

IN RE: CITY OF SOUTHFIELD PLANNING  
COMMISSION

MEETING

October 23, 2019

*Prepared for you by*



**Bingham Farms/Southfield • Grand Rapids**  
Ann Arbor • Detroit • Flint • Jackson • Lansing • Mt. Clemens • Saginaw • Troy

1 CITY OF SOUTHFIELD  
2 REGULAR MEETING OF THE PLANNING COMMISSION  
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5 The PLANNING COMMISSION MEETING,  
6 Taken at 26000 Evergreen Road,  
7 Southfield, Michigan,  
8 Commencing at 6:30 p.m.,  
9 Wednesday, October 23, 2019,  
10 Before Earlene Poole-Frazier, CSR-2893.  
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1 COMMISSIONERS:

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3 DONALD CULPEPPER,

4 DR. LATINA DENSON, Commissioner

5 JEREMY GRIFFIS, Commissioner

6 STEVEN HUNTINGTON,

7 ROBERT WILLIS, Secretary

8 ANTHONY MARTIN, Commissioner

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11 Jeff Spence, Planning Department

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1 Southfield, Michigan

2 Wednesday, October 23, 2019

3 6:30 p.m.

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5 MR. HUNTINGTON: I'd like to call this  
6 meeting to order. Please stand for the Pledge of  
7 Allegiance.

8 (Pledge of Allegiance recited at 6:30 p.m.)

9 MR. HUNTINGTON: Roll call, please.

10 MR. SPENCE: Mr. Culpepper?

11 MR. CULPEPPER: Present.

12 MR. SPENCE: Dr. Denson is currently not  
13 here. Mr. Griffis?

14 MR. GRIFFIS: Here.

15 MR. SPENCE: Mr. Huntington?

16 MR. HUNTINGTON: Present.

17 MR. SPENCE: Mr. Martin?

18 MR. MARTIN: Present.

19 MR. SPENCE: Ms. Miah is currently not here.  
20 Mr. Willis?

21 MR. WILLIS: Here.

22 MR. SPENCE: Mr. Chairman, you have a quorum  
23 to conduct business this evening.

24 MR. HUNTINGTON: Okay. Thank you. First,  
25 I'd like to read something into the record.

1                   The Southfield Planning Commission is a  
2                   seven member Board appointed by the Mayor, with  
3                   approval by the City Council, that acts in an advisory  
4                   capacity to the Council to make recommendations on  
5                   Text Amendments to the Southfield Zoning Ordinance,  
6                   Zoning Requests, Special Land Uses, Site Plan Reviews,  
7                   the Southfield Master Plan and the Capital Improvement  
8                   Plan.

9                   All study meetings and regular meetings are  
10                  open to the public in accordance with the Open Meeting  
11                  Act, PA 267 of 1976, and are held Wednesday evenings  
12                  at 6:30. Meeting Agendas are posted Friday evenings  
13                  before the next meeting Wednesday meeting and are  
14                  available for viewing at the [cityofsouthfield.com](http://cityofsouthfield.com).

15                  Copies of plans, text amendments, the Master  
16                  Plan and the Capital Improvement Plan are available  
17                  for viewing at the Planning Department offices, and  
18                  current projects can be viewed using our online  
19                  interactive tool on the Planning Department's  
20                  Homepage, Planning Department Projects online.  
21                  Contact the Building Department at 248-796-4150 with  
22                  questions Monday through Friday, 8:00 a.m. to 5:00  
23                  p.m.

24                                 Can I please have approval of the agenda?  
25                                 MR. MARTIN: Motion to approve the agenda.

1 MR. CULPEPPER: Support.

2 MR. HUNTINGTON: I have a motion by  
3 Commissioner Martin, supported by Commissioner  
4 Culpepper for approval of the agenda. All in favor?

5 (All stated aye.)

6 MR. HUNTINGTON: Okay. It moves forward as  
7 stated. Announcements or communications?

8 MR. SPENCE: I will have a couple of those  
9 once we get into the public hearing site portion.

10 MR. HUNTINGTON: Okay. Thank you. I'd like  
11 to take this time to open up the public hearing.  
12 First on the agenda we have PZRRUDD19-0001.

13 MR. SPENCE: Yes, thank you, Mr. Chairman.  
14 So we do have a number of the items that are on the  
15 agenda this evening that staff is going to recommend  
16 postponement on. The first one that you had  
17 mentioned, PZRRUDD19-0001 is the rezoning request for  
18 the Residential Unit Development District of  
19 Southfield Community Renewal Foundation. So this is  
20 the McKinley School site on George Washington. They  
21 are not quite ready to continue to move forward.

22 As you recall, we had actually a meeting  
23 on-site last week. It gave an opportunity for the  
24 public, as well as the Planning Commission to tour the  
25 building, kind of get a feel for what's on the inside

1 and on the outside, and what the proposal actually  
2 was.

3 However, as I noted, the petitioner is not  
4 ready to move forward. We don't know actually when  
5 the date is that they'll be resubmitting to us. So  
6 staff this evening would like to recommend a  
7 postponement to no date certain. What that does  
8 allow, at least for us to re-notice to all the  
9 residents to make them aware of when the next meeting  
10 will be. Again, because staff doesn't know when that  
11 next meeting will be, we don't want to postpone to a  
12 date certain only to continue to do this again and  
13 again.

14 So this evening, staff is recommending that  
15 PZRRUDD19-0001 be postponed to no date certain.

16 MR. HUNTINGTON: Okay. Thank you. Do I  
17 have a motion? Commissioner Martin?

18 MR. MARTIN: I'd like to propose that we  
19 delay to a certain PZRRUDD19-0001 to a date uncertain.

20 MR. WILLIS: Support.

21 MR. HUNTINGTON: Okay. I have a motion to  
22 postpone PZRRUDD19-0001 to a date uncertain by  
23 Commissioner Martin, seconded by Commissioner Willis.  
24 All in favor?

25 (All stated aye)

1 MR. HUNTINGTON: Okay. So it will be  
2 postponed to a date uncertain.

3 MR. SPENCE: Thank-you. The next item,  
4 PZR18-0003 and PSP18-0007 under the site plan portion,  
5 both of those items staff is recommending a  
6 postponement as well. Postponement would be to a date  
7 certain. That would be your November 20, 2019  
8 meeting. So again, PZR18-0003 and PSP18-0007, this is  
9 the rezoning request and site plan review request of  
10 Wissam Kamouni for the properties on Farmbrook. So  
11 again, staff is recommending postponement on both to  
12 November 20, 2019.

13 MR. HUNTINGTON: Okay. Do I have a motion?

14 MR. CULPEPPER: To the Chair?

15 MR. HUNTINGTON: Commissioner Culpepper?

16 MR. CULPEPPER: I so move that PZR18-0003  
17 and PSP18-0007 be postponed to a date certain,  
18 November 20th.

19 MR. WILLIS: Support.

20 MR. HUNTINGTON: Okay. I have a motion by  
21 Commissioner Culpepper for postponement to November  
22 20th, and it was seconded by Commissioner Willis. All  
23 in favor?

24 (All stated aye.)

25 MR. HUNTINGTON: Okay. So that will be



1           postponed to November 20, 2019. Next on the agenda is  
2           PSLU19-0008.

3                       MR. SPENCE: Yes, thank you. So on your  
4           agenda tonight, these are the last two items,  
5           PSLU19-0008, which is the special use request of  
6           Mr. Thomas Mannino for the use of an existing barn as  
7           a small event center, property located at 23410 West  
8           Twelve Mile Road, north side of Twelve Mile Road  
9           between Wildbrook and Brooks Lane. Accompanying that  
10          is the site plan request, again, to use the small  
11          existing barn for an event center, along with  
12          associated parking and other on-site amenities on the  
13          same property.

14                      The property itself, as you can see on the  
15          slide is, on the north side of Twelve Mile Road, you  
16          can see Bell Road on the right-hand side of the frame,  
17          and then Telegraph Road on the left-hand side. So  
18          this property is probably about a quarter of a mile, a  
19          little bit more than a quarter of a mile from the  
20          corner of Telegraph Road and Twelve Mile on the north  
21          side of the property.

22                      The property itself is about 223 feet  
23          across, about 200 feet deep. This property sits, as  
24          you can see, on the north side of Twelve Mile, right  
25          adjacent to the Chanticleer Condominiums. This kind

1 of gives you an idea of what it looks like on the  
2 site, on the north, south, east, and west.

