

**MINUTES OF THE CITY OF SOUTHFIELD PLANNING COMMISSION  
REGULAR MEETING OF DECEMBER 16, 2020  
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

- A. Call to Order** – Chairman Griffis called the meeting to order at 6:30pm noting it was being conducted via teleconference.

**Pledge of Allegiance** – Chairman Griffis recited the Pledge on behalf of the Commission.

**Roll Call** – Chairman Griffis asked for Roll Call. Planner Spence called the roll and determined there was a quorum to conduct business.

- B. Approval of the Agenda.**

Motion by Commissioner Willis to Approve the Agenda as presented by the Planner. Seconded by Commissioner Culpepper. Roll call vote was called by Chairman Griffis.

Planner Spence called the Roll:

Commissioner Culpepper: Aye

Commissioner Huntington: Aye

Commissioner Martin: Aye

Commissioner Stephens-Gunn: Aye

Commissioner Willis: Aye

Commissioner Griffis: Aye

Motion passed.

- C. Announcements and Communications** – Planner Spence noted there were no announcements.

- D. Case Postponements and Dismissals**

**1. PZR20-0004** is a Rezoning Request of Zaid Arabo, ZA Design Build, on behalf of the Owner, Jason Najor, to rezoning .999 acres of land from RT Attached Single Family to P Vehicular Parking, Sidwell Parcel 2408-378-003, N 217.80 Ft Of Lots 6 & 7 of Supervisors Plat No. 5, on the east side of Dufty north of W Twelve Mile Road, Section 08, City of Southfield, Oakland County, State of Michigan.

Planner Spence noted the Planning Department was recommending this item be Postponed to No Date Certain to give the petitioner the opportunity to decide when and if they wish to bring the item back to the Commission.

Motion to Postpone to No Date Certain by Commissioner Huntington. Supported by Commissioner Willis. Chairman Griffis called for a Roll Call Vote.

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

Motion carries.

Chairman Griffis called for PSP20-0013.

- 2. PSP20-0013** is the Site Plan Review Request of Zaid Arabo, ZA Design Build, on behalf of the Owner, Jason Najor, to construct a 2,100gsf addition to the existing building for storage, along with expansion of parking on the subject property located at 25228 W Twelve Mile Road on the northwest corner of W Twelve Mile Road and Dufty, Sidwell Parcel 2408-376-023, N 400.53 Ft Of S 427.53 Ft Of Lot 19 of Supervisor's Plat No 5, as well as, construction of a parking lot on vacant land located on Sidwell Parcel 2408-378-003, N 217.80 Ft Of Lots 6 & 7 of Supervisors Plat No. 5, on the east side of Dufty north of W Twelve Mile Road, Section 08, City of Southfield, Oakland County, State of Michigan.

Planner Spence noted the Planning Department was recommending this item be Postponed to No Date Certain.

Motion to Postpone to No Date Certain by Commissioner Huntington. Supported by Commissioner Willis. Chairman Griffis called for a Roll Call Vote.

Commissioner Willis – Aye  
Commissioner Culpepper – Aye  
Commissioner Stephens-Gunn – Aye  
Commissioner Huntington – Aye  
Chairman Griffis – Aye  
Commissioner Martin called for Point of Order noting he had been missed in the Roll Call.  
Planner Spence apologized and called Commissioner Martin.  
Commissioner Martin - Aye

Motion carries.

**E. Public Hearings** – Chairman Griffis called for the first case.

- 1. PSLU20-0011** is a Special Use Request of Southfield Industrial Park, on behalf of the owner, Telegraph Mobile Home Park, for the construction of a 125,876gsf storage facility with first-floor retail, a 6,528gsf stand-alone retail center, and a 2,048gsf fast food restaurant with drive-thru, property located at 21315 Telegraph Road, Sidwell Parcel 2432-400-031, and vacant land, Sidwell Parcel 2432-400-030, on the west side of Telegraph Road, between W Eight Mile Road and Hazelhurst, Section 32, City of Southfield, Oakland County, State of Michigan.

