

1 CITY OF SOUTHFIELD
2 REGULAR MEETING OF THE PLANNING COMMISSION
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5 The PLANNING COMMISSION MEETING,
6 Taken at 26000 Evergreen Road,
7 Southfield, Michigan,
8 Commencing at 6:30 p.m.,
9 Wednesday, November 20, 2019,
10 Before Earlene Poole-Frazier, CSR-2893.
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1 COMMISSIONERS:
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3 DONALD CULPEPPER,
4 DR. LATINA DENSON, Commissioner
5 JEREMY GRIFFIS, Secretary
6 STEVEN HUNTINGTON, Chair
7 ANTHONY MARTIN, Commissioner
8 JACQUETTA MIAH, Vice Chair
9 ROBERT WILLIS, Commissioner
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12 Terry Croad, Planning Department
13 Jeff Spence, Planning Department
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1 Southfield, Michigan

2 Wednesday, November 20, 2019

3 6:30 p.m.

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5 MR. HUNTINGTON: It's 6:30. I'd like to
6 call this meeting to order. Please stand for the
7 Pledge of Allegiance.

8 (The Pledge of Allegiance recited at 6:30
9 p.m.)

10 MR. HUNTINGTON: Roll call, please.

11 MR. SPENCE: Mr. Culpepper?

12 MR. CULPEPPER: Present.

13 MR. SPENCE: Dr. Denson?

14 DR. DENSON: Present.

15 MR. SPENCE: Mr. Griffis?

16 MR. GRIFFIS: Present.

17 MR. SPENCE: Mr. Martin?

18 MR. MARTIN: Present.

19 MR. SPENCE: Ms. Miah?

20 MS. MIAH: Present.

21 MR. SPENCE: Mr. Willis.

22 MR. WILLIS: Here.

23 MR. SPENCE: Mr. Chairman, you have a quorum
24 to conduct business this evening.

25 MR. HUNTINGTON: Okay. Thank you. Can I

1 have approval of the agenda, please.

2 MR. WILLIS: I move for approval of the
3 agenda dated November 20, 2019.

4 MS. MIAH: Second.

5 MR. HUNTINGTON: Okay. I have a motion by
6 Commissioner Willis, seconded by Commissioner Mia.
7 All in favor?

8 (All stated aye.)

9 MR. HUNTINGTON: Okay. That will pass.
10 Okay. I'd like to read something into the record.

11 The Southfield Planning Commission is a
12 seven member Board appointed by the Mayor, with
13 approval by the City Council, that acts in an advisory
14 capacity to the Council to make recommendations on
15 Text Amendments to the Southfield Zoning Ordinance,
16 Rezoning Requests, Special Land Use, Site Plan
17 Reviews, the Southfield Master Plan and the Capital
18 Improvement Plan.

19 All study meetings and the regular meetings
20 are open to the public in accordance with the Open
21 Meetings Act, PA 267 of 1976, and are held Wednesday
22 evenings at 6:30. Meeting Agendas are posted the
23 Friday evening before the next meeting Wednesday
24 meeting, and are available for viewing at the
25 cityofsouthfield.com.

1 Copies of plans, Text Amendments, the Master
2 Plan, and the Capital Improvement Plan are available
3 for viewing at the Planning Department offices, and
4 current projects can be viewed on our online
5 interactive tool on the Planning Department's
6 Homepage, Planning Department Projects online.
7 Contact the Planning Department at 248-796-4150,
8 that's 248-796-4150, with questions Monday through
9 Friday, 8:00 a.m. to 5:00 p.m.

10 Do we have any announcements or
11 communications?

12 MR. SPENCE: Yeah, there are none at the
13 moment.

14 MR. HUNTINGTON: Okay. Thank you. I'd like
15 to take this time to open up the public hearing.
16 First on the agenda we have PZR18-0003.

17 MR. SPENCE: Thank you, Mr. Chairman. If
18 you recall, a couple weeks ago when we met, this
19 particular item, this rezoning request or Farmbrook,
20 as well as the Site Plan Review request SP18-0007,
21 because we are still awaiting some information from
22 the petitioner. Last month we postponed to tonight's
23 meeting. We still don't have that information
24 available at this time. So what the staff would like
25 to do is recommend postponement to no date certain on

1 both the rezoning request PZR18-0003 and PSP18-0007
2 until I receive the information that we require from
3 the petitioner, have an opportunity to vet that and
4 bring it back to the Commission.

5 So, again, that is the Planning Department's
6 recommendation this evening, to postpone to no date
7 certain the rezoning request and that site plan
8 request.

9 MR. HUNTINGTON: Okay. Thank you.
10 Commissioner Martin?

11 MR. MARTIN: I'd like to make a motion.

12 MR. HUNTINGTON: Commissioner Martin?

13 MR. MARTIN: I'd like to make a motion that
14 site plan PSP18-0007 and PZ -- yeah, I'm sorry,
15 PZR18-0003 be postponed to no date certain.

16 MR. WILLIS: Support.

17 MS. MIAH: Second.

18 MR. HUNTINGTON: Okay. I have a motion by
19 Commissioner Martin to postpone, and supported by
20 Commissioner Miah. All in favor?

21 (All stated aye.)

22 MR. HUNTINGTON: Any opposed? Okay. So it
23 will be postponed to a date certain -- not certain.

24 MR. SPENCE: If I may, through the Chair,
25 the public, if they may be watching this evening,

1 basically what that means is staff will need to
2 readvertise this project. So if you did receive a
3 notice the first time around, we will be resending new
4 notices and those notices will, again, state the date
5 in which the next public hearing and study meetings
6 will be held.

7 MR. HUNTINGTON: Okay. Next on the agenda
8 we have PZRODD19-0001.

9 MR. CROAD: Good evening, I'm going to do an
10 introduction and then turn it over to the applicant.
11 We'll probably do one presentation, but we'll have to
12 act on each of the rezoning cases separately, but they
13 are combined together. Petitioner is AF Jonna
14 Development on behalf of the City of Southfield. The
15 project is located on Greenfield Road, on the east
16 side of Greenfield between JL Hudson Drive and
17 Northland Drive.

18 First parcel is approximately 4.18 acres.
19 This is PZRODD19-0001. It's within the current
20 Lifestyle District of the Northland Overlay
21 Development District. And what they're proposing is
22 to amend the Northland Subarea Redevelopment Plan to
23 allow for redevelopment of retail business. The
24 proposed subparcel is unit two.

25 I'm going to take you back to the plan that

1 is currently approved, which is the Northland
2 Redevelopment Subarea, which was approved in June of
3 2017. And if you look on the screen here, we're just
4 focusing on the Greenfield development, and you can
5 see that the parcels, the conceptual plan shows
6 development offset of Greenfield with at least 60 feet
7 of parking along the frontage. So we're only focusing
8 on amending this portion of the approved plan today.

9 The parcel itself measures approximately
10 250 feet wide by 730 feet deep. And it's the current
11 site of the former Montgomery Ward Tire Center, so if
12 you're familiar with that. These are existing
13 conditions. Pretty much all of the parcels north,
14 south, east and west are vacant, are parking lots.
15 This is the current condition of the former Montgomery
16 Ward Tire Center looking from Greenfield.

17 The site is currently zoned Northland ODD
18 Lifestyle District. And they want to amend certain
19 portions of that Overlay Development District. And
20 before I turn it over to the representatives of AF
21 Jonna Development, we do have Mr. Al Aceves, he's the
22 DDA director. And due to other time commitments, I'm
23 going to allow him to make a couple preliminary
24 comments, and then he's going to have to excuse
25 himself. And then we'll turn over the presentation to

1 the representatives of Jonna Development.

2 MR. HUNTINGTON: Okay. Thank you.

3 MR. ACEVES: Good evening, Members, as the
4 City Planner --

5 MR. CROAD: You'll have to give your name
6 and address.

7 MR. ACEVES: -- mentioned, my name is Al
8 Aceves, I'm the Executive Director of the Southfield
9 DDA, 18000 West Nine Mile. As Terry had mentioned,
10 I'm very grateful to be able to say a few words this
11 evening. The City and the DDA have been working on
12 this project for darn near four years. I want to sort
13 of provide the Commission an understanding of the
14 process that we have gone through to get to this point
15 in the development.

