIR GRIFFIS: Commissioner Gruber, go
24 ahead.

25 MS. GRUBER: There is, it's just a

1 suggestion. There's a gas station on, I believe,
2 Maple and Telegraph that has a Dunkin Donuts in it.
3 You could go in there and just talk to them, and you
4 know, it's just a point of information to solicit some
5 ideas.

6 MR. HAKIM: No, but we have the -- we have
7 the restaurant inside, the kitchen's inside the
8 business.

9 MS. GRUBER: So is theirs. Theirs is
10 inside.

11 MR. HAKIM: No, other kitchens --

12 MS. GRUBER: They don't have a drive thru.
13 But it's just an idea. I'm just trying to help you
14 out, to give you an idea of a possible plan.

15 MR. BISKNER: And we appreciate that.

16 MS. GRUBER: Okay.

17 MR. CROAD: Here's -- here's where we --

18 MR. BISKNER: I've done a Tim Hortons and
19 Dunkin over the last few years.

20 MS. GRUBER: Oh, okay.

21 MR. BISKNER: And the space is, there's
22 other franchises available. But I --

23 MS. GRUBER: Okay.

24 MR. BISKNER: -- very much appreciate that.

25 MS. GRUBER: Okay.

1 MR. BISKNER: They require much more space
2 for that type of operation. But I appreciate --

3 MR. CROAD: What we're trying to avoid is if
4 we come up with reasonable parameters, then you go out
5 and you get your lease, and hopefully it fits within
6 those parameters. If it doesn't, then you have to
7 come back through the whole process again, public
8 hearings, Planning Commission recommendation, City
9 Council.

10 So, we would like to give you a starting
11 point and end point for these issues, so that you can
12 go out there and you can have it fit without having to
13 take a step back.

14 MR. BISKNER: So, we received a conditional
15 rezoning approval. Is it possible to table the site
16 plan special land use, and we'll just -- we'll -- I
17 just -- I (INAUDIBLE) --

18 (Crosstalk.)

19 MR. CROAD: Yeah, and I --

20 MR. BISKNER: I already know what
21 (INAUDIBLE), so.

22 MR. CROAD: What I would -- I would suggest
23 is, let's get this cleaned up at this level, because I
24 don't want the council to scrutinize this and say that
25 you're not ready.

1 MR. BISKNER: Sure.

2 MR. CROAD: We already have acted on the
3 conditional rezoning. You've already held the public
4 hearing for the special use. So, we don't need to do
5 that again. And then, we'll come back next month, and
6 then we'll send all three items forward to council at
7 the same time.

8 MR. BISKNER: Absolutely, thank you.

9 MR. CROAD: And but before you go, is any
10 other comments from the commission, and I've got a
11 couple asks for you to consider while you're looking
12 at this.

13 CHAIR GRIFFIS: Commissioner Bernoudy?

14 MS. BERNOUDY: No, I'm just very confused
15 about it. I think it's best that we do it as you
16 suggested. I want to know about the hours, and who's
17 going to run the drive thru and, you know, the
18 security, all of it, you know. So, I think we need to
19 clarify.

20 CHAIR GRIFFIS: Commissioner Goodwin-Dye,
21 anything else to add?

22 MS. GOODWIN-DYE: I'm just as confused as
23 everybody else, so.

24 MR. HAKIM: This is (INAUDIBLE).

25 CHAIR GRIFFIS: They'll clarify it next

1 month.

2 MR. CROAD: So --

3 CHAIR GRIFFIS: Commissioner Willis,
4 anything?

5 V. CHAIR WILLIS: I'm good, thank you.

6 MR. HAKIM: We can get (INAUDIBLE).

7 CHAIR GRIFFIS: Any other comments?

8 MR. CROAD: Before you make your motion, do
9 you have another question, Mr. Martin?

10 MR. MARTIN: I was just going to ask you, is
11 -- would this be postponed to a date certain?

12 MR. CROAD: A date certain, yeah. It would
13 be our regular meeting in September.

14 MR. MARTIN: So, the September meeting.

15 MR. CROAD: And then, in the meantime, you
16 can work with our office to get this clarified. And
17 then, we can update the presentation.

18 MR. BISKNER: Sounds good.

19 MR. CROAD: Now, I like the fact that, you
20 know, even though there are requirements, you got your
21 pedestrian connectivity. I like that you're adding
22 the fountain. I didn't hear anything about an art
23 requirement. I'm sure this is over a million dollar
24 all-in development.

25 MR. BISKNER: Yeah, there's a fountain in

1 the front.

2 MR. CROAD: Right. That still has to be
3 approved by the Arts Commission to consider it.

4 MR. BISKNER: Yep.

5 MR. CROAD: The one other ask that I would
6 like you to consider, and I know it's not a sit-down
7 restaurant, but on a nice day -- and we always are
8 trying to encourage neighbors to be able to walk there
9 -- is maybe provide one or two outdoor tables or
10 chairs, whether they're café style or a picnic table.

11 See if you can incorporate a little patio
12 area, so if someone wants to take a break, grab a
13 coffee, sit outside, enjoy the weather, if one of the
14 neighbor businesses employee wants to come and get a
15 coffee or a cold drink or a beverage or a sandwich and
16 sit outside, that you provided just a small area for
17 that. I'd just like you to look at that.

18 MR. HAKIM: It's just (INAUDIBLE).

19 MR. CROAD: And I could see that little,
20 maybe there's a little extension area just off of one
21 of the end caps there that you can incorporate that
22 in.

23 MR. BISKNER: Where?

24 MR. CROAD: We don't have to design it right
25 now, just take a look at it.

1 MR. BISKNER: Well, no, I just -- you said
2 end caps.

3 MR. CROAD: Well, either at the end of the
4 drive thru, I guess the east side, east side of the
5 building where it's labeled drive thru.

6 MR. BISKNER: And to put what there?

7 MR. CROAD: Just a little bit of a patio
8 area for a couple tables and chairs.

9 MR. BISKNER: Oh.

10 MR. CROAD: Or maybe it's down towards --
11 remove some landscaping and create a little scene
12 there.

13 MR. BISKNER: Okay.

14 MR. CROAD: And we can work on that before
15 next month.

16 CHAIR GRIFFIS: Okay. So to clarify, we're
17 going to look for a motion to postpone to a date
18 certain for both of the remaining items, the special
19 use and the site plan review?

20 MR. CROAD: Yes, and the site plan.

21 CHAIR GRIFFIS: We're going to look for
22 individual motions. We're going to vote on each.
23 Commissioner Martin?

24 MR. MARTIN: I was just going to ask Terry,
25 at the same time, would we ask them to do a snow

1 storage area? Because it's a --

2 MR. CROAD: Well, they're required to have
3 snow storage area.

4 MR. MARTIN: That's been considered --

5 MR. CROAD: I don't know if it's been
6 addressed.

7 CHAIR GRIFFIS: We talked about it last
8 time.

9 MR. BISKNER: Yeah, it's on the south --
10 southwest corner of the property.

11 CHAIR GRIFFIS: Top left.

12 MR. BISKNER: Different -- different plan
13 sheet, C-1.

14 MR. MARTIN: Yeah, I see that.

15 MR. CROAD: So, you could postpone this to a
16 date certain of September 25.

17 MR. MARTIN: Okay. Through the Chair,
18 motion to postpone to a date certain PSLU24-0016 and
19 PSP24-0014.

20 V. CHAIR WILLIS: To a date.

21 MR. MARTIN: To a date certain of
22 September 25.

23 CHAIR GRIFFIS: Do we have to act on each
24 individual?

25 MR. CROAD: No.

1 CHAIR GRIFFIS: Okay. So, yeah, we'll group
2 them together. So, we have a favorable motion by
3 Commissioner Martin.

4 MS. BERNOUDY: I'll second.

5 CHAIR GRIFFIS: We've got a second by
6 Commissioner Bernoudy to postpone to the date of
7 September 25. All in favor?

8 FULL COMMISSION: Aye.

9 CHAIR GRIFFIS: Any opposed?

10 (No response.)

11 CHAIR GRIFFIS: Okay. So, you've heard all
12 the suggestions. Just please be in contact with the
13 Planning Department.

14 MR. BISKNER: Will do, thank you. Thank you
15 very much.

16 MR. HAKIM: Thank you.

17 CHAIR GRIFFIS: Thank you. Okay. The next
18 two items at 19421 West 10 Mile Road, the Family
19 Victory Fellowship Church.

