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CITY OF SOUTHFIELD PLANNING COMMISSION MEETING

DATE TAKEN: DECEMBER 13, 2023

TIME: 6:30 p.m. - 8:26 p.m.

(Based on Time Zone from Notice)

TRANSCRIBED BY: SHEILA H. RAYMOND

1 APPEARANCES

2

3 COUNCIL MEMBERS:

4 GERALYN STEPHENS-GUNN, Chair

5 JEREMY GRIFFIS, Vice Chair

6 ANTHONY MARTIN, Commissioner

7 GHANA ADELL GOODWIN-DYE, Commissioner

8 ROBERT WILLIS, Secretary

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TERRY CROAD, Director of Planning

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THOMAS PAISON, Deputy City Planner

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12 APPEARED VIA IN PERSON

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P R O C E E D I N G S

CHAIR STEPHENS-GUNN: Good evening. I'd like to welcome everyone to the city of Southfield regular meeting of the planning commission.

At this time I'd like for us to stand and do the Pledge of Allegiance.

(Pledge of Allegiance recited by all)

CHAIR STEPHENS-GUNN: Thank you. May I have a roll call, please?

UNIDENTIFIED MALE SPEAKER: Yes, ma'am.

Ms. Goodwin-Dye?

MS. GOODWIN-DYE: Here.

UNIDENTIFIED MALE SPEAKER: Mr. Griffis?

MR. GRIFFIS: Here.

UNIDENTIFIED MALE SPEAKER: Mr. Martin?

MR. MARTIN: Here.

UNIDENTIFIED MALE SPEAKER: Mr. Willis?

MR. WILLIS: Here.

UNIDENTIFIED MALE SPEAKER: Dr. Stephens-Gunn?

DR. STEPHENS-GUNN: Here.

UNIDENTIFIED MALE SPEAKER: Madam Chair, you have two absences, but you do have a quorum to conduct business today.

CHAIR STEPHENS-GUNN: Thank you very much.

I'm sure everyone has had an opportunity to review our

1 agenda for this evening. Is there a motion to approve our
2 agenda for this evening?

3 COMMISSIONER MARTIN: To the Chair, motion to approve
4 the planning commission December 13th agenda.

5 COMMISSIONER WILLIS: Support.

6 CHAIR STEPHENS-GUNN: It's been moved by Commissioner
7 Martin and second by Commissioner Willis that we approve today's
8 agenda. All in favor?

9 (All in favor)

10 CHAIR STEPHENS-GUNN: Oppose? Motion carries.

11 Gentleman, are there any announcements and
12 communications for this evening?

13 COMMISSIONER WILLIS: No, ma'am.

14 COMMISSIONER MARTIN: No, ma'am.

15 CHAIR STEPHENS-GUNN: All right. Moving right along.
16 We're going to take a look at item D for the property located at
17 24848 Southfield Road, PSLU23-0017, special use hearing,
18 PSP23-0017 site plan review.

19 May I have some background, please?

20 THE DEPARTMENT: Thank you, ma'am. The this is a gas
21 station, existing gas station, on the corner of Southfield and
22 10 mile. This would be the southeast corner. They are looking
23 to add liquor sales to the existing gas station. No additions.
24 We'll get into a little more detail here. Just for reference,
25 because this came for discussion at our prior meeting, just a

1 diagram showing the blue is the location of the subject site.
2 The red diamond to the north of that is the nearby liquor store,
3 New Abbey Wine and Liquor. And the oval orange to the south is
4 the nearest other gas station. That larger black circle is just
5 a 1,000 foot radius around the site. So those are all the --
6 it's the gas stations agents and liquor stores within that 1,000
7 foot radius, just for reference as to what's in that immediate
8 area, because there was some discussion of that. We just
9 thought we would put it right out there in a slide. Site
10 aerial, as you can see, the gas station has a canopy that's
11 attached to a building. It goes out toward 10 Mile and its curb
12 cuts on 10 Mile and Southfield. Existing conditions on the
13 site, we took a photo of the property here on a sunny day when
14 it was functioning. Here is the pumps. Current zoning is a P.
15 There's like a 30 foot vehicular parking zoning along
16 Southfield, and then the remainder of the site where the gas
17 station is and the structures are is in the B-3 general
18 business. The future land use map for this is commercial
19 office, that's consistent with the zoning and with the use. We
20 do have a existing site plan. They are looking to do a few --
21 while the building itself is not expanding and the exterior is
22 not changing, they're doing a couple of site improvements.
23 They're going to attach the walkway along the front of the
24 building out to the sidewalk. Right now there's no sidewalk
25 attachment there. So there's going to be an extension of the

1 sidewalk out to the Southfield sidewalk, and they're adding bike
2 racks, and there's going to be a freshening up of the
3 landscaping also. This is the actual landscape plan that
4 they're going to refresh the landscaping. Not that the
5 landscaping was in terrible condition when I visited the site,
6 but it almost -- you can almost always use freshen up on the
7 landscaping for almost any commercial property. Floor plan,
8 they did touch this up since the last meeting. If you look at
9 the labeling, they now have -- show the shelves behind the
10 cashier, it says liquor shelves. And then they've got the beer
11 cave and the five coolers with doors labeled for beer, and then
12 four of the racks in the middle labeled for wine to give a
13 reference as to where the alcohol sales would be located in the
14 C store. So it's within the existing layout. They're just
15 placing certain products with new product. Elevations, these
16 are the existing elevations of the building. And some interior
17 photos they were kind enough to provide us. The top left there
18 is the beer coolers, those five coolers in a row. The middle
19 one is that, it's what's going to be the beer cave where you can
20 walk in. And then the top right is a wine rack on the right
21 side. Below it is the wine rack from the left side. And then
22 the other two on the bottom left are showing you product back
23 there, but those are the shelves where the liquor would go
24 behind the counter where the teller's at. We do have the
25 Petitioner present if they'd like to come forward to answer

1 questions.

2 MR. MARKIE ALDO: Good evening. Markie Aldo, 24848
3 Southfield, Southfield, Michigan.

4 MR. ROCKY ALDO: Rocky Aldo, 2848 (sic) Southfield
5 Road, Southfield, Michigan.

6 CHAIR STEPHENS-GUNN: Can you give us a little bit of
7 background of what it is you're doing and why you're interested
8 in doing it?

9 MR. MARKIE ALDO: Well, since, you know, the ordinance
10 changed, you know, to allow, you know, this gas station, you
11 know, beer and wine and liquors, you know, we just -- that's
12 when we apply, you know, to get, you know, to improve the
13 business and to get -- we've been there about 14 years. We've
14 been paying all the taxes, all the cleaning, everything,
15 whatever required, which is, roughly the tax is about \$22,000 a
16 year. And we've been maintaining, you know, the property to the
17 standard to whatever City they require. And we just like to get
18 that, you know, the liquor, beer and wine because the ordinance
19 and we ought to meet them the ordinance required.

20 MR. ROCKY ALDO: Trying to improve to the business and
21 serve the community.

22 CHAIR STEPHENS-GUNN: Okay. Thank you.

23 MR. MARKIE ALDO: Okay.

24 THE DEPARTMENT: This is subject to a public hearing.

25 CHAIR STEPHENS-GUNN: At this time I'd like to open

1 the public hearing for PSLU23-0017.

2 Gentleman, you can be seated.

3 If there's any public here that would like to share
4 their thoughts or comments regarding PSLU23-0017 please approach
5 the podium. You will have exactly three minutes to share your
6 thoughts.

7 Please state your name and your address.

8 MR. SAMONA: My name is Randy Samona. I'm counsel for
9 New Abbey Wine and Liquor, address is 25030 Southfield Road.

10 I'm here today -- tonight before this honorable
11 commission to express our strong opposition to the special use
12 request on behalf of 10 Southfield Incorporated to permit the
13 addition of liquor sales to the existing gas station located at
14 10 Mile and Southfield.

15 As it currently stands, New Abbey offers a full
16 selection of beer, wine and liquor for off consumption premises.
17 There's also a CVS Pharmacy located .1 miles away from this
18 location, right across the street. They also offer a full
19 selection of beer, wine and liquor for off consumption premises
20 -- I'm sorry -- off premises consumption.

21 Ahead of tonight's meeting, I did send to the
22 honorable commission 24 different maps of every liquor retail
23 store in Southfield and how close the nearest liquor store is to
24 that liquor store, and out of the 24 maps that I presented,
25 there's only two locales that have liquor stores that close to

1 one another with new Abbey and CVS being one of them. There is
2 not an intersection in Southfield that has three liquor stores
3 at that intersection. So from -- you know, this undue proposal
4 for a special use would be the first of its kind, and I don't
5 think that it's necessary nor conducive to the city of
6 Southfield.

7 When you ask the petitioner here, what's the
8 reasoning? They're saying we'd like to get a liquor license
9 because the ordinance changed. They're not talking about
10 anything with regards to the city, the residents, the people,
11 safety, health, welfare, traffic, anything like that. I did
12 submit publications to this Board in advance as well with
13 regards to alcohol outlet density and the fact that an increase
14 in alcohol outlets in such a saturated area leads to violent
15 crimes, auto accidents, increase rates of alcohol consumption,
16 underaged drinking. It's just not good for the city, not good
17 for the residents overall.

18 Additionally, when you look at the city ordinances
19 within the City of Southfield, section 7.195 of the items to be
20 considered when granting such an SDD license, one of the
21 criteria states that the location proposed and methods of
22 operation must not detrimentally or unreasonably impact nearby
23 property owners, businesses and residents. This proposed
24 addition to this gas station, I think, does just that. You
25 know, it's going to really add a lot of traffic to that area.

1 It's not that big of a gas station to add \$250,000 of required
2 inventory in liquor it. And, again, it just --

3 CHAIR STEPHENS-GUNN: You thirty seconds.

4 MR. SAMONA: Thank you. The jam that it's going to
5 cause in that area is just not going to be conducive to traffic,
6 and, again, it's just not very good for the health and welfare
7 of the citizens of Southfield, and, again, I do ask humbly that
8 this honorable commission -- I know there's an SDD ordinance
9 that changed, but it doesn't mean that this commission should
10 place the liquor stores so close to each other so as to have a
11 liquor boulevard of some sort. So I trust, again, that you will
12 make the right decision to consider these facts before making
13 your decision today. Thank you.

14 CHAIR STEPHENS-GUNN: Thank you for sharing your
15 thoughts.

16 Is there anyone else that is interested in sharing
17 their thoughts regarding PSLU23-0017 special use?

18 Please share your name and your address.

19 MR. ATICIA: Andy Aticia. I'm the owner of the plaza
20 across the street from 25000 up to 25100.

21 My tenants, they're against it. I have 11 tenants.
22 And we have a liquor in store already, and there is a liquor
23 store, CVS. There is liquor. Now if you get more liquor
24 license it's going to be more trouble, more traffic, and I'm
25 against it. And gas and liquor and beer and wine does not

1 match, that will increase drink and driving. So that's why I'm
2 against it. Thank you.

3 CHAIR STEPHENS-GUNN: Thank you for sharing your
4 thoughts.

5 Please share your name and your address.

6 MR. KERNEY: My name is Leo Kerney. I'm at 22400
7 Lathrup Boulevard. And what I got to say is this right here,
8 look at the volume, look at the streets, look at the consumption
9 of what this store has. This store sells gas, and the gas that
10 they sell, people cannot get in and out. And it's not a variety
11 of a place that you can have people come in and park and go get
12 liquor from this store. It's not a big parking lot. It's
13 anything. Only thing this is going to cause is a lot of
14 congestion, probably on safety. When people trying to pull out
15 into traffic, people might get hit and everything else because
16 it does not have a parking lot to consume what people buying
17 liquor going to stop and get. Now, my thing of it is, okay,
18 it's on the corner. Yes. Now, you got people going out on the
19 opposite end. You got people coming out on this end. So what
20 you going to do when you got a traffic jam? What you going to
21 do when people start moving and whatever else? That's going to
22 cause more traffic violations, people getting hurt and
23 everything else. Now it's not about, how could I say, people
24 want to rob liquor stores or whatever else. It's not about
25 that. It's about the safety of the community. Now, if the

1 community is not safe, this place do not have the proper volume
2 to handle the cars that's going to be stopping in and getting
3 liquor. You can look at the stores right now. You got one,
4 two, three, four, five, six, probably seven, eight spots where
5 you can park, then you got the other spots where you getting
6 gas. So how can you do that? Because, see, now everybody going
7 to this gas station to try to get liquor, it's going to be
8 volume. Sometimes volume is good. Sometimes volume is bad.
9 But right now volume is very bad for this store because it
10 doesn't have an appropriate parking lot to have the right amount
11 of anything for to get in and out. Okay. Thank you.

