

**MINUTES OF THE CITY OF SOUTHFIELD PLANNING COMMISSION
REGULAR MEETING OF DECEMBER 15, 2021
6:30PM
VIA TELECONFERENCE**

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

Planning Commission Members Excused: Miah

Staff Present: City Planner Croad and 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 Willis to Approve the Agenda as Written. Seconded by Commissioner Huntington. 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.

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

Chairman Griffis called for the first item.

PSLU21-0009 is a Special Use Request of Eagle Alliance Wings LLC, on behalf of the owner Northwestern Hwy Plaza LLC, to allow for the tenant space to be used as a restaurant with bar, property located at 28595 Northwestern Hwy, Sidwell Parcel 2418-276-039, on the south side of Northwestern Highway between Franklin and Beck, Section 18, City of Southfield, Oakland County, State of Michigan.

Planner Spence gave a brief overview of the project noting the petitioner was seeking a Special Use to allow for a bar in a restaurant. He introduced Mr. Ron Mims.

Mr. Mims noted they are looking to bring a first-ever DBo's Wings and Daquiri's restaurant to Michigan. There are five in Atlanta and two in Chicago, and he hoped to open more in Michigan as time went on. They are purchasing a Liquor License and are working with the City Clerk.

Chairman Griffis noted that this is a Public Hearing and opened it up to the Public. Planner Spence to provide the details on how the Public can participate.

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There were no Public on the line to give comments so Chairman Griffis closed the Public Hearing and opened the discussion with the Commissioners.

Commissioner Culpepper inquired about the hours and days open. Mr. Mims noted Monday through Sunday 11:00am through 2:00am. Commissioner Culpepper inquired about the liquor license. Mr. Mims noted he has been working on that with the City Clerk and would open the restaurant without the bar in the meantime.

Commissioner Dr. Stephens-Gunn was impressed with the proposal and asked how many occupants he could hold. Mr. Mims noted about 90 people.

Commissioner Huntington asked about security. Mr. Mims noted he would employ security if necessary and does have a company on stand-by. Commissioner Hunting asked if Mr. Mims would just have wings. Mr. Mims noted they would have all kinds of different offerings.

Commissioner Willis noted he was in favor of the proposal.

Chairman Griffis noted he was in support and called for the Planner's Recommendation. Planner Spence obliged.

The Planning Department recommends **FAVORABLE RECOMMENDATION** of the Special Use of Eagle Alliance Wings LLC, on behalf of the owner Northwestern Hwy Plaza LLC, to allow for the tenant space to be used as a restaurant with bar, property located at 28595 Northwestern Hwy, Sidwell Parcel 2418-276-039, on the south side of Northwestern Highway between Franklin and Beck, Section 18, City of Southfield, Oakland County, State of Michigan., for the following reasons and conditions:

1. Hours of operation shall be limited to 11:00a.m. through 2:00a.m. Monday through Sunday.
2. The submitted special use, with any conditions recommended by the Planning Department and the Planning Commission, will be of such size and character that it will be in harmony with the appropriate and orderly development of the B-1 Neighborhood Business District.
3. The location, size, intensity and periods of operation of the proposed use is designed to eliminate any possible nuisance likely to emanate there from which might be adverse to occupants of any nearby permitted uses.
4. The proposed use is in accord with the spirit and purpose of this Chapter and is not inconsistent with, or contrary to, the objectives sought to be accomplished by this Chapter and principles of sound planning.
5. The proposed use is of such character and vehicular traffic generated will not have an adverse effect, or be detrimental, to the surrounding land uses or adjacent thoroughfares.
6. The proposed use is of such character and intensity and arranged on the site so as to eliminate any adverse effects resulting from noise, dust, dirt, glare, odor, or fumes.
7. The proposed use will not be adverse to the promotion of the health, safety and welfare of the community.
8. The proposed use is designed and operated so as to provide security and safety to employees and the general public.

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Chairman Griffis called for a Motion.

Favorable Motion for PSLU21-0009 by Commissioner Willis. Seconded by Commissioner Huntington.

Chairman Griffis called for a Roll Call Vote.

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

Planner Spence noted that the Favorable Motion carries.

Chairman Griffis called for the next item.

PSLU21-0010 is a Special Use Request of Queen of Sheba LLC DBA Taste of Ethiopia, on behalf of the owner Promenade Property, to allow for the tenant space to be used as a restaurant with bar, property located at 28639 Northwestern Hwy, Sidwell Parcel 2418-276-050, on the south side of Northwestern Hwy between Franklin and Beck, Section 18, City of Southfield, Oakland County, State of Michigan.