20 MR. BOLLIN: Yes, sir. So, the church is
21 looking to rezone from OS Office Service and R-E
22 Single Family to complete OS Office Service across the
23 whole site. They want to rezone the entire parcel to
24 OS Office Service in order to add a storage shed onto
25 the site.

1 If you look, you can see the surrounding
2 zoning. We have ERO Education Research Office, as
3 well as OS in the northern section of the property,
4 and then also adjacent. And then, Single Family RE to
5 the east and to the southeast, and then B-3 littered
6 in between. It's just outside of the City Centre
7 district. Future land use is showing as Moderate
8 Density Multiple Family.

9 Current zoning, again, showing the permitted
10 land uses and special land uses, and then proposed
11 zoning in the OS district. Then, we've highlighted
12 church and related facilities as being allowed.

13 There's an aerial of the site. The site
14 plan, if you look behind you, you can see the two
15 sheds, the one existing right here, and then the
16 proposed shed right here. I believe it's going to be
17 a 10 by 12 shed that they are getting from Home Depot.

18 Existing conditions, nice lawn, nice little
19 play area. Again, the shed with the different styles
20 that they offer. But again, they're going to be doing
21 the 10 by 12.

22 And the petitioner is here for a short
23 summary.

24 MR. CROAD: If I could, before. The issue
25 with the split zoning, there's different setback

1 requirements, and there's some nonconforming
2 situations. And by going to all OS, it gives them
3 greater flexibility with less restrictions.

4 And I feel, we've met for quite some time.
5 All they want to do is build a shed, but then it's
6 brought up a lot of nonconforming situations. And
7 we've wrestled on trying to come up with the best
8 solution, and really, ultimately, is rezone the entire
9 site to OS.

10 CHAIR GRIFFIS: Okay. Could you please
11 remind us your name and address for the record.

12 MS. DAVIS: My name is Michelle Davis
13 [phonetic]. I'll use the church address, 19421 West
14 10 Mile Road.

15 MS. PACK: Beatrice Pack [phonetic], the
16 same address.

17 CHAIR GRIFFIS: Thank you. Just anything
18 else you'd like to add?

19 MS. DAVIS: No, but we did talk about why we
20 needed the shed. I could reiterate that it's very
21 important for us to continue the work that we're doing
22 for this community. There's not a food distribution
23 within a four- to ten-mile radius on the days that we
24 serve.

25 Unfortunately, we've run into an issue where

1 they're putting concrete down on Red River and
2 10 Mile, so we've kind of had it suspended for the
3 month of August. Hopefully they'll be done. But you
4 know, we want to continue to feed this community.

5 We need the shed because it would -- it
6 would lend us the opportunity to have more control and
7 increase productivity. It would give us a secure and
8 safe space for our equipment. Right now, our
9 equipment is locked up in the church. We can get to
10 it, but it's in various places, we have to pull it
11 out. And we need a place that we can go and get our
12 stuff and, you know, run, you know, get to running and
13 get our work done. It's readily accessible.

14 And also, community beautification issue,
15 where we have cones outside the current shed that
16 could be put inside the shed. And so, it would
17 increase our storage space, also. And as we grow --
18 right now -- so right now, I have a -- what you have,
19 a handcart with a dolly on it, a flatbed on it, it's
20 in my garage because there's no place. I purchased it
21 for the church, but there's no place to put it.

22 So, we need to be able to have a place that
23 we can put our equipment to really run our food
24 distribution more efficiently.

25 CHAIR GRIFFIS: Okay, thank you. I'll ask

1 you to step back for a second while we have the public
2 hearing, and then we may need you to come back up for
3 any further questions.

4 This is a public hearing. I'll open it up
5 to the public at this time, if any members of the
6 public who wish to come forward and speak on this
7 item?

8 (No response.)

9 CHAIR GRIFFIS: Seeing none, close the
10 public hearing. Dr. Stephens-Gunn, any questions or
11 comments?

12 DR. STEPHENS-GUNN: Oh, I have comments.
13 First of all, ladies, to your pastor and to the church
14 administration, I live in the community and I thank
15 you so very much. During the pandemic, you all were
16 just, there are no words. Your volunteers, your
17 teams, it was -- it was -- there are no words. So,
18 thank you very much.

19 It saddens me that we have to go through
20 this for you to get a shed, but at least you're
21 willing to do it. And you maintain the property. The
22 property always looks nice, even with all the
23 construction that's going on right now, the new sign
24 out front. You all are doing wonderful work, and may
25 God continue to bless you.

1 MS. DAVIS: Thank you so much.

2 CHAIR GRIFFIS: Commissioner Martin?

3 MR. MARTIN: I also want to say you should
4 mention --

5 CHAIR GRIFFIS: You can come back to the
6 microphone.

7 MR. MARTIN: -- mention your computer resale
8 process that you go through with the laptops and
9 computers that you no longer need and have available
10 for the community. That's also something you should
11 be thanked for. Thank you.

12 MS. DAVIS: Thank you.

13 V. CHAIR WILLIS: I can only repeat what my
14 colleagues have said. Thank you.

15 CHAIR GRIFFIS: Commissioner Gruber?

16 MS. GRUBER: Ditto.

17 MS. DAVIS: Thank you.

18 MS. BERNOUDY: Thank you so much. You've
19 been such an asset in the neighborhood, and we
20 appreciate it.

21 MS. DAVIS: Thank you.

22 MS. PACK: We appreciate you all. Thank you
23 very much.

24 CHAIR GRIFFIS: I'll just say, we all have
25 to follow the same Zoning Ordinance in this city, and

1 you're just going through the process like everybody
2 else. I have no opposition to changing the zoning to
3 allow the shed and clean up the site. And I said
4 before, your sign, your new sign is much improved. I
5 also cannot wait for the 10 Mile Road construction to
6 be finished. It messes up my life, too.

7 MS. DAVIS: Thank you.

8 CHAIR GRIFFIS: So, looking for the Planning
9 recommendation on the rezoning.

10 MR. BOLLIN: Yes, sir. The Planning
11 Department recommends favorable recommendation of
12 PZR24-0009, to rezone 2.9 acres of land at 19421 West
13 10 Mile Road from R-E Single Family to OS Office
14 Service. The Southfield Comprehensive Master Plan
15 indicates Moderate Density Single Family use for this
16 property, which calls for single-family homes on lots
17 less than 20,000 square feet and permits complimentary
18 small-scale institutional uses such as churches.

19 The proposed rezoning to OS Office Service
20 would allow for the development of the southern
21 portion of the site for activities related to the
22 existing church and child care center. The additional
23 uses permitted by the rezoning would be compatible
24 with the existing mix of uses in the area.

25 CHAIR GRIFFIS: Thank you. I'm looking for

1 a motion on the rezoning.

2 DR. STEPHENS-GUNN: I motion that we accept
3 the favorable recommendation for PZR24-0009.

4 V. CHAIR WILLIS: Support.

5 CHAIR GRIFFIS: Favorable motion by
6 Dr. Stephens-Gunn, supported by Commissioner Willis.
7 All in favor?

8 FULL COMMISSION: Aye.

9 CHAIR GRIFFIS: Any opposed?

10 (No response.)

11 CHAIR GRIFFIS: None, thank you.

12 MS. PACK: Thank you, Planning Commission.

13 MS. DAVIS: Thank you.

14 V. CHAIR WILLIS: Well, we still have --

15 CHAIR GRIFFIS: We have one more item, so.

16 MR. CROAD: We've only got a little bit
17 longer.

18 CHAIR GRIFFIS: So, now that the zoning has
19 been changed, we're talking about can you place the
20 shed where you're proposing to place the shed.

21 MS. DAVIS: Okay.

22 CHAIR GRIFFIS: Anything additional to add?
23 You told us why you're going for the shed. I think
24 we --

25 MS. DAVIS: Anything that -- I'm sorry, I

1 didn't get the question.

2 CHAIR GRIFFIS: If you had anything
3 additional to give us. You did tell us the whole
4 presentation originally, of the use of the shed and
5 why and where. There's already an existing shed near
6 there that's --

7 MR. CROAD: I think if you're comfortable,
8 Mr. Bollin can read the recommended resolution.

9 CHAIR GRIFFIS: Absolutely.

10 MR. BOLLIN: The Planning Department
11 recommends favorable recommendation of the site plan
12 review request by Family Victory Fellowship Church to
13 add a storage shed at 19421 West 10 Mile Road for the
14 following reasons and with the following conditions.

