

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

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

Planning Commission Members Excused: 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 a Roll Call Vote.

Commissioner Culpepper – Aye

Commissioner Huntington – Aye

Commissioner Martin – 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 that for the first item on the Agenda, PSLU21-0008, a Public Hearing was already held in this item on September 22, 2021 with no public making comments at that time. Therefore, the Commission could move right to discussion.

Chair Griffis called for the first item.

PSLU21-0008 is a Special Use Request of Abraham Southfield Commons, LLC to allow for the tenant space to be used as a restaurant with bar, property located at 29267 Southfield Road, Sidwell Parcel 2411-479-060, on the west side of Southfield Road between W Twelve Mile and Webster, Section 11, City of Southfield, Oakland County, State of Michigan.

Planner Spence gave a brief overview of the proposal noting that the petitioner was seeking to place a bar in a restaurant on the site. The previous restaurant had a bar, however, there was no evidence they got a Special Land Use for it so this petitioner needs to go through the process to rectify that. In September, there were issues related to easements for parking and access which have been rectified as staff found signed easement agreements in a previous file for the site. He introduced Mr. Nathan Harvey.

City Planner Croad noted he was satisfied that the petitioner met the requirements.

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Mr. Harvey thanked Planner Spence for the introduction and stated he didn't have anything further to add at this time.

Commissioner Martin asked if copies of the easements would be a part of this file. Planner Spence noted they would.

Commissioner Culpepper asked about a timeline for construction. Mr. Harvey noted he wasn't quite sure due to supply chain issues but was hoping for early 2022.

Commissioner Huntington noted he liked the proposal and fits in.

Chairman Griffis noted he was in favor of this proposal.

There were no other comments. Chairman Griffis called for the Planner's Recommendation. Planner Spence obliged.

Recommendation: The Planning Department recommends **FAVORABLE RECOMMENDATION** of the Special Use of Abraham Southfield Commons, LLC to allow for a restaurant with a bar to be located in a tenant space located at 29267 Southfield Road, Sidwell Parcel 2411-479-060, on the west of Southfield Road between W Twelve Mile Road and Webster, Section 11, City of Southfield, Oakland County, State of Michigan, for the following reasons and conditions:

1. Subject to approval of PASP21-0050 by the City Planner.
2. Hours of operation shall be limited to 11:00a.m. through 2:00a.m. Monday through Sunday.
3. Retaining the current easement, cross access and parking agreements for the three properties: 2411-479-060, 2411-479-059 & 2411-479-067.
4. The submitted special use, with any conditions recommended by the Planning Department and the Planning Commission, will be of such size and character that it will be in harmony with the appropriate and orderly development of the B-1 Neighborhood Business District.
5. The location, size, intensity and periods of operation of the proposed use is designed to eliminate any possible nuisance likely to emanate there from which might be adverse to occupants of any nearby permitted uses.
6. The proposed use is in accord with the spirit and purpose of this Chapter and is not inconsistent with, or contrary to, the objectives sought to be accomplished by this Chapter and principles of sound planning.
7. The proposed use is of such character and vehicular traffic generated will not have an adverse effect, or be detrimental, to the surrounding land uses or adjacent thoroughfares.
8. The proposed use is of such character and intensity and arranged on the site so as to eliminate any adverse effects resulting from noise, dust, dirt, glare, odor, or fumes.
9. The proposed use will not be adverse to the promotion of the health, safety and welfare of the community.
10. The proposed use is designed and operated so as to provide security and safety to employees and the general public.

Chairman Griffis called for a Motion.

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Commissioner Willis made a Motion for Favorable Recommendation of PSLU21-0008. Supported by Commissioner Stephens-Gunn. Chairman 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

Planner Spence noted the Motion Carries.

Chairman Griffis called for the next item.

PSP21-0008 is the Site Plan Review Request of Mr. Hassan Jawad, representing Middlepointe Investment Group, LLC, for the construction of the Phase 1 Site Plan of the Overlay Development District to include a mixed-use development on property located at 26111 Evergreen Road, Sidwell Parcels 2422-277-003, -004 & -005, on the northwest corner of Civic Center Drive and Evergreen Road, Section 22, City of Southfield, Oakland County, State of Michigan.

