

City of Southfield
October 25, 2023

CITY OF SOUTHFIELD

PLANNING COMMISSION

Council Chambers - Southfield, Michigan

Wednesday, October 25, 2023 - 6:30 p.m.

Video recording transcribed by

Janice P. Yates, CER-9181.

COMMISSION MEMBERS AND STAFF PRESENT:

Dr. Geralyn Stephens-Gunn, Chair

Anthony Martin, ~~Vice-Chair~~

Robert Willis, Secretary

Cynthia Bernoudy, Board Member

Ghana Adell Goodwin-Dye, Board Member

Jeremy Griffis, Vice Chair ~~Board Member~~

Andrea Storch Gruber, Board Member

Alex Bollin, City Planner

Thomas Paison, Deputy City Planner

1 Planning Commission Meeting

2 Wednesday, October 25, 2023

3 6:30 p.m.

4

5 (Meeting begins.)

6 CHAIR STEPHENS-GUNN: Good evening,
7 everyone. I'd like to welcome you to the City of
8 Southfield regular meeting of the Planning
9 Commission, October 25, 2023. Let us stand for
10 the Pledge of Allegiance.

11 (Pledge of Allegiance recited.)

12 CHAIR STEPHENS-GUNN: May I have a roll
13 call, please?

14 MR. BOLLIN: Yes, ma'am. Ms. Bernoudy?

15 MS. BERNOUDY: Present.

16 MR. BOLLIN: Ms. Goodwin-Dye?

17 MS. GOODWIN-DYE: Present.

18 MR. BOLLIN: Mr. Griffis?

19 MR. GRIFFIS: Here.

20 MR. BOLLIN: Ms. Gruber?

21 MS. GRUBER: Present.

22 MR. BOLLIN: Mr. Martin?

23 MR. MARTIN: Present.

24 MR. BOLLIN: Dr. Stephens-Gunn?

25 CHAIR STEPHENS-GUNN: Present.

1 MR. BOLLIN: Mr. Willis?

2 MR. WILLIS: Here.

3 MR. BOLLIN: Madam Chair, you have a
4 quorum to conduct business tonight.

5 CHAIR STEPHENS-GUNN: Thank you very
6 much. I'm sure everyone has had an opportunity
7 to review our agenda for this evening. Is there
8 a motion to approve the agenda?

9 MR. WILLIS: Through the Chair, I
10 would move to approve the motion scheduled for
11 this date -- I mean the agenda scheduled for this
12 date.

13 CHAIR STEPHENS-GUNN: Is there a
14 second?

15 MS. BERNOUDY: Second.

16 CHAIR STEPHENS-GUNN: It's been moved
17 by Commissioner Willis and second by Commissioner
18 Bernoudy that we accept the agenda for this
19 evening. All in favor?

20 COMMISSION: Aye.

21 CHAIR STEPHENS-GUNN: Motion carries.
22 Are there any announcements or communications for
23 today?

24 MR. PAISON: No, ma'am.

25 CHAIR STEPHENS-GUNN: All right, moving

1 right along. We're going to look at the items
2 for Item D, and in that is: PCZR23-0003,
3 Conditional Rezoning; PSLU23-0011, Special Use;
4 and PSP23-0013. Again, we will vote on each one
5 individually; however, the presentation will be
6 collective.

7 MR. PAISON: Yes ma'am. As noted, this
8 is a proposal for a conveyor tile style automatic
9 carwash at the Matick property on Telegraph Road,
10 29300 Telegraph. The -- it has three components
11 to it: a conditional rezoning, a special use
12 approval for the carwash, and a site plan
13 approval for the carwash.

14 This is a site aerial that shows the
15 site, the area that kind of Ls off to the right
16 there toward Woodland Drive. That's this part
17 that's zoned P for vehicular parking and is being
18 rezoned. The remainder of the site is already
19 B-3. These are some existing conditions at the
20 dealership and along Telegraph close to Woodland
21 Drive there on the bottom. As you can see here,
22 the B-3 zoning is the bulk of the site. The P
23 zoning which is considering for the conditional
24 rezoning is that part of the corner of Woodland
25 and Telegraph.

1 The entire property is master planned,
2 future land use planned commercial office, which
3 this is a special land use for that area.

4 The conditional rezoning is a
5 conditional, from P to B-3, excludes a few uses.
6 These are the uses excluded as part of the
7 proposal by the applicant. It will be part of
8 the conditional rezoning agreement, should it be
9 approved by Council: private clubs, nursery
10 schools, photographic studios, funeral homes,
11 assembly and concert halls, recreation centers,
12 alternative financial services, pawn shops,
13 smoking lounges, homeless shelters, soup
14 kitchens, sexually oriented businesses, and
15 cabarets. These are pretty typical of what's
16 excluded in these B-3 zonings because they may be
17 a little too intense or may be otherwise
18 objectionable.

19 Here we have the site plan. As you can
20 see here, the existing building on that part of
21 the site is going to be torn down. The carwash
22 will go in that location. There'll be stacking
23 to the back with access going up the -- it will
24 be the south side of the building. And then, the
25 vacuum stations will be up there at the corner of

1 Woodland Drive and Telegraph. And they did,
2 based on the comments last meeting, add a couple
3 of ADA vacuum spaces near the vending section --
4 vending station near the vacuums, that do meet
5 the requirement. There's a lowered curb there so
6 that you can go up the middle aisle and get over
7 to that vending station, in addition to actually
8 having vacuums there that the folks who could use
9 to actually vacuum their cars.

10 The landscape plan, as you can see,
11 it's the darker green are the existing kind of
12 wooded area that abuts the north, and it would be
13 eastern property lines by the vacuum stations.

14 They are putting a screen wall up on the vacuum
15 station area abutting the residential.

16 Floorplans of the carwash, pretty standard;
17 there's two lanes for the conveyance on that, and
18 then service rooms and some restrooms and staff
19 areas.

20 Elevations for the carwash, these are
21 unchanged from the last meeting. A few
22 renderings, showing what it looks like. This is
23 from Telegraph to kind of the south looking into
24 the site. This is a little bit to the north.
25 This is looking at the stacking going into the

1 carwash at the rear. This is looking at the
2 vacuum stations and the carwash from kind of the
3 Woodland and Telegraph corner. Another look at
4 it kind of from the other corner. And we do have
5 the petitioner here to answer questions if you
6 would like them to come up.

7 MR. ZIMMERMAN: Good evening, I'm Carl
8 Zimmerman [phonetic] and Shane Burley [phonetic].

9 CHAIR STEPHENS-GUNN: Your address,
10 please?

11 MR. ZIMMERMAN: 14001 Telegraph Road.

12 MR. BURLEY: 2040 Park Avenue, Suite
13 200, Detroit.

14 CHAIR STEPHENS-GUNN: Thank you.

15 MR. ZIMMERMAN: We're open to any
16 questions that you may have. Hopefully, we
17 addressed all the concerns and questions that
18 came up the last time we met.

19 CHAIR STEPHENS-GUNN: Could you just
20 give us a little briefing because this is where
21 the public is -- the public is viewing it online
22 or either on TV. So, at least give us a little
23 bit of a background.

24 MR. ZIMMERMAN: Yes, ma'am. So, this
25 carwash business model is called a premium

1 express wash. We have a model of this in
2 operation out next to our Chevrolet dealership in
3 Redford at I-96 and Telegraph. The big
4 difference with this wash and what we have there,
5 this does not have any interior detailing. But
6 this is something that our customers have come to
7 really appreciate, the neighborhood and the
8 community have highly praised. It's a first
9 class, very customer-oriented, beautiful facility
10 that should be a blessing to the community, we
11 hope, and certainly a boon to our existing
12 customers.

13 CHAIR STEPHENS-GUNN: Okay, thank you.
14 At this time, I'd like to open the public hearing
15 for PCZR23-0003. If there's any public present
16 who would like to share their thoughts or
17 comments, please approach the podium. Public
18 hearing for PCZR23-0003.

19 (No response.)

20 CHAIR STEPHENS-GUNN: Public hearing
21 PCZR23-0003, given no public is present to share
22 thoughts, we're going to close the public
23 hearing. Commissioner Martin?

24 MR. MARTIN: No questions at this time.

25 CHAIR STEPHENS-GUNN: Commissioner

1 Gruber?

2 MS. GRUBER: No questions.

3 CHAIR STEPHENS-GUNN: Commissioner

4 Willis?

5 MR. WILLIS: Thank you. I do have a
6 question. It looks like your property abuts
7 residential property, am I correct? Do you know
8 how much distance there is between the wash part
9 of your operation and the nearest home?

10 MR. ZIMMERMAN: It is quite a distance.
11 Shane is going to get the actual, but as you can
12 see from the wash to the closest residence, there
13 is now a quite a distance but there's also a
14 large amount of vegetation and a ravine that
15 spans between the two structures.

16 MR. WILLIS: Is there any fencing
17 between the two?

18 MR. BURLEY: Yes, there's fencing. The
19 distance is also about 300 feet.

20 MR. WILLIS: Okay, okay. Thank you.

21 MR. BURLEY: You kind of see it on the
22 aerial photo there.

23 CHAIR STEPHENS-GUNN: Commissioner

24 Griffis?

25 MR. GRIFFIS: No, nothing.

1 CHAIR STEPHENS-GUNN: Commissioner
2 Goodwin-Dye?

3 MS. GOODWIN-DYE: No.

4 CHAIR STEPHENS-GUNN: Commissioner
5 Bernoudy?

6 MS. BERNOUDY: Thank you. Have you
7 received any comments or concerns from the
8 residents in that area?

9 MR. ZIMMERMAN: No, ma'am.

10 MS. BERNOUDY: All right, thank you.

11 CHAIR STEPHENS-GUNN: Commissioners,
12 are there any other questions? Commissioner
13 Martin?

14 MR. MARTIN: In our previous meeting,
15 there was talk about stacking, traffic south to
16 12 Mile, which kind of blew my mind, when I
17 didn't see a need for that. Do you see any
18 problem with stacking of traffic coming north
19 from 12 Mile on Telegraph?

20 MR. BURLEY: Not with the way that
21 we've designed this plan. I mean we have
22 probably about a thousand feet of stacking by the
23 time you enter that site and make your way all
24 the way to the back, including the double lane --
25 you can kind of see on this image up here to the

1 right -- as well as the four pay station lanes.

2 MR. MARTIN: We also mentioned the
3 traffic flow coming north on Telegraph to there
4 and the timing between the lights and traffic
5 getting, being able to go out and make the
6 Michigan left to go around the island. Has there
7 been any type of traffic study or anything for
8 that?

9 MR. BURLEY: There has not been.

10 MR. MARTIN: Has -- have you noticed
11 any problems with traffic backing up there?

12 MR. ZIMMERMAN: No, sir. And this --
13 this facility is replacing an existing dealership
14 that has now, has been deemed obsolete. So, we
15 are in the habit of having a lot of traffic there
16 to begin with, which has not been a problem to
17 our knowledge in the past and should not be,
18 given all of the thousand feet plus of stacking
19 space we have available.

20 MR. MARTIN: Thank you.

21 CHAIR STEPHENS-GUNN: Commissioners,
22 are there any other questions?

23 MS. BERNOUDY: No.

24 CHAIR STEPHENS-GUNN: Given none, I
25 call for the recommendation.

1 MR. PAISON: Yes, ma'am. The Planning
2 Department is recommending approval on the basis
3 that it does meet the standards in the ordinance
4 for site -- for a conditional rezoning, and that
5 the excluded uses are appropriate, and that the
6 proposed zoning and use is in compliance with the
7 master plan.

8 CHAIR STEPHENS-GUNN: Is there a
9 motion?

10 MS. GOODWIN-DYE: To the Chair, I
11 recommend support for the recommendation of PZ --
12 PCZR23-0003.

13 CHAIR STEPHENS-GUNN: Is there a
14 second?

15 MS. BERNOUDY: I second it.

16 CHAIR STEPHENS-GUNN: It's been moved
17 by Commissioner Goodwin-Dye and second by
18 Commissioner Bernoudy that we accept the
19 favorable recommendation for PCZR23-0003. All in
20 favor?

21 COMMISSION: Aye.

22 CHAIR STEPHENS-GUNN: Opposed?

23 (No response.)

24 CHAIR STEPHENS-GUNN: The motion
25 carries. At this time, I'd like to open the

1 public hearing for PSLU23-0011, the Special Use.
2 If there is any public here that would like to
3 share their thoughts or comments regarding
4 PSLU23-0011, please approach the podium. Again,
5 this is the public hearing for PSLU23-0011.

6 (No response.)

7 CHAIR STEPHENS-GUNN: Given no public,
8 I'm going to close the public hearing.
9 Commissioner Martin?

10 MR. MARTIN: No questions.

11 CHAIR STEPHENS-GUNN: Commissioner
12 Gruber?

13 MS. GRUBER: No questions.

14 CHAIR STEPHENS-GUNN: Commissioner
15 Willis?

16 MR. WILLIS: No questions.

17 CHAIR STEPHENS-GUNN: Commissioner
18 Gruber [sic]?

19 MR. GRIFFIS: Griffis?

20 CHAIR STEPHENS-GUNN: Griffis.

21 (Laughter.)

22 CHAIR STEPHENS-GUNN: You look a lot
23 alike.

24 MR. GRIFFIS: At least let's get my
25 name correct. So, I'll -- I kind of want to

1 group my site plan comments and special use
2 comments together.

3 CHAIR STEPHENS-GUNN: Okay.

4 MR. GRIFFIS: Because it is a carwash.
5 We've seen a lot of carwashes come through the
6 city lately, apparently. It's a highly desirable
7 building type lately. But this one's even --
8 this is a very deep site. And it's a little
9 deceiving because the dealership site is even
10 deeper than the carwash. So, I've been very
11 opposed to shallow carwash sites where the cars
12 back all out onto, let's say 10 Mile, in front of
13 my office. And it's -- I think it's dangerous.