16 Since the beginning, which was really
17 December 2015, we established a Northland committee
18 which was comprised of three Council members, the
19 Mayor, three DDA Board members and staff. And through
20 the last four years we have gone through a number of
21 activities. We spent quite a deal of money, close to
22 \$13 million into the development at this point. And,
23 really, we had some interests by developers, but
24 really not to the extent that you'll be hearing this
25 evening.

1 So we're very excited about the fact that
2 we've reached this point, and I hope that on behalf of
3 the DDA Board and myself that you look at these plans
4 this evening in a favorable manner. The DDA is a
5 recommending body, much as these members are. We are
6 meeting this Friday to take action on this project.
7 Throughout the course of the, at least, two years or
8 so I've been keeping them abreast of every meeting
9 that we've had, so they're very familiar with it. I
10 expect that we will have a hundred percent vote for
11 yes to move this plan going forward.

12 Again, this development is the largest
13 development not only in the city, but for the DDA.
14 And so it's really a lifeline not only from the plan
15 development, but from evaluation standpoint, as the
16 DDA has suffered from evaluation on the buildings
17 extensively over the last eight years. So with
18 approval of this and some other plans that we'll be
19 presenting to the Commission, we think that it will
20 allow us to turn the corner.

21 So, thank you, again. I'd be willing to
22 answer any particular question that the Commission
23 might have right now. Otherwise, I'm always available
24 for phone calls or meetings.

25 MR. HUNTINGTON: Okay. Thank you.

1 MR. CROAD: And, again, I want to emphasize,
2 of the approximately 118 acre site of the former
3 Northland Center, we're only focusing on about ten
4 acres and only the Greenfield frontage, and we're only
5 focusing on retail development along Greenfield. You
6 will see in subsequent months future development plans
7 for other parcels of the site, but tonight is the
8 first step in the redevelopment of the entire parcels,
9 but, again, we're only focusing on approximately ten
10 acres and frontage along Greenfield.

11 Okay. With that, you're going to introduce
12 your development team. Forwards, backwards pointer.

13 MR. PONTON: Nice. Good evening, Chairman,
14 Members of the Board, my name is Tim Ponton, I'm with
15 Stonefield Engineering & Design. Stonefield has been
16 retained on this project as the site engineer and
17 designer, the landscape architect, and also one of the
18 project planners for this site in totality. We are
19 working alongside three other architectural firms as
20 well on this project. So there's been a group of
21 about 25 to 30 individuals meeting and working very
22 hard on the plan that you're going to see in front of
23 you, you guys tonight.

24 We're here on behalf of AF Jonna. AF Jonna
25 is one of the top developers in the state. They've

1 got a longstanding relationship with the City of
2 Southfield. Let me see if I can get this thing
3 working here. They've got a couple of projects that
4 they've completed recently in the City of Southfield
5 at the northwest corner of 12 and Southfield. They've
6 got a mixed use development. That mixed use
7 development has a shopping center in front, and some
8 residential behind.

9 The bottom left photograph you've got the
10 northwest corner of Twelve Mile and Telegraph, which
11 is a shopping center that they completed within the
12 last year and a half or two years. And then we have
13 attached a project that's actually in Livonia. But
14 it's under construction now. It has a lot in common
15 with what we're going to view tonight. So if you guys
16 are ever in that area, you can stop by and take a look
17 at the residential aspect of that.

18 We do have Jason Gekiere here and Scott
19 Jonah of AF Jonna and Tower Construction. We are
20 representing them here tonight, and we're excited to
21 be a part of this project.

22 As I mentioned, we've been working around
23 the clock on this project. There's a lot of
24 professionals. There's a lot of different opinions.
25 We've been going back and forth. But I'd like to take

1 a moment and just kind of talk about the first -- in
2 our first meeting, like, wow, this is the first
3 suburban regional shopping center in the United
4 States. And it was kind of the sentence that went by,
5 we thought about it and it was cool. As future
6 meetings went on, it became more and more significant
7 to understand the history that's as associated with
8 this project and the importance of what this piece of
9 real estate means, not only just for the local
10 community here, but also what it's done for the state
11 and then nationally.

12 I mean, when you think about this was the
13 first suburban regional shopping center in the
14 country, and then you think about in society, over the
15 last 50 years, the number one place that everybody
16 shops in our country has been shopping malls. The
17 number one place that people go and meet friends,
18 community, eat, holidays, has all happened in shopping
19 malls. So to think that there was a developer, who
20 was J.L. Hudson at the time, an Austrian architect who
21 convinced them to do it, and then the City of
22 Southfield willing to take that leap and some faith
23 and become visionaries as to what would then become a
24 trend across entire countries is really cool. We kind
25 of reflect on that.

1 As planners and architects and engineers you
2 kind of see things working in cycles. So we spent a
3 lot of time reflecting on the past, and now we see
4 this as an opportunity to kind of do the same thing
5 again and start to pave the way. Because something
6 happened around the 1990s that nobody could have
7 predicted in the '50s and '40s, which was this thing
8 called the Internet was created, which you can't
9 really see, but it exists somewhere in space. What
10 happened when the Internet was invented was kind of
11 the death of the large scale regional shopping center.
12 Because what happened, essentially, is now here we are
13 in 2019, I see that 80 percent of our society shops
14 online. So you can see that some of the Class A malls
15 are still successful. But between the Internet and
16 oversaturation of markets, all of the Class B, C and D
17 and some of the older malls, the older style malls
18 were really looking and struggling as a nation to find
19 how will we find an adaptive reuse for these sites.
20 They're huge properties, they're awkward shaped, what
21 can we do.

22 So we've added a little timeline here that
23 we've essentially gone through. The site overall is
24 approximately 125 acres. As you can see, it's
25 essentially almost all paved. It's not a lot of green

1 space. There's some scattered trees throughout the
2 site. A lot of the access points are very outdated
3 and unsafe, and you can see just the odd geometry
4 overall of the lot.

5 We've included here some of the very
6 significant pieces that we thought are a huge part of
7 the community, you know, things that our families have
8 been associated with, whether we recognize it or not,
9 if it was driving by, pointing at it, kids talking to
10 their parents and things like that. So, obviously,
11 the Hudson's building, Hudson was the developer of
12 this mall. They were kind of a central -- the way
13 these original malls were created is they put the
14 anchor in the middle and they put little stores around
15 them kind of in a ring. And that's how, essentially,
16 a good 50 percent of the malls were designed for a
17 good 10 to 20 years after Northland was built.

18 So we've included some important aspects
19 here, the Hudson's building, the Water Tower, and the
20 Power Station, the Northland sign, it's just a map
21 showing where they're at, and then, obviously, there's
22 the incredible tunnels and basement. It was --
23 actually the post war major development in Metro
24 Detroit was also here at Northland Mall.

25 The site is compromised right now into what

1 are called units. And you can kind of think of these
2 units as property lines. So right now you can see
3 unit one is to the north, it's about five acres. Unit
4 two is along Greenfield Road, northern Greenfield
5 Road, 4.2 acres. Unit three is just below that, it's
6 4.5 acres. Unit four in the southeast corner. Unit
7 five is the huge parcel. Unit five is where the
8 entire existing mall building lays out.

9 Tonight, we are here specifically, as Terry
10 said, just for units two and three, which you can see
11 are the Greenfield Road frontage. There's about 730
12 plus or minus feet for unit two of frontage, and about
13 750 feet for unit three. So we're just here tonight
14 focusing on those two units. There's no portion of
15 the mall building that falls within units two or
16 three. As Terry let on to, I think we have very
17 similar photos.

18 Currently, on unit two, is the old tire
19 center and a bunch of pavement and some outdated light
20 poles. And then the picture below that you'll see is
21 unit three, which is essentially just all parking lot.
22 There's no buildings on unit three, it's currently
23 fenced off.

24 So it's just kind of going through kind of
25 the history and the conditions that exist there today

1 and recognizing the importance of it.

2 Now moving on to the proposal in front of
3 you tonight. This is unit two, this is the northern
4 piece. So starting from north and going south with
5 the buildings, you've got a 28,000 square foot fitness
6 center, with about 125 parking spaces dedicated for
7 that, and 15,048 square foot mixed use shopping
8 center, with about 93 parking spaces. Overall about
9 43,000 square feet of building with 220 shared parking
10 spaces.