3 The property is zoned R-E, Single Family  
4 Residential. And in the R-E, Single Family  
5 Residential, there are a number of uses that can be  
6 proposed for the property, other than just single  
7 family residential. So under the special land use  
8 portion those uses could include public private  
9 schools, publicly owned buildings, parks or nature  
10 preserves, community buildings, country clubs,  
11 paternal lodges, recreational centers, outdoor  
12 recreation, also indoor recreation, churches,  
13 synagogues, mosques, cemeteries, child care centers.  
14 And then recently added were the small event centers  
15 within the single family residential zoning district.

16 Low density single family is the future land  
17 use plan. If you look at the future land use plan,  
18 again, single family residential is at least the  
19 thought for this particular piece of property. But  
20 keep in mind it also allows for other types of uses,  
21 institutional uses and then uses similar to what I  
22 just read from the zoning ordinance for special land  
23 uses.

24 This is looking at the top of the driveway  
25 down to Twelve Mile Road, and then looking west along

1           12 Mile from Chanticleer. A couple other photos of at  
2           least the front of the property. This is the barn and  
3           the grounds itself. As you recall, being on the site  
4           yesterday, or last week, the image on the left-hand  
5           side, you were looking west, and then the image on the  
6           right-hand side, you're looking northeast, you can see  
7           buildings on Chanticleer in the background there.

8                        You can see on the property itself, kind of  
9           graveled right now. In order to kind of keep the  
10          rural feel of this property, this site will not be  
11          completely paved. There are two portions of the  
12          property that will be paved. I'll go to the site plan  
13          here. You can see the barn at the top of the  
14          property. The parking lot, then, would be to the top  
15          and west of the property itself. A total of 18  
16          parking spaces, 16 parking spaces are required. Then  
17          you also add two additional barrier-free spaces just  
18          to the west of the barn itself. Based upon the  
19          ordinance requirements, those barrier-free spaces, we  
20          are requiring that they be hard surfaced. In this  
21          case, they'll be asphalt. We wanted to make sure that  
22          those barrier-free spaces and the access aisle, that  
23          those using those spaces would step off into a flat  
24          area, not into gravel, not into stone, something that  
25          might be a little bit more stable. So the parking

1 space and access aisle would be required to be asphalt  
2 paving.

3 Also, from Twelve Mile Road, from the curb  
4 cut from Twelve Mile up to the slope in the driveway,  
5 we're also requiring that that be asphalt as well.  
6 Again, just a much more stable surface for using  
7 vehicles going up and down that lane. The balance of  
8 the property would we be millings and parking. You  
9 can see the parking spaces here. While there probably  
10 will not be parking stripes, there will be placed at  
11 the end of each parking space a bumper block. That  
12 would designate where the parking space is.

13 What was added to the plan from the last  
14 submission, there are a couple of items. There is  
15 going to be placed along the east side of that  
16 driveway, that goes up from Twelve Mile Road, a  
17 five-foot wide striped walk. So that will go up along  
18 the side of the driveway. And then once we get to the  
19 existing millings parking, that would then change over  
20 to a five-foot asphalt walk that would connect to the  
21 access aisle that's a part of the barrier-free spaces  
22 to the barn itself as asphalt paving.

23 What we're trying to do, is anyone who might  
24 be coming from the Twelve Mile site would have a safe  
25 place to walk, designated area striped out as well as

1 a flat space to get from the driveway then up into the  
2 barrier-free spaces.

3 You can see on the plan that there are a  
4 couple areas that are dashed out for future sidewalk,  
5 that will be along Twelve Mile Road. And then also  
6 future walk that will come up along Twelve Mile Road  
7 and then connect to the proposed sidewalk that will be  
8 put in temporarily here. I feel at this time the  
9 sidewalk is probably not needed. There's no sidewalk  
10 that goes from this property headed west at all, until  
11 you get to the -- I believe until you get to the auto  
12 dealerships. So we felt maybe at this time that maybe  
13 that sidewalk would not be real necessary.

14 So what we stated, had stated on the plan is  
15 that that future sidewalk would be installed upon  
16 completion of the walk to the west. So should a  
17 sidewalk be put in, then the sidewalk would be  
18 required to be installed at that time.

19 So, what the east elevation of the building  
20 looks like, south elevation, west elevation.

21 So with that, that concludes staff's  
22 presentation portion. Mr. Mannino is here. I don't  
23 know if he has anything additional that he'd like to  
24 add to the presentation that staff has made. At this  
25 time, he meets all his parking requirements. He does

1           need one waiver, and that would be on the north side  
2           of the property. There's a 30-foot minimum on all  
3           sides for building setback. This building is setback  
4           11 feet five inches from the northern property line,  
5           so he'll be seeking a waiver of over 18 feet from the  
6           ZBA to meet that requirement.

7                       MR. HUNTINGTON: Okay. Thank you. Can I  
8           please have the petitioner please step forward, kind  
9           of give an overview of this project. State your name  
10          and address for the record, please.

11                      MR. MANNINO: My name is Thomas Mannino, I  
12          reside at 25575 Rutledge Crossing, Farmington Hills.  
13          The project has been moving in a direction where we  
14          felt it was such a great structure to give people an  
15          opportunity to visit it and utilize it and use it to  
16          the maximum what it could be used for. You know, 49  
17          people, 50 people, whatever the number is, is a  
18          reasonable number for the property. And there's been  
19          kind of a misconception, like at the previous meeting  
20          another person had spoken about feeling like people  
21          are going to come to the area. When you read the  
22          ordinance, the ordinance does restrict this piece of  
23          property to have the function be carried out on the  
24          inside of the property. It's caused a -- it's a  
25          stranglehold on the property, and, I believe, it

1 limits the property on some of its potential. And  
2 then I wanted to put that ease to the public that this  
3 is not the kind of building that you would just rent  
4 out to somebody to have a function, 50 people, and not  
5 monitor it. I mean, I have a lot of really neat  
6 things, cool things inside there that I would not --  
7 it's not that kind of building. It's not like a  
8 clubhouse or condominium that somebody can have a  
9 graduation party or unattended function.

10 So this would be more like I see it in the  
11 direction of meetings, things that I can control,  
12 things where I will have a family member there or -- I  
13 can't ever see it being given to somebody to operate  
14 and do things on their own merits. I don't see that  
15 happening that way.

16 Other than that, I mean, I've discussed  
17 pretty much the history of the property and just how  
18 beautiful it is. The setting is fantastic. And  
19 keeping the character natural has been really a very  
20 important point of the whole project.

21 MR. HUNTINGTON: Okay. Thank you. I'd like  
22 to take this time to open the floor to the public. If  
23 anyone would like to speak on this topic, please come  
24 forward and state your name and address for the  
25 record.

1                   MR. GRUBEY: My name is Gerald Grubey, I'm  
2                   that 29114 Wildbrook in Southfield. And I'm the  
3                   neighbor about 120 feet to the north of the property,  
4                   northwest of the property, just beyond Chanticleer.  
5                   But I've had the privilege of living there for 34  
6                   years, and I know what a beautiful area it is. And  
7                   it's one of the nice things about this, there's not  
8                   too many areas in Southfield that are like this. So I  
9                   agree with Mr. Mannino what he wants to do. I'm very  
10                  happy to hear that he's going to have some supervision  
11                  there, because without it, who knows what can happen  
12                  when you're inviting like 50 people. If he's  
13                  successful, he'll have a hundred meetings there,  
14                  5,000, which this area is relatively unknown. I have  
15                  people coming over even now that says I never knew  
16                  this place existed back here.

17                  I'm really concerned about the noise factor.  
18                  It's supposedly open until midnight. And I saw the  
19                  speakers that he had there and no insulation in the  
20                  building. This place is going to be like a drone, and  
21                  I don't feel like that's is a good thing for the  
22                  peacefulness of this area. It's been a very tranquil  
23                  area. I don't see any fence located on the west  
24                  property line for this. I know he wants to leave it  
25                  open and enjoy the woods, but I feel like it's just --



1 I heard him say at the meeting, at the study meeting  
2 that he want to put up a split rail fence, and it's  
3 just a magnet to go down in those woods. And next  
4 thing I know there's going to be people all over my  
5 property. And there's one nice thing about being in  
6 an isolation, it's fine, but it also presents a  
7 security problem. Nobody comes down my drive. I  
8 haven't been bothered ever since I've lived there.  
9 And I feel it's because nobody knows what's back there  
10 and they don't want to be trapped if I'm home.