14 And we've seen a couple of projects in
15 a row with these really deep sites. And this
16 one's even deeper and wider and could stack a lot
17 more cars, it looks like. So, I just think this
18 is a good layout. And it's a very large piece of
19 property. And I don't think there's going to be
20 any problems with traffic like they've -- like
21 they've established already. So, looks like a
22 very nice site layout and upgrade to the site.
23 Thank you.

24 CHAIR STEPHENS-GUNN: Thank you,
25 Commissioner Griffis.

1 MR. GRIFFIS: Yeah.

2 CHAIR STEPHENS-GUNN: Commissioner
3 Goodwin-Dye?

4 MS. GOODWIN-DYE: Nothing.

5 CHAIR STEPHENS-GUNN: Commissioner
6 Bernoudy?

7 MS. BERNOUDY: No, nothing.

8 CHAIR STEPHENS-GUNN: I'd like to call
9 for the recommendation.

10 MR. PAISON: Yes, ma'am. The Planning
11 Department is recommending favorable
12 recommendation of the special use. It does meet
13 the -- we believe it does meet the eight
14 standards that are in the ordinance for this
15 district for special uses, particularly traffic
16 impact, consistency with the master plan,
17 consistency with the zoning district in question,
18 consistency with neighboring land uses.

19 It would be conditioned on approval of
20 the conditional rezoning agreement by City
21 Council, the site plan by City Council,
22 continuous compliance with any applicable -- all
23 applicable codes, laws, and ordinances and
24 statutes, and hours of operation as indicated by
25 the applicant, Monday through Saturday, 8 a.m. to

1 7 p.m., Sunday 9 a.m. to 5 p.m.

2 CHAIR STEPHENS-GUNN: Is there a
3 recommendation [sic]? Oh, I'm sorry. Is there a
4 motion?

5 MR. MARTIN: To the Chair,
6 recommendation for favorable approval of
7 PSLU23-0011.

8 MR. WILLIS: Support.

9 CHAIR STEPHENS-GUNN: It's been moved
10 by Commissioner Martin and second by Commissioner
11 Willis that we accept a favorable recommendation
12 for PSLU23-0011. All in favor?

13 COMMISSION: Aye.

14 CHAIR STEPHENS-GUNN: Opposed?

15 (No response.)

16 CHAIR STEPHENS-GUNN: The motion
17 carries. Gentleman, is there any additional
18 information regarding PSP23-0013 that you'd like
19 to share with us before you share the
20 recommendation?

21 MR. PAISON: No, I think we've covered
22 it all, Madam.

23 CHAIR STEPHENS-GUNN: Okay. Can we
24 have the recommendation?

25 MR. PAISON: Yes, ma'am. Once again,

1 we are recommending favorable recommendation for
2 the site plan in this case for the Matick auto
3 wash property. The standards in the ordinance
4 appear to be met, mostly with traffic impact and
5 safety, and consistency with layout and area.
6 Once again, conditioned on approval of the
7 conditional rezoning, the special land use, the
8 site be developed in accordance with the plans
9 that were put in place before this body,
10 implementation of recommendations by Southfield's
11 Police Department Crime Prevention Unit or
12 Bureau, and continuous compliance with all
13 applicable laws, codes, and ordinances and
14 statutes.

15 CHAIR STEPHENS-GUNN: Commissioners,
16 are there any questions? Commissioner Griffis?

17 MR. GRIFFIS: Just one comment or two
18 comments. This is a very nice-looking design,
19 very modern building. And I just happened to
20 drive past their other location on Telegraph and
21 96 yesterday, and it's always caught my eye as a
22 very modern, nice, clean design. And I think
23 this is gonna be a great addition to this area.

24 CHAIR STEPHENS-GUNN: Okay.
25 Commissioner Martin?

1 MR. MARTIN: Just a question. Once
2 again, this is a vending kiosk at the front,
3 where the two parking spaces and the handicapped
4 people park way at the back by the beginning?
5 Okay. Where?

6 MR. BURLEY: Per the site plan
7 revisions that were submitted, we ended up adding
8 an additional two handicap parking stalls right
9 next to that vending layout. And those vending
10 stalls do have vacuums with them as well.

11 MR. MARTIN: Okay. So, they're just
12 not represented on what we have?

13 MR. PAISON: It's in there, but it's
14 kind of hard to read at this scale. There are
15 two spaces there. Here, I can show you kind of
16 where they're at. They're right -- I don't know
17 if this will give me the spot, right there.

18 MR. MARTIN: Yeah, but --

19 MR. PAISON: So, that's the vending
20 machine, and that's the two handicap spaces,
21 vacuum spaces right there next to them.

22 MR. MARTIN: Okay.

23 MR. PAISON: So, two spaces closest,
24 really.

25 MR. MARTIN: Yeah, okay. I guess it's

1 not on these --

2 MR. PAISON: It's just not on the
3 renderings.

4 MR. MARTIN: You don't see that.
5 That's the question. You don't see these on
6 (UNINTELLIGIBLE) --

7 (Crosstalk.)

8 MR. PAISON: The renderings haven't
9 been updated; the site plan has. Yep.

10 MR. MARTIN: The figure is on there,
11 okay. All right. That was --

12 CHAIR STEPHENS-GUNN: Commissioner --

13 MR. MARTIN: That was my question
14 before, and it satisfies it. Thank you.

15 CHAIR STEPHENS-GUNN: Commissioners,
16 are there any additional questions?

17 MS. BERNOUDY: No.

18 CHAIR STEPHENS-GUNN: Is there a
19 motion?

20 MS. GOODWIN-DYE: To the Chair, support
21 the recommendation for favorable recommendation,
22 I apologize, for PSP23-0013.

23 MR. MARTIN: Support.

24 CHAIR STEPHENS-GUNN: It's been moved
25 by Commissioner Goodwin-Dye and second by

1 Commissioner Martin that we accept a favorable
2 recommendation for PSP23-0013. All in favor?

3 COMMISSION: Aye.

4 CHAIR STEPHENS-GUNN: The motion
5 carries. Okay. Moving right along to Item E, 1
6 and 2, we're going to hear the presentation for
7 both at the same time. We will take a separate
8 vote. Let us first look at PSLU23-0014, the
9 Special Use.

10 MR. PAISON: All right. Thank you,
11 Madam Chair. This is a corner at Northwestern
12 and 12 Mile, presently zoned B-3. They are
13 looking to tear down the two buildings kind of on
14 the parcel to the right there. They're going to
15 combine the parcels. The building on the left,
16 which was a FedEx store, is going to be renovated
17 into the new gas station, convenience store,
18 carry out with liquor sales. This is a closeup
19 site aerial. So, the building on the left in
20 that parcel that is closer to the corner is the
21 one that's being retained. The two buildings on
22 the right, on the right parcel, are being --
23 going to be torn down. This is existing site
24 conditions. There's the FedEx office building
25 that's going to be renovated, and then the dry

1 cleaner and that small strip center are going to
2 be going away.

3 B-3 zoning in the area matches the
4 future land use of commercial office, so those
5 are consistent. This is the site plan. As you
6 can see, the building in the center there will be
7 getting a facelift and serious renovation.

8 You're going to have a small outdoor seating area
9 on the west side of the building in that
10 landscaped corner. The public art will be up
11 closer to the corner there. And then, the
12 parking and the pump islands will be on the east
13 side of the building, along with the loading
14 zones.

15 This is the landscape plan. Once
16 again, you can see it's a fair amount of
17 landscaping going to be screening the parking
18 areas and some of that interior pump islands with
19 some shrubs and trees. And then, also the
20 outdoor seating area has good, pretty good
21 landscape around it. And then, the sculpture
22 that's going up at the corner there will have
23 some trees as back, like ornamental trees as
24 backdrop.

25 Here's the floorplan, first floor plan.

1 You've got the tenant space in the kind of
2 triangular area, that's where the carryout
3 restaurant will be. The bulk of the space is
4 going to be the C-store and the pay area. And
5 then, they do have a small mezzanine that's
6 existing that they're going to use for office and
7 storage.

8 This is the proposed renovation of the
9 exterior of the building, quite a transformation.
10 The building's gonna look quite a bit different
11 after this renovation. Those are the sides, the
12 west and southwest elevations. So, the west
13 elevation, you can see the -- it's like a
14 pergola, it's gonna give some shade to that
15 outdoor seating area. And then next, and we do
16 have the petitioner present to discuss the
17 request.

18 MR. ORO: Hi, good evening, Vincent Oro
19 [phonetic], 6340 St. James Drive.

20 MR. CAINE: Joe Caine, Fieldstone
21 Architecture, 3400 Auburn Road, Auburn Hills.
22 Thank you. We're here before you again for the
23 gas station. As Thomas had mentioned, we're
24 keeping the existing FedEx building, renovating
25 that with the interior and exterior facade,

1 proposing eight gas pumps on the east side.
2 We'll have our -- have a bus station out on 12
3 Mile Road with a concrete pad, a bench, and trash
4 can. We have the two barrier-free parking
5 spaces, two EV parking spaces, one EV charger
6 that accommodates two vehicles, and that's also
7 barrier-free accessible. We have a bike rack
8 that accommodates four bikes. And then, as
9 Thomas mentioned, we also have the outdoor patio
10 on the west side of the building.

11 CHAIR STEPHENS-GUNN: At this time, I'd
12 like to open the public hearing for PSLU23-0014,
13 Special Use. If there's any public available to
14 share their thoughts or comments regarding
15 PSLU23-0014, please approach the podium. Public
16 comment for PSLU23-0014?

17 (No response.)

18 CHAIR STEPHENS-GUNN: Given no public,
19 I'm going to close the public hearing for
20 PSLU23-0014. Commissioner Bernoudy?

21 MS. BERNOUDY: No questions at this
22 time.

23 CHAIR STEPHENS-GUNN: Commissioner
24 Goodwin-Dye?

25 MS. GOODWIN-DYE: No questions.

1 CHAIR STEPHENS-GUNN: Commissioner
2 Griffis?

3 MR. GRIFFIS: I may have missed this at
4 the last meeting. There was a gas station
5 approved on this site, is that correct, recently?

6 MR. CAINE: Yes.

7 MR. GRIFFIS: And is this a different
8 group? I see you're keeping a building, not
9 tearing all the buildings down, but?

10 MR. CAINE: Correct.

11 MR. GRIFFIS: Okay. That's it for me.

12 CHAIR STEPHENS-GUNN: Commissioner
13 Willis?

14 MR. WILLIS: Just a clarification for
15 me. I was under the impression that there would
16 be two EV stations. And here -- and today, one
17 EV station that accommodates two cars?

18 MR. CAINE: That's correct.

19 MR. WILLIS: Okay.

20 MR. CAINE: So, there's two parking
21 spaces that would have two vehicles being charged
22 at the same time out of one unit.

23 MR. WILLIS: Okay, I understand. Is
24 there any room to expand that in the event
25 everyone winds up with EVs?

1 MR. CAINE: Yes, as the demand becomes
2 more and more, they would increase the EV
3 charging stations.

4 MR. WILLIS: So, it's just a matter of
5 putting in --

6 MR. CAINE: It's still a relatively
7 new, you know, so the technology is constantly
8 changing on this. So, yes, as it becomes more
9 and more, they will add stations to that. And we
10 have enough space to do that to the site.

11 MR. WILLIS: Okay. Just to keep it
12 clear -- clear for me. Do you have to do
13 anything different to add an EV station or do
14 you --

15 MR. CAINE: Mm-mm, no.

16 MR. WILLIS: Okay. So, it's kind of
17 built into the plans as it is?

18 MR. CAINE: Correct, right.

19 MR. WILLIS: Okay, thank you.

20 CHAIR STEPHENS-GUNN: Commissioner
21 Gruber?

22 MS. GRUBER: No questions.

23 CHAIR STEPHENS-GUNN: Commissioner
24 Martin?

25 MR. MARTIN: You have an ice chest on

1 the 12 Mile end of the building?

2 MR. CAINE: Correct.

3 MR. MARTIN: And you have I think 17 or
4 so doors on your cooler, and then a freezer
5 inside. The city went through a thing and we
6 went through a thing where we were eliminating
7 outdoor ice chests without exception. And that
8 was in -- that's been codified for the city, so.

9 MR. PAISON: If I could, I can address
10 that, Madam Chair, through the Chair. When it
11 got to City Council, they elected not to follow
12 your recommendation exactly. They made some
13 exceptions to allow the ice chests. At the -- I
14 would say the advocacy of the gas station
15 owners helped, kind of won the day on that
16 argument. So, they -- they elected not to be as
17 exclusive on the ice chests as the proposed
18 amendment originally was, which is their
19 prerogative.

20 MR. MARTIN: Okay. Our prerogative is
21 we've got 17 coolers inside and the three, four-
22 door ice freezer inside. What is the need for
23 the ice chest outside? I mean with -- with all
24 the cooling area, why isn't this --

25 CHAIR STEPHENS-GUNN: Well, Commissioner

1 Martin, if the City Council has already given
2 their blessings on that, I'm really not sure if it
3 makes an argument for us.

4 MR. PAISON: It is explicitly permitted
5 in the C-3 --

6 CHAIR STEPHENS-GUNN: Yes.

7 MR. PAISON: -- in the B-3, for a gas
8 station to have an outdoor cooler, as long as it
9 is ADA accessible, which their design meets that
10 standard.