15 All development features are located so as
16 to minimize the possibility of any adverse impacts on
17 adjacent properties, and so as to relate properly to
18 pedestrian and vehicular traffic safety. The site
19 plan does show that access is provided only to a major
20 or a secondary thoroughfare or freeway service drive,
21 and that a proper relationship exists between the
22 major or secondary thoroughfare and any proposed
23 service roads, driveways, and parking areas in order
24 to encourage pedestrian and vehicular traffic safety.

25 This recommendation is based on the

1 documents, facts, representations, and stipulations
2 submitted with the application, and placed on the
3 record during the public hearing by the petitioner or
4 their representatives.

5 Conditions for the recommendations. Subject
6 to approval of PZR24-009 by the City Council, subject
7 to the approval of waivers by the Zoning Board for
8 side-yard setback, the site and building shall be
9 developed in accordance with a submitted plan set --
10 submitted site plan set prepared by ZA Tolbert
11 Architect, revision submitted 8/21/24.

12 The petitioner is to implement the
13 recommendations made by the Southfield Police
14 Department's Crime Prevention Bureau regarding site
15 security, and continuous compliance with all
16 applicable ordinance, codes, laws, and statutes. And
17 all work is to be performed -- all work to be
18 performed under plans, permits, and final inspections
19 approved by the city of Southfield.

20 CHAIR GRIFFIS: Thank you. Looking for a
21 motion.

22 MS. BERNOUDY: I wish to make a motion.

23 CHAIR GRIFFIS: Commissioner Bernoudy, go
24 ahead.

25 MS. BERNOUDY: I'd like to make a motion for

1 PSP24-0013.

2 DR. STEPHENS-GUNN: Second.

3 CHAIR GRIFFIS: Favorable motion by
4 Commissioner Bernoudy, second by Dr. Stephens-Gunn.
5 All in favor?

6 FULL COMMISSION: Aye.

7 CHAIR GRIFFIS: Any opposed?

8 (No response.)

9 CHAIR GRIFFIS: None. Thank you.

10 MS. PACK: Thank you.

11 CHAIR GRIFFIS: Next step, City Council.

12 DR. STEPHENS-GUNN: Thank you.

13 MS. DAVIS: All right. Thank you.

14 DR. STEPHENS-GUNN: All that for a shed.

15 V. CHAIR WILLIS: Yeah, yeah.

16 CHAIR GRIFFIS: Could be worse, could be
17 worse.

18 V. CHAIR WILLIS: Not much.

19 CHAIR GRIFFIS: Next item is at
20 25100 Northwestern Highway. There's several items.

21 MR. BOLLIN: Yes, the petitioner is Tunnels
22 to Towers Foundation. They're looking to rezone the
23 parcel from B-3 General Business to RC Regional Center
24 in order to permit the conversion of the existing
25 hotel into a multi-family residential use, and then to

1 be used as a veterans' village.

2 We have the current zoning, currently B-3,
3 with surrounding RC to the north, OS to the east,
4 Education Research Office, which is Lawrence Tech,
5 across the highway, and then B-3 adjacent. Future
6 land use, City Centre district, which this is in
7 accordance with that.

8 Again, permitted land uses and special land
9 uses within the B-3, and then the proposed zoning
10 permitted land uses and special land uses. We've
11 again highlighted the multiple family uses as
12 permitted land uses by right within the RC district.

13 Here's the site plan. They're going to be
14 converting the inside, and then not making significant
15 changes to the outside, but bringing it up to code,
16 nonetheless. And here's the updated landscape plan.

17 And then, here is the first floor plan. You
18 see the recreational space. I believe they said that
19 the pool will be filled. And then, they plan on
20 putting an elevator in. And then, they're also going
21 to have a food pantry for the residents.

22 Second floor plan, they plan to have a case
23 manager and day room on there. I believe it's going
24 to be staffed 24/7 by their -- by their workers for
25 any needs that the veterans have.

1 And then, the third-floor plan, more of the
2 same, one to two beds, I believe, and then the larger
3 corners believe are the -- yeah, the two beds.
4 Existing conditions, Holiday Inn looks pretty new.
5 Again, existing.

6 And I'll invite the petitioner up. I
7 believe they have a presentation.

8 CHAIR GRIFFIS: Please give us your name and
9 address for the record and anything else you'd like to
10 add.

11 MR. NAPLES: Thank you, Commissioners. My
12 name is Gavin Naples. I'm the vice president of the
13 Tunnel to Towers Foundation.

14 CHAIR GRIFFIS: That microphone is real
15 touchy. Just try to --

16 MR. NAPLES: No good?

17 CHAIR GRIFFIS: There it is.

18 MR. NAPLES: There you go. Thank you,
19 Commission. My name is Gavin Naples. I'm the vice
20 president of the Tunnel to Towers Foundation.

21 The Tunnel to Towers Foundation began in the
22 wake of the 9/11 terrorist attacks in New York City.
23 From that sacrifice, his brothers and sisters got
24 around a kitchen table and said we need to honor what
25 he did for New York City and for America. And 20-plus

1 years later, they've grown the Tunnel to Towers
2 Foundation into a half a billion dollar a year
3 organization that gives 95 cents of every single
4 dollar away to its programs.

5 We've provided over 1200 mortgage-free homes
6 to catastrophically injured service members, the
7 families of fallen first responders, and Gold Star
8 families throughout the nation.

9 Our newest program seeks to eradicate
10 homelessness amongst veterans nationwide. So, there
11 are over 35,000 veterans experiencing homelessness
12 right now throughout the nation. That's what the
13 federal government admits; the number is much higher.

14 So, what we've done in a very tight time
15 frame to address such a tremendous issue is develop a
16 two-prong model. The first is our veterans' villages.
17 We're going throughout the nation to the places where
18 the rates of homelessness are highest throughout the
19 nation, and we're acquiring hospitality properties, as
20 well as raw land, and we're providing permanent
21 affordable housing complexes with 24/7 wrap-around
22 supportive services for our veterans.

23 It's not enough to just provide a high-
24 quality housing accommodation to a veteran that may be
25 struggling. You need to provide a platform of

1 rehabilitation and eventual reintegration back into
2 the community, which are -- which is our ultimate
3 objective.

4 So, 24/7 at each of these villages on the
5 first floor, as you'll see in the site plan, we have
6 case management, behavioral health support, PTSD
7 support, entitlements assistance, employment
8 assistance, legal advocacy, and a litany of other
9 supportive services that are there for our veterans.

10 These are conduits of their organizations
11 and communities in the same space to get involved and
12 galvanize around our veterans for ancillary services,
13 pet therapy, art therapy, music therapy, cooking
14 classes, apprenticeships, fishing trips, ATV rides.
15 Where we effectuate these villages, it really brings
16 the community together and funnels those services
17 through our villages.

18 We have about 12 different projects
19 currently throughout the nation: Atlanta, Houston,
20 Bradenton, Buffalo, Toms River, Denver, Los Angeles,
21 Las Vegas, Charleston, Charlotte, all over the nation.

22 And I'll get to our plans for Southfield in
23 a second. But just to give you some scope as to what
24 we're doing outside of these large metro areas, you
25 still have 75 percent of America.

1 The second prong of our program is our
2 national case management network, and that is anywhere
3 in the nation where a veteran or their family is
4 experiencing homelessness, we have an internal team of
5 case managers, employment specialists, housing
6 coordinators, that onboard these veterans and their
7 families, no matter their location. We provide them
8 direct financial assistance to get them housed in
9 their area.

10 And then, we work with a network of over
11 1000 supportive service organizations throughout the
12 nation to provide them with that supportive services
13 that they need on a more remote basis. So, if it's a
14 veteran with three children sleeping in a van in
15 Louisiana or Arkansas or North Dakota, or even in
16 Detroit or Southfield, they can call our foundation.

17 We provide them housing, usually that same
18 day. We work with them and the VA to go to their
19 coordinated entry points to get their governmental
20 assistance and afford it to them based on their
21 veteran status. And then, we have attorneys in
22 Southfield and Detroit and Arkansas and North Dakota,
23 and PTSD clinics, and drug and alcohol rehabilitation
24 centers, and employment opportunities, and tactics for
25 family reintegration, so that we can help any veteran

1 that is struggling, that reaches out to the Tunnel to
2 Towers Foundation.

3 Some shots of our residences. Everyone has
4 their own bathroom, everyone has their own kitchen.
5 There's no communal living. This is not a shelter.
6 This is not a transitional site where people are
7 coming and going every three, six, nine months. This
8 is a permanent housing facility for veterans.