11 Now you have people coming in and you'll see  
12 that I'm pretty isolated. It's so dark there, they  
13 could hangout in my backyard and I'd never knew they  
14 existed. And the other thing is, besides the music  
15 and the noise, and the lights of the property, I don't  
16 see any lighting indicated on the property. I did see  
17 his antique lamps, which are very nice, but they don't  
18 meet the dark sky ordinance.

19 I'm sorry, I didn't see the three minutes.  
20 But anyway, you got my gist of it. I'm kind of  
21 against this.

22 MR. HUNTINGTON: Okay. Thank you.

23 MR. SPENCE: If I may, through the Chair, to  
24 Mr. Grubey, there is a fence that is being proposed  
25 along that property line. It is a split rail fence.

1 It is being shown along that property line.

2 MR. GRUBEY: I was going to mention that.  
3 That's really not a secure fence. That really doesn't  
4 block any lighting. And if anyone wants to go over  
5 it, they can go over it and they're in the woods. So  
6 I think I indicated that in the study meeting.

7 MR. MANNINO: Can I speak on that?

8 MR. HUNTINGTON: Let me see if anyone wants  
9 to speak. Let's see if anyone wants to speak. I'll  
10 give you an opportunity, sir.

11 MS. SIMPSON: Hi, I'm Rosalind Simpson from  
12 29200 East Chanticleer. I am here to represent some  
13 of the co-owners at Chanticleer's Association. And I  
14 agree, it is a beautiful barn, it really is nice. But  
15 several of the co-owners do have a concern regarding  
16 the noise level, because it is generally very, very  
17 quiet. And there are just a couple things I just want  
18 to mention only because I didn't get anybody to say  
19 yes, I'm for it, but they did make statements or  
20 comments. And one of them is that the zoning variance  
21 would increase noise, traffic, and disturb our quiet  
22 enjoyment of our property. They are opposed to the  
23 special use request.

24 I'm glad that Tom said that there would be  
25 some supervision, though I'm not sure what type of

1 supervision. Because there was a concern regarding  
2 young people, young adults and, perhaps, transferring  
3 over to the Chanticleer property, which is private  
4 property. And parking, so we understand that there is  
5 18 parking spaces for approximately 50 people. And we  
6 don't know if it's a year-round event and what time of  
7 events. And, basically, those are the concerns of  
8 Chanticleer. Thank you.

9 MR. HUNTINGTON: Okay. Thank you. Is there  
10 anyone else that would like to speak? Okay. Can I  
11 have the petitioner back to the microphone and maybe  
12 he can address some of those concerns.

13 MR. SPENCE: If I may, to the Chair, I have  
14 a letter here as well that I would like to read into  
15 the record as well --

16 MR. HUNTINGTON: Okay.

17 MR. SPENCE: -- before Mr. Mannino gets up.  
18 So this is to the Planning Department. It was sent to  
19 myself and the City Planner on Monday, October 21st,  
20 from Mr. Joseph Higgins. And he notes it's related to  
21 the Special Use Request PSLU19-0008.

22 He notes that while attending the annual  
23 Woodland Civic Association Festival this past October  
24 5th, I was informed of the request to convert the  
25 existing barn located at 23410 West Twelve Mile Road

1 to a Small Event Center. This led to considerable  
2 concern among my neighbors and prompted me to give the  
3 request some thought. I was not at home October 16th  
4 and could not attend the Planning Commission Study  
5 Meeting scheduled on that date. Unfortunately, I'll  
6 be out of town October 23rd and will not be available  
7 to attend the Planning Commission Regular Meeting  
8 scheduled at that time.

9 I do have some thoughts and concern  
10 regarding the Special Use Request which I would  
11 appreciate being considered as you deliberate.

12 As a 35-year Southfield resident, I am  
13 concerned about maintaining the residential appearance  
14 and serenity of our neighborhoods. I know when we  
15 purchased our home, my wife and I expected a strong  
16 residential zoning language to remain in place. I  
17 have experienced first hand how disruptive business  
18 use of homes, shoddy unkempt yards and frequent  
19 light/noise pollution occurrences can quickly destroy  
20 a fine residential area. I also note on the City Map  
21 how close Chanticleer Condominiums and 23490 Twelve  
22 Mile Road are to the subject property. The  
23 residential peace and quiet they enjoy today is likely  
24 to be shattered if this Small Venue Use proposal is  
25 approved. I'm guessing that the barn is not a home,

1 but was renovated to function as a business. If so, I  
2 am opposed to its functioning in the midst of our  
3 quite neighborhood. I'm searching for the pros  
4 regarding the proposal and am failing to come up with  
5 many. Perhaps the use of property generating taxes  
6 for the city and county which would otherwise go  
7 fallow.

8 On the con side, however, we don't need more  
9 traffic on Twelve Mile Road, with no traffic light at  
10 this location. Really? A bike rack is planned? That  
11 is down right dangerous to ride a bike on or across  
12 Twelve Mile Road. It will most likely result in  
13 additional traffic in our neighborhood. Lost workmen  
14 looking for the barn have already asked me for  
15 directions in from of my home. They will turn around  
16 in our driveways with some making a continuous sweep  
17 over our lawns, which happens routinely today. The  
18 two streets in our immediate neighborhood both  
19 dead-end.

20 I note that the Small Event Center will have  
21 a maximum occupancy rate of 49 people. I fear this  
22 will result in more wind-blown trash in the  
23 neighborhood and occasional noisy behavior well after  
24 dark, dealing with a disrespectful and abusive patron  
25 from time to time. I wonder if there will be eating

1 and drinking on the premisses. Kitchen on the  
2 facility? Liquor license would be completely  
3 inappropriate... Gathering will include BYOB options?  
4 During events, will there be a manager or security  
5 personnel present on site? The con list just seems to  
6 go on and on from a residency standpoint.

7 The owner of the property at 23410 West  
8 Twelve Mile Road appears to be Mr. Thomas Mannino. I  
9 wonder if he is simply pursuing a Small Event Center  
10 to sell it for profit, or are his interests long-term  
11 which might encourage him to alleviate concerns.

12 Would a security bond be appropriate to  
13 safeguard against property misuse or mismanagement?  
14 This would perhaps lessen some of the stress from the  
15 property owners immediately adjacent must be feeling.

16 Overall, I fear this action, if approved, is  
17 one more small step toward the degradation of  
18 residency quality in Southfield.

19 And again, that's signed sincerely, Joseph  
20 L. Higgins, 29101 Wildbrook Drive.

21 MR. HUNTINGTON: Okay. Thank you. Okay.  
22 Ma'am, yeah, please step forward.

23 MS. MAYES: Okay. My name is Minnie Mayes,  
24 and I'm at 23254 Reynard Drive in 48034, ZIP code.  
25 It's in Chanticleer community. I live there. I know

1           our concerns were covered. There's one thing that I  
2           just wanted to add to that. And I guess the original  
3           proposal said there was going to be a house. The  
4           house would be torn down on the property and there  
5           would be a house built there. Is that still in place?  
6           And if so, how is the house used? Is it going to be  
7           rented out, is it going to be used in connection with  
8           whoever utilizes the event facility. That would be my  
9           concern. Thank you.

10                   MR. HUNTINGTON: Okay. Thank you. Is there  
11           anyone else who would like to speak on this matter?  
12           Okay.

13                   Can I have the petitioner please step  
14           forward and see if you we address some of these  
15           questions. We had the question considering fencing,  
16           supervision, parking, type of events, noise level, and  
17           also she just mentioned a new house, a new house being  
18           built.

19                   MR. MANNINO: So the last issue about the  
20           house, when the property was purchased, this goes back  
21           four years ago, the real purpose of purchasing the  
22           property was to restore the barn. I had a meeting  
23           with the planning department, city attorney, all the  
24           different departments, building department, they all  
25           wanted the house torn down, the house was condemned.

1           So I promised them I would take the house down. But  
2           little did I know, I was prompt about taking the house  
3           down. Then they asked, you can't have accessory  
4           structure on the property without another house. So  
5           everybody knew that the city was trying to keep the  
6           barn. So I took the house down. So I came in with a  
7           logical proposal to add a house. But with the new  
8           zoning that they had with special use, the house plans  
9           have always been there. The special use gives  
10          everybody an opportunity to maybe enjoy this  
11          structure, enjoy the property, and to see something  
12          that very few cities have. A lot of cities have a  
13          barn, but they don't have something that I think could  
14          be a centerpiece for the City of Southfield. There's  
15          no plans for a house right now. That was a plan for a  
16          different proposal.