11 You'll notice that there's a little green
12 pad all the way to the south which we're going to
13 leave open for a future building opportunity, should
14 and if it comes in the future. So that's unit two.
15 And also as we move on, this is also phase one. So
16 just kind of make a mental note of that as we move
17 forward.

18 This is unit three, which was the site to
19 the south about 4.5 acres. And we've got four
20 building proposed on this site going from north to
21 south. We've got a 6,000 square foot, 14,000 square
22 foot, 10,000 square foot, and 8,000 square foot
23 buildings. Again, all mixed use, restaurant, retail,
24 some of the things you would see at 12 and Southfield
25 or 12 and Telegraph, different integration of

1 different users on-site. So there's about 40,000
2 square feet of overall building there, and shared
3 about 250 parking spaces.

4 On this next slide you'll see how both of
5 the sites work together. So you unit two is to the
6 north with all of its development, and unit three is
7 to the south with all of its development. It took us
8 a long time to arrive at this final plan. And a big
9 part of the decision-making process was where do these
10 buildings go, right. And what is the best placement
11 for the buildings, and how should these sites work
12 together. And how should this piece work overall, not
13 only with the corridor, but in creating our new
14 district. And we ended up at this final location of
15 the buildings for a number of different reasons. And
16 those reasons are overall project viability and
17 success, the access points and site safety and
18 circulation due to where the driveways were and how
19 you can access sites and get to the building
20 marketability, floor plan optimization for this amount
21 of retail project, adaptive reuse in the future. And
22 lastly, there's significant infrastructure that goes
23 along all the way from north to south. Like we've
24 essentially pushed these buildings as close to
25 Greenfield as we can without having a significant

1 impact on a five-foot sewer pipe. One is for waste,
2 and the other one is a storm sewer pipe. So there's
3 actually both of them that exist in front of these
4 buildings that we're going to be protecting and
5 saving. They do also service some of our neighbors to
6 the south of this site. Their utilities go through
7 our site. We'll be keeping them on line as well.

8 Another big piece of this, when you look at
9 the ODD and some other requirements, and the overall
10 studies that were done by the city and its
11 professional over the last couple of years is you look
12 at compatibility with the surrounding uses. And as
13 you go up and down this corridor along Greenfield you
14 have some very comparable uses, right. It's retail,
15 it's restaurant, you have developments similar to
16 this, and you look at this as almost a transition
17 piece into what's going to become this district,
18 right. So there's parts of this that's similar in
19 terms of site layout and use. But then we find a way
20 to really distinguish this to say, okay, now this is a
21 transition piece and it's something that's going to be
22 very different.

23 Access, as you can see, there's three
24 driveways, one to the north, one in the middle, and
25 one to the south. We see the middle driveway being

1 one of the main focal points and the main access point
2 into this overall development when that happens. You
3 can see that there's significant pedestrian walking
4 paths between each one of the buildings. There will
5 be allowances for bicycle parking as much as we can
6 get or as much as we need. And we've also proposed
7 full cutoff Led lighting high efficiency that will
8 provide zero light pollution.

9 This is a look at what that main entrance
10 driveway would look like. It's high landscape design.
11 We're looking to reuse that important kind of
12 nostalgic sign that I had earlier in the presentation.
13 That's been a landmark of this site for so many years.
14 And then you can kind of get a get a sneak speak into
15 the building architecture as well, which I'm going to
16 get into here now.

17 So this is the phase one buildings, I'm
18 starting with the, I'll start with building on the
19 right, which is the fitness center. The main element
20 what's making this cool and unique are the beams and
21 columns that kind of outline the main arcade area of
22 the building. You've got metal siding below that and
23 above that 12-foot high windows, and a brick ledge
24 located at the bottom with a 24-foot building height,
25 and then that's mixed with the brick and mason veneer

1 in the rear. But all high quality materials with a
2 good mix. And then moving to the shopping center, you
3 can see that it has its own identity. It looks a
4 little bit different, but there are some key elements
5 that tie it together. There's a different type of
6 metal siding. You've got the brick veneer. You can
7 see a lot of different changes and overall elevations
8 to create some britacality. There's some bumps that
9 come in and out. But then if you look at the middle
10 kind of central piece, again we've got those beams and
11 columns kind of creating that arcade to tie the
12 buildings and this development together. And then
13 we'll be playing with some of these features as well
14 in the future phases of this development. Where the
15 buildings will all have kind of their own identity,
16 but there will be a piece or two that kind of ties it
17 together. There's also right below, or above the
18 windows, I should say, you've got the canopy. And the
19 canopy will be attached not like the old style where
20 you can see the entire canopies coming down, but with
21 a rod and turnbuckle, with then just the flat top that
22 will protect people from rain and snow and everything
23 else. They're long lasting materials. They're kind
24 of timeless as well. So you're not going to look at
25 these things in 20 years and say that looks, you know,

1 kind of funny, like we do some buildings from 20 years
2 ago.

3 So as I mentioned, we really see this, units
4 two and three as the gateway to this overall
5 development. We see this is a very necessary and
6 first step to overall economic success for this
7 project. We think that if we start to build this and
8 if we can get phase one in the ground and constructed
9 and get some activity, that a lot of future businesses
10 will grow from that. But we have to start somewhere.
11 This is a very necessary first step.

12 The overall big picture of this is between
13 all the units there's going to be a very important
14 roadway network, and in that roadway network that kind
15 of splits all those units, there's going to be a
16 walking path and a significant number of trees, and it
17 separates the different uses. But the only part of
18 that that we'll be building right now you'll see is
19 the driveways. But a more important aspect of what
20 there is, within that road network is called a
21 perimeter path. And a perimeter path is an eight-foot
22 wide overall path that kind of hugs the entire
23 development, and it is very high streetscape,
24 landscape design, and you can see it just adjacent to
25 the Greenfield frontage along the front here, zooming

1 up a little bit closer.

2 I mentioned previously compatibility with
3 the surrounding uses. And however we could create
4 some design features that would really, really
5 separate this development from everything else you see
6 on Greenfield. And this is really the separator. So
7 you've got overall -- this is what creates the
8 district. This is a transition into the district.
9 Right when you walk past the site to the north and on
10 to this site, you can feel a major difference with
11 this high landscape and streetscape. So, first of
12 all, the path is eight-feet wide, much wider than your
13 typical walking path. There's three feet of
14 protection from the road. But as you move into the
15 site, there will a hedge across the entire frontage of
16 1500 feet. And every 50 feet on center within that
17 hedge you're going to have a brick pillar or a stone
18 pillar, a stone column. And then uniformly placed
19 between those columns you're going to have street
20 trees. And also within that you're going to have a
21 series of different shrubs and perennial plants.
22 We're proposing over 40 frontage trees, another 26
23 along the driveways. We're improving this site to
24 have about 18 percent green space overall. And what
25 exists now is almost zero.

1 It is a significant improvement to what's
2 there. It's an important start to what we think is
3 one of the most important projects not only within the
4 state and the region, but within the country, and
5 we're really proud of the product that we're putting
6 in.

7 MR. CROAD: Tim, before you go to the next
8 slide, I just won't to mention this is going to be
9 setting the stage for a mile and a half perimeter
10 around the entire site. So everything that gets set
11 in this stage will set the tone for all the perimeter
12 development. And the goal is to have a mile and a
13 half walking development inclusive of anything
14 internal. So this will be the unified streetscape
15 that will be carried around in the various phases of
16 development, and it's really important that we get
17 this right in the first phase.

18 MR. PONTON: It's a good thing Terry
19 interrupted me, because I forgot to talk about the
20 pedestrian plazas before I moved on. So you can see
21 the little pedestrian plaza. Again, it's going to be
22 high landscape design. There will be benches located
23 in these little community and public areas. It will
24 be a mixture of a wall and some type of rod iron
25 fencing to provide visibility that will be at every

1 corner of -- let's see. You can kind of see one at
2 the corner here, and that will be located at all the
3 entrances as you enter the site.

4 That completes our presentation, and we're
5 here and happy to answer any questions. Thank you for
6 the opportunity to speak.

7 MR. HUNTINGTON: Okay. Thank you. Okay.
8 I'd like to take this time to open it to the public.
9 If there's anyone that would like to speak on this
10 rezoning request, please step forward. Yeah, come on
11 up. State your name and address for the record,
12 please.