12 CHAIR STEPHENS-GUNN: Thank you for sharing your
13 thoughts.

14 Please share your name and your address.

15 MR. BROWN: My name is Jeffrey Brown. I live at 25124
16 Sherwood Circle.

17 I'm about 350 yards away from the gas station. My
18 problem is that within a mile and a quarter or two and a half
19 miles we got five liquor established already in Southfield.
20 I've been there for 30 years, and I see that I don't want
21 another liquor establishment. I'm sorry. We have one at
22 greenfield road. Then we come down to the one here. We go down
23 to the middle -- there's four liquor establishments I could walk
24 to, and adding another one at a gas station, we said, we as the
25 public, said that we're opposed to drinking and driving. I

1 don't know. It sounds like drinking and driving to me. But I'm
2 opposed to, and that's all I have to say, okay.

3 CHAIR STEPHENS-GUNN: Thank you for sharing your
4 thoughts.

5 MR. CHEW: Good evening. How are you all?

6 CHAIR STEPHENS-GUNN: Your name and your address.

7 MR. CHEW: Marcus Chew. Address is 25040 Southfield
8 Road, Sam's Suit Factory.

9 Just wanted to let you guys know that the gas station
10 just needs to stay in its lane, sell gas. If there's anything
11 else you want to sell besides liquor, sell food or something
12 like that, but you have a liquor store right here on 10 Mile
13 right before Evergreen. You got the one, as the young men just
14 stated, on 10 Mile in a Greenfield. Then, of course, as we
15 stated, it was one right at the CVS. Amy's Liquor Store is a
16 good spot. We don't really need it. It's as simple as that.
17 Just let the gas station stay in its lane and sell gas. Simple.

18 CHAIR STEPHENS-GUNN: Thank you for sharing your
19 thoughts. Is there anyone else interested in sharing their
20 thoughts regarding PSLU23-0017?

21 MR. CREW: Good evening.

22 CHAIR STEPHENS-GUNN: Good evening.

23 MR. CREW: My name is Lionel Crew, C-r-e-w. I live at
24 19830 West 12 Mile, Unit 32, in Southfield, and my mom lives
25 right close to this gas station. This was one of my favorite

1 gas stations to get repairs done years ago when they had a
2 garage.

3 I've worked in substance abuse, you know, in Berkeley,
4 and all the gas stations in Berkeley have liquor stores in them,
5 and it's been my understanding that a lot of these people were
6 getting caught because they were trying to get there at 7
7 o'clock when it opened, when the regular traditional stores
8 aren't open, are rushing there at 1:59 to get another drink, you
9 know. And like people mentioned, I don't believe that these two
10 things actually mix. I really miss that repair shop there, but
11 as far as alcohol and a gas station being so close to having
12 three on every corner, and that is a very congested corner, 10
13 Mile and Southfield, and we just don't feel that it's necessary.
14 And I would really like to have another repair shop in there.
15 Thank you. That's all.

16 CHAIR STEPHENS-GUNN: Thank you for sharing your
17 thoughts.

18 Is there anyone else interested in sharing your
19 thoughts regarding PSLU23-0017?

20 MR. LAURI: How are you doing?

21 My name is Dura Lauri. I stay at 24535 North
22 Carolina.

23 I'm against it. We don't need all these liquor stores
24 in our community. It just going to make our community go down
25 if you put that up there. It's already seen too many accidents

1 on 10 Mile and Southfield. We just don't need it up in there.
2 That's all I have to say. Thank you.

3 CHAIR STEPHENS-GUNN: Thank you for sharing your
4 thoughts.

5 Is there anyone else interested?

6 Please share your name and your address.

7 MS. GRAVES: Adina Graves, 17193 Goldwin Drive,
8 Southfield, Michigan.

9 I've been living here for 27 years, and even though I
10 do go to this gas station, it's very hard to get in and out of
11 it as it is, I feel like putting liquor there won't be a good
12 idea. We have all these other liquor stores everywhere, mile
13 radius. I just, I'm opposed to it. I don't want it to happen.
14 Thank you.

15 CHAIR STEPHENS-GUNN: Thank you for sharing your
16 thoughts.

17 Anyone else interested?

18 MR. OLIVER: Good evening. My name's Raymond Oliver.
19 I live at 25425 Grand Concourse, and I agree with those who have
20 spoken before me.

21 All it's going to cause is more accidents. There's
22 not enough parking space there. I very seldom go to that gas
23 station because it's hard to get in and get out, and I think all
24 it's going to create is another problem if you're selling --
25 people just trying to pull in just to get some liquor. It's

1 different if you're in the gas lane and going in and going out,
2 but I really thinking it will cause more confusions and more
3 accidents. That's all I have to say.

4 CHAIR STEPHENS-GUNN: Thank you for sharing your
5 thoughts.

6 Is there anyone else interested in discussing
7 PSLU23-0017?

8 MS. JORDAN: Clarise Jordan 25610 Friar Lane.

9 I agree with all the people as well, basically what
10 they have stated. It is very congested in that area, and it is
11 very hard to get in and out of that area as well. So I just
12 wanted to come up and speak, too, just to say that I totally
13 agree with what they're saying, especially at night, which is a
14 concern for me because, you know, most people are drinking and
15 things like that, driving and things like that, and by it
16 getting dark early or whatever the case may be, it can cause
17 several hazards in that intersection there. So I just wanted to
18 express my views to you all. Thank you.

19 CHAIR STEPHENS-GUNN: Thank you for sharing your
20 thoughts.

21 Anyone else interested?

22 MR. JOSEPH: Hello. My name Alante Joseph, and I live
23 at 24535 North Carolina Street in Southfield, Michigan.

24 And what everyone has said, I'm opposed to it and I
25 don't agree with it. I think it's a very bad idea. It's always

1 congested, like everyone has said, and the parking lot is
2 definitely not big enough. It's not enough room to accommodate
3 gas buyers and alcohol buyers at the same time. So I'm opposed
4 to it. I don't like it. I don't think it's a good idea. Thank
5 you.

6 CHAIR STEPHENS-GUNN: Thank you for sharing your
7 thoughts.

8 Is there anyone else interested in PSLU23-0017?
9 Anyone else interested in sharing their thoughts? Anyone else
10 interested in sharing their thoughts?

11 At this time, I'm going to close the public hearing
12 for PSLU23-0017.

13 Commissioner Martin?

14 COMMISSIONER MARTIN: I have a question. Well, for
15 the public hearing though, of course. For the site plan I have
16 questions.

17 CHAIR STEPHENS-GUNN: Go ahead.

18 COMMISSIONER MARTIN: One of the things I know is that
19 because of the liquor store, you're required to have a sign
20 request requiring ID for the purchase of liquor, and you're also
21 required to have a sign for the purchase of cigarettes. I think
22 we need to make sure that this and any other gas station that
23 wants to sell liquor has signage that says, that lets those
24 entering know that they need required ID for cigarettes, beer,
25 wine, and liquor. It's just something that we need to make sure

1 that they have. That's all. Okay.

2 CHAIR STEPHENS-GUNN: Okay. Commissioner Willis?

3 COMMISSIONER WILLIS: Thank you. I have a couple of
4 questions. First of all, someone brought up, and I think it's a
5 good question, the idea of parking. Parking requirements for
6 gas station for filling up with gas, it's a little different
7 than leaving your car, going inside to get a product and leaving
8 it. Have you studied at all the parking requirements and have
9 you made any changes to your parking as a result of that?

10 MR. SAMONA: I believe we have met all the
11 requirements that the planning department needed for the
12 parking. And most of the time we're a convenience store. It's
13 not a liquor store where a lot of people have just coming in for
14 liquor. We serve gasoline, as everyone's saying, we serve
15 snacks, we serve food. Our liquor sales are not going to be 80%
16 liquor sales like a liquor store is. Our sales are like 80%
17 food and snacks and 10, 15, 20% alcohol. It's the convenience.
18 We're in the convenience industry. Liquor stores are in the
19 beverage industry. You know, it's like no difference than
20 McDonald's and Burger King next to each other. They have their
21 own clientele. This guy has one. This guy has a Big Mac. This
22 guy has the Whopper. It's no difference. Our business is a
23 convenience business. So there's not going to be 90 people
24 walking in just to get liquor. It's more or less the person
25 who's getting fuel, they pull up or they stay in their car, as

1 they do now, to get snacks. They may want a bottle of wine, a
2 bottle of liquor, and, you know, we've met the requirements for
3 parking as of right now. We're not expecting or should -- we
4 have other locations that have it and it does not exceed the
5 number of people coming in just for liquor. And we're meeting
6 state times and requirements. As far as listing ages, as far as
7 having a scanner, as far as registers not working before 7 a.m.
8 or after 2 a.m., all that is handled. Okay.

9 UNIDENTIFIED MALE: What then about staffing? How
10 many people do you have on staff today, and how many would you
11 have assuming this is approved?

12 MR. SAMONA: Again, we're, you know, 10, 15% increase
13 so we may add one more personnel to the area and, you know, and
14 that we hire within the local area. Okay.

15 CHAIR STEPHENS-GUNN: Commissioner Griffis?

16 COMMISSIONER GRIFFIS: There's been a lot of
17 opposition to gas stations this year, and there's also a lot of
18 gas station businesses that try to come into the city of
19 Southfield. And I don't think that's on trial here tonight. I
20 think for the benefit of everybody, this is a broad question,
21 but can the planning department kind of succinctly identify the
22 requirements for this approval, just for everyone's knowledge?
23 There seems to be allowed to just not in my backyard comments,
24 but this isn't -- I don't think any of us said we need more
25 liquor stores in Southfield. I think it was passed down from

1 the top down to our review. So I don't know if that's something
2 we could --

3 CHAIR STEPHENS-GUNN: Planner Croad, do you want to
4 address that?

5 MR. CROAD: Yeah. I'm going to defer to Mr. Paison.
6 If you could just -- there are some special land use specific
7 regulations dealing with alcohol sales at gas stations, and I'll
8 have him --

9 MR. PAISON: Unfortunately I don't actually have a
10 copy of the code with me, but they meet all of the dimensional
11 standards, and they also exceed the parking requirement by about
12 50%. So they're meeting all of those dimensional standards.
13 This would not require any variances from the zoning board of
14 appeals to proceed to proceed.

15 THE DEPARTMENT: So this particular address was
16 approved as a gas station when it was a gas station only.
17 They're here again to be approved adding liquor, and they meet
18 all the rules originally and they meet all the rules again.

19 MALE SPEAKER: Yeah, I will reiterate that there's no
20 additional parking requirements because we look at the entire
21 retail space to determine what the parking needs are as well as
22 the pumps so they meet the parking requirements. They're not
23 adding in any additional square footage. They're just changing
24 the inventory of what they're selling on the inside.

25 Some of the special land use requirements I know, for

1 example, is that you can't have any exterior sales. If you have
2 an ice chest it has to be accessible and it has to be on an
3 accessible route. So we can confirm what those requirements
4 are, but there's the general special land use considerations
5 with traffic and circulation, which has been reviewed, hours of
6 operation, which are controlled by the state liquor. This is
7 not liquor consumption on site. This is sales of beer, wine and
8 liquor for consumption offsite. So we've vetted all those
9 issues. And typically when we look at existing situations, they
10 want to expand or enlarge, we make sure that they're in
11 compliance with our zoning ordinance today, not what was
12 necessarily approved 10 or 20 years ago.