17                    To talk about the amount of people going  
18                    down the hill. I've been at that property four years  
19                    now. I've never walked more than eight feet down the  
20                    hill. The hill is extremely beautiful. It's  
21                    extremely wooded. And I don't even know where that  
22                    gentleman's house is. You certainly can't see the  
23                    house from the property, and you can't see the house  
24                    if you walk clear to the most northwestern portion of  
25                    the Chanticleer fence, which is tall. You would have



1           to hug the fence and hold yourself against it to even  
2           see his house. And the only time you would probably  
3           see it is in the winter time. So nobody that I know  
4           of has even traversed that house, other than the deer  
5           that come up the hill for feeding. And his house is  
6           completely unapproachable. Along with Chanticleer  
7           jumps all their brush and everything over the fence,  
8           you can't even go down that hill. So I don't know  
9           where there's another house north of the property.  
10          And the split rail fence provides, you know, more than  
11          adequate -- it adds to the beauty of the property and  
12          it's consistent with keeping people from going down  
13          there. Like I said, I've done a lot of work there,  
14          and I've never gone down there. I would never even  
15          venture. There's a lot of trees that are down there  
16          and everything else.

17                    In terms of like the speakers that were in  
18          the building, the speakers were in the building  
19          because I bought at an auction one time a guy's entire  
20          garage, and so those things are in there. I don't  
21          play loud music. I don't have loud speakers. I don't  
22          even see the purpose of that being something that I  
23          would bother people. And going to the point about I  
24          just don't see this structure, me giving somebody a  
25          key to something that means so much to me. I mean,

1           you look at the place, if you've been fortunate to be  
2           there, which you guys have, right now down to every  
3           screw to the project, I'm not going to let somebody go  
4           in there and have a personal party or private party  
5           for themselves. The thing will be chaperoned. There  
6           will always be a representative from my family or  
7           close to my family. And I just don't see this being  
8           an alcohol or binge fest for that kind of property.  
9           And the other thing is, in the course of the last four  
10          years, I've been approached by motorcycle gangs to buy  
11          the proper, a goat farm, a type of VFW hall, a daycare  
12          center. A daycare center, I believe, can be placed on  
13          the property, right, a daycare center. That would  
14          bring a lot more traffic. So I've had a lot of other  
15          small business uses that I would say would be way more  
16          invasive with noise and playground on the premises  
17          that all these other functions that are admissible on  
18          the property. And with this new special ordinance, I  
19          feel my hands are tied, but I'm willing to go forward,  
20          because I think it's -- it's not only restrictive on  
21          my part, but it does give me the benefit to be able to  
22          do something to improve the city.

23                       MR. HUNTINGTON: Okay. Is there anyone else  
24                       from the public that needs to make a statement? If  
25                       not, I'm going to close the public portion and I'd

1           like to open it to the Commissioners. Any questions,  
2           concerns about this project? Commissioner Martin?  
3           .....MR. MARTIN: If I reviewed the blueprints  
4           and the plans properly, there's no outside lighting on  
5           the property, so I don't see where there would be  
6           lighting spilling over to other properties.

7                       MR. SPENCE: If I may, through the Chair,  
8           there is going to be -- there has to be some lighting  
9           on the property. Because the property will be used  
10          after dark, there are some requirements from the  
11          police department that you maintain a certain foot  
12          candle amount on the property for safety and security.  
13          So the petitioner is in the process right now of  
14          putting together a photometric plan. Actually, I  
15          received an e-mail from him earlier. It sounds like  
16          that might be complete. But we are awaiting that  
17          photometric plan to come in. The whole idea behind  
18          the photometric plan is, number one, to show where  
19          lighting is going to be placed on the property. But,  
20          number two, so that we don't have glare or anything  
21          that would impact the residents at all.

22                      MR. HUNTINGTON: Commissioner Willis? I'm  
23           sorry, you finished Mr. --

24                      MR. MARTIN: Yeah.

25                      MR. WILLIS: I'm struggling with one part of

1           it, because overall I like the project. I like the  
2           idea of what you're doing, but I struggle with  
3           traffic. One of the things I notice is that you are  
4           going essentially downhill into a valley when you're  
5           coming in and going out. And what I see from the  
6           picture from Chanticleer is that you can see a hill,  
7           but you can't see anything past the hill. And if you  
8           go to the bottom of the parking lot of Chanticleer,  
9           you see a concrete wall, essentially. That has to  
10          be -- looks like it might be as much as ten feet tall.  
11          And I'm looking on page eight of the handout that  
12          you've given us, when look at the next one, when you  
13          can see the rail, the car on the rail, what you're  
14          seeing is you're very high up in the air, and you can  
15          see down in traffic. And from the picture that we  
16          have here, you can see traffic, you know, kind of  
17          coming in big cluster. All of the properties I've  
18          seen on Twelve Mile Road, not all, but the properties  
19          I've seen, the commercial properties tend to have a  
20          deceleration lane. And I'm just concerned with, can  
21          we, it's almost a hidden driveway to me because of the  
22          hill, and I'm concerned with whether or not you would  
23          even look at that traffic pattern to ensure a  
24          deceleration lane. That might be as much to staff as  
25          it is to you, Mr. Mannino.

1 MR. SPENCE: If I may, I'm just looking at  
2 the traffic engineer's comments for this project.

3 MR. WILLIS: And while you're doing that,  
4 just to note, Chanticleer, next door to it, does have  
5 a deceleration lane.

6 MR. SPENCE: Yeah, but if I may, they also  
7 have, I don't know how many units are within that  
8 particular development, so it's definitely much more  
9 traffic than there would be on this site. Looking at  
10 the comments of the traffic engineer, he did not note  
11 that he thought that there was any issues with clear  
12 zones or any concerns with exiting the site at Twelve  
13 Mile Road from the property.

14 MR. HUNTINGTON: Okay. Commissioner Denson?

15 DR. DENSON: Thank you.

16 MR. HUNTINGTON: Please let the record show  
17 Commissioner Denson is here.

18 DR. DENSON: Thank you. Two things. One  
19 about the traffic as well. When we visited the site  
20 and we were leaving, we were, you know, back to back  
21 to back to back. But then what if someone is coming  
22 to the facility, how does that work, because it was  
23 just one way in and one way out. And so what if  
24 somebody, you know, if it's a function, somebody's  
25 coming and somebody's leaving, how does that work?

1                   MR. SPENCE: You know, if I can go back to  
2                   the site plan, I mean the site plan, the width of that  
3                   driveway coming in is no different than any other  
4                   driveway on any other project that we have in  
5                   Southfield. The minimum is 24-feet wide. He's  
6                   showing a 30-foot radius coming into the site, 20 feet  
7                   out, which is the requirement and recommended by the  
8                   engineering traffic department, as well as staff. So,  
9                   again, this is a typical driveway coming out to any  
10                  street within the city. So it should function  
11                  appropriately. So I don't know quite what the concern  
12                  is.

13                  DR. DENSON: Well, it appeared that it was  
14                  tight, really, for what I thought. Now, I don't know  
15                  if anybody felt it, but I did. And the other thing is  
16                  one of the residents mentioned the supervision. Can  
17                  he explain or you explain more about that?

18                  MR. SPENCE: Yeah, I think I'll allow the  
19                  petitioner to do that, because he has mentioned a  
20                  number of times the plan to not just give someone a  
21                  key to the facility and not have anyone associated  
22                  with the property on-site. So I'm going to let  
23                  Mr. Mannino, again, address that issue. Again,  
24                  Mr. Mannino, this is with regard to having an event on  
25                  the property and someone, a representative, security,

1 or management or something on that property.

2 MR. MANNINO: Well, I don't know -- I'm not  
3 in this business, I'm a dentist... So I don't know what  
4 other people do that have small event venues. But  
5 this is not, again, like a typical small event venue.  
6 This is like my own private house, if you want to say,  
7 without living there. So I just can't envision --  
8 especially like I hear these repeated conversations  
9 about, you know, having a function there that's going  
10 to be at night until midnight and I know nothing about  
11 it, or I didn't ordain it, or I don't have a family  
12 member or somebody there. I just see whatever's going  
13 to happen there, I've got a lot of valuable stuff  
14 there. I don't want stuff stolen. Anybody's that  
15 been in there, I don't want stuff broken. It would be  
16 like going to, on a small scale, I want to say -- my  
17 daughter got married at Greenfield Village inside the  
18 museum, and it was so filled with so many neat things  
19 and, you know, people didn't damage stuff, it was very  
20 well protected. It was a lot of people. And we only  
21 have 47 people. I can always see somebody from, I  
22 don't want to use the word corporation, because this  
23 isn't really a big business. So I just envision  
24 somebody from my family or friends, whatever we own,  
25 being around. I don't see -- like I said, like drink

1           fest, you wouldn't have some company or have some  
2           business just have the right to do whatever they want.  
3           I mean, there is restrictions. You have to hold your  
4           functions inside. You couldn't pitch a tent there.  
5           Even the gentleman who lives down the street, he could  
6           put up a big tent and have a hundred people to his  
7           house and have a graduation party. I can't do that  
8           here. I can't do any of those things here.