Planner Spence gave a brief overview of the proposal noting the petitioner had provided new plans to the Planning Department and Commission based on the comments made. The petitioner had made their proposal clearer on the drawings including the types of uses they were seeking. They also showed the balance of the site as outdoor storage. However, it was noted that storage was only meant to be temporary as they sought industrial building uses on the site. He introduced Mr. Richie Atto.

Mr. Atto noted they were seeking retail, storage and restaurant for the site as well as outdoor storage for trailers, rv's and boats on a temporary basis. He was open to any questions the Commission might have.

Commissioner Huntington noted he had no problem with the proposal. It met the Special Use requirements and is a good use for the land.

Commissioner Stephens-Gunn asked for an update on the timeline for construction. Mr. Atto noted they hoped to get final approval from the Council in January then start construction within 30 days of that.

City Planner Croad asked Mr. Atto to state their hours of operation for the record and that those would be made conditions of Special Use approval. Mr. Atto noted hours would be 7am-8pm with after-hours by appointment only. City Planner Croad noted those seemed like short hours for this type of facility he asked Mr. Atto to consider later hours especially during the week. Mr. Atto noted they would be good with 7am-11pm Monday thru Saturday, and 7am-6pm on Sunday.

Commissioner Martin asked if there would be automatic gates used to control access. Mr. Atto noted there would be. Planner Spence noted that there don't seem to be gates to control access to the outdoor access storage units. If it was the intent to control access to those, as well, you will need to show them. Mr. Atto noted that he would.

Commissioner Culpepper asked for confirmation the existing retail along Telegraph would be torn down. Mr. Atto confirmed it would be as part of Phase 1. Commissioner Culpepper noted the proposal meets the Special Use requirements and will be a bright spot in the area.

Commissioner Willis agreed this proposal would be a good thing for the area.

Chairman Griffis noted the proposal is a good fit for the area and meets the requirements. He called for the Planners Recommendation. Planner Spence obliged noting the reasons for a Favorable Recommendation along with the conditions which included the hours of operation as noted by Mr. Atto.

The Planning Department recommends **FAVORABLE RECOMMENDATION** of the Special Use request of Southfield Industrial Park, LLC, to construct a 125,826gfs 3-story multi-use building with storage, retail, office and an apartment.

Phase 2 development includes two (2) restaurants with drive-thru and two (2) retail spaces, property located at 21321 Telegraph Road, Sidwell Parcel 2432-400-031, and vacant land, Sidwell Parcel 2432-400-030, on the west side of Telegraph Road, between W Eight Mile Road and Hazelhurst, Section 32, City of Southfield, Oakland County, State of Michigan, for the following reasons and conditions:

1. Subject to Approval of PASP20-0042, Administrative Site Plan Review by the City Planner.
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 I-1 Industrial 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.
9. Hours of operation shall be 7am-11pm Monday through Saturday. 7am-6pm on Sunday.

Motion for Favorable Recommendation of PSLU20-0011 by Commissioner Culpepper. Supported by Commissioner Huntington. Chairman Griffis called for a Roll Call Vote.

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

Motion carries.

Chairman Griffis called for the next item.

2. **PZR20-0005** is a Rezoning Request of Arie Leibovitz, 29355 Northwestern Hwy LLC, to rezoning 5.094 acres of land from R-2 Single Family Residential and P Vehicular Parking