13 COMMISSIONER GRIFFIS: Okay. So I think to that
14 point, I don't see this as being a major magnet for someone to
15 buy alcohol. I think you only -- if you're already there, you
16 go. If you're down the road, you go there. If you're down the
17 other side of the road, you go there. So I think it feels like
18 an inconvenient location and site plan and it's congested. And
19 I don't personally go there. I'm very close to you. I
20 personally avoid most gas stations in the city of Southfield.
21 It's just something I do. I don't know. They don't feel
22 comfortable to me, so I don't go there. But you meet the rules,
23 so I don't have any opposition to you. I don't think it's going
24 to -- I think Southfield Road has existed for 50 years or
25 longer. There's already cars on the road. There's not new cars

1 because you start selling beer today. I don't think it -- I
2 don't think this changes, so I don't have an opposition to it.
3 I'm not for it. I'm not against it. I don't think it changes
4 anything. That's all.

5 CHAIR STEPHENS-GUNN: Commissioner Goodwin-Dye?

6 COMMISSIONER GOODWIN-DYE: How much of an increase in
7 traffic do you expect with the sales of alcohol?

8 THE DEPARTMENT: With other operations that we've had
9 in the past, it doesn't exceed probably less than 10%. It's the
10 people that are in within are shopping -- our original clients
11 that come in that use it. It's not drawing so many more.
12 Everyone has their own, you know, areas. You know, we're in a
13 corner. Sure, it's a traffic corner, but it's a traffic corner
14 for everybody else on those four corners. It's no different
15 than us. But the traffic does not increase according to what
16 people are saying or thinking. It doesn't work like that.
17 We're not taking 90% of the business from there. It's not even
18 possible. If that was the case, you know, we didn't be here
19 today. We would quit a long time ago. So it increases probably
20 10% -- less than 10% if we get that, you know, on offbeat peak
21 hours and offbeat hours. It's within the people that are
22 already there that will use the convenience factor.

23 COMMISSIONER GRIFFIS: To the Chair. I just wanted to
24 note if you look at the recommended resolution for the special
25 land use the first eight items are the standards for special and

1 use approval for this district. So those are the standards
2 you're supposed to consider when you decide what you're doing
3 per the code. So if you want to read them right out, if they're
4 in that recommended resolution, if you want to look at those for
5 the -- the commissioners.

6 CHAIR STEPHENS-GUNN: Planner Croad would like to hear
7 those. Could you please go through them?

8 MALE SPEAKER: Sure.

9 CHAIR STEPHENS-GUNN: Before you do that, let me make
10 sure Commissioner Goodwin-Dye has concluded her questions.

11 COMMISSIONER GOODWIN-DYE: Yeah. I'm all done.

12 THE DEPARTMENT: Yeah, I can give a quick summary of
13 these.

14 The first one is that the privileged use will be of
15 such size and character that will be in harmony with the
16 appropriate and orderly development of the general business
17 district. Second is the location, size, intensity and periods
18 of operation are designed to eliminate any possible nuisance
19 likely to emanate therefrom which might be adverse to occupants
20 of other -- any other nearby permitted uses. And that's
21 specifically referring to nuisances. The proposed use is in
22 accord with the spirit and purpose of this chapter and is not
23 inconsistent with or contrary to the objective sought to be
24 accomplished by this chapter, which would be the zoning
25 ordinance and principles of sound planning. For the proposed

1 uses of such character and the vehicle traffic -- vehicle
2 traffic generated will not be have an adverse effect or be
3 detrimental to the surrounding land uses or to the adjacent
4 thoroughfares. Five, the proposed use of such character,
5 intensity and range so as to eliminate any adverse effects
6 resulting from noise, dust, dirt, glare, odor, or fumes. Six,
7 the proposed use will be not adverse to the promotion of the
8 health, safety and welfare of the community. Seven, the
9 proposed use is designed and operated so as to provide security
10 and safety to the employees and the general public. Eight, the
11 recommendation, that's just a general -- that's actually seven
12 is a general. Eight is just a recommendation that they be --
13 that the approval be based on what they represented in terms of
14 their plans and proposals.

15 CHAIR STEPHENS-GUNN: Thank you.

16 Commissioners, are there any other comments or
17 questions?

18

19 COMMISSIONER WILLIS: I think I -- if possible,
20 Attorney Randy Samona addressed this a moment ago. If I could
21 ask him a couple of questions, if I could.

22 MR. SAMONA: Yes, sir.

23 COMMISSIONER WILLIS: First of all, thank you for the
24 report.

25 MR. SAMONA: No problem. Sorry I had to get it to you

1 guys last minute. It just took a while to compile, but I
2 appreciate you reviewing it. Thank you.

3 COMMISSIONER WILLIS: A lot of work went into it. But
4 you have a hypothesis that I think is interesting, and that is
5 .2 tenths of a mile.

6 MR. SAMONA: I beg your pardon.

7 COMMISSIONER WILLIS: That has radius to evaluate
8 whether or not there's a conflict or problem, you use two-tenths
9 of a mile?

10 MR. SAMONA: Yes.

11 COMMISSIONER WILLIS: And I am wondering, is there a
12 source that I could find the two-tenths of a mile? Is that like
13 liquor control commission? Is there any commission or
14 regulatory body that would suggest that number to restrict the
15 number of, you know, sales locations?

16 MR. SAMONA: The Michigan Liquor Control Commission
17 defers to city's municipalities to decide distances between
18 locales. But, again, just chiming on even what the -- when the
19 commissioner was reading the criteria.

20 CHAIR STEPHENS-GUNN: Excuse me. The public hearing
21 has concluded. Commissioner Willis, you can ask your specific
22 questions, but I'm sorry I'm not allowed to -- you can answer
23 his question, but that's about all.

24 COMMISSIONER WILLIS: Okay.

25 MR. SAMONA: I was in the course of answering that

1 question, yes.

2 COMMISSIONER WILLIS: So it's up to the City of
3 Southfield to determine, let's say, any zoning restriction?

4 MR. SAMONA: With regards to proximity of locations?

5 COMMISSIONER WILLIS: Yes.

6 MR. SAMONA: Yes, it's up to the City. So I didn't
7 find anything in the ordinance that had any number with regards
8 to how close they're supposed to be.

9 COMMISSIONER WILLIS: Okay.

10 MALE SPEAKER: And if I could through the chair?

11 CHAIR STEPHENS-GUNN: Yes.

12 MALE SPEAKER: When this was given to us to review and
13 make recommendations by the City Council, there were no distance
14 separations between retail sales of alcohol and liquor. So
15 there is there is nothing on -- the City has the right to
16 determine and put those separations on, and counsel when they
17 approved this did not add that as one of the requirements.

18 COMMISSIONER WILLIS: I don't doubt that. I'm just
19 wondering if there's anything we need to look at that would
20 limit a right of -- and so I just wanted to query if he had a
21 regulation and ordinance, you know, something --

22 MALE SPEAKER: If I could, I've skimmed his packet.
23 Some of the information that he's referring to deals with, like,
24 establishments for on premise consumption. So I just want you
25 to be aware that our charge is to look at what the requirements

1 of the ordinance is to allow, as the general special land use
2 requirements and any specific requirements dealing with alcohol
3 sales at gas stations.

4 COMMISSIONER WILLIS: Do that again. I'm sorry.

5 THE DEPARTMENT: As planning commissioners, you need
6 to consider the general requirements of the special land use
7 that Mr. Paison had read.

8 COMMISSIONER WILLIS: Okay.

9 THE DEPARTMENT: And this is an existing facility
10 that's already open 24/7, and their sales of alcohol are
11 regulated by the State within certain limits of hours. There's
12 no expansion to the existing facility that is conforming.

13 One of the specifics that I mentioned is that gasoline
14 filling station shall not have any outside storage or retail
15 display. Well, one of the requirements is if you have alcohol
16 sales you can't have outdoor ice chest unless they meet the
17 exterior ice chest requirements being barrier free.

18 So I'm just asking you to focus on what the ordinance
19 requirements are before you, you know, when you make a decision.
20 And even though the applicants representative brought up a lot
21 of relevant information, some of that information is not
22 pertinent to this particular case.

23 COMMISSIONER WILLIS: Okay. Forgive me. I'm looking
24 at proposal six -- I'm sorry -- recommendation six that talks
25 about the general health, safety and welfare of the community.

1 And I would really wonder if in a situation like this, do you
2 know of any situations where you can document damage to the
3 health, safety or welfare of a community when you had liquor --
4 alcohol sales with this kind of density?

5 MR. SAMOA: Yes. Mr. Commissioner, I actually noted
6 that in the letter that I wrote to you guys that at tab eight,
7 and I'll just read right here, it says, it's a report that was
8 published by The US National Institute Of Health which
9 delineates public health concerns with alcoholism, alcohol
10 dependency, and underaged alcohol consumption in communities
11 with a more saturated alcohol outlet density of .1, .25 and .5
12 miles around respondents homes. So when I looked at that
13 information, and that's what I used to base the .2 mile radius
14 off of.

15 COMMISSIONER WILLIS: Okay; okay. That gives me some
16 insight. Thank you.

17 MR. SAMOA: Thank you.

18 CHAIR STEPHENS-GUNN: Thank you. Before we proceed,
19 there are several other people in the audience that want to
20 speak. Unfortunately, I've closed the public hearing for this
21 particular topic. If you would like to stick around, you have
22 another opportunity to share your thoughts and comments in item
23 G under public comment; okay. I just want to make sure that
24 everybody understands that.

25 Commissioners, are there any other comments?

1 Commissioner Martin?

2 COMMISSIONER MARTIN: I would like to point out that
3 our job is to look at the zoning requirements and see that those
4 things are meant. We have no control over the businesses, just
5 that they meet requirements. So that's what we're doing. Thank
6 you.

7 THE DEPARTMENT: Can I also clarify the question and
8 the answer? The State of Michigan has lifted the area of
9 competitive liquor licenses, number one. Number two, we are in
10 a four way highway lane. Even before they lifted that zoning
11 you were allowed to have that because it is a four way license.
12 Just to clarify, so it does meet state requirements. It is not
13 up to the city. It's up to this State.

14 COMMISSIONER WILLIS: Thank you.

15 CHAIR STEPHENS-GUNN: Commissioners, are there any
16 other comments? I'm ready to move on.

17 To the department, is there a recommendation for
18 PSLU23-0017 -- I'm sorry.

19 UNIDENTIFIED MALE SPEAKER: Yes. I do want to say the
20 reason we hold public hearings is to get input from the public,
21 and we did receive some additional information --

22 CHAIR STEPHENS-GUNN: Okay.

23 UNIDENTIFIED MALE SPEAKER: -- at the late hour. And
24 you have fulfilled your requirements of holding the public
25 hearing. I'm going to recommend that we post one to a date

1 certain of next month. We do respect the public's comments, and
2 I do want to be able to answer your questions. So I'm asking
3 the commission to consider postponing to a date certain to give
4 us time to review all the information that was presented tonight
5 and that we can provide informed responses to the planning
6 commissions questions.

7 CHAIR STEPHENS-GUNN: What date?

8 UNIDENTIFIED MALE SPEAKER: Our next regular meeting
9 in January.

10 UNIDENTIFIED MALE SPEAKER: 10th.

11 UNIDENTIFIED MALE SPEAKER: January.

12 CHAIR STEPHENS-GUNN: Commissioners, the department is
13 suggesting that we postpone a vote on -- are we going to do the
14 site plan as well? You want to both; correct?

15 UNIDENTIFIED MALE SPEAKER: Yes.

16 CHAIR STEPHENS-GUNN: We're going to postpone the
17 items regarding the property at 24848 Southfield Road,
18 specifically PSLU23-0017 special use public hearing and
19 PSP23-0017 site plan review to a date certain, which is January
20 24, 2024. Is there a motion?

