

**MINUTES OF THE CITY OF SOUTHFIELD PLANNING COMMISSION  
REGULAR MEETING OF JANUARY 27, 2021  
6:30PM  
VIA TELECONFERENCE**

**Planning Commission Members Present:** Culpepper, Griffis, Huntington, Martin, Stephens-Gunn, Willis

**Planning Commission Members Excused:** Martin and Miah

**Staff Present:** City Planner Croad and Planner Spence

Chairman Griffis called for a roll call. Planner Spence called the roll and determined there was quorum present to conduct business.

Chairman Griffis called for Approval of the Agenda. Motion by Commissioner Culpepper to Approve the Agenda as Written. Seconded by Commissioner Willis. Chair Griffis called for e Roll Call Vote.

Commissioner Culpepper – Aye  
Commissioner Huntington – Aye  
Commissioner Stephens-Gunn – Aye  
Commissioner Willis – Aye  
Chair Griffis – Aye

Motion carries

Chairman Griffis asked if there were any Announcements or Communications. Planner Spence noted there were none at this time.

Chair Griffis called for the first item.

**PZR20-0007** is a Rezoning Request of the City of Southfield, to rezone 7.78 acres of land from I-L Light Industrial to I-1 Industrial, properties located at 19800 W Eight Mile Road, 20000 W Eight Mile Road, 20876 Mapleridge, 20892 Mapleridge, 20905 Mapleridge, 20921 Mapleridge, 20922 Mapleridge, 20953 Mapleridge and 20954 Mapleridge, Sidwell Parcels 24353-351-026, -027, -028 and -036 and Sidwell Parcels 2435-352-012, -013, -014, -017, -018, -019, and -033, East Side Description: Commencing at the Southwest corner of Section 35; Thence N 87-38-16 E, a distance of 634.37 feet; Thence N2-21-44 W, a distance of 101.95 feet; Thence N 2-2-36 W, a distance of 375.00 feet to the Point of Beginning; Thence N 2-2-38 W, a distance of 75.00 feet; Thence N 2-2-33 W, a distance of 75.00 feet; Thence N 2-2-36 W, a distance of 75.00 feet; Thence N 2-2-34 W, a distance of 75.00 feet; Thence N 2-2-35 W, a distance of 75.00 feet; Thence N 2-2-39 W, a distance of 75.00 feet; Thence N 2-2-35 W, a distance of 150.00 feet; Thence N 87-38-23 E, a distance of 313.54 feet; Thence S 2-21-38 E, a distance of 75.00 feet; Thence S 2-21-35 E, a distance of 150.00 feet; Thence S 2-21-36 E, a distance of 75.00 feet; Thence S 2-21-38 E, a distance of 75.00 feet; Thence S 2-21-39 E, a distance of 37.73 feet; Thence S 2-21-36 E, a distance of 37.27 feet; Thence S 2-21-35 E, a distance of 75.00 feet; Thence S 2-21-36 E, a distance of 75.00 feet; Thence S 87-38-24 W, a distance of 316.86 feet to the Point of Beginning. 4.34155 acres. West Side Description: Commencing at the Southwest

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corner of Section 35; Thence N 87-38-16 E, a distance of 634.37 feet; Thence N 2-21-44 W, a distance of 101.96 feet; Thence N 2-2-36 W, a distance of 375.00 feet to the Point of Beginning; Thence S 87-38-24 W, a distance of 300.00 feet; Thence N 2-2-36 W, a distance of 225.00 feet; Thence N 2-2-35 W, a distance of 150.00 feet; Thence N 87-38-25 E, a distance of 50.29 feet; Thence N 2-18-30 W, a distance of 75.00 feet; Thence N 1-50-49 W, a distance of 75.00 feet; Thence N 87-38-24 E, a distance of 249.80 feet; Thence S 2-2-36 E, a distance of 525.00 feet to the Point of Beginning. 3.443166 acres, on the east and west sides of Mapleridge north of W Eight Mile Road, Section 35, City of Southfield, Oakland County, State of Michigan.

Planner Spence provided a brief overview of the proposal noting this rezoning would bring the properties in question into conformance with the Future Land Use Plan which calls for Industrial zoning and would make these properties more attractive for future development. City Planner Croad noted that this is a Public Benefit Rezoning and would clean up some non-conformities and some code violations on some of these properties.

Planner Spence announced that Commissioner Martin had joined the Meeting.