9                         The other thing about the driveway, I don't  
10           want to get sidetracked, but what is deceiving is,  
11           there's a curb already there, you know what I'm  
12           saying? If you look, that driveway is 24 and half  
13           feet, or 24-feet wide, which is really big. But what  
14           you don't see is, and I don't know enough about this,  
15           but these radiuses, they're not even cut in yet,  
16           because that's not my property. When in put the curb  
17           in, I stopped short of the county situation. So if  
18           you look at then of the driveway where that car is and  
19           where those stones are in that picture to the right,  
20           there's probably another 15 feet or so before you even  
21           see the street. That car wasn't even to the end where  
22           you would pull out. So those radiuses that you talk  
23           about, the 20-foot and 30-foot radiuses, they're not  
24           even cut in. They're not even placed in the road yet.  
25           What you see, there's going to be more to that. But



1 the driveway itself, what you talked about being a  
2 one-way street, that's 24 feet. That's -- it's hard  
3 to believe. I went to some of the biggest streets and  
4 some of the businesses around the area. When I chose  
5 to clean the property up and put a curb in, I chose  
6 one of the bigger, 24-foot wide driveway. Like I  
7 said, you don't see the rest of what's going to happen  
8 with the rest of the curb. Which I don't even know,  
9 you have to put that in to have the egress/ingress.

10 MR. HUNTINGTON: Okay.  
11 Commissioner Culpepper? You might want to stick  
12 around.

13 MR. CULPEPPER: Let me say thank you for  
14 putting so much time and effort into that building. I  
15 think it was very beneficial to me and the rest of the  
16 commissioners to come out and see what you were  
17 planning and to actually see it. On paper it looks  
18 good. But eyeball to eyeball with us looking what was  
19 inside and what was outside. So I took notes of what  
20 everybody said. And, Mr. Gerald, you know, when you  
21 talked at the meeting at the barn, you talked about  
22 where your house is and that ledge. Again, to me,  
23 that's a buffer. There are a lot of trees there and  
24 in that little valley, we couldn't see your house.  
25 There's more noise coming from the people in

1 Chanticleer than there would be for the barn. And I  
2 think another important thing you've got to remember,  
3 these are activities, if approved, will be held inside  
4 the barn. These won't be parties outside where there  
5 would be loud noise outside. These are activities  
6 that would be inside.

7 The issue with the parking, with the  
8 driveway, when we went out, to the eye it did look  
9 like, because I was right behind her. And to  
10 Commissioner Willis' point about the traffic. Let's  
11 face it. Let's face it, Twelve Mile is a traffic  
12 nightmare anyway. East and west is a nightmare, so  
13 you're going to have the traffic going out of there.  
14 I thought it was a good place to have 40, 50 people  
15 inside to do something. I think the people will love  
16 what you do inside. It's beautiful.

17 The parking, we wouldn't have a problem with  
18 the parking. Let me say to the people in Chanticleer,  
19 we've had two meetings that we've had an abundance of  
20 residents come out and voice their opinion and,  
21 hopefully, we've answered some of them. The biggest  
22 issue to me is, I don't know how we're going to do it,  
23 but we're going to have to do it, is people missing  
24 that exit entrance going into the barn and coming  
25 through your area. You know, people come up, they

1           come into your driveway and they turn around and do  
2           all this stuff, that has to be addressed. I can  
3           understand that. Because you've got people doing that  
4           now. She did it. So we've got to do something with  
5           the signage, where you're coming in east on Twelve  
6           Mile is, where that barn is, and not to turn into your  
7           neighborhood. That's the issue that I think needs to  
8           be drawn. But I'm for this, because I think it would  
9           serve a good purpose to people doing a small thing.

10                        What I also want to do, Jeff, I highlighted  
11           what Mr. Joe Higgins said. And I'd like this to be on  
12           the record to make sure. He's under the impression  
13           that you may be doing with this property in order to  
14           sell it at a profit. So we want to make sure this is  
15           like a home. You're not doing this to come up in a  
16           year or two to sell it and make some money from it.  
17           That was one of his concerns. And judging from you,  
18           you've got a big investment this, and I'm hoping  
19           you're not doing this to disrupt that neighborhood and  
20           then sell it to a daycare or something.

21                        MR. MANNINO: I don't know that I could get  
22           my money out of it.

23                        MR. CULPEPPER: Well, I know that.

24                        MR. MANNINO: You can see from the inside.  
25           I shouldn't even speak on that.

1                   MR. CULPEPPER: You know, we're not going to  
2                   debate. I just want to make sure for the record that  
3                   that's noted. And also, I think you addressed the  
4                   issue, whomever, whoever is in there, there will be  
5                   some type of security, somebody watching over to make  
6                   sure noise isn't abundant outside, people aren't  
7                   outside disrupting the neighborhood, because you do  
8                   want to be a good neighbor. You want to be a good  
9                   neighbor to whomever, whatever you have in that  
10                  building. You don't want to have an event, and two  
11                  days later you, or Jeff get a lot of static about you  
12                  had an affair and you had trash left in the yard and  
13                  all that. I think you addressed the issue how trash  
14                  would be collected and put up. That would be the  
15                  responsibility of you and your family.

16                                   Am I correct?

17                   MR. MANNINO: Yes. I was in the restaurant  
18                   business, we owned five restaurants.

19                   MR. CULPEPPER: Okay. We're not debating  
20                   this. You have to take it to the Chair. I have the  
21                   floor right now. Okay. I'm just trying to justify  
22                   the questions and make sure that we've got all the  
23                   answers to the neighborhood. And it may not be what  
24                   they want, but we need to make sure that we give them  
25                   the answers and hope that you will be a good neighbor

1 and do what's right for the neighborhood. Thank you,  
2 Chair.

3 MR. HUNTINGTON: Thank you, Mr. Culpepper.  
4 Anyone else? Commissioner Griffis.

5 MR. GRIFFIS: I think it's a really unique  
6 building. It was a really unique site. It's a really  
7 important building to preserve. And I was doing some  
8 mental math of what it must have taken to restore that  
9 building to the quality level that it is. I mean, I'm  
10 gonna take a guess. I don't think there's any profit  
11 ever to be made from this. I think it was a labor of  
12 love, and I appreciate you saving an old building like  
13 that. It's a really cool building, and I think it's  
14 going to be great to share with some other people. I  
15 don't think it's going to be rowdy. I think it's the  
16 kind of place I would have my company and invite some  
17 clients over, friends and family, have a nice little  
18 event. Nothing crazy.

19 I think you're limited by the size of your  
20 site. The size of the building is not that large.  
21 The value, the things inside, that's been said over  
22 and over. I'm trying to frame it a different way, I  
23 guess. It's a unique structure, and the land around  
24 it has been sold over the last 150 years, and it sits  
25 to close to a property line. That's not your problem.

1           It's not a self-created condition, so I think that  
2           variance to the north property line should be granted  
3           to preserve an important building like this. So I  
4           think it's a unique project. We're not going to get  
5           20 other small event centers in residential  
6           neighborhoods after this in the city.

7                         When this zoning use first came about, I  
8           thought it was a really interesting way to preserve  
9           some of these unique properties. Once they're gone,  
10          they're gone. You can never recreate that barn in a  
11          modern city. I just think it's too unique of a  
12          property to limit the use. We've already established  
13          there's a lot more intense, busy loud things that  
14          could be built on that site. Twelve Mile is a super  
15          busy road. This isn't going to add any traffic,  
16          there's just small amounts of time when there's more  
17          cars leaving out there.

18                        I think from a management point of view,  
19          they're going to have to coordinate some sort of maybe  
20          bus transfer or something to get people to the site  
21          without everyone bringing their own car, because  
22          obviously it won't fit. I just think it's too unique  
23          of a property, and it's just limited intensity. I  
24          wish we had one of these really private wooded lots  
25          around here, that's great. But I think there's going

1 to be a small disruption, if any. So the greater  
2 good, I think, is just more important. I'm for it.  
3 It's a unique thing. I think it's great.