11 CHAIR STEPHENS-GUNN: Commissioner
12 Willis?

13 MR. WILLIS: Thank you. But just to
14 weigh in, what is the standard? We are looking
15 at a standard because that's what we're going to
16 seek to apply. So, are we going to have
17 exceptions, or I'm just not sure where we are
18 when we make that -- when we are called on to
19 make that decision again?

20 MR. PAISON: Yeah, the accessibility
21 standards evolve, but this particular unit that
22 they're proposing is at present considered an
23 accessible unit, that it is such that if someone
24 in a wheelchair could open the door and pull a
25 bag of ice out. It's not one of the ones you

1 have to lean into in the bottom. It's more of a
2 little easier entrance and a little lower door.
3 And will we see that standard for ADA
4 accessibility change in 10 years? Probably.
5 They've changed my entire life. So, I wouldn't
6 expect them not to change some more. But at
7 present, this would be considered an accessible
8 ice chest.

9 MR. WILLIS: I understand what you're
10 saying, but the city has published no ordinance.

11 MR. PAISON: Yes. And the ordinance
12 that was published, the one Council adopted,
13 permits the ice chests.

14 MR. WILLIS: And that's what they have?

15 MR. PAISON: Yep.

16 CHAIR STEPHENS-GUNN: Commissioners,
17 are there any additional questions? Is there a
18 motion?

19 MR. MARTIN: Yes.

20 CHAIR STEPHENS-GUNN: Oh, Commissioner
21 Martin?

22 MR. MARTIN: You said that they were
23 eight pumps. Are they two-sided pumps?

24 MR. CAINE: Yes.

25 MR. MARTIN: So, you actually have 16?

1 MR. CAINE: Correct.

2 MR. MARTIN: Okay, yes. Because that
3 was pointed out it's eight, and there's a
4 difference, you know.

5 MR. CAINE: Being pumped by 16 pumps,
6 correct.

7 MR. MARTIN: Yeah, okay. And that --
8 that's it.

9 CHAIR STEPHENS-GUNN: Commissioners,
10 are there any additional questions?

11 MS. GRUBER: No.

12 CHAIR STEPHENS-GUNN: Is there a motion
13 [sic]?

14 MR. PAISON: Yes, ma'am. The Planning
15 Department does recommend favorable
16 recommendation, as noted in the B-3, we see that
17 the -- they did actually eliminate two curb cuts,
18 by getting that parking lot closer to the corner
19 on the other side of the building. They took
20 that out, which was done at our request. And the
21 circular -- site circulation is fairly good
22 there. It's actually probably better; instead of
23 four curb cuts, now there's only two, and they're
24 further from the corner. So, we think that this
25 is actual improvement to the traffic flow in the

1 area. The site does appear to be designed to be
2 reasonably compatible with the surrounding land
3 uses and the master plan. And we are obviously
4 going to condition that on the approval of the
5 site plan by City Council and continuous
6 compliance with all applicable ordinances, codes,
7 laws, and statutes.

8 CHAIR STEPHENS-GUNN: Okay. Is there a
9 motion?

10 (No response.)

11 CHAIR STEPHENS-GUNN: Is there a
12 motion?

13 (Laughter.)

14 MS. BERNOUDY: Madam Chair, I make the
15 motion for PSLU23-0014, Special Use.

16 CHAIR STEPHENS-GUNN: Is there a
17 second?

18 MS. GOODWIN-DYE: Support.

19 CHAIR STEPHENS-GUNN: It's been moved
20 by Commissioner Bernoudy and second by
21 Commissioner Goodwin-Dye that we accept a
22 favorable recommendation for PSLU23-0014. All in
23 favor?

24 MS. BERNOUDY: Aye.

25 MS. GOODWIN-DYE: Aye.

1 MR. GRIFFIS: Aye.

2 MS. GRUBER: Aye.

3 CHAIR STEPHENS-GUNN: Opposed?

4 MR. WILLIS: Opposed.

5 CHAIR STEPHENS-GUNN: Let the --

6 MR. MARTIN: Opposed -- I'm sorry.

7 CHAIR STEPHENS-GUNN: Let the record --
8 the motion carries. Let the record reflect that
9 Commissioner Martin and Commissioner Willis
10 denied the proposal. Before we move on to
11 PSP23-0014, I'd like for the department when the
12 City Council makes a major change like that,
13 please let us know about it beforehand. We don't
14 want to get to this point in our review and be
15 blindsided.

16 MR. PAISON: Yes, ma'am.

17 CHAIR STEPHENS-GUNN: So, we didn't
18 know about that.

19 (Crosstalk.)

20 MR. PAISON: What I could do is send
21 the final version to the commission once it's
22 adopted.

23 CHAIR STEPHENS-GUNN: Yeah.

24 MR. PAISON: If that would be
25 acceptable?

1 CHAIR STEPHENS-GUNN: Yeah. Well, we'd
2 like to even know that it's being considered
3 because we don't know that until we get to this
4 forum. And we don't like to be blindsided.

5 MR. PAISON: Yes, ma'am.

6 CHAIR STEPHENS-GUNN: Okay. Moving
7 right on, are there any questions, Commissioners,
8 regarding PSP23-0014 for the site plan?
9 Commissioner Martin?

10 MR. MARTIN: No questions at this
11 moment.

12 CHAIR STEPHENS-GUNN: Okay.
13 Commissioner Gruber?

14 MS. GRUBER: No questions.

15 CHAIR STEPHENS-GUNN: Commissioner
16 Willis?

17 MR. WILLIS: No questions.

18 CHAIR STEPHENS-GUNN: Commissioner
19 Griffis?

20 MR. GRIFFIS: I have a few. This was
21 already approved as a gas station, as a new gas
22 station recently. So, there's been a lot of
23 debate of there's probably too many gas stations
24 in the City of Southfield. I think the gas
25 prices in the City of Southfield are ridiculously

1 high compared to other cities. But that's not
2 what -- we don't have the ability to talk about
3 that today. I do like this project, how it's
4 keeping the existing building and reusing it,
5 flipping the front to the other side, because I
6 think that really improves the safety of this
7 site. There was a lot of curb cuts, and it was a
8 dangerous triangle, I think. So, I think
9 focusing the gas station more towards the east is
10 a benefit. You have the other benefit of keeping
11 an existing building and totally repurposing it.
12 I think that's good.

13 I think when you're doing a major
14 project, you can eliminate ugly things like
15 outdoor ice storage, that they're ugly in
16 general. But I do see on the site plan that they
17 have enough room to provide concrete around it
18 and barrier free access and all the things the
19 really old gas stations in the city don't have,
20 which is what the point of the ordinance to move
21 everything indoors was, plus to clean up the
22 visual clutter. So, I guess you'll hear a lot of
23 opinions that we don't really think it's gonna
24 look really great to have an ice chest sitting
25 outside, but the rest of the project is really a

1 nice-looking project. So, I think it's a -- it's
2 a good site plan, compared to the couple of
3 versions that we've seen on this same site right
4 now. And I like how you're adapting and reusing
5 the existing building.

6 CHAIR STEPHENS-GUNN: Commissioner
7 Goodwin-Dye?

8 MS. GOODWIN-DYE: I have no questions.

9 CHAIR STEPHENS-GUNN: Commissioner
10 Bernoudy?

11 MS. BERNOUDY: No questions.

12 CHAIR STEPHENS-GUNN: Commissioner
13 Martin?

14 MR. MARTIN: Yes. In the Northwestern
15 Highway, the U-turn lane there, do you anticipate
16 any problem with traffic coming through the U-
17 turn and keeping straight across into the gas
18 station?

19 MR. ORO: No.

20 MR. MARTIN: Rather than be --

21 MR. ORO: We've eliminated that
22 problem, which was one of the big, big concerns,
23 to actually eliminate people being able to pull
24 in and go right through, that entrance is
25 actually set back from the Michigan U-turn.

1 MR. CAINE: Further east than the --
2 the traffic turning and going to our.

3 MR. MARTIN: Well, what I'm seeing is
4 the possibility of two lanes turning there?

5 MR. CAINE: Yeah.

6 MR. MARTIN: And someone just cutting
7 straight across --

8 MR. GRIFFIS: Kind of do this.

9 MR. MARTIN: -- at the --

10 MR. GRIFFIS: Go from this driveway to
11 this driveway right here?

12 MR. MARTIN: Yeah, yeah. From the
13 U-turn lane straight across.

14 MR. CAINE: Yeah.

15 MR. MARTIN: I see the crosswalk is
16 marked there. So, I guess it's more going to be
17 more of a policing problem than a traffic problem
18 for you. And that's something we need to point
19 out to the police department, that that's
20 something that they're going to need to --

21 MR. CAINE: We're also working with
22 them and (UNINTELLIGIBLE) on the drive approach,
23 so.

24 MR. MARTIN: Okay.

25 CHAIR STEPHENS-GUNN: Commissioner

1 Willis?

2 MR. WILLIS: Yeah, let me support
3 Commissioner Griffis, too. The way it was set up
4 before with the driveway, where you could cut
5 across the diagonal, I must have seen 50 cars
6 make that cut. I think it was, you know,
7 absolutely a hazard. I'm glad to see it go. And
8 I really appreciate the design --

9 MR. CAINE: Thank you.

10 MR. WILLIS: -- that you have out
11 there. So, in that sense, thank you.

12 MR. ORO: Thank you.

13 CHAIR STEPHENS-GUNN: Commissioners,
14 are there any additional questions? Is there a
15 motion [sic]?

16 MR. PAISON: Yes, ma'am.

17 CHAIR STEPHENS-GUNN: Oh, I'm sorry,
18 the recommendation?

19 MR. PAISON: Yes, ma'am. The department
20 is recommending favorable recommendation of the
21 site plan for the gas station. We do believe that
22 it is an improvement to the traffic safety with
23 the elimination of those two curb cuts closer to
24 the corner, and the offset driveways make it less
25 likely to be cut through.

1 Additionally, the landscaping and other
2 improvements in sidewalks and bike racks or other
3 pedestrian improvements are improvement to the
4 site. I agree with Commissioner Griffis, I've
5 seen the previously approved plan. This is a
6 superior site plan over the previous approval,
7 particularly because of the elimination of that
8 parking lot and those extra curb cuts. That's
9 the biggest gain. And it would be conditioned on
10 the approval of the special land use by City
11 Council and conditioned on the plans before you
12 in your packet this evening, and once again, with
13 the Police Department's Crime Prevention Bureau,
14 if they have any recommendations. And then,
15 continuous compliance with all applicable
16 ordinances, codes, laws and statutes.

17 CHAIR STEPHENS-GUNN: Now, is there a
18 motion? Okay, Commissioner Griffis?

19 MR. GRIFFIS: I'd like to make a
20 favorable recommendation, a motion for favorable
21 recommendation for PSP23-0014.

22 CHAIR STEPHENS-GUNN: Is there a
23 second?

24 MS. GOODWIN-DYE: Support.

25 CHAIR STEPHENS-GUNN: It's been moved

1 by Commissioner -- I'm sorry.

2 MR. GRIFFIS: It looks like he has
3 questions.

4 MR. MARTIN: Yeah, no.

5 CHAIR STEPHENS-GUNN: He was seconding,
6 weren't you?

7 MR. MARTIN: Yeah, but she did.

8 CHAIR STEPHENS-GUNN: Okay, all right.

9 MR. MARTIN: Thank you.

10 CHAIR STEPHENS-GUNN: It's been moved
11 by Commissioner Griffis and second by
12 Commissioner Goodwin-Dye that we accept the
13 favorable recommendation for PSP23-0014. All in
14 favor?

15 COMMISSION: Aye.

16 CHAIR STEPHENS-GUNN: The motion
17 carries. Moving right along, we're gonna take a
18 look at PSP23-0015, the site plan.

19 MR. PAISON: Yes, ma'am. This is the
20 City of Southfield Public Works facility on Clara
21 Lane, into Clara Lane. They are looking to put a
22 new storage building onto the facility for the,
23 it would be the south -- actually it would be the
24 northeast corner, I guess -- it's the east
25 corner. It's weird; it's a triangle. Its

1 current zoning is RC, Regional Center. Future
2 land use map is community facilities and other
3 institutions. It probably was designated that in
4 the master plan because it's been a community
5 facility since the 1960s.

6 Here's the site aerial of the existing
7 facility. Oops. And here's the existing
8 conditions, and you can kind of see everything
9 that's on there, the existing parking and pattern
10 of use. This is some existing photos coming into
11 the site from the end of Clara Lane at the top
12 there, toward the animal shelter building, and
13 then further, when you're getting to the main
14 round building in the back. Some just of the
15 storage that's on the site.

16 And this is the actual closeup of the
17 site plan where they're proposing the storage
18 building in that east corner there along the M-10
19 freeway. Some elevations of the building, you
20 got a door on each, overhead door on each end, a
21 man door on the ends and on the sides, on one
22 side. And then, you've got quite a bit of like
23 just open storage in the building. As noted
24 previously, the building is not heated but it
25 does have electricity or will have electricity.

1 We do have the petitioner here.

2 CHAIR STEPHENS-GUNN: Hi.

3 MR. RYAN: Hello. I'm Patrick Ryan,
4 Public Works Director for the City of Southfield,
5 26000 Evergreen Road, wonderful city of
6 Southfield.

7 MR. FOROZA: Chris Foroza [phonetic],
8 OHM Advisors, 34000 Plymouth Road, Livonia,
9 Michigan. And again, just to reiterate the goals
10 of the project. There's a lot of existing
11 equipment that's outside. And the goals of this
12 project was to provide an indoor facility that
13 those can be stored in, seasonal equipment, so
14 that it's not beaten up by the weather throughout
15 the year.

16 CHAIR STEPHENS-GUNN: All right.
17 Commissioner Bernoudy?

18 MS. BERNOUDY: I think it's a good
19 project, especially in the equipment being inside
20 so that it won't get rusted out and whatever.
21 And in the long run, it'll save us money not
22 having to replace it as often or repair. I have
23 no questions, though.

