

CITY OF SOUTHFIELD
PLANNING COMMISSION REGULAR MEETING
Council Chambers - Southfield, Michigan
Wednesday, October 29, 2025

Video Recording Transcribed By

JANENE CLEARY, Michigan CSR No. 16359

COMMISSION MEMBERS AND STAFF PRESENT:

Jeremy Griffis, Chair

Robert Willis, Vice Chair

Cynthia Bernoudy, Commissioner

Anthony Martin, Commissioner

Dr. Geralyn Stephens-Gunn, Commissioner

Terry Croad, Director of Planning

Thomas Paison, Deputy City Planner

Alex Bollin, Planner I

1 Planning Commission Meeting

2 Wednesday, October 29, 2025

3

4 (Meeting begins.)

5 CHAIR GRIFFIS: I'd like to call this meeting to
6 order. This is the City of Southfield Regular Meeting of the
7 Planning Commission, October 29, 2025. Can we all please stand
8 for the Pledge of Allegiance.

9 (Pledge of Allegiance recited.)

10 CHAIR GRIFFIS: And we have roll call, please.

11 MR. BOLLIN: Yes, sir.

12 Commissioner Bernoudy?

13 MS. BERNOUDY: Present.

14 MR. BOLLIN: Commissioner Goodwin-Dye is excused.

15 Commissioner Griffis?

16 CHAIR GRIFFIS: Here.

17 MR. BOLLIN: Commissioner Gruber is excused.

18 Commissioner Martin?

19 MR. MARTIN: Here.

20 MR. BOLLIN: Commissioner Dr. Stephens-Gunn?

21 DR. STEPHENS-GUNN: Present.

22 MR. BOLLIN: Commissioner Willis?

23 MR. WILLIS: Here.

24 MR. BOLLIN: We do have a quorum.

25 CHAIR GRIFFIS: Thank you.

1 All right. Are there any comments on the agenda, or
2 looking for a motion to approve the agenda?

3 DR. STEPHENS-GUNN: Through the Chair, I motion that
4 we approve the agenda for October 29th, 2025, as presented.

5 MR. WILLIS: Support.

6 CHAIR GRIFFIS: Favorable motion to approve the agenda
7 by Dr. Stephens-Gunn, supported by Commissioner Willis.

8 All in favor?

9 FULL COMMISSION: Aye.

10 CHAIR GRIFFIS: All right. The agenda proceeds.
11 Announcements and communications today?

12 MR. PAISON: None at this time, sir.

13 CHAIR GRIFFIS: All right. Moving right along to the
14 first item. This is a special use at 21380 Telegraph Road.

15 MR. PAISON: Thank you, Mr. Chair. As noted, this is
16 an application for a special land use at 21380 Telegraph Road.
17 This is in the I-1 Industrials to operate a tow truck
18 dealership. Their hours of operation are proposed to be Monday
19 through Friday, 7 a.m. to 6 p.m., and Saturday, 8 a.m. to 4 p.m.
20 They did revise these after the conversation with the Planning
21 Commission at the last meeting to provide themselves with a
22 little more flexibility, as you indicated they should consider.

23 Noted here, the property in question is split-zoned.
24 It's actually -- the front part is zoned -- Telegraph is I-1;
25 the rear is P-Parking. That rear P-Parking area, as you'll see

1 on the plan, is going to remain in landscaping. They're not
2 going to be using that part. It is the Southfield Smart
3 Corridor as far as the Master Plan goes.

4 Aerial photo here of the site -- the one highlighted
5 in blue. Just showing the -- the area where that's at. The
6 building footprint is not changing. The pavement footprint is
7 not changing. They are going to fix a few things on the site.

8 This is the existing conditions. The building as it
9 appears now. Just some of the -- the left -- the top left is
10 the driveway down the north side of the building. And there's
11 the area down the south side of the building between it and the
12 screening wall to the neighboring property and then the front.

13 This is the overall site plan. As you can see,
14 they're adding a walkway from the sidewalk to the front entrance
15 of the building, bike racks. They're going to update the ADA
16 parking and provide a walkway to the front door to that as well.
17 Re-striping the parking lot. They are going to be doing repairs
18 of the pavement as needed where those are in poor condition.

19 Landscape features. There are going to be some
20 additional landscaping along the front, and they're going to be
21 doing some along the property line there at the -- on the north
22 side and restoring the landscape beds that are along the front
23 of the building. And then there's some evergreens going in
24 along the back of the property where it abuts the residential
25 property to the east.

1 The petitioner is present, if they'd like to come
2 forward.

3 And we'll note, because this is I-1, the site plan is
4 an administrative approval. They do -- we do have an
5 application for that, but that can't go forward until this body
6 makes a recommendation to council and council then approves the
7 special end use.

8 CHAIR GRIFFIS: Okay.

9 Please let us know your name and address for the
10 record and then anything you'd like to add on your project.

11 MR. ROCCA: Yes. My name is Marty Rocca. I'm the
12 general manager of Worldwide Equipment Sales of Michigan. The
13 address is 21380 Telegraph Road, Southfield, Michigan.

14 CHAIR GRIFFIS: Thank you. And if you'd like,
15 anything else you'd like to add about the project or this
16 location?

17 MR. ROCCA: We're pretty excited to move to
18 Southfield. We kind of targeted this particular area. This is
19 the place that we really wanted to be, and we're looking forward
20 to -- we'll make any change as we see -- we'll make any changes
21 that you require for us to -- to get approved, and we'd like to
22 move in as soon as possible.

23 CHAIR GRIFFIS: Okay. This is a public hearing. I'm
24 going to ask you to take a step back just for -- until the
25 public speaks.

1 I'm going to open up the public hearing at this time
2 for PSLU25-0008. I see no members of the public present. Close
3 the public hearing.

4 Thank you. That's a formality. Please come back to
5 the podium. Open up to the Commission for any questions or
6 comments.

7 Dr. Stephens-Gunn?

8 DR. STEPHENS-GUNN: Again, I'd just like to thank you
9 for considering Southfield to relocate your business. Thank
10 you.

11 MR. ROCCA: Thank you.

12 CHAIR GRIFFIS: Commissioner Martin?

13 MR. MARTIN: I'd like to thank you also. And just --
14 hopefully, you get some big, heavy equipment in there too. But
15 do what you do. Thank you.

16 MR. ROCCA: Thank you.

17 CHAIR GRIFFIS: Commissioner Willis?

18 MR. WILLIS: I have no questions, so this is probably
19 a repeat. But I think this is a great fit, so I'm glad you're
20 here.

21 MR. ROCCA: Thank you.

22 CHAIR GRIFFIS: Commissioner Bernoudy?

23 MS. BERNOUDY: And I'll end all of the repeats. We're
24 very happy that you're still going to stay in Southfield.

25 MR. ROCCA: Thank you.

1 MS. BERNOUDY: It's a great location for it.

2 MR. ROCCA: It is. Beautiful.

3 MS. BERNOUDY: So congratulations, and we look forward
4 to your success.

5 MR. ROCCA: Appreciate it.

6 CHAIR GRIFFIS: I don't want to go against everybody
7 else at this time, so -- no -- no -- no further comments from
8 me.

9 Planning Department, do you have a recommendation?

10 MR. PAISON: Yes, Mr. Chairman. We are recommending a
11 favorable recommendation to the council of the special use
12 request by Worldwide Equipment Sales in Michigan to operate a
13 tow truck vehicle dealership at 21380 Telegraph. It does meet
14 the general standards for special land use in the I-1 District,
15 one through six.

16 Seven, the approval is based on the documents, facts,
17 representation, stipulations submitted with the application
18 placed on the record during the public hearing by the petitioner
19 and their representatives.

20 The conditions would be -- specific conditions:
21 Approval of the Site Plan by the city planner. As we noted,
22 this is I-1, so it's an administrative site plan approval.
23 Continuous compliance with all applicable ordinance, codes,
24 laws, and statutes, and all work done on permits, plans, final
25 inspections by the city.

1 Hours of operation: Monday through Friday, 7 a.m. to
2 6 p.m., Saturday, 8 a.m. to 4 p.m.

3 CHAIR GRIFFIS: Thank you.

4 If there's no further comments, looking for a motion
5 from the Commission.

6 MR. MARTIN: Through the Chair?

7 MS. BERNOUDY: I'd like to make a motion.

8 MR. MARTIN: Sorry.

9 CHAIR GRIFFIS: Commissioner Bernoudy?

10 MS. BERNOUDY: Through the Chair, I'd like to make a
11 motion for PSLU25-0008 on approval.

12 CHAIR GRIFFIS: Favorable? Okay. Thank you.

13 MR. MARTIN: Second.

14 CHAIR GRIFFIS: We've got a favorable recommendation
15 by Commissioner Bernoudy, seconded by Commissioner Martin.

16 All in favor?

17 FULL COMMISSION: Aye.

18 CHAIR GRIFFIS: Any opposed?

19 (No audible response.)

20 CHAIR GRIFFIS: All right. Thank you very much.

21 Favorable recommendation. The next step is City Council, and
22 then final site plan approval by the Planning Department.