21 COMMISSIONER MARTIN: So moved.

22 CHAIR STEPHENS-GUNN: Is there a second?

23 COMMISSIONER WILLIS: Support.

24 CHAIR STEPHENS-GUNN: It's been moved by Commissioner
25 Martin and second by Commissioner Willis that we postpone to

1 date certain of January 24th, 2024, items related to 24848
2 Southfield Road, specifically PSLU23-0017 special use public
3 hearing, PSP23-0017 site plan review. All in favor.

4 (All in favor)

5 CHAIR STEPHENS-GUNN: Motion carried.

6 Thank you, gentleman.

7 MR. SAMONA: Thank you. And we'll be prepared to
8 respond to all the issues that were raised tonight.

9 CHAIR STEPHENS-GUNN: All right. Moving right along.
10 We're going to look at item E, 24960 Telegraph Road,
11 specifically PZR23-0003 rezoning. It's a public hearing.
12 PSLU23-0018 special use public hearing. PSP23-0018 site plan
13 review. To the department, may I have some background, please?

14 THE DEPARTMENT: Yes, ma'am. Sure. This is the
15 southeast corner of Telegraph and 10 Mile existing Marathon gas
16 station. They are looking to do liquor sale edition as well.

17 CHAIR STEPHENS-GUNN: Hold on, Tom. Hold on; hold on.
18 Okay. You may continue.

19 THE DEPARTMENT: Yes, ma'am. As I said, this gas
20 station is looking to add liquor sales as well, but also to do a
21 building addition that will eventually accommodate a
22 reconfiguration of the interior and a carryout restaurant. They
23 also need to do a rezoning. They're presently I1 industrial.
24 Gas stations used to be permitted in that district, so they're
25 not anymore. So it's not legal nonconforming. So to do an

1 addition or expansion, they need to -- would either need
2 variances, which we don't give use variances, so the property
3 would need to be rezoned to B3. Similar to the map we provided
4 previously, the blue circle is the current site. The red
5 diamond is a liquor store that's nearby, I think it's called The
6 Treasure Chest. Treasure Island.

7 UNIDENTIFIED MALE SPEAKER: Treasure Island.

8 THE DEPARTMENT: Treasure Island, correct. And then
9 there's another gas station kiddy corner across the intersection
10 there with the orange oval within that 1,000 foot radius. Close
11 up of the site, you can see the existing canopy gas station.
12 The addition they're proposing would be on the north side of the
13 building where those two parking spaces are at. They'd be
14 moving. Existing conditions on the site, here's some site
15 photos of the configuration. Come on now. There we go.
16 Existing zoning, as I noted, is I1. They are proposing a B3
17 zoning. It is B3 zoning north across 10 Mile, so that would be
18 an expansion of the B3 district so it would now be considered
19 spot zoning. And it is consistent with the future land use map.
20 The commercial office would be consistent with the B3 and the
21 gas station use and carryout and retail. Site plan, once again,
22 in this case not making substantial changes to the site, but
23 they are adding a sidewalk connection, adding bike racks,
24 obviously the building addition on the north, freshen up the
25 landscaping and move the handicap spaces to the south side of

1 the building, as they had previously been on the north side of
2 the building. We did do the parking calculation on this one as
3 well. It also meets the parking requirement. I'll just note
4 that now. They did provide us with some more detailed floor
5 plans. On the right here you see where it says phase one would
6 be without the addition. That's how they were going to
7 reconfigure to handle the beer, wine and liquor sales in the
8 short term, you know, immediately. And then if the -- when the
9 addition is built the phase two on the left shows you how that
10 would be reconfigured, again, to accommodate the changes.
11 There's a little elevation rendering of the interior off to the
12 right there that shows kind of the phase two finish look of that
13 corner where the cashier would be with the liquor behind the
14 counter, where the food counter would be, and then the racking
15 in the middle elevations of the building. The main part of the
16 building there on the right side is the existing elevation. The
17 little bit taller square is the addition on the north side of
18 the building. And then there's the view from actual 10 Mile on
19 the right. Some photos of the interior, it shows mainly the
20 area, like along the wall behind the counter where likely where
21 the liquor would be going. I believe we also have the
22 Petitioners present here if they would like to come up.

23 MR. ESAM JAWAD: Hello, everyone. My name is Esam
24 Jawad, 24960 Telegraph Road.

25 MR. JUSTIN JAWAD: Hello, everybody. My name is

1 Justin Jawad. I'm Edam's son.

2 MR. PISOLKA: I'm Tom Pisolka. I'm the architect for
3 the project.

4 CHAIR STEPHENS-GUNN: Well, why don't you guys give us
5 a little background?

6 MR. ESAM JAWAD: Like I stated last time before you,
7 I've been there 21 years. Now it's 22 years this month. The
8 industry has been changing a lot. So I have to move on to get
9 the liquor license and beer and wine to be staying in business
10 regarding electric cars was coming and all this industry, all I
11 see in other city is they not staying business is if they don't
12 have combination to service their customer to be more
13 convenience for them in this situation. That's why I'm asking
14 to expand a little bit in my property and plus to have this
15 license to put in the city of Southfield.

16 CHAIR STEPHENS-GUNN: Thank you.

17 MR. JUSTIN JAWAD: And I'd also like to chime in. As
18 my father said, we've been there for 22; 21, 22 years. I was
19 born and raised in the city of Southfield, went to the old Buzzy
20 Center from Saint Mike's and so on. With the opportunity that
21 you guys have given us as far as having a liquor license and
22 being -- having the ability to sell liquor and then hopefully
23 also with the ability to add the addition, it gives us the
24 ability to compete against other businesses in the area. As you
25 guys know, electric vehicles have crushed our industry. There's

1 electric chargers in everybody's homes. We can't stop that.
2 There's electric chargers in office building spaces, in the
3 Meijer's parking lot. There's electric chargers everywhere. We
4 can't stop that. That's the inevitable. And for us to be able
5 to stay competitive and to stay in business it's very crucial
6 for us to be able to adopt and move on and be able to pivot into
7 other different avenues of the area, and being able to sell
8 liquor, beer, wine, spirits gives us that ability. As far as
9 the impacts of it, I feel like you guys have already done your
10 homework and studied those. Other cities have done their
11 homework and studied those as well. So I don't think that's
12 necessarily too much of a conversation. People have to follow
13 rules. People have to follow laws, and it's a two-way street.
14 We have to follow laws as well. So we have to make sure we're
15 not selling to minors. We have to make sure if somebody comes
16 in completely inebriated, that we're not selling to them, and
17 we're abiding by the rules of the State of Michigan. So as far
18 as all that is concerned, I don't think it's more of a problem.
19 It's more of an opportunity for us to help us succeed and to
20 actually excel the City of Southfield.

21 MR. JUSTIN JAWAD: Maintain to be there for a long
22 time.

23 CHAIR STEPHENS-GUNN: Thank you. At this time, I'd
24 like to open the public hearing for PZR23-0003, the rezoning.
25 Is there any public here that is interested in sharing their

1 thoughts regarding PZR23-0003? Any public regarding PZR23-0003?
2 Any public regarding PZR23- 0003? Given none I'm closing the
3 public hearing for PZR23-0003.

4 I'm opening the public hearing for PSLU23-0018, the
5 special use.

6 UNIDENTIFIED MALE SPEAKER: For the chair.

7 CHAIR STEPHENS-GUNN: Yes.

8 UNIDENTIFIED MALE SPEAKER: We should act on the
9 rezoning first because if it -- we should take them
10 individually; okay?

11 CHAIR STEPHENS-GUNN: Okay.

12 UNIDENTIFIED MALE SPEAKER: If you wouldn't mind.

13 CHAIR STEPHENS-GUNN: Not a problem.

14 UNIDENTIFIED MALE SPEAKER: So you could open up
15 discussion regarding the merits of the rezoning first.

16 CHAIR STEPHENS-GUNN: Correct.

17 UNIDENTIFIED MALE SPEAKER: And then once that has
18 been acted on, we can go to the next one.

19 CHAIR STEPHENS-GUNN: Okay. All right. Commissioner
20 Martin, we're looking at PZR23-0003 the rezoning.

21 COMMISSIONER MARTIN: In your comment, you were
22 mentioning the EV, electric vehicles, being something that's
23 through --

24 UNIDENTIFIED MALE SPEAKER: Through the Chair, Mr.
25 Martin, on this particular case, all we're considering is the

1 merits of the rezoning itself, not any specific site plan issues
2 or dealing with the gas station. So they're looking to rezone
3 the property from I1 industrial to B3, so if you want to have a
4 discussion on the types of uses that are permitted in the I1
5 versus what the B3. Regardless if the gas station is there or
6 not, the rezoning itself is on the merits of rezoning to B3.
7 Then once we get into the special land use and the site plan,
8 you can ask specific site plan questions.

9 COMMISSIONER MARTIN: That brings a question to mind
10 from me to you then. EVs, electrical outlets for EVs, is that
11 for industrial and for B3, or is that --

12 UNIDENTIFIED MALE SPEAKER: That is a site plan issue.

13 COMMISSIONER MARTIN: Okay. I gotcha. Okay. I
14 gotcha you there.

15 UNIDENTIFIED MALE SPEAKER: We're okay talking about
16 whether or not you want this to remain as an industrial zoning
17 --

18 COMMISSIONER MARTIN: Gotcha.

19 UNIDENTIFIED MALE SPEAKER: Versus a B3, which is a
20 commercial zoning, and all of the types of uses that are
21 permitted in the commercial zoning.

22 COMMISSIONER MARTIN: Yeah.

23 UNIDENTIFIED MALE SPEAKER: So any one of our
24 industrial types of uses, in theory, if they had enough land
25 could be built on here.

1 COMMISSIONER MARTIN: Okay; okay. No questions at
2 this time.

3 CHAIR STEPHENS-GUNN: Commissioner Willis.

4 COMMISSIONER WILLIS: Thank you. I hope I'm not
5 offending.

6 You are going to have a restaurant; am I correct?

7 MR. JUSTIN JAWAD: Just a carryout.

8 UNIDENTIFIED MALE SPEAKER: If I could; if I could.
9 Mr. Paison, could you read the uses that are permitted in the
10 requested B3 district?

11 MR. PAISON: Yes.

12 UNIDENTIFIED MALE SPEAKER: Can I borrow your code for
13 just a second because I unfortunately --

14 UNIDENTIFIED MALE SPEAKER: Sure.

15 MR. PAISON: I'll do it.

16 Again, through the Chair, we are considering going
17 from industrial zoning to B3, which is general business. Uses
18 permitted in the general business are medical offices, including
19 clinics in medical laboratories, banks and similar financial
20 institutions, post offices, private clubs, lodges, nursery
21 schools, photographic studios, photographic reproduction,
22 funeral homes, personal services, stores of a generally
23 recognized retail nature, veterinarian clinics, public owned
24 buildings, utility buildings, et cetera, establishments of
25 trades like such as electricians and plumbers, heating

1 contractors, assembly halls, concert halls, religious
2 institutions and similar places of assembly, open air retail
3 sales, hotels, freestanding restaurants and carryout
4 restaurants, accessory buildings and uses, health and fitness
5 clubs. And then uses permitted subject to special approval
6 include recreation centers, motor vehicle washing when
7 completely enclosed building, gasoline stations. And outside
8 there is specific requirements for gasoline stations, outside
9 storage, automobile repair and service facilities, automobile
10 truck sales, showrooms, drive-in fast food restaurants, open-air
11 display pawn shops, smoking lounge ages, shelters for homeless,
12 soup kitchens, sexually-oriented business, cabaret, and then
13 there's the marijuana provisioning centers and retail.

14 So this first subject is whether we want to keep it
15 industrial or consider rezoning to B3, because once this gets
16 rezoned somebody could come in here, tear the gas station down
17 and either build anything that's in the permitted uses or come
18 back for special land use. So all the questions should be
19 specific to the types of uses that could be permitted in the B3.