Planner Spence gave a brief overview of the proposal noting this is for approval of the Phase 1 Site Plan for the Middlepoint Overlay Development District and Development Agreement approved by the City Council in September. He introduced Mr. Hassan Jawad.

Mr. Jawad reiterated what Planner Spence had noted and pointed out the new sidewalk connection along the north property line to link Evergreen Road and Central Park Boulevard.

Chairman Griffis opened the discussion to the Commissioners.

Commissioner Martin inquired about Public Art.

Commissioner Culpepper felt it was smart to start construction along Evergreen Road so the public could see things were happening on the property.

Chairman Griffis felt this proposal was refined and improved over what was originally proposed for the site a few years ago.

Mr. Jawad thanked the Planning Commission for all its work on helping make this happen.

There were no other comments so Chairman Griffis called for the Planners Recommendation. Planner Spence obliged.

Recommendation: The Planning Department recommends **FAVORABLE CONSIDERATION** of PSP21-0008, to construct the Phase 1 Site Plan for Mixed-use Development in accordance with the Middlepoint ODD Master Development Plan and the Development Agreement, on property located at 26111 Evergreen Road, Sidwell Parcels 2422-277-003, -004 & -005, on the northwest corner of Civic Center Drive and Evergreen Road,

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Section 22, City of Southfield, Oakland County, State of Michigan, for the following reasons and conditions:

1. Subject to PZRODD21-0002 ODD Agreement approved by the City Council.
2. Landscaping must be installed in accordance with the Approved Landscape Plan prior to the issuance of a Certificate of Occupancy unless the season of the year does not permit

installation. In that instance, a bond must be submitted to the Building Department to cover the cost of the installation and a Temporary Certificate of Occupancy shall be given. Upon completion of landscaping and approval of the same by the Planning Department, the bond will be returned and a Final Certificate of Occupancy shall be given.

4. Exterior lighting will be shielded to prevent spillage of glare onto adjacent properties and shall be installed in accordance with the photometric lighting plan.
5. The petitioner is to provide a sprinkler system for all landscape areas to encourage preservation of plant materials.
6. The petitioner is to execute a perpetual maintenance agreement for the landscaped and parking areas both on the site and in the right-of-way, which includes maintenance of the storm water detention system.
7. The petitioner is to implement the recommendations made by the Southfield Police Department's Crime Prevention Bureau regarding site security.
8. Approval of this site plan and/or building elevations represented herein does not constitute nor guarantee approval for signage. Separate approval and sign permits must be obtained from the Building Department for any proposed signs.
9. Bike racks shall be installed in accordance with Article 4, Section 5.29(12).
10. The site shall be designed and developed to contain Public "Works of Art" in accordance with Section 5.22-5 Public Art, Article 4 General Requirements of the Zoning Ordinance, unless exempted based on the written stipulations.
11. The buildings are to be constructed in accordance with the submitted elevations.

There were no additional comments so Chairman Griffis called for a motion.

Commissioner Culpepper made a Favorable Recommendation for PSP21-0008. Supported by Commission Huntington. Chairman Griffis called for a Roll Call Vote.

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

Chairman Griffis called for the Approval of the Minutes.

Motion by Commissioner Martin to approve the Minutes as written. Supported by Commissioner Willis. Chairman Griffis called for a Roll Call vote.

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

Planner Spence confirmed the Minutes are Approved.

Chairman 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 and gave out the call-in numbers. There were no Public on the line to make comments so Chairman Griffis closed the Public Comments portion of the meeting.

Chairman Griffis asked if there were any Miscellaneous items. Planner Spence noted that the next meeting of the Commission is on November 10, 2021. City Planner Croad noted the City Center Trail Map, the Tapestry on Northwestern Highway, and congratulated Planner Spence on 30years of service to the City of Southfield.

There were no other comments.

The meeting was adjourned at 7:15pm.

Tony Martin 12/14/2021
Tony Martin (date)
Secretary/js