13 MR. STRAIN: Yes, my name is Alvin Strain.
14 I live 18471 West Nine Mile Road in Southfield. And
15 I'm just curious, I'm really excited about what I see
16 here. One of the things, and I just relocated here in
17 May from Atlanta. And my wife and I we travel for our
18 groceries, upscale market, we go all the way up to 15
19 Mile, Maple Road and Lahser to Plum Market. Now, I'm
20 looking at this site here, and I know that the Kroger
21 market on Greenfield is now moving to, I think, Twelve
22 Mile. And that's supposed to happen sometime in June.
23 So we're going to lose that one Kroger market, which
24 is not very good anyway. But is this complex, is the
25 future thought that we would have an upscale food

1 market like a Plum Market or something of that nature?

2 I don't know if we're at that point to say that.

3 That's my comment.

4 MR. HUNTINGTON: Okay. Thank you. Anyone
5 else? Okay.

6 MR. CROAD: Through the Chair?

7 MR. HUNTINGTON: Yes.

8 MR. CROAD: After you close the public
9 hearing, maybe Mr. Scott Jonna can just respond to the
10 petitioner's comment.

11 MR. HUNTINGTON: Okay. Anyone else from the
12 public?

13 Seeing none, the public hearing -- the
14 public portion is closed. Okay. Petitioner, you can
15 step to the front here.

16 MR. CROAD: Go ahead, Scott.

17 MR. JONNA: Thank you. Scott Jonna with AF
18 Jonna Development. The City of Southfield has been a
19 true pleasure to work with. The developments in the
20 city we have we're truly proud of and, as you can see,
21 we truly put pride in our developments. We have
22 engaged Friedman to do our leasing on the site, and
23 they have just started. They just put four lease
24 signs up. I believe there's four, four by six
25 V-shaped monuments, and then we'll be hitting every

1 tenant possible to fill this place up.

2 Does that answer that? Any other questions?

3 MR. HUNTINGTON: Okay. Commissioners, any
4 questions, concerns? Commissioner Martin?

5 MR. MARTIN: You were -- the gentleman was
6 speaking about sewage line that was there. He said
7 there was a five foot sewage line and drainage line.
8 What other buildings are using those lines? I
9 understand, you know, those -- the former buildings in
10 Northland use them. Are any of the other buildings on
11 Greenfield using those lines?

12 MR. PONTON: There is. There's a little
13 corner development to the south that runs through our
14 site. Let me see if I can find an aerial. There you
15 go. So do you see that little wedge underneath unit
16 four, that development also runs north and into the --
17 across our site and into Greenfield Road in front of
18 our site.

19 MR. MARTIN: So nothing south of Northland
20 Drive uses them?

21 MR. PONTON: The one development south of
22 Northland Drive does.

23 MR. CROAD: That's that large office complex
24 south.

25 MR. HUNTINGTON: You good?

1 MR. MARTIN: And the art structures that you
2 have, I know they're just proposed and not really --

3 MR. PONTON: Right.

4 MR. MARTIN: But there's two things I look
5 at. Are they childproof and kid proof safe. That's
6 something that, you know, in an open area like that,
7 when people are out there shopping with kids, kids are
8 going to climb whatever they can. And that's
9 something that needs to be considered, if they have
10 access to be able to climb it, what are they going to
11 fall into, or is it something where there's sharp
12 edges or something? That's just something to consider
13 when you get to that phase. I know this is way too
14 soon for it.

15 MR. PONTON: Absolutely. No, it's a very
16 fair comment. Yeah, we just have some place holders
17 in there now, just so you guys know something will be
18 there.

19 MR. MARTIN: You also had mentioned benches
20 in the landscaped area. They're just along there.
21 You know, they're not in your concept, so those are
22 something that's also -- that will be down the road.

23 MR. CROAD: Yeah, through the Chair. We
24 have -- all of the streetscape elements have been very
25 defined, the brick columns, the thickness, the height,

1 those are some of the details that we have to match up
2 with the drawings. But we will be specifying a bench,
3 a trash receptacle, a bike rack, street poles.
4 Everything will be uniform.

5 MR. MARTIN: So like --

6 MR. CROAD: Just like City Centre. Just
7 like the Evergreen Road and City Centre. Everything
8 will match and be unified and compliment each other.
9 And, again, this will be the first development. So
10 whatever we decide on, you know, the final product
11 will used throughout the development.

12 MR. MARTIN: Thank you. I think it looks
13 very nice. It's a nice start. Just want the whole
14 thing done.

15 MR. CROAD: Yeah. And again, you know, I've
16 used the phrase when steel starts going up and the old
17 building starts coming down --

18 MR. MARTIN: Oh, yeah.

19 MR. CROAD: -- there will be a lot of
20 excitement. They have an aggressive timeline to get
21 through all their approvals through this winter.
22 They'll be breaking ground first thing this spring.
23 We know how quickly that they move. We know that the
24 activity will generate future activity. And,
25 hopefully, they will be sequentially building phases

1 one and two and then moving south all the way down,
2 they'll have projects in line with that.

3 MR. HUNTINGTON: You good?

4 MR. MARTIN: Yeah.

5 MR. HUNTINGTON: Okay. Commissioner Denson?

6 DR. DENSON: Thank you. How many -- how
7 many phases are there?

8 MR. PONTON: So right now this is the first
9 phase. And what we're saying, because we don't
10 necessarily know the answer to that question, we're
11 hoping it's two, but we're calling this a future
12 phase. And I think what that means is if the
13 applicant can get a tenant that he wants on unit
14 three, for example, that they would build just that
15 one building in the parking lot in front of it.

16 The one thing that is important to remember
17 is that all the streetscape and landscape frontage
18 will be done in phase one. So the whole entire top
19 piece will be done in phase one, and then all of the
20 frontage for units two and units three, including the
21 trees. And if they get one building, I don't think
22 they're necessarily waiting for all four is my point.
23 If they all come at once, they'll build all four at
24 once. But if one good user comes along, they would
25 also build that in the parking lot in front of that as

1 well.

2 DR. DENSON: Okay. I know that the city has
3 the tenens of purchase agreement. And it's more than
4 the what six -- I mean, eight -- yeah, this is eight.
5 I mean, eight --

6 MR. PONTON: Nine acres, in terms of --

7 DR. DENSON: Eight.

8 MR. PONTON: Nine acres. This is just under
9 nine acres.

10 DR. DENSON: Okay. But I know that the
11 agreement is more than that. So what --

12 MR. CROAD: I can clarify that, through the
13 Chair. So AF Jonna has a purchase agreement for units
14 two and three that are approximately nine acres.
15 That's what we're considering tonight. That is
16 exclusive of other purchase agreements or letters of
17 intent for the remaining parcels. Of approximately
18 the 120 acres, 111 are spoken for. So in subsequent
19 meetings you will see other development portions of
20 the property under separate purchase agreements by
21 separate development companies. But tonight we're
22 just on the -- focused on the nine acres for AF Jonna.

23 DR. DENSON: Right. So in terms of, is a
24 representative from Jonna here?

25 MR. CROAD: Yes, Mr. Scott Jonna.

1 DR. DENSON: So not including this part that
2 we are talking about, do you have any other areas -- I
3 mean, other businesses that are thinking about coming?

4 MR. JOHNSON: Right now we're working
5 through the whole diligent phase, and there's not
6 really too much to speak on, besides our plan that
7 we're trying to show. So as of right now, I can't
8 speak on anything. Thank you.

9 DR. DENSON: Thank you.

10 MR. HUNTINGTON: Commissioner Willis?

11 MR. WILLIS: Thank you so much. First of
12 all, I need to say I think it's a great project, but I
13 was disappointed that it did not abut the sidewalk.
14 And I heard your reason, understand the rationale
15 behind it. I think a sidewalk abutting businesses is
16 just a different character, different nature and --
17 well, I'll get off of that one.

18 MR. CROAD: If I could, Mr. Willis, just to
19 remind you, the very first photo that I showed was a
20 concept plan that did not have builded up close to
21 Greenfield.

22 MR. WILLIS: Okay.

23 MR. CROAD: If we can go to the very first
24 slide. So this is the concept plan that was approved,
25 and you'll notice that the buildings were not up close

1 to the road. And the reason was that we were working
2 off of the Montgomery building setback, and all of
3 that development was based on that existing setback.
4 There was at least two rows of parking proposed in
5 this concept plan. So one was working, respecting the
6 existing setback of the former Montgomery Ward's Tire
7 Center.