24 CHAIR STEPHENS-GUNN: Commissioner
25 Goodwin-Dye?

1 MS. GOODWIN-DYE: No questions.

2 CHAIR STEPHENS-GUNN: Commissioner
3 Griffis?

4 MR. GRIFFIS: Anybody comment on the
5 colors of this building?

6 (Laughter.)

7 MR. GRIFFIS: The previous pre-
8 engineered building that tried to come in? I
9 have no comments. I'm just curious, that's all.

10 CHAIR STEPHENS-GUNN: Commissioner
11 Willis?

12 MR. WILLIS: I have no questions, thank
13 you.

14 CHAIR STEPHENS-GUNN: Commissioner
15 Gruber?

16 MS. GRUBER: I'm good.

17 CHAIR STEPHENS-GUNN: Commissioner
18 Martin?

19 MR. MARTIN: What color are the
20 exteriors?

21 (Laughter.)

22 MR. GRIFFIS: It looks gray.

23 CHAIR STEPHENS-GUNN: Is there a motion
24 [sic] -- oh, is there a recommendation?

25 MR. PAISON: Yes, ma'am. The Planning

1 Department does recommend favorable
2 recommendation of the site plan. I did want to
3 note that the city council did approve the
4 amendment, making this a permitted use in this
5 district on Monday. So, now we can approve a
6 site plan for it.

7 CHAIR STEPHENS-GUNN: Okay.

8 MR. PAISON: Because it wasn't a
9 permitted use before.

10 CHAIR STEPHENS-GUNN: Okay.

11 MR. PAISON: So, we just have to wait
12 for them to -- they've still got to enact and
13 publish it, but they did approve it.

14 CHAIR STEPHENS-GUNN: Okay.

15 MR. PAISON: So, we are giving a
16 favorable recommendation for the site plan
17 request for the construction of a new storage
18 building at the public works facility on Clara.
19 It is not a traffic hazard, tucked back in there
20 as it is. It actually allows them to get some of
21 that external storage that's kind of spread about
22 the site into a consolidated covered area. And
23 we are looking at the only condition being that
24 the second building be developed according to the
25 plans by the OHL Advisors' revision dated October

1 2, 2023.

2 CHAIR STEPHENS-GUNN: Okay.

3 Commissioners, is there a motion?

4 MS. BERNOUDY: Madam Chair, I make the
5 motion for PSP23-0015, that we approve this.

6 CHAIR STEPHENS-GUNN: Is there a
7 second?

8 MR. WILLIS: Support.

9 CHAIR STEPHENS-GUNN: It's been moved
10 by Commissioner Bernoudy and second by
11 Commissioner Willis that we accept a favorable
12 recommendation for PSP23-0015. All in favor?

13 COMMISSION: Aye.

14 CHAIR STEPHENS-GUNN: Motion carries.
15 Moving right along -- thank you, gentlemen.
16 Moving right along, we're going to take a look at
17 PSLU23-0015 and PSP23-0016. The presentation
18 will be collective; the vote will be independent.

19 MR. PAISON: Thank you, Madam Chair.
20 As noted, this is a 29410 Northwestern Highway.
21 It is zoned B-3. It is a multi-tenant building,
22 anchored by the Bacco restaurant, which has been
23 there for a number of years. They are looking to
24 transform that part of the building and a good
25 portion of the building into a private club and

1 restaurant, along with a smoking lounge and --
2 smoking lounge/cigar bar and bar/lounge. So,
3 it's a combination of permitted and special uses
4 that this will be made up. It's a little
5 complicated that way.

6 The current zoning here is B-3. Future
7 land use is also commercial office. So, that's
8 consistent. This is the existing facility here
9 and a little more closer site aerial. As you can
10 see, it's parking in the front and the rear and
11 down the -- down the east side, with access from
12 Northwestern. There is a screening wall at the
13 north end where it comes up against the
14 residential, multifamily residential use.

15 Some photos of the site coming in off
16 at Northwestern down the side. This is the top
17 one is at the back looking toward the screen wall
18 that abuts the multifamily residential, and then
19 down, you can look down the other side there on
20 the west side of the building. This is a
21 proposed site plan. They are going to be adding
22 on to the building on the front end and moving
23 the outdoor dining area further forward. So, it
24 does transform the parking a little bit and
25 arrangement at the front of the site.

1 The landscape plan, there will be
2 refreshed landscaping for the site. There's
3 already a fair amount landscaping there, but with
4 some of the modifications they are making,
5 they'll have to refresh some of that. This is
6 the partial first floor plan for the southern
7 half of the building. It shows the outdoor
8 dining, the main dining room, the bar, and then
9 you get into like a retail area, there's the
10 kitchen, humidors. And then, the northern half
11 of the building, you've got the four tenant
12 spaces, and you can see there's a couple of
13 private or party rooms. And the retail cigar
14 shop is that little northern space there.

15 And then, there's the second floor,
16 you've got a partial plan, it only goes over
17 parts of the building. You can see it's not over
18 the far left side there. It is on the other
19 part, it's office, mechanical, storage. Here's
20 the other part of that upper area.

21 Some renderings of what the building
22 will look like when the renovations are complete.
23 Quite a bit of change on that façade; it's gonna
24 really freshen it up and give it a new look.
25 Here's the actual elevations. This would be the

1 east side of the building on the top, and then
2 you've got what would be the west side of the
3 building. And then, this is the south end of the
4 building facing toward Northwestern.

5 And we do have the petitioner here to
6 answer any questions. I will note that the last
7 item on the agenda are the smoking lounge
8 development standard amendments that would be
9 necessary for this to be approved without
10 substantial variances. It is a special land use
11 in this district now, but the site development
12 standards currently on the books require quite a
13 bit of more separation from residential and some
14 other items. If those -- so this -- this
15 approval would have to be conditional on those
16 zoning amendments passing.

17 MR. DELSIGNORI: Hello.

18 CHAIR STEPHENS-GUNN: Hi.

19 MR. DELSIGNORI: My name is Luciano
20 DelSignori, and I'm the chef owner of Bacco
21 Ristorante. I have been there since 2002. I'm
22 coming up on my 22nd anniversary on that -- on
23 that site in Southfield. And I've been very
24 successful on that property, and COVID has
25 changed the complexity of my fine dining

1 restaurant. And we're looking to make a sizable
2 capital investment on this property to create
3 something new, that I think is going to be a
4 great draw and a great new project for the
5 community.

6 I've had a great run here in
7 Southfield, and I don't want to go anywhere. I
8 like doing business here. The community has been
9 great to me. The location I think is second to
10 none. And I've enlisted Saroki Architecture firm
11 to help me really design something beautiful.
12 And this is Alex Saroki, and I'll let him take
13 over from here.

14 MR. SAROKI: Thank you, Luciano. Good
15 evening, I'm Alex Saroki with Saroki
16 Architecture. Excited to be here again to
17 present the cigar bar and restaurant. The
18 existing structure is a multi-tenant building
19 with Bacco as the anchor tenant, occupying more
20 than 50 percent of the center. Our design
21 expands the building to the south, closer to
22 Northwestern Highway, where Bacco's outdoor
23 dining is today.

24 With the expansion, we are improving
25 the drive aisle circulation at the front of the

1 sight, introducing a pedestrian pathway, bike
2 racks, and a substantial landscape plan. Our
3 proposal includes 160 seats indoors and 40 seats
4 outdoors. Today, Bacco has 160 seats indoors and
5 60 seats outdoors. The exterior of the building
6 will be renovated to feature new spaces and a
7 dramatic new entrance. The entrance is enhanced
8 with a modern steel and glass canopy. We're
9 using very high-quality materials, stucco, Trespa
10 panels, cast stone. There'll be all new windows
11 and glass. And there's a large, new skylight
12 over the dining room.

13 Our massing is more modern. We're
14 keeping the massing low at the front entrance of
15 the site and stepping up with the entry being the
16 high point. Our approach to the exterior is to
17 keep the cigar restaurant and bar more unified,
18 rather than the village look that exists today.
19 We are creating new flat roof areas for the
20 mechanical equipment. We're cleaning up
21 two-thirds of the existing mechanical equipment
22 that is currently exposed on the west side of the
23 building. The remaining equipment will be
24 screened. We're introducing a first-class
25 ventilation system that will exceed typical

1 standards for health and comfort.

2 The cigar restaurant and bar will
3 feature all new interiors and décor, which will
4 be warm and rich. The first level features a bar
5 and lounge, formal dining room, which is proposed
6 to be nonsmoking. There's covered outdoor
7 dining, two private dining rooms, wine cellars,
8 walk-in humidors, and a small retail space. The
9 existing kitchen is to remain. The second level
10 footprint is being reduced and used for
11 mechanical equipment, storage, and a few offices.

12 The existing parking lot has 74 spaces.
13 And one of the biggest improvements we've made
14 since we were before you at the study session two
15 weeks ago was we were able to pick up seven
16 parking spaces. So, we are providing the same
17 number of parking spaces that exists today on the
18 site. Baccos operated successfully for more than
19 20 years with more seats than what is being
20 proposed today. Valet operation will manage
21 parking like they do now without any issues. We
22 do have a shared parking agreement with our
23 neighbor to the west. And actually, Luciano has
24 had an agreement since he opened Bacco over 20
25 years ago, and there's an existing pass through

1 on the site.

2 I wanted to mention that peak demands
3 of the other tenants in the center and the
4 adjacent property are different than our peak
5 demand, which is in the evenings. We're very
6 excited for the next chapter for this restaurant
7 with the new -- with the new cigar restaurant and
8 bar. Thank you for the consideration. And of
9 course, we're happy to answer any questions you
10 have.

11 CHAIR STEPHENS-GUNN: Thank you. At
12 this time, I'd like to open the public hearing
13 for PSLU23-0015. If there's any public here that
14 would like to share their thoughts or comments,
15 please approach the podium for PSLU23-0015.

16 (No response.)

17 CHAIR STEPHENS-GUNN: Given there's no
18 public here, I'd like to close the public hearing
19 for PSLU23-0015. Commissioner Martin?

20 MR. MARTIN: Can you show us where the
21 pass -- you said there was pass through for
22 parking?

23 MR. PAISON: Yes, it's right -- if you
24 -- I kind of got the pointer on it. There's a
25 gate there --

1 MR. SAROKI: Yes, exactly.

2 MR. PAISON: -- that can be opened
3 between the two sites.

4 MR. DELSIGNORI: It's always open.
5 There's no gate.

6 MR. SAROKI: Oh, yeah, it's just a
7 fence that's --

8 MR. PAISON: Opening in the fence.

9 MR. DELSIGNORI: There is an opening in
10 the fence that's always open.

11 MR. PAISON: Yeah.

12 MR. DELSIGNORI: There's no open or
13 close.

14 MR. MARTIN: So, your -- your parking
15 agreement would use that as access back and forth
16 between the two?

17 MR. DELSIGNORI: Yeah, yeah. We use --

18 MR. MARTIN: Okay.

19 MR. DELSIGNORI: It's rare we use that.
20 Extra space is there if we do a very large event
21 for a big private event where, or sometimes if
22 you do a corporate event where every person is
23 bringing a car, you know, not like couples, but
24 it, you know, it's like kind of like a -- like a
25 fundraising event where everybody's showing up.

1 Then, we might use some spaces over there. But
2 we just keep the agreement open there. We're
3 very neighborly with our neighbors. And we've
4 always had the fence open, but we can manage our
5 business quite well on our property.

6 MR. MARTIN: Yeah, I was wondering
7 because --

8 MR. DELSIGNORI: Yeah.

9 MR. MARTIN: My concern was valet,
10 having --

11 MR. DELSIGNORI: Yeah.

12 MR. MARTIN: -- to go out. But if it's
13 you share it that way, it sounds good. That's
14 very good.

15 MR. DELSIGNORI: Yeah.

16 MR. MARTIN: I have no other questions.

17 CHAIR STEPHENS-GUNN: Commissioner
18 Gruber?

19 MR. MARTIN: At this time.

20 MS. GRUBER: I do have a -- sorry. I
21 do have a question about the daycare facility at
22 Franklin.

23 MR. PAISON: Yeah.

24 MS. GRUBER: So, that's on the far side
25 of the Franklin building, not the side that's

1 closest to them. So, how does that affect the
2 150 feet?

3 MR. PAISON: Yeah, the current
4 ordinance, it would be considered property line
5 to property line, zero. So, that would be a
6 problem. So, amending it to make it to the
7 playground, which is on the north -- it is on
8 the, it would be the north side of the facility
9 and the things on their end, that it would be
10 acceptable. We did look into that because
11 Commissioner Martin rightfully identified there's
12 a preschool there, which counts as a licensed
13 daycare. So, I had to tweak that language to
14 address that issue.

15 And after talking to Terry Croad about
16 it and the staff, we thought what we're really
17 concerned about is the interaction between the
18 smoking lounge and an outdoor playground for a
19 school or church or daycare. What's happening
20 inside the building is less of a problem. So, we
21 decided to tweak that language, and you'll see it
22 in the amendment when we get to it. But it was
23 taking into account that the playground for that
24 preschool is on the north side of the building.
25 And it's about --

1 MS. GRUBER: And the kids are always on
2 that.

3 MR. PAISON: It's about 300 feet away.
4 So, there's some good separation there.

5 MS. GRUBER: Oh, okay, okay. Great,
6 thank you. That's it.

7 CHAIR STEPHENS-GUNN: Commissioner
8 Willis?

9 MR. WILLIS: Thank you. Okay. There
10 it is. I think the last time we met, I asked you
11 about the word private. Private allows you to
12 discriminate based on your membership. And you
13 assured us that you have no intent of doing that.
14 Would you have any objection to adding just to
15 the language of the approval that you're fully --
16 that you'll be fully in compliance with the --
17 with the Michigan and federal civil rights laws?