20 COMMISSIONER WILLIS: I'm not sure. I thought the
21 restaurant was in that list, because the only thing I wanted to
22 know if it was cooking onsite or --

23 MR. PAISON: But, again, regardless of what's there,
24 once it's rezoned somebody could come in the day after the
25 rezoning and put any of the permitted uses. Once we get through

1 the rezoning and then we're dealing with the special land use on
2 the gas station itself, that would be appropriate time to ask
3 questions about how they're going to operate their carryout
4 restaurant or retail sales or whatever.

5 COMMISSIONER WILLIS: Fine. I'll pass.

6 CHAIR STEPHENS-GUNN: Commissioner Griffis.

7 COMMISSIONER GRIFFIS: So pretty much every use we've
8 reviewed on this commission since I've been here along Telegraph
9 Road is not an allowed use. Somebody back in the day really
10 screwed up the zoning along Telegraph Road, I think. This is
11 not an industrial district. They were approved as an allowed
12 use. Now, the City changed the rules on them. Now they have to
13 come and get new approval again. So I don't think -- the B3 is
14 what a gas station should be on a major intersection. Telegraph
15 Road is not an industrial park or corridor. It's everybody has
16 to go through this extra hurdle to do business in the City of
17 Southfield on Telegraph Road. Every time this comes in front of
18 me I bring this up. I guess in theory the City's trying to get
19 you -- I think this should be approved as a B3 slam dunk because
20 it should have always been a B3. It's not an industrial park.
21 So I don't think this is a long discussion, although I'm making
22 it a long discussion because every building on Telegraph has to
23 come and get this special approval to continue to exist or to
24 reinvest in their building. It's unfair to real estate
25 investors in the city of Southfield, but I think we make it

1 easy, but it's a hurdle that they have to jump through. So,
2 I'll --

3 MR. PAISON: Yeah. If I could just to respond.
4 Remember, this was a township at one time.

5 COMMISSIONER GRIFFIS: Okay. Yeah. It's zoning.

6 MR. PAISON: And Telegraph was more inclined towards
7 industrial uses, especially on South Telegraph Road. And then
8 when we became a city. We adopted zoning ordinances, and so we
9 have a lot of nonconforming situations or uses along there, and
10 our job is to make them conforming. So in order to make this
11 conforming, and we're supporting a rezoning to and then that
12 would -- that B3s allow gas stations as special land uses and
13 the liquor sales as special land uses. But before we do that,
14 we have to get it conforming. Now, there is this, Mr. Griffis,
15 there is these uses that are not related to manufacturing and
16 production in the industrial district, and I think a lot of
17 these probably preexisted the zoning or they got in under that
18 not related to but that's really not the best way to do it. And
19 so our job is to try to, again, make it as conforming as we can.
20 To your point, this should be a B3 use. This is a corner. It
21 looks, feels, tastes like a commercial intersection, but before
22 we do that we have to get the zoning in place first and then we
23 can deal with the special land use. Again, they can they can
24 continue to be there as a nonconforming use, but they can't
25 expand or enlarge the nonconformity, so that's why we have to go

1 through the rezoning.

2 COMMISSIONER GRIFFIS: Okay. So I'm in favor of the
3 rezoning. And I think the limited size of the site is going to
4 -- if it ever comes to a different site plan will limit what can
5 go in there. And I'm not going to try to predict the future
6 right now.

7 CHAIR STEPHENS-GUNN: Are there any other questions
8 related to specifically the rezoning of PZR23-0003? Given none,
9 is there a recommendation?

10 MR. PAISON: Yes, ma'am. The planning department
11 recommends favorable recommendation of PZR23-003 to rezone the
12 land at 24960 Telegraph Road from I1 industrial to B3 business
13 for the following reasons: The Southfield comprehensive master
14 plan indicates Southfield technology corridor use for this
15 property, which includes interspersed commercial uses. The
16 request to rezoned from I1 industrial to B3 general business
17 would meet the master plan's goals, policies and future land use
18 map by allowing increased commercial use of this property along
19 the Telegraph Road frontage. The proposed conditional rezoning
20 -- sorry. Not a conditional rezoning. The proposed rezoning to
21 B3 general business would allow for the existing site gas
22 station, convenience store to exist as a conforming use and
23 allow the additional uses permitted by the rezoning that would
24 be compatible with other auto-oriented commercial uses that are
25 -- dominate this part of Telegraph Road. And the site is likely

1 to remain a gas station or similar use, as it has recorded
2 restricted use covenants imposed by the State of Michigan due to
3 soil contamination related to its long history as a gas station.
4 So it's actually been a gas station since the 50s. Also, like
5 some of the other uses on -- I just note some of the other uses
6 on the B list, like the marijuana and some of the adult
7 regulated uses have spacing from residential that will be
8 precluded on this site because there is residential within those
9 distances. So they would not practically be usable, but we do
10 recommend favorable recommendation.

11 CHAIR STEPHENS-GUNN: Is there a motion to accept?

12 COMMISSIONER GRIFFIS: I'd like to make a motion for
13 favorable recommendation of PZR23-0003 rezoning.

14 COMMISSIONER MARTIN: Second.

15 CHAIR STEPHENS-GUNN: It's been moved by Commissioner
16 Griffis and second by Commissioner Martin that we accept a
17 favorable recommendation for PZR23-0003. All in favor.

18 (All in favor)

19 CHAIR STEPHENS-GUNN: Oppose? Motion carries.

20 Moving on to PSLU23-0018 special use. To the
21 department.

22 THE DEPARTMENT: Yes, ma'am.

23 We do need to hold a separate public hearing on the
24 special use, or if you want to open that now.

25 CHAIR STEPHENS-GUNN: Do you want to give us some

1 background on the special use?

2 THE DEPARTMENT: The special use basically has the
3 similar standards as we discussed previously for the Southfield.
4 It has the same zoning. It would be B3 if the rezoning were
5 adopted. So it's those same seven standards that we were
6 discussing previously for reviewing a special land use. And in
7 this case, they don't have any outdoor ice chest. The
8 Southfield one had them, but they were going to do an ADA one
9 they had provided us in detail. This one does not have any ice
10 chest or other exterior storage currently and is not intending
11 to have it. They are looking to do some site improvements,
12 sidewalk connections, bike racks, landscape refreshing, you
13 know, but most of the work will be interior and then eventually
14 the addition to the building.

15 CHAIR STEPHENS-GUNN: Okay. At this time, I'd like to
16 open the public hearing for PSLU23-0018, the special use.

17 Is there any public that would like to share their
18 thoughts or comments regarding PSLU23-0018? Any public
19 interested in sharing their thoughts regarding PSLU23-0018?
20 Given none I'm closing the public hearing.

21 Commissioner Martin.

22 COMMISSIONER MARTIN: No questions at this time.

23 CHAIR STEPHENS-GUNN: Commissioner Willis.

24 COMMISSIONER WILLIS: No questions.

25 CHAIR STEPHENS-GUNN: Commissioner Griffis.

1 COMMISSIONER GRIFFIS: It's strange that we have
2 almost the exact same project two times in a row in the same
3 night, so I feel like we need to make some of the same comments.
4 I'm not for gas stations. I'm not against gas stations. This
5 one is a similarly small congested corner, but it was approved
6 at the time. Just thinking about this today, though, again
7 there's three curb cuts on this very small site on this very
8 small angle, and this the northernmost curb cut, it seems like
9 that would not be approved if we were doing this again today.
10 So assuming we're going to consider this one longer like we did
11 the previous project, I'd like to take -- or staff to take a
12 closer look if that northwest curb cut should be eliminated for
13 safety reasons to limit the flow of traffic. We talked about
14 rezoning, or the special use. You know, they appear to be
15 meeting all the other special use criteria with the barrier free
16 improvements and connectivity and the minor improvements to the
17 flow of the site. So I'm thinking they're meeting the
18 requirements of the special use.

19 CHAIR STEPHENS-GUNN: Planner Croad.

20 MR. CROAD: Yeah. Just to Mr. Griffis's comment. The
21 Telegraph Road is under the jurisdiction of MDOT and 10 Mile is
22 under the jurisdiction of the Road Commission of Oakland County,
23 and they have the right to issue access via drives. Our new
24 deputy city engineer is trained in transportation engineering,
25 and Mr. Paison can correct me, but he is now involved in all of

1 our reviews, so I believe he signed off on it. But those are
2 good comments, and we do look at those, but ultimately the
3 applicant would have to -- as you know, on other redevelopments,
4 just because the curb cut is there doesn't mean that they're
5 going to get permitted to keep it. But I do know there's three
6 different agencies reviewing these driveway access in this
7 particular case.

8 COMMISSIONER GRIFFIS: Which is no fun, and I hate to
9 suggest that but --

10 THE DEPARTMENT: Yeah. And just for the Chair, one of
11 the things that makes Telegraph a little different is it's
12 boulevarded. It's right turn in, right turn out only. There's
13 no left at that driveway, so it's a little different animal than
14 the one at Southfield where you do get left turns going on. In
15 the case of Telegraph because it's boulevarded it is a more
16 controlled traffic situation.

17 COMMISSIONER GRIFFIS: Good point.

18 THE DEPARTMENT: Thank you.

19 CHAIR STEPHENS-GUNN: Commissioner Goodwin-Dye.

20 COMMISSIONER GOODWIN-DYE: No questions.

21 CHAIR STEPHENS-GUNN: Commissioner Martin.

22 COMMISSIONER MARTIN: You were mentioning before about
23 the things that you -- some of the reasons you were expanding,
24 and one of the things you mentioned was the electric vehicles.
25 I don't notice any electrical vehicle plugs on your new floor

1 plan. Do you have any plans on the adding EV --

2 MR. JUSTIN JAWAD: At this time, no, we don't have it.
3 But we are considering them. It's just that the ones that are
4 out as far as for a commercial place, they're not as efficient
5 as the ones that we need them to be. Like the ones that are at
6 home or the ones that are in parking lots or hotels, they have a
7 longer charge time. So they charge anywhere from, like, three
8 to four hours to six hours. And the ones that are currently out
9 there they're still like a half hour charge time. So like for
10 somebody to be coming and parking on the pump or in a parking
11 space for a half hour, 40 minutes, that hurts our business. So
12 as of right now, no, but until they come out with stronger
13 chargers, more efficient chargers, where we can get a car in and
14 out in five minutes, ten minutes then, of course, we would
15 definitely have that because that would be comparable to what
16 fuels and gasoline is.

17 MR. ESAM JAWAD: That's another thing we worry about
18 it to bring more convenience to the store. We can generate more
19 income with liquor, with beer and wine and combinations and for
20 all what the customer asking about it, you know. So it would be
21 something like in and out to grab something they need and leave.
22 It's not like they come exactly to shop at the liquor store.

23 CHAIR STEPHENS-GUNN: Okay. Is there a
24 recommendation?

25 THE DEPARTMENT: If I could.

1 CHAIR STEPHENS-GUNN: Oh, I'm sorry.

2 THE DEPARTMENT: Yeah. Could you state the hours of
3 operation of your proposed restaurant, or your take out?

4 MR. JUSTIN JAWAD: Is it 7 a.m. to 8 p.m.?

5 THE DEPARTMENT: And that's seven days a week?

6 MR. JUSTIN JAWAD: Probably Sundays will be short.

7 THE DEPARTMENT: Well, we -- this is part of the
8 special land use can dictate hours of operation. So we would
9 like you to tell us what you prefer.

10 MR. JUSTIN JAWAD: Sure. Yeah.

11 THE DEPARTMENT: And then the approval will be subject
12 to you meeting those hours of operation.

13 MR. JUSTIN JAWAD: I understand. So like 10 a.m. to 8
14 p.m. --

15 THE DEPARTMENT: 10 a.m. --

16 MR. JUSTIN JAWAD: -- on Sundays.

17 THE DEPARTMENT: -- to 8 p.m. on Sunday.

18 MR. JUSTIN JAWAD: And 7 to 8 Monday through Saturday.

19 THE DEPARTMENT: 7 to 8, Monday through Saturday.

20 Okay.

21 MR. JUSTIN JAWAD: Correct. Yeah.

22 THE DEPARTMENT: Thank you.

23 CHAIR STEPHENS-GUNN: Commissioner Martin.

24 COMMISSIONER MARTIN: What would be your hours of
25 operation for liquor sales?

1 MR. JUSTIN JAWAD: So those would be according to the
2 State guideline. So as the State has indicated, you're only
3 allowed to sell liquor between 7 a.m. and 2 a.m., and then
4 following that, there's no sales. And then Sunday morning, it's
5 from 12 to 2, but then there's an extra purchase or license or
6 whatever it is that you're allowed to have to be able to enable
7 you to have sales from 7 a.m. So whatever the State guidelines
8 are, we would be following those.