9 As I said, our ultimate objective is that
10 they reintegrate back into the community, and we
11 assist with that. But if this is a veteran's last
12 stop, I think your Vietnam War era veterans that may
13 have a little bit more trouble reintegrating back into
14 the community, this can be their permanent home for as
15 long as they'd like.

16 A litany of supportive service spaces, gyms,
17 multipurpose rooms, clothing rooms, workforce
18 development centers where veterans can interact with
19 veterans and other staff. Here are just some of our
20 supportive services, as I outlined before.

21 We provide daily funded transportation to
22 and from the nearest VA hospital, employment
23 opportunities, grocery stores, banks, so that
24 veterans, their physical location is never a barrier.
25 We take on that financial burden.

1 Obviously, this site as well is right on a
2 bus route with good proximity to other commercial
3 businesses, so veterans can feel that, you know,
4 they're engaged in the community.

5 This project is fully funded. We're not
6 asking for a dollar from anyone. The acquisition,
7 renovation, and maintenance is funded in perpetuity by
8 the Tunnel to Towers Foundation. And because we're
9 not beholden to any sort of government funding, we're
10 incredibly responsive and nimble to the needs of the
11 project, and also our veteran community.

12 A picture says a thousand words. This is
13 our facility in Houston, Texas, which houses 131
14 veterans. Atlanta, Georgia, under construction now.
15 Tampa, Florida, Manatee County deeded us nine acres.
16 We're going to be developing a 84-unit apartment
17 complex and a village of 38 comfort homes. Buffalo,
18 New York, four minutes from the nearest VA Hospital.
19 Toms River, New Jersey, this was just approved three
20 days ago. It's a seven-acre tract.

21 Harrisburg, Pennsylvania, right on the
22 Susquehanna River. Las Vegas, Nevada, across the
23 street from the largest VA medical hospital in the
24 state of Nevada. Riverside, California on March Air
25 Force Base, we currently have 175 permanent housing

1 units with U.S. Vets.

2 And in West Los Angeles, which is the
3 epicenter of homelessness and veteran homelessness,
4 there was a 388-acre tract of land owned by the VA
5 that was deeded by Abraham Lincoln back in the 1860s.
6 It's fallen into a state of disrepair over the last
7 100 years. Tunnel to Towers Foundation and a group of
8 organizations on the west coast put up nearly a
9 billion dollars to transform this property, which will
10 provide housing and services to over 3000 veterans at
11 the end of this decade.

12 In Southfield, we're proposing the
13 conversion of the old Holiday Inn into permanent
14 housing for -- it's a 98-unit current hotel. We're
15 proposing 91 units, I believe. And we're going to be
16 reconfiguring the first floor for all of our
17 supportive services. Many other villages coming soon.

18 And our mantra is that if you and I wouldn't
19 live there, we're not going to impose it on our
20 veterans. We feel that every night we don't act is
21 another night a veteran doesn't get back, and the men
22 and women that fought for our country should never be
23 left out on the streets of the country they
24 volunteered to protect.

25 So, I thank you very much for your

1 consideration. If you have any questions, I'd be
2 happy to answer them.

3 CHAIR GRIFFIS: Okay, thank you very much.
4 This is a public hearing. I'll just ask you to step
5 back for a second. Open up the public hearing for the
6 rezoning portion of this project. Any members of the
7 public who wish to speak, come forward at this time.
8 Give us your name and address. You'll have three
9 minutes.

10 MR. KELFAN: My name is Bob Kelfan
11 [phonetic], 4287 Nicholas Drive in Sterling Heights,
12 Michigan.

13 MS. STULTZ: My name is Shawnetta Stultz
14 [phonetic], 26623 West Carnegie Park, Southfield,
15 48034.

16 MR. KELFAN: So, Shawnetta and I are --
17 we're the local volunteers for the Detroit Chapter of
18 Tunnel to Towers. Our big -- our biggest event right
19 now is a 5k run, which is coming up in another week or
20 so.

21 I got involved with Tunnel to Towers, I've
22 been there for about three years now. I was -- I
23 actually was at the opening for what we have a -- we
24 have a, let's do -- Let Us Do Good Village down
25 outside of Tampa, Florida, which we build smart homes

1 for catastrophically injured veterans. And those are
2 also mortgage-free homes for them.

3 And then, I was able -- I was part of the
4 dedication and the opening of the Houston facility.
5 Just was phenomenal. And let me tell you, everything
6 Tunnel to Towers does, from my experience, is just
7 -- it's very successful. And Southfield, Michigan,
8 would be very proud to host this village, where we can
9 support these much deserving veterans.

10 MS. STULTZ: Hi, I've been a resident of
11 Southfield for over 20 years. I've been a volunteer
12 with Tunnel to Towers since at least 2019. And I'm
13 just here in support of it. I think it would be an
14 honor for the city of Southfield to be the first city
15 in the state of Michigan to host a veterans' village
16 for our veterans who are so deserving of it. So,
17 thank you for your time.

18 MR. KELFAN: I'm really excited about this
19 location. As you know, you jump on the Lodge Freeway,
20 we're down at the -- we can get our veterans down to
21 the John Dingell VA Medical Center in town in like 12
22 minutes. So, that's one of the, like Gavin was
23 saying, that's one of the criteria for location.

24 We also, we want to give these veterans a
25 sense of community and dignity. And it's going to be

1 a great project. I am looking forward to devoting
2 more of my time to this, as well as the other events
3 that we support. Thank you.

4 CHAIR GRIFFIS: All right, thank you.

5 MS. SOHI: Good evening. My name is Jasdeep
6 [phonetic] Sohi. I'm hospitality advisor with the
7 Sohi Group, located at 1080 Collins Court in Oakland
8 Township, Michigan.

9 We've been working with Gavin in trying to
10 identify some opportunities, and we were really amazed
11 when first we came to know about the foundation.
12 They've done some great work throughout the country,
13 and I think that this project is going to be really
14 one of a kind, and they have a proven track record of
15 doing things the right way. Like we were actually
16 working with Kiwi Hospitality. They transformed that
17 hotel into a really nice facility, and I think that
18 they will do an amazing job at converting this into
19 veteran housing. So, thank you.

20 CHAIR GRIFFIS: Thank you.

21 V. CHAIR WILLIS: Thank you.

22 CHAIR GRIFFIS: Seeing no other public
23 approaching, I'll close the public hearing. To the
24 commission, Dr. Stephens-Gunn?

25 DR. STEPHENS-GUNN: First of all, this is my

1 first hearing of this foundation. I think it's an
2 excellent, excellent opportunity for our community.
3 The location I think is superb because it is placed
4 within a community. It's right down the street from
5 our City Centre, the library, the golf course, a lot
6 of things that are going on here, especially with
7 things that we have on our front lawn.

8 So, I think it's an excellent opportunity.
9 It's an excellent opportunity to reuse that facility
10 for this purpose. The other thing I think that's
11 wonderful about it is the support services that you're
12 going to have on the first floor, which will be there
13 for the veterans, as well as I'm sure in crisis
14 situations, available to the community as well.

15 So, I am in full support and excited about
16 this opportunity for our community.

17 MR. NAPLES: Thank you very much.

18 CHAIR GRIFFIS: Commissioner Martin?

19 MR. MARTIN: I think Stephen's made his own
20 thunder during the presentation. I support it
21 wholeheartedly. Thank you.

22 MR. NAPLES: Thank you very much.

23 V. CHAIR WILLIS: My only concern is I, when
24 you have hearing aids, you can't hear with the rain,
25 so I may have missed some of your presentation. But

1 I'm just curious. I know you're going to remove the
2 swimming pool.

3 MR. NAPLES: Yes.

4 V. CHAIR WILLIS: Are you going to replace
5 it with other recreation. You may have addressed it,
6 I just didn't hear it. So, if there's other
7 recreation, I'd like to hear what's going on with
8 that.

9 MR. NAPLES: Yes, certainly. So, we are
10 removing the swimming pool. We're filling that in.
11 But there's gyms and multipurpose rooms and game rooms
12 and workforce development rooms. And we beautify the
13 outside perimeter with landscaping and memorial
14 gardens that we're going to be doing, to also have,
15 you know, inside and outside. But there's lounges and
16 case management offices where veterans interact with
17 other staff. So, while there won't be a pool, there
18 is a good amount of recreational space for our
19 veterans.

20 V. CHAIR WILLIS: Okay, thank you. I'm
21 absolutely supportive. Thank you.

22 MR. NAPLES: Thank you, sir.

23 CHAIR GRIFFIS: Commissioner Gruber?

24 MS. GRUBER: Thank you for choosing
25 Southfield. Really, it's an honor for us to be able

1 to support this.