Planner Spence gave a brief overview of the proposal and introduced Ms. Danielle Cadaret representing the owner of the restaurant. She reiterated what Planner Spence presented and noted hours of operation would be 12:00pm to Midnight Monday through Saturday. He inquired of the petitioner if they wanted to add Sunday to the days they are open in case they want to go beyond the Monday through Saturday hours originally proposed, just in case. Ms. Cadaret noted they would like to add Sunday.

Chairman Griffis noted this was a public hearing and opened the floor to the Public for comments. Planner Spence noted there were no public online to speak so Chairman Griffis closed the Public Hearing and opened the floor to the Commissioners.

Commissioner Culpepper noted the maintenance issues on site and hoped they would be resolved. Ms. Cadaret noted they have talked with the owner in the past about maintenance issues.

Commissioner Dr. Stephens-Gunn noted tenants shouldn't be penalized for the lack of maintenance by owners and landlords.

Chairman Griffis noted he was in favor of this proposal. He called for the Planners Recommendation. Planner Spence obliged.

The Planning Department recommends **FAVORABLE RECOMMENDATION** of the Special Use of Taste of Ethiopia to allow for a restaurant with a bar to be located in a tenant space

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located at 28639 Northwestern Hwy, Sidwell Parcel 2418-276-050, on the south side of Northwestern Hwy between W Twelve Mile Road and Beck, Section 18, City of Southfield, Oakland County, State of Michigan, for the following reasons and conditions:

1. Hours of operation shall be limited to 12:00 Noon through 12:00 Midnight Monday through Sunday.
2. Maintenance of existing landscape beds.
3. Removal of trash and debris from site, and repair of broken curbs, dumpster enclosure and fencing.
4. The submitted special use, with any conditions recommended by the Planning Department and the Planning Commission, will be of such size and character that it will be in harmony with the appropriate and orderly development of the B-1 Neighborhood Business District.
5. The location, size, intensity and periods of operation of the proposed use is designed to eliminate any possible nuisance likely to emanate there from which might be adverse to occupants of any nearby permitted uses.
6. The proposed use is in accord with the spirit and purpose of this Chapter and is not inconsistent with, or contrary to, the objectives sought to be accomplished by this Chapter and principles of sound planning.
7. The proposed use is of such character and vehicular traffic generated will not have an adverse effect, or be detrimental, to the surrounding land uses or adjacent thoroughfares.
8. The proposed use is of such character and intensity and arranged on the site so as to eliminate any adverse effects resulting from noise, dust, dirt, glare, odor, or fumes.
9. The proposed use will not be adverse to the promotion of the health, safety and welfare of the community.
10. The proposed use is designed and operated so as to provide security and safety to employees and the general public.

Chairman Griffis called for a motion.

Favorable Motion for PSLU21-0010 by Commissioner Culpepper. Seconded by Commissioner Huntington.

Chairman Griffis called for a Roll Call Vote.

Commissioner Martin – Aye

Commissioner Stephens-Gunn – Aye

Commissioner Willis – Aye

Commissioner Culpepper – Aye

Commissioner Huntington – Aye

Chair Griffis – Aye

Planner Spence noted that the Favorable Motion carries.

Chairman Griffis 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 gave a brief overview of the proposal and introduced Mr. Joe Richardson.

Mr. Richardson from Habitat for Humanity Oakland reiterated what Planner Spence had presented and was ready to answer any questions the Commission might have. Planner Spence reminded the Commission that there was no public hearing required for this site plan.

Chairman Griffis opened the floor to the Commissioners for discussion.

Commissioner Huntington noted he felt this proposal fit in well with the neighborhood.

Commissioner Culpepper congratulated Habitat for Humanity on the good work. He inquired if they had gotten any feedback from the residents in the area. Mr. Scott Milliken from Habitat for Humanity Oakland noted a flyer had been circulated and he had talked with some.

Commissioner Willis noted this is the future of the City and that he was in support of this proposal.

Chairman Griffis noted he did have a concern for parking.

City Planner Croad noted he grew up with duplex living and people worked things out.

Chairman Griffis called for the Planner's recommendation. Planner Spence obliged.