18 MR. DELSIGNORI: Absolutely.

19 MR. WILLIS: Okay.

20 MR. DELSIGNORI: I have absolutely no
21 problem with that.

22 MR. WILLIS: Okay, thank you.

23 CHAIR STEPHENS-GUNN: That's it?

24 MR. WILLIS: That's it.

25 CHAIR STEPHENS-GUNN: Commissioner

1 Griffis?

2 MR. GRIFFIS: Just a question to staff.
3 So, the special use is because of the smoking
4 lounge component of this?

5 MR. PAISON: The -- yeah. It would be
6 the addition of the smoking lounge is the special
7 land use that's triggering this approval.

8 MR. GRIFFIS: Okay.

9 MR. PAISON: The bar lounge was already
10 there, but because they're doing such a
11 transformation of the property, the special land
12 use will now cover the bar lounge and the smoking
13 lounge approvals going forward.

14 MR. GRIFFIS: Okay. And I don't know
15 if it's the same, but for like cannabis smoking
16 lounges, there's a ton of state of Michigan
17 rules. So, high ventilation standards you
18 mentioned, you started to mention. So, I assume
19 that most of the smoking is filtered and it's not
20 leaving the building at all?

21 MR. DELSIGNORI: It's a lot of -- a lot
22 of scrubbing, air scrubbing, and we're gonna over
23 build that. You know, we've asked the engineers
24 to whatever you spec for this, I mean, double it.
25 We really want clean, clean air.

1 MR. GRIFFIS: All right.

2 MR. DELSIGNORI: That's our -- it's our
3 goal to have the cleanest smoking air.

4 MR. GRIFFIS: Is there outdoor smoking
5 allowed in the outdoor area?

6 MR. DELSIGNORI: There is. I mean when
7 you have the cigar bar license, with it, you can
8 really smoke anywhere in that building with the
9 license. We are electing, you know, to hold
10 spaces to be nonsmoking by choice, not by the
11 ordinance or the license.

12 MR. GRIFFIS: Yeah, I don't have a
13 problem. I just, I guess letting us -- reminding
14 all of us that there's a lot of other rules above
15 this board that regulate some of these things.
16 So, okay, thank you.

17 CHAIR STEPHENS-GUNN: Commissioner
18 Goodwin-Dye?

19 MS. GOODWIN-DYE: Mm-mm.

20 CHAIR STEPHENS-GUNN: Commissioner
21 Bernoudy?

22 MS. GOODWIN-DYE: Can you tell me, you
23 said that it's going to be a private club and
24 restaurant? Is there a membership involved in
25 it? And you being a member, what are the

1 requirements?

2 MR. DELSIGNORI: We were really working
3 through a lot of those details to try to figure
4 out what's going to be best for the space, if
5 it's going to be all private, some private. We
6 haven't identified that or our fees are still
7 things we're trying to work through. But we're
8 going to, you know, do what we think is best, you
9 know, for the business to make sure that it's
10 successful and it's a good draw for Southfield
11 and a good destination location. I think that's
12 what the property needs, is I think we used to be
13 supported just by the office buildings that were
14 near me. I didn't have to go far to get my reach
15 in my business. And those office buildings
16 haven't come back to full capacity. And most of
17 them aren't even at half capacity. And that's
18 affected us. So, we need to reach out a little
19 bit further, and we're going to still work on
20 developing that plan.

21 MS. BERNOUDY: Thank you. It's a
22 beautiful facility.

23 MR. DELSIGNORI: Thank you.

24 MS. BERNOUDY: Excellent food.

25 MR. DELSIGNORI: Thank you.

1 CHAIR STEPHENS-GUNN: Commissioner
2 Martin?

3 MR. MARTIN: Are you currently open and
4 operating?

5 MR. DELSIGNORI: Oh, yes.

6 CHAIR STEPHENS-GUNN: Commissioners,
7 are there any other questions?

8 MS. BERNOUDY: No.

9 CHAIR STEPHENS-GUNN: Is there a motion
10 [sic]? Oh, is there a recommendation?

11 MR. PAISON: The Planning Department
12 recommends favorable recommendation of the
13 special use request for the smoking lounge and
14 bar/lounge addition to the private club
15 restaurant uses which are permitted. The
16 standards for special use in the B-3 district
17 appear to be met. There's no potential traffic
18 impacts. We believe with the way it's been
19 designed, there shouldn't be any substantial
20 offsite issues with smoke or any of those sorts
21 of issues, and that it is consistent with the
22 development of the area and the current and prior
23 -- current and future prior use of the property.

24 There are a couple of conditions:
25 approval of the site plan by City Council,

1 approval of the zoning text amendment by City
2 Council, and approval of any necessary zoning
3 waivers. We know that this shared parking
4 arrangement does require a zoning board approval.
5 It's specifically in the ordinance that if
6 there's a dual usage with complementary hours,
7 that requires the zoning board to authorize that.
8 So, they will be going to the zoning board,
9 should Council approve the special land use and
10 site plan, to get that dual use parking
11 arrangement approved.

12 CHAIR STEPHENS-GUNN: Okay.

13 MR. WILLIS: I would like to make a
14 part of that recommendation that membership
15 selection in the private club would not offend
16 either federal or state civil rights laws.

17 MR. PAISON: We can add that.

18 MR. WILLIS: Okay.

19 CHAIR STEPHENS-GUNN: Commissioners, is
20 there a motion?

21 MS. BERNOUDY: I'd like to make the
22 motion for PSLU23-0015 for approval.

23 CHAIR STEPHENS-GUNN: Is there a
24 second?

25 MS. GOODWIN-DYE: Support.

1 CHAIR STEPHENS-GUNN: It's been moved
2 by Commissioner Bernoudy and seconded by
3 Commissioner Goodwin-Dye that we accept the
4 favorable recommendation for PSLU23-0015. All in
5 favor?

6 COMMISSION: Aye.

7 CHAIR STEPHENS-GUNN: Opposed?

8 (No response.)

9 CHAIR STEPHENS-GUNN: The motion
10 carries. Commissioners, are there any additional
11 questions or comments for PSP23-0016?
12 Commissioner Martin?

13 MR. MARTIN: None.

14 CHAIR STEPHENS-GUNN: None?

15 MR. MARTIN: None. He answered it with
16 the parking aspect, yeah.

17 CHAIR STEPHENS-GUNN: Commissioner
18 Gruber?

19 MS. GRUBER: No.

20 CHAIR STEPHENS-GUNN: Commissioner
21 Willis?

22 MR. WILLIS: None, thank you.

23 MR. GRIFFIS: I have several things.

24 CHAIR STEPHENS-GUNN: Okay.

25 MR. GRIFFIS: What -- the tenant spaces

1 to the north or to the back of the site, I guess
2 I've been there to the restaurant a few times.
3 It's very good. Usually December 21, my
4 anniversary. But like what's back there? That's
5 always been --

6 MR. DELSIGNORI: There's a --

7 MR. GRIFFIS: I've never been back
8 there.

9 MR. DELSIGNORI: There's actually four
10 tenants back there. There's a -- when I showed
11 up at the property, that the oldest tenant is the
12 massage parlor all the way at the back. It's
13 small. There's a little shop next to it that
14 does small private events. He's a -- he rents
15 his space out to little community functions back
16 there. It's quite nice. He decorates it very,
17 very well. His name is Charles. There's a
18 staffing agency next to them, and I think a
19 photographer next to the staffing agency. So,
20 those -- there's just four little tenants I've
21 got back there. And most of them --

22 MR. GRIFFIS: But they're not --

23 MR. DELSIGNORI: The one I adopt, like
24 I said, when I showed up on the property 22 years
25 ago, the parlor was back there, and then, the

1 other ones I've added in. There's just extra
2 space in the building that I just don't need, and
3 I take good care of the tenants, and I think they
4 get some of the most favorable rent in town.

5 MR. GRIFFIS: Okay.

6 MR. DELSIGNORI: And free coffee.

7 MR. GRIFFIS: I do really like the
8 design, you know, it's a really nice improvement
9 to the building, too. Because it is that kind of
10 village, and it's --

11 MR. DELSIGNORI: Yeah.

12 MR. GRIFFIS: It's odd because you
13 can't see it, you know.

14 MR. DELSIGNORI: Yeah, it's always been
15 odd.

16 MR. GRIFFIS: You have a view of the
17 side of it, but.

18 MS. BERNOUDY: Yeah.

19 MR. GRIFFIS: But it doesn't really
20 matter what's at the back; it matters what's at
21 the front, I think to you, obviously. But yeah,
22 I think this is a great improvement to the site
23 and the modernizing the building. So, give you
24 that whole 'nother run, the whole 'nother style
25 of restaurant and everything. So, I think it's a

1 really nice project.

2 MR. DELSIGNORI: Thank you.

3 CHAIR STEPHENS-GUNN: Commissioner
4 Goodwin-Dye?

5 MS. GOODWIN-DYE: I have no questions.

6 CHAIR STEPHENS-GUNN: Commissioner
7 Bernoudy?

8 MS. BERNOUDY: I have no questions.

9 CHAIR STEPHENS-GUNN: Commissioners,
10 are there any additional questions regarding
11 PSP23-0016?

12 MR. MARTIN: I have a question for you.
13 If they already have an existing parking
14 arrangement, what is the change?

15 MR. PAISON: Technically, the increased
16 floor area created a requirement for additional
17 parking.

18 MR. MARTIN: Parking, okay.

19 MR. PAISON: Yeah, because it's by
20 square footage. Even though their number or
21 amount of seating is actually going down, the
22 floor area is going up because of the retail
23 space and some of the other things they're doing.
24 So, it's one of those ones where the calculation
25 is just driving a number that's not necessarily

1 reflected by the intensity of the use. It
2 happens.

3 CHAIR STEPHENS-GUNN: Commissioners,
4 are there any additional questions?

5 MS. BERNOUDY: No.

6 CHAIR STEPHENS-GUNN: I'd like to call
7 for the recommendation.

8 MR. PAISON: Thank you, Madam Chair.
9 The Planning Department does recommend favorable
10 recommendation for the site plan for the proposed
11 private club, restaurant, smoking lounge,
12 bar/lounge at 29410 Northwestern. We do not
13 anticipate any negative traffic impacts, as the
14 intensity of use is similar or even perhaps a
15 little lower than the prior usage. The
16 connection between the two properties that are
17 sharing property, that are sharing parking that
18 doesn't require them to go out on the
19 Northwestern, is an advantage on that.

20 And we do want to deal with a couple of
21 conditions: that the special land use be approved
22 by City Council, that the text amendment 23-005
23 also be approved by City Council, and then any
24 required zoning waivers be granted by the Zoning
25 Board of Appeals, that the plans be conditioned

1 on the submitted plan prepared by Saroki
2 Architecture dated October 6, and the petitioner
3 to implement any recommendations of the Police
4 Department's Crime Prevention Bureau, and
5 continuous compliance with all applicable
6 ordinance, codes, laws, and statutes.

7 CHAIR STEPHENS-GUNN: Okay.
8 Commissioners, is there a motion?

9 MR. WILLIS: I move for favorable
10 recommendation of PSP23-0016.

11 CHAIR STEPHENS-GUNN: Is there a
12 second?

13 MS. BERNOUDY: I second it.

14 CHAIR STEPHENS-GUNN: It's been moved
15 by Commissioner Willis and seconded by
16 Commissioner Bernoudy that we accept the
17 favorable recommendation for PSP23-0016. All in
18 favor?

19 COMMISSION: Aye.

20 CHAIR STEPHENS-GUNN: Motion carries.
21 Thank you, gentlemen.

22 MR. SAROKI: Thank you.

23 CHAIR STEPHENS-GUNN: Good luck to you.

24 MR. DELSIGNORI: Thank you,
25 Commissioners.

1 CHAIR STEPHENS-GUNN: I'd like to hear
2 more information regarding PSLU23-0016.

3 MR. PAISON: Thank you, Madam Chair.
4 This is an existing small multi-tenant shopping
5 center on Nine Mile near Telegraph Road. It is
6 zoned B-3, General Business. The future land use
7 on that is commercial office, it is in the
8 Telegraph -- or the Telegraph corridor there.

9 This is a site aerial showing the
10 existing center, the unit that they're looking to
11 reoccupy with the staffing office is that one in
12 the middle. But when this came forward for
13 discussion, it was thought that if they were
14 going to come forward and make this effort, they
15 should seek approval to have office tenants in
16 all of the tenant spaces. That way, they
17 wouldn't necessarily have to come back if they
18 got an accountant to fill a tenant space or
19 something to that effect.

20 There are five spaces; they're all
21 relatively small. There's ample parking at the
22 site. The site is in fairly good condition.
23 Some photos of the site, you have Jet's Pizza,
24 computer shop, some other uses in there. I
25 visited the site, it's in reasonably good shape.

1 We do have the petitioner here. And as
2 we noted for -- and I'm not a hundred percent
3 sure why -- I've talked to Planner Croad about
4 this, but general offices are a special -- are a
5 special land use in the B-3 district, rather than
6 a permitted use, even though we allow medical
7 offices as a permitted use. We are looking at
8 potentially rectifying that to allow a little
9 more flexibility for refilling these kinds of
10 spaces in our B-3 districts. But that'll be for
11 a future date, and we'll come before you when we
12 have something ready for you.

13 So, we do have the petitioner here,
14 though, to answer any questions.

15 MR. BEND: Steven Bend [phonetic] on
16 the members of Tele-Nine Plaza. We've owned the
17 property over 40 years. Proud to be in
18 Southfield. What else do we need? The
19 management office, 31000 Northwestern Highway,
20 Farmington Hills, Michigan.