9 COMMISSIONER MARTIN: Okay. Here again, like Mr.
10 Croad said we have to specify the hours.

11 MR. JUSTIN JAWAD: So 7 to 2 Monday through Saturday,
12 and 7 to 2 with the extra certification. 7 to 2 on Sundays as
13 well.

14 THE DEPARTMENT: So Mr. Paison can include as the
15 condition of approval that the hours of sales of beer, liquor
16 and win will be subject to the State's --

17 COMMISSIONER MARTIN: Requirement.

18 THE DEPARTMENT: So at least that part's covered. The
19 carryout is a different hours of operation. And you're 24/7?

20 MR. JUSTIN JAWAD: Correct.

21 THE DEPARTMENT: Yeah. So the overall store, C store
22 gas station is 24/7. The carryout is 7 a.m. to 8 p.m. Monday
23 through Saturday. 10 a.m. to 8 p.m. on Sundays. And then the
24 liquor is 7 a.m. to 2 a.m. Monday through Saturday, and then
25 whatever the Sunday allocation. And we can immortalize that in

1 recommendations to Council.

2 COMMISSIONER MARTIN: Along with their license
3 approval?

4 THE DEPARTMENT: Yeah, that -- I mean, yeah, that is
5 --

6 COMMISSIONER MARTIN: Yeah.

7 THE DEPARTMENT: -- that is subject to license
8 approval from both the City and the State.

9 CHAIR STEPHENS-GUNN: Commissioners, are there any
10 additional questions? Is there a recommendation?

11 THE DEPARTMENT: Yes, ma'am. The planning department
12 recommends favorable recommendations of the special use request
13 for -- from Tom Pisolka representing Esam Jawad to permit the
14 building addition and addition of liquor sales and carryout
15 restaurant to existing gas station on the property, 24960
16 Telegraph Road. The general conditions of special land use that
17 we discussed previously, harmonious, consistent in character,
18 not causing a nuisance, reasonable traffic circulation, not
19 causing nuisances for dust or glare or odor, and not adverse to
20 health safety, welfare. Proposed use to provide for security
21 and safety of the employees and the general public. And that
22 the recommendation based on the documents, facts,
23 representations, stipulations submitted with the application and
24 placed on the record at the public hearing by the Petitioner and
25 their representatives. And we have conditions subject to the

1 approval of PZR23-0003 by the City Council, which is the
2 rezoning, subject to approval of the site plan BESP203-0018 by
3 City Council, subject to approval to the required setback
4 variances by The Zoning Board Of Appeals that were noted in your
5 report. They would need a building setback from 10 Mile and a
6 building setback from the rear from the zoning board of appeals,
7 and would be subject to continuous, also any recommendations of
8 the Southfield Police Crime Prevention Bureau regarding site
9 security and continuous compliance with all of applicable
10 ordinances, codes, laws, and statutes. Petitioner must perform
11 work under plans, permits and final inspections by the City of
12 Southfield. And the hours of operation previously discussed
13 will be incorporated.

14 CHAIR STEPHENS-GUNN: Is there a motion?
15 Commissioners, is there a motion?

16 COMMISSIONER GRIFFIS: I'd like to make a motion for
17 favorable recommendation of special use PSLU23-0018.

18 COMMISSIONER WILLIS: Support.

19 CHAIR STEPHENS-GUNN: It's been moved by Commissioner
20 Griffis and supported by Commissioner Willis that we accept a
21 favorable recommendation for PSLU23-0018. All in favor?

22 (All in favor)

23 CHAIR STEPHENS-GUNN: Oppose? Motion carried.

24 Moving right along, we're going to look at PSP23-0018,
25 the site plan review. Is there any additional information from

1 the department or the staff regarding this?

2 THE DEPARTMENT: No, ma'am.

3 CHAIR STEPHENS-GUNN: Okay. Commissioners, do you
4 have any questions? Commissioner Martin.

5 COMMISSIONER MARTIN: Not at this time.

6 CHAIR STEPHENS-GUNN: Commissioner Willis.

7 COMMISSIONER WILLIS: I started asking about your
8 restaurant, and you said it was just carryout food. Will you do
9 food preparation at all onsite, or will this be like packaged
10 food from another source?

11 MR. JUSTIN JAWAD: Everything will be packaged onsite.
12 So it'll be either to order where, you know, a customer comes
13 in, they put the order. It's typically going to be ready-made
14 food. So comfort food as far as french fries, chicken tenders,
15 and pizza, and some deli sandwiches. Some of that may be
16 packaged and put into the deli cooler, but that's the extent of
17 it. We're not running like a -- you know -- a five star
18 restaurant or something. Even though it'll taste like a five
19 star restaurant it's going to be small and easy and lean and
20 mean, that's about it.

21 COMMISSIONER WILLIS: Okay. I can't think of anything
22 now.

23 CHAIR STEPHENS-GUNN: Okay. Commissioner Griffis.

24 COMMISSIONER GRIFFIS: Thank you for reminding me it's
25 the boulevard situation on Telegraph that makes it a lot more

1 safe for traffic. So I retract my earlier comment about
2 removing a driveway. I think the small addition, when you see
3 the two floor plans, it really improves the flow of their
4 business and handicap accessibility looks like on the inside,
5 and so I think that's a good reason to allow the improvements.
6 They're checking all the boxes on the site plan requirements and
7 connectivity to the sidewalks and all the things that we ask
8 everybody for. And there's mention of a variance requirement
9 along 10 Mile. And it looks like, if I'm reading this
10 correctly, the building just to the east of them is very close
11 to 10 Miles. So, again, that doesn't bother me to kind of fill
12 in the corner.

13 THE DEPARTMENT: I believe it's because gas stations
14 have a specific different setback from the general setback.

15 COMMISSIONER GRIFFIS: Okay.

16 THE DEPARTMENT: And that's what's triggering that.

17 COMMISSIONER GRIFFIS: Okay. That's all.

18 CHAIR STEPHENS-GUNN: Commissioner Goodwin-Dye.

19 COMMISSIONER GOODWIN-DYE: No questions.

20 CHAIR STEPHENS-GUNN: I just have one comment as it
21 relates to the neighboring liquor store. I think at our site at
22 our study session, you all had a conversation with that
23 proprietor. Can you share some background about that for public
24 record?

25 MR. JUSTIN JAWAD: Yeah. It was just a simple

1 conversation of where we had a good relationship with the owners
2 from before, you know, they were great people, good
3 relationship. And then when they went to go sell, the new
4 owners came in. We actually knew them from previous to that.
5 And we just we told them, you know, the City of Southfield is
6 going along this road, as many other cities are, where they're
7 going to be allowing this ordinance of liquor inside gas
8 stations and beer and wine. And he literally looked at us and
9 said, you know, good luck, wish you the best. We're a specialty
10 store. We know what we know, and you guys are going to be a
11 convenience. And that was it.

12 CHAIR STEPHENS-GUNN: All right. Thank you.

13 Is there a recommendation?

14 THE DEPARTMENT: Yes, ma'am. Yes, it's right here.
15 Okay. The planning department recommends favorable
16 recommendation of the site plan request for the addition and
17 liquor sales and carryout at the gas station at 24960 Telegraph
18 Road. All the developed features are located so as to minimize
19 the possibility of any adverse impacts on adjacent properties
20 and to relate properly to pedestrian vehicular traffic safety.
21 Site plan does not show that access is provided -- or does show
22 that access is provided only to major or secondary
23 thoroughfares, in this case, 10 Mile and Telegraph and has a
24 proper relationship with those roads for traffic safety. And
25 the recommendation is based on the documents, facts,

1 representations, stipulations submitted with the application and
2 placed on the record at the public hearing by the Petitioner and
3 their representatives. We are recommending conditions, once
4 again, that the PZR23-003, subject to the prove that rezoning,
5 subject to the approval of the special land use by City Council,
6 subject approval to the required setbacks by the zoning board,
7 the site and building to be developed in accordance with the
8 plan set that's before you dated November 9th, and the
9 Petitioner to implement any recommendations from the Southfield
10 Police Crime Prevention Bureau for site security and continuous
11 compliance with all applicable ordinances, codes, laws,
12 statutes, and the Petitioner must perform all work under plans,
13 permits and final inspections by the City of Southfield.

14 CHAIR STEPHENS-GUNN: Okay. Is there a motion number?

15 COMMISSIONER GOODWIN-DYE: I move that we accept the
16 favorable recommendation of PSP23-0018.

17 CHAIR STEPHENS-GUNN: Is there a second?

18 COMMISSIONER GRIFFIS: Second.

19 CHAIR STEPHENS-GUNN: It's been moved by Commissioner
20 by Goodwin-Dye and second by Commissioner Martin that we accept
21 a favorable recommendation for PSP23-0018. All in favor?

22 (All in favor)

23 CHAIR STEPHENS-GUNN: Motion carries.

24 Thank you, Gentlemen.

25 MR. JUSTIN JAWAD: Thank you.

1 MR. ESAM JAWAD: Thank you. Thank you, Jeremy. Next
2 time you want to the gas station you come to my gas station.
3 It's very easy.

4 COMMISSIONER GRIFFIS: No; no; no. I'm going to ride
5 my bike.

6 CHAIR STEPHENS-GUNN: Moving right along. We're going
7 to take a look at the minutes. Background on the minutes,
8 please.

9 UNIDENTIFIED MALE SPEAKER: All right. Yes, ma'am.
10 We've got the minutes from October 11th, October 25th regular
11 meeting, the November 15th study meeting. We had a study
12 meeting in November, so we didn't actually approve any minutes
13 from October. So we've got to kind of clean up the -- the
14 approval of the October and the November meetings. I will note
15 that the October 25th meetings, because that was a regular
16 meeting and we've moved it, doing transcripts is a chunky
17 document because it's not just a like a summary minutes, it's a
18 transcript done by a court reporter. So it is a much more
19 thorough and complete document. We will be doing that going
20 forward with regular meetings. It was recommended by our legal
21 department. It was something that was done previously. And
22 we're returning to that practice. Planet Pro got this budget
23 for that for this year, so that's what you'll be seeing for your
24 regular meeting minutes is those transcripts, whereas the study
25 meetings needed to be cumulative in terms of their minutes. But

1 we do need to get the three of those approved, ideally this
2 evening.

3 UNIDENTIFIED MALE SPEAKER: And just as a note, I have
4 in my packet two summaries and an actual transcript with some
5 lines delineating, you know, making some changes.

6 UNIDENTIFIED MALE SPEAKER: Yeah, we had mistakenly
7 had titles on there. Unfortunately, I had a roster that was a
8 little out of date that got to the transcriptionist and we had
9 the vice chair misidentified, so we were correcting that. I've
10 corrected the roster since then and provided an updated roster
11 to the transcriptionist.

12 UNIDENTIFIED MALE SPEAKER: And I would support that,
13 yeah.

14 CHAIR STEPHENS-GUNN: Is there a motion?

15 COMMISSIONER MARTIN: To the Chair. I'd like to
16 approve -- I'm sorry. I motion to approve the minutes of
17 October 11th, November 25th for the study meeting, the October
18 11th for the study meeting and the transcript for October 25th
19 as corrected.

20 COMMISSIONER GRIFFIS: Support.

21 CHAIR STEPHENS-GUNN: It's been moved by Commissioner
22 Martin and second by Commissioner Griffis that we accept the
23 minutes of October 11th, 2023; October 25, 2023; November 15th,
24 2023. And there was another one. What was the other one?