8 The second one that we got reminded is all
9 the utilities that run through there. So it never was
10 the intent to have Greenfield frontage buildings built
11 right up to the road.

12 MR. WILLIS: Okay.

13 MR. CROAD: So I just want that to be clear.
14 Now some of the interior ones, yes, we were trying to
15 get the zero lot setback.

16 MR. WILLIS: Okay. I do have a question
17 though. I'm looking at your elevation, it's on page
18 19. And it shows the back of the buildings and
19 they're very plain, they're just straightforward back
20 of buildings. And it looks like there's going to be
21 an additional phase where the back of the building is
22 going to be, and I'm looking at now page 17, in the
23 back of building two there's white space. That's the
24 elevation. I think if you look at the lower fours,
25 the ones near the bottom you can see that there's just

1 relatively plain. And my feeling is it's okay if
2 those buildings will be seen by the back of other
3 buildings or other projects. Right now it's just kind
4 of open. And it looks like if it's a project in back
5 of there, what they'll see is the back of those other
6 buildings. And the aesthetics of it is something I
7 would be concerned with.

8 So what I can see, again on page 17, is
9 white space. Again, I don't know what that next phase
10 is going to look like. If the building is going to
11 face just the opposite to you and the back of that
12 building is going to face the back of your building, I
13 have no concerns. But if this is going to be an area
14 that has other venues, other businesses, if it's going
15 to be open for the public, then I have concern with
16 that relatively plain facade.

17 MR. PONTON: Yeah, we had to considered
18 that, and there are some ideas what will occur behind
19 unit two. So the buildings you're look at now, that
20 northern one, that's unit two specifically. And we've
21 intentionally left those green belts in the rear that
22 you see located now as an opportunity to provide
23 evergreen trees and a lot of different buffer areas,
24 depending on what that next use could be, whether or
25 not that's retail or shopping center or potentially

1 residential, it kind of changes the way and aspect of
2 where you want different windows and lines of
3 visibility and those things. But if you notice the
4 area in the rear, we've left that just in case we have
5 to provide a full row of evergreen shrubs that will
6 provide a full buffer between those buildings and the
7 adjacent future use.

8 MR. WILLIS: Okay. So it would be your
9 idea, then, if there's another building and they would
10 look directly at you, you would use trees, use
11 shrubbery, that kind of thing.

12 MR. PONTON: Right.

13 MR. WILLIS: Okay. I'll pass. Let me think
14 about that, but I'll pass.

15 MR. CROAD: Through the Chair, to
16 Mr. Willis' point, Mr. Spence and I, that's one of our
17 conditional requirements, is to dress up the north and
18 the west facade of this building. We also feel it's
19 too plain. And that is one of our comments in our
20 conditional approval. So we will work with the
21 architect on dressing that up. Regardless of what
22 happens there, and regardless of shrubs or walls and
23 so forth, we'd like to see the north and west side
24 have some more architectural embellishments to break
25 up that long blank wall.

1 MR. WILLIS: Okay.

2 MR. CROAD: Also, you may or may not see
3 that, but the sample building materials have been
4 brought here just to show you the variety of some of
5 the brick and color material on those buildings. So
6 what you see as the white is probably the beige brick
7 on the bottom. And the colorization of the bricks
8 will help break up that wall as well. But I'd like to
9 see some vertical pilasters, pillars, columns offset
10 that provides a shallow light. And if possible even a
11 couple windows to break up, depending on the tenant
12 and their interior use.

13 MR. WILLIS: Thank you.

14 MR. CULPEPPER: To the Chair?

15 MR. HUNTINGTON: Mr. Culpepper?

16 MR. CULPEPPER: Thank you. Let me say, I
17 think this is great to have this area rezoned. And
18 let me say, judging from what has been done on Twelve
19 Mile and Southfield, I'm glad that Jonna is doing
20 this, because I agree with Mr. Martin here. The way
21 this is laid out, this will definitely set off
22 Evergreen. If it comes to fruition that the landscape
23 is going to show. I was along with Mr. Willis at
24 first about having the closer to the curb, but I
25 didn't know about the drainage. But I think this is a

1 great project. I agree that once this is broken, if
2 it's approved, that it will bring people. Because
3 this is the gateway to that area, and I think it
4 separates this area. If it looks anything like the
5 project on Twelve Mile and Southfield, I think it's
6 great. These nine acres will, once it comes up and
7 it's to fruition, I think it's great. Along with the
8 comment about whatever artwork you put in there.
9 We've always had a thing about artwork in, but it has
10 to be safe. I know you haven't decided what you're
11 going to put there, but it has to be safe. I think
12 rezoning of this is a hundred percent great, and I
13 approve it. I think it's a great job. Thank you,
14 Chair.

15 MR. HUNTINGTON: Mr. Martin?

16 MR. MARTIN: I know here, again, this is --
17 you talked about doing the building. But I don't see
18 at the rear of the building any place for any type of
19 loading, unloading shelf stock, that type of thing.
20 And I assume that that would have to be considered in
21 determining the type of building, the actual tenant
22 that would use the building and what type of entrance
23 and exit you would have at the back for loading or
24 unloading, along with the green space that Terry's
25 talking about.

1 MR. PONTON: Yeah, absolutely.

2 MR. CROAD: We require a minimum of 20 foot
3 around the rear of the building for emergency purpose
4 access. And that could be designated part of their
5 loading zone, and we could designate hours of loading
6 and unloading so it doesn't interfere with the
7 shopping.

8 MR. MARTIN: Yeah, I guess my thing was on
9 the architectural elevations it showed no rear
10 entrances or exits.

11 MR. FREUND: The final door locations are
12 still subject to the final floor plans. But if you
13 kind of kind of take a peek at this plan, we've left
14 room in the rear of both of the buildings where the
15 proper size trucks to pull up and unload. It's just a
16 matter of placing the doors once this is finalized.

17 MR. MARTIN: I notice you had the truck cut
18 in the rear of the building on your color diagram.

19 MR. CULPEPPER: To the Chair?

20 MR. HUNTINGTON: Yeah, Commissioner
21 Culpepper?

22 MR. CULPEPPER: Could we get a better look
23 at the --

24 MR. MARTIN: The materials.

25 MR. CULPEPPER: I'm concerned about the --

1 yeah. No, no. But what you have in your hand, that
2 would be what would be in the rear, what you have in
3 your hand?

4 DR. DENSON: The stone.

5 MR. PONTON: No, stone is the whit piece,
6 what you see if you go back to the elevation.

7 MR. CULPEPPER: It would just be white in
8 the back.

9 MR. GEKIERE: No, right there. My name is
10 Jason.

11 MR. CULPEPPER: I'm sorry.

12 MR. GEKIERE: That's okay. So where you see
13 some of the light colors like at the top of those
14 columns, that's where you see the stone accents.

15 MR. CULPEPPER: Okay.

16 MR. GEKIERE: Here, where you have the sort
17 of the yellow banding down at the bottom and the red
18 brick, that's where you're going to see red brick.

19 MR. CULPEPPER: So it will be brick and that
20 will be glass, also? The architect --

21 MR. GEKIERE: Yep. We're showing, these
22 colors are subject to change. But, you know, for the
23 most part it should be in this color pallet. We
24 might -- you might see some more bunch block at the
25 bottom there, it's a little more durable than the

1 brick, but it's all in there.

2 MR. CULPEPPER: But it is in the plan to
3 doing to do something in the back, maybe glass or
4 something, regardless of what's behind it, because
5 it's not going to be completely --

6 MR. GEKIERE: Absolutely. We'll work with
7 Terry and his team to resolve it.

8 MR. CULPEPPER: Okay. I'll stand my main,
9 let the architect take this. I was just concerned.
10 Thank you, Chair.

11 MR. HUNTINGTON: Okay. Commissioner
12 Griffis?

13 MR. GRIFFIS: Was the fitness center in a
14 different lot originally, it was to the south, further
15 south?

16 MR. PONTON: It was. So what we did was,
17 originally when we were with you a couple weeks ago,
18 we had -- what we were doing in phase one was the
19 fitness center on the southern part of unit three and
20 the shopping center on unit two. And what happened
21 after that meeting, kind of everybody started thinking
22 why should we build two complete developments, when we
23 can kind of lump the two that we have in phase one and
24 make one unified complete development. So I should
25 have touched on that. So, you know, good call on

1 bringing that to light. But that was the thought
2 process behind the change.

