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CITY OF SOUTHFIELD

REGULAR MEETING OF THE PLANNING COMMISSION

The PLANNING COMMISSION MEETING,
Taken at Council Chambers,
Municipal Building,
26000 Evergreen Road,
Southfield, Michigan,
Commencing at 6:30 p.m.,
Wednesday, December 18, 2019,
Before Melynda C. Jardine, CER 7536.

1 PLANNING COMMISSION:
2
3 STEVEN HUNTINGTON, Chairman,
4 DONALD CULPEPPER
5 JEREMY GRIFFIS
6 TONY MARTIN
7 ROBERT WILLIS
8
9 TERRY CROAD, Director of Planning
10 JEFF SPENCE, Assistant City Planner
11 KYLE BRYCE, Planner I
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1 Southfield, Michigan

2 Wednesday, December 18, 2019

3 6:30 p.m.

4

5 MR. HUNTINGTON: Okay. It's 6:30. I'd like
6 to call this meeting to order. Can we all please stand
7 for the Pledge of Allegiance?

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

9 MR. HUNTINGTON: Roll call, please.

10 MR. SPENCE: Mr. Culpepper?

11 MR. CULPEPPER: Present.

12 MR. SPENCE: Dr. Denson is currently not
13 here. Mr. Griffis?

14 MR. GRIFFIS: Here.

15 MR. SPENCE: Mr. Huntington?

16 MR. HUNTINGTON: Present.

17 MR. SPENCE: Mr. Martin?

18 MR. MARTIN: Here.

19 MR. SPENCE: Ms. Miah's excused this evening.
20 Mr. Willis?

21 MR. WILLIS: Here.

22 MR. SPENCE: Mr. Chairman, you have the
23 quorum to conduct this meeting this evening.

24 MR. HUNTINGTON: Okay. Thank you. Can I
25 have approval of the agenda, please?

1 MR. WILLIS: Move for the approval of the
2 agenda dated today, December 18, 2019.

3 MR. CULPEPPER: Support.

4 MR. HUNTINGTON: I have a motion by
5 Commissioner Willis supported by Commissioner
6 Culpepper. All in favor?

7 (All stated aye.)

8 MR. HUNTINGTON: Okay. I have something I
9 would like to read into the record. Okay. While I'm
10 waiting, are there any announcements or communications?

11 MR. SPENCE: There are not at this time. We
12 will have a couple of postponements, but when we get to
13 those items, we will read those items.

14 MR. HUNTINGTON: Okay. You got a copy of
15 that?

16 MR. CULPEPPER: I gave you mine. I gave you
17 mine. You can head it up, and just tell them. I gave
18 you my copy.

19 MR. HUNTINGTON: Okay. It disappeared. Do
20 you have a copy of that statement? Can you give me
21 yours?

22 MR. SPENCE: No, Mr. Chairman. I don't have
23 a copy of it.

24 MR. WILLIS: You can either ad lib or skip it
25 for tonight.

1 MR. CULPEPPER: Ad lib.

2 MR. HUNTINGTON: You said skip it?

3 MR. CULPEPPER: Skip it for tonight. That's
4 right. You can do that later.

5 MR. HUNTINGTON: That's right.

6 MR. CULPEPPER: That's fine. We got it.

7 MR. HUNTINGTON: All right. First on the
8 agenda, we have -- first I'd like to open a public
9 hearing, and the public will be allowed 3 minutes to
10 speak, if you have something to say, and I will let you
11 know when your time is kind of running out on you,
12 since your timer is not working there like it normally
13 is. First on the agenda, we have PZRODD19-0004.

14 MR. SPENCE: Yes. Thank you, Mr. Chairman.
15 If you recall, at the meeting that we had, study
16 meeting earlier this month, this particular item was
17 not quite ready to move forward for December, so the
18 Planning Department is recommending a postponement of
19 this item to your January agenda. That regular meeting
20 would be January 29th, 2020. So again, staff's
21 recommendation on PZRODD19-004 is a postponement to a
22 date certain. That will be January 29, 2020.

23 MR. HUNTINGTON: Okay. Can I get a motion
24 for a postponement for a date certain?

25 MR. CULPEPPER: To the Chair?

1 MR. HUNTINGTON: Mr. Culpupper?

2 MR. CULPEPPER: I so move that PZRODD19-004
3 be postponed to a date certain, which is January 29,
4 2020.

5 MR. GRIFFIS: Support.

6 MR. HUNTINGTON: Okay. I have a motion by
7 Commissioner Culpepper, supported by Commissioner
8 Griffis. All in favor?

9 (All stated aye.)

10 MR. HUNTINGTON: Okay. So that will be
11 postponed until January 29, 2010.

12 MR. SPENCE: Thank you, Mr. Chairman. We do
13 have one other postponement. If there's anyone in the
14 audience this evening, this particular item is
15 PSP19-0009. That is the site plan review request for
16 Yeshiva Beth Yehudah School. They were not quite ready
17 to move forward as well this month, so we -- staff
18 would also like to recommend postponing that item to
19 your January 29, 2020 agenda as well.

20 MR. HUNTINGTON: Okay. Can I have a motion?

21 MR. CULPEPPER: To the Chair?

22 MR. HUNTINGTON: Commissioner Culpepper?

23 MR. CULPEPPER: I so move site plan PSP19-009
24 be postponed to a date certain, which is January 29,
25 2020.

1 MR. WILLIS: Support.

2 MR. HUNTINGTON: Okay. I have a motion by
3 Commissioner Culpepper supported by Commissioner
4 Willis. All in favor?

5 (All stated aye.)

6 MR. SPENCE: Thank you, Mr. Chairman. For
7 any of the public who might be here this evening or the
8 public that is watching, so these particular items,
9 again, will be postponed to a date certain. They will
10 come to our first study meeting in January just as a
11 review item, and then it will come back for a final
12 review by the Planning Commission on January 29. By
13 going to a date certain, we don't have to readvertise
14 these items, so again, you would not get a new notice
15 for a public hearing. That's why we go through the
16 process here of postponing to a date certain. So,
17 again, the rezoning request for Northland as well as
18 the site plan request for Yeshiva Beth Yehudah will be
19 coming back to the Planning Commission in January.

