City of Southfield

PLANNING COMMISSION REGULAR MEETING

Council Chambers - Southfield, Michigan

Wednesday, October 28, 2026 - 6:30 p.m.

Video Recording transcribed by

Stacy Harlow

COMMISSION MEMBERS AND STAFF PRESENT:

Robert Willis, Chair

Jeremy Griffis, Vice Chair

Anthony Martin, Commissioner

Andrea Storch Gruber, Commissioner

Cynthia Bernoudy, Secretary

Terry Croad, Director of Planning

Thomas Paison, Deputy City Planner

Planning Commission Meeting
Wednesday, October 28, 2026

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

MR. WILLIS: This is the Regular Meeting of City of Southfield Planning Commission. We are located at 26000 Evergreen Road in Council Chamber. Today is October 28th. The time is 6:30 p.m.

And with that, we can start with a Pledge of Allegiance.

(Pledge of Allegiance recited.)

MR. WILLIS: Thank you.

Mr. Paison, if we could have a roll call.

MR. PAISON: Yes, sir.

Commissioner Bernoudy?

MS. BERNOUDY: Present.

MR. PAISON: Commissioner Griffis?

MR. GRIFFIS: Here.

MR. PAISON: Commissioner Gruber?

MS. GRUBER: Here.

MR. PAISON: Commissioner Martin?

MR. MARTIN: Here.

MR. PAISON: Commissioner Willis?

MR. WILLIS: Here.

MR. PAISON: All right. You have a quorum.

MR. WILLIS: Thank you.

MR. CROAD: Do you want to note that Stephens-Gunn and Goodwin-Dye are excused?

MR. PAISON: Stephens-Gunn and Goodwin-Dye are excused.

MR. CROAD: Yeah.

MR. PAISON: Yep. They informed us they would be unavailable.

MR. WILLIS: Motion for approval of the agenda?

MR. MARTIN: Through the chair.

MS. BERNOUDY: Through the chair.

MR. WILLIS: Commissioner Bernoudy?

MS. BERNOUDY: I'd like to make a motion to approve the agenda.

MR. WILLIS: May I have a second?

MR. MARTIN: Second.

MR. WILLIS: Commissioner Martin -- moved by Commissioner Bernoudy; seconded by Commissioner Martin.

All in favor?

FULL COMMISSION: Aye.

MR. WILLIS: Any opposed?

(No audible response.)

MR. WILLIS: That passes unanimously.

Mr. Paison, announcements and communications?

MR. PAISON: None at this time, sir.

MR. WILLIS: Thank you. That will lead us into our first agenda item, PSLU26-0007. This is the special use, and this will require public hearing after.

MR. PAISON: Okay. Thank you, Mr. Chairman.

As noted, this is a special land use request for a group childcare home at 18742 Midway. The group childcare homes allow up to 12 to 14. They are licensed by the state, but they're also special land use under our Zoning Ordinance. So that's what we're looking at here today.

Just noting the area is zoned R-2, Residential. It's in a neighborhood. Consistent with this future land uses moderate density, single-family.

The -- this is the home on Midway, looking at it from -- looking north from Midway toward the front of the house. Aerial photo on the right showing the -- the home and its front -- large front yard, large rear yard.

Some interior photos. The applicant currently runs a family daycare home, which allows up to six or seven, which is certified by the state. She wants to move up to the group daycare home. This is some of the space she uses in her home for the daycare purposes.

Floor plan that she provided just shows, you know, where the spaces are and how they're used. And then in response to some of the questions from the last time, we did get some

photos from the applicant from the rear yard. And I did check the measurements. That backyard is actually quite large; it's about 10,000 square feet. The required is only 1,200 square feet. So she's got way more than the minimum requirement outdoor play area in the yard. And it's entirely fenced -- privacy fences and gates.

The petitioner is present. If you'd come forward, Ms. Gainey? Moving right along.

MR. WILLIS: And for the record, your name and your address?

MS. GAINEY: Nicole Gainey. 18742 Midway. And that's here in Southfield.

MR. WILLIS: Thank you. And would you like to add to the statement we've just heard?

MS. GAINEY: No. I have nothing additional to add.

MR. WILLIS: Okay.

MR. PAISON: And she did provide, in -- in her submittals, a small, like, description of how she operates her business. It's in your packet -- you know, how it works during the day.

MR. WILLIS: Okay.

MR. PAISON: I believe that was -- yeah, and her background with regard to daycare.

MS. GAINEY: Yes. So --

MR. PAISON: She's been at this for 15 years and has

been operating for 10 years here in Southfield. We haven't had any issues or complaints. I checked the code enforcement cases.

So, you know, hours of operation: Monday through Friday, 7:30 to 4:30. And then, you know, a typical daily schedule includes meals, and then nap and rest hours and activities. But I -- it's -- it was in the last -- similar that you had for the last time as well.

MR. WILLIS: Okay. Again, this would be an opportunity for public -- I mean, I'm -- because I can see the group in back, if you -- I'll just ask you to stand where you are.

This is an opportunity for public hearing. Seeing no one in the audience, this public hearing opportunity now closes. Thank you.

Commissioners? Let me start with Commissioner Martin. Have any questions?

MR. MARTIN: With 10,000 square feet in the backyard, couldn't you put some more toys back there? No. No questions at this time. Thank you very much.

MR. WILLIS: Commissioner Griffis?

MR. GRIFFIS: Your -- your presentation was very helpful. You provided all the required information, check all the boxes for the Zoning Ordinance. I think when you -- just seeing the other daycares that have come through, it's always helpful, when you go in front of City Council, to restate your

resume and experience and things like that.

MS. GAINEY: Okay.

MR. GRIFFIS: But we've already heard it. Everything looks good. I would be in favor of this project, so.

MR. WILLIS: Thank you.

Commissioner Bernoudy?

MS. BERNOUDY: Yes. Thank you.

And thank you for those pictures. It really does help a lot for us to understand, you know, what the backyard looks like --

MS. GAINEY: Yes.

MS. BERNOUDY: -- and it's huge.

MS. GAINEY: Thank you.

MS. BERNOUDY: Also, have you, since we last met, had any neighborhood issues or anyone that had any opposition to it?

MS. GAINEY: Yes. No issues at all. I've had a couple of neighbors come over and ask me -- because they did receive the notice in the mail -- what was I planning. They were thinking -- some were thinking that I was going to add on to the house. And they were all supportive of increasing it to a group home childcare care. Yes. But no issues; no complaints.

I recently had an inspection by the department -- the State. I would say maybe -- it was this month, and I -- no violations at all.

MS. BERNOUDY: Okay. Thank you. No further questions.

MR. WILLIS: Thank you. Commissioner Gruber?

MS. GRUBER: I have no questions. Best of luck.

MS. GAINEY: Thank you.

MR. WILLIS: I have one question. And I'm -- I'm just concerned with time. You are looking at the end of your business day at 4:30.

MS. GAINEY: Yes.

MR. WILLIS: What happens to the parent who gets stuck in Lansing in a snowstorm at five o'clock?

MS. GAINEY: That's --

MS. BERNOUDY: Traffic.

MS. GAINEY: -- happens quite often. Not necessarily the -- snow -- the snowstorm, but parents are often late to -- having to work over late to being stuck in traffic, and we continue care for their children until they arrive.

MR. WILLIS: Wouldn't that extend your business hour --

MS. GAINEY: It definitely does.

MR. WILLIS: So that would go past 4:30?