2 MR. NAPLES: Thank you.

3 CHAIR GRIFFIS: Commissioner Goodwin-Dye?

4 MS. GOODWIN DYE: I'm in agreement with all
5 the commissioners thus far. I had a question, though.
6 Are you planning to do more of them, the villages, in
7 Michigan?

8 MR. NAPLES: Yes. So, what we're doing now
9 is sort of a counterclockwise revolution around the
10 United States. There are a lot of states that are in
11 a little bit more need than others: California,
12 Florida, Texas. Michigan actually has, what the
13 federal government admits, over 2400 unhoused veterans
14 right now.

15 And when I talk about these federal
16 definitions, chronically homeless is a term that is
17 used which has parameters on it. So, if you're
18 sleeping in your van for three months, you're not
19 chronically homeless. If you're sleeping on your
20 brother's couch or you just got divorced or you just
21 got evicted or have a foreclosure notice, you're not
22 chronically homeless.

23 Tunnel to Towers Foundation doesn't abide by
24 those definitions. We help veterans that are actually
25 in crisis, no matter what their situation is. My

1 point being, the number is much higher. So, as for
2 when we come back to Michigan, we will identify, you
3 know, where those areas are greatest.

4 And yes, there will be many, many more
5 veterans' villages. We hope that this is a replicable
6 model that other organizations will follow. And
7 obviously, no one can do this alone, but all
8 organizations working towards the same common goal is
9 how we can eradicate homelessness amongst veterans.

10 MS. GOODWIN-DYE: Thank you.

11 MR. NAPLES: Thank you.

12 CHAIR GRIFFIS: Commissioner Bernoudy?

13 MS. BERNOUDY: I'd like to also reiterate
14 that we're very, very honored that you have chosen
15 Southfield. And every amenity is just right here for
16 them, and it's long overdue. They deserve everything
17 that we have to give to them, and we appreciate it.
18 And I'm in full support as well.

19 MR. NAPLES: Thank you so much.

20 CHAIR GRIFFIS: Yeah, I think this is a
21 really good adaptive reuse project. It's already set
22 up as studio units with kitchens, kitchenettes, or
23 whatever. I mean, it's not a, you got to gut
24 everything and start everything new. It's a, I don't
25 know, 25-year, 30-year-old building that, you know,

1 it's a great start.

2 And the location, we've all talked about the
3 location, makes so much more -- so much sense. You
4 know, it seems like the right size units. It's -- the
5 hotel has probably went through its lifespan. It's
6 good to get somebody to put fresh, you know, fresh
7 finishes and quality back into it, instead of letting
8 it just run completely into the ground.

9 And then, the permanent, you know, the
10 permanent residency kind of, I assume maybe, you know,
11 that -- I assume you want to get in and you want to
12 stay when you're there. You want to, you know, you
13 don't want to get kicked out. You want to just follow
14 the rules of the program. And this isn't that, you
15 know, there's some new influx of people, but for the
16 most part, this is going to be a pretty stable asset,
17 I assume.

18 MR. NAPLES: Absolutely. And on those
19 points, it is in, you know, good condition, but we're
20 still going to put millions of dollars into the
21 renovation for it. So, it's going to be much nicer
22 once we're done.

23 But the safety and security of not only the
24 village, but the surrounding community, is of
25 paramount importance to us. We put a tremendous

1 amount of money and effort into that. Every single
2 inch of the village is captured by CCTV. We have 24/7
3 guards, and the intake and screening of the recipients
4 and of our, you know, tenants, that's really where it
5 starts.

6 Veterans meet us halfway. They have skin in
7 the game. They pay rent. It's never more than
8 30 percent of their income, never more than the
9 affordable housing designation location. But we
10 screen out veterans that have any dishonorable
11 discharges, any sexual-based offenses, any major
12 violent crimes. So, again, we're meeting veterans
13 sort of halfway that are very interested in
14 reintegrating back into the community, a family
15 reintegration, going on to buy homes, entrepreneurial
16 career paths, those are big tenants of what we're
17 doing here.

18 CHAIR GRIFFIS: Okay. Planner Croad, do you
19 have something for us?

20 MR. CROAD: Yeah, I -- unfortunately, when
21 we had that brief power outage, there's just a little
22 gap in the presentation, and this is really
23 multi-family with supportive services. You happen to
24 be targeting homeless veterans, but it's not a
25 homeless shelter.

1 MR. NAPLES: Absolutely.

2 MR. CROAD: So, just in case we lost that in
3 your presentation, if you could just reiterate what
4 type of housing this is, and that veterans are free to
5 come and go.

6 I also agree with the commission. I
7 couldn't think of a better location in our City Centre
8 that's walkable, that has public transit, that has
9 jobs. It has food, education, the library, all
10 supportive services within a walking distance, in
11 addition to everything that you're providing.

12 But if you could just do a synopsis again of
13 the type of housing this is.

14 MR. NAPLES: Absolutely. So, this is not a
15 transitional site. This is not a shelter.
16 Transitional refers to a federally funded program
17 where veterans, the federal government pays for
18 veterans to go to a specific location for a finite
19 amount of time, six months, nine months, 12 months.
20 The federal funding runs out, and then they have to go
21 to another location. And it's this never-ending cycle
22 of nine months here, nine months here, nine months
23 here, and they're never getting out of it.

24 The need for permanent housing with that
25 continuity of supportive services is what we're

1 providing. So, again, they pay rent. They have the
2 free services that Tunnel to Towers provides, but
3 they're not being kicked out in nine months and going
4 somewhere else.

5 So, this is their home, and as I said, our
6 ultimate objective is reintegration back into the
7 community. But if this is a veteran's last stop, they
8 will, you know, they can live out their golden years
9 with comfort and dignity at the veterans' village.
10 These are much more stabilized individuals than what
11 you'd see in a shelter-type environment.

12 CHAIR GRIFFIS: Commissioner Bernoudy?

13 MS. BERNOUDY: I have a question. How will
14 the veterans apply to become one of the residents
15 there?

16 MR. NAPLES: Sure. So, we work very closely
17 with the VA. We're not beholden to them, you know, by
18 any means. But we work very closely with the VA
19 nationally and locally to identify veterans that would
20 meet our criteria. And then, we have a robust network
21 through Tunnel to Towers where people reach out to us
22 organically.

23 So, I have no doubt that this will be filled
24 up in short order. And that's something I'd really
25 like to reiterate again, is that while this is only 91

1 units, there's many other veterans struggling. Our
2 national case management network can assist those
3 veterans and those families.

4 So, the 92nd veteran, they can call our
5 foundation, and we can provide them housing, two,
6 three, four, five bedroom apartments in Southfield, in
7 Detroit, wherever they are, and then we can work with
8 them for those supportive services. So, we're not
9 turning any veterans away.

10 MS. BERNOUDY: Thank you.

11 MR. NAPLES: Thank you.

12 MS. BERNOUDY: Appreciate it.

13 CHAIR GRIFFIS: Commissioner Willis?

14 V. CHAIR WILLIS: Thank you. Your
15 presentation was gender neutral, but I'm assuming male
16 and female?

17 MR. NAPLES: That's correct, sir.

18 V. CHAIR WILLIS: Okay. And you said it is
19 a -- you will not accept individuals with dishonorable
20 discharge. Are you -- does that become an absolute
21 wall? I mean, do you hear it or anything?

22 MR. NAPLES: So, we have discretion in what
23 we do. Sexual based offenses are, you know, that's a
24 complete no-no for the Tunnel to Towers Foundation,
25 dishonorable discharge, and major crimes. But to the

1 extent possible, our national case management network
2 assists those veterans with referrals, and we help
3 them to other organizations that are better suited to
4 help them.

5 So, we're not turning anyone away. It's
6 just that we're, you know, the veterans that live at
7 the village, it's -- there is a certain set of
8 criteria.

9 V. CHAIR WILLIS: Okay, thank you.

10 MS. BERNOUDY: Good.

11 CHAIR GRIFFIS: Commissioner Martin?

12 MR. MARTIN: Do you help veterans that are
13 in other facilities within the metropolitan area? Can
14 they come to the village and seek assistance?

15 MR. NAPLES: So, the amenities here --

16 MR. MARTIN: Your services?

17 MR. NAPLES: Yes. So, the amenities here
18 are for the veterans at the site. That is to say that
19 if veterans reach out to us and want to come and be at
20 the village or engage in our services, we're not going
21 to turn them away.