4 MR. HUNTINGTON: Okay. Thank you. I just  
5 wanted to say I'm glad I had the opportunity --  
6 Commissioner Martin?

7 MR. MARTIN: I'm sorry. If I am correct, is  
8 the current code enforcement has a time for 10:00  
9 during the week, and 11:00 on the weekends for noise  
10 or 11, Friday, Saturday?

11 MR. SPENCE: I don't know the exact  
12 timeframes.

13 MR. MARTIN: I know it's before the  
14 midnight. I don't remember exactly, but I think there  
15 is -- as far as the noise goes, if there are code  
16 violations that could be in hand if the noise went too  
17 far. I'm 99 percent sure that at midnight you start  
18 getting the code violation and can be ticketed for  
19 that. So that's something that you have to make sure  
20 that you're aware of that you are within city code.  
21 Because even though they're rezoning the area, if it's  
22 rezoned, you would have to stay within city code for  
23 the noise. Is that correct?

24 MR. SPENCE: Yes. If I may, through the  
25 Chair, I mean within the zoning ordinance itself for

1 small event centers, they're very specific as to  
2 timeframe, 10 a.m. to midnight. The Planning  
3 Commission can reduce those. You can change those  
4 timeframes if you so choose. We give you a window to  
5 work in, and if you wanted to make it ten p.m., ten  
6 a.m. to ten p.m., you can do that, as the Planning  
7 Commission as part of the special use request. The  
8 timeframe that we've installed is 10 a.m. to midnight.

9 MR. MARTIN: I would state that we stick  
10 with the planned time.

11 MR. HUNTINGTON: Okay. Thank you.  
12 Commissioner Denson?

13 DR. DENSON: Thank you. Jeff, what are the  
14 options in terms of having something so that the other  
15 neighborhood -- because, truthfully, I passed it and  
16 had to come back and had to -- sorry, for the  
17 inconvenience to the neighbors, and I think that it  
18 would be a problem. So what options do we have to --

19 MR. SPENCE: To make it more visible so we  
20 don't have the issue of passing by?

21 DR. DENSON: Right.

22 MR. SPENCE: Other than signage, something  
23 very unique at the entrance maybe could be a selling  
24 point. Maybe in the information that is used for  
25 someone who is marketing this particular facility,



1           they could say, hey, look for the, in this case, I  
2           know that there's an old train or an old car right  
3           here on the corner, and you can see it right there in  
4           the picture on the right-hand side. But I think other  
5           than some kind of very unique entrance feature,  
6           signage, I mean, those are really the things that  
7           would stand out to me as to options that the  
8           petitioner has to make it very certain that this is  
9           where you turn in to come into the barn.

10                         DR. DENSON: So what type of signages are  
11           you proposing, if any?

12                         MR. MANNINO: Do I have to get back up  
13           there?

14                         MR. HUNTINGTON: It would be a lot better if  
15           you can stand up here.

16                         MR. MANNINO: I would propose anything that  
17           would improve that visibility. As a matter of fact,  
18           when we brought the waterline in, I specifically ran  
19           an electrical line in the trench of the waterline out  
20           to there so that we could do something that would be  
21           something special. I mean, that's an old railroad  
22           truck. Nothing's lighted up here. I don't want to  
23           attract anybody right now, because I don't want  
24           anybody breaking in. But we would do anything that  
25           would help to assist within the lighting ordinances

1 and everything else, that I think there could be a  
2 very neat entrance. And once something was proposed  
3 or finished, it would be well lit where it's  
4 appropriate and you would see it much better. Right  
5 now I don't want visibility, so that's why a lot of  
6 people pass by it. I'm not looking for traffic in  
7 there for somebody to think that there's something  
8 there that they can break into.

9 MR. HUNTINGTON: Okay.

10 DR. DENSON: Can we make a condition or  
11 something about that, something.

12 MR. HUNTINGTON: I guess we need to be  
13 specific about making it a condition.

14 MR. CULPEPPER: We'll work it out.

15 MR. MARTIN: To the Chair?

16 MR. HUNTINGTON: Commissioner Martin?

17 MR. MARTIN: What I would like to suggest is  
18 a portable sign indicating barn entrance when you have  
19 a function that can be put out at the base of the  
20 driveway and then removed when you don't have a  
21 function. Something that's not permanent, but only  
22 there when you need it. That way it's not disrupting  
23 the traffic on Twelve Mile, it's not bringing any  
24 attention to the location, except when the location  
25 would be in use.

1                   MR. MANNINO: I would do anything within the  
2                   course -- I think that's a right-of-way, so I've got  
3                   to watch -- yeah, I can do anything that would be  
4                   beneficial to alleviate any traffic concern.

5                   MR. HUNTINGTON: Maybe that's something  
6                   staff can take a look at when we're going a little  
7                   bit --

8                   MR. SPENCE: Yes, we can take a look at  
9                   that. If that's something the Planning Commission  
10                  would like to make a condition of the site plan  
11                  approval, we can make that a part of our  
12                  recommendation that the petitioner work with the city  
13                  and provide some kind of signage that would be  
14                  appropriate at the entrance to the property.

15                  MR. MANNINO: Jeff, can you put that in the  
16                  right-of-way? Can you put something temporary?

17                  MR. SPENCE: Yeah, if I may, through the  
18                  Chair, make sure you direct your questions to the  
19                  Chair, but putting it in the right-of-way is highly  
20                  likely that if one our code enforcement people went by  
21                  they would take it. So, yes, it would have to be on  
22                  your property.

23                  MR. MANNINO: For like a temporary thing,  
24                  like he said, something that wouldn't be permanent.

25                  MR. CULPEPPER: If you could, to the Chair,

1 direct it to the Chair.

2 MR. HUNTINGTON: Okay. That's just a  
3 suggestion. Commissioner Martin?

4 MR. MARTIN: To clarify my point about a  
5 sign, a temporary sign, I think it would be beneficial  
6 for you to work with the Planning Commission to come  
7 up with a temporary sign that can sit within the  
8 radius on either the east side or the west side of the  
9 driveway to bring attention to the driveway, but not  
10 be in the right-of-way, within the radiuses of the  
11 right-of-way so that it can be put out and moved back,  
12 move away, rather than a permanent sign.

13 MR. SPENCE: If I may, through the Chair,  
14 Commissioner Martin, you mentioned that the petitioner  
15 is to work with the Planning Commission to do that.  
16 Do you mean the Planning Commission or the Planning  
17 Department.

18 MR. MARTIN: Planning Department. I stand  
19 corrected.

20 MR. SPENCE: Thank you. I wanted to make  
21 sure that we clarified that, because that could make  
22 things a little more difficult tonight in moving  
23 forward, should you choose to move forward.

24 MR. MARTIN: I do mean the Planning  
25 Department.

1 MR. HUNTINGTON: Commissioner Denson?

2 DR. DENSON: Yeah, and I'm not suggesting  
3 that I want it to be a part of the condition.

4 MR. HUNTINGTON: That would be in the site  
5 plan. Commissioners, anyone else? Okay. I had a  
6 question, too. When I was there I had a issue about  
7 the ladders inside. I thought they were dangerous,  
8 especially the one that's going over this open  
9 stairwell. Did you ever come up with a plan for that?  
10 You said you would think about it and see what you  
11 could come up with?

12 MR. MANNINO: I think a couple suggestions  
13 were made, Mr. Griffis. I think you talked about like  
14 a plexiglass, polycarbonate panel. So any one of  
15 those suggestions I would not have a problem.

16 MR. HUNTINGTON: But you do have a plan to  
17 actually do something with those ladders?

18 MR. MANNINO: Yeah, I would make those not  
19 usable during any function.

20 MR. HUNTINGTON: Okay. And the only issue I  
21 really see that I have with the property is probably  
22 going to be parking, especially with no striping  
23 there. You know, people don't park straight and  
24 they're going to start parking crooked, any kind of  
25 way, and you're going to be really short on parking.

1           It's a tight area anyway, so I think it could be a  
2           real problem if you don't have some type of  
3           supervision there... I think because it's so small and  
4           tight you really do need to have someone there for  
5           that event. They really need to be floating outside  
6           and inside, make sure people are parking properly.  
7           And with the hills, it could be a little dangerous,  
8           you know, with people not driving like they're  
9           supposed to by driving and parking correctly. But  
10          that is one of my main issues that you, you know, you  
11          have some type of management there at each event. I  
12          think that's going to be really important. But I'm  
13          glad I had a chance to see and walk the property and  
14          see the inside and see what you have planned and what  
15          the possibilities are. I think you did a great a job  
16          on it. And it's unique to the City of Southfield.  
17          It's good to see something unique here in the City of  
18          Southfield, something that other places don't have.