MS. GAINEY: Yes, it has taken me past 4:30. And I was going to say, lately, it's been -- like, the latest is five o'clock. But in the past, over the years, I would say probably two hours, yeah, where a parent may have picked up late and

extended my hours.

MR. WILLIS: And I think my concern is this would be an opportunity of just having hours to be inclusive. It sounds like seven o'clock would not be a bad time. You can rec- -- as a recorded end hour. You can close your operation at 4:30 --

MS. GAINEY: Yes.

MR. WILLIS: But seven o'clock, to me, sounds like a better time.

MS. GAINEY: I agree. I do agree.

MR. WILLIS: Okay.

MR. CROAD: Yeah. Just to the Chair's point, special land uses, the Council can approve certain hours of operation.

MS. GAINEY: Okay.

MR. CROAD: So you don't want to paint yourself in the corner.

MS. GAINEY: Uh-huh.

MR. CROAD: Whether it's six or seven o'clock -- I agree that you should at least give yourself a cushion.

MS. GAINEY: Extend. Okay.

MR. CROAD: When you start getting past six o'clock, it starts infringing on residents -- right? -- from coming home. But certainly, I think 4:30 is too early. Even if, by practice, 99 percent of the time you pick up at 4:30, adjust your time reasonably so that we can put it in the conditions of approval. So if you want to recommend seven, that's fine. Council may

push back a little bit on that. But I do agree 4:30 is probably cutting it too close.

MR. WILLIS: Okay. And I do that is my recommendation.

MS. GAINEY: Okay.

MR. MARTIN: Through the chair.

MR. WILLIS: Commissioner Martin?

MR. MARTIN: I would suggest if you're going to suggest an hour change, you make an earlier starting time and a later ending time to cover both directions.

MS. BERNOUDY: Uh-huh. Yeah.

MS. GAINEY: The earlier starting time?

MS. BERNOUDY: Uh-huh.

MS. GAINEY: I think right now I'm starting at 7:30. And that's -- that's based off of the group of kids that I have now when their parents drop off. But the earliest I have started is 7 a.m.

MR. MARTIN: Well, the only reason I'm saying it here again is --

MS. GRUBER: You don't have to --

MR. MARTIN: -- Mr. Croad -- Commissioner Croad just said is the hours to give you the space.

MS. GAINEY: Yeah. The wiggle room.

MR. MARTIN: It doesn't mean you have to start earlier. It just gives you that opportunity. That's -- that's

all.

MS. GAINEY: I understand.

MR. PAISON: Yeah. We could state the condition as the maximum hours of operation.

MR. MARTIN: Yeah.

MS. GAINEY: Okay.

MR. PAISON: 7 a.m. to 7 p.m.

MR. WILLIS: That sounds great.

MR. PAISON: And then you --

MS. GAINEY: Okay.

MR. PAISON: Then you can say -- if they ask, you can say, I typically operate with it, like, not that long, but sometimes you have parents who have to come early; sometimes you have parents who have to pick up late.

MS. GAINEY: Yes.

MR. PAISON: And this just gives you the flexibility to accommodate the needs of those families.

MS. GAINEY: You're exactly right. Yeah.

MS. BERNOUDY: Right. Okay.

MR. PAISON: I think that's probably the best. We'll put that as maximum hours of operation, put it 7 to 7.

MR. CROAD: Yeah. I think that's more reasonable. And if Council wants to cut it back a little bit, they -- that's their prerogative, but 7 a.m. to 7 p.m. seems fair.

MS. GAINEY: Okay.

MS. BERNOUDY: Sounds good.

MR. WILLIS: Okay. Fair enough.

MR. GRIFFIS: Through the chair.

MR. WILLIS: Commissioner?

MR. GRIFFIS: I'd like to make a motion for a favorable approval of this special land use, PSLU26-0007 with the change to the hours as discussed of 7 a.m. to 7 p.m.

MS. BERNOUDY: I second that.

MR. WILLIS: Moved by Commissioner Griffis; seconded by Commissioner Bernoudy.

All in favor?

FULL COMMISSION: Aye.

MR. WILLIS: Any opposed?

(No audible response.)

MR. WILLIS: We have a unanimous decision. So we are looking forward to -- I think your next step would be with Council?

MR. CROAD: Council.

MR. PAISON: Yes.

MR. CROAD: Tom can give you the dates.

MS. GAINEY: Okay.

MR. PAISON: Yeah. I'll follow up with you it's -- hold on. Let me just look real quick.

MR. CROAD: I think it's the 9th.

MR. PAISON: Yeah. I think you're right. It is --

yep, November 9th will be your next meeting with the Council on a Monday.

MS. GAINEY: Okay.

MR. PAISON: So it'd be the 9th and the 16th -- or 9th and the 23rd, and then you'll be done.

MR. CROAD: And they start at 6 p.m.

MS. GAINEY: At 6 p.m.?

MR. PAISON: Yeah.

MR. CROAD: Yeah. And the first meeting will be next door probably.

MR. PAISON: Yeah. I'll -- I'll send you a follow-up reminder email. I always send them.

MS. GAINEY: Okay. Perfect. Thank you for your time.

MR. WILLIS: Thank you. I wish you the best of luck.

MS. GAINEY: Thank you for reviewing my request. Thank you.

MR. WILLIS: You take care. Have a great day.

Next agenda item. All right. PTZA26-0006, Zoning Text Amendment. And a public hearing will be required with this.

MR. PAISON: Thank you, Mr. Chairman.

This is a zoning text amendment to add contractors without outdoor storage of materials or equipment as a permitted use in the Light Industrial District. They're currently allowed in the Industrial District along 8 Mile, but in the I-L

District, they are not permitted.

The I -- 8 Mile version can have outdoor storage, as long as it's on their approved site plan. The Light Industrial -- the districts we have that are Light Industrial really aren't designed for outdoor storage. They're not big enough properties for yards. Really, the 8 Mile properties are more appropriate for that.

But we have a lot of small contractors -- heating and cooling, plumbing -- that store their materials and tools inside the building, and the only thing parked on the lot would be their vehicles or trailers -- plated, operable vehicles and trailers. So looking at our Light Industrial buildings, we've had some requests for contractor uses in these buildings, and they are of a type which is appropriate for the use, and the locations are fairly appropriate.

So we're looking at the Master Plan. You know, supporting the Master Plan, we've got, you know, reviewing ordinances for modernization to get rid of conflicting or excessive requirements. Retaining, expanding, and attracting businesses. Obviously, a lot of these contractor businesses do serve the community. They -- their services are in demand within the community.

Remain business-friendly, support more diverse economy and tax base, recruit growing businesses, assist local firms in finding appropriate locations. Identifying market prospects for

various real estate development, in this case, the I-L. This is another appropriate use. And promote development strategies for the rehabilitation and repurposing the existing structures. Just gives another thing that these I-L buildings can be used for.

Just to kind of make for context, if you look on the zoning map here, you'll see that the dark gray along Telegraph along 8 Mile is your I-1 Industrial. The 8 Mile I-1 Industrial includes contractors with -- or without yards. The lighter gray around it on Melrose or off of Lahser there, over off of Bridge and Hilltop, that's your light industrial. So there's not a -- and a little bit up there off of Keefer and just off of Hazelhurst.

This would allow -- where you've got the right buildings -- particularly Hilltop, Bridge, and Melrose. There are many buildings that are appropriate for this use in those particular light industrial parks. So just to kind of showing you where this -- these are the areas that would be affected. Light industrial wasn't really found anywhere else in the city.