20 MR. HUNTINGTON: Okay. Next on the agenda we
21 have PZRODD19-0003.

22 MR. CROAD: Yes. Mr. Chairman, Bryce will be
23 introducing this item.

24 MR. BRYCE: Good evening, Commissioners. So
25 the site I have before you, PZRODD19-0003, Petitioner

1 Avanti Development Group on behalf of the owner,
2 Oakland Commons, LLC. This project area is located
3 between Civic Center Drive and Oakland Towne Square.
4 It's about 5.65 acres. It's currently RC zoning. They
5 are seeking a rezoning to ODD, Overlay Development
6 District, to create a mass development plan agreement
7 for the development of two hotels, including an
8 extended stay. This is a little bit closer of the
9 aerial. It's a little bit dated, but as a reminder,
10 this parcel immediately to the north is where NOAH'S
11 Event Venue has been located. And as part of the
12 NOAH'S development, they have a shared use pathway that
13 goes along to connect to the pathway along Northwestern
14 Highway. And also it's a reminder that this area along
15 the southern end of the property is where Red Pole Park
16 is located. These are the existing conditions of the
17 site. You see some of the office towers in the
18 vicinity, Red Pole Park to the south, and NOAH'S to the
19 north. Currently the property is zoned RC, and future
20 land use map shows that this area is within the City
21 Centre District, and eligible for ODD rezoning. These
22 are some prospectives of the proposed hotels. One is a
23 Hampton Inn and the other is a Staybridge Suites. They
24 are both four stories tall, and both have 112 rooms.
25 This is the site plan, so you can see the spatial

1 relationship between the two. The driveway is far to
2 the southeast corner due to Red Pole Park. The pathway
3 that was created for NOAH'S that I mentioned earlier is
4 going to be altered slightly to conform to this site.
5 And these are the elevations for the Staybridge Suites,
6 and these are the elevations for the Hampton Inn. So
7 at this time, I'd like to bring up the applicants.

8 MR. HUNTINGTON: Okay. Please state your
9 name and address for the record, please.

10 MIKE ABDAMORE: Mike Abdamore (phonetic),
11 35 West Long Lake Road, Bloomfield Hills, 48304,
12 owner's rep for Oakland Commons Midwest, LLC. I'd just
13 like to talk about the properties and development. The
14 Hampton Inn is the newest prototype Hampton Inn there
15 is in the system. It's the 8.2 version. Like Bryce
16 mentioned -- or Kyle mentioned -- sorry -- it's 112
17 rooms. The client base tends to be more corporate
18 travel during the week and leisure on the weekends.
19 Typical length of stay for the Hampton Inn is one to
20 three nights. The amenities the Hampton offers is a
21 complimentary breakfast, indoor pool, outdoor patio,
22 and a smaller board room. Moving over to the
23 Staybridge Suites, the Staybridge Suites is also the
24 newest prototype and first of its kind in Michigan.
25 It's offering also 112 rooms. It's an upscale,

1 long-term stay, and the typical length of stay is five
2 to seven nights. Client base is also
3 corporate/leisure. The amenities that the Staybridge
4 Suites offer is also a complimentary breakfast in the
5 morning, a complimentary guest reception four days a
6 week, Monday through Thursday, indoor pool, outdoor
7 patio. We feel that the location of the two properties
8 is great with all the highway visibility right off of
9 the Lodge. We also love the fact that we have the Red
10 Pole Park right in front of us as a landmark. I've
11 been out there plenty of times where I see just people
12 taking pictures, and posting, and it's just a great
13 landmark for us there. As far as the economic growth
14 standpoint goes, right now, a lot of the corporate and
15 leisure travelers coming to LTU, coming to the other
16 Fortune 500 companies that are located in Southfield,
17 are all traveling to West Bloomfield, Farmington Hills.
18 And what's happening there is when they go and stay
19 there, they're utilizing all the local eateries and
20 retail stores there instead of right here in
21 Southfield. And as far as job growth goes, these
22 properties will bring at least a minimum of 40 new jobs
23 to Southfield. I appreciate everybody's time. Thank
24 you so much.

25 MR. CROAD: To the Chair, could you just talk

1 a little about if everything is approved, about your
2 construction schedule and when you might be able to --

3 MIKE ABDAMORE: Yes. So everything is in
4 place to start construction as soon as possible. If we
5 had the approval, we're ready to go.

6 MR. CROAD: And about how long will it take
7 to --

8 MIKE ABDAMORE: Oh, the duration of the
9 construction would be a maximum of 18 months.

10 MR. CROAD: Okay.

11 ANDY ANDRE: Thank you, Mr. Chairman. My
12 name's Andy Andre from Triumph Engineering & Design,
13 10775 South Saginaw Street in Grand Blanc, Michigan.
14 I'm the civil engineer that's working on the project,
15 and I'll talk a little bit about the site and the
16 property itself, and how we arrived to the plans that
17 you have in front of you. I think the genesis of this
18 project probably was back almost a year, I think, when
19 we initially met with Terry to kind of go over the
20 concept of this, what we are, you know, looking at
21 here. And I think this particular piece of property
22 offers some great advantages, and it also has some
23 challenges to it. And when it comes to the advantages,
24 as Mike had mentioned, visibility is a great thing.
25 Having Red Pole Park is a great thing. Those are --

1 that is truly a landmark within the City, and I think
2 you see the growth continues of people's knowledge of
3 it and that, and that really is a true amenity to what
4 we're doing here. But it also does have its
5 challenges, and we worked early on with Terry and later
6 with Kyle as well as to the current zoning and how do
7 we make this particular piece of property work, because
8 it does have its challenges. It's landlocked a little
9 to some extent. We talked about where NOAH'S is. To
10 the east of the property, there's a drain, some
11 wetlands, and so we looked at how do we best develop
12 this property responsibly. And through several
13 iterations, working again with Terry and Kyle, we came
14 to the plan that's in front of you. And, again, when
15 we looked at this, the ownership group in this project
16 will own and operate this, and so we're looking at
17 long-term. So some of the features that we look at,
18 how do we incorporate long-term duration,
19 sustainability within the project that we have? When
20 we looked at this, we said we have LED lighting that
21 we're using all throughout the site. The existing
22 pathway that comes from NOAH'S and comes out to Red
23 Pole Park, it was brought to our attention there's some
24 drainage issues with that. So what we're going to be
25 doing is relocating a portion of it. We're going to