19                        So it could be -- I think it can be a great  
20          event center for everyone for small events. I think a  
21          lot of people are afraid you're going to have these  
22          big wild parties like a lot of event centers, big  
23          graduation parties where people are running all over  
24          the place and drunk and what have you. But I don't  
25          see this place being that type of event center, and I

1 don't think it could be because it's not really big  
2 enough to accommodate people or enough parking for it.  
3 But you did a good job on it. And if it's managed  
4 properly, I think this could be a good asset for the  
5 City of Southfield.

6 MR. MANNINO: Thank you.

7 MR. SPENCE: If I may, through the Chair,  
8 just so I know, were you making a condition that the  
9 petitioner have some kind of supervision on-site  
10 during events?

11 MR. CULPEPPER: To the Chair?

12 MR. HUNTINGTON: Commissioner Culpepper?

13 MR. CULPEPPER: Wouldn't that also be  
14 addressed in the site plan?

15 MR. SPENCE: We'd make it part of the  
16 special land use. We'd make it part of the special  
17 land use portion.

18 MR. CULPEPPER: Yeah. We're going make that  
19 condition along with the lighting directions, that's  
20 going to be a condition. I thought we'd address that  
21 when we do the site plan. You want to do it now?

22 MR. SPENCE: Yeah, if I may, through the  
23 Chair, so we're going to have two items here, we have  
24 the site plan portion and special land use. Special  
25 land use we'll address some of the issues we talked

1 about including land use, including hours of  
2 operation, the signage issues that we just discussed.  
3 The other items such as fences and activities, I mean,  
4 a lot of these things then will be under the site plan  
5 portion. So one way or another we'll cover them. So  
6 whether it will be in the special land use or the site  
7 plan portion, what we just discussed here will be  
8 covered.

9 Again, what I'm looking for from the  
10 Planning Commission is do you want a condition placed  
11 with regard to the requirement for having some kind of  
12 supervision on the site during a special event?

13 MR. HUNTINGTON: Yes, I would like to see  
14 that.

15 MR. CULPEPPER: Yes. We got a consensus.  
16 We have a consensus, Terry.

17 MR. HUNTINGTON: Okay. Can we have --

18 MR. SPENCE: You're ready for a  
19 recommendation?

20 MR. CULPEPPER: Hold on. To the Chair.

21 MR. HUNTINGTON: Commissioner Denson?

22 DR. DENSON: Thank you. Also, the signage  
23 as a condition.

24 MR. SPENCE: Yes, the signage. Yes, if I  
25 may, through the Chair, the signage, I'm placing it



1 under the special land use portion. So you're ready  
2 for a recommendation?

3 MR. HUNTINGTON: Just a minute.....  
4 Commissioner Griffis?

5 MR. GRIFFIS: Not quite. Signage, in  
6 quotations, not signage in the traditional sense, it  
7 could be unique, because, again, we're trying to  
8 preserve the residential character and historic. I  
9 don't want a neon scrolling billboard. You know,  
10 something appropriate. Land marker identifier, icon.  
11 But, yeah, I don't know, signage sounds too commercial  
12 and typical.

13 MR. CULPEPPER: To the Chair?

14 MR. HUNTINGTON: Commissioner Culpepper?

15 MR. CULPEPPER: I thought we said direction.  
16 We said direction. What we want to do is we save the  
17 neighborhood, from people going in the neighborhood.  
18 So I agree. But, I think, we said put something out  
19 there at the time of the event, not permanent. When  
20 you're having an event, something is out there giving  
21 direction that you use this exit or this turn rather  
22 than the other. It's not permanent. It's just  
23 something that goes up at the time of the event. Mr.  
24 Martin said it very nicely I thought.

25 MR. HUNTINGTON: Commissioner Willis?

1 MR. WILLIS: I'm sorry, it brings back my  
2 original issue. One of the things I'm thinking, even  
3 with signage, even with additional marker to the  
4 driveway, those cars are moving at 55 miles an hour  
5 plus, and if you're having to slow down to look at  
6 them, you know, I just can see a place where you have  
7 conflict with cars and an additional accidents. I can  
8 just see the worse possible situation, and I wonder if  
9 signage is enough, simply because of the speed and the  
10 visibility of the driveway. You know, again. Okay.

11 MR. CULPEPPER: You see it. We don't. I  
12 don't see it.

13 MR. WILLIS: And I'm not asking for it, just  
14 expressing.

15 MR. CULPEPPER: That's Twelve Mile.

16 MR. SPENCE: So if I may, to the Chair, to  
17 Mr. Griffis' last point, this is what I wrote down  
18 from the standpoint of a condition. That the  
19 petitioner work with the Planning Department to come  
20 up with options that would properly I.D. the site and  
21 minimize the use of other sites for turn around  
22 traffic.

23 MR. CULPEPPER: That's good.

24 MR. HUNTINGTON: Sounds good.

25 MR. SPENCE: That way the option leaves it

1 open to whatever that quote, unquote, sign may be.

2 MR. MARTIN: I agree.

3 MR. HUNTINGTON: Can we now have the  
4 recommendation from the Planning Department?

5 MR. SPENCE: Okay. So, again, the first  
6 item we're taking up is the special land use portion.  
7 So with regard to PSLU19-0008, the Special Use Request  
8 of Mr. Thomas Mannino for the use of an existing barn  
9 as a small event center, the Planning Department does  
10 recommend favorable recommendation with the following  
11 reasons and conditions:

12 Submitted special use with any conditions  
13 recommended by the Planning Department and the  
14 Planning Commission will be of such size and character  
15 that it will be in harmony with the appropriate and  
16 orderly development of the R-E, Single Family  
17 Residential Zoning District.

18 Location, size, intensity and periods of  
19 operation of the proposed use is designed to eliminate  
20 any possible nuisance likely to emanate therefrom  
21 which might be adverse to the occupants of nearby  
22 permitted uses.

23 The proposed use is in accord with the  
24 spirit and purpose of the chapter and is not  
25 inconsistent with or contrary to, the objective sought

1 to be accomplished by this chapter and principles of  
2 sound planning.

3 The proposed use is of such character that  
4 vehicular traffic generated will not have an adverse  
5 effect, or be detrimental to the surrounding land uses  
6 or adjacent thoroughfares.

7 The proposed use is of such character and  
8 intensity and arranged on the site so as to eliminated  
9 any adverse effects from noise, dirt, glare, odor and  
10 fumes.

11 The proposed use will not be adverse to the  
12 health, safety and welfare of the community.

13 The proposed use is designed to be operated  
14 and to provide security and safety to the employees  
15 and the general public.

16 Hours of operation shall be limited from 10  
17 a.m. to midnight seven days a week.

18 The petitioner is to work with the Planning  
19 Department to come up with options that would properly  
20 I.D. the site and minimize the use of other sites for  
21 turn around into the driveway. And finally,  
22 supervision shall -- supervision shall be placed on  
23 the site at all times during an event on the property.

24 MR. CULPEPPER: Good job, Jeff.

25 MR. HUNTINGTON: Okay. Sounds good. Can I

1 get a motion from the Planning Commission?

2 MR. CULPEPPER: To the Chair?

3 MR. HUNTINGTON: Commissioner Culpepper?

4 MR. CULPEPPER: I recommend PSLU19-0008 for  
5 favorable approval.

6 MR. MARTIN: Support.

7 MR. HUNTINGTON: I have a motion by  
8 Commissioner Culpepper, supported by Commissioner  
9 Griffis. All in favor?

10 (All stated aye.)

11 MR. HUNTINGTON: Any opposed? So it will  
12 move forward as stated.

13 MR. SPENCE: So that's the special land  
14 portion. Now we have the site plan portion.

15 MR. HUNTINGTON: Now we have PSP19-0008,  
16 Site Plan Review.

17 MR. SPENCE: So I don't know if there's any  
18 additional deliberation that the Planning Commission  
19 wants to have, any additional questions on the site  
20 plan; otherwise, I can read the recommendation.

21 MR. MARTIN: To the Chair?

22 MR. HUNTINGTON: Commissioner Martin?

23 MR. MARTIN: I was not able to attend the  
24 viewing of the barn, but I would like to suggest,  
25 based on the comments that I've heard, that some

1 information be posted on the historical items that are  
2 in the barn so people understand that there are  
3 historical artifacts within the building.