25 COMMISSIONER MARTIN: No. Two --

1 CHAIR STEPHENS-GUNN: Oh, That was it?

2 COMMISSIONER MARTIN: Corrected.

3 CHAIR STEPHENS-GUNN: Corrected.

4 COMMISSIONER MARTIN: The 25th; October 25th.

5 CHAIR STEPHENS-GUNN: The corrected 25th.

6 All in favor?

7 (All in favor)

8 CHAIR STEPHENS-GUNN: Motion carried.

9 Moving towards public comment. Given that there's
10 nobody here but us now, we're going to skip this section. We're
11 now on item H, Council item update, Planner Pros.

12 THE DEPARTMENT: Well, I believe we gave you an update
13 from the earlier session. And this upcoming Monday the planning
14 department is making a presentation on make food not waste.
15 It's about recycling of food waste or to reduce the amount that
16 are going into our landfill. That's our only planning item for
17 this month.

18 CHAIR STEPHENS-GUNN: Okay. Next on our agenda is
19 item I under miscellaneous, and the department has quite a few
20 items here. Have at it.

21 THE DEPARTMENT: Yes. Before we go into our formal, I
22 just -- I know Mr. Paison had prepared a brief description of
23 the Michigan liquor licenses for you.

24 CHAIR STEPHENS-GUNN: Uh-huh; yes.

25 THE DEPARTMENT: So what we were dealing with tonight

1 is considered specially designated merchant SDM, and that is for
2 convenience stores, grocery stores and gas stations. And note
3 that no local legislative approval is required for this license.
4 We will make sure that our conditions and recommendation is
5 subject to the Michigan liquor licensing being approved for a
6 specially designated merchant. But unlike other liquor sales on
7 premises that does require local city approval, these do not.

8 CHAIR STEPHENS-GUNN: Thank you.

9 UNIDENTIFIED MALE SPEAKER: Yeah. Those summaries
10 were kindly provided by the City attorney. She had used them
11 with regard to the legislative committee at the Council, so it's
12 good information.

13 UNIDENTIFIED MALE SPEAKER: It is.

14 THE DEPARTMENT: Talking about the annual report, I'm
15 going to come to the center podium here.

16 CHAIR STEPHENS-GUNN: Okay.

17 THE DEPARTMENT: Make sure I've got mic pickup here.

18 All right. So we're doing the 2023 annual reports.
19 This was your last meeting in of the month. We didn't think
20 there'd be any new stuff sneaking in afterward, hopefully. So
21 this first slide just discussed the requirement to have an
22 annual report that's in the Zoning Enabling Act. Just, you
23 know, why are we doing this? It's a requirement of the law.
24 It's also a good practice at the end of the year to kind of sum
25 up where you been and what you've done in order to think about

1 what you want to do next. We do have just kind of an overview
2 of the structure here. You got, obviously, the Commission and
3 then the planning department staff work as a team. We do a lot
4 of activities. We're going to talk about a lot of the
5 activities we do here kind of as an overview. The first thing
6 coming up here, just all of the meetings. You know, there were
7 24 planning commission meetings this year. You know, it's been
8 a busy year. 10 study meetings, 12 regular meetings, 2
9 long-range study meetings. And then in addition to that, the
10 planning staff also works with the administrators of the City
11 Center Advisory Board, that's Planner Croad primarily with
12 Planner Bollin's assistance. We also do the Public Arts
13 Commission. That's another one that we work with, and then the
14 Sustainable Southfield Advisory Board, which is a relatively new
15 body that came out of our Sustainable Southfield Master Plan.
16 We've now stood that body up to provide assistance moving that
17 agenda forward. And then we don't administer the zoning board
18 of appeals, but Sarah Mullaly in our office provides them with
19 reports and some professional advising. One of the big things
20 we've done is a fair number of zoning amendments. I was
21 counting these and there's over a dozen, I believe, depending on
22 exactly how you count them and how they were clustered, you
23 would come up with about 15. So we looked at some uses we've
24 added; data processing centers, liquor sales in gas stations,
25 heavy equipment sales, government facilities with outdoor

1 storage. We've done a couple of definition corrections, like
2 the city planner. We corrected some fence ordinance problems
3 that were causing a lot of our residents who had corner lots
4 serious problems because they were applying the structure
5 setback of 25 feet to the fences. We actually increased the lot
6 coverage allowed for single family residential from 25 to 30%,
7 which hopefully will eliminate a bunch of zoning amendments, or
8 zoning variances by the Zoning Board Of Appeals. Just some
9 minor corrections like public art in front yards, and a few
10 other cleanup items, the ice chests and those having to be ADA
11 accessible, and adding -- expanding Northland overlay district
12 to include 16025 Northland Drive. Just kind of an overview.
13 It's actually quite a diverse list of things that we've engaged
14 in terms of zoning amendments.

15 Looking at commission review, just sort of other
16 activities. Obviously, there was a visiting session for 2023
17 for the planning commissioners. You had a joint session with
18 the City Council, which is something we will need to do in 2024
19 again. That's part of our redevelopment of ready communities is
20 that should happen at least once annually. I think we're
21 targeting, you know, after the holidays but, you know, before
22 spring, we're look looking to get that on the calendar. It's a
23 little busy because of the CIP and budget issues going on as
24 well, but we'll figure it out. We've been providing regular
25 reports on the Council actions. When the Council takes actions,

1 we're reporting back to you to let you know, you know, more
2 consistently what's going on so you get that feedback loop.
3 Capital improvement program plan is something that the planning
4 department really helps administer. It'll come to this body,
5 obviously for hearings, as it is required to by law for
6 recommendations, then to City Council. That's just kicking off
7 kind of right now. Probably will really get rolling right after
8 the holidays. Planning departments had some staff transition,
9 hired a planner one, hired the deputy city planner. We had
10 Assistant City Planner Spence retire, and then Planner Croad was
11 involved in interviewing the new DDA director who has been
12 chosen and appointed and is coming on board pretty soon.

13 Then we had the LTU summer camp, which has been for a
14 few years now. Many of these photos are the students who are
15 involved. Ed in the summer camp. A very successful program,
16 very positive program that's, you know, doing all right. And
17 then hopefully to grow it, I believe, and get some more students
18 involved.

19 We had some research that was done on a accessory
20 dwelling units, mother-in-law houses, tiny homes. That's one of
21 the things we want to talk about in this coming year in a little
22 more detail. Honey bee and poultry research, and we've had a
23 lot of interest from members of the public coming forward on
24 this urban agriculture topic. So that's another one we're going
25 to talk about probably this year.

1 The Wildlife Commission, the Council are also
2 interested in seeing maybe some movement on that.

3 We're going to continue to try to move the site plan
4 review authority discussion that we started in November -- or
5 you started previously but we had again in November. I'll be
6 bringing that back again with some of the additional information
7 that was requested at that.

8 And then the professional offices as a permitted use
9 in the B zoning districts. We're going to come back with a more
10 kind of complete comprehensive analysis comparing the various
11 districts and their uses for you, provide that as well. I'm
12 probably going to try to get those two on a study meeting in
13 January or February at the latest. It depends how much I can
14 jam through the -- how much of the additional research I can get
15 done over the next two weeks. I really want to talk a little
16 bit and highlight our sustainability efforts since the master
17 plan was adopted. The advisory boards been stood up. The task
18 force of employee key employees has been stood up. A number of
19 additional like some grants and some additional programs are
20 getting moving. We've done some survey work. So this has
21 really been launched. It came off the master plan being
22 adopted, and we've got Suzanne Hannah, who's our sustainability
23 planner, really moving the forward and involved in getting that
24 forward. We're hoping to get a draft of that sustainability
25 plan out there for, you know, more complete look at sometime

1 maybe later this year. It's an ambitious goal, because it's a
2 kind of a big undertaking, but she's working on it. And then as
3 you can see we've looked at the -- she's involved the EV smart
4 program. We've had some tree grants we've gotten. We're doing
5 the pollinator by the butterfly sculpture over by Eaton Core.
6 Did those solder bollards over by Red Poll Park. Those actually
7 came out of a -- someone did the product development out of the
8 LTU accelerators. That was kind of a nice local synergy there,
9 working on getting certified maybe as a Michigan green
10 community. And I had just actually introduced Ms. Hannah to the
11 lead for communities, which is a new standard, that you can get
12 your actual community or your city lead for existing city
13 certified at various levels. It's a nice scoring system that
14 could give you some good metric. So it's a variety of fronts
15 we're working on, but it's very exciting and it's coming along.
16 So it's, we haven't been sitting on our hands since the master
17 plan was adopted. This is all kind of getting stood up over the
18 last several months.

19 The staff has been getting a fair amount of training,
20 very active lately, the national planning conference, I believe
21 Terry, you attended that. And then we had staff members that
22 attend the Michigan Planning Annual Conference. We've also had
23 planners go to the Spring Institute and the Transportation
24 Bonanza. We've been to Oakland County events and trainings and
25 cog events, and the National Brownfield Conference, which was in

1 Detroit. And Terry and, I believe, Administrator Croad -- or
2 Administrator Zoran did a presentation about Northland for that.
3 So that was very exciting. We got to look, and got some press
4 on that. We were in Crain's. That gave us a lot of coverage.

5 Looking at the 2023 planning commission and department
6 activities, just some summaries on the land use activities or 1
7 rezoning for conditional rezoning, so 5 rezonings total, 17
8 special land uses, 19 site plans, 1 ODD, 6 text amendments.
9 Now, the text amendments included pieces, that's how we get to
10 15 because some of those included multiple parts on different
11 topics. And then 46 administrative site plan reviews processed.
12 So all together, the proposed development value, a little over
13 78,000,000. Comparing it to last year, 300,000,000, it seems
14 low, but 250,000,000 of last year's was Middle Point, the Middle
15 Point project by itself. So if you take Middle Point out of the
16 picture, it was 50,000,000 compared to 78,000,000 this year.
17 And that's the administrative site plan work and the stuff that
18 came to the commission. So, you know, I would say a healthy
19 amount of growth. Middle Point, I think, is still progressing,
20 but they're -- look at the funded gap there. They're looking
21 for some -- to work out their financing a little bit.

22 Just some high project highlights. We just wanted to
23 kind of show some of the projects we've looked at this year and
24 highlight. The Clean Express Car Wash on Southfield that was
25 approved, \$5,000,000 of value there; the Culvers on Southfield,

1 that's 1.2 million dollar project; the Habitat For Humanity on
2 Westland Drive; another 1.2 million Finding Affordable Housing;
3 Northland Storage ODD, that's rehabbing that AT&T building
4 that's over there, putting it back into use and maybe having
5 mixed use on the remainder of the site where the parking lot is;
6 the Jasmine Square on Lasher; and McAllister Machinery on
7 Telegraph, another million dollar project; and then the Matic
8 Auto Wash, which was here recently, that's a demo of a derelict
9 building and redevelopment of the site, about 4,000,000; and
10 then the new gas station that was recently approved at
11 Northwestern and 12 Mile on that corner at 1.4 million. We got
12 our cigar bar/restaurant, private club where Bacca was at,
13 that's a major remodel and facelift on of that building for
14 \$4,000,000; and then the new storage building at the DPW
15 facility on Clara Lane. So we do -- one of the things we
16 actually want to discuss, as I've just summarized it, is this
17 list here it's highlighted because this is the list of
18 initiatives that were in the 2023 -- for 2023 in the 2022
19 report, and we wanted to go through this list with you and see
20 which of these things we need to continue to move forward, talk
21 about which ones have been addressed and maybe what we might
22 want to add to it for the coming year, because one of the things
23 this report is supposed to include is recommendations for
24 priorities for the coming year. So it's definitely worth
25 discussing. And in some ways this is kind of the meat and

1 potato of like, well, okay, this is what we've done, but what
2 are we doing next? So I think that's -- that's the summary of
3 it. And I think we can just -- if we want to have a little bit
4 of a -- if the Chair wants to kind of conduct a little bit of a
5 roundtable discussion on these items and which items stay, which
6 items go and which items might need to be added that would
7 really help the staff to kind of tune this in and know where we
8 need to prioritize our work in the coming year to make sure the
9 commission's priorities are being addressed. And that's what I
10 have for the presentation.

