

**MINUTES OF THE CITY OF SOUTHFIELD PLANNING COMMISSION
REGULAR MEETING OF NOVEMBER 17, 2021
6:30PM
VIA TELECONFERENCE**

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

Planning Commission Members Excused: Griffis and Miah

Staff Present: Planner Spence

Chairman Griffis called for a roll call. Planner Spence called the roll and determined there was quorum present to conduct business.

Chairman Griffis called for Approval of the Agenda. Motion by Commissioner Culpepper to Approve the Agenda as Written. Seconded by Commissioner Willis. Chair Griffis called for a Roll Call Vote.

Commissioner Culpepper – Aye

Commissioner Huntington – Aye

Commissioner Martin – Aye

Commissioner Stephens-Gunn – Aye

Commissioner Willis – Aye

Chair Griffis – Aye

Motion carries.

Vice-Chairman Willis asked if there were any Announcements or Communications. Planner Spence noted there were no announcements at this time.

Vice-Chair Willis called for the first item.

PZRODD21-0004 is a Rezoning Request with Overlay Development District Development Agreement of Rand Construction Engineering, Inc, representing the owner, Southfield 12, LLC, to rezone 1.980 acres of land to an Overlay Development District for the construction of a three-story, approximately 123,774 gsf Storage Facility with first-floor retail on property located at 29200 Southfield Road, Sidwell Parcel 2412-351-003, on the east side of Southfield Road between W Twelve Mile Road and Edwards, Section 12, City of Southfield, Oakland County, State of Michigan.

Planner Spence noted this item had been discussed at the November 10, 2021 Study Meeting. He provided a brief overview of the proposal noting the existing building built in 1960 has been declared functionally obsolete due to having no elevator to the second floor and an occupancy rate of less than 15%. He noted further that within 3 miles of the subject location there are 4 other storage facilities with only one having modern amenities. In addition, there is a need for more storage in the area as the current facilities are 90% occupied and the area is short of the national average for storage square footage per person by about 3%. Additionally, the construction of a new facility would increase the taxable value and annual taxes generated by almost 4 times. The proposal is for a new three-story

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facility with first floor retail and new landscaping along Southfield Road, pedestrian connections, bike racks and public art. He introduced Mr. Andy Klein representing Rand Construction Engineering.

Mr. Klein noted he didn't have anything more to add to the presentation and was happy to answer any questions the Commission might have.

Vice-Chairman Willis noted that this was a Public Hearing and opened the floor to the Public. Planner Spence provided the phone number and access code to the public so they could call in. After the allotted time Planner Spence noted that on one had called in to comment of the proposal. Vice-Chairman Willis closed the Public Hearing and opened the floor to the Commissioners.

Commissioner Martin asked about the height of the art feature. Mr. Klein noted it measured about 5'-7" tall. Commissioner Martin asked if the items stored were monitored; i.e. any volatile materials allowed to be stored. Mr. Klein noted they can monitor what is being placed in units. Each unit is alarmed for security.

Commissioner Huntington felt this was a good project. Additional storage units in the area will help business with inventory and residents to keep houses uncluttered.

Vice-chair Willis inquired about second lives for these facilities. Mr. Klein noted these buildings are adaptable to other uses.

Commissioner Martin asked if units were built right up to the ceiling. Mr. Klein noted they are not so they can be easily removed for other uses in the future should that become necessary.

Commissioner Culpepper thought this was a great project that will add interest to the area with a unique piece of art.

There were no other comments from the Commission So Vice-Chairman Willis asked the Planner for the Recommendation. Planner Spence obliged.

Recommendation: The Planning Department recommends **FAVORABLE CONSIDERATION** of PZRODD21-0004, to rezone 1.980 acres of property to ODD – Overlay Development District with underlying OS Office Service and create a Master Development Plan and Agreement to allow for the construction of a 123,744gsf storage facility with first floor retail, for the following reasons:

1. The proposal will be consistent with the surrounding zoning classifications and is in accordance with the Southfield Comprehensive Master Plan that indicates North Southfield Subarea for this parcel.
2. The proposal utilizing the ODD, Overlay Development District provisions, with underlying OS Office Service zoning will allow the petitioner to construct a storage facility.
3. The proposed rezoning will not have adverse effects upon any of the adjoining zonings or land uses.
4. The petitioner is to work with the Planning Department and City Attorney to finalize the Overlay Development District Development Agreement.

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Vice-Chairman Willis called for a Motion.

Commissioner Martin made a Motion for Favorable Recommendation of PZRODD21-0004. Supported by Commissioner Huntington. Vice-Chairman Willis called for a Roll Call Vote.

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

Planner Spence noted the Motion Carries.

Vice-Chairman Willis called for the next item.

PSP21-0009 is the Site Plan Review Request of Habitat for Humanity Oakland for the construction of a 2,388gsf residential duplex on property located at 20436 Westland, Sidwell Parcel 2434-428-012, on the north side of Westland between Evergreen Road and Prescott, Section 34, City of Southfield, Oakland County, State of Michigan.

Planner Spence noted that at the November 10, 2021 Study Meeting he had stated the petitioner for this item wasn't ready to proceed. Thus, Planning would be requesting a postponement of this item the December Agenda. Therefore, he would like to make that motion now.

Vice-Chairman Willis asked Planner Spence to proceed with the Recommendation.

Recommendation: To postpone PSP21-0009 to a date certain, being the December 15, 2021 Regular Meeting of the Planning Commission.

Vice-Chairman Willis called for a motion.

Commissioner Culpepper made a to Postpone PSP21-0009 to a date certain, being the December 15, 2021 Regular Meeting. Supported by Commission Huntington. Vice-Chairman Willis called for a Roll Call Vote.

Commissioner Martin – Aye
Commissioner Stephens-Gunn – Aye
Commissioner Culpepper – Aye
Commissioner Huntington – Aye
Vice-Chairman Willis – Aye

Vice-Chairman Willis called for the Approval of the Minutes of October 13, 2021 and October 27, 2021.

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

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Commissioner Stephens-Gunn – Aye
Commissioner Culpepper – Aye
Commissioner Huntington – Aye
Commissioner Martin – Aye
Vice-Chairman Willis – Aye

Planner Spence confirmed the Minutes are Approved.

Vice-Chairman Willis announced the Public Comment section of the meeting. Planner Spence noted that due to the delay between the Webex PC meeting and the Cable version he would give any public who wished to speak a few minutes to call in and gave out the call-in numbers. There were no Public on the line to make comments so Vice-Chairman Willis closed the Public Comments portion of the meeting.

Vice-Chairman Willis asked if there were any Miscellaneous items. Planner Spence noted that the next meeting of the Commission is on December 1, 2021. He wished everyone a Happy Thanksgiving. Other Commissioners stated likewise.

There were no other comments.

The meeting was adjourned at 7:09pm.

Tony Martin 1/7/2022
Tony Martin (date)
Secretary/js