1 also be improving the drainage. Again, we see that as
2 a feature. We're going to be putting decorative LED
3 lighting all along that pathway, all along this way
4 here, and then we're also going to be incorporating
5 that same decorative lighting at the entrance and that.
6 So I think we're going to have some continuity to
7 what's going on there. When you look at a plan like
8 this here, I think this is a good representation of how
9 much open space that we were able to create and
10 maintain as part of this, so creating a little bit of a
11 denser project, little bit denser in that and having
12 that shared parking. You can kind of see where that
13 parking kind of flows between the buildings, creates a
14 little bit of synergy there, and allows us then to
15 create as much open space as possible. So for, you
16 know, just over a 5-acre piece of property, we have
17 quite a bit of open space. And, you know, again, one
18 of the benefits to this is we have all the utilities.
19 When we look at -- when we look to the next step, when
20 we go to the engineering, we take all that in
21 consideration though early on to make sure that
22 we're -- we have a very viable project and which this
23 piece of property is. We have all the utilities, are
24 right out in front of us. We are providing storm
25 management, both storm water quality and storm water

1 quantity as part of this project, so that all the
2 circuits run off from the project. We'll go through,
3 we'll be treating it through mechanical treatment.
4 We'll be doing underground storage, which was proposed
5 in the plans that you have in front of you, and then
6 that will be metered out, be slowly discharged out to
7 the existing system along Northwestern. So all of
8 these things that we've taken into consideration, the
9 vast amount of landscaping that we have here, which far
10 exceeds the ordinance. But again, we're looking for a
11 long-term, very good-looking project that we can be
12 proud of for, you know, years to come. So I'd like to,
13 you know, make mention of one thing too, also, is we
14 did incorporate a small area here, a plaza area. But
15 again, we see this benefit of the pathway through Red
16 Pole Park as just that. It's an amenity both to people
17 of the City as well as to the guests of the hotel. So
18 we encourage that. We have pedestrian connectivity
19 here. We have pedestrian connectivity here at multiple
20 points with this pathway, because we encourage,
21 especially with the extended stay. As Mike had
22 mentioned, when you start to give people pathway
23 connection here and up in here, when you have guests
24 that are staying five to seven days, they're going to
25 want to venture. They're going to want to explore.

1 They're going to want to see the area, especially with
2 Red Pole Park there. So we encourage that. So we're
3 doing that. We've incorporated a plaza seating area
4 again right at this location that will have the public
5 art display there. I think it'll serve to transition
6 very well from Red Pole Park, and it'll really soften
7 up that area said well. So all these amenities that
8 we've folded into the project, we feel very encouraged
9 by. It's a very exciting project, especially for this
10 piece of property. It is a great use for this
11 particular property, and with all the fantastic things
12 that are going on in Southfield, as Mike mentioned, we
13 can't get ready fast enough. So with that, I'll turn
14 it over to Laura. She was the architect on the
15 project. She'll talk a little bit about the building
16 design. Thank you.

17 MR. HUNTINGTON: Thank you.

18 LAURA CUNNINGHAM: Good evening. Laura
19 Cunningham for Kraemer Design Group, 1420 Broadway,
20 Detroit, Michigan. So as Mike kind of mentioned, these
21 are both four-story buildings, 112 units each, and so
22 each building would have a total of seven accessible
23 units within that 112. They are prototype units, the
24 latest and greatest out of the box from each of the
25 brand names. They have some EIFS toward the top, and

1 then some nice, really nice masonry materials at the
2 base of the buildings to give them a little more
3 texture, a little more durability down at the base,
4 whether it be we have a little bit of stone and a
5 little bit of brick on one, so kind of a -- just the
6 latest prototype kind of breaks it up a little bit more
7 than they used to do. They used to be very flat
8 facades, that kind of thing. So I think the designs of
9 these new versions of these buildings are very
10 attractive, and a little bit more colorful than they
11 used to be. They used to very kind of bland, so I'm
12 not sure what else -- other kind of information you
13 would like to know.

14 MR. HUNTINGTON: Thank you. Okay. This is a
15 public hearing, and I'd like to take this moment to
16 open it to the public. If anyone wants to speak on
17 this matter, please step forward. Seeing none, I'll
18 close the public hearing. Commissioners, any
19 questions, concerns about this project?

20 MR. MARTIN: Mr. Chair?

21 MR. HUNTINGTON: Commissioner Martin?

22 MR. MARTIN: You were showing the LED
23 lighting along the front and unfortunately, some of us
24 were looking at the corner screen.

25 ANDY ANDRE: Sure. What, in particular, Mr.

1 Martin are you looking for?

2 MR. MARTIN: You were talking about the
3 exterior of the LED lighting along the pathway.

4 ANDY ANDRE: Yes. So what we've done --
5 it'll probably show up a little bit better in a
6 different set of plans, but let me walk through it with
7 you -- is there is an existing pathway. There's an
8 asphalt pathway right here from NOAH'S Center that was
9 part of what was constructed from NOAH'S. So what
10 we're doing -- unfortunately there was no lighting.
11 There's no lighting on that. So one of the requests
12 that came through during the review is, hey, let's
13 incorporate some decorative lighting through there.
14 And so there was some specific lighting that Planning
15 Department asked for. We were able to incorporate
16 that, and so we have lighting that will be placed. I
17 think -- and it's not very large. It's like 16 foot,
18 okay, 16 foot high, so it's very localized lighting.
19 It's nothing that would spill over onto the neighbor's
20 property.

21 MR. CROAD: It's a pedestrian area.

22 MR. HUNTINGTON: Yeah. Okay.

23 ANDY ANDRE: Yes, pedestrian. Yup.

24 MR. CROAD: And if I could, is it consistent
25 with what we asked for that property to do along the

1 pathway as well, so we have a unified lighting trend?

2 ANDY ANDRE: Yes. Absolutely. Yup. And so
3 we're doing that all along this pathway, and then
4 also -- which would -- it makes it a little more
5 challenging with all the red poles in there to kind of
6 fit these fixtures in, so we're picking up from where
7 the poles end and we're taking it to the property line
8 right in there, so we'll have a number of different
9 fixtures in there. So I think it'll add to, enhance
10 the pathway that's there, and obviously adds to more
11 security as well.