22 So, we do work very closely with other
23 organizations. As I said, we want these to be sort of
24 conduits in the same space. But this year alone, will
25 provide housing assistance and access to services

1 through our case management network and our villages
2 to over 6500 veterans and over 2000 children.

3 So, it's much more robust than just our
4 villages. So, yes, to answer your question.

5 MR. MARTIN: Okay. There are veterans that
6 are staying in an apartment complex within the city of
7 Southfield, are they aware of the services available
8 and the housing available to them?

9 MR. NAPLES: They will be, once we begin
10 this renovation, yes.

11 MR. MARTIN: Okay, all right. Thank you.

12 MR. NAPLES: Yes.

13 CHAIR GRIFFIS: All right. Anybody else?

14 (No response.)

15 CHAIR GRIFFIS: Okay. Can we have a
16 recommendation from the Planning Department?

17 MR. BOLLIN: Planning Department recommends
18 favorable recommendation of PZR24-0010, to rezone 3.07
19 acres of land at 25100 Northwestern Highway from
20 B-3 General Business to RC Regional Center.

21 The Southfield Comprehensive Master Plan
22 indicates Southfield City Centre district for this
23 property, which calls -- which calls for a mixed-use
24 area, including universities and colleges, that serve
25 as the community meeting place or heart of Southfield.

1 The proposed rezoning to RC Regional Center
2 would allow for the adaptive reuse of the site to
3 allow for a multi-family complex focused on veteran
4 housing. The additional uses permitted by the
5 rezoning would be compatible with the existing mix of
6 uses in the area.

7 CHAIR GRIFFIS: Thank you.

8 DR. STEPHENS-GUNN: To the Chair -- to the
9 Chair, before we have a vote, can I ask Planner Croad
10 a question?

11 CHAIR GRIFFIS: Absolutely.

12 DR. STEPHENS-GUNN: Can you tell me the tax
13 status of this property? Will this property --
14 property taxes? Will they -- or is it exempt?

15 MR. CROAD: Well, right now, they're
16 probably paying property taxes if you're a tax-exempt
17 organization.

18 MR. NAPLES: We are a 501(c)(3)
19 organization.

20 DR. STEPHENS-GUNN: Okay. That's what I
21 needed to know. Thank you.

22 CHAIR GRIFFIS: I'm looking for a motion on
23 the rezoning aspect.

24 MS. BERNOUDY: I'd like to make a motion on
25 PZR24-0010.

1 V. CHAIR WILLIS: Support.

2 CHAIR GRIFFIS: Okay. We have a favorable
3 motion by Commissioner Bernoudy, supported by
4 Commissioner Willis. All in favor?

5 FULL COMMISSION: Aye.

6 CHAIR GRIFFIS: Any opposed?

7 (No response.)

8 CHAIR GRIFFIS: None. All right.

9 Last item, the site plan review. I think we
10 can probably skip ahead to the Planner's
11 recommendation, and then if there's any additional
12 discussion.

13 MR. CROAD: I have one comment after he
14 reads this.

15 MR. BOLLIN: The Planning Department
16 recommends favorable recommendation of the site plan
17 review request by Tunnel to Towers Foundation to adapt
18 and reuse an existing building for multiple-family
19 residential use, located at 25100 Northwestern
20 Highway, for the following reasons and with the
21 following conditions.

22 All development features are located so as
23 to minimize the possibility of any adverse impacts on
24 adjacent properties, and so as to relate to pedestrian
25 and vehicular traffic safety.

1 The site plan does show that access is
2 provided only to a major or secondary thoroughfare or
3 freeway service drive, and that a proper relationship
4 exists between the major or secondary thoroughfare and
5 any proposed service roads, driveways, and parking
6 areas, in order to encourage pedestrian and vehicular
7 traffic safety.

8 This recommendation is based on the
9 documents, facts, representations, and stipulations
10 submitted with the application and placed on the
11 record during public hearing by the petitioner or
12 their representatives.

13 And the following conditions. Subject to
14 approval of PZR24-0010, by the City Council. Subject
15 to the approval of waivers by the Zoning Board for
16 minimum floor area per dwelling unit and the required
17 parking. The site and building shall be developed in
18 accordance with a submitted plan set prepared by
19 Leo A. Daly, revised 7/26/24.

20 The petitioner is to implement the
21 recommendations made by the Southfield Police
22 Department's Crime Prevention Bureau regarding site
23 security, and continuous compliance with all
24 applicable ordinances, codes, laws, and statutes. And
25 the petitioner must perform all work under plans,

1 permits, and final inspections approved by the city of
2 Southfield.

3 CHAIR GRIFFIS: Planner Croad?

4 MR. CROAD: Alex, would you mind going to
5 the site plan for a minute?

6 MR. BOLLIN: Is this good or you want the --

7 MR. CROAD: No, the site -- the site plan.

8 MR. BOLLIN: Oh, so the whole site plan.

9 MR. CROAD: Wouldn't that be before their
10 presentation?

11 MR. BOLLIN: Yeah.

12 MR. CROAD: So, I thought there was like a
13 landscape. There we are. So, on that, if you look at
14 the lower right corner of this site, on Evergreen Road
15 is a bus stop. It's one of our busiest bus stop
16 locations, like I see at least five, six, seven people
17 there a lot of times. And we don't have enough right
18 of way. We have a bench and a trash can. Would you
19 be willing to work with us to give us a small easement
20 so that we can put some additional seating or
21 amenities for that bus stop?

22 MR. NAPLES: I don't see that being a
23 problem. Would you mind just specifying exactly where
24 you're talking about?

25 MR. CROAD: See where those three -- those

1 three trees are in the corner?

2 MR. NAPLES: Yeah.

3 MR. CROAD: That's approximately the area,
4 if you went just right of that, there's an existing
5 bus stop.

6 MR. NAPLES: And that's within the buffer,
7 I'm assuming?

8 MR. CROAD: Yeah, it's -- our right of way
9 does not give us enough area to put any additional
10 furnishings there.

11 MR. NAPLES: Okay.

12 MR. CROAD: So typically, we work with the
13 adjacent property owner to get an easement to install
14 some additional amenities for the users of the bus
15 stop.

16 MR. NAPLES: That's fine.

17 MR. CROAD: Okay. Other than that, again, I
18 think this is going to be a great addition to our
19 community, and doing some of the sprucing up here also
20 will help refresh that property.

21 MR. NAPLES: Thank you.

22 CHAIR GRIFFIS: Commissioner Martin, you had
23 a question or?

24 MR. MARTIN: Back on that same slide, there
25 was this walkway along Northwestern Highway that was

1 asked to be put in. I wasn't -- yeah, that walkway
2 there, yeah, along Northwestern.

3 MR. BOLLIN: Where?

4 MR. MARTIN: Yeah, that -- this. That was
5 added.

6 MR. BOLLIN: Yeah.

7 MR. MARTIN: I just want to make sure that
8 -- I just wanted to make sure that that's the one that
9 was added. Thank you.

10 CHAIR GRIFFIS: Okay. If there's no other
11 discussion, I'm looking for a recommendation on the
12 site plan review aspect.

13 V. CHAIR WILLIS: I move for favorable
14 consideration for PSP24-0015.

15 MS. GOODWIN-DYE: Support.

16 MS. BERNOUDY: Second.

17 CHAIR GRIFFIS: Favorable recommendation by
18 Commissioner Willis, supported by Commissioner
19 Goodwin-Dye. All in favor?

20 FULL COMMISSION: Aye.

21 CHAIR GRIFFIS: Any opposed?

22 (No response.)

23 CHAIR GRIFFIS: All right, thank you. Good
24 luck.

25 V. CHAIR WILLIS: We look forward to seeing

1 all of the things that you're doing and appreciate it.

2 MR. NAPLES: Thank you very much.

3 MS. BERNOUDY: Yes.

4 V. CHAIR WILLIS: Thank you.

5 MR. NAPLES: We guarantee this is going to
6 be amazing. Thank you.

7 CHAIR GRIFFIS: All right. Meeting Minutes
8 from July 10, July 15, and July 24.

9 MR. MARTIN: To the Chair?

10 CHAIR GRIFFIS: Just remind everybody, we're
11 still in the meeting. Take the conversations out
12 there, thank you.

13 MR. MARTIN: Thank you.

14 CHAIR GRIFFIS: Commissioner Martin?

15 MR. MARTIN: Recommend favorable approval of
16 the minutes for the Planning Commission July 10 study
17 meeting, July 15 council -- City Council joint meeting
18 with the Planning Commission, and the July 24 minutes
19 as provided.

