

**MINUTES OF THE CITY OF SOUTHFIELD PLANNING COMMISSION  
REGULAR MEETING OF NOVEMBER 16, 2022  
6:30PM**

**Planning Commission Members Present:** Bernoudy, Goodwin-Dye, Griffis, Huntington, Martin, Stephens-Gunn, and Willis

**Planning Commission Members Excused:**

**Staff Present:** City Planner Croad and Planner Spence

Chair Dr. Stephens-Gunn called for a roll call. Planner Spence called the roll and determined there was quorum present to conduct business.

Chair Dr. Stephens-Gunn called for Approval of the Agenda. Motion by Commissioner Willis to Approve the Agenda. Seconded by Commissioner Huntington. Chair Dr. Stephens-Gunn called for a Vote. 7-0 in favor.

Motion Carries.

Chair Dr. Stephens-Gunn asked if there were any Announcements or Communications. Planner Spence noted he had none at this time.

Chair Dr. Stephens-Gunn called for the first item under Public Hearings.

**PSLU22-0004** is a Special Use Request of Ashaka Investment Properties, LLC to allow for the conversion of a previous dry cleaner to general office for tax preparation on property located at 24040 W Ten Mile Road, Sidwell Parcel 2420-477-017, Section 20, City of Southfield, Oakland County, State of Michigan.

Planner Spence noted that since he had not received plans for this nor the Special Land Use for the other case, Planning Staff Recommendation will be to Postpone each of the items to a Date Certain of December 14, 2022.

The Commission asked if there could be one Motion for all four cases. Planner Spence deferred to City Planner Croad who felt that would be an appropriate motion and to call out all four cases by number as part of the motion.

Motion by Commission Huntington to Postpone PS LU22-0004, PS LU22-0005, PSP22, 0008 and PSP22-0009 to a Date Certain of December 14, 2022. Seconded by Commissioner Willis. A vote was taken, and the Motion passed unanimously.

Chair Dr. Stephens- Gunn called for the next item.

***Sustainable Southfield 2.0 Comprehensive Master Plan (MP-08)***

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City Planner Croad presented the Master Plan through a PowerPoint including the Timeline of the various steps, the requirement to amend the plan every 5 years per the Michigan Planning Enabling Act, changes since the 2016 Master Plan, Demographics, Trends, Public Engagement, Sustainability, Community Feedback, Planning Commission Vision Statements, and Implementation.

Chair Dr. Stephens-Gunn opened the Public Hearing on the Master Plan. Seeing no one to comment, she closed the Public Hearing and opened the floor to the Commissioners.

Commissioner Huntington noted this is the third Master Plan he has been a part of and felt they get better each time. They form realistic goals, and the Plan is used when making decisions at the Planning Commission level.

Commissioner Griffis thought it was a thorough document and looked forward to implementation.

Commissioner Willis felt this was a good proposal and asked if the Planning Commission Secretary needed to sign the resolution of recommendation. City Planner Croad noted that was not necessary.

Commissioner Martin he noted corrections that needed to be made including adding EV stations. Excellent job by staff.

Commissioner Bernoudy thanked all the Commissioners. She noted that she has learned a lot, especially all the effort that goes into this for the residents.

Chair Dr. Stephens-Gunn noted this was a complete and excellent document. She looked forward to its implementation.

Planer Spence read the Recommended Resolution into the record.

There being no other comments, Chair Dr. Stephens-Gunn called for a Motion.

Motion by Commissioner Huntington for Favorable Recommendation of *Sustainable Southfield 2.0* Comprehensive Master Plan 2023-2028 (MP-08). Seconded by Commissioner Griffis. Chair Dr. Stephens-Gunn stated that all those in favor say "Aye". There were 7 Ayes. Those against say "Nay". There were No Nays. Motion carries.

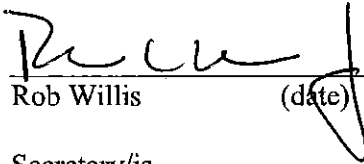
Chair Dr. Stephens-Gunn called for the approval of the Minutes.

Motion by Commissioner Willis for Favorable Recommendation of the Minutes of October 12, 2022, Study Meeting and October 26, 2022, Regular Meeting. Seconded by Commissioner Huntington. Chair Dr. Stephens-Gunn stated that all those in favor say Aye. There were 7 Ayes. Those against say Nay. There were no Nays. Motion passed.

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Chair Dr. Stephens-Gunn opened the floor to the Public for Public Comment. No one stepped forward so Chair Dr. Stephens-Gunn closed the Public Comment portion of the meeting. Chair Dr. Stephens-Gunn asked if there were any Miscellaneous Items. Planner Spence noted the next meeting of the Commission would be on December 7, 2022.

There were no other items for discussion. The meeting was adjourned at 7:08 pm.

 12.14.2022  
Rob Willis (date)

Secretary/js

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