3 MR. CROAD: The other thing that I could
4 add, is that we, subsequent to your study session, the
5 development team and the city met with Ascension and
6 Providence Hospital on their future plans. And I
7 think everybody agreed that having the fitness center
8 closest to the hospital made more sense, as far as
9 physical therapy, physical fitness, and walkability.
10 So for those two reasons, the design team moved the
11 building.

12 MR. HUNTINGTON: Okay.

13 MR. GRIFFIS: That was one of my original
14 design comments, was that the fitness center was
15 plain. You still have a blank wall of brick, but it
16 looks infinitely better in the right location on the
17 site.

18 MR. PONTON: Right.

19 MR. GRIFFIS: So this, everything you said,
20 this makes way more sense to have the complete
21 development here. The style of the buildings, I
22 really like the style. It's further developed than
23 what you had last time. I see you're putting a lot of
24 masonry on these buildings. I mean, these are nice
25 sides and backs and secondary faces. I mean, the

1 typical strip centers are concrete walls with peeling
2 paint after 20 years. I mean, these are nice. If you
3 drive around the building on Southfield Road, there's
4 apartments behind it. It's a similar treatment to
5 what they did over there, which is a good concept.

6 I really like the -- I really like the
7 architecture of it. It's simple. It's fair, but it's
8 going to be, I think, unique if this ties back in.
9 There may be some adaptive reuse of the old buildings.
10 Maybe, you know, these tower open structure elements
11 you have going I think is going to be a cool aesthetic
12 to payoff as you go. And the unified landscape, I
13 remember when all the bike paths and everything out
14 here on Evergreen Road and the roundabouts when that
15 was all just we were thinking about it, and we were
16 looking at dirt and mud, and as it all got built, it's
17 awesome. I use it personally all the time. I ride my
18 bike around here.

19 So once those elements are there, people
20 start to notice that good things are happening. This
21 is a nice development. This is a big development.
22 But what's most exiting to me is what's going to
23 happen with the rest of the site. And I think this
24 is -- I said it before, too, somebody has to go first.
25 This is a nice first, this a couple big projects right

1 here. I think this is going to really, hopefully, get
2 a lot of momentum going. You know, to answer that
3 question like who's coming next, whoever wants,
4 whoever is quality and signs a lease, we'll build them
5 another building right away. That's going to be
6 great. This is exciting. Hopefully, this thing runs
7 out for the next five to ten years and it's all
8 looking beautiful and full. I think it's exciting.

9 I appreciate the nod to the old Northland
10 sign, too. It's kind of cool reusing that and still
11 mixing in all the modern elements with it. So I think
12 that was a good little touch at the end.

13 MR. PONTON: Thank you.

14 MR. GRIFFIS: Very excited.

15 MR. HUNTINGTON: Commissioner Denson?

16 DR. DENSON: Thank you. I see that you have
17 your proposal -- proposed bike racks. But where did
18 you -- where are they, because I don't see them -- I
19 mean, I don't see them, but I know they are there.
20 Where?

21 MR. PONTON: So we'll have bike racks in
22 front of all the buildings, and then also located at
23 all the pedestrian pathways that come into the site.
24 So you're going to have, you know, in totality when
25 this thing is done probably 12 different bike rack

1 locations, and probably 24 overall bike racks.

2 DR. DENSON: But it's not showing here?

3 MR. PONTON: So there's a full set that we
4 submitted, our formal drawings to the city that have a
5 lot more detail. These are kind of our renderings
6 that we put together for our presentation here
7 tonight. But, you know, we'll be happy to detail
8 those better for you and show the locations.

9 DR. DENSON: Thank you.

10 MR. PONTON: It's such a big site,
11 unfortunately, that it's hard to see some of the small
12 design items.

13 DR. DENSON: Do we have them at the -- when
14 we talk about the site plan?

15 MR. CROAD: They should be part of your
16 packet that was handed out tonight. They're 11 by 17
17 scale, so it might be difficult to see the level
18 where's a bike rack, but that will be part of our due
19 diligence, to make sure that they comply with it.

20 DR. DENSON: And I just wanted to identify
21 where so that I can see. Thank you.

22 MR. CROAD: So, again, I want to remind you
23 you're going to be approving a master development
24 plan, and then you're going to be -- part of that
25 master development plan will be phase one site

1 improvements, to your point. So those drawings are
2 part of your packet.

3 MR. SPENCE: If I may, through the Chair,
4 yeah, if you look at your sheet C4, just north of the
5 three unit retail building there are proposed bicycle
6 racks for four spaces there.

7 MR. CROAD: In essence, you're going to
8 provide at least a bike rack at each development pad?

9 MR. PONTON: Yes.

10 MR. CROAD: Plus some areas where there's
11 the pedestrian plaza and so forth?

12 MR. PONTON: That's right.

13 MR. CROAD: But there are notes on the plan
14 that identify where those bike racks are.

15 MR. PONTON: Yes.

16 MR. SPENCE: And if I may, through the
17 Chair, there's also two bike racks for four spaces off
18 the northeast corner of the fitness center as well on
19 sheets C4. So there's four spaces available at the
20 fitness center, four spaces available at the retail
21 center.

22 DR. DENSON: Thank you.

23 MR. HUNTINGTON: Mr. Culpepper?

24 MR. CULPEPPER: Yeah, to the Chair. Thank
25 you. I hope this was within your scope. Are you

1 planning on doing anything with the ball, that
2 Northland ball?

3 MR. PONTON: With the --

4 MR. CULPEPPER: On page 18, you've got the
5 Northland sign and you've got the big ball that's been
6 there.

7 MR. PONTON: The Water Tower.

8 MR. CULPEPPER: Yeah.

9 MR. PONTON: What I'll say is this, that's
10 not located on this development, units two or unit
11 three. But the big picture intention, you know, the
12 reason for showing these very important aspects is
13 that we want to keep them and include them as part of
14 this.

15 MR. CULPEPPER: Okay.

16 MR. CROAD: Yeah. And that was brought up
17 today in an earlier meeting, that it's the city's
18 desire that if the Water Tower can feasibly be kept,
19 that we do it as an aesthetic and it could possibly be
20 part of their art requirement. But a structural
21 analysis will have to be done to see if it's safe and
22 cost prohibitive to keep it. But it will not be used
23 a Water Tower, but that is a subsequent phase.

24 MR. CULPEPPER: Okay. And along with what
25 Dr. Denson was saying, we understand you're going to

1 have bike racks at the property. I'm looking, it's
2 here. Are you going to have bike racks at the
3 entrance as you go into the complex, if you have
4 someone that comes in and want to ride around or walk?

5 MR. PONTON: Do you see the crosswalks here
6 on those paths?

7 MR. CULPEPPER: Uh-huh.

8 MR. PONTON: So along our streetscape design
9 there's a little entranceway that we'll put a little
10 bike way along Greenfield. Whether or not we want to
11 put them next to the driveways is probably unsafe, so
12 we won't be putting them at that pedestrian corner,
13 but certainly along the buildings and probably at the
14 pedestrian entrances. So you see that little entrance
15 right there, where you see a piece of art, those will
16 have a bike rack as well.

17 MR. CULPEPPER: Okay.

18 MR. PONTON: The sidewalk comes into the
19 side a little bit.

20 MR. CULPEPPER: Thank you. Thank you,
21 Chair.

22 MR. HUNTINGTON: Anyone else, any
23 Commissioners? Okay. Terry?

24 MR. CROAD: Yeah, so on this slide itself,
25 number 20 there, the front of the retail. I like the

1 attempt to soften with the landscaping, but Jeff and I
2 don't think that's practical for people parking and
3 trying to walk in and access. So either we would
4 suggest you use some raised planners and kind of break
5 that up or push the landscaping. If you've got the
6 one view of the fitness center, the perspective.
7 Similar to that. Just either push the landscaping up
8 against the fitness center's wall so then you keep the
9 sidewalk open and unimpeded, or reduce the amount of
10 landscaping on that frontage to allow for significant
11 points of access.