12 MR. CROAD: And if I could, obviously a full
13 Master Plan has been submitted. There will be some
14 ambient light coming off of the parking lot for the Red
15 Pole Park, but I specifically asked for some additional
16 pedestrian lighting, especially where the path
17 intersects with the driveway, so that is clearly lit
18 for pedestrians, and through their connection and their
19 little plaza of art, so that will have four additional
20 pedestrian scale light poles that will match what's
21 happening on the northwest part of the parcel.

22 MR. MARTIN: Okay.

23 MR. CULPEPPER: To the Chair?

24 MR. HUNTINGTON: Commissioner?

25 MR. CULPEPPER: As we talked about in our

1 study session, I agree. This area does need to be
2 rezoned, because of looking at what you're planning to
3 put there is an asset of the City. The two properties
4 looks good. Coming off the expressway, they can see
5 it. Let me piggyback off of what Commissioner Martin
6 said. Putting in lighting there is an asset, because
7 that makes the area more pedestrian friendly. It makes
8 it more walkable, so that's a plus. The question to
9 you is you said if you broke ground, you would have the
10 properties up in 18 months. Is that for both hotels?

11 ANDY ANDRE: Right.

12 MR. CULPEPPER: Are you going to build them
13 simultaneously?

14 ANDY ANDRE: Yeah. So it -- no, that's a
15 great question. So in the type of the project is, yes,
16 it'll be simultaneously. And typically what you'll see
17 is bounding back and forth, you know. Because once you
18 have trades there -- and everybody knows how hard it is
19 to get trades these days -- once you get them on site,
20 you want to keep them; right? So when you get a
21 foundation contractor, probably work from one, then
22 back to the next hotel; same thing with carpenters.
23 And so it makes the most sense economically and
24 logistically to build them at the same time, so we'll
25 plan on doing that, yes.

1 MR. CULPEPPER: And I like the idea of you
2 having one that's one to two days, and then you have
3 one that's long stay, which is elegant and upper class.
4 I think that adds a lot, so that's not --

5 ANDY ANDRE: Yes. Yeah, they'll play off of
6 each other.

7 MR. CULPEPPER: Right.

8 ANDY ANDRE: They really will. So you
9 have -- with having multiple offerings like that, yes.
10 They have the option to say, you know, if they have an
11 extended stay, being they have kitchenettes and that,
12 especially people that are business travelers, and ones
13 that are especially frequent business travelers. You
14 get tired of eating out; right? You get tired of doing
15 that. So what do you want to do? You know, you may
16 want to just have something quick and make something
17 yourself, so that having the Staybridge as an extended
18 stay gives that offering.

19 MR. CULPEPPER: And I really like the
20 landscaping coming off the expressway, seeing it. Like
21 I said, it needs to be rezoned, and I'm on board 100
22 percent. I'll leave the architecture part to our
23 architects. Thank you. Thank you, Chair.

24 ANDY ANDRE: Thank you.

25 MR. HUNTINGTON: Mr. Griffis?

1 MR. CULPEPPER: All right.

2 MR. GRIFFIS: Yeah, I think it's a nice
3 project. It's another great example of how the Overlay
4 Development District creates the flexibility you need
5 to fit multiple buildings onto a site, and not have to
6 have a sea of asphalt surrounding one building with 100
7 foot setbacks everywhere, and you couldn't build
8 anything on the site probably. So I think it's a nice
9 fit. It's a nice complement to the area, nice
10 prototypes designs, and I think it makes perfect sense,
11 everything you did. I like it.

12 ANDY ANDRE: Thank you.

13 MR. GRIFFIS: It's exciting. Go. Go, go,
14 go, and build it fast.

15 MR. CULPEPPER: That's right.

16 MR. WILLIS: I'm good.

17 MR. HUNTINGTON: Okay. Me, personally, I
18 think it's a great use of the rezoning. It's
19 consistent with our Master Plan, and it's very
20 compatible with other zoning in the area. That's a
21 nice area with the Red Pole Park there, and
22 everything's kind of falling in place in that area. I
23 think it's a great use of the rezoning, and really
24 looking forward to seeing something happen in that
25 area. I think you picked a really, really good site.

1 ANDY ANDRE: Yes. Thank you.

2 MR. HUNTINGTON: Okay. Terry?

3 MR. CROAD: Yeah, to the Chair, we're excited
4 about the development, and can't wait for you to break
5 ground. As we said, this is now a high pedestrian flow
6 area, so we're going to ask that you keep the pathway
7 open, you know, and safe. Obviously you're going to
8 have to make connections when you're going to have to
9 temporarily close it off. But in particular, we're
10 going to be hosting our third Crohn's and Colitis Walk.
11 We anticipate about 1200 walkers. I believe it's
12 Saturday, June 13th. And so even though we've had a
13 lot of activity in this area, I've boarded you with
14 adjacent property owners and construction to make sure
15 the day before, the path is clear, safe, and clean, and
16 then through that weekend. This year the Crohn's and
17 Colitis Walk is going to be tied in with the Juneteenth
18 celebration. So later in that week, the Mayor is going
19 to have a Mayor's Walk, and there will probably be
20 several hundred people walking through there as well.

21 ANDY ANDRE: So we've got to make sure we
22 have our signs up and construction going at that time,
23 so everybody can see that the things are going on.

24 MR. CROAD: Right. But in particular, those
25 two days, we'd ask that your construction not impede

1 the pedestrians and that it's safe.

2 ANDY ANDRE: Sure.

3 MR. CROAD: Obviously you've got to get in
4 there and make utility connections. You're going to
5 bring large vehicles, but we want to try to keep that
6 path safe and open and accessible as well as possible.
7 But in particular, put it on your calendar now -- and
8 I'll be reminding you -- that mid June week, we've got
9 two larger events that are coming through. And then
10 finally I would suggest and you can follow up with us,
11 we've had a successful bike share program. We now have
12 nine stations. The Marriott and Courtyard by Marriott
13 sponsor one bike share, and you might want to consider
14 hosting a bike share, and possibly just providing a
15 path with community dimensions.

16 ANDY ANDRE: Okay.

17 MR. CROAD: So that if you want to consider
18 it, I think it's a great asset. We've gotten a lot of
19 positive feedback from people staying at the Westin,
20 people staying at the Marriott, having access to the
21 bike share program.