21 CHAIR STEPHENS-GUNN: Thank you. I'd
22 like to open the public hearing for PSLU23-0016.
23 If there's any public here that like to share
24 thoughts or comments regarding PSLU23-0016,
25 please approach the podium. Again, the public

1 hearing for PSLU23-0016 is now open.

2 (No response.)

3 CHAIR STEPHENS-GUNN: Given that no
4 public has approached the podium, we're glad to
5 close the public hearing for a PSLU23-0016.
6 Commissioner Martin?

7 MR. MARTIN: My only comment or
8 question goes back to the staff. Do we have
9 other areas in the city that this would impact?

10 MR. PAISON: You mean the limitation on
11 office uses?

12 MR. MARTIN: Yes.

13 MR. PAISON: Generally, it does vary
14 quite a bit by district, but in -- obviously, we
15 have a lot of office -- districts that allow
16 office uses. We have a lot of office buildings.
17 It's generally for some reason the B districts
18 that for some reason seem to restrict this
19 general office but allow medical office. My
20 guess would be the theory was medical office is
21 more of a retail use when people come and get
22 those services, where not all general offices are
23 open to the public.

24 MR. MARTIN: Well, let me correct a
25 little bit. If I remember correctly, you were

1 saying this was along Telegraph?

2 MR. PAISON: This is on Nine Mile near
3 Telegraph, yes.

4 MR. MARTIN: Along the Telegraph
5 corridor. So, are there any other B-3 locations
6 that this could impact?

7 MR. PAISON: I think --

8 MR. MARTIN: You know, it seems like
9 we're looking at it for this area.

10 MR. PAISON: Right.

11 MR. MARTIN: Can we cover anything else
12 that's along there at the same time?

13 MR. PAISON: Yeah, any B-3 zoning
14 district, whether it be on Telegraph or it be on
15 one of the mile roads or on Evergreen, would have
16 the same restriction, which is why amending the
17 code eventually to correct this to allow all the
18 B-3 districts a little more flexibility might be
19 the better long-term approach than having them
20 all come individually for special land use
21 approvals.

22 MR. MARTIN: But you're saying that
23 they will still have to come in individually?

24 MR. PAISON: Unless we amend the code.
25 This is just an approval for this property. This

1 is a special land use, not a zoning amendment.

2 MR. MARTIN: Okay.

3 CHAIR STEPHENS-GUNN: Commissioner
4 Gruber?

5 MS. GRUBER: No.

6 CHAIR STEPHENS-GUNN: Commissioner
7 Willis?

8 MR. WILLIS: Nothing.

9 CHAIR STEPHENS-GUNN: Commissioner
10 Griffis?

11 MR. GRIFFIS: This is the second one
12 recently, because it's a 10 Mile and Telegraph
13 building that I actually considered buying would
14 have needed this same approval to become an
15 office building, which I would have used before,
16 not a drycleaner there at the time. So, I think
17 maybe in the future we do need to look, take a
18 closer look, because, you know, the market's
19 gonna dictate if an office user can afford to be
20 in a main floor retail space like this. I mean a
21 staffing agency is almost more retail area. And
22 it'd be easy to find, that it's the public's
23 coming there maybe for the first time, and you
24 know, versus the my accountant is in this office
25 building. I go there once a year and it's quiet.

1 So, I mean, I have no opposition or opposition to
2 this project; it makes sense. So, maybe we just
3 need to make it easier for people to do business
4 in the city on these types of uses in the future.

5 MR. PAISON: Agreed.

6 CHAIR STEPHENS-GUNN: Commissioner
7 Goodwin-Dye?

8 MS. GOODWIN-DYE: I'm unclear of what
9 kind of business is going to go here.

10 MR. PAISON: The business that brought
11 this up, is they're trying to, that tenant space,
12 they want to put a staffing agency office in
13 there. So, I think Mr. Graham [phonetic] might
14 be better to explain it. But I believe the
15 staffing company is one that like there are
16 employers who need temporary workers or fill-in
17 workers for jobs, and a staffing agency will help
18 them fill those positions on a temporary basis
19 rather than permanent hires.

20 MS. GOODWIN-DYE: Like a Kelly Service,
21 something like that?

22 MR. PAISON: Yeah, like Kelly Services,
23 very similar. Kelly and the other one would be
24 like Manpower is another company that does a
25 similar function. They're big firms that do

1 staffing agency-type work.

2 MS. GOODWIN-DYE: Okay, thank you.

3 CHAIR STEPHENS-GUNN: Commissioner
4 Bernoudy?

5 MS. BERNOUDY: There's currently a
6 Jet's Pizza there?

7 MR. BEND: Correct.

8 MS. BERNOUDY: I think that's only
9 thing that's there --

10 MR. BEND: I'm sorry, my hearing aids
11 aren't --

12 MS. BERNOUDY: Oh, I'm sorry. There's
13 a Jet's Pizza there now.

14 MR. BEND: There's a Jet's Pizza --

15 MS. BERNOUDY: Will they be moving?

16 MR. BEND: They've been there for
17 years.

18 MS. BERNOUDY: Right.

19 MR. BEND: There's a PC Supply that's
20 been there over 30 years. Gabby, the stylist is
21 in the process of an eviction. The judge said
22 she has two days to leave. The rest is empty.

23 MS. BERNOUDY: Okay. So, they'll be
24 leaving and this will all be just commercial
25 professional office building?

1 MR. BEND: Correct. There's five
2 stores.

3 MS. BERNOUDY: Right.

4 MR. BEND: Five units.

5 MS. BERNOUDY: All right, thank you.

6 CHAIR STEPHENS-GUNN: Are there any
7 additional questions, Commissioners? Call for
8 the recommendation.

9 MR. PAISON: Yes, ma'am. The Planning
10 Department recommends favorable recommendation of
11 the special use request for Tele-Nine Plaza. We
12 do find that the proposed office use is in
13 harmony and appropriate in the general business
14 district. It would not be of any harm to the
15 other tenants of the building or the neighboring
16 properties; relatively low intensity use, not a
17 substantial traffic impact. If anything, an
18 office use of this sort might be lower volume
19 than some retail uses you would put in. Not
20 likely to have any offsite, as an office use,
21 offsite impacts in terms of nuisance. And we do
22 recommend that the only condition would be the
23 continuous compliance with all applicable
24 ordinance, codes, laws, and statutes, kind of our
25 blanket condition.

1 CHAIR STEPHENS-GUNN: Commissioners, is
2 there a motion?

3 MS. GOODWIN-DYE: To the Chair, okay, I
4 move for a favorable recommendation of
5 PSLU23-0016.

6 CHAIR STEPHENS-GUNN: Is there a
7 second?

8 MR. MARTIN: Second.

9 CHAIR STEPHENS-GUNN: It's been moved
10 by Commissioner Goodwin-Dye and second by
11 Commissioner Martin that we accept the favorable
12 recommendation for PSLU23-0016. All in favor?

13 COMMISSION: Aye.

14 CHAIR STEPHENS-GUNN: Motion carries.
15 Before we proceed, to the staff, we -- there's
16 been some discussion about the modifying the
17 ordinance or the parameters for this. Could you
18 make a note that we'd like for you to consider
19 doing that before we have another applicant?

20 MR. PAISON: Yes, ma'am.

21 CHAIR STEPHENS-GUNN: To save people
22 time and money.

23 MR. PAISON: Yes, ma'am.

24 CHAIR STEPHENS-GUNN: All right.

25 MR. PAISON: We will. It's on the

1 list. We're definitely getting it in the works.

2 CHAIR STEPHENS-GUNN: All right. Thank
3 you very much. Thank you.

4 MR. BEND: Thank you.

5 CHAIR STEPHENS-GUNN: At this time, I'd
6 like to hear a little bit more about PZTA23-0005,
7 the Zoning Text Amendment.

8 MR. PAISON: Thank you, Madam Chair.

9 As mentioned, this is an amendment to the site
10 development standards for smoking lounges, which
11 are your cigar bars and your hookah lounges. The
12 existing standards are very restrictive, even if
13 compare them to other uses we have that have
14 similar restrictions. And the Bacco proposal
15 that we've heard this evening was one that was
16 brought forward to us, and we realized this was
17 to the point where it was really curtailing what
18 would otherwise be a legitimate business. They
19 did go before City Council and kind of generally
20 explained their proposal to them, and City
21 Council directed staff to revisit the ordinance
22 to see if we could assist this cigar -- this new
23 restaurant/cigar bar concept in terms of moving
24 forward.

25 So, we did investigate the code, looked

1 at other standards in the code, and tried to see
2 if we could figure out a way to sort of maintain
3 the intent of the ordinance without being quite
4 as restrictive. It is in three places in the
5 ordinance because it's the same site development
6 standards in all three districts in which this is
7 permitted a special land use. That's why the
8 text amendment lists three sections of the
9 ordinance. But it's the same language, it's the
10 same language in all three sections.

11 So, what we've got is the distance
12 between smoking lounges; the existing language is
13 a half mile, which is pretty considerable.
14 Unfortunately, the other -- there's only one
15 other approved smoking lounge in the city, and
16 it's, I believe it's called Casa de Montecristo,
17 and it's down Northwestern, and it's about 16,
18 1700 feet away. So, looking at the other
19 distance separations we use, we do use 1500 feet
20 a fair bit. The two most common distance
21 separations in the code are 200 feet and 1500
22 feet. So, we thought for consistency, if we
23 lowered it to 1500, it would solve our current
24 problem and be consistent with other similar
25 provisions in the ordinance.

1 Fifteen-hundred feet is still pretty
2 good separation. I mean if you figure a typical
3 city block in a more urban area is about 300
4 feet, it gives you an idea of it's about five
5 city blocks would be about the separation.

6 The next piece, number four, is the
7 minimum separation between uses. We had a
8 500-foot separation from any residential zoning
9 district, school, religious institution, park,
10 childcare facility, firearm dealer, business
11 selling alcohol. And that was property line to
12 property line because that's what those distances
13 are always property line to property line unless
14 they say otherwise.

15 And looking at once again what was
16 nearby, we have a resident, multifamily
17 residential use to the north that's at zero to
18 zero on the property line. But there's a fair
19 amount of separation between the actual smoking
20 lounge at that north property line. And then,
21 the first residential unit is a fair amount from
22 that property line as well. So, we thought we'd
23 put it as a 200 foot to any use, residential use
24 rather than district. And we'd measure that from
25 the exterior of the structure of the smoking

1 lounge to the parcel line of the residential, so
2 that if you're out in your yard, you've still got
3 that 200-foot separation.

4 And then, the second part of that had
5 to do with 200-foot separation to outdoor
6 playgrounds and schools, childcare facilities,
7 religious institutions, parks, or similar uses.
8 The idea when we thought about those restrictions
9 was, what we really don't want to do is impact
10 people's enjoyment of the outdoors with potential
11 smoke. So, the 200-foot separation dealt with
12 the childcare center preschool that's next door.
13 Its playground is on the north side of that
14 building; it's about 300, 350 feet away. So, 200
15 foot is the other most common separation used in
16 the ordinance. So, we thought that was a good
17 fit there. And really focused on what we thought
18 the potential negative impact would be, rather
19 than just kind of grab a bunch of uses that may
20 or may not be a concern.

21 Item five was the outdoor smoking, and
22 there is already a provision of the outdoor
23 patios for smoking had to be at least 20 feet
24 from the entrance of another business or outdoor
25 dining area. We added of another business just

1 to make it clear that it's not the outdoor dining
2 area of this use, but the outdoor dining of any
3 other use would be -- would have to be separated.
4 And then, we did add in, nor any nearer than 300
5 feet to any residentially used parcel or any
6 outdoor playground. So, if you have outdoor
7 smoking -- if it's indoor smoking, it has to be
8 200 feet away from those things. If it's outdoor
9 smoking, it has to be 300 feet away from them.
10 So, we're giving that additional 100 foot from
11 the outdoor smoking for the, you know, air to mix
12 and disperse.

13 And then, we did add a provision to
14 odor control. There was already a requirement
15 for improved ventilation in a smoking lounge.
16 But we picked some language out of the medical --
17 the marijuana ordinances about odor control, and
18 we're requiring them to comply, like provide us
19 with an odor control plan, you know, providing
20 their description about their odor control
21 methods and equipments will comply with the
22 sections and not provide for smoking or smoke
23 issues on neighboring properties. That was an
24 addition just to make sure that the ventilation
25 requirement was strengthened a little bit more.

1 And that would allow this project go
2 forward without all of those variances and still
3 seem to meet the intent of that ordinance with
4 regard to regulating smoking lounges. I will
5 note that we only have one other legal one in the
6 city. So, it's not like there's 16 or 17 of
7 them, there's -- this will be number two. And
8 Casa de Montecristo doesn't have outdoor smoking.
9 That's all indoors. It's mostly a tobacco shop,
10 but also has, you have the ability to go in there
11 and buy and try the product in the facility.
12 They were grandfathered when the ban started
13 because they were already in existence as JR
14 Cigar.

15 CHAIR STEPHENS-GUNN: Okay. I'd like
16 to open the public hearing for PZTA23-0005. I'd
17 like to open the public hearing for PZTA23-0005.
18 Any public interested in sharing their thoughts
19 or comments, please approach the podium for
20 PZTA23-0005.

21 (No response.)

22 CHAIR STEPHENS-GUNN: Given that no
23 public has approached the podium, I'm going to
24 close the public hearing for PZTA23-0005.
25 Commissioner Bernoudy?