23 MR. PAISON: There'll be an introduction at the City
24 Council Meeting on November 10th, so that would be the next time
25 this would appear. And then it would come back -- I believe

1 it's the 24th for their meeting for the public hearing and final
2 action on the special land use. And I'll send you reminders as
3 well.

4 MR. ROCCA: Yeah. Perfect. Thank you.

5 CHAIR GRIFFIS: Okay. Thank you.

6 DR. STEPHENS-GUNN: Yes. Thank you.

7 MR. ROCCA: Okay. Thank you very much.

8 CHAIR GRIFFIS: Thank you.

9 Next item is the Amendment to Sustainable Southfield
10 2.0 Comprehensive Master Plan.

11 MS. LALONE: Hello. I'm Molly LaLone, the executive
12 director for the Southfield Downtown Development Authority. My
13 office is 18000 West Nine Mile, Suite 320, Southfield, Michigan
14 48075.

15 I started working in Southfield in January of 2024.
16 I've been a DDA director since 2007. I'm on the Board of the
17 Michigan Downtown Association. And I'm very happy to be here to
18 talk to you about the Strategic Plan today. This is going to be
19 the Southfield Downtown Development Authority Strategic Plan for
20 the years 2025 through 2030 that we're asking to be adopted into
21 the Sustainable Master Plan.

22 The goals and objectives of the Strategic Plan are to
23 elevate the district's visibility and reputation to create a
24 connected, walkable, and accessible district, to enhance the
25 district's visual appeal and identity, and to stimulate economic

1 growth.

2 This is a chart in our Strategic Plan that talks about
3 things that we can do immediately, things that we might do in
4 the next three years, and things that are more of a long-term
5 investment.

6 This is our Potential Opportunities page. When you
7 look at the Downtown Development Authority District, which is in
8 the southeast corner of Southfield bordering Oak Park and
9 Detroit, you'll see that there's not very much public land in
10 that area. So if we want to make changes, we need to convince
11 property owners to make those changes. So what we've done is
12 created some ideas of where things could take place so that when
13 we are talking to property owners and business owners, we have
14 some information to give them.

15 For this year, we have two different initiatives that
16 we're working on. One is Cornerstone Connect, and the other is
17 Build the Cornerstone. Cornerstone Connect is all about
18 engagement: Establishing a cornerstone volunteer program;
19 finding people who are interested in the infrastructure and
20 making physical changes or maintaining physical areas; doing
21 ribbon cuttings and partnership with the City; creating welcome
22 packets for the new businesses; and having a lot of engagement
23 events that are designed to bring people into the district in
24 different ways.

25 The first one is the Greet & Eat Engagement series.

1 This is really -- that one is -- has a food truck, and it's
2 designed for us to be able to meet employees who work in the
3 area. Our district has Henry Ford Health Providence Hospital,
4 which is the largest employer in Southfield, and we want to meet
5 all of those employees.

6 We have a Small Business Friends Tour. And the
7 purpose of that one is to invite elected officials -- national,
8 state, county, and local -- to come and talk to small businesses
9 in our district.

10 And then we -- the third one is a Midcentury Modern
11 Tour where we bring historic preservation specialists in to take
12 a -- a closer look at some of the special buildings we have in
13 our district.

14 Build the Cornerstone is strengthening the foundation
15 of our district and our program. This includes physical changes
16 and business and property support.

17 And then going back to the idea that we need to
18 influence others to do the things that we think would be
19 beneficial, we would like to offer some grants for art, for
20 branding and identity, and for facade improvements. And we are
21 planning to work with the City for redevelopment liquor
22 licenses.

23 And that is the end of my presentation. Are there any
24 questions?

25 CHAIR GRIFFIS: Dr. Stephens-Gunn?

1 DR. STEPHENS-GUNN: No, I don't think I have any at
2 this time.

3 CHAIR GRIFFIS: Commissioner Martin?

4 MR. MARTIN: You did your -- you have your
5 publication. Do you plan on updating it? Or is this -- I mean,
6 for the 2025 through 2030, this will be your --

7 MS. LALONE: This is our plan that we will be working
8 from. The last bit, where I was talking about the -- the two
9 main focuses that we were working on this year, that will be
10 updated every year based on this plan and based on what we have
11 finished and completed.

12 I just want to tell you, this photo is during one of
13 the Greet & Eat Engagement series events. And we were
14 celebrating first responders. This is at the OCC Southfield
15 campus. And we were talking about all of the outreach
16 activities that the fire department and the police department
17 do. And they do an incredible amount of outreach.

18 In addition to saving lives, putting out fires, and
19 stopping crime, they are out in the community of an average of
20 2.88 events or projects going on every single week all
21 throughout the year. And I know, really, that's probably busier
22 and sometimes not as busy, but it's a lot of outreach that our
23 first responders do, so I wanted to celebrate that. So
24 that's -- and then I -- and then there's a fire truck. I wanted
25 to get on the fire truck and get a picture.

1 MR. MARTIN: The only reason I was asking about
2 updates is that in going through -- we recently had some
3 developments that I thought would be additional information.
4 But I think it's a great project you've got together. The --
5 the presentation and the booklet and that, I -- I think is good.
6 Thank you very much.

7 MS. LALONE: Thank you.

8 CHAIR GRIFFIS: Commissioner Willis?

9 MR. WILLIS: Thank you. I think the last time you
10 were here, you explained the advantage of incorporating the
11 Strategic Plan into the City's Master Plan. What is that
12 advantage?

13 MS. LALONE: When we apply for grants and we're
14 looking for funding, having the same message across the board,
15 knowing that the City is supporting the same things that the DDA
16 is supporting, makes a difference for funding.

17 MR. WILLIS: Okay. So an immediate synergy because
18 the two -- okay. Thank you.

19 MS. LALONE: You're welcome.

20 CHAIR GRIFFIS: Commissioner Bernoudy?

21 MS. BERNOUDY: I have no question, but I would like to
22 thank you for this. It's well put together. It's really,
23 really -- and I love your pictures.

24 MR. MARTIN: It is nice.

25 MS. LALONE: Thank you.

1 CHAIR GRIFFIS: Just a couple of quick -- I think the
2 Midcentury Modern Tour sounds very interesting, and that's
3 definitely something to keep focusing on. Has that -- has that
4 taken place before? Or was that -- that's -- that's moving
5 forward? Or -- or this particular version?

6 MS. LALONE: Well, this particular version is new. As
7 you may know, the -- the mayor has done a Midcentury Modern Tour
8 for years.

9 CHAIR GRIFFIS: Yeah.

10 MS. LALONE: So I did ask for his help. But we
11 included the Reynolds building, the Reynolds Aluminum
12 headquarters, that building was included, and the historic
13 Hudson's was included. And then we did do parts of the
14 traditional tour that he has always done.

15 CHAIR GRIFFIS: Okay. Great. And then the Facade
16 Grant Program, that -- that sounds like that's new? Or I missed
17 it, I guess?

18 MS. LALONE: All of those -- all of the grants would
19 be brand new.

20 CHAIR GRIFFIS: Okay.

21 MS. BERNOUDY: The DDA has not offered those in the
22 past.

23 CHAIR GRIFFIS: Is that funded? Or you're seeking the
24 funding to --

25 MS. LALONE: We would fund that. That -- the -- we

1 have money in the budget to fund grants.

2 CHAIR GRIFFIS: Okay. Cool. Sounds good.

3 Anybody else?

4 MS. BERNOUDY: I just had a question. I don't know if
5 it pertains to this, but I was just recently, as Commissioner
6 Martin, at the dog ribbon cutting. I wanted to know, will there
7 be benches or anything for the people to sit down when they're
8 in there? I've had a lot of people in my building to ask me
9 that.

10 MS. LALONE: And that's a good question, but that is
11 not in my district. I was there.

12 MS. BERNOUDY: That's in Parks and Rec?

13 MS. LALONE: I was there, but I was -- I -- I -- it's
14 not in my district, so I don't have details about that
15 particular part.

16 MS. BERNOUDY: Okay. Thank you.

17 CHAIR GRIFFIS: Planner Croad?

18 MR. CROAD: Yeah. I -- I appreciate you streamlined
19 your presentation, but I would like you to add one or two things
20 before it goes to Council. If you don't mind, I think it's
21 important because, as you said, there's some synergy between
22 your Strategic Plan, our overall Comprehensive Master Plan, and
23 then the Nine Line. So if you could include your map where it
24 shows existing in plan, nonmotorized shared-use pathways. And
25 then you had some branding.

1 So there's a couple of pages, maybe one or two more
2 slides? And I can work with you on that, but prior to going to
3 Council, I think it would be important to emphasize the
4 coordination that we're doing. I know we have that meeting with
5 OCC tomorrow.

6 MS. LALONE: Yes.

7 MR. CROAD: So we can share that one image, too, once
8 we talk to them. That will just help when this gets to Council
9 to show our coordination efforts.

10 CHAIR GRIFFIS: Yeah. Absolutely.

11 MR. PAISON: We do need to call the public hearing
12 before we make a recommendation.

13 CHAIR GRIFFIS: I was just thinking about that.

14 This is a public hearing. I ask you to step at least
15 one foot to the side. I'll open up the public hearing at this
16 time. Seeing no members of the public present. Close the
17 public hearing.