Chair Griffis noted that this was a Public Hearing and invited the Public to call in with any comments they might have. After the allotted time Planner Spence noted there was no one on the line. Chair Griffis closed the Public Hearing and turned the discussion over to the Commissioners.

Commissioner Huntington felt this rezoning made sense.

Commissioner Culpepper thought this was a good idea and meets the standards for rezoning. It will be zoned for redevelopment.

There were no other comments. Chair Griffis called for a motion.

Motion by Commissioner Martin for Favorable Recommendation for PZR20-0007. Motion supported by Commissioner Culpepper. Chair Griffis called for a Roll Call Vote.

Commissioner Huntington – Aye  
Commissioner Martin – Aye  
Commissioner Stephens-Gunn – Aye  
Commissioner Willis – Aye  
Commissioner Culpepper – Aye  
Chair Griffis – Aye

Motion carries.

Chair Griffis called for Approval of the Minutes.

Motion by Commissioner Huntington to Approve the Minutes of December 2, 2020, December 9, 2020 and December 16, 2020. Supported by Commissioner Willis. Chair Griffis called for a Roll Call Vote.

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Commissioner Martin – Aye  
Commissioner Stephens-Gunn – Aye  
Commissioner Willis – Aye  
Commissioner Culpepper – Aye  
Commissioner Huntington – Aye  
Chair Griffis – Aye

Minutes Approved.

Chair Griffis announced the Public Comment section of the meeting. Planner Spence noted that due to the delay between the WebEx PC meeting and the Cable version he would give any public who wished to speak a few minutes to call in. After the allotted time, Planner Spence announced there were no calls in for Public Comment. Chair Griffis closed the Public Comment portion of the meeting.

Chair Griffis called for the Approval of the Calendar for the remainder of 2021 and January 2022.

Commissioner Stephens-Gunn asked that since we are still meeting virtually and will be through March, that it be noted on the calendar that the Commissioner will be meeting virtually and not in the rooms indicated on the calendar.

Motion by Commissioner Martin to approve the calendar with the amendment by Commissioner Stephens-Gunn. Supported by Commissioner Culpepper. Chair Griffis called for a Roll Call Vote.

Commissioner Stephens-Gunn – Aye  
Commissioner Willis – Aye  
Commissioner Culpepper – Aye  
Commissioner Huntington – Aye  
Commissioner Martin – Aye  
Chair Griffis – Aye

Chair Griffis called for the Acceptance of the 2020 Planning Commission Annual Report.

Motion by Commissioner Martin to Accept the 2020 Annual Report. Supported by Commissioner Huntington. Chair Griffis called for a Roll Call Vote.

Commissioner Willis – Aye  
Commissioner Culpepper – Aye  
Commissioner Huntington – Aye  
Commissioner Martin – Aye  
Commissioner Stephens-Gunn – Aye  
Chair Griffis – Aye

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Annual Report is accepted.

Chair Griffis called for Election of Officers. Planner Spence noted that in the past nomination were made and each was voted on verbally to determine who had the majority of votes.

Chair Griffis was nominated for Chair for another year. There were no other nominations. Commissioner Willis was nominated for Vice Chair. There were no other nominations. Commissioner Martin was nominated for Secretary. There were no other nominations.

City Planner Croad suggested that in lieu of individual votes on Officers that the Commission take one vote since only one person was nominated per position. The Commissioner concurred. Chair Griffis called for a Roll Call Vote on the Election of Officers; Chair Griffis for Chair, Commissioner Willis for Vice Chair, and Commissioner Martin for Secretary.

Commissioner Culpepper – Aye  
Commissioner Huntington – Aye  
Commissioner Martin – Aye  
Commissioner Stephens-Gunn – Aye  
Commissioner Willis – Aye  
Chair Griffis – Aye

Chair Griffis asked if there were any Miscellaneous items. City Planer Croad mentioned the Master Plan and encouraged the Commissioners to participate in the Public Input questions online the next 8 weeks. Commissioner Stephens-Gunn asked if the any other social media sites mention the Master Plan Public Input? City Planner road noted that it was mentioned on FaceBook, Twitter, Instagram, and email.

Planner Spence noted that the next meeting of the Commission is on February 3.

There were no other comments.

The meeting was adjourned at 7:15pm.

Tony Martin      2/19/2021  
Tony Martin      (date)  
Secretary/js