to B-3 General Business, Sidwell Parcel 2407-351-117, Supervisor's Plat No 2 Part Of Lots 16 & 17, Also Of 'Supervisor's Plat No 25 Of Buckland Estates', Part Of Lots 18 & 19 All Desc As Beg At Pt Dist S 38-58-44 W 176.12 Ft From Ne Cor Of Sd Lot 16, Th S 38-58-44 W 396.65 Ft, Th S 00-01-37 W 136.07 Ft, Th S 89-58-26 W 239.35 Ft, Th N 00-01-37 E 635 Ft, Th N 89-58-26 E 192.51 Ft, Th N 39-01-34 E 214.78 Ft, Th S 50-56-00 E 206.70 Ft, Th S 46-28-15 W 57.61 Ft, Th S 39-11-00 W 118.32 Ft, Th S 50-40-49 E 151.12 Ft To Beg Split/Combined On 01/10/2020 From 76-24-07-351-10, on the south side of Northwestern Highway between Inkster and W Twelve Mile Road, Section 07, City of Southfield, Oakland County, State of Michigan.

Planner Spence gave an update on the proposal based on the previous Study Meeting noting the petitioner had agreed to add the Parking Zone adjacent to the Pilot's Cove Condominiums. He introduced Mr. Arie Leibovitz.

Mr. Leibovitz noted he agreed to the Parking Zone and was there to answer any questions the Commission might have.

Commissioner Martin commended Mr. Leibovitz for his foresight in doing this rezoning.

Commissioner Culpepper congratulated Mr. Leibovitz on being proactive in watching what was going on around him and changing the zoning to fit.

Chairman Griffis called for the Planners recommendation. Planner Spence obliged.

The Planning Department recommends **FAVORABLE RECOMMENDATION** of PZR20-0005 to rezone 5.094 acres of land from R-2 Single Family Residential and P Vehicular Parking to B-3 General Business with a Recommendation to add a 50' wide P Vehicular Parking buffer along the common property line with Pilot's Cove Condominiums, for the following reasons:

1. The Southfield Comprehensive Master Plan indicates Regional Mixed Use for this property.
2. The change in zoning would be compatible with and similar to the existing adjacent zonings and land uses to the north, west, south and east.
3. The proposal is in accordance with the standards for rezoning of property.
4. The 50' wide P Vehicular Parking zone would provide a buffer between the Pilot's Cove Property and where a building could be built on the subject property.

Chairman Griffis called for a Motion.

Motion for Favorable Recommendation of PZR20-0005 made by Commissioner Martin. Supported by Commissioner Willis. Chairman Griffis called for a Roll Call Vote.

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

Planning Commission Regular Meeting of December 16, 2020

Chairman Griffis – Aye

Motion carried.

**F. Approval of Minutes:**

Chairman Griffis called for approval of the Minutes of November 4, 2020 Study Meeting, November 10, 2020 Special Meeting and November 18, 2020 Regular Meeting.

Motion by Commissioner Culpepper to approve the Minutes as presented. Seconded by Commissioner Huntington. Chairman Griffis called for a Roll Call Vote.

Commissioner Willis – Aye  
Commissioner Culpepper – Aye  
Commissioner Stephens-Gunn – Abstained  
Commissioner Huntington – Aye  
Commissioner Martin – Aye  
Chairman Griffis – Aye

Planner Spence noted the Minutes were approved.

Chairman Griffis called for the Public Comment portion of the meeting. Planner Spence gave out the phone number to call in on should the public like to speak on any matter.

A resident asked about PZR20-0004 and the rezoning request for the parking lot. Planner Spence noted that item had already been discussed but stated the petitioner had decided to forego the rezoning now and focus on building a 2,100sf addition to the existing building. City Planner Croad noted that the public would receive new notices when and if the petitioner decided to take up the rezoning again.

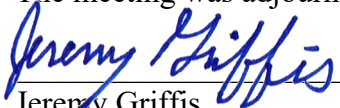
There were no other public on the line for the Public Comments portion so Chairman Griffis closed Public Comments.

Chairman Griffis asked if there were any Miscellaneous items.

Planner Spence noted the next meeting is on Wednesday, January 13, 2021.

There were no other comments.

The meeting was adjourned at 7:24p.m.

  
Jeremy Griffis \_\_\_\_\_  
Chairman/js (date) 02/22/2021