18 You stepped 17 feet to the side.

19 MS. BERNOUDY: Thank you.

20 CHAIR GRIFFIS: Is there a recommendation from the
21 Planning Department on this item?

22 MR. PAISON: Yep. Yeah, but this one is a little
23 longer and a little more formal, but when we do Master Plan
24 adoptions or amendments, we have kind of a more formal format
25 because we have to list all of the important dates that were

1 involved because it was a State mandated process for updating
2 the Master Plan.

3 So I don't go through every one of these, but it
4 basically just details the provisions of, we first had to do a
5 Notice of Intent to all of the surrounding municipalities and
6 utilities and railroads. And then we had to -- once that had
7 been sent out and we had the draft, which we already had, then
8 we had to actually do another notification that the plan was
9 available for review and give them 63 days. And then we had to
10 notice this public hearing. And then it has to go from here to
11 City Council.

12 So it really is just kind of detailing that we've gone
13 through, all the required steps of the process to get to where
14 we are today. And we are recommending that the -- the
15 Commission make a favorable recommendation to Council on
16 adopting this Master Plan amendment. And -- and, as I noted,
17 all -- for all the proper reasons -- like, it's making sure
18 we're coordinated with our capital spending and with our efforts
19 on branding and promoting the community -- that it's all a
20 coordinated effort, that we're not pulling it different
21 directions and thereby wasting resources and being less
22 effective than we could be.

23 So, yeah, it's a -- it's a little more involved and a
24 little more formal than we typically do, but it is the standard.
25 I kind of looked at the last time we did an amendment, and this

1 is pretty much the form.

2 CHAIR GRIFFIS: Okay. With that, looking for a --
3 Commissioner Martin, go ahead.

4 MR. MARTIN: I have a question for Planner Croad.
5 With the addition with the remodeling and redevelopment of the
6 hotel on J L Hudson Drive, as part -- do you think that's
7 something that could fit into this --

8 MS. LALONE: That's in our district.

9 MR. MARTIN: -- to show that there's all -- we
10 expanded development?

11 MR. CROAD: Yeah. So -- so similar to our
12 Comprehensive Plan -- it's a five-year plan, but we're supposed
13 to review it every year and okay it as needed -- this will go
14 through the same exercise.

15 MR. MARTIN: Okay.

16 MR. CROAD: So as new development comes online or
17 there's new opportunities, they'll do a yearly annual review for
18 any amendments to the plan.

19 MR. MARTIN: Okay.

20 MR. CROAD: And all I -- I was mentioning there's a
21 lot going on --

22 MR. MARTIN: Yeah.

23 MR. CROAD: -- since this plan was adopted, but that's
24 why annually you look at the plan. I just would like a little
25 more emphasis -- it's all in the plan --

1 MR. MARTIN: Yeah.

2 MR. CROAD: -- on the -- the nonmotorized tie-ins to
3 the district.

4 MR. MARTIN: Okay. Thank you.

5 Motion to approve the amendment to Sustainable
6 Southfield Comprehensive Master Plan.

7 MR. WILLIS: Support.

8 CHAIR GRIFFIS: Okay. We've got a favorable
9 recommendation by Commissioner Martin, supported by Commissioner
10 Willis.

11 All in favor?

12 FULL COMMISSION: Aye.

13 CHAIR GRIFFIS: Any opposed?

14 (No audible response.)

15 CHAIR GRIFFIS: All right. It's favorable.

16 MS. LALONE: Thank you.

17 CHAIR GRIFFIS: Thank you.

18 Next item: PTZA25-0006. It's a Zoning Text
19 Amendment.

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

21 As though this is a Zoning Text Amendment, we are
22 looking to update the public art requirement in the ordinance.
23 Just some of the public art pieces here shown that have been
24 installed under that requirement since it was adopted.

25 We'll note that the -- the requirement was initially

1 adopted in 2016. It was set -- our opinion now after having run
2 it for almost a decade is that the requirements were set a
3 little low. As Planner Croad indicated, federal construction
4 projects have a 2 percent set aside in their budgets for public
5 art. So there is a standard for any federal public projects at
6 that level that doesn't seem to be a major impediment to those
7 projects.

8 We did note that, you know, since 2016, there's been
9 about, approximately, a 35 percent cumulative inflation rate.
10 As Mr. Willis did note, that's somewhat baked into the cost of
11 construction, but it really has seemed to dilute our ability to
12 do additional public art. We're only taking in about 35,000 a
13 year in donations, and the Public Arts Commission is a little --
14 we get some other donations in -- mixed in with that other than
15 the ones from the requirement, but it's -- it's a tough climb
16 even, like, to maintain the existing art collection let alone
17 expand it. We're -- we're doing it, but it's -- it's a little
18 dated.

19 And I think, arguably, it may have been set a little
20 low initially, but we wanted to make sure we weren't going to be
21 impairing projects. But now we're actually getting a lot of
22 developers who are actually interested in doing the art rather
23 than donating because they see the value of making their
24 property into a landmark. So this will -- and if they do the
25 art, they got to do a little more on their property and

1 something a little more substantial, or they can split the
2 difference. They can donate and do art, or they can donate.
3 They have three options for meeting the requirement.

4 And we've had people do all three. Like Panda Express
5 donated. They didn't even bat an eyelash. Part of their
6 corporate community involvement. They were like, Yeah, that's
7 great. We'll donate to your public art fund. No problems.

8 Other companies -- we've had to really want to upscale
9 that -- that appearance. So we're already looking to update
10 that, just consistent with the Master Plan goals. We always
11 check that. Improving the public realm, promoting public
12 welfare and public interest, establishing more physical works of
13 art, and aligning that Zoning Ordinance with the Master Plan is
14 always in there.

15 Here's the actual change. So you're going from the
16 small projects, like the under a million, they're still exempt.
17 That didn't change. 1.1 to 1.5 million will be half percent.
18 And then 1.5 to 2 million -- 2.5 million would be 1 percent.
19 And then only those projects that are over 2.5 million will be
20 at the higher 2 percent. So these are the larger projects that
21 we're going to be looking at mostly impacting.

22 So that would be -- and the caps have gone up.
23 Because it used to be capped at -- regardless of what your value
24 was, you were at 25 grand. So that cap remains in place up to
25 the 2.5 million. It only goes up to the 100,000 a year above

1 the 2.5 million, so -- and public art requirements can be --
2 they can be sculptures; they can be murals; they can be a
3 combination; they can be fountains or other substantial, like,
4 public plazas. The -- the Public Arts Commission, in the
5 definition of the ordinance, will have some flexibility there to
6 kind of meet the needs of the project.

7 Standards of approval. As I said, the public art
8 definition in ordinance is pretty general, so there's a lot of
9 options. And there are some projects in addition to the one
10 million dollars. Residential projects containing fewer than
11 four units are exempt. And renovations of existing buildings
12 with less than a million are also exempt. So it's generally not
13 going to be the small residential projects or the smaller
14 commercial projects that are going to be affected.

15 So let's go to -- you have to hold a public hearing
16 because it's the Zoning Amendment.

17 CHAIR GRIFFIS: Okay. I'd like to open up the public
18 hearing at this time for PTZA25-0006. That's the Zoning Text
19 Amendment Regarding Public Art. I'm seeing no members of the
20 public present. Close the public hearing.

21 To the Commission, any additional discussion on this
22 item?

23 Dr. Stephens-Gunn?

24 DR. STEPHENS-GUNN: As I said at our earlier meeting,
25 I am just really enjoy riding around Southfield and enjoying the

1 art. And it's so varied. It's so different. So unique. I've
2 met some of the artists at -- at different places, so they feel
3 like it's a sense of community. So I really appreciate that.
4 And I think that new businesses that are coming to our town want
5 to be a part of that as well. So I -- I support that -- that,
6 and I support this initiative.

7 The only question that I had is that the \$2 million
8 mark at 2 percent -- if it's a federal project, and they're
9 required to do 2 percent, is it the same 2 percent?

10 MR. PAISON: Yeah, we wouldn't double dip on them.

11 DR. STEPHENS-GUNN: Okay.

12 MR. PAISON: If they're making -- putting 2 percent
13 into art, that would meet the requirement.

14 DR. STEPHENS-GUNN: Okay. That --

15 MR. PAISON: Also, federal projects are largely exempt
16 from any local regulations because the feds exempted themselves.
17 Like state projects, they're largely exempt from local
18 regulations.

19 DR. STEPHENS-GUNN: Okay.

20 MR. PAISON: They -- both bodies have pretty much
21 exempted themselves from local regulation.

22 DR. STEPHENS-GUNN: Okay. Thank you.

23 CHAIR GRIFFIS: Commissioner Martin?

24 MR. MARTIN: Yes, sir.

25 CHAIR GRIFFIS: Do you have any comments or questions

1 on this art?

2 MR. MARTIN: Yeah. No comments. I think art is --
3 is -- is good. I appreciate it, and I think we need to continue
4 it as much as possible, and this will support it.