1 MS. BERNOUDY: I have no questions.

2 CHAIR STEPHENS-GUNN: Commissioner
3 Goodwin-Dye?

4 MS. BERNOUDY: No questions.

5 CHAIR STEPHENS-GUNN: Commissioner
6 Griffis?

7 MR. GRIFFIS: Just having read a lot of
8 cannabis ordinances in other cities that are
9 impossible to enforce, this sounds realistic.
10 They usually say if it's objectionable at all,
11 the smell, you know, it is impossible to do. So,
12 I think this is good wording that gives you some
13 control, but it's actually attainable by the
14 business owner.

15 CHAIR STEPHENS-GUNN: Commissioner
16 Willis?

17 MR. WILLIS: I think I agree. But just
18 the statute is very clear, you know, it's tobacco
19 and cigar, but vaping and marijuana smoking is
20 going to be more and more and more part of the
21 public venue. And I am wondering if, even though
22 the language is clear, if in time we're going to
23 evolve to some other kind of situation. Again,
24 more thinking out loud than a suggestion or
25 anything. But, you know, again, I think the

1 language is clear.

2 CHAIR STEPHENS-GUNN: Commissioner
3 Gruber?

4 MS. GRUBER: No questions.

5 CHAIR STEPHENS-GUNN: Commissioner
6 Martin?

7 MR. MARTIN: If I understood correctly,
8 you said for indoor smoke, there's a 300-foot
9 separation?

10 MR. PAISON: It's the 200 feet. So,
11 the 200-foot separation would be from the
12 exterior of the smoking lounge to the uses
13 needed. The 300 foot is from the outdoor smoking
14 to the listed uses. So, a little more distance
15 for the outdoor smoking because it's outdoors;
16 it's not contained in the building.

17 MR. MARTIN: But to think about the
18 outdoor, you have more chance for disbursement on
19 outdoors than indoors. So, it seems a little,
20 you know, counterproductive to have a shorter
21 distance where you have a larger area -- a larger
22 -- a greater possibility of dispersing the odor.
23 It just seems a little odd that, you know.

24 MR. PAISON: I mean, it could all be
25 200 if we wanted to keep it consistent. That's

1 also an option.

2 MR. WILLIS: Yeah, there's, I mean, and
3 then here -- yeah, it just, it sounds
4 inconsistent to have a greater distance for a
5 more confined area. It just doesn't seem logical
6 to me.

7 MR. PAISON: Yeah.

8 MR. GRIFFIS: It's not -- the outdoor
9 one is further distance.

10 (Unintelligible crosstalk.)

11 MR. PAISON: Yeah. The outdoor is
12 further, the indoor is shorter.

13 CHAIR STEPHENS-GUNN: Yeah, it's
14 further. It's outdoors.

15 MR. WILLIS: Yeah, but the outdoor, you
16 have more chance for disbursement because you're
17 outdoors.

18 MR. GRIFFIS: Yeah, and you got 100
19 more feet that you're required to be apart.

20 CHAIR STEPHENS-GUNN: The indoor --

21 MR. PAISON: Because the indoor smoke,
22 before it gets outside, has to go through the
23 mechanical ventilation system and filtering. So,
24 you can be closer because it's mechanically
25 dealing with the smoke. Outdoors, there's not

1 gonna be any mechanical treatment of that smoke.

2 It's just gonna be out there.

3 MR. MARTIN: Just the air outdoors.

4 MR. PAISON: Yeah. And air -- smoke
5 does disperse, they get 300 feet. That's an
6 entire city block. If you're smelling that
7 tobacco a city block away, man, somebody is
8 smoking like a chimney, you know what I'm saying?

9 So, yeah, it's -- I get you. The -- it was
10 really more, sometimes you up the number because
11 people are like, well, if it's outdoors, and
12 we're talking about playgrounds, we'd rather have
13 more distance. It's -- and we can meet that
14 distance at this site without a problem, but
15 could it be a problem on another site? Possibly.

16 CHAIR STEPHENS-GUNN: Commissioners,
17 are there any additional questions or comments?

18 MS. BERNOUDY: No.

19 CHAIR STEPHENS-GUNN: Given the -- may
20 I have the recommendation?

21 MR. PAISON: Yes, Madam President
22 [sic]. We are recommending favorable
23 recommendation of the draft ordinance before you,
24 dated October 25, 2023, to amend the Article 14,
25 Article 15, and Article 18 related to the

1 development standards for smoking lounges in the
2 RS, RC, and B-3 zoning districts. We believe
3 that the proposed amendment will promote orderly
4 development and it will meet, still meet the real
5 -- the necessity for any community interest and
6 impact that might be produced by the use.

7 CHAIR STEPHENS-GUNN: Okay.

8 Commissioners, is there a motion?

9 MS. BERNOUDY: I make a motion, Madam
10 Chair, for PZTA23-0005, that we approve the
11 amendment.

12 CHAIR STEPHENS-GUNN: Is there a
13 second?

14 MR. WILLIS: Support.

15 CHAIR STEPHENS-GUNN: It's been moved
16 by Commissioner Bernoudy and second by
17 Commissioner Willis that we accept a favorable
18 recommendation for PZTA23-0005. All in favor?

19 COMMISSION: Aye.

20 CHAIR STEPHENS-GUNN: The motion
21 carries. Moving right along, we have minutes
22 from September 6, 2023, and September 27, 2023.
23 Department?

24 MR. PAISON: Yes, members, we did
25 provide the minutes in advance. I made some

1 corrections that Mr. Martin pointed out, and I
2 think we're in good shape now.

3 CHAIR STEPHENS-GUNN: Okay.

4 MR. PAISON: The Commission is ready to
5 act on them.

6 CHAIR STEPHENS-GUNN: All right. Is
7 there a motion?

8 MR. WILLIS: Just a question. The
9 recommendations of Mr. Martin, are they in this
10 copy?

11 MR. PAISON: Yeah, I -- yes. The
12 physical copy you have is the revised version,
13 and I emailed you the revised version as well.

14 MR. WILLIS: Okay, thank you.

15 CHAIR STEPHENS-GUNN: Commissioners, is
16 there a motion?

17 MR. MARTIN: Motion to approve the
18 September 6 study meeting minutes and the
19 September 27 regular meeting minutes as provided.

20 CHAIR STEPHENS-GUNN: Is there a
21 second?

22 MS. BERNOUDY: I second it.

23 CHAIR STEPHENS-GUNN: Was that
24 Commissioner Bernoudy? It's been moved by
25 Commissioner Martin and second by Commissioner

1 Bernoudy that we accept the minutes from
2 September 6, 2023, the study meeting, and
3 September 27, 2023, the regular meeting. All in
4 favor?

5 COMMISSION: Aye.

6 CHAIR STEPHENS-GUNN: Motion carries.
7 Public comment. At this time, we're going to
8 open the floor for public comment. If there's
9 any public who is interested in sharing your
10 thoughts or concerns, please address the podium,
11 approach the podium. Again, public comment?
12 Public comment?

13 (No response.)

14 CHAIR STEPHENS-GUNN: Given no public
15 has approached the podium, we're going to close
16 the public comment section of our meeting. Next,
17 we have City Council items.

18 MR. PAISON: Thank you, Madam Chair.
19 The three items that were before the Planning
20 Commission last month and were in front of
21 Council this month were the Cornerstone Plaza
22 conditional rezoning from B-2 to B-3. That was
23 approved. The special land use for Macalester
24 machinery at 21700 Telegraph was also approved.
25 And the Zoning Text Amendment for Public

1 Facilities in the RC district, which is the
2 partner to the site plan you saw this evening on
3 Clara Lane, was also approved. And there were no
4 changes, that it was approved as it was
5 recommended.

6 CHAIR STEPHENS-GUNN: Okay, all right.
7 Anything else that we need to know?

8 MR. PAISON: Not at this time.

9 CHAIR STEPHENS-GUNN: Commissioner
10 Martin?

11 MR. MARTIN: I believe the City Council
12 took some action on the dog park?

13 MR. PAISON: Yep. The dog park, they
14 approved. Administrator Zorn brought forth an
15 action item, and they approved some budget to
16 take the design to like the full design stage for
17 like a phase one, which would be the dog runs and
18 the parking lot. And then, there would be
19 perhaps a later phase two, when they improve the
20 walking paths through there and maybe some
21 additional lighting. But the phase one, which
22 they're going into full design with, with OHM, is
23 the large dog and small dog dog park runs and
24 improved parking lot.

25 CHAIR STEPHENS-GUNN: Commissioner

1 Willis?

2 MR. MARTIN: Do you have diagrams for
3 those?

4 MR. PAISON: Hmm?

5 MR. MARTIN: Are there diagrams for
6 those?

7 MR. PAISON: There's a conceptual one I
8 saw at the meeting. I could forward it to you.
9 It's not the final design, but it's what they
10 showed Council.

11 MR. MARTIN: Would you please?

12 MR. PAISON: Yeah, yeah. I'll make a
13 note.

14 CHAIR STEPHENS-GUNN: Commissioner
15 Willis?

16 MR. WILLIS: Some time ago, we had
17 Culver's as a major item on Southfield Road
18 between 12 and 13. I'm just wondering what the
19 progress is on Culver's?

20 MR. BOLLIN: Through the Chair, they
21 recently went through the to the Arts Commission
22 to get their art piece approved. But as far as
23 when they're going to start, you know, putting
24 shovels in the ground, I believe springtime was
25 the last that we had heard.

1 MR. WILLIS: Okay.

2 MR. BOLLIN: But they were doing some
3 final things on their end. And then, they were
4 gonna start in the spring, though.

5 MR. WILLIS: Okay.

6 MR. MARTIN: Wait, this is Culvers?

7 CHAIR STEPHENS-GUNN: Commissioner
8 Martin?

9 MR. MARTIN: I'm sorry.

10 CHAIR STEPHENS-GUNN: Thank you.
11 Commissioner Willis, are you done?

12 MR. WILLIS: I'm done, thank you.

13 CHAIR STEPHENS-GUNN: Commissioner
14 Gruber?

15 MS. GRUBER: I have a question about
16 this dog park. I'm assuming we're talking about
17 Lahser Woods?

18 MR. PAISON: Yes, that's right.

19 MS. GRUBER: Okay. So, that sidewalk
20 that goes through the property is in terrible
21 condition. And we have synagogue members, you
22 know, we don't use cars on the Sabbath, who have
23 fallen and hurt themselves. So, who do I contact
24 or who do they contact to get that path replaced,
25 as long as they're putting in this dog park,

1 anyway?

2 MR. PAISON: Yeah, it is -- it is an in
3 the park facility. So, it's technically Parks
4 and Rec. But I know Terry Croad is -- it's part
5 of the pathway improvements that Planning works
6 on --

7 MS. GRUBER: Okay.

8 MR. PAISON: -- is looking at
9 potentially using some of his pathway money,
10 especially if some of these grants come in for
11 other paths we're doing, we'll have some
12 available funds. And he was looking at, if those
13 funds are available, redoing that pathway maybe
14 along with the dog park, if we can. We're
15 looking for the money right now.

16 MS. GRUBER: Okay.

17 MR. PAISON: But it is -- it is a parks
18 facility maintained by the Parks Department.

19 MS. GRUBER: That is maintained by --
20 okay.

21 MR. PAISON: Yeah.

22 MS. GRUBER: Because I know that people
23 from the synagogue have been in touch with them.

24 MR. PAISON: Yeah.

25 MS. GRUBER: But now that they're going

1 to be building, it just sort of make sense to do
2 it all at the same time.

3 MR. PAISON: And it's part of --

4 MS. GRUBER: I mean it's already there,
5 it just needs to be redone.

6 MR. PAISON: Yeah. And as part of Mr.
7 Croad's approval, he volunteered the Planning
8 Department to facilitate like an open house
9 community meeting with all the surrounding
10 stakeholders, which I assume will include the
11 synagogue. It was kind of a surprise to me
12 because he may have mentioned it to Terry Croad,
13 but I had no idea he was volunteering us for
14 that. I'm like, okay. I mean, I'm good with
15 that, as long as Parks and Rec also shows up,
16 since it's their facility.

17 MS. GRUBER: Okay. And can I just ask
18 another question that's procedural? When the
19 school district makes changes to a building, does
20 that come through us?

21 MR. PAISON: No. The public schools
22 are exempt from local zoning and planning. It
23 goes through the state, even their permitting is
24 done through the state. We don't do the
25 inspections on the building. We don't issue

1 permits on them. It's all done by the state
2 building department.

3 MS. GRUBER: And if they want to add
4 their driveway to that Lahser Woods, did they
5 have to talk to anybody about that? Or since
6 they're a private entity in a sense, can they
7 just do that?

8 MR. PAISON: Yeah, that's a little
9 questionable. They could probably go to their
10 property line without necessarily seeking our
11 approval, but we do own that land, and it's
12 designated as a park. So, to have it function
13 as, you know, an emergency egress, they would
14 definitely have to work with us on that. It is
15 one of the discussions that's being had. I think
16 at this point, what I heard the discussion from
17 the administration was, they were willing to
18 entertain it as a gated area that could be used
19 as an emergency secondary access.

20 MS. GRUBER: Okay.

21 MR. PAISON: But not as any kind of
22 regular secondary access.

23 MS. GRUBER: Okay. Because again, the
24 synagogue does butt up against Lahser Woods. And
25 did they -- are they going to just wake up one

1 day and find this driveway there?

2 MR. PAISON: Yeah, I think that --

3 MS. GRUBER: The security issues --

4 MR. PAISON: Yeah, yeah.

5 MS. GRUBER: Unfortunately, we live in
6 a world where there are security issues. So, who
7 do people in the synagogue talk to about that?
8 Is anyone going to tell them that's coming
9 besides me?