The Planning Department recommends **FAVORABLE CONSIDERATION** of PSP21-0009, 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, for the following reasons and conditions:

1. The Planning Commission finds that one family units of less than three (3) attached units is reasonably necessary or convenient for a satisfactory and efficient development, is necessary for the creation of an effective density development, and is necessary for the extension of a single-family character in a single family residential area.
2. Subject to receipt of waivers from the Zoning Board of Appeals for the following:
 - a. 4' Waiver of east side yard setback for unit (30' required, 26' proposed)
 - b. 4' Waiver of west side yard setback for unit (30' required, 26' proposed)
 - c. 20' Waiver east side setback for shed (30' required, 10' proposed)
 - d. 20' Waiver of west side setback for shed (30' required, 10' proposed)
 - e. 242sf waiver of unit floor area (2,200sf required – 1,100 per unit, 1,958sf provided – 979 per unit)

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3. Landscaping must be installed in accordance with the Approved Landscape Plan prior to the issuance of a Certificate of Occupancy unless the season of the year does not permit installation. In that instance, a bond must be submitted to the Building Department to cover the cost of the installation and a Temporary Certificate of Occupancy shall be given upon completion of landscaping and approval of the same by the Planning Department, the bond will be returned and a Final Certificate of Occupancy shall be given.
4. A \$600 tree bond shall be provided to cover the cost of two (2) replacement trees for the project.
5. Tree protection fencing is to be installed per the approved landscape plan. Fencing is to be inspected by the Planning Department prior to the release of Building Permits for the work proposed.
6. Any exterior lighting will be shielded to prevent spillage of glare onto adjacent properties.
7. In lieu of a full irrigation system, the petitioner is to provide one outside water spigot per unit for all landscape areas to encourage preservation of plant materials.
8. The petitioner is to execute a perpetual maintenance agreement for the landscaped and parking areas both on the site and in the right-of-way, which includes maintenance of the storm water detention system.
9. The petitioner is to implement the recommendations made by the Southfield Police Department's Crime Prevention Bureau regarding site security.
10. In lieu of the required bike rack, the petitioner shall provide at least one bike hanger in the garage of each unit.
11. The buildings are to be constructed in accordance with the submitted elevations.
12. Per Article 4 Section 5.31(18), sidewalks, not less than 5' in width, shall be constructed 1' inside the right-of-way line of all abutting streets.
13. Due to the nature of this development in keeping with the single-family character of the area, and the way parking is situated on site in driveways and garages, a 6' high masonry screen wall is not required adjacent to parking areas.

Chairman Griffis called for a Motion.

Commissioner Culpepper made a favorable recommendation for PSP21-0009. Seconded by Commissioner Willis.

Chairman Griffis called for a Roll Call Vote.

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

Planner Spence noted the motion passes.

Chairman Griffis called for the next item.

PSP21-0010 is the Site Plan Review Request of OHM, on behalf of the owner City of Southfield, for alterations to Miller Park including new Pickleball/Basketball courts and an asphalt trail around the existing ball fields located at Sidwell Parcel 2411-426-025, on the south side of Webster between Rambling and Southfield Road, Section 11, City of Southfield, Oakland County, State of Michigan.

Planner Spence gave a brief overview of the proposal for Miller Park and introduced Ms. Terry Fields Director of Park & Recreation and Mr. Chris Riggert from OHM.

Director Fields and Mr. Riggert agreed with Planner Spence's overview and Ms. Fields noted have conversations with residents about various aspects of both Miller and Simms Parks. Director Fields noted there will be no trees between the walking path and rear property lines of the house to the west. The path is 90' from the fence line. Outside basketball and pickleball were asked for. Walking paths seemed to be a common theme with comments from the residents. Mr. Riggert noted there was an overall desire for more walking paths in Southfield.

City Planner Croad noted they should show the 90' dimension on their plans and to consider tree planting anyway.

Commissioner Dr. Stephens-Gunn noted she supports this proposal as written. The P&R Department has done their due diligence.

Commissioner Culpepper noted concerns from residents about noise, park closing hours and kids playing in the park after hours. He inquired about a higher fence on the outside.

Commissioner Huntington was glad to see basketball back in our parks. He asked if parks could be rented out to individuals. Director Fields noted they don't rent out for special occasions though P&R might program special events.

Commissioner Martin asked if there were BBQ pits or picnic tables. Director Fields noted there are no grills but they could consider tables.

Director Fields noted they will look at fence height of 8'.

Chairman called for the Planner's Recommendation. Planner Spence obliged.

The Planning Department recommends **FAVORABLE CONSIDERATION** of PSP21-0010, the Site Plan Review Request of City of Southfield Parks & Recreation for renovations to Miller Park including new Pickleball/Basketball courts, paving and barrier-free parking, and an asphalt trail around the existing ball fields located at Sidwell Parcel 2411-426-025, on the south side of Webster between Rambling and Southfield Road, Section 11, City of Southfield, Oakland County, State of Michigan, for the following reasons and conditions:

1. Landscaping must be installed in accordance with the Approved Landscape Plan. Evergreen trees to provide screening where the pathway comes closest to the houses on Rambling shall be installed. Any dead, diseased, or damaged trees are to be removed.
2. Any exterior lighting will be shielded to prevent spillage of glare onto adjacent properties.