5 MS. BERNOUDY: Yeah.

6 CHAIR GRIFFIS: Absolutely.

7 Commissioner Willis?

8 MR. WILLIS: I -- I -- I think the \$2 million --
9 they're building million-dollar houses now. And I think the \$2
10 million cap is something we may be discussing sooner than we
11 anticipate.

12 MR. PAISON: Well, if it's less than four units of
13 residential, it isn't -- it's exempt. So a single home would
14 never be subject to it.

15 MR. WILLIS: But what about an apartment building
16 or -- but -- and so again, no -- no problems. It's just that I
17 think we'll be visiting sooner. And I think the floor -- I
18 think you -- you -- you commented that probably will not be
19 residential issue. I think all of those can -- because of the
20 way construction is going now, I think it's going to open the
21 door for virtually anything, so -- and with that, I -- I think I
22 support it. So just -- just curious about those two things.

23 CHAIR GRIFFIS: Commissioner Bernoudy?

24 MS. BERNOUDY: Yeah. I absolutely support it. I was
25 recently over where you have a butter -- bee -- you know, the

1 bee garden or whatever.

2 MR. MARTIN: Yeah.

3 MS. BERNOUDY: It's beautiful over there by -- what is
4 that? The one --

5 MR. MARTIN: Town center. Yeah -- the --

6 MS. BERNOUDY: Yeah.

7 MR. MARTIN: Yeah.

8 MR. CROAD: Town Square.

9 MR. MARTIN: Town Square, yeah.

10 MS. BERNOUDY: Yes, Town Square. And it's absolutely
11 beautiful anywhere you go, as -- as Commissioner Gunn said.
12 Anywhere you go in Southfield is just beautiful, you know? And
13 especially those who ride their bikes or -- or whatever, they
14 get a -- a much better view of what -- what Southfield is about
15 because you're -- you're moving slower. So I -- I just -- I am
16 always for art. It's beautiful. Thank you.

17 DR. STEPHENS-GUNN: Through the Chair?

18 CHAIR GRIFFIS: Yeah.

19 DR. STEPHENS-GUNN: I had out-of-town guests in this
20 weekend, and they want -- they were coming down the lodge and
21 said, What is those red poles? I said, It's the red pole park.
22 And I had to explain to them what it was. And we actually
23 took -- I brought them back down the service drive so they could
24 see it. And they went, Oh. And then they could see the
25 butterflies on the other side.

1 MS. BERNOUDY: Yeah. Oh, my goodness.

2 DR. STEPHENS-GUNN: So then it started to make sense.

3 Initially, they were like, What is that?

4 MS. BERNOUDY: Yeah.

5 DR. STEPHENS-GUNN: So again, that -- that gives

6 conversation to people who are visiting our community too.

7 MS. BERNOUDY: Right.

8 MR. MARTIN: The bee and the butterfly.

9 DR. STEPHENS-GUNN: Yes.

10 MR. WILLIS: If I can add, that's what I tell visitors

11 to get off at that exit. See the red poles? That's where I

12 live. Take a right. You know? So --

13 CHAIR GRIFFIS: Landmarks are important.

14 MR. WILLIS: Yes.

15 MS. BERNOUDY: Right.

16 CHAIR GRIFFIS: Yeah. And this is another thing: I

17 remember when this started, there were some developers giving

18 kickback on the art. And now there's enough of it around that

19 it's -- it's a -- you could say, like, everybody's doing it.

20 You know, you can't just -- you can't -- you know, somebody has

21 to go first. But now it's actually building up to a nice --

22 nice amount.

23 Same thing, there was always an argument against bike

24 racks in the beginning. And then now there's -- there's bike --

25 you know, everybody biked. And now the -- the public art too.

1 So this -- one of these things that's taken a few years, but
2 it's really --

3 MS. BERNOUDY: Yeah.

4 CHAIR GRIFFIS: -- kind of blossoming into its own
5 prominence now, which is nice to see.

6 All right. So we've had the public hearing. Is there
7 a recommendation from the Planning Department, please?

8 MR. PAISON: Yes, Mr. Chair. This is a favorable
9 recommendation for Zoning Text Amendment PTZA25-0006 to update
10 the public art requirement. We are looking to raise that up for
11 the larger projects to 2 percent to try to generate some more
12 private art being installed where the public can see it, or more
13 donations into the art fund so that the Arts Commission can work
14 at getting more out into the public. It has been a very
15 successful place-making program. It really has transformed the
16 perception of Southfield.

17 So we are looking at pros. The amendment has -- meets
18 the following goals and objectives: Improve the public realm
19 through creation of context-sensitive built environment; promote
20 public welfare and serve public interest, convenience, and
21 enjoyment through the promotion of arts in Southfield; and
22 establish more physical works of art in the public places
23 throughout the city, which are all goals of the Master Plan.

24 CHAIR GRIFFIS: All right. Do we have a motion from
25 the Planning Commission?

1 MS. BERNOUDY: Yes, I'd like to make a motion through
2 the Chair. I'd like to make a favorable -- a motion for
3 PTZA25-0006.

4 CHAIR GRIFFIS: Thank you.

5 MR. MARTIN: Second.

6 CHAIR GRIFFIS: Okay. We've got a favorable
7 recommendation from Commissioner Bernoudy, seconded by
8 Commissioner Martin. This is for the Zoning Text Amendment.

9 All in favor?

10 FULL COMMISSION: Aye.

11 CHAIR GRIFFIS: Any opposed?

12 (No audible response.)

13 CHAIR GRIFFIS: No? Motion proceeds. Thank you.

14 Next item is another Zoning Text Amendment. This --
15 this is PTZA25-0007.

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

17 This is a Zoning Text Amendment to establish some --
18 to define and establish some regulations for firearms, firearm
19 sales establishments, and firearm shooting ranges. We
20 discovered recently when we had a issue where a firearms shop
21 was going to be going in next to a daycare that we didn't really
22 have specific regulations for firearms-related uses.

23 Firearms sales establishments were effectively just
24 treated as, like, any other retail use. They were just in the
25 general retail category. And that turned out not to be -- to

1 have unintended consequences. Fortunately, those have been
2 resolved outside of this or that particular issue, but it was
3 time that we updated the code with regard to these provisions.

4 Interestingly, it's actually pretty rare for
5 communities to have these kinds of regulations. We looked at
6 it, and it was only a handful of communities that actually
7 specifically regulate these as separate uses. A growing number,
8 but out of, like, I think 1,300 local governments that have
9 zoning, it was, I think, less than 80 total that had any
10 regulations related to firearms in their zoning ordinance. Most
11 of the regulations related to carrying firearms, not the sales
12 or shooting ranges.

13 So it's a -- we are -- while we're a little behind on
14 the local issue, we're actually kind of ahead of the statewide
15 thinking on this one a little bit. We did look at what other
16 communities were doing. But the main thing we're going to do
17 is, you know, going to define these terms, and then we're going
18 to establish where these uses are permitted.

19 So looking at the goals and objectives: Trying to
20 make it a more attractive place to live for younger families --
21 obviously, putting these near schools and daycares was causing
22 some concern in the community; retaining neighborhood character,
23 the quality of the areas; and all elements of -- elements of the
24 built environment to kind of be compatible and harmonious. Sort
25 of general rules of objectives of the Master Plan.

1 So with recommendation, we are looking to get these
2 rules on the books and get them regulated. One of the things we
3 actually -- this is since we last spoke to you, is we realized
4 that our definition of childcare center, which is one of the
5 things we want to have a separate use, was a little out of date.
6 It actually specifically said preschool aged children but didn't
7 define that.

8 And what we found out looking at the state regulations
9 is childcare centers, which have to be licensed by the state,
10 they have it as any child under 13 that's in this kind of care.
11 Because there are latchkey programs, where kids who are in
12 elementary school are in childcare in the summer or in the
13 evening or late in the afternoon. So we updated this definition
14 to actually specifically reference the state law that licenses
15 these facilities and to mimic the language with regard to
16 children under 13 years of age in the state law and add the term
17 preschool to our list of childcare center; preschool; daycare
18 center; day nursery; nursery school; parent cooperative
19 preschool or playgroup. Because all of these are based
20 before-and-after programs, and drop-in centers are all regulated
21 as childcare centers by the state.

22 I was surprised when my kid was in the latchkey
23 program in the public schools -- the latchkey programs inside
24 the public schools are licensed as childcare centers. They're
25 not considered part of the school for licensing, interestingly.

1 So this is really just updating that definition to make sure
2 we're consistent with state law.

3 And then looking at other definitions, we have the
4 firearm, where we're actually just referencing the firearm
5 definitions in the general code of ordinance and the police
6 regulations because having inconsistent definitions of firearms
7 could lead to its own problems.

8 And then firearm sales establishment, also known as a
9 firearms dealer or a gun shop -- really, we're talking about any
10 place that sells firearms, firearm accessories, ammunition, or
11 stores them or rents them or repairs them. The one exception is
12 firearms sales utilizing less than 30 percent of the floor area
13 of another principal permitted use are considered accessory to
14 that use and regulated the provisions for that use.