22 ANDY ANDRE: Right. No, that's -- that's a
23 great --

24 MR. CROAD: And there are some within walking
25 distance, but it's nothing like being able to just grab

1 it right -- grab and go.

2 ANDY ANDRE: Again, again that's a great
3 point, because as we look at this, and we talk about
4 the amenities, especially at the extended stay, again,
5 guests get a little bored, especially during the
6 summer. You've got long -- you know, longer nights and
7 more daylight. We did incorporate bicycle racks as
8 part of the project, but having a little bit more
9 availability for -- you know, for shares, or, you know,
10 bike sharing like that, you know, it's a good amenity
11 to have.

12 MR. CROAD: And the nice thing is all of the
13 registration, the insurance, the permits is all handled
14 by a third party. All you have to do is basically
15 provide a spot, and let your guests know that it's
16 available.

17 ANDY ANDRE: Fantastic.

18 MR. CROAD: So they don't have to worry about
19 finding cars or anything like that. We can work with
20 you.

21 ANDY ANDRE: We'd be happy to talk about
22 that.

23 MR. CROAD: As we get closer to opening,
24 we --

25 ANDY ANDRE: Yeah, we'd be happy to talk

1 about that. Yup. Absolutely.

2 MR. CROAD: -- these are two positive,
3 positive things that I think will only enhance your
4 project and certainly enhance all the good placement,
5 you know, obviously.

6 ANDY ANDRE: Absolutely. Thank you.

7 MR. HUNTINGTON: Okay. Okay. Can I get a
8 recommendation from the Planning Department, please?

9 MR. SPENCE: Yes. Thank you. With regard to
10 PZRODD19-0003, the Planning Department does recommend
11 favorable consideration to rezone 5.65 acres of
12 property from RC, Regional Center, to ODD, Overlay
13 Development District, and create a Master Development
14 Plan and Agreement to allow for the development of two
15 hotels, including extended stay hotel with associated
16 parking and other non-site amenities for the following
17 reasons. The proposal will be consistent with the
18 surrounding zoning classifications, and is in
19 accordance with the Southfield counting as a Master
20 Plan, and indicates City Centre sub area for this
21 parcel. It is consistent with the ODD guidelines.
22 Proposal utilizing ODD, Overlay Development District
23 provisions will allow for the Petitioner to market the
24 property through redevelopment, relaying uses
25 compatible with the abutting existing developments, and

1 will allow for development flexibility in accordance
2 with the attached amended ODD developing agreement.
3 Proposed rezoning will not have adverse effects upon
4 the adjoining zonings or land uses. And the Petitioner
5 is to work with the Planning Department and City
6 Attorney to finalize the Overlay Development District
7 Development Agreement.

8 MR. HUNTINGTON: Okay. Thank you.
9 Commissioners, do I have a motion?

10 MR. MARTIN: To the Chair?

11 MR. HUNTINGTON: Commissioner Martin?

12 MR. MARTIN: I'd like to recommend that we
13 approve PZRODD19-0003 for rezoning and land use.

14 MR. WILLIS: Support.

15 MR. HUNTINGTON: Okay. I have a favorable
16 recommendation from Commissioner Martin, supported by
17 Commercial Willis. All in favor?

18 (All stated aye.)

19 MR. HUNTINGTON: Any opposed? Okay. So it
20 passes. Good luck to you.

21 ANDY ANDRE: Thank you.

22 MR. HUNTINGTON: Okay. Next on the agenda,
23 we have PSP19-0010.

24 MR. SPENCE: Yes. Thank you, Mr. Chairman.
25 So PSP19-0010 is a site plan review request for

1 Friedman Real Estate Group on behalf of the owner,
2 Southfield Galleria Owner, LLC. This particular
3 property is located on the north side of Northwestern
4 Highway. We are between Case and Lockdale. This is an
5 existing development. This particular lot has Galleria
6 200 on the property itself. The proposal is for the
7 construction of a 95,525 gross square foot research and
8 development center with associated parking and other
9 on-site amenities. This is a view of the 100/200
10 Galleria Building, so we're looking north from
11 Northwestern Highway section. And you can see on the
12 left-hand side of the image that there's been an
13 overlay of the proposal for the development center,
14 tech center, an application that they're building, kind
15 of showing how it would look adjacent to the existing
16 200 Galleria building. Additional renderings, this is
17 a closeup of the property itself. As you see, the 200
18 Galleria Building. The location for the tech center
19 would be off of the northwest corner of the existing
20 building, would basically take up the space where you
21 see existing parking going from the north and then to
22 the west. There was a concern obviously with whether
23 they were taking that parking away, and were building a
24 95,000 square foot redevelopment center and tech
25 building, what the parking requirements would be. As

1 it turns out, they still had plenty of parking
2 available for the entire Galleria complex, so there's
3 no parking shortage whatsoever. Existing conditions to
4 the north, south, east, and west. Now, actually north
5 is actually to your left here, so everything in red
6 shows the existing 100/200 Galleria as well as the
7 proposed redevelopment center. And then Galleria
8 300/400 directly to the -- would be on the left-hand
9 side of the Star Theater. The property is zoned RC,
10 Regional Center, and then this is the site plan. So
11 again, you can see the existing building on the
12 right-hand side, and then the 95,000 square foot
13 proposed tech center on the northwest. Also proposed
14 is their parking area, so this would be closer to the
15 Lockdale side of the development. It is meant to be a
16 secured park area, and they would also like to at least
17 provide some screening around that particular section,
18 and I'm sure that Mr. Hudson will get into that in a
19 little bit. But you can see on the right-hand side of
20 the image, they are proposing some screening materials.
21 It hasn't been quite determined exactly which one, but
22 they at least want to show on the line, there should be
23 some tower, some suggestions and possibilities, and
24 again, the elevations. So with that, I'm going to turn
25 this back over to Mr. Hudson, Warren Hudson. And if I

1 may, there's a link to a video. Unfortunately, we
2 didn't have sound with the video, so if you want to
3 talk through it, Warren, feel free to do that.