10 MR. PAISON: Well, right now, they've
11 -- what I've gotten in prior feedbacks from Terry
12 Fields, the parks director, and from the city
13 administrator is they are not interested in
14 seeing any kind of regular secondary access for
15 the school through that property.

16 MS. GRUBER: Oh, okay.

17 MR. PAISON: They might, if the school
18 is willing to bear part of the cost of fixing the
19 pathway, allow them an emergency egress with a
20 gate.

21 MS. GRUBER: Okay.

22 MR. PAISON: But it's only open when
23 there's an emergency; say, something's going on,
24 and they can't get out on the main road, they
25 gotta get the kids and people out of there.

1 MS. GRUBER: I see.

2 MR. PAISON: It would give a secondary
3 room --

4 MS. GRUBER: Oh, so it's not going to
5 be like they're making the driveway through the
6 (UNINTELLIGIBLE) --

7 (Crosstalk.)

8 MR. PAISON: Well, I think they would
9 like to do that, but we pretty much told them no.

10 MS. GRUBER: Okay. Okay, great. Thank
11 you so much. I appreciate that.

12 CHAIR STEPHENS-GUNN: Commissioner
13 Martin?

14 MR. MARTIN: (No verbal response.)

15 CHAIR STEPHENS-GUNN: Okay. Let's move
16 it right along. We have miscellaneous items of
17 Planning Commission Study Meeting for November 1,
18 2023, consider cancellation; for Planning
19 Commission Study Meeting for November 8, 2023,
20 consider cancellation; and Planning Commission
21 Regular Meeting for November 15, 2023,
22 cancellation.

23 MR. PAISON: Madam Chair, we don't have
24 any actual like projects coming forward this
25 month. We were originally, when I sent you this

1 agenda, I was considering, and the Commission
2 could decide to cancel all these meetings. But
3 after talking to Terry, once he kind of got back
4 into contact with me, there was a discussion
5 about us like at least keeping the November 15th
6 meeting for two reasons. One, we could approve
7 the minutes from October. Two, we'd like to
8 bring forward just for discussion, not for
9 action, and not even a drafted amendment, but
10 like a framework discussion about what an
11 alteration to the Zoning Ordinance to delegate
12 site plan approval to the Planning Commission
13 would look like, how what form that would take,
14 what the triggers would be.

15 I'm starting to research on that. I
16 gotta get something together and to you in about
17 two weeks if we do it on the 15th. That should
18 give me enough time to finish my research and
19 bring forward some proposed frameworks. And if
20 the Commission settles on a version that they
21 like, then we can talk to counsel about it at a
22 study meeting because I don't want to bring
23 forward a draft ordinance until I've, you know,
24 lined up my ducks on this, because it is a fairly
25 substantial policy change to do this. So, if

1 the --

2 CHAIR STEPHENS-GUNN: Well, can we --
3 can we make the meeting on the 15th a study
4 meeting, as opposed to a regular meeting?

5 MR. PAISON: Yeah, we would just have
6 to, I don't -- can you vote at minutes at a study
7 meeting? I think you can vote on that.

8 CHAIR STEPHENS-GUNN: Mm-hmm.

9 MR. PAISON: You can do it?

10 CHAIR STEPHENS-GUNN: Yeah, we can. We
11 can.

12 MR. PAISON: Yeah, we can make it a
13 study meeting. And then, just the only approval
14 would be the minutes of October. Everything else
15 would be just for discussion. And I guess I am
16 preparing like a survey of other communities in
17 terms of what they do and best practices and some
18 options as to how we could reorganize and reform
19 the code to make it a little easier to use and
20 maybe a little more streamlined on the site plan
21 review.

22 CHAIR STEPHENS-GUNN: Okay.
23 Commissioners, is there a motion to cancel the
24 study meeting planned for November 1, 2023,
25 cancel the study meeting planned for November 8,

1 2023, modify the meeting for -- scheduled for
2 November 15, 2023, from a regular meeting to a
3 study meeting? Is there a motion?

4 MR. WILLIS: I'm sorry, before the
5 motion is taken. I'm just curious why the 15th
6 could not just be a regular meeting, we identify
7 it as such, we'll need a quorum, we will still
8 have to vote on it, and it will meet our
9 requirement for regular meeting?

10 MR. PAISON: Yeah, it could stay a
11 regular meeting because you are going to vote on
12 the minutes. It doesn't have to be transferred
13 into a study meeting. The fact that we're not
14 actually having any public hearings at that
15 meeting means I just have to post it at the
16 clerk's office, I don't have to actually publish
17 anything or mail anything out. There would just
18 be a posted notice of what the agenda is at the
19 clerk's office. I only have to actually mail
20 notices directly or publish them if there's an
21 actual public hearing or a site plan review
22 approval. So, whether it's a study meeting or
23 regular meeting, the notice is the same. I have
24 to post the agenda of that meeting.

25 CHAIR STEPHENS-GUNN: Well, let me

1 explain why I made the suggestion. With a
2 regular meeting, the regular meeting is
3 broadcast. And what I'm hearing the department
4 say is that they want to bring forward something
5 for us to discuss. So, as opposed to it being a
6 public discussion, a study meeting is not
7 broadcast. So, we can have conversations about
8 it without it being public until -- when we have
9 a regular meeting, it's public. And we've
10 already hashed out some things before it goes
11 public. So, that's the reason why I made the
12 suggestion.

13 MR. WILLIS: Okay, great point.

14 MR. PAISON: That's actually a pretty
15 good reason.

16 CHAIR STEPHENS-GUNN: Okay. So, back
17 to is there a motion to -- Commissioner Martin?

18 MR. MARTIN: November 8th is already a
19 study meeting.

20 CHAIR STEPHENS-GUNN: No, I'm talking
21 about canceling November 8th, and turning
22 November 15th from a regular meeting to a study
23 meeting.

24 MR. PAISON: And that's the request of
25 the department because we need a little more time

1 to prep for that meeting.

2 CHAIR STEPHENS-GUNN: Right.

3 MR. PAISON: I just got authorization
4 to kind of do this from Terry last week, and I've
5 been busy doing his job and my job.

6 CHAIR STEPHENS-GUNN: Yes.

7 MR. PAISON: So, I just started getting
8 to it now.

9 CHAIR STEPHENS-GUNN: You follow me?

10 MR. MARTIN: If we change November 15th
11 to a study meeting, is what you're saying, we
12 can't approve the minutes from October. We do
13 that at regular meetings only.

14 MR. PAISON: But we could approve those
15 minutes in December. It's not an emergency
16 either way.

17 MR. WILLIS: So, we can approve the
18 minutes in December?

19 MR. PAISON: Yeah, yep.

20 MR. WILLIS: All right, yeah.

21 MR. PAISON: It's happened before.

22 MS. GRUBER: Because if you cancel that
23 meeting, that's what you would have done anyway.

24 MR. PAISON: Yeah, if we had canceled
25 them all, that's what you would have done anyway.

1 CHAIR STEPHENS-GUNN: Okay.

2 Commissioners, is there a motion?

3 MS. BERNOUDY: I'm sorry.

4 CHAIR STEPHENS-GUNN: Yes.

5 MS. BERNOUDY: Are we through with
6 that?

7 CHAIR STEPHENS-GUNN: Are you gonna
8 make a motion?

9 MS. BERNOUDY: Yes.

10 CHAIR STEPHENS-GUNN: Okay.

11 MS. BERNOUDY: I was going to make a
12 motion that we cancel November 1st, November 8th,
13 and our planning meeting for November 15th will
14 not be a regular meeting, it will be a study
15 meeting.

16 CHAIR STEPHENS-GUNN: Is there any
17 further discussion?

18 MR. GRIFFIS: I support.

19 CHAIR STEPHENS-GUNN: All in favor?
20 Oh, wait a minute. That's Commissioner -- I need
21 a support, Commissioner Griffis support. It's
22 been moved by Commissioner Bernoudy, second by
23 Commissioner Willis [sic], that we cancel the
24 study -- Commissioner Griffis.

25 MR. WILLIS: You're everybody tonight.

1 CHAIR STEPHENS-GUNN: Okay.
2 Commissioner Bernoudy, second by Commissioner
3 Griffis, that we cancel our study meeting for
4 November 1st, our study meeting for November 8th,
5 and that we change the regularly -- the regular
6 meeting scheduled for November 15th to a study
7 meeting. All in favor?

8 COMMISSION: Aye.

9 CHAIR STEPHENS-GUNN: Motion carries.
10 Is there anything for the good of the order?

11 MS. BERNOUDY: I have one.

12 MR. WILLIS: Just a question.

13 MR. MARTIN: Can --

14 CHAIR STEPHENS-GUNN: One second, one
15 second. Commissioner Bernoudy?

16 MS. BERNOUDY: Mine is not a comment.
17 I would just like for Director Croad to know that
18 we miss him, and we'll be happy when he comes
19 back.

20 CHAIR STEPHENS-GUNN: Thank you.

21 MS. BERNOUDY: No disrespect.

22 (Laughter.)

23 CHAIR STEPHENS-GUNN: Commissioner
24 Willis?

25 MR. WILLIS: Does this -- does this

1 portend what we may be doing in December, or are
2 we looking at a regular schedule for December?

3 MR. PAISON: Probably a regular
4 schedule in December. We are anticipating, I
5 think we have a couple of projects, three
6 projects in that are going through the staff
7 review process that will probably be ready for
8 you in December.

9 MR. WILLIS: Okay.

10 MR. PAISON: So, we'll be back on a --
11 and once we have this conversation in November,
12 if we settle on kind of a plan of approach, then
13 Terry and I, as Terry gets more reengaged, will
14 then engage City Council in a study meeting to
15 try to have another similar kind of dialogue and
16 maybe a little bit of back and forth because to
17 change this, the way site plan review is done is
18 kind of spelled out the way we do it now in every
19 district article in the ordinance. We'd have to
20 amend like 17 different articles of the ordinance
21 to change this. So, it's kind of a big deal, I
22 guess is what I'm saying.

23 MR. WILLIS: Okay.

24 CHAIR STEPHENS-GUNN: Commissioner
25 Martin, did you have anything for the good of the

1 order?

2 MR. MARTIN: Yeah, I do. Going back to
3 Mr. Willis's question about Culver's, the last
4 word we had was that the Council didn't vote on
5 Culver's or didn't -- it hadn't passed, isn't it?

6 MR. PAISON: They did finally approve
7 it. It went on for a while, though. It was
8 before my -- before I started, but I think they
9 just approved it like a month before I started.

10 MR. MARTIN: Yeah, because the last we
11 had heard, they didn't approve it.

12 MS. BERNOUDY: Yeah.

13 MR. PAISON: Yeah.

14 MR. MARTIN: And that's --

15 MR. PAISON: It went on for a while is
16 what I was told. Terry was a little scarred by
17 it.

18 MR. MARTIN: So, it is going on the
19 Southfield and Webster, okay.

20 MR. PAISON: Yeah, it did finally get
21 approved.

22 CHAIR STEPHENS-GUNN: Wildflower.

23 MR. MARTIN: Hmm?

24 MR. PAISON: It took a while.

25 CHAIR STEPHENS-GUNN: Wildflower.

1 MR. WILLIS: Yep.

2 MR. MARTIN: Yeah, that's the other
3 side of the street, yeah. I don't like to
4 mention them people because they had a problem
5 that wasn't from us.

6 CHAIR STEPHENS-GUNN: Commissioners, is
7 there anything else for the good of the order?
8 Given none, I adjourn --

9 MR. MARTIN: Yeah.

10 CHAIR STEPHENS-GUNN: -- the meeting at
11 eight --

12 MR. MARTIN: You keep cutting me off.

13 CHAIR STEPHENS-GUNN: What you want?

14 MR. MARTIN: I want to know about the
15 carwash on Southfield Road, also, at the 33000,
16 where they were tearing -- next to Target, south
17 of Target.

18 MS. GRUBER: You mean that they're
19 converting that building, they're tearing that
20 building down?

21 CHAIR STEPHENS-GUNN: They put a sign
22 up.

23 MR. GRIFFIS: There's a sign out front,
24 "Coming Soon."

25 MR. PAISON: Yeah.

1 MR. GRIFFIS: The building was still
2 there.

3 MR. PAISON: I believe it did get
4 approved. I just don't know what the
5 construction schedule is.

6 MR. MARTIN: Okay. Then, I'll leave it
7 alone. Thank you. Do you have a construction
8 schedule for Culver's or?

9 MR. BOLLIN: I think (UNINTELLIGIBLE)
10 engineering approves the construction schedule.

11 MR. PAISON: Yeah, at this point,
12 because they haven't poured the foundations yet,
13 I'm thinking spring, too, because we're getting
14 late to be digging and pouring foundations.

15 MR. MARTIN: Yeah.

16 MR. PAISON: Not impossible at this
17 point because our weather is changing, but still.

18 MR. MARTIN: And Bacco's.

19 MR. PAISON: Yeah.

20 MR. MARTIN: Okay, thank you, I'm done.

21 CHAIR STEPHENS-GUNN: Are you sure?

22 (Laughter.)

23 CHAIR STEPHENS-GUNN: Okay. I'm
24 closing the meeting at 8:08.

25 (Meeting adjourned.)

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CERTIFICATE OF TRANSCRIPTION

STATE OF MICHIGAN)

) SS

COUNTY OF KENT)

I, JANICE P. YATES, hereby certify
the transcription of the foregoing proceedings.
These proceedings were recorded on video; said
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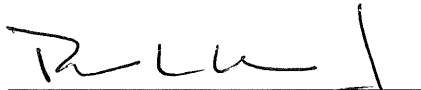
JANICE P. YATES, CER-9181

Notary Public,

Kent County, Michigan

My Commission expires: December 2, 2023

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Robert Willis, Secretary

Date: 12.13.2023