15 So say if you have a Dick's Sporting Goods, and they
16 have a small firearms section, it would be regulated as a retail
17 sporting goods store rather than as a firearm retail
18 establishment. So even if you had a Cabela's or, I guess, a
19 Walmart or Target, if they -- if they sell firearms, as long as
20 it doesn't exceed 30 percent of the floor area and is accessory
21 to a principal permitted use, then it wouldn't fall under this
22 definition and set of rules. That's a pretty common exception
23 we see a lot just because these large sporting goods stores,
24 it's really not a lot of their floor area. Typically --
25 typically, it's under 10 or 15 percent.

1 And then firearms shooting range we found also wasn't
2 a defined use, even though we have one in town. And we did
3 specifically look at some definitions for that one. It's an
4 enclosed building specifically designed for safe discharge of
5 firearms versus sport shooting, target practice, or law
6 enforcement training. Outdoor ranges are not permitted within
7 city limits, which -- for obvious reasons -- people fire into
8 the air, and it lands somewhere.

9 So for the firearms sales establishment, we did look
10 at a 500-foot separation from residentially zoned districts or
11 uses, religious institutions, or parks, 1,000-foot separation of
12 a school or a childcare center; and 1,500 feet from any pawn
13 shop, alternative financial services establishment, or other
14 fire -- fire sales establishment.

15 And we did leave the security requirements in. This
16 is similar to what we require for marijuana facilities -- that
17 they have a security plan that's submitted with their
18 application reviewed by the chief of police.

19 Shooting ranges. Similar separation requirements.
20 Similar security requirements. And we did add the provision
21 that outdoor ranges were not permitted within the city limits.
22 Already under state and federal law, and outdoor range within
23 the city limits would be unlikely to get approved. But this
24 way, we're not leaving a -- we're not leaving a gap in the code.
25 It's covered.

1 And then that was for the I-L district. The same
2 regulations are going into the I-1 district. So there's two
3 districts where these are going to be allowed as special land
4 uses; it'll be the I-L and the I-1 on 8 Mile. So it's a
5 special land use along 8 Mile where they have -- in that area
6 alone. Not the I-1 of Telegraph. Same regulations as in the
7 I-L.

8 And then we did do a mapping exercise. This is
9 preliminary. It's not -- you know, we'd have to check it every
10 time someone applies because you can get a childcare center
11 moving into an area, or a school or a religious institution
12 could move into an area close to one of these, and you could
13 eliminate it. But based on the information we have right now,
14 the blue are what you see -- are the parcels that would qualify
15 for potential firearm sales or shooting ranges.

16 MS. BERNOUDY: The blue --

17 MR. PAISON: So it's mostly along -- the blue ones.
18 Mostly along 8 Mile, and a little bit up on Bridge Street, up on
19 the -- the far left there. So those are all I-L or I-1 zoned
20 properties, and they're outside of the buffers.

21 So the yellow buffer you see is all 500 foot from
22 residential. The green is 500 foot from a park. And then
23 you've got the orange, which is 1,000 foot from childcare
24 centers. And the purple is 1,000 foot from the school. So we
25 did have the -- we actually even had that gray, which is the

1 buffer from the alternative financial institutions and pawn
2 shops.

3 So this is what initially looks like. It's a left --
4 we did a similar map when we did marijuana facilities like this,
5 and it's actually very similar areas that they're allowed in --
6 I-1, I-L generally with the similar separations. We're trying
7 to stay consistent on those buffers across uses that we use them
8 on. It just makes the ordinance more defensible. But this
9 would put such uses mainly down on or off of 8 Mile -- in that
10 end of the city and in -- in areas that are primarily a light
11 industrial or general industrial.

12 But we did wind up doing extra. First of all, we
13 wanted to make sure there were some parcels available, so we
14 weren't doing inclusionary zoning. But also, we wanted to make
15 sure there were enough potentially viable parcels that a
16 legitimate business could find somewhere to operate. So this
17 appears to provide a fair number of parcels that are potentially
18 viable. Some of them have building, some don't. But they could
19 build a building, potentially, so --

20 CHAIR GRIFFIS: Okay.

21 MR. PAISON: So we are -- it is a public hearing. We
22 do have to have a public hearing for this because it is a
23 zoning.

24 CHAIR GRIFFIS: I'd like to open up the public hearing
25 at this time for PTZA25-0007, the Zoning Text Amendment. I see

1 no members of the public present. Close the public hearing.

2 Commission, any additional comments or questions?

3 Dr. Stephens-Gunn?

4 DR. STEPHENS-GUNN: No questions.

5 CHAIR GRIFFIS: Commissioner Martin?

6 MR. MARTIN: We have the similar specifications for
7 marijuana facilities, but guns and gun shops aren't included or
8 can't be -- aren't -- aren't separated or segregated from the
9 gun shops. Marijuana and --

10 MR. PAISON: Yeah. I believe the marijuana shop --
11 they're not specifically segregated from firearms uses. They
12 are segregated from some other uses, including schools,
13 residential.

14 MR. CROAD: Right. I believe, though, marijuana shops
15 are excluded from being adjacent to firearms.

16 MR. PAISON: Yeah, there is a separation --

17 MR. CROAD: That's the separation.

18 MR. MARTIN: That -- yeah.

19 MR. CROAD: That's what you're referring to.

20 MR. PAISON: Yeah, there is a separation from
21 marijuana from firearms.

22 MR. MARTIN: Okay. Yeah. All right. That -- I
23 thought so, but I wasn't -- thank you. That was --

24 CHAIR GRIFFIS: Commissioner Willis?

25 MR. WILLIS: Thank you. I have a couple of questions.

1 First of all, the language "adequate security plan" a likely
2 language, but is this going to be a formal requirement? Is this
3 a requirement that a person is going to submit a plan if they
4 have any type of a firearms facility? Will it be reviewed by
5 someone? And is that Planning? Is that Public Safety? Just --

6 MR. CROAD: Yeah, if I could?

7 MR. WILLIS: Okay.

8 MR. CROAD: So typically, someone would get a zoning
9 approval or compliance letter if they want to move in someplace.
10 And then we would -- we would vet that, and we would say, Well,
11 you need to have a special land use, and here's the process.

12 MR. WILLIS: So -- but -- but we, as Planning?

13 MR. CROAD: Planning first.

14 MR. WILLIS: Okay.

15 MR. CROAD: And then as part of the special land use
16 process, we would vet it with all the other departments,
17 including the police department that would look at it for
18 security issues. So that's already part of the process. Fire
19 department, police department, engineering, planning, building,
20 and sometimes legal all would review it in the preliminary
21 stages as it's going through the process.

22 But -- but we would -- Planning Department, as I
23 stated before, we get the initial inquiry about whether or not a
24 use is permitted in a specific location. If it's clearer in the
25 ordinance, then we can issue an -- an -- a zoning approval or

1 zoning compliance letter. If it's unclear, we consult with the
2 building official because he has the legal authority to
3 interpret the ordinance. If someone doesn't like my
4 interpretation or the building official, they can appeal to the
5 Zoning Board of Appeals.

6 So there's, like, three steps in the process where
7 there's someone else reviewing it. And then we would consult
8 with the city attorney anywhere during that process if something
9 is unclear.

10 MR. WILLIS: Okay.

11 MR. CROAD: So in -- in this -- this particular
12 instance, there was nothing defined as far as firearms. And
13 that was vetted. And we would look for -- if there's a use in a
14 particular district, we would -- we would say what -- it's only
15 permitted in this district where it's spelled out. If it's
16 ambiguous, then we look at what's a similar use to the one
17 that's being proposed.

18 And then in this particular case, it was retail, cash
19 and carry.

20 MR. WILLIS: Okay.

21 MR. CROAD: That was vetted with the building
22 official. And the building official agreed that in this
23 particular case, it's similar to retail.

24 We also had some previous correspondence with the
25 legal department on how these are treated. And that's the same

1 process that we would do with any -- any particular use that's
2 not identified in the ordinance.

3 MR. WILLIS: Okay. My second question is not as
4 practical. While we were at the dog park, someone flew a drone
5 overhead. And one of the things I've been impressed with is the
6 way Ukraine is now using drones as weapons. And ordinarily, it
7 is not a weapon. It is not a thing that -- but I -- I guess my
8 question is, for the kinds of things that will come in the
9 future, how do you address it? Or do you wait until something
10 happened? Or is there --

11 MR. CROAD: Well, with regard to drones, they're
12 licensed by the Federal Aviation Administration, so they have
13 certain rules. Our office has been working with other City
14 departments to put regulations in place because we have been
15 contacted about fly zones for drones and for package delivery.
16 So the -- there's the umbrella organization of the FAA. There's
17 certain training and requirements to operate a drone. The drone
18 that you saw was being operated by Cable 15.

19 MR. WILLIS: Okay.

20 MR. CROAD: The police department has there own
21 drones. But private entrepreneurs who are using the drones
22 first are licensed by the FAA. And then we're looking at what
23 potential authority or -- or restrictions that we can put on
24 them.