4 WARREN HUDSON: Yeah. No problem. Good
5 evening. Warren Hudson with Friedman Real Estate,
6 34975 West Twelve Mile Road in Farmington Hills. Thank
7 you guys for hearing the case this evening. So I think
8 Jeff did a great job of introducing the project that
9 we're working on right now. So I think this is an
10 incredible opportunity for us as a company, and as well
11 as the property, as well as the City as a whole. This
12 proposed research center will allow us to have a tenant
13 who will take the entirety of the 200 building, part of
14 the 100 building, and then obviously this new tech
15 center. So we're seeking approval to construct this
16 95,000 square foot research facility adjacent to the
17 existing Galleria building. So a couple of important
18 points. One, we're not adding any new impervious
19 surface to the property. So whatever space we're
20 taking with the new building was already asphalt, so
21 we're not adding any new impervious surface. One of
22 the items that came up at the last meeting was some
23 green features or elements of the building that might
24 be environmentally friendly, and I just wanted to
25 mention a few of the items that the existing 100 and

1 200 Galleria buildings have, and that we will continue
2 into the new tech center. We've got full LED lighting
3 in the atrium and corridors and in new office spaces.
4 We've got recycled carpeting in the common areas.
5 We've got DDC controls on our central plant equipment,
6 and we have automatic flush valves in the restrooms
7 that are water saving, building materials that have low
8 environmental impact, such as sustainable porcelain
9 tile. We're going to be putting in bike racks as part
10 of the new site plan for the new building. We've got
11 extensive day lighting in the atrium and the common
12 areas, which really reduces our need for artificial
13 lighting within the building, controlled light
14 pollution, so all of our lighting fixtures are full
15 cutoff fixtures that don't send light into the
16 atmosphere, and full on-site detention of storm water.
17 So those are a couple of the important details. I know
18 as Jeff mentioned, the secure parking area, those were
19 just a few options of the fencing materials that we had
20 proposed. We'll work with staff to select something
21 that will work, and likewise on the art work
22 requirement for the new building, we'll work with City
23 staff to come up with something that works for
24 everybody. With that, if anybody has any other
25 questions, we're happy to answer them.

1 MR. SPENCE: If I may, to the Chair, Warren,
2 did you want to show the video, or --

3 WARREN HUDSON: If we could, that'd be
4 wonderful. Yeah, Kyle, if you could -- this is sort of
5 a video that we use to highlight Southfield and the
6 Galleria Officentre. You know, we're really proud to
7 be a large office owner and manager in Southfield, and
8 we show this to a lot of our clients. This is kind of
9 a cool video that highlights the City. If the sound
10 worked, it'd be a cool techno background right now.

11 MR. CROAD: Break it down, Warren.

12 DAVID FRIEDMAN: So we use this on -- hi, I'm
13 David Friedman of Friedman Real Estate -- so we use
14 this video a lot when we're dealing with automotive
15 companies to show them that the central location of
16 Southfield and all the great amenities and the
17 proximity to all their clients and automotive
18 suppliers. And recently it's worked out really well
19 with a lot of different clients that we have just to
20 show them how amenitized Southfield is, especially the
21 Galleria complex, and how good it is for all their
22 employees and how they can easily attract new
23 employees. This slide actually shows the traffic count
24 in front of the buildings with the visibility, easy
25 ingress and egress onto 696 and the Lodge freeway.

1 Obviously Galleria is one of the nicer complexes in the
2 City of Southfield. We're very proud of it. And we
3 renovated the lobbies without any tenants in there, and
4 tried to attract a large scale tenant, which we're in
5 the process of trying to do right now. So this video
6 helps us articulate all the great benefits of the City
7 of Southfield.

8 MR. CROAD: We've just got to get our Red
9 Pole Park and pathway in there for your next video to
10 show.

11 DAVID FRIEDMAN: Absolutely. I got the
12 southwest side in there.

13 MR. CROAD: Yeah, I saw that. Thank you.

14 DAVID FRIEDMAN: I need to get the red ones.
15 Actually for metro west or west 11, we're going to use
16 the Centropolis and new logos.

17 MR. HUNTINGTON: Okay. Commissioners?

18 MR. MARTIN: To the Chair?

19 MR. HUNTINGTON: Commissioner Martin?

20 MR. MARTIN: Yes. On the plan that I see, I
21 don't see any handicap parking near the entrance, and
22 actually only one entrance from the exterior.

23 WARREN HUDSON: So I think the spaces that
24 are going to be labeled as handicap, I don't think
25 that's been determined yet, exactly which spaces those

1 will be. The impression that we have right now from
2 the tenant is that the tech center will have very
3 limited ingress and egress. There's going to be a few
4 technicians who are working there quite a bit, but it
5 won't be necessarily a -- an entrance where the public
6 would be coming in. So the main entrance for the
7 building does have handicap space, and that's where we
8 would anticipate most users would enter the building.
9 The tech center, we understand, would be pretty much
10 secure on the perimeter.

11 MR. MARTIN: Got it. That's all.

12 MR. HUNTINGTON: Okay. Thank you.

13 Commissioner Willis?

14 MR. WILLIS: Thank you. I am also not seeing
15 bicycle racks. Am I overlooking?

16 WARREN HUDSON: If you look at the site plan,
17 I believe on the landscape plan toward Frontage Road,
18 west of the entrance to the building, there's a
19 location between the sidewalk and the building where we
20 have a proposed bike rack. We also have proposed
21 sidewalks from that bike rack to the parking lot and
22 ultimately to the building.

23 MR. WILLIS: Okay.

24 MR. SPENCE: If I may, to the Chair, I do
25 have a copy of the landscape plan here. I'd be happy

1 to show you where those bike racks are located, if you
2 want to take a look at that.

3 MR. WILLIS: I can take a look later.

4 MR. SPENCE: You don't --

5 MR. WILLIS: If you assure me that they're
6 there --

7 MR. SPENCE: They are.

8 MR. WILLIS: Thank you.

9 MR. CROAD: Yeah, we try to get away from
10 having the detailed engineering drawings up on the
11 presentation, but they were all in your packet.

12 MR. WILLIS: Thank you.

13 MR. HUNTINGTON: Okay. Commissioner Griffis?

14 MR. GRIFFIS: You mentioned -- I don't
15 believe you mentioned who this perspective tenant is or
16 if you can, that's one point. But you mentioned
17 previously, I believe, the total amount of office
18 square footage you're trying to lease, and then this
19 project here is 90,000. It was a big number. I
20 thought it was worth mentioning again. If you know?