We're just noting -- these are the other approved uses that are currently there. You got R&D work -- research and offices-related industrial operations. You got warehousing and wholesale, manufacturing of various types. Laboratories, warehousing and other facilities of utilities. And then accessory vehicle parking your trucks and truck trailers

(indiscernible) those uses.

Rec centers, which are allowed in the industrial districts because a lot of times, you just need tall -- taller story, large buildings. Dark stores, which are stores that don't open to the public. There would be stores where you would put, like, an order online, and they would deliver things to you -- or a driver might -- same with the ghost restaurants. It's a restaurant, but it's not open to the public. It's, like, pickup or delivery only by drivers.

Data processing. Indoor rec centers is a duplicate. And then we're just adding the contractor offices with or without ancillary showroom and storage, outside storage of non-vehicular equipment or material/contractor yards prohibited.

We would have to hold a public hearing on that.

MR. WILLIS: Thank you. This would be our opportunity for public hearing. Public hearing is officially open. Seeing no one here from the public, public hearing is now closed.

Commissioners, do you have any questions?

MR. PAISON: I would note too, here's actually aerial photos of those two areas, Hilltop and Melrose, showing the light industrial parks we have in town and the types of buildings you find in them.

MR. WILLIS: Okay.

MR. PAISON: Just for reference.

MR. WILLIS: Okay. Commissioner Griffis?

MR. GRIFFIS: Just a statement that I can't believe this wasn't already in our ordinance. It -- it's just the type of building that you would put this type of use in. We designed a fair amount of these in many cities around Southfield. I would have never thought it wouldn't be allowed in Southfield.

So I'd be totally in favor of us modernizing our ordinance to, you know, serve other customers and owners. And, you know, one of the biggest assets of the city is the central location, and that's -- that's super important to small contractors. And I'd be totally in favor of getting this updated.

MR. WILLIS: Uh-huh. Commissioner Bernoudy?

MS. BERNOUDY: No questions.

MR. WILLIS: Commissioner Gruber?

MS. GRUBER: No questions.

MR. WILLIS: Commissioner Martin?

MR. MARTIN: I just have a -- were there any comments on this change by -- from the business and the economic development area?

MR. PAISON: They were -- they're almost always in favor of us adding permitted uses on buildings that are appropriate. I did -- we -- we did run this, also, through the Legislative Committee and the Council, and they -- once again, as with Mr. Griffis, they were like, This isn't allowed?

MR. MARTIN: Yeah.

MR. PAISON: I'm like going, Yeah, that's why we're fixing it.

Sometimes you just have to have an applicant show up and go, Why?

MR. MARTIN: Yeah.

MR. PAISON: And then if you don't have a good answer, then you have to figure out what you're going to do about it.

MR. CROAD: Yeah. I'll -- I'll just say that, obviously, there's been turnover of our elected officials. When I first started here, there was many elected officials that had been here for a long time and had a certain idea of what they wanted things to be. And that's part of the reason it didn't get changed. We have a more open-minded Council now.

MR. MARTIN: Yeah.

MR. CROAD: And we're seeing some requests and need from the business community, so that's why we're bringing it forward.

MR. MARTIN: Potential for growth always helps.

MR. CROAD: Yeah.

MR. PAISON: Yeah. And if you look at the I-1 on 8 Mile, which is the other place it would be allowed, there's not that many vacant or available properties. Almost all of them, because of the limited supply, are in use. So these buildings, there is some vacancy in these light industrial parks that this would help backfill.

MR. CROAD: And again, we're not allowing outdoor storage. That's what people tend to object to, especially in -- adjacent to residence, so. It's -- you know, it's probably been a long time coming.

MR. PAISON: Yeah. And --

MR. CROAD: It was the right time to bring it forward.

MR. PAISON: It specifically states in the rest of the I-1 -- I-L uses that they -- they're not -- it's all within an enclosed building except for the vehicle parking. So having the contractors with the same rule as the other uses in that district is just a good fit. You know, you're going to have that office space. You're going to have materials and tools stored inside. You might even have a small shop space where you're fabricating stuff for jobs. All that could happen inside those buildings.

MR. MARTIN: Yeah. The other question is that we're talking about having vehicles continuously by -- we're saying -- you can't put the building on -- a vehicle there on Monday and -- and come get it the following Monday. It's -- if you're using a day to day --

MR. PAISON: Yeah.

MR. MARTIN: -- it's not a problem for parking it overnight. But you just can't park it and leave it.

MR. PAISON: They've got to be accessory to the business that's approved to operate on the site. So your -- if

you're heating and cooling your heating and cooling vans can sit there over the weekend because you're not operating --

MR. MARTIN: I guess my concern more is, let's say, you've got five employees that use vans, and one goes on vacation for two weeks.

MR. PAISON: Yeah.

MR. MARTIN: You know, that's -- you're not chastising them for having someone go on vacation and not using the vehicle.

MR. PAISON: No. If it's a plated, operable vehicle that's part of that business --

MR. MARTIN: If it's used daily, and -- you're talking about just parking and leaving it, that's not what you're doing.

MR. PAISON: Yeah.

MR. MARTIN: Okay.

MR. PAISON: And usually the problem we end up with is some business -- properties that have too much room is people will start storing their boats and their RVs on the properties and other things. In this case, if it's a vehicle of the business used to operate the business, then it -- it's explicitly allowed --

MR. MARTIN: Yeah.

MR. PAISON: -- you know, on the property.

MR. MARTIN: And the -- the only thing with that is, I'm sure -- this is new. But I'm sure you say something to

someone, they're going to question it, you know? Well, can I leave my vehicle there? What if somebody goes on vacation --

MR. CROAD: Yeah. Again, if it's related to the day-to-day operation of the business --

MR. MARTIN: It's fine.

MR. CROAD: -- and it's identified, not a problem.

MR. MARTIN: Yeah.

MR. CROAD: But we've seen at the -- some of the -- the car storage places, you know, RVs, boats, trailers, storage containers, motorcycles, they have nothing to do -- that's what we want to prevent.

MR. MARTIN: Yeah. I -- and --

MR. CROAD: Or materials, you know?

MR. MARTIN: Yeah.

MR. CROAD: Just raw materials.

MR. PAISON: Yeah. Like they're holding on to scrap -- like, say you're a heating and cooling contractor and you haven't gone to the scrap yard in a while. So the metal you pulled out that you planned to take the scrap yard, you just pile it up behind the building, Code Enforcement will cite them for that. You're not allowed to have that kind of outdoor storage. Pack that stuff up and take it to the yard if you're going to do that.

MR. MARTIN: Yeah.

MR. PAISON: You know, that's -- that's what we're

trying to avoid is this just accumulation of stuff that sometimes happens on properties.

MR. WILLIS: Okay. Commissioners, any further questions?

(No audible response.)

MR. WILLIS: You ready for a motion?

MR. PAISON: Yep.

MR. MARTIN: Can we get the recommendation?

MR. PAISON: Yeah. We do have a favorable recommendation for this to go to Council, and we are looking at the amendment here. The -- is that this would be an additional permitted use in the I-L that's compatible with the intent and configuration of the districts and the type of build -- buildings typically present in the district.

Also provides additional appropriate locations for a type of business whose services are in demand within the community. And it would promote the orderly development, and it is necessary for the health, safety, and welfare of the community.

MR. MARTIN: Through the chair.

MR. WILLIS: Commissioner Martin?

MR. MARTIN: Motion to approve the favorable recommendation for PTZA26-0006.

MR. WILLIS: Thank you. Is there a second?

MR. GRIFFIS: Support.