12 MR. PONTON: Yeah, it's probably a little
13 excessive there.

14 MR. CROAD: We like the attempt of the
15 softening, but I don't think it's going to be
16 practical and there's no sense, you know, trying to
17 work that in. Now, if you had some large raised
18 planters and they were spaced apart, that could do it,
19 or landscaping against. But that was one concern.

20 I think we've already touched on we'd like
21 to see the building facade on the fitness center
22 broken up with some architectural development, similar
23 to what you have in the rear of the retail center.
24 And on your next submittal, that green space on the
25 south side of unit two, unless that's going to be a

1 dedicated park, just conceptually show a building
2 footprint, you know whether it's a bank, a
3 drive-through, whatever it is. Just conceptually. We
4 know in phase one it will be green space. I like the
5 fact that we're going to have all the streetscape
6 elements from north to south built as part of phase
7 one. And the primary entrance road with the median
8 and the secondary entrance roads on the north and
9 south will be kind of stubbed out and landscaped.

10 One of the comments that I mentioned is that
11 we'd like to see the decorative crosswalk go from
12 north to south through each of the three driveway
13 entrances so it's a continuous pedestrian crosswalk,
14 and the median then becomes a safe harbor for
15 pedestrians, similar to what we have out here on
16 Evergreen Road.

17 MR. PONTON: Good. It makes sense.

18 MR. CROAD: And then Mr. Spence has a list
19 of a few minor things that we picked up in our latest
20 review this afternoon. We will make our conditional
21 recommendation of approval of the development
22 agreement subject to us sitting down and flyspecking
23 all of those requirements.

24 MR. PONTON: Okay.

25 MR. CROAD: Mr. Spence?

1 MR. SPENCE: Okay. So, again, they're not
2 major issues, more or less just some details. We
3 would like an elevation of the landscaping along
4 Greenfield Road that does show what the landscaping
5 looks like with the pillars. I know we kind of get a
6 sense of that from the perspectives, but we would like
7 an actual head-on, as if you were looking from
8 Greenfield onto that, along with the dimensions in
9 between each pillar.

10 MR. CROAD: And if I could just jump in. If
11 you go to slide 25, your detail on your -- yeah. Your
12 detail of the pillars on your site plan is about a
13 four-foot height, maybe by like a one by one. And we
14 have a very specific two foot six by two foot six.
15 It's a little meatier and it's a little stouter. If
16 you could just replicate this detail on your plans.
17 Because you conceptually show this on the perspective,
18 but on your actual site plan you show a very thin
19 48-inch high column.

20 MR. GEKIERE: This was our intention, Terry.

21 MR. CROAD: Yeah. I just don't want these
22 details to be overlooked so the Commission knows that
23 if they give a favorable recommendation, it's subject
24 to these things being worked out.

25 MR. HUNTINGTON: That's it. Okay. Thank

1 you. In order for this property to reach it's full
2 potential, you know, rezoning is very necessary. This
3 is a beautiful piece of property, and I'm kind of
4 tired of looking at a sea of asphalt, so it's going to
5 be great driving down Greenfield and seeing some
6 really nice green space there. It looks like you're
7 doing a good job. We know Jonna is going to do a good
8 job putting this thing together. So I think it's a
9 great project, and I'm looking forward to seeing this
10 moving forward.

11 Can we have the recommendation from the
12 Planning Department?

13 MR. SPENCE: If I may, through the Chair,
14 just one additional comment. I know we've been
15 focusing pretty heavily on unit two. With regard to
16 unit three, I think it's been noted that while there
17 will be no buildings there, there is some planned
18 development on that property. If I may. If you can
19 go to the very last slide, it kind of gives you a look
20 as to what unit three is. Yeah, right there. So
21 while unit three, basically, while there's no
22 buildings, the proposal is for seeding of that
23 particular area, and then the landscape treatment
24 along Greenfield Road, and you can see the treatment
25 along the street. So that is what is coming before

1 you this evening, that is unit three, and that is
2 basically their phase one for unit three, and you'd
3 also be looking at approving that tonight.

4 MR. HUNTINGTON: Okay. Good. Commissioner
5 Willis?

6 MR. WILLIS: I have a question. You're
7 looking at seeding for that unit three, nice layer of
8 grass, but grass grows, needs to be maintained,
9 watered, all of those other things. Who cares for
10 that?

11 MR. CROAD: They will as owners. And if
12 construction proceeds like they anticipate, they'll
13 just be sequentially building along that way, you
14 know, from north to south. If there's a pause in
15 development, then they will have to maintain that as
16 green space.

17 MR. WILLIS: Okay.

18 MR. CROAD: So any recommendation we're
19 doing now is only on unit two, PZRODD19-0001. And
20 then we're going to open up the second public hearing,
21 but do a shorter presentation.

22 MR. HUNTINGTON: Okay.

23 MR. SPENCE: So, through the chair, the
24 Planning Department's recommendation with regard to
25 PZRODD19-0001 is favorable consideration to amend the

1 existing Northland Subarea Redevelopment Plan ODD and
2 offer the Master Development Plan for unit two, as
3 well as construction for phase one development in
4 accordance with the proposed development agreement on
5 4.1 acres of land with underlying RS, Regional
6 Shopping District, for the following reasons:

7 The proposal will be consistent with
8 surrounding zoning classifications as in accordance
9 with the Southfield Comprehensive Master Plan that
10 indicates Downtown Development Authority Subarea for
11 the parcel, and is consistent with the Northland
12 design guidelines and standards.

13 Proposal utilizing the Northland Subarea
14 Redevelopment Plan ODD, Overlay Development District,
15 provisions with underlying RS, Regional Shopping,
16 zoning will allow the petitioner to market the
17 properties for redevelopment with mixed use compatible
18 with abutting existing developments, and will allow
19 for development flexibility in accordance with the
20 attached amended ODD Development Agreement.

21 Proposed rezoning will not have adverse
22 effects upon adjoining zonings or land uses. And the
23 petitioner will work with the Planning Department to
24 finalize the amended Northland Overlay Development
25 District Development Agreement for unit two.

1 MR. CULPEPPER: To the Chair?

2 MR. HUNTINGTON: Commissioner Culpepper?

3 MR. CULPEPPER: Question. Jeff, are you
4 going to add those ones you just talked about to this?

5 MR. CROAD: We did a blanket saying that
6 they'll work with us on the details.

7 MR. CULPEPPER: Okay.

8 MR. CROAD: So we'll ensure that those
9 things that were discussed are incorporated into the
10 plan.

11 MR. CULPEPPER: Okay. I just wanted to make
12 sure. Thank you.

13 MR. HUNTINGTON: Commissioner Denson?

14 DR. DENSON: So can you -- I mean, highlight
15 the things that you have to discuss.

16 MR. CROAD: Yes. We can go over those
17 again. So the elevations of the north and west of the
18 proposed fitness center will have to have some
19 additional architectural embellishments. The
20 landscaping that's proposed in front of both
21 developments will need to be scaled down to allow for
22 pedestrian flow.

23 MR. SPENCE: Unit two, the pad for unit two,
24 the south portion, it will at least provide to us a
25 proposed building layout for that future phase.

1 MR. CROAD: And that the development
2 agreement, dimensional requirements will be adjusted
3 based on the plans that are being approved tonight.

4 MR. SPENCE: Elevations for landscape and
5 treatment as well.

6 MR. CULPEPPER: To the Chair?

7 MR. HUNTINGTON: Yes.

8 MR. CULPEPPER: And those requirements will
9 be done administratively right, Terry?

10 MR. CROAD: Yes. That's what we're asking
11 for.

12 MR. CULPEPPER: Just want to be sure. Thank
13 you, Terry.

14 MR. HUNTINGTON: Commissioner Miah?

15 MS. MIAH: I was just going to say as a
16 result of the favorable consideration from the
17 Planning Department, that I suggest that we, I'd like
18 to propose that PZR18-0003 -- or 0001 --

19 MR. HUNTINGTON: Hold on one second.
20 Commissioner Denson, did you have another question?

21 DR. DENSON: Just one more question. So
22 parcel three, is it -- explain again what's the
23 procedure -- I mean, what's the --

24 MR. CROAD: We're working on parcel one
25 right now. And as soon as that gets completed, we're

1 going to open up parcel two for a public hearing
2 discussion and a separate approval.