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3. Tree protection fencing is to be installed per the approved landscape plan. Fencing is to be inspected by the Planning Department prior to the release of Building Permits for the work proposed.
4. All elements of the site plan are to be installed in accordance with the approved site plan.
5. Proposed Bike Racks shall be securely anchored to the supporting surface, and shall be at least 3' in height and able to support a locked bike in an upright position.
6. Proposed site furnishings, i.e. benches and trash receptacles, shall be securely anchored to the supporting surface. The Parks & Recreation Department shall work with the City Planner in choosing the types of furnishings.
7. The use of bumper blocks will be investigated to determine if they should be installed in the parking lot.

Chairman Griffis called for a Motion.

Favorable Recommendation of PSP21-0010 by Commissioner Willis. Seconded by Commissioner Martin.

Chairman Griffis called for a Roll Call Vote.

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

Planner Spence noted the motion passes.

Chairman Griffis called for the next item.

PSP21-0011 is the Site Plan Review Request of OHM, on behalf of the owner City of Southfield, for alterations to Sims Park including new pickleball and basketball courts, and an asphalt path around the site located on Sidwell Parcels 2413-134-005 & 2413-206-006, on the north side of Wiltshire between Glasgow and Pierce, Section 13, City of Southfield, Oakland County, State of Michigan.

Planner Spence gave a brief overview of the proposal and re-introduced Director Fields and Mr. Riggert. They didn't anything further to add and were there to answer any questions.

Chairman Griffis opened the floor to the Commissioners.

Commissioner Martin noted he liked the layout and felt it was good for the neighborhood.

Commissioner Dr. Stephens-Gunn noted there could be issues with parking on the street if events are planned for this park by P&R Department.

Chairman Griffis liked the layout and liked the idea of an ADA parking space on Pierce.

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Chairman Griffis called for the Planner's Recommendation. Planner Spence obliged.

The Planning Department recommends **FAVORABLE CONSIDERATION** of PSP21-0011, the Site Plan Review Request of City of Southfield Parks & Recreation for renovations to Sims Park including new Pickleball/Basketball courts, landscaping, and an asphalt trail around the existing site located at Sidwell Parcel 2413-134-005 and 2413-206-006, on the north side of Wiltshire between Pierce and Glasgow, Section 13, City of Southfield, Oakland County, State of Michigan, for the following reasons and conditions:

1. Landscaping must be installed in accordance with the Approved Landscape Plan.
2. Any exterior lighting will be shielded to prevent spillage of glare onto adjacent properties.
3. Tree protection fencing is to be installed per the approved landscape plan. Fencing is to be inspected by the Planning Department prior to the release of Building Permits for the work proposed.
4. All elements of the site plan are to be installed in accordance with the approved site plan.
5. Proposed Bike Racks shall be securely anchored to the supporting surface, and shall be at least 3' in height and able to support a locked bike in an upright position.
6. Proposed site furnishings, i.e. benches and trash receptacles, shall be securely anchored to the supporting surface. The Parks & Recreation Department shall work with the City Planner in choosing the types of furnishings.
7. The Parks & Recreation Department will research a potential ADA drop-off and pick-up parking space on the Pierce.

Chairman Griffis called for a Motion.

Favorable recommendation for PSP21-0011 by Commissioner Culpepper with the ADA drop-off and pick-up parking space. Seconded by Commissioner Huntington

Chairman 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

Planner Spence noted the motion passes.

Chairman Griffis called for the Approval of the Minutes of November 10, 2021 and November 17, 2021.

Motion by Commissioner Huntington to approve the Minutes as written. Supported by Commissioner Culpepper. Chairman Griffis called for a Roll Call vote.

Commissioner Huntington – Aye

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Commissioner Martin – Aye
Commissioner Stephens-Gunn – Aye
Commissioner Willis – Aye
Commissioner Culpepper – Aye
Chair Griffis – Aye

Planner Spence confirmed the Minutes are Approved.

Chairman Griffis 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 Chairman Griffis closed the Public Comments portion of the meeting.

Chairman Griffis asked if there were any Miscellaneous items. Planner Spence noted that the next meeting of the Commission is on January 12, 2022.

There were no other comments.

The meeting was adjourned at 8:18pm.

Tony Martin 1/26/2022
Tony Martin (date)
Secretary/js