MR. WILLIS: Commissioner Martin motion; supported by Commissioner Griffis.

All in favor?

FULL COMMISSION: Aye.

MR. WILLIS: Any opposed?

(No audible response.)

MR. WILLIS: That is a 100-percent favorable approval.

Takes us to the next agenda item, PTZA26-0007. This was also a zoning text amendment.

MR. PAISON: Thank you, Mr. Chairman.

MR. CROAD: (Indiscernible), right?

MR. PAISON: Yeah. This is an update to our exterior materials rules in the Zoning Ordinance for commercial properties. It's just addressing exterior -- painting of exterior masonry to address the durable, attractive, low-maintenance exterior materials on buildings and thereby reducing blight and nuisance issues due to paint deteriorations.

I found a couple of good photos that show the kind of things that can go wrong with exterior paint on brick. In some cases, it'll sag, like on the left. Other cases, it just starts flaking off, and it's just kind of a continuous maintenance problem.

You know, we're looking at the Master Plan. Here's another example of what -- if you put it on block, you know, do a particularly good job.

Establish viable, high-quality commercial, residential, office districts. Promote development strategies that rehabilitate and repurpose existing structures. Ensure all elements of the built environment, including structures, really contribute to a high quality of life.

So what we did was under architectural requirements, which is an existing section, first of all, I have added a little purpose statement just because it didn't have one. To ensure the built environment meets minimum standards that will prevent widespread or regular maintenance or nuisance issues. Just to make it clear that we're not trying to regulate aesthetics. We're trying to make sure that -- we're trying to prevent nuisance and maintenance issues.

So the -- the first item there, the durable exterior materials, that's an existing provision. That's the one that requires the masonry up to a certain height to, you know -- or another durable material just to make sure that -- where that's likely to get dinged by, like, weed whips, lawnmowers, people, bikes. It's got a durable material that can resist that kind of damage. If anyone's ever seen EIFS used at those lower levels, you'll see holes in it. It -- it just -- not -- doesn't work.

And then we've added paint on exterior masonry. First item is existing unpainted masonry on buildings shall not be painted. Masonry painted prior to the adoption of this provision may be repainted. Usually, once it's been painted,

you're kind of stuck with repainting it or a very expensive cleaning job, if you can get the stuff off.

Proposed -- number two, proposed buildings utilizing masonry materials shall use masonry products that do not require painting and shall not be painted. So when people are specifying new buildings or additions that are masonry, we're going to ask them to spec materials that don't require paint. Plenty of masonry materials do not require paint, do not recommend painting.

And then we have some exceptions, just for clarity. Murals are approved per the provisions and procedures of the Public Art Requirement are a exception. Masonry stains shall not be considered paint and shall not be prohibited by this section. Masonry stain is the recommended way to change the color of masonry.

And this section does not apply to single-family homes or their accessory structures. It's commercial only. So be commercial. Multi-family is considered commercial because you rent out, generally, that or it's a larger facility. So it would be single-family homes are exempt.

And this is another one that does require a public hearing --

MR. WILLIS: Right.

MR. PAISON: -- as it is a zoning amendment.

MR. WILLIS: Thank you. I will request public

hearing.

At this point, this is an opportunity for a public hearing. Seeing no one in the audience, public hearing is now closed.

Commissioner -- let me start with Commissioner Gruber.

MS. GRUBER: I don't have any questions.

MR. WILLIS: Commissioner Bernoudy?

MS. BERNOUDY: I have no questions --

MR. WILLIS: Commissioner Griffis?

MS. BERNOUDY: -- but I'm really happy to see this, you know, because this will avoid a lot of --

MR. CROAD: Well, if you looked at the former Holiday Inn down the street that's become Veterans Village.

MR. WILLIS: Yeah.

MR. CROAD: They presented it that they were going to keep the brick and not paint it. And then we caught them in the art of painting one whole side, which then just caused all kinds of issues. And then, you know, if they sandblast it, they're going to damage the brick. So we just -- it was always inferred, and it's been policy, but Tom's -- you know, Hey we got to clarify this a little bit more in our ordinance. And so now we had to come up with a compromise of having it restained and trying to match the color of the original brick, and then they got to go in and match the grout. It just became a nightmare for us.

MS. BERNOUDY: Yeah. Thank you.

MR. WILLIS: Okay. Commissioner Griffis?

MR. GRIFFIS: The example you just mentioned looks much better in the last couple of days. I've been watching the progress. I'm not one to be the aesthetic police on paint colors, and I don't think we should be, but they got that paint color so wrong, and now it's restoring it back to the original color is huge.

In, like, trends of exteriors of buildings, it -- it goes in cycles. There's a lot of buildings from the '70s and '80s that aren't the greatest architecture in the world. The older buildings, '50s, '60s are more coming back around again in style.

So definitely the ability to stain masonry is -- is very important. It -- it lasts a lot longer. I think it's only an additional 30 percent cost versus paint. But it, you know, requires proper preparation. But it's that -- soaks in and lets the brick breathe.

So we definitely need to be able to allow people to update their buildings as trends change and uses change and things like that. But so many of the paint gets done once and never touched again, which is -- is why we're doing this ordinance. So totally in favor of this clarification.

MS. BERNOUDY: Yeah. Absolutely.

MR. WILLIS: Commissioner Martin?

MR. MARTIN: My question is, will businesses be notified of the change so that you don't come up with businesses deciding to paint their building --

MR. CROAD: Well, again, this is published in a local paper. It's on the City's website. We post it at the clerk's office. We hold study meeting, a public hearing at the Planning Commission, and then a study meeting, public hearing at Council. All those minutes, everything is public. To send out -- I don't know how many -- tens of thousands of businesses would be probably cost and time prohibitive.

MR. MARTIN: Right.

MR. CROAD: So, you know, we just try to get the word out where we can.

MR. MARTIN: Yeah. So basically, existing notices is -- is -- is --

MR. PAISON: Yeah. Well, additionally, the City of Southfield has required administrative site plan review for any exterior changes on a commercial property for years. And so that -- it is normal for anybody making a change to the exterior of a commercial building to have to do an administrative site plan.

If they're putting awnings on, if they're changing color, if they're recladding a building, any of that comes to us for admin site plan review, at which time we'd be like, Okay. Yeah, you -- you can't paint that masonry. You have to stain

it.

MR. MARTIN: Okay.

MR. PAISON: Because we would inform them.

MR. CROAD: Yeah. And we don't regulate color.

MR. MARTIN: No. I'm --

MR. CROAD: But we will -- if someone is proposing paint that hasn't been painted, we'll say, You should stain it. If it's been already painted, you know, we'll say, Prep it, prime it, repaint it.

MR. PAISON: Yeah.

MR. CROAD: We might make recommendations, but we know by law that you can't dictate color. However, we make recommendations to be a little more subtle or blend in with the architectural character of the neighborhood. But we can't regulate color, but we can regulate whether something is painted or stained.

MR. PAISON: Yeah. And that's why the purpose statement is important, because it's not about aesthetics. It's about blight and nuisance prevention, which is, like, one of the core things of zoning.

So that -- that was one of the reasons I had to add that purpose statement to make sure we were in a good defensible position. Otherwise someone would -- a smart lawyer would try to argue we were trying to regulate aesthetics, which is not a -- generally doesn't fly in Michigan -- under Michigan --

unless you're a historic district. If you're designated a historic district, you have more tools.

MR. CROAD: That's right. It's different. Yeah.

MR. PAISON: But in most things, you're not allowed to regulate aesthetics directly.