20 V. CHAIR WILLIS: Support.

21 CHAIR GRIFFIS: A favorable recommendation
22 by Commissioner Martin, supported by Commissioner
23 Willis for approval of the minutes. All in favor?

24 FULL COMMISSION: Aye.

25 CHAIR GRIFFIS: Public comment, this is

1 another public comment portion of the meeting. If any
2 members of the public would like to come forward and
3 speak on any item, you have three minutes.

4 Please remind us again your name and address
5 for the record. You'll have another three minutes to
6 speak.

7 MR. ARATI: My name is Kalal Arati. As you
8 guys know, I'm the current tenant of the Telegraph.
9 There are some important points that I would just like
10 to clarify about the proposal.

11 One thing that currently happens at that
12 facility, there's a Speedway that really comes up once
13 every two, three months to extract some like hazardous
14 environmental spill, so at that area. So, they
15 usually come inside and outside just to clean up,
16 basically, some of the spill that happened probably
17 years and years ago from Speedway that used to be
18 owning that property. So, that's one of the points I
19 just want to let you know about.

20 And second thing was, I believe when he
21 mentioned about the current operation for me as a
22 tenant at this -- at that place, I was, you know, we
23 agreed, because he mentioned that there's no lease
24 currently at that moment. His brother, just give a
25 record. His brother gave me a lease in 2019, and

1 there's confusion about him and his brother, that he
2 gave me a 10-year lease and mentioned that the
3 operation of that station proceeds normally as it had
4 been for years.

5 So, I'm just surprised that he mentioned
6 that point, that there are no lease whatsoever
7 happening between us and him. That's just one of the
8 clarified points. I mean, just to make it accurate.

9 So, as you know, I support any project in
10 Southfield. I don't mind having this project up to
11 the next level. But there always certain safety
12 procedure that need to be precaution at any given, not
13 just for me as a tenant. No, I'm not just saying that
14 because I'm a tenant, no way. It's just because of
15 this community surroundings. It is a really crowded
16 community and traffic.

17 And it's -- I see it, in my view, as
18 something will be need some more effort to it and more
19 vigilance, that's what I would say about it. So,
20 that's probably the ones that I need to say about.

21 So, it all goes back to the city
22 legislature. And you, the city legislators always
23 know what's better for the city. It doesn't matter
24 what the proposal is. As I have stated before, I have
25 been there for almost a decade, and they always take

1 it extremely seriously when it comes to community
2 safety surroundings. It doesn't matter what the
3 project is. And I would just like to add that it will
4 be something that need to be careful about. That's
5 all I need to say.

6 CHAIR GRIFFIS: Thank you.

7 MR. ARATI: Thank you.

8 V. CHAIR WILLIS: Thank you.

9 MS. BERNOUDY: Thank you.

10 MR. MARTIN: Can I ask you a question?

11 MR. ARATI: Yes, absolutely.

12 MR. MARTIN: You're talking about Speedway
13 is come -- they come in to clean up. Is it -- is this
14 a runoff from the tanks or something in the ground or?

15 MR. ARATI: No, that was happened years ago,
16 that probably on the land for some reason. He knows
17 more information in depth to it more than I do,
18 because they usually come with my permission, but more
19 in-depth information towards the landlords because
20 they came only with his permission to it.

21 So, they come around probably every three
22 months. They used to come every week, just to get --
23 since 2014, they used to come every week, but now they
24 decline their visits based on the cleaning process,
25 that the requirement they have from the state.

1 But it's all Speedway that is currently
2 doing the cleanup on their expense. So, that's from
3 my understanding from them. I believe Jason is one of
4 the person that regulates that process, the cleaning
5 process. And he just stated to me that it used to be
6 a trailer spotted on the gas station south parking
7 lot. So, it used to be parked a trailer for cleaning
8 purposes, but they took away in 2016. But then now
9 they still have, you know, limited visits.

10 MR. MARTIN: Okay.

11 MR. ARATI: Yeah.

12 CHAIR GRIFFIS: Okay, thank you.

13 MR. ARATI: Thank you. And if there's any
14 more question, I'm happy to answer.

15 V. CHAIR WILLIS: Thank you so much.

16 CHAIR GRIFFIS: Planner Croad, do you have
17 something?

18 MR. CROAD: Well, it's not atypical for
19 monitoring wells and people to come and inspect from a
20 previous leak of underground storage units. So, some
21 of them, maybe the frequency has been reduced based on
22 the testing that they found.

23 CHAIR GRIFFIS: Yeah. And their new gas
24 station would be subject to all the new standards --

25 (Crosstalk.)

1 MR. CROAD: Well, they're going to have to
2 go through all the standards and --

3 CHAIR GRIFFIS: And increasing the size.

4 MR. CROAD: Right.

5 MR. MARTIN: Yeah. Just like they had to do
6 at Dreams. They had to go through all the tanks and
7 all that other stuff.

8 MR. CROAD: That's right.

9 V. CHAIR WILLIS: Right.

10 MR. CROAD: That's right.

11 MR. MARTIN: Taking them out and (INAUDIBLE) --
12 (Crosstalk.)

13 V. CHAIR WILLIS: The EPA concern, maybe.

14 CHAIR GRIFFIS: Seeing no other members of
15 the public, we'll close the public comment first
16 before we continue our comments, but. Okay. Council
17 items update?

18 MR. CROAD: Yeah. So, we had a little bit
19 of a marathon meeting Monday. The Kroger, we actually
20 had about a dozen people speak under public comment,
21 even prior to getting to the public hearing.

22 So, there was a lot of discussion about the
23 proposed gas station, circulation, safety issues, all
24 those items. But most of the focus was on the
25 cleanliness, or lack of cleanliness, and upgrading of

1 the interior of the store.

2 MS. BERNOUDY: Right.

3 MR. CROAD: And I don't think the applicant
4 did a great job responding to all the questions and
5 concerns. We found out later that there was members
6 of the Kroger store in the audience that didn't come
7 up and respond, didn't want to. So, for -- if you add
8 everything together, it was almost a three and a half
9 hour discussion. And they ended up tabling it or
10 postponing it to a date certain of October 28, to make
11 sure that Kroger representatives could come back and
12 address the store issues, as well as some of the other
13 outstanding issues. So, no action was taken.

14 Maximillian, the gentleman that wanted to
15 build the duplexes, had about a half a dozen residents
16 come and speak against it. And I believe the council
17 wanted -- was intrigued by the idea, wanted to do the
18 right thing. They were concerned about the shape of
19 the one-acre lot, and that how it was, didn't have the
20 right fit for that -- for that neighborhood. That's
21 basically it.

22 And I think at that point, we were almost
23 four hours into the meeting, and Max was just, I think
24 he was a little bewildered that there was so much
25 opposition, and then he didn't really see support from

1 the council, although the council did try hard to not
2 pin him in a corner with a vote. So, his project died
3 for lack of support. There was no motion. There was
4 nobody one way or the other. They didn't want to
5 necessarily vote against him.

6 There was some discussion about whether, if
7 they voted RT, could he still come back and build
8 single family? But that -- that is an option, but he
9 has to come back in front of council, whereas if he
10 was going to build single family, he could just come
11 in the next day to the Building Department and build
12 two single-family homes.

13 I think he -- a little air was taken out of
14 his sails because he didn't have that passion. He was
15 resigned. He basically gave up when he was asked to
16 explain his project. And he did call yesterday and
17 thank the staff for guiding him. And he just, he was
18 -- I think he was a little naive going into this. Had
19 a lot of great aspirations. And I said to him, I kind
20 of missed that, the first Max. I wish you would have
21 had that energy Monday night. I don't know if it
22 would have made a difference, but so that project
23 didn't get acted on.

24 And we did -- we did look at the MUCD for
25 that mid-century modern building on 10 Mile. That was

1 enthusiastically received by the council. I think at
2 that point, everybody was tired. There was no public
3 hearing and very little questions.

4 The gas station with the liquor store, that
5 did engender some discussion. It was brought up
6 again, why. There was a couple council members that
7 raised the question, why we didn't have a moratorium
8 in place.

9 I explained, as with the City Attorney, that
10 there was a lot of study and thought that went into
11 adopting the regulations, and it was unanimously
12 approved by the City Council for beer, wine, and
13 liquor sales. That happened less than a year ago.
14 And when there was discussion a few months after that
15 about another moratorium, the City Attorney said that
16 moratoriums are put into pause to study an item, but
17 this item had already been studied.