25 Now, I believe there's certain restrictions about

1 drones can't be flown over large gatherings of crowds because of
2 security issues. But we -- we're -- we know that Amazon and
3 others have been testing drone deliveries. I -- I believe Taco
4 Bell has a college town that they've been --

5 MR. MARTIN: Yeah.

6 MR. CROAD: We are being prepared as best we can to
7 put regulations in place to protect our residents.

8 MR. WILLIS: Okay.

9 MR. CROAD: So we're -- we've already been in front of
10 this, and this has been discussed over the last several years.

11 MR. WILLIS: Okay. And -- and drones was only my
12 example. There are things called rail guns, and there are laser
13 guns, and there are --

14 MR. CROAD: Sure.

15 MR. WILLIS: -- all types of other developers.

16 MR. CROAD: Sure. And -- and just remember, this is
17 about the sale of, not the use of.

18 CHAIR GRIFFIS: Yeah.

19 MR. CROAD: Because there's already state and federal
20 laws regarding the use of these -- these things.

21 MR. WILLIS: Okay. Okay. Thank you.

22 CHAIR GRIFFIS: Commissioner Bernoudy?

23 MS. BERNOUDY: I have --

24 MR. PAISON: The nice thing about referencing the
25 police ordinance for the definition of firearm is as that

1 definition gets updated in state law and in the police
2 ordinance, it will automatically be updated in the zoning
3 ordinance by reference. So we wouldn't have a place where,
4 like, the -- the definitions would go out a sync.

5 MR. WILLIS: Okay.

6 MR. PAISON: And I would suspect that the state law
7 and the police ordinance would get updated before the zoning
8 ordinance would, because generally, that rolls -- those kind of
9 things roll downhill from the feds and state and down. And the
10 police are updating their amend -- their -- their ordinance and
11 definitions to match the state laws that enable it to do
12 enforcement.

13 MR. WILLIS: Okay. Thanks.

14 CHAIR GRIFFIS: Commissioner Bernoudy?

15 MS. BERNOUDY: Well, I -- I really think this is --
16 this is really good that you're doing this forward because I
17 think we're probably the first ones who had to address this kind
18 of thing. So I think other communities are going to be looking
19 at what we're doing, and they're going to piggyback off of us.
20 And kudos to you for getting ahead of all this because it could
21 have been really a bad situation.

22 MR. CROAD: You know, and I -- I -- I know Mr. Paison
23 mentioned some statistics. I think it's closer to over 1,700
24 municipalities have zoning regulations. Of that, only about 70
25 to 80 have anything on the books with firearms.

1 MS. BERNOUDY: Oh, gosh.

2 MR. CROAD: And most of those are dealing with firearm
3 possession and carry. Of those, only 12 to 13 that we've
4 identified have regulations with separation with firearms and
5 other uses. And of those, only three call out childcare
6 centers. So we're -- we're -- we're not in the minority.

7 There was references, Well, this happened at Berkeley
8 a year ago. Why didn't you follow that? Well, Berkeley was in
9 the same situation where a firearms retailer was going to open
10 up, but in this case, adjacent to the high school. But the
11 federal law exempts firearm establishments from schools. So the
12 1,000-foot separation wouldn't have applied anyways.

13 And -- and the City of Berkeley was inundated with
14 people upset. And they said, Unfortunately, they are permitted.
15 And then privately, that person withdrew. Berkeley then put
16 something on the books similar to us. But what they put on the
17 books does not address childcare. So even -- even in that
18 scenario, their focus was on schools and separation.

19 So yes, I -- I -- I wish this was addressed years ago
20 when Action Impact was first approved on 8 Mile. Nobody, again,
21 thought about, Hey, this could happen again in the future. And
22 I -- I think that was approved four to three with -- with the
23 grudgingly, Well, if it's going to go anywhere, let's do it on 8
24 Mile. But they never addressed the definitions or any future
25 use at the time.

1 So we're trying to get ahead of this. That's why we
2 put the moratorium in place. We try to be as comprehensive as
3 we can. Hindsight's always 20/20. And this might need to be
4 tweaked just like the medical marijuana ordinances. And we'll
5 just keep an eye on it.

6 So we -- we -- we feel that this is comprehensive and
7 reasonable and should be under scrutiny of the test of being
8 fair and reasonable that it's not so restrictive that someone
9 can't go anywhere.

10 Now, the only other thing I'll say is that as part of
11 this process, working with the building official, we have to
12 identify existing nonconforming shops. So we have the Action
13 Impact, that's one. And I believe we have up to seven other
14 that are internet sales out of their home or office that have --
15 of federal firearms, of the -- from the alcohol, tobacco, and --
16 what's -- what's the other one?

17 MR. MARTIN: Firearms.

18 MR. CROAD: Firearms.

19 MS. BERNOUDY: Yeah.

20 MR. CROAD: Licensing. Those will become legal
21 nonconforming once this gets adopted. They can't and expand or
22 enlarge. So we've already tracked those, and some of those are
23 even questionable whether they were lawfully established. So
24 that's the second part of this. Once this gets approved,
25 we'll -- we'll be working with the Building Department to

1 establish legal nonconforming uses.

2 MR. MARTIN: Actually, the ATF should be able to -- to
3 tell you because they have to have a license from ATF, don't
4 they?

5 MR. CROAD: Well, they have a list -- the alcohol,
6 tobacco, and firearms. That's the list that we consulted. But
7 when we look at our own records -- have they received a
8 certificate of occupancy? Are they in compliance with all their
9 inspections? And there was one or two sites that were
10 questionable as to whether or not they were legally permitted,
11 even though they got the -- their license.

12 MR. MARTIN: Yeah.

13 MR. CROAD: So tho- -- those are all the things that
14 we're vetting.

15 MR. MARTIN: Okay.

16 MR. WILLIS: I -- if -- I have a question. What's
17 going on, then, with the place on 12 and --

18 MR. CROAD: Well, the private parties came to an
19 agreement that the shop will not open at that location.

20 MR. WILLIS: Okay.

21 MR. CROAD: They will be -- continue to operate out of
22 their existing legal office.

23 MR. WILLIS: Okay.

24 MR. CROAD: And once these regulations are enacted and
25 put in place, we will assist them to find locations that are

1 compliant with the ordinance.

2 MR. WILLIS: Okay.

3 MR. CROAD: Now, that's a -- that's going to be a
4 private market decision where they want to locate. But at least
5 we can point them to the right locations that would be eligible.
6 But that all got resolved through private negotiations.

7 MR. WILLIS: Okay.

8 MS. BERNOUDY: Do they still have a sign?

9 MR. CROAD: No, the sign was removed as of last
10 Wednesday.

11 MR. MARTIN: Yeah.

12 MR. CROAD: I believe their agreement was executed a
13 week ago, Monday, and the sign was removed the following
14 Wednesday.

15 MR. WILLIS: Okay.

16 MR. CROAD: We don't know the details other than they
17 worked it out.

18 DR. STEPHENS-GUNN: And -- and the business still
19 wants to maintain a business in Southfield?

20 MR. CROAD: Yes.

21 DR. STEPHENS-GUNN: Okay.

22 CHAIR GRIFFIS: That was going to be my question of
23 just did your research indicate how many of these types of uses
24 are here? You said about less than 10 total?

25 MR. CROAD: Yes.

1 CHAIR GRIFFIS: Okay.

2 MR. CROAD: There was only one commercial operator,
3 that was Action Impact, where they have retail, and they have
4 the gun shop. The other up to seven were internet fire --
5 firearms sale by appointment only, either through an office or
6 home. So there's no other retail operators, the cash-and-carry
7 type.

8 CHAIR GRIFFIS: Okay.

9 MR. PAISON: And under this revised ordinance, the
10 ones that were previously approved in office, and that was
11 internet sales only, would not be allowed in those locations
12 anymore. That's why they become legal nonconforming. They
13 can't expand. No one else can go with that same use either,
14 because if you're not in the I-1 or I-L in those areas we showed
15 on the map, you no longer would qualify in that location.

16 So it -- you know, they're fine. They can continue to
17 legally operate for as long as they stay within the bounds of
18 their approvals. It's just, they can't -- if they want to
19 expand, they're going to have to move.

20 CHAIR GRIFFIS: Okay. All right. Is there a
21 recommendation from the Planning Department on the site?

22 MR. PAISON: Thank you, Mr. Chairman. Yes. We are
23 looking for a favorable recommendation for PTZA25-0007, Amending
24 the Text of the Zoning Ordinance Definitions and the General
25 Business Article, the Late Industrial Article, and the

1 Industrial District's Article to provide for regulations for
2 firearm sales and establishments and firearms shooting ranges.

3 The City is seeking to regulate the location and
4 operation of firearm sales establishments and firearm shooting
5 ranges in a manner that protects public safety, ensures adequate
6 separation from sensitive uses, and includes a formal process
7 for community notification. And the proposed amendment will
8 promote the orderly development of the community and is
9 necessary to ensure health, safety, and welfare of the
10 community.