MR. CROAD: I remember a community that painted a building purple and pink polka dots. The whole neigh- -- the whole place went up in uproar. But statutorily, they had the right to -- to paint those colors.

MR. MARTIN: We had a house like that in our subdivision, and --

MS. BERNOUDY: Oh, my gosh.

MR. MARTIN: It's been fun.

MR. PAISON: Yeah.

MR. WILLIS: And I've seen a couple of black houses -- with the old colonial, I've seen a couple of black houses --

MS. BERNOUDY: Is that just for Halloween?

MR. WILLIS: I believe it's time -- your recommendation, Mr. Paison?

MR. PAISON: Yes, sir. Let me slide over here. We are recommending a favorable recommendation to the Council on this amendment. We are -- it is intended to prevent widespread or regular maintenance and nuisance issues on commercial properties within the city, promote orderly development and is necessary to ensure the health, safety, and welfare of the

community. So like to keep these pretty straightforward.

MR. WILLIS: Okay. Fair enough. Chair is looking for a motion?

MS. BERNOUDY: Through the chair.

MR. GRIFFIS: Through the chair.

MR. WILLIS: Commissioner Griffis?

MS. BERNOUDY: Go ahead.

MR. GRIFFIS: I'd like to make a motion for a favorable approval of PTZA26-0007.

MS. BERNOUDY: Second.

MR. WILLIS: Motioned by -- and seconded by Commissioner Bernoudy.

All in favor?

FULL COMMISSION: Aye.

MR. WILLIS: Any opposed?

(No audible response.)

MR. WILLIS: That passes unanimously.

We could then go to the third and last item, PTZA26-0008, Zoning Text Amendment. And this would also require a public hearing.

MR. PAISON: Thank you, Mr. Chairman. The purpose of this amendment is just to update the Zoning Ordinance to make our land use approval expirations and renewal timeframes and processes are more consistent across the various types of land use approvals, and to close some gaps where we didn't have

expirations. Like, special land uses currently have no expiration. Like, whether they're used or not, they just hang out there forever.

So we wanted to make sure, like, with site plans and ODDs and that sort of thing, there's a need to act. And if you don't act within that timeframe and circumstances change, the community has ability to reconsider the approval.

So we're looking at when -- and if you recall, we did the site plan review section in '24. We set the expiration at 18 months after approval. They have to commence construction, otherwise it would expire. But you can request an extension of up to 12 months for cause.

And one of the things we're changing here is it wasn't clear who had the authority to approve the extension. That's -- I wrote it. I missed that. It -- it just wasn't written clearly enough. It's a large section.

So we're really kind of clarifying the issue on who grants the extensions. Approval of an extension shall be by the city planner. The extension shall be approved, unless the city planner finds that the circumstances related to the original approval may have substantially altered and warrant reconsideration or modification of the approval. Under such a finding, the city planner shall refer the matter to the body that originally approved the site plan for review and action.

So either the planner will say, Yes, circumstances

remain, project is still valid, you may have a 12-month extension. If he has questions on that, he refers it back to either the Planning Commission or the Council, whoever approved the site plan originally, for them to review, and then it can be -- that body can grant the extension.

Denial of an extension of an administratively approved site plan -- because he -- the city planner is the approval authority for administrative site plans, would be to the Planning Commission. It's always good to give an appeal process when you're making an administrative decision. It was inappropriate to send it to the Zoning Board because the Zoning Board does not deal with any site plan approval issues. It's just not within their authority. So it made more sense to send it to the Planning Commission as this body does approve site plans.

So this really just clarifies the procedure -- like, who does -- who has the authority to grant those extensions and how the appeal process would occur if there were a denial on an administrative and then it was just one of those things that came up, because we've had multiple extension requests since this was amended in '24. And every time, I'm looking at it going, Man, I wish I had written that clearer. So since we were revisiting this issue generally, I thought now would be the time to clean it up.

It's one of those things, after you -- you amend a

major part of the ordinance, usually within a year, year and a half, you find what you missed, and you fix it. If -- you know, and that -- I'm always like, Yep. You -- if you leave the error out there, that's a problem. If you fix it, hey, you fixed it.

So then we get to the special use procedure, and as I noted, special land uses had no expiration. They just hung out there whether they got deployed or not. So say you approved someone to do a car wash, they never built it, that car wash approval just hangs out there. Like, someone could come in 10 years later and go, I'm going to build a car wash now. You approved one 10 years ago. Special land use is still there.

So we're going to make that subject to the same rules as site plan approval for expire -- when they expire extensions and revocations. So if they don't commence construction within 18 months, that special land use approval expires, they can ask for a 12-month extension, same rules apply. So special land uses will then have the same expiration and rules for extensions that site plans do.

MR. CROAD: So, Tom, just ask so we're transparent about this, because we always used to say special land uses run with the land.

MR. PAISON: Yep.

MR. CROAD: So does the state law allow communities to put time periods on them?

MR. PAISON: Just like with a -- once they -- once the

use of the site -- special land use occurs, once they've constructed, it's vested, and it stays forever. It's only if it is never used that you can expire it.

MR. CROAD: Okay. I just wanted that clarified.

MR. PAISON: Yeah. Yeah, that's -- it can only be expired just like with a site -- the same thing happens with site plans. Once they've commenced construction in 18 months, that right vests, and it never expires. So that -- as long as that facility is there, that site plan is valid.

Because once they -- it's -- it's a takings thing. Once they've invested the funds to construct the facility, it'd be a taking under the Constitution to take away their right to use the land that they've invested in.

So that's why, like, the expiration stops it. Once they commence construction, they do that before 18 months, that right vests, and the expiration is no longer an issue. That's based on constitutional law. That's the way Zoning has operated since it first became constitutional.

So that -- we looked at conditional rezoning -- conditional rezonings. We just wanted to add a provision because we were having trouble getting people to execute these agreements. I'm actually chasing one right now. Making it clear that they have to execute that conditional rezoning agreement within six months of the enactment of the ordinance or it expires.

So that way it just doesn't hang out there as a, like, Well, I want to use this conditional rezoning well, they never executed the conditional rezoning agreement. It's 12 years later. It's not valid.

Because the -- the ordinance for conditional rezonings requires that they execute an agreement. So if they haven't done that, it just says, Look, you're -- you've got this long to do it. If you don't do it, it expires. Now, it doesn't mean they can't come back and get approved again. It just means they got six months to do it. And honestly --

MR. CROAD: Yeah. We're just talking about executing it. Then they have the other time clock to begin -- commence construction and all that, so.

MR. PAISON: Yeah.

MR. CROAD: They just play games sometimes because they're trying to get financing or other approvals.

MR. PAISON: Yeah.

MR. CROAD: We just say, If we go through the process and Council approves a conditional rezoning --

MR. PAISON: Yeah.

MR. CROAD: -- you have to enact the conditional rezoning agreement within six months. Then they got 18 months, and then possibly another 12 months after that.

MR. PAISON: Yeah. For their special land use or site plan approval. And this is important because technically, once

that Council enacts that rezoning and it's published, it's effective. So at that point, technically, that property is rezoned, but we don't have the conditional rezoning agreement yet. So it puts us in this weird position where technically, that rezoning is effective.

Those conditions apply, but the ordinance requires this agreement and the recording of it. It puts us in this -- so, like, at that point, I should be updating the zoning map because it's effective, it was published, it's -- it was enacted, it was published. But I don't have the agreement yet, so technically, you haven't met the ordinance requirements to use that rezoning yet. It's just -- that's why we want to kind of close that loop so that the updated zoning map reflects complete reality.