4 MR. HUNTINGTON: Okay. Thank you.

5 MR. MANNINO: Is that directed to me?

6 MR. MARTIN: I'm sorry, yes, sir.

7 MR. MANNINO: So that's actually in the  
8 planning. So historically the barn is represented in  
9 Greenfield Village because it's tied to Henry Ford.  
10 So there's other things that you haven't seen in there  
11 yet. Pictures of the family farm that will all be  
12 listed. There's other pieces of equipment in there  
13 that I will be making little plaques. There's a  
14 22-inch bell that came from a church that a family has  
15 had in their family for 90 years. So I've been  
16 holding information with all these other pieces, and  
17 there will be stuff in there denote what this is,  
18 where it came from. You weren't there. But there's  
19 doors that came from a cigar factory in Ohio.

20 MR. MARTIN: We're talking about the big  
21 roll-up doors.

22 MR. HUNTINGTON: Okay. Can I get a  
23 recommendation from the City Planning Department?

24 MR. SPENCE: Okay. With regard to  
25 PSP19-0008, again this is the Site Plan Review request

1 of Thomas Mannino for the use of the existing barn as  
2 a small event center with associated parking and other  
3 on-site amenities, the Planning Department does  
4 recommend favorable consideration with the following  
5 reasons and conditions:

6 Receipt of waivers from the Zoning Board of  
7 Appeals for 18 feet seven inches of rear yard setback,  
8 30 feet required, 11 feet five inches provided.

9 Final detailed landscape plan must be  
10 approved by the Planning Department prior to the  
11 project being reviewed by the City Council.

12 Exterior lighting will be shielded to  
13 prevent spillage of glare onto adjacent properties.

14 Photometric lighting plan shall be submitted  
15 for review by the Planning Department prior to this  
16 going to the City Council.

17 The petitioner is to provide a sprinkler  
18 system for all landscaped areas to encourage  
19 preservation of all plant material.

20 The petitioner is to execute a perpetual  
21 maintenance agreement for the landscaped and parking  
22 areas both on-site and the right-of-way, which  
23 includes maintenance of any stormwater detention  
24 system.

25 The petitioner is to implement the

1            recommendations made by the Southfield Police  
2            Department's Crime Prevention Bureau regarding site  
3            security.

4                            The building will be maintained in  
5            accordance with elevations shown on sheet SP-2 dated  
6            10/18/19.

7                            Approval of the site plan and/or building  
8            elevations represented herein does not constitute nor  
9            guarantee approval for signage. Separate approval and  
10           signed permits must be obtained from the building  
11           department for any proposed sign.

12                           Bike racks shall be installed in accordance  
13           with Article 4, Section 5.29, paragraph 12.

14                           Outside storage shall prohibited.

15                           Hours of operation are limited from 10 a.m.  
16           to midnight. All activity shall be held inside the  
17           building.

18                           In lieu of a six-foot wall or fence, a split  
19           rail fence is being proposed adjacent to residential  
20           districts.

21                           The petitioner is to work with the Planning  
22           Department to come up with options that would properly  
23           identify the site and minimize the use of other sites.  
24           for turn around traffic. Thank you.

25                           MR. HUNTINGTON: Okay. Thank you. Do I



1 have a motion from the commissioners?

2 MR. CULPEPPER: To the Chair?

3 MR. HUNTINGTON: Commissioner Culpepper?

4 MR. CULPEPPER: I recommend PSP19-0008

5 favorable.

6 MR. HUNTINGTON: Commissioner Martin?

7 MR. MARTIN: Second.

8 MR. HUNTINGTON: Okay. I have a favorable  
9 motion by Commissioner Culpepper, seconded by  
10 Commissioner Martin. All in favor?

11 (All stated aye.)

12 MR. HUNTINGTON: Any opposed? So it passes.

13 MR. SPENCE: Okay.

14 MR. HUNTINGTON: Okay. Thank you. Good  
15 luck to you.

16 MR. SPENCE: If I may, through the Chair, to  
17 Mr. Mannino and the residents who were in the audience  
18 this evening. So the Planning Commission is a  
19 recommending body only, so they just made a  
20 recommendation for approval. This has yet to go to  
21 the City Council. The City Council is the one who  
22 makes the final approval. So the schedule thus far  
23 will be to bring this item to the City Council at a  
24 study meeting on November 18th, and then to City  
25 Council on November 25th for their regular meeting

1 final review. And you'll be notified of that meeting.

2 MR. HUNTINGTON: Okay. Thank you. Okay.

3 Can I have approval of the minutes, please?

4 MR. CULPEPPER: To the Chair?

5 MR. HUNTINGTON: Commissioner Culpepper.

6 MR. CULPEPPER: I recommend approval of the  
7 meeting September 11, 2019 study meeting;  
8 September 18, 2019 study meeting, and also the  
9 September 25, 2019 regular meeting.

10 MR. MARTIN: To the Chair? I was not  
11 present at the September 11th or 18th meeting, so I  
12 planning on abstaining for both of those.

13 MR. HUNTINGTON: Okay. Can I get a second?

14 MR. WILLIS: Support.

15 MR. HUNTINGTON: Support. Okay. So we have  
16 a motion from Commissioner Culpepper, supported by  
17 Commissioner Willis. All in favor of approval of the  
18 minutes.

19 (Five Commissioners stated aye, with  
20 abstention of Mr. Martin.)

21 MR. HUNTINGTON: Any opposed? Okay. So the  
22 minutes will pass as stated.

23 Public comment, do we have any public  
24 comment? Is there a list? There's no public comment.

25 MR. SPENCE: No, there's no list. It's just

1 an opportunity for the public, anyone who is in the  
2 audience this evening to have their three minutes.

3 MR. HUNTINGTON: Okay... If there is a person  
4 that would like to address the Commission, you have a  
5 three-minute period, you can speak on whatever you  
6 want to speak on.

7 MS. SIMPSON: Rosalind Simpson, 29200 East  
8 Chanticleer Drive. Question on the special zoning  
9 ordinance. Is that what it's called? To be able to  
10 allow special use, which ordinance does that? It's  
11 just a question.

12 MR. SPENCE: Yeah, if I may, through the  
13 Chair, so within the zoning ordinance, under the  
14 Single Family Zoning District, which is Article 5 of  
15 Chapter 45, there are permitted uses within the  
16 district, and typically those are single-family homes,  
17 farms, and there's stipulations there. There's also a  
18 section called Special Land Use.

19 MR. FREUND: Okay.

20 MR. SPENCE: And that's where you find the  
21 small event center as well as stipulations on other  
22 uses like churches, group child care homes and such.  
23 So, yes, you'll be able to find that under Article 5,  
24 Chapter 45 of the zoning ordinance.

25 MR. SIMMONS: Thank you.

1                   MR. HUNTINGTON: Thank you. Okay. Is there  
2 anyone else that would like to speak?

3                   MR. GRUBEY: My name is Gerald Grubey at  
4 29114 Wildbrook, Southfield. I just have a question.  
5 The midnight deadline, is that when the party starts  
6 and then they start cleaning up and could last until  
7 one or whatever?

8                   MR. SPENCE: If I may, through the Chair,  
9 midnight is the time in which everything should be  
10 done on the property.

11                   MR. GRUBEY: Okay. Thank you.

12                   MR. HUNTINGTON: Thank you. Is there anyone  
13 else that would like to make a public comment? Okay.  
14 We will close the public portion. Is there any  
15 miscellaneous?

16                   MR. SPENCE: Just that your next meeting is  
17 going to be November 6th. We do have two proposals  
18 that have come before us. We're finishing up the  
19 reviews on those, and they are actually for two  
20 properties on the Northland Mall site along Greenfield  
21 Road.

22                   MR. HUNTINGTON: Okay. Great. If there's  
23 nothing else, the meeting is adjourned.

24                   (The meeting was adjourned at 7:50 p.m.)

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CERTIFICATE OF NOTARY

STATE OF MICHIGAN )

) SS.

COUNTY OF OAKLAND )

I, Earlene Poole-Frazier, certify that this meeting was taken before me on the date hereinbefore set forth; that the foregoing was recorded by me stenographically and reduced to computer transcription; that this is a true, full and correct transcript of my stenographic notes so taken; and that I am not related to, nor counsel to either party nor interested in the event of this cause.

*Earlene Poole-Frazier*

EARLENE POOLE-FRAZIER, CSR-2893

Notary Public,

Oakland County, Michigan

My Commission expires: March 4, 2025