11 CHAIR GRIFFIS: Okay. Thank you.

12 Do we have a recommendation from the Planning
13 Commission?

14 MR. MARTIN: Through the Chair, motion to approve
15 PTZA25-0007.

16 MR. WILLIS: Support.

17 CHAIR GRIFFIS: Okay. We've got a favorable
18 recommendation by Commissioner Martin on PTZA25-0007, supported
19 by Commissioner Willis.

20 All in favor?

21 FULL COMMISSION: Aye.

22 CHAIR GRIFFIS: Any opposed?

23 (No audible response.)

24 CHAIR GRIFFIS: No? Okay.

25 MR. MARTIN: Through the Chair?

1 CHAIR GRIFFIS: Yeah.

2 MR. MARTIN: I'd like to make a comment on PTZA25-007.

3 CHAIR GRIFFIS: Okay. Go ahead.

4 MR. MARTIN: I think the Planning Commission -- the
5 planning -- planners should be commended on the action and
6 activity and the speed in which they reacted to the situation
7 that caused this need and the review of it. And they did an
8 excellent job in doing it. Thank you.

9 DR. STEPHENS-GUNN: Support.

10 MR. WILLIS: I agree.

11 CHAIR GRIFFIS: Thank you.

12 MR. CROAD: Yeah. Thank you. I, as I stated last
13 time, was all hands on deck, including Mr. Brice (phonetic), who
14 did a lot of the research, but everybody contributed to it. And
15 based on your recommendations, now this will be vetted with the
16 building department, police department, fire department, legal
17 before it goes to City Council.

18 MR. WILLIS: Okay.

19 CHAIR GRIFFIS: Cool.

20 MR. MARTIN: Thank you again.

21 CHAIR GRIFFIS: All right. Next item is meeting
22 minutes for September 10th and 24th of this year.

23 MR. MARTIN: Through the Chair, motion to approve the
24 minutes of the Planning Commission's Planning Meeting for
25 September 10th, and a motion to approve the regular meeting

1 minutes of September 24th with the corrections to -- after 24
2 years -- to say Blue Cross is two words, not one. Blue -- and
3 Blue Shield is two words. Blue Shield. And at 25 -- 24 years
4 of government interactions, and that's very important to Blue
5 Cross and Blue Shield of Michigan. Thank you.

6 MS. BERNOUDY: Second.

7 CHAIR GRIFFIS: Okay. I've got a favorable
8 recommendation to approve the minutes with the corrections noted
9 by Mr. Martin, supported by Commissioner Bernoudy.

10 All in favor?

11 FULL COMMISSION: Aye.

12 CHAIR GRIFFIS: Any opposed?

13 (No audible response.)

14 CHAIR GRIFFIS: All right. Meeting minutes approved.

15 This is the public comment portion of the meeting.

16 I'd like to open up public comment at this time. There were no
17 sign-ins on the public comment sheet. I see no members of the
18 public present currently. Close public comment portion.

19 Next is the Council items update.

20 MR. PAISON: Yeah. I was at the -- the meeting on
21 Monday. Mr. Martin was there as well. 22108 West Nine Mile,
22 the landscaping project, the rezoning and the special land use
23 were both approved by Council. They'll need to enact that
24 rezoning at their next regular meeting, November 24th, and then
25 it'll be published thereafter and be official. We do have an

1 administrative site plan we're going to pair up with those as it
2 wraps up as well. They need to go to the Zoning Board for a
3 couple of waivers, which I believe is also scheduled for
4 November.

5 So hopefully, by December, we'll have this thing all
6 tied up with a bow and able to proceed to permitting, and
7 finally -- it's been more than a year -- hopefully get them into
8 a -- a compliance state with their site with permits and
9 inspections and storm water corrections. But that -- it's good
10 to get at least to that point.

11 The second item is the 27100 to 300 West 11 Mile, the
12 conversion of the two towers to -- office towers to multi-family
13 from the Blue Cross Blue Shield site. That was approved by
14 Council. As with this body, the Council was glad to see those
15 buildings getting a new use and was pretty enthusiastic. As --
16 as matter of fact, there was an economic development package
17 that went along with this that Council also approved. So
18 they're highly supportive of the project, I think it'd be fair
19 to say.

20 And then the PTZA25-0005, Public Right-of-Way Fencing
21 Amendment also passed. That one has to be enacted as well in
22 November and then become official. But Council had kind of
23 the -- some of the same questions the Commission had. Like how
24 is this going to be enforced? How are people going to be
25 notified? And we went over that and what Engineering Public

1 Works is going to do in terms of communication with those
2 residents.

3 The fence replacements have actually already begun in
4 some areas. So they -- they'll be doing some this fall, and
5 then finishing up next spring. So that -- this will be in place
6 hopefully to -- to help us make sure those fences last as long
7 and as good a shape as they can. And that was the three items
8 that were --

9 CHAIR GRIFFIS: Okay.

10 DR. STEPHENS-GUNN: Through the Chair, I have a
11 question for the department.

12 CHAIR GRIFFIS: Okay. Go ahead.

13 DR. STEPHENS-GUNN: Okay. Like, we got -- we're
14 getting a Council item updates. That's really, really good.
15 I'd like to suggest that maybe you could provide us with the
16 project -- the project update. For example, the building on
17 Northland Drive, is it? The -- the -- the hotel conversion? I
18 see them over there working, so that's kind of cool.

19 But then other projects -- the -- the Ameritech
20 building on the service drive, they're not doing anything. So,
21 you know, when they -- when the projects start, I would really
22 love to know that they started. Because I see it, but I -- it's
23 a question, you know? It's like, are they working on it? Are
24 they not working on it? So it would be really great if we
25 could -- if we could learn when they start these projects.

1 MR. CROAD: Well, I'll say that within reason, because
2 as you know, we go through the site plan review process. After
3 the site plan has been approved, many times they have to --
4 well, they have to go through engineering and building. That
5 could take anywhere from three months to a year before they pull
6 their permits. We -- we would find out when a certificate --
7 when the building permit is issued, and then only when the
8 certificate of occupancy is requested when we get a final
9 inspection.

10 DR. STEPHENS-GUNN: Okay.

11 MR. CROAD: There could be one year, 18 months, two
12 years in between.

13 DR. STEPHENS-GUNN: Okay.

14 MR. CROAD: So just like you, sometimes I'm driving --
15 driving around month after month, I see no activity. I might go
16 away for a week, I come back, and then there's activity.

17 DR. STEPHENS-GUNN: Okay.

18 MR. CROAD: We don't get a special prompt or notice,
19 Hey, they've been working in there.

20 DR. STEPHENS-GUNN: Okay.

21 MR. CROAD: Only in the beginning of the process and
22 at the very end --

23 DR. STEPHENS-GUNN: Okay.

24 MR. CROAD: -- when they request a site inspection.

25 Now, just like you, if I see something I -- I'm

1 curious, I might ask -- or if they have some follow-up. But if
2 you think about all the projects that we approve here, we do 10
3 times as much as administratively.

4 DR. STEPHENS-GUNN: Okay.

5 MR. CROAD: So there's multiple projects, and it's --
6 it's hard to keep track of everything.

7 DR. STEPHENS-GUNN: Okay.

8 MR. CROAD: And a lot of times, again, I'm -- I'm
9 surprised that it might take a year, a year and a half.
10 Sometimes it's financing. Sometime -- we know contractors come
11 and go, so they don't always go as smoothly. It's not like we
12 have this big tickler board that we know what's happening at any
13 time.

14 DR. STEPHENS-GUNN: Okay. Makes sense.

15 MR. CROAD: But we can try -- I -- I think it'd be
16 easier if you asked us on specific projects.

17 DR. STEPHENS-GUNN: Okay.

18 MR. CROAD: We could -- you could ask us during the
19 study meeting. We can follow up two weeks later.

20 DR. STEPHENS-GUNN: Okay. Sounds good. Okay. I've
21 got one other question. On Southfield Road, the -- the bus
22 stops, especially those that are -- that are not covered and
23 they're off the road, I've seen people -- there -- there are --
24 there is no place for them to sit. There's -- there's --
25 between 10 Mile and Mount Vernon, it -- it's hard for them to

1 get from the -- from the walkway to the street. Are we -- are
2 there any plans in place?

3 MR. CROAD: Well, as I've stated before, there's over
4 360 bus stops. We've upgraded over 60 percent of them.

5 DR. STEPHENS-GUNN: Yep.

6 MR. CROAD: We recently received \$200,000 grant. We
7 do 12 to 15 a year. We were able to do almost 50 this year. So
8 we -- we keep ticking along.

9 Now, Southfield Road is the Road Commission of Oakland
10 County. Many of the roads have jurisdictions, either the Road
11 Commission of Oakland County or MDOT. We tried to do the city
12 ones first, but based on our priority, because there's -- and
13 Mr. Bollin will tell you about the permitting requirements. And
14 then in some cases on Southfield Road, there's not enough
15 right-of-way to actually put the bench or the knee walk in
16 between the curb and the sidewalk,

17 then that means we have to negotiate for easements and pay for
18 easements.

19 DR. STEPHENS-GUNN: Okay.

20 MR. CROAD: So we've been trying -- based on our
21 priority list, based on our need, and also ease of installation
22 focusing on those. There's -- some are just not practical.