The other thing is, we have them do the agreement -- we have them record it with the deed -- with the Oakland County Register of Deeds. So anyone who runs title work on that property will find those restrictions. So if there's restrictions on the uses under the conditional rezoning, anyone running title work in the future who is looking to acquire the property will know about those restrictions. That's the other reason we do that, so that that information will run with anybody doing due diligence.

So it really was just to close that loop and try to get those agreements executed. And honestly, since we've been

adding it for the last six months to the conditions of approval for all of these, and I -- you know, it does light a fire under people when they think they're going to have to start over and pay the fees again and spend another three or four months doing this. It -- it does get their attention and get them moving.

So it does -- it has helped me. I just -- if we put it in the ordinance, we don't got to worry about adding it as a condition. Same thing with the Overlay Development districts, the Residential Unit Development districts, and the Mixed-Use Corridor districts. We just want to add that six-month rule for them to execute the agreement and re- -- you know, and get it recorded.

MR. MARTIN: Get it recorded.

MR. PAISON: Because technically that's a rezoning. That property has been rezoned, but I don't have the agreement yet. So it -- it puts us in this weird limbo of property has been rezoned, but you can't really use the rezoning. It's just an awkward place to be. It's a gray area legally that you don't want to live in for more -- longer than you have to.

So the same thing with the RUDD. Same thing with the MUCD. All four of those, we're just going to close that -- Hey, you got six months to do the agreement. And we tell that to people up front. We -- we tell them, like, when we're meeting with them, Yep, you'll have six months to get that agreement done.

I usually have that agreement, like, in final draft and to them for review within a week of them enacting the ordinance. So they've got plenty of time to review that, get their comments back.

Because sometimes the -- the attorney for the applicant will have comments on the agreement. We may tweak it. And then we have our City Attorney agree -- reviews that. Once she signs off, the mayor and clerk sign, then it goes to them for signature, and then they record it.

So six months is plenty of time to do that. I don't dawdle on getting these agreements to people for review. Typically, I actually have a draft of the agreement done before it's even approved. So I just have to finalize it once the final conditions are locked in.

And then looking at Single-Family Residential districts, there's a single-family cluster option. This also had some other kind of odd language about its expiration and time frames. Rather than retain that 12-month period, we just are referencing, once again, the site plan approval. If you get approved for a cluster option, it's effectively a site plan approval. It expires and extends the same way as other site plans do.

So just cleaning that up. And that's really just a matter of, kind of, you know, getting rid of conflicting and excessive requirements, streamlining the process, and just

trying to make our ordinance cleaner and more functional.

MR. WILLIS: Okay. Thank you.

With that, this is a opportunity for public hearing public hearing opportunity is open. Seeing no one in the audience, public hearing opportunity is now closed.

With that, Commissioners I'm going to start with Commissioner Martin.

MR. MARTIN: I just -- I'm just trying to get one thing -- I'd like some clarification. When do they get the initial approval date so that the clock starts?

MR. PAISON: Enactment, which is when the sec- -- Council does its second reading. You know, like, they'll have the public hearing, and they'll approve. And at their next regular meeting, the Council will enact the ordinance, the rezoning.

Or in the case of the site plan, when the Council approves it, that's immediate effect. Special land use approval is immediate effect. For the rezonings, the conditional rezoning agreements, the ODDs, the PUDs, the MUCDs, it is enactment, which is the second approval by Council.

MR. MARTIN: So that date is documented and then --

MR. PAISON: Yeah. It's in the minutes of the Council. The -- they actually -- if you look at any Council regular agenda, there'll be an item or, like, enactment of ordinances.

MR. MARTIN: Yeah.

MR. PAISON: And you'll see rezonings, ODDs, that sort of thing are in that section. So enactment is when they've -- that's literally -- other than the mayor potentially 10-day veto period, that's Council's final action on -- on it. What happens is there's a 10-day waiting period in the charter because the mayor could veto. And then we publish it in the paper. Once it's published once the 10 days passed and it's published, it is effective. So we're going to give them six months from the enactment.

MR. MARTIN: So that's --

MR. PAISON: That's the deadline. Yep.

MR. MARTIN: Okay.

MR. PAISON: Which is why I put it in that way, because I wanted to be, like -- right? Because what it used to say was like, From approval. I'm like, Okay. Well, for a rezoning, is approval the intro -- the introduction and the public hearing? Is it the enactment? Or is it the publication?

You have to be specific. Because there's three stages to that approval. And I thought enactment was the Council's final official action, it would be in the minutes, so that was the cleanest, best recorded place to put it.

MR. MARTIN: So they can't dispute the effective date.

MR. PAISON: Yep. It'll be documented in the minutes of the Council. So that's an official document kept by the

clerk.

MR. CROAD: They could try.

MR. MARTIN: Yeah.

MR. PAISON: They could try, but that's --

MR. MARTIN: That's right. Yeah.

MR. PAISON: Yeah. If I made it publication, and say something went wrong with the publication with the paper, that could get weird. But the enactment is when Council did it, when they voted.

MR. MARTIN: Okay.

MR. PAISON: So I thought that was the cleanest, best -- the best defined, most predictable date.

MR. WILLIS: Okay. Commissioner Griffis?

MR. GRIFFIS: I'd just like to say that sometimes projects take a really long time. I live it every day. So 18 months plus 12 is essentially two and a half years -- that's very realistic on a lot of projects. Financing is a big thing, environmental approvals, other government agency approvals that affect moving forward. So I think it's realistic, but it happens a lot.

MR. PAISON: Yeah. And that's two and a half years to commencement of construction. You're going to -- you don't have to be done, but you have to start moving dirt.

MR. CROAD: And if somebody is actively pursuing engineering approval or building or -- that time clock continues

to move.

MR. MARTIN: Yeah.

MR. CROAD: It's when there's no activity, they're not in for review, they've been approved, that we just don't want to have a blank check.

MR. PAISON: Yeah.

MR. CROAD: So we give -- we'll give the applicants the benefit of the doubt if they're actively pursuing their approvals and permits.

MR. PAISON: Yeah. Because there is some argument that commencement of construction could include the creation and submittal for review by the city of full construction documents, because that is a substantial investment on the part of the --

MR. CROAD: Even grading or demolition or all of those --

MR. PAISON: Utility work.

MR. CROAD: All of that counts towards commencement of construction.

MR. PAISON: Yeah. We interpret that liberally in the favor of the property owner. If they've really kind of triggered the -- pulled the trigger on vesting their interest by expending substantial resources on the project, then it kind of goes in their favor. But if there's nothing -- like, they haven't submitted for permits, nothing's happened, we haven't heard from them, then, yeah, it expires.

And I'll reach out to them before it expires. I usually have a tickler in my thing, like a -- and say, Hey, guys. Your stuff is expiring unless you apply for an extension.

And they'll either tell me, at that point, Project is dead. We're not going forward. Or they'll request the extension, and they have to put in a letter for Terry to review on why it's taken all this time. And it could be a variety of reasons.

MR. CROAD: I mean, COVID was a good reason, right?

MR. PAISON: Yeah.

MR. CROAD: But we did have one building that was gutted on the inside. The exterior was left open -- on 12 Mile, and it went on for years, way past its approvals. We were able to finally revoke their approval and get them to demolish it.

But they had kind of left this project incomplete and undone, and nothing was happening. And it was just this shell of a building. No roof. So those are the -- they're extreme and rare. The Pontiac Mall that was going up, that gets half built, those are the things we're trying to avoid.