21 WARREN HUDSON: Absolutely. David, our total
22 office square footage, in addition to the 95- was 4-?

23 DAVID FRIEDMAN: The current prospect would
24 be taking all of the 200, so it's 230,000 square feet,
25 and rolling over to 100 Galleria taking somewhere

1 between 16,9-. So I would say that the total square
2 footage of the office would be about 300,000 some odd
3 square feet, plus the tech center.

4 MR. GRIFFIS: Okay. And just I want to say
5 how crazy it is if you can take this much parking away,
6 and that there was that much extra parking on the site
7 with the old antiquated parking standards from -- I
8 don't know when -- 30, 40 years ago. So I appreciate
9 that we still have plenty of parking. It's a big
10 building. I think there's still a chance to do more
11 green improvement and some kind of water filtration.
12 I'll give you the slight credit of you're taking away
13 90,000 square feet where you could park and oil could
14 drip on the ground, and we're just -- we're catching
15 the rain where it's cleaner, so I guess it's a slight
16 improvement that way for the same square footage. So
17 it's an awesome -- it's an impressively large project
18 and site, and it makes sense to me that we can mix
19 office, and tech, and research uses, and it's good to
20 have it here in the City and visible out on the
21 highway. I guess there's one other question. The
22 secure parking, to understand part of it, how tall of a
23 fence are you anticipating or requesting?

24 WARREN HUDSON: I believe that we proposed 8
25 foot, an 8-foot fence --

1 MR. CULPEPPER: 6 to 8 foot?

2 WARREN HUDSON: -- at this time.

3 MR. GRIFFIS: Okay. Thank you.

4 MR. SPENCE: If I may, to the Chair, with
5 regard to the parking question or comment, there is --
6 it is interesting that, you know, with all this
7 additional development that there's ample parking.
8 It's almost 600 additional space on-site, that we still
9 have additional parking over and above what's required.

10 MR. CROAD: And if I could add, the tech
11 center part of it is calculated differently than
12 general office.

13 MR. GRIFFIS: Right.

14 MR. CROAD: So there's less required than
15 would be if that was fully 95,000 square feet of
16 office.

17 DAVID FRIEDMAN: In addition, the theater is
18 currently not being used to -- as one of the screens
19 anymore, and everybody we're talking to about
20 repopulating that theater is looking to restack all the
21 seating, to recline the seating, and therefore they
22 would have less seats in that theater. It's
23 interesting.

24 MR. CROAD: But just maybe your -- you could
25 have your civil engineer or your landscape architect

1 look at possibly taking some of your existing green
2 space that's grass and either doing a rain garden,
3 biosoil, bio retention area, to help filter some of the
4 storm water off.

5 DAVID FRIEDMAN: Sure.

6 MR. CULPEPPER: To the Chair?

7 MR. HUNTINGTON: Mr. Culpepper?

8 MR. CULPEPPER: As I said in our study
9 meeting, one tenant is magnificent to have that whole
10 area. The second thing, I thank you for saying that we
11 are the city, we're the city that has it all, so that's
12 great publicity for us. Again, the landscaping looks
13 good. I think it really will make that area 100
14 percent better than it already is. And having that one
15 tenant to deal with, that's great. So I think it's a
16 great piece of business, and glad to concede it to the
17 piece of art.

18 WARREN HUDSON: We will absolutely work with
19 City staff on the piece of art.

20 MR. CULPEPPER: Talk to them about the art.
21 And as far as the screening, you know, we do have an
22 ordinance about screening, fencing, so I know something
23 will be put to the staff to make that suitable for your
24 enclosed parking. So great idea, good. Good luck.
25 Thank you, Chair.

1 MR. HUNTINGTON: Okay. Thank you.

2 MR. MARTIN: Chair?

3 MR. HUNTINGTON: Mr. Martin?

4 MR. MARTIN: On the -- can you go back to the
5 other screen where it shows the layout of the buildings
6 with the proposed new area?

7 MR. SPENCE: Sure.

8 MR. MARTIN: Can you tell me where the
9 screened in parking would be on that diagram?

10 WARREN HUDSON: It would be on the -- the
11 top -- yeah, exactly, right in that area, kind of north
12 of the 100 building, which on your screen is to the
13 left of it.

14 MR. MARTIN: So you're doing it away from the
15 construction from the additional building?

16 WARREN HUDSON: Correct.

17 MR. MARTIN: So it would --

18 MR. CROAD: I think the slide that has the
19 fence detail shows -- it shows the area.

20 MR. MARTIN: Yeah. Well, the thing that
21 really caught my eye was that the thin part of the
22 building when you have the construction going, it's
23 actually on the opposite end, and I was wondering. Was
24 that meant to be the new construction and the parking
25 inside? But I see it's not all together. You would

1 think that the screened-in parking would be near the
2 construction. Well, it's not, and I assume that's
3 because it's not really relative to the addition that's
4 going on.

5 MR. CROAD: It's secure parking for the
6 points and tenants.

7 WARREN HUDSON: Yeah. It's relevant to the
8 addition, but one of the issues that we have to contend
9 with here is we had a multi-tenant building. And if we
10 put the parking immediately adjacent to the new
11 building, it's going to create an issue for traffic
12 flow in that area of the parking lot. So that was why
13 we chose to put that where we did.

14 MR. MARTIN: Okay.

15 MR. HUNTINGTON: Okay. I want to thank you
16 two for addressing the green question I had asked you
17 about before. I was hoping for a little bit more of
18 the green initiative, but thanks for, you know,
19 addressing it and doing, you know, something. But the
20 site itself, I think you have a really good site plan,
21 and I think the site is going to work out really well
22 for you. And it's always good to see a Southfield
23 company expanding and trying to stay right here in the
24 City. You know, we like to see that. So hopefully
25 everything works out good for you.

1 DAVID FRIEDMAN: Yeah, we're praying.

2 MR. MARTIN: To the Chair?

3 MR. HUNTINGTON: Commissioner Martin?

4 MR. MARTIN: With the turnover in personnel
5 and people moving out for the new tenant, do you see
6 any increased traffic flow to the -- or change in the
7 traffic flow to the building?