23 DR. STEPHENS-GUNN: Okay.

24 MR. CROAD: The grade or the right-of-way is not wide
25 enough for us to actually do every stop.

1 DR. STEPHENS-GUNN: Okay.

2 MR. CROAD: But we've been chipping along for the
3 last -- since 2016.

4 DR. STEPHENS-GUNN: Okay.

5 MR. CROAD: And that doesn't include the pedestrian
6 amenities. Like you said, we call them the respite stations --
7 the bench and the trash that aren't specifically part of a bus
8 stop, but we put them -- we try to be eighth of a mile strategic
9 along the trails.

10 DR. STEPHENS-GUNN: Right. Right. Right. Right.
11 Okay. Thank you.

12 CHAIR GRIFFIS: I just wanted to add the comment --
13 well, two comments: Construction takes a long time; and
14 financing is difficult. And then there's environmental hazards
15 and hoops and all the things. But this 11 Mile conversion of
16 very large office buildings to a lot of residential units is
17 going to be -- it could be -- you know, it could kind of make --
18 put this city on the map. It's been this trendy topic since
19 COVID.

20 You know, everybody left the big offices. What are we
21 going to do? In places where land is very expensive, like New
22 York and the other coasts, they've already done it. But if they
23 can do it here, it's going to be a really big example and a case
24 study.

25 And we're a city that has a lot of big, probably

1 outdated, office buildings. So I think that's -- it's going to
2 be huge. They sound like they could move fast. Hopefully they
3 do.

4 I think that's going to be a -- a real good thing for
5 everybody on that. So that -- that's -- that's what I'm for
6 sure interested to see. You know, but it's still going to
7 take -- they said, like, a -- one year; it's going to take two,
8 three.

9 MR. PAISON: Yeah, I think they said 18 months.

10 MR. MARTIN: Eighteen months, yeah.

11 CHAIR GRIFFIS: Yeah. That -- that's great. If they
12 can do it. I'll believe it when I see it.

13 MR. WILLIS: I do have one. The theater church
14 conversion at 12, between Telegraph and --

15 MR. MARTIN: Start light -- Star Theater.

16 MR. WILLIS: Yeah, I'm just wondering if --

17 MS. BERNOUDY: (Inaudible) by yourself.

18 MR. CROAD: Well, I -- I don't want to get into too
19 much, but if -- if you believe everything you read in the paper,
20 there was, let's say, shenanigans happening between the church
21 and the pastor and how it got transferred. And I think that
22 has -- that has tied up the redevelopment of that site.

23 There is -- you'll be seeing soon enough, a major
24 development taking place in that proximity. You'll see that
25 next month. And that'll help explain some of the things that

1 are going on.

2 MR. WILLIS: Okay. Okay.

3 DR. STEPHENS-GUNN: Okay.

4 MR. MARTIN: One other comment. You were talking
5 about plan -- projects starting that. I noticed one of the
6 projects we had gone through, something I came back and asked
7 Tom about it, we found out they were doing different than what
8 they were approved to do to. So it's just in -- in driving
9 through the city and seeing things, if we did a project -- you
10 know, we -- we covered a plan, and the plan wasn't being
11 followed, you -- I called Tom and asked him about it, and he
12 followed it -- they added the story to the gas station and to
13 the Telegraph and --

14 MR. PAISON: Which it's going to become a problem when
15 the ask for their certificate of occupancy --

16 MR. MARTIN: Yeah.

17 MR. CROAD: I actually drove by there the other day.
18 And I said, When they come and ask for us to inspect it, we can
19 say, This doesn't comply with what was approved.

20 MR. MARTIN: Yeah.

21 MR. CROAD: You could -- maybe you do an amendment,
22 maybe you do an as-built, but as is, we're not signing off on
23 until you get your compliance.

24 MS. BERNOUDY: Right. Right.

25 MR. MARTIN: Also, they started doing stuff at the --

1 where the Hayes Market is on Nine Mile and Telegraph.

2 MR. WILLIS: Yes.

3 MR. MARTIN: And it -- it looks funny. I -- I -- I
4 went through -- by there at night one night, but I have to go
5 back by and look at it, but --

6 MR. CROAD: You know, again, I'm just -- what I -- I
7 just like to say is that I -- I prefer some of this, we study --
8 do it during a study session, and we can answer.

9 DR. STEPHENS-GUNN: Right. Right.

10 MR. WILLIS: Got you.

11 MR. CROAD: We can better be prepared to answer. I
12 don't want to have us answer stuff off the cuff.

13 MR. WILLIS: Yeah.

14 DR. STEPHENS-GUNN: Right. Right.

15 MR. CROAD: Okay? So I'd rather if you got some
16 questions, send us an email. We can investigate. We can come
17 back prepared to tell you the status of the review.

18 MR. MARTIN: Yeah.

19 CHAIR GRIFFIS: Sounds good.

20 Miscellaneous -- we've got November 5th meeting,
21 November 12th meeting recommended for cancel -- cancellation,
22 and then the regular meeting on the 19th next month?

23 MR. PAISON: Right. We don't really have any extra
24 business we need to do on the 12th, so we are recommending
25 cancellation of that meeting.

1 DR. STEPHENS-GUNN: Through a Chair?

2 MR. WILLIS: Support.

3 DR. STEPHENS-GUNN: I recommend that we accept the
4 recommendation to cancel the meeting on November the 12th.

5 MR. WILLIS: Support.

6 MS. BERNOUDY: Support.

7 CHAIR GRIFFIS: We've got a motion to recommend
8 cancellation of the November 12th study -- long-range study
9 meeting by Dr. Stephens-Gunn, supported by Commissioner Willis.

10 All in favor of canceling that meeting?

11 FULL COMMISSION: Aye.

12 CHAIR GRIFFIS: Any opposed?

13 (No audible response.)

14 CHAIR GRIFFIS: No? All right. Great.

15 MR. CROAD: One last comment: So sometimes there
16 doesn't seem to be any progress, and then all of a sudden, we
17 get a bunch at a time. And I know some of you have attended.
18 But a week and a half ago, we had the ribbon cutting at the
19 Lahser Woods Dog Park.

20 MR. WILLIS: Yes.

21 MR. CROAD: And there's still -- we just received a
22 grant -- DTE tree grants, so we're going to be planting a dozen
23 or so trees. There's always going to be additional things.
24 Last Friday they had the Beech Woods Park ribbon cutting. And
25 then this past Monday, we had the ribbon cutting for the mural

1 that we received from the DIA at the Arts and Activities
2 Building.

3 So we've had some successes that have finally come to
4 fruition. And, you know, thank you again for all your hard work
5 and our team. Sometimes it takes years or months of
6 coordination behind the scene before we finally get to the
7 finish line. But we've got some other major announcements
8 coming, so we -- we've been on a -- a good streak of good news
9 lately.

10 MR. PAISON: If you haven't seen that gold finch mural
11 over by the tennis courts, it's pretty fantastic. Particularly
12 in the morning, though. If you can see it before noon when the
13 sun's hitting it, it pops.

14 MR. CROAD: And what's amazing is, the artist did it
15 all with spray paint.

16 CHAIR GRIFFIS: Wow.

17 MR. CROAD: It has that photo realism.

18 MR. PAISON: Yeah, with spray paint. It's -- it's
19 really interesting. If you get close, you can see where he's
20 feathered it. But, like, when you stand back, it looks like a
21 photo. It's -- it's kind of astonishing.

22 CHAIR GRIFFIS: Very cool.

23 MR. CROAD: And I -- we got the furnishings out at the
24 promenade, and we just got approved for the lighting. So
25 that -- that is going to be coming to.

1 CHAIR GRIFFIS: Well, any further comments?

2 MR. MARTIN: I have a question -- well, no. No -- no
3 comment.

4 DR. STEPHENS-GUNN: Through the Chair?

5 CHAIR GRIFFIS: Go.

6 MR. WILLIS: Second.

7 DR. STEPHENS-GUNN: I would like to propose that we
8 adjourn the meeting.

9 CHAIR GRIFFIS: Agreed.

10 Motion -- or recommendation for adjournment by
11 Dr. Stephens-Gunn, supported by Commissioner Willis.

12 All in favor?

13 All right. Meeting --

14 MR. WILLIS: Adjourned.

15 CHAIR GRIFFIS: -- adjourned.

16 MR. PAISON: Thank you.

17 (Meeting adjourned.)

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DATED this 14th day of NOVEMBER, 2025

A handwritten signature in cursive script that reads "Janene Cleary". The signature is written in black ink and is positioned above a horizontal line.

JANENE CLEARY, Michigan CSR No. 16359

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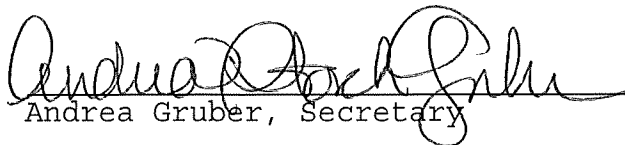
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Andrea Gruber, Secretary

Date: 11/19/2025