MS. BERNOUDY: Yeah.

MR. WILLIS: Commissioner Bernoudy?

MS. BERNOUDY: Yes. I'm glad that Commissioner Griffis answered one of my questions too. Once the 18 months is up, and then they would have to reapply for --

MR. CROAD: They can get a 12-month extension.

MS. BERNOUDY: -- the 12. Okay. Is there a fee?

MR. CROAD: No. Typically, not for an extension. They just submit a letter and have to give reasons like market conditions or COVID or some other -- our contractor absconded with our funds. Something that --

MS. BERNOUDY: Some reasonable --

MR. PAISON: If, like, contamination issues were found.

MR. CROAD: Yeah. Something that's legitimate that we could say, Okay. Under these circumstances, we'll extend your site plan.

MS. BERNOUDY: Okay.

MR. PAISON: Yeah. And also the -- like, the development otherwise still appears valid. Like, it still looks like it's a valid, doable project, and the -- the reasons for which the body or the individual who approved it -- originally approved it still hold. You know, that -- that -- if you're looking at it going, Okay. It's been a decade, you know, or in the -- two and a half years -- and something substantial has changed, you might go, Okay. Well, the -- the reasons that were given for approving this no longer appear valid.

It'd be a rare circumstance, but it could occur. But then it -- it isn't an automatic denial. It would go back to the body for a hearing. It just -- it wouldn't be an automatic approval in that case.

MS. BERNOUDY: Yeah.

MR. PAISON: It would just be like, I question you -- if the city planner says, I question whether or not this approval is still valid, he would refer it back either to the Planning Commission or the Council. And we would bring the person in. They would have a chance to make the case. So it -- due process. Once again, we're not going to expire in that case without giving them an opportunity to make their case.

MS. BERNOUDY: Thank you.

MR. WILLIS: Commissioner Gruber?

MS. GRUBER: My questions were answered. Thank you.

MR. WILLIS: Thank you.

I have a couple of questions to either one of you. This is a unique statute. Am I correct?

MR. PAISON: Huh?

MR. WILLIS: This is a -- this will be a unique modification? No other community has this?

MR. PAISON: It's pretty -- well, every community's ordinance that I've been familiar with when I was a consultant and I worked in Dearborn, they all had expiration for all these things, and they all had rules for extensions. I was surprised we didn't have expiration rules for special land uses because every other community I worked with had them.

MR. CROAD: Yeah. That's the thing. We had them for site plan, not for special land use.

MR. PAISON: Yeah.

MR. WILLIS: Okay.

MR. CROAD: We -- we put them in as conditions of approval or in the negotiations, but we didn't have it clearly and comprehensively unified in our ordinance.

MR. PAISON: Yeah.

MR. CROAD: So that's what we're doing.

MR. WILLIS: Okay.

MR. PAISON: And it is actually a very common feature that there is an expiration for these approvals. Like, even permits have an expiration. When you get issued a permit by the Building Department, it has an expiration date on it. If you don't renew it or complete the work in that time, it expires.

So it -- it is very normal for municipalities who issue approvals of, you know, permits, licenses, that sort of thing, to have expirations they're not meant to be open-ended, forever approvals, really, without consequence, because they can have substantial consequences if they're left out there.

Zoning Board approvals for waiver, variances, are probably the exception to that because those run with the land for perpetuity. Like, they become an -- they become part of the property rights of that property or the variance, which is why it's -- Zoning Board of Approve -- Appeals should be very careful about what they grant waivers for because the community will be living with those waivers for as long as that community

exists. So it's a --

MR. WILLIS: Okay. I think I see Commissioner Martin?

MR. MARTIN: No. I was going to go on that, but that's another subject.

MR. PAISON: Yeah, it's a different animal.

MR. MARTIN: Not going into it.

MR. WILLIS: Okay. I think we've asked questions. Looking for a recommendation?

MR. PAISON: Yes, sir. We are recommending a favorable recommendation of this amendment. Once again, we're just looking -- it's intended to provide clear and consistent regulations for the expiration of un-implemented land use approvals and procedures for granting of extensions of such. So really, we're just looking to kind of make our ordinance a little more clear, streamlined, and -- and consistent with regard to this particular aspect.

MR. WILLIS: Fair enough. Thank you. Motion?

MR. MARTIN: Through the chair.

MR. WILLIS: Commissioner Martin?

MR. MARTIN: Motion for favorable approval of PTZA26-0008.

MS. BERNOUDY: Second.

MR. WILLIS: Motion by Commissioner Martin; seconded by Commissioner Bernoudy.

All in favor?

FULL COMMISSION: Aye.

MR. WILLIS: Anyone opposed?

(No audible response.)

MR. WILLIS: That passes unanimously.

That takes us to the review of draft minutes.

MR. PAISON: Yep. We do have minutes for the September 9th study meeting and the September 30th regular meeting. The transcript were sent to you in your digital packets. I don't think I -- you probably have the 9th in your pack -- paper packets. That -- as usual with the transcripts because they're so meaty, we don't print out a bunch of copies.

MR. WILLIS: Yes, Commissioner Martin?

MR. MARTIN: Through the chair. Motion to approve the Planning Commission study minutes of September 9th and the Regular Meeting minutes of September 30th, 2026.

MR. WILLIS: We have support for that?

MR. GRIFFIS: Support.

MS. GRUBER: I'll support --

MR. WILLIS: Okay.

MS. BERNOUDY: I didn't want to do it --

MR. WILLIS: Thank you. That has been moved by Commissioner Martin; supported by Commissioner Gruber.

All in favor?

FULL COMMISSION: Aye.

MR. WILLIS: Any opposed?

(No audible response.)

MR. WILLIS: That, again, passes unanimously.

Next agenda item is public comment. Once again, there are no individuals here from the public. That opportunity is open, and it is now closed.

MR. PAISON: We do have a Council item update. I'll pass it on to Terry.

MR. CROAD: Yeah. So we received our third gold recertification under the Michigan Green Communities Challenge, three consecutive years, and each year we scored higher and higher. Our most recent score was 163. Once we hit 175, it's platinum. So there's bronze, silver, gold -- which we have qualified for -- and then platinum. And we're hopeful that once the sustainability action plan is adopted, it might get us over the threshold. But we -- we presented a certificate to Council and the mayor Monday.

Our Senior Planner Kyle Bryce was recognized as employee of the month on Monday. He brought his parents.

We got authorization to apply for the next round of Oakland County Access to Transit. We've been chipping away at all of our bus stop improvements. We are going to focus on the top 20 bus stops that have highest ridership and -- and possibly try to get some shelters now that we've gotten the basic keywalk, bench, and trash receptacle. And I think this is our third or fourth year in a row that we've received some type of

funding from them.

MR. PAISON: Technically, this -- this would be -- we've had three grants so far from access to trans- -- Oakland County Access to Trans- -- trans. If we get this one, it'll be our fourth.

MR. CROAD: Yeah.

MR. PAISON: So -- and obviously, everybody -- because there's a millage for this that feeds into the county transit millage. So everybody in Southfield pays in, but I think we're getting out more than our share of --

MR. CROAD: We're getting more than our share because we've got a proven track record.

MR. PAISON: Yeah, so we're hopeful.

MR. CROAD: The 19900 West 9 Mile Road. That's the former Specs Howard. That did get approved 5-2. There was a lot of discussion and debate about site plan issues and whether the site can handle a new commercial building, but I just kept reminding the Council that this was a conditional rezoning, and those items will be handled under site plan at a future date.