3 DR. DENSON: Okay.

4 MR. HUNTINGTON: Okay. Do I have a motion?

5 MR. WILLIS: I would second the motion
6 that's on the floor.

7 MR. HUNTINGTON: Okay. I have a motion by
8 Commissioner Miah for favorable consideration, and it
9 was seconded by Commissioner Willis. All in favor?

10 (All stated aye.)

11 MR. HUNTINGTON: Any opposed? Okay. So

12 PZR18-000 --

13 MR. GRIFFIS: That's the wrong one.

14 MR. HUNTINGTON: PZRODD19-0001 passes.

15 MR. CULPEPPER: All right. Good luck.

16 MR. HUNTINGTON: Next on the agenda we have
17 PZRODD19-0002.

18 MR. WILLIS: I would move for --

19 MR. CROAD: Thank you. Through the Chair,
20 we have to have a separate public hearing on this.
21 We'll keep the presentation brief, because I think we
22 covered it in detail under the first phase. But this
23 is a separate public hearing, PZRODD19-0002. The
24 petitioner is AF Jonna Development. The property is
25 located on the east side of Greenfield between JL

1 Hudson Drive and Northland Drive.

2 The parcel is approximately 4.54 acres.
3 This is within the Lifestyle and Shopping Districts of
4 Northland Overlay Development District. And this
5 proposal is to amend the current Northland Subarea
6 Redevelopment Plan Overlay Development District to
7 allow for development of commercial buildings on
8 proposed sub parcel unit three, which is highlighted
9 here in red.

10 The property is approximately 263 feet deep,
11 and 751 feet long. Existing conditions, it's mostly
12 parking lot and some exterior landscaping that service
13 as the former J.C. Penny's development.

14 The parcel is currently zoned Northland ODD
15 with the split of Lifestyle and Shopping District.
16 This is the Master Development Plan. These are all
17 conceptual at this point, but they include potentially
18 four retail buildings with associated parking and
19 green space. But as Mr. Spence had pointed out, phase
20 one of this development is only the exterior
21 landscaping and the improvements to the primary road
22 and the secondary road. The remaining of the site
23 will be in green space until appropriate development.

24 We will utilize similar development
25 standards as we did for parcel unit two. So as long

1 as they abide by those development standards, the
2 setbacks, the landscaping, the pedestrian
3 connectivity, the bike racks, the streetscape, the
4 art, then if they come back with future development,
5 they don't have to amend the ODD, they'll just have to
6 go through the normal site plan approval procedures.
7 But since there's nothing specifically planned, the
8 Planning Commission is making a recommendation on the
9 Master Development Plan within the guidelines that
10 we've established under unit two.

11 With that, if there's anything else you want
12 to add, and then we can open the public hearing and
13 answer any questions that the Commission may have.

14 MR. HUNTINGTON: Okay. Thank you. I'd like
15 to take this time to open the public hearing. If
16 anyone would like to speak, please step forward.

17 Okay. Seeing none, I'll close the public
18 hearing. Commissioners, are there any questions,
19 concerns about this phase of the project?

20 Okay. Seeing none, I'd like to have a
21 recommendation from the Planning Department.

22 MR. SPENCE: With regard to PZRODD19-0002,
23 the Planning Department recommends favorable
24 consideration to amend the existing Northland Subarea
25 Redevelopment Plan ODD and allow for a Master

1 Development Plan for unit three, as well as the
2 installation of required landscape elements and plazas
3 along Greenfield Road, 4.5 acres of land with
4 underlying RS, Regional Shopping Zoning District, for
5 the following reasons:

6 Proposal will be consistent with the
7 surrounding zoning classifications and is in
8 accordance with Southfield Comprehensive Master Plan
9 that indicates Downtown Development Authority Subarea
10 for this parcel, and is consistent with the Northland
11 design guidelines and standards.

12 Proposal utilizing the Northland Subarea
13 Redevelopment Plan ODD, Overlay Development District
14 provisions with underlying RS, Regional Shopping,
15 zoning, will allow the petitioner to market the
16 properties for redevelopment with mixed land uses
17 compatible with the existing abutting development, and
18 will allow the developer -- the development
19 flexibility in accordance with the attached amended
20 ODD Development Agreement.

21 The proposed rezoning will not have adverse
22 effects upon proposed adjoining rezoning and land
23 uses, and the petitioner is to work with the Planning
24 Department to finalize amended Northland Overlay
25 Development District Development Agreement for unit

1 three.

2 MR. CROAD: So all of the architectural
3 design elements in unit two will be carried over to
4 unit three. All the landscaping, all the pedestrian
5 amenities, all the streetscape will be incorporated
6 into unit three's development agreement. So they'll
7 have to comply with those so we have a unified
8 development.

9 MR. HUNTINGTON: Great. Okay.
10 Commissioners, can I get a motion?

11 MR. WILLIS: I would move for favorable
12 approval of PZRODD19-0002.

13 MS. MIAH: Second.

14 MR. HUNTINGTON: We have a motion for
15 favorable consideration by Commissioner Willis,
16 seconded by Commissioner Miah. All in favor?

17 (All stated aye.)

18 MR. HUNTINGTON: Any opposed? Okay. So the
19 zoning request passes. Thank you very much for your
20 time. Thank you and good luck. Good job.

21 MR. CULPEPPER: To the Chair?

22 MR. HUNTINGTON: Commissioner Culpepper?

23 MR. CULPEPPER: I move approval of the
24 minutes dated October 2nd, 2019, study meeting;
25 October 16th, 2019, long range study meeting,

1 October 16, 2019, special meeting; October 23, 2019,
2 regular meeting.

3 MR. WILLIS: Support.

4 MR. HUNTINGTON: Okay. I have a motion for
5 approval of the minutes from Commissioner Culpepper,
6 supported by Commissioner.

7 MR. WILLIS: Willis.

8 MR. HUNTINGTON: Commissioner Willis. All
9 in favor?

10 MR. MARTIN: To the Chair?

11 MR. HUNTINGTON: Commissioner Martin?

12 MR. MARTIN: I'd like to abstain from
13 October 16th meetings because I was not present.

14 MR. HUNTINGTON: Okay. So
15 Commissioner Martin will abstain. Okay. All in
16 favor?

17 (Five Commissioners stated aye, with the
18 abstention of Mr. Willis.)

19 MR. HUNTINGTON: So the minutes will pass as
20 stated. Public comment? There's no public comment.
21 Any miscellaneous?

22 MR. CROAD: Yes, I just want to remind you
23 that we will have a busy December. We have five or
24 six developments coming through. December 4th will be
25 a study meeting. And then on our second study meeting

1 of December 11th, we'd asked, if you're available,
2 we'd like to schedule a special meeting to begin at
3 5:30, and that is for the purpose of touring some
4 facilities that will be discussed in December. So
5 we'll have all the details available for you on
6 December 4th. But similar to what we went to McKinley
7 school and the barn, we will have some addresses.
8 We're trying to schedule the availability of these
9 facilities. But if you could keep December 11th open,
10 with a special meeting start time of 5:30. And we'll
11 give you the details either before or at our
12 December 4th meeting. We're still working on those
13 details.

14 MR. HUNTINGTON: Okay.

15 DR. DENSON: What type of facilities?

16 MR. CROAD: We're trying to setup some of
17 the medical marijuana facilities that are coming down
18 the pipe so you can see them firsthand. But we have
19 to reach out to the proprietors to see what is
20 available. But I don't know yet. We're hoping to
21 give you a sample of the various types of ones, but
22 nothing's been settled yet.

23 MR. HUNTINGTON: Any questions, concerns,
24 Commissioners? Okay. If there's nothing else,
25 meeting's adjourned.

1 (The meeting adjourned at 7:50 p.m.)

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1 CERTIFICATE OF NOTARY
2 STATE OF MICHIGAN)
3) SS
4 COUNTY OF OAKLAND)
5
6 I, Earlene Poole-Frazier, certify that this
7 meeting was taken before me on the date hereinbefore
8 set forth; that the foregoing was recorded by me
9 stenographically and reduced to computer
10 transcription; that this is a true, full and correct
11 transcript of my stenographic notes so taken; and that
12 I am not related to, nor counsel to either party nor
13 interested in the event of this cause.
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20 Earlene Poole-Frazier
21 EARLENE POOLE-FRAZIER, CSR-2893
22 Notary Public,
23 Oakland County, Michigan
24 My Commission expires: March 4, 2025
25