8 DAVID FRIEDMAN: I actually see less, because
9 the other tenants that were there were call centers,
10 and mainly Credit Acceptance, with a very high parking
11 ratio, as well as Mimics. And although this will be
12 some call center, it's more tech-related and
13 auto-related, so I think there will be less density in
14 property.

15 MR. MARTIN: The concern was along
16 Northwestern, there's only one entrance and exit to get
17 to the service drive along the building.

18 DAVID FRIEDMAN: Yeah. Actually between
19 getting off for Telegraph Road down the service drive
20 to Northwestern and Lockdale/Case, it happens to be one
21 of the better accessible projects here in Southfield.

22 MR. CROAD: So through the Chair, we would
23 like to have the fence details before it goes to
24 Council, as well as I'd like to see a blow-up of the
25 proposed secured parking area, and make sure that the

1 bumper blocks -- I don't recall that the fire marshal
2 weighed in on the case. They have had -- there's a
3 certain -- either a lock box, or now there's new
4 technology where trucks come up and they can hit a
5 button and it opens the door. So all those details
6 we'd like to just have finalized before it goes to
7 Council.

8 WARREN HUDSON: No problem. I think you'll
9 see on the revised submission, we did have a note about
10 fire department access on the bumper blocks, but we'll
11 get a blown-up version that you can actually see it.

12 MR. CROAD: Okay.

13 MR. HUNTINGTON: All set?

14 MR. CULPEPPER: Yup. All set.

15 MR. HUNTINGTON: Okay. Can I have a
16 recommendation from the Planning Department, please?

17 MR. SPENCE: Yes. Thank you. The Planning
18 Department recommends favorable consideration of the
19 site plan review request of Friedman Real Estate Group
20 on behalf of the owner Southfield Galleria Owner, LLC
21 for the construction of a 95,525 gross square foot
22 research and development center with associated parking
23 and other on-site amenities for the following reasons
24 and conditions. Receipt of waivers from the Zoning
25 Board of Appeals for 31.97 feet of rear yard setback,

1 81 feet required, 81.67 feet required, 49.7 feet
2 provided. Final detailed landscape plan must be
3 approved by the Planning Department prior to the
4 project being reviewed by City Council. Exterior
5 lighting will be shielded to prevent spillage of water
6 onto adjacent properties. Photometric plan shall be
7 submitted for review by the Planning Department prior
8 to the site going to City Council. Petitioner provides
9 sprinkler system for all landscape areas to encourage
10 preservation of plant material. Petitioner has
11 executed a perpetual maintenance agreement for the
12 landscape and parking areas, both on-site and the
13 right-of-way, which includes maintenance of any storm
14 water retention system. Petitioner is to implement the
15 recommendations made by the Southfield Police
16 Department and Election Bureau regarding site security.
17 Building will be constructed in accordance with the
18 elevations shown on sheet 8201 dated 10-19-19.
19 Approval of the site plan and/or elevations represented
20 herein do not constitute nor guarantee approval for
21 signage. Separate approval on sign permits must be
22 obtained by the -- from the building department for any
23 proposed signage, and light grands shall be installed
24 in accordance with Article 4, Section 5.29 as well.

25 MR. HUNTINGTON: Okay. Thank you.

1 Commissioners, may I have a motion, please?

2 MR. CULPEPPER: To the Chair?

3 MR. HUNTINGTON: Commissioner Culpepper?

4 MR. CULPEPPER: I make a motion that we
5 approve PSP19-0010.

6 MR. GRIFFIS: Support.

7 MR. HUNTINGTON: Okay. I have a favorable
8 recommendation from Commissioner Culpepper, supported
9 by Commissioner Griffis. All in favor?

10 (All stated aye.)

11 MR. HUNTINGTON: It passes.

12 DAVID FRIEDMAN: Thank you very much.
13 Appreciate everybody.

14 WARREN HUDSON: Thank you.

15 MR. CULPEPPER: Thank you.

16 MR. HUNTINGTON: Thank you.

17 WARREN HUDSON: Thank you very much. And
18 particularly thanks to City Staff, Jeff and Terry and
19 Kyle. We really appreciate all the help through this
20 process.

21 MR. CULPEPPER: Always.

22 WARREN HUDSON: Thank you.

23 MR. HUNTINGTON: Good luck to you.

24 MR. CULPEPPER: Good luck.

25 MR. HUNTINGTON: Next on the agenda, approval

1 of the minutes.

2 MR. CULPEPPER: To the Chair?

3 MR. HUNTINGTON: Commissioner Culpepper?

4 MR. CULPEPPER: I make a motion we approve
5 the minutes dated November 6, 2019 study meeting, and
6 also November 20th, 2019 regular meeting.

7 MR. WILLIS: Support.

8 MR. HUNTINGTON: I have a motion for
9 favorable for the approval of the minutes from
10 Commissioner Culpepper, supported by Commissioner
11 Willis. All in favor?

12 (All stated aye.)

13 MR. HUNTINGTON: The minutes pass as stated.
14 There is no public comment. Any miscellaneous?

15 MR. SPENCE: I don't have anything
16 additional, except to say that your next meeting will
17 be January 8th. It'll be the first meeting in the new
18 year.

19 MR. HUNTINGTON: Okay.

20 MR. CROAD: Happy Holidays.

21 MR. CULPEPPER: Same to you and your staff
22 there.

23 MR. HUNTINGTON: Okay. Happy Holidays,
24 everyone.

25 MR. CULPEPPER: Same to you, Mr. Chairman.

1 MR. HUNTINGTON: All right. Thank you.
2 Okay. That's it. The meeting is adjourned.
3 (The meeting was concluded at 7:23 p.m.)

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1 CERTIFICATE OF NOTARY

2 STATE OF MICHIGAN)

3) SS

4 COUNTY OF OAKLAND)

5

6 I, MELYNDA JARDINE, certify that this
7 regular meeting of the Planning Commission was
8 taken before me on the date hereinbefore set
9 forth; that the foregoing questions and answers
10 were recorded electronically and transcribed by
11 me; that this is a true, full, and correct
12 transcript of my recording so taken; and that I am
13 not related to, nor of counsel to, either party
14 nor interested in the event of this cause.

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Melinda Jardine

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22

MELYNDA JARDINE, CER-7536

23

Notary Public,

24

Oakland County, Michigan.

25

My Commission expires: March 23, 2021