18 The mayor basically said that if you're
19 going to scrutinize every beer, wine, and liquor
20 sales, and you're not in favor of it, just repeal the
21 recommend -- the regulations, because that's what you
22 put in place, and that's what people have been taking
23 advantage of.

24 And what was the last item?

25 DR. STEPHENS-GUNN: Marijuana.

1 MR. CROAD: The marijuana. So, both
2 provisioning center representatives did come. Now,
3 we're five hours into the meeting at this point. And
4 they did -- they did state their case of why the extra
5 hours will help them and how it's hurting them with
6 compatible communities.

7 Council had asked us, Alex had done the
8 research on population size, number of provisioning
9 centers for all of the adjoining communities. We did
10 provide that information. Ultimately, it was approved
11 four-three.

12 So, those petitioners will be back next
13 month for their special land use to consider extending
14 their hours of operation, because what was done was
15 the hours of operation in the ordinance was expanded.
16 They were previously approved under the old ordinance,
17 so they have to come back to ask for the additional
18 three hours, basically, on Saturday and Sundays.

19 They said that they actually have to put
20 cones up and signs saying they're closed for business
21 after 6 p.m., because people assume they're coming
22 -- their highest traffic is after hours, when people
23 are out of work and they're trying to come there. And
24 six o'clock closure doesn't work for everybody.

25 DR. STEPHENS-GUNN: Will they have to go

1 back to City Council to get those accepted?

2 MR. CROAD: Yeah.

3 DR. STEPHENS-GUNN: Oh my God.

4 MS. BERNOUDY: Yeah, that's why they should
5 do it while they're here.

6 MR. CROAD: Yeah, they gotta come to
7 Planning Commission once again. That's why we spend
8 so much time here talking about the hours of
9 operation, because when they first came through, they
10 were -- they said they were comfortable with those
11 hours of operation. And literally, the night that it
12 got adopted, I got approached out in the atrium, can
13 we expand those hours? No, it's too late. You should
14 have spoke up earlier.

15 So, I had explained to them that they would
16 have to come back and have a zoning amendment and so
17 forth. So, I'm glad that you guys postponed this one
18 gas station. They didn't seem to have the answers
19 that you had asked before, and I don't think we should
20 be granting a blank check.

21 MR. MARTIN: Yeah.

22 MS. BERNOUDY: Nope.

23 MR. CROAD: I don't think it's that hard.
24 You saw I just looked it up, what the hours of
25 operation are. Come up with something reasonable,

1 because if once we establish those hours and they want
2 to change it, they're going to have to come back
3 through the whole process again.

4 MR. MARTIN: Hayes Market is a problem. Is
5 there a set width for aisles that they have to have?

6 MR. CROAD: Hayes Market?

7 V. CHAIR WILLIS: Across the street.

8 MR. MARTIN: Yeah, the market he owns across
9 the street.

10 MR. CROAD: You're talking about parking
11 aisles?

12 MR. MARTIN: No, the walk, the customer
13 service --

14 MR. CROAD: Well, that's probably under the
15 building code --

16 CHAIR GRIFFIS: Building Department.

17 MR. CROAD: -- and the health department and
18 all that. Maybe Mr. Griffis can tell you. That's not
19 something we would regulate.

20 CHAIR GRIFFIS: Yeah, there is a minimum.
21 Sometimes that gets aggressively pushed by existing
22 businesses like.

23 MR. MARTIN: I can't walk down an aisle in
24 there.

25 MR. CROAD: It's probably -- I mean, it

1 triggers barrier --

2 MR. MARTIN: My shoulders hit both aisles.

3 MR. CROAD: -- barrier-free compliance
4 issues.

5 CHAIR GRIFFIS: Yeah.

6 MR. CROAD: And I know you have to be five
7 feet wide for -- to be able to turn around, unless
8 there's a short distance.

9 CHAIR GRIFFIS: Sometimes, you can go down
10 to three foot in a commercial building, and 44 inches
11 is kind of the rule of thumb, and five-foot wheelchair
12 turnaround everywhere.

13 MR. MARTIN: He wants it his way,
14 regardless. It's a shame. I mean, I understand that
15 he will, you know, have to abide by what, but he's
16 going to fight it every -- every step of the way.
17 It's just my feeling.

18 V. CHAIR WILLIS: I don't see how he can do
19 that.

20 MR. MARTIN: Yeah. Because he's there and
21 (INAUDIBLE) --

22 (Crosstalk.)

23 V. CHAIR WILLIS: The guy said he had a
24 10-year contract.

25 MR. MARTIN: Yeah, oh, that's another --

1 V. CHAIR WILLIS: I don't think it's past a
2 10-year contract.

3 CHAIR GRIFFIS: Yeah. Miscellaneous, next
4 meeting?

5 MR. BOLLIN: So, we have the study meeting
6 on 9/11.

7 MR. MARTIN: That's a bad date.

8 MR. BOLLIN: Yeah. Like Terry was saying,
9 we have the marijuana businesses coming back for
10 hours. I'm blanking on the other ones. Oh, apartment
11 complex is wanting to add a security access gateway at
12 their entrance. So, they'll be coming for that.
13 There's one more, and I'm not remembering it. So,
14 it'll be a surprise when you get your packets.

15 For the long-range study meeting on the
16 18th, we're going to be looking at accessory dwelling
17 units. Right now, I'm making a, basically a framework
18 for it, for consideration or discussion, really. And
19 then, a presentation with that. And then, regular
20 meeting at the end of the month for recommendations to
21 City Council.

22 V. CHAIR WILLIS: Okay.

23 MR. MARTIN: Do we have any information on
24 Leonard school, and have they put in any plans?

25 MR. BOLLIN: Nothing yet.

1 MR. MARTIN: Yeah. School board still
2 fighting everything?

3 MS. GRUBER: Don't get me started.

4 MR. MARTIN: Yeah.

5 CHAIR GRIFFIS: Well, school was back in
6 session for two days this week, and then, they ran out
7 of power today.

8 MR. MARTIN: A half day.

9 (INAUDIBLE CROSSTALK.)

10 MS. GRUBER: They have a half day.

11 MR. MARTIN: Half a day.

12 CHAIR GRIFFIS: Oh, it was too hot.

13 MR. MARTIN: (INAUDIBLE), yeah.

14 CHAIR GRIFFIS: It was too hot, that's
15 right.

16 MS. GRUBER: Well, now half of them now
17 don't have power.

18 MR. MARTIN: Yeah, tell me about it. That's
19 -- I'm sorry I had to leave.

20 MS. GRUBER: Where the (INAUDIBLE).

21 MR. MARTIN: But my wife was hospitalized
22 last week, and she's -- we ended up going to my
23 daughter's house because we didn't have power. And
24 she -- they got to the house, and they said, there's
25 no power. I said, did you go inside? Because I

1 turned off the outside lights. So, and I had to
2 explain to them what, you know, how to get in the
3 house, because I had to disconnect the garage door
4 opener, too, so.

5 CHAIR GRIFFIS: Meeting --

6 DR. STEPHENS-GUNN: It's okay.

7 MR. MARTIN: Yeah, yeah.

8 CHAIR GRIFFIS: Meeting adjourned at 8:17.

9 (At 8:17 p.m., meeting adjourned.)

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CERTIFICATE OF TRANSCRIPTION

STATE OF MICHIGAN)

) SS

COUNTY OF KENT)

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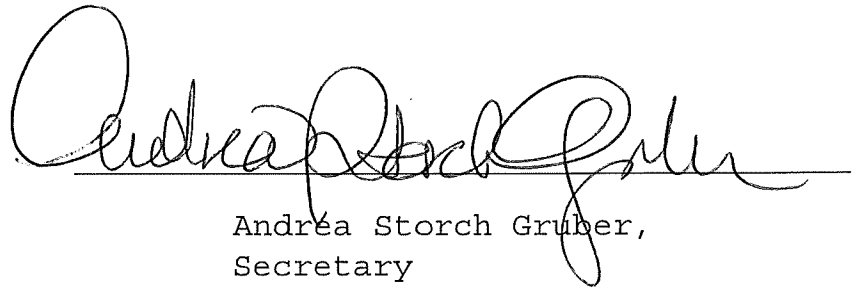
JANICE P. YATES, CER-9181

Notary Public,

Kent County, Michigan

My Commission expires: December 2, 2029

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Andrea Storch Gruber,
Secretary

Date: 9/25/2024