The developer is still working on his financing. He needed to have the rezoning in order to move for that. That's why he's kind of holding off on site plan. So we expect that if he gets all his financing in place, they'll be coming back in a few months, and you'll see the -- the site plan.

ADU zoning text amendment, a lot of discussion. If

any of you watched the meeting Monday, there was a lot of public participation in opposition to Ordinance 1835, which is the point-of-sale ordinance. And the bottom line is, I think the Council admitted that this was a good intent. This was not supposed to be malicious. We're not trying to take anybody's property. This is not going to limit you from transferring your wealth to your family.

It's just that we know that a lot of homes are substandard, especially the older ones. People don't pull permits. You got a friend that's trying to do electrical work that may not be licensed, a plumber -- you're -- that's doing that. And then it's deteriorating our whole overall property values plus public health, safety, and welfare. And there has been a few tragedies from fires that are caused from shoddy electrical work and so forth.

So I think Council heard them loud and clear. Legislative Committee has already been reviewing some proposed changes to it to address the issues, and realizing that more public input and slowing it down is important. I think that had a little bit of hangover effect when we got to the ADUs. I think, generally, Council is in favor of it. But we didn't quite have the majority willing to vote that night.

They wanted to postpone it. They want us to bring back some further studies on cost, subject matter experts. And kind of reading the room, I suggested that we come back in

January to give us a couple months with the holidays to answer some of their questions.

So there was -- they got a positive recommendation from Legislative Committee. There was at least three Council people ready to vote for it. It was just, the fourth one wasn't there. So I think we agree that we can slow it down.

I said, There's no rush. We've been studying this thing for years. A couple of months is not going to make a difference. And if we can provide the information for them to feel comfortable with, then that's the strategy we're going to go with.

One of the Council people already reached out to us about coming into the office to find out more about it. That was positive. I had another phone call from another one. So I think we can get there. It's just we got a little more work to do.

As far as the career and technical education zoning text amendment and the public parks and facilities, they were approved without really much comment. So that's the summary of Monday night.

MR. WILLIS: Thank you.

MR. CROAD: I was there four hours, so that'll tell you how much public comment there was throughout the evening.

MR. WILLIS: Thank you.

Commissioners, any other items you think we should

cover?

MR. PAISON: And we just note our November meetings -- the 4th and the 18th. There is no long-range to cancel. So it's the November 4th study meeting, November 18th regular meeting.

MR. WILLIS: Thank you.

MR. PAISON: We do have two development reviews: The aqua- -- the city -- new city aquatic center site plan, and then just one other site plan review. It's eluding me at the moment. But those will be on your agenda for next month.

MR. CROAD: And the aquatic center will be the last special land use for a public facility because they approved the text amendment.

MR. PAISON: Oh. It's the pet daycare kennel business on Telegraph. That's the other one. They need a small area of rezone in the back of the property, special land use, and site plan approval to do a doggy daycare and kennel business on Telegraph. So that's -- those are the two projects that'll be coming in November.

MR. WILLIS: Thank you.

Again, Commissioners, any other item?

MS. BERNOUDY: I have a question about the November 4th. Notices were sent out to, you know, some of the people in the area, and I'd like to know, is that open to anyone?

MR. CROAD: Of course.

MS. BERNOUDY: Okay.

MR. CROAD: Yeah. We, by law, have to notify everyone within 300 feet. City's policy has been 350 plus the homeowners association, but we also put the public notice in the paper, in the clerk's office, on the website. Anybody in the public can attend any of those meet -- any of our meetings.

MS. BERNOUDY: Okay. I wanted to know because --

MR. CROAD: So it's not specific to those people within 300 feet.

MR. PAISON: They just receive individual notice.

MS. BERNOUDY: Yeah. Because I wanted to post it in the building where I --

MR. CROAD: Yeah. You can do that.

MS. BERNOUDY: I just wanted to make sure. Thank you.

MR. CROAD: Yep.

MR. WILLIS: It sounds like --

MR. MARTIN: Oh. I'm sorry. I just wanted to point out that construction is going on Plum Hollow. They've got the cinder blocks going up and around the perimeter already. I had gotten quite a few calls on it. And I said, It's coming. It's coming. So thank God you can see it now.

MS. BERNOUDY: Yeah.

MR. MARTIN: And also, the -- they put up the bricks for the oil change on Southfield in three days. I mean, I was -- I had to go by there three days a week for physical therapy,

and it was just amazing how they worked that.

They had the equipment out on 8 Mile for the tire center near -- 8 Mile near Grand River. I forget the name of the street there. But I haven't seen -- hadn't been to -- I hadn't been there for a while. I had -- didn't have to go every day for a while, so I don't know what there's going -- if there's things going on at the tire center -- gas station that was adding on the tire center?

MR. PAISON: Oh. Yeah. It was the oil change that was adding the tire center.

MR. MARTIN: Oil change. Yeah.

MR. PAISON: Yeah. I mean, I believe they applied for permits, and we approved their permits to proceed. So they should be doing construction soon. It's not a very -- it's just -- it's a small building.

MR. MARTIN: Yeah. They had to pile some equipment out there -- the piles, you know, for the gravel and -- and all that.

MR. PAISON: Yeah.

MR. MARTIN: And -- but then I hadn't been by there for a month, so.

MR. CROAD: If you get a chance, you should go down Hooper and see Wellspring. Those townhomes are all occupied.

MR. WILLIS: Okay.

MR. CROAD: And the two apartment buildings are almost

complete. Amazing how quickly all that went up. And then if you go by John Grace, they're well underway with the addition and the renovations for that building. So it's one of those things -- right? -- where you wait, you wait, you wait. And then you go away for a little bit. And then you drive by, and it's, like, half the structure is up. But those are two that are moving along pretty quickly.

MR. WILLIS: Okay.

MR. MARTIN: Yeah. And there was mention of doing a listing of projects that we had gone through and the status on -- on all the projects?

MR. PAISON: Yeah. There's a project status spreadsheet we're working on. I'm doing -- I've been sending it to the administration and into Council. I don't -- I thought I was sending it to the Planning Commission too. Let me double check and make sure you guys get it as well.

MR. CROAD: Yeah. We've -- we've been issuing that the last couple of months now.

MR. PAISON: Yeah. It's a new -- we finally got it into relatively final format. It comes out first week of the month, because we -- we do it up to the end of the previous month.

MR. MARTIN: Yeah.

MR. PAISON: But I'm trying to remember. I probably meant to send it to you all, but I may have --

MR. MARTIN: Yeah. I was going to say, you had mentioned it, and we have -- I haven't seen it.

MR. PAISON: I'm going to make a note here.

MR. WILLIS: Okay.

MR. PAISON: I'll add you guys to the distribution list.

MR. WILLIS: And I would look forward to it.

Again, any questions? Concerns?

With that, meeting is adjourned.

(Meeting adjourned.)

CERTIFICATE OF TRANSCRIBER

I, Stacy Harlow, do hereby certify that I was authorized to transcribe the foregoing recorded proceeding; and that the transcript is a true and accurate transcription, to the best of my ability, taken while listening to the provided recording.

I FURTHER CERTIFY that I am not of counsel or attorney for either or any of the parties to said proceedings, nor in any way interested in the events of this cause, and that I am not related to any of the parties thereto.

Dated this 8th day of November, 2026.

_____

Stacy Harlow, CSR# 16702

Cynthia Bernoudy

Cynthia Bernoudy, Secretary

Date: 11-18-26