11 CHAIR STEPHENS-GUNN: Okay. I'm looking for the list
12 so we can get started on it.

13 THE DEPARTMENT: The packet, the front page looks like
14 this.

15 CHAIR STEPHENS-GUNN: Okay.

16 THE DEPARTMENT: Oh, I didn't include the old
17 initiatives in the new report. It was included in the
18 PowerPoint for discussion, but I didn't want to include the old
19 list in the new report because obviously this is the new report,
20 but --

21 UNIDENTIFIED MALE SPEAKER: We don't want to --

22 THE DEPARTMENT: I can go through the list. I can
23 just read them off --

24 UNIDENTIFIED MALE SPEAKER: We don't want to prejudice
25 you. I'd like to just see, are the things that you would like

1 to focus on, for us to focus on. If it's already on there,
2 we'll keep it on there. I can tell you like, for example, the
3 potential expansion of the mixed use corridor district, that was
4 done.

5 MR. PAISON: Right.

6 THE DEPARTMENT: So some of these things we've
7 completed. We just want to get some input from you on areas
8 that you would like us to focus on. We have some of our
9 priorities, and we'll just combine those when we present to
10 Council. So you can look at this list as a prompt, but we're
11 really looking for if you have any particular areas that you
12 would like us to focus on this coming year. We have a changing
13 world. Businesses are changing. We're always trying to stay
14 active. I think the one thing that I'm proud of, if you look at
15 comprehensively all the training that our team has gone to, is
16 we try to be abreast of best practices, and we're constantly
17 bringing new information back to the team, to the Commission, to
18 the City and we are proactively updating our ordinance. And
19 then sometimes we have to pivot because of situations such as
20 Council wanted alcohol sales at gas stations that was previously
21 prohibited, and we had to pivot when we had too many dollar
22 stores, so we had to come up with some regulations. We had to
23 pivot when -- was it caregiver marijuana became medical
24 marijuana became recreational marijuana. So there are some
25 things that are always out of our control. But there are things

1 like accessory dwelling units that we've talked about,
2 mother-in-law apartments that might be a good idea to help
3 provide more affordability and increase in density.

4 As Mr. Paison had indicated, we're going to be looking
5 at urban agriculture and reviewing that this upcoming year, but
6 there might be other topics that each of you are either
7 interested or aware of or said, you know, I've been reading
8 topics in the newspaper and you would like us to work on. So
9 that's what we'd like to save a few minutes and get some input
10 from you, and then we'll compile that with our wish list before
11 you adopt and make a recommendation to present this to Council.

12 CHAIR STEPHENS-GUNN: Commissioner Martin.

13 COMMISSIONER MARTIN: I just have a couple of things.
14 I didn't notice on there, but maybe I just didn't see it, was we
15 talked -- we had some things going on with the 9 Mile corridor
16 and with the 11 Mile corridor. We met over at -- in Oak Park, I
17 think it was --

18 THE DEPARTMENT: Yeah. The 9 Mile task force is
19 actually meeting next week.

20 COMMISSIONER MARTIN: Yeah.

21 THE DEPARTMENT: They're pulling together to do that.

22 COMMISSIONER MARTIN: I was just saying those are
23 things I didn't -- I might have just missed them.

24 THE DEPARTMENT: Yeah. So we have that general
25 comment of nonmotorized transit, public transit neighborhood

1 enhancements, but to your point since we had this general
2 vision --

3 COMMISSIONER MARTIN: Yeah.

4 THE DEPARTMENT: -- we now have the 9 Mile corridor
5 task force that Mr. Paison and I will be attending next week.
6 Plan was adopted, as we've reported to you before. Now we're
7 focusing on implementation.

8 MR. PAISON: And the 11 Mile thing was we went was
9 they had to have like a kind of a public input meeting as part
10 of a grant application --

11 COMMISSIONER MARTIN: Yeah. To go through it, yeah.

12 MR. PAISON: -- they were applying for. We applied
13 for the same grant on other projects, and no one's really
14 expecting to hear back on that grant until January, February,
15 because it's a federal grant. It takes them time to process
16 that. There's a lot of federal grant money out there, but it's
17 also a lot of people applying for those buckets of money.

18 THE DEPARTMENT: But I think to the point is when we
19 list activities for 2024, Tom, we can specifically say 9 Mile
20 corridor, 11 Mile corridor.

21 MR. PAISON: Sure. Yeah; yeah. We can list those.

22 THE DEPARTMENT: Yesterday I had a joint meeting with
23 Oak Park. We're going to be focusing on shared beautification
24 of Greenfield between 8 and 9 Mile. So we can include the
25 Greenfield Road beautification as one of our priorities for

1 2024.

2 MR. PAISON: Yeah. We could almost use the header and
3 just add the subtopics as specific focus areas so that we know,
4 like, yeah, we're -- you know, because I always say if
5 everything's important, nothing's important. So like you say,
6 yeah, we want to do these enhancements, but here's what we're
7 focusing on right now to get some impact. But if there are
8 other topics -- like I know Commissioner Griffis was just
9 commenting on, like, he sees a pattern of zoning issues that
10 comes up over and over again before this Commission, those would
11 be good things to say, you know, what, we want to engage that
12 issue. Like the thing we saw with general office in the
13 districts being either not permitted or a special use. That's
14 the sort of thing, if, you know, if the Commission sees those
15 patterns and thinks they should be addressed, like that's the
16 kind of direction we're also looking for.

17 CHAIR STEPHENS-GUNN: Commissioner Martin, do you have
18 any other comments?

19 COMMISSIONER MARTIN: I just had a couple of things I
20 was going to send to you about training because Ms. Bernoudy and
21 I did a couple of webinars and there was one thing on the list.
22 You had the bees. You had two webinars with the same title on
23 there. That was all okay.

24 MR. PAISON: Okay. I'll double check those.

25 THE DEPARTMENT: And if you got additional ones we

1 don't have on there just e-mail them to me and I'll add them.

2 COMMISSIONER MARTIN: Yeah; yeah; yeah.

3 THE DEPARTMENT: Yup. We'll add them. And I know
4 Commissioner Willis did send us one that we added to the list
5 that he took you.

6 COMMISSIONER WILLIS: I think I missed something.

7 THE DEPARTMENT: I believe you sent us an e-mail with
8 a training that you had taken when we asked about trainings, so
9 we added that to the list.

10 COMMISSIONER MARTIN: Yeah.

11 THE DEPARTMENT: If anyone else has any trainings that
12 aren't on that list that's in the report that they think should
13 be added, just e-mail it to me, and I'll add it to the list.

14 THE DEPARTMENT: Yep. Absolutely. And if there's
15 training the Commission is interested in having or types of
16 training you're interested that we can research for you to see
17 what's available, that's something that, you know, we can assist
18 with as well.

19 CHAIR STEPHENS-GUNN: Commissioner Martin?

20 COMMISSIONER MARTIN: Oh, no. I'm sorry. I was
21 reading the list that -- I'm done.

22 CHAIR STEPHENS-GUNN: All right. Commissioner Willis.

23 COMMISSIONER WILLIS: I don't know if we can impact
24 this at all because I don't think it has a physical location in
25 Southfield, but Comcast and the way e-mail is delivered as a

1 utility into the City is really strange. Comcast has a
2 monopoly. AT&T shares a little bit. And I don't know if we
3 could look at a way to -- I don't know -- find a way to ensure
4 that we can zone it so that it works best for tomorrow. They
5 seem to just have a profit center. Again, I don't have a method
6 for it, but I hate Comcast.

7 CHAIR STEPHENS-GUNN: Commissioner Griffis.

8 COMMISSIONER GRIFFIS: Well, I think going back ten
9 years or so, I've said the word mixed use, and what does that
10 mean? Well, it's good that we're continuing to evolve in this
11 mixed use corridor districts, and at least it's the
12 open-mindedness to these are the kind of buildings we have in
13 the city. They're small buildings, and the market is kind of
14 dictating, like, if there's an office user that wants to come
15 into your four unit strip center, why is that not allowed? You
16 know, like, at least the open-mindedness is going the right
17 direction. And how can we start to implement these little
18 updates of 1960s buildings and, you know, the new buildings are,
19 I want to say, easy in a way because you're starting from
20 scratch, but then there's always this financing piece of how do
21 you get a building built? Well, no one trusts a speculative
22 retail development, you know. So I did design a building in a
23 different city, and they just said we want all business. You
24 know, like, well, no one's going to fund that. So we were able
25 to build, let's say, five townhouses hooked to a very small

1 office like flex space and they approved it. So that wasn't
2 exactly the letter of the law, but, you know, like our
3 Commission has there's some like, oh yeah, that's what we were
4 thinking, and I see how that works to this, you know, the
5 particular buildings that we have in our city. So that's been
6 positive. Even the, you know, giant office center with the sea
7 of parking around it that now becomes a self storage. Well,
8 that's not exciting, but what's exciting is the sea of parking
9 gets redeveloped as the next buildings, and we've got a few of
10 those come through. So it's not the most glamorous version of
11 what you think is mixed use, but it's our mixed use, and it's
12 starting to be implemented, which I think is a good thing. So I
13 think more of the same. The accessory dwelling units item is
14 really interesting to me, you know, and I think of that as more
15 dense urban places like your -- you know -- your downtown
16 Detroit carriage houses from back when there was alleys and your
17 college towns where there's all these things but, you know, what
18 can we do here on our bigger lots? Like we have plenty of
19 space. Why not have an accessory unit? I think that's great.
20 So that's exciting.

21 THE DEPARTMENT: We actually, I think within the last
22 couple of days, we got a proposal to do a duplex with a little
23 more -- a second two-story duplex as opposed to the habitat
24 version. And, you know, we have some of our older single family
25 districts that have a lot of vacant lots. And if we can get

1 duplexes at least are not out of character, too much out of
2 scale, that increases density and it helps with affordability.
3 So that's another area we're going to take a closer look to see
4 if our attached residential is the best fit for that or maybe we
5 need to create a new district to allow possibly the two to four
6 family, the missing middle housing in some of our, "single
7 family districts."

8 UNIDENTIFIED MALE SPEAKER: Yeah, a lot of communities
9 are experimenting with allowing those like within single family
10 districts by right. Like they're redefining single family
11 districts to be like anything up to two to three to four units,
12 if the lot can meet certain development standards because
13 massing if the structure fits into the neighborhood reasonably
14 well.

15 MR. PAISON: And to add to that real quick, we have
16 had some interest in the mixed use corridor. We've had some
17 projects brought to us in the last couple months, so started to
18 get some traction.

19 CHAIR STEPHENS-GUNN: Commissioner Goodwin-Dye.

20 COMMISSIONER GOODWIN-DYE: I have a couple of things
21 I'd like to for you all to consider. A more proactive approach
22 to the rezoning. For example, from the industrial to the
23 general business as opposed to waiting for petitioners to
24 approach us, maybe we could take a look at rezoning some of
25 those, especially like along Telegraph, some of those places

1 that we want to provide opportunities so that developers won't
2 have to have that step. That step has already been done. So
3 that's something to think about. I would also like to -- I
4 agree with Commissioner Griffis with the mixed use, the more we
5 start to look at encouraging people to look at those properties
6 in different ways, I think that that's a good thing and being a
7 little bit more open to what that configuration would look like,
8 because we may not have thought of everything, so just being a
9 little bit more open to it. So those are the two things that
10 I'd like to see us focus in on.

11 Oh, and there's one other thing, the -- what is it?
12 The -- which one is it -- the site plan reviews. Site plan
13 reviews done at the Commission level.

14 THE DEPARTMENT: At the department level.

15 COMMISSIONER GOODWIN-DYE: Department level.

16 THE DEPARTMENT: We are planning on taking that to
17 Council sometime probably in the first quarter of 2024. That's
18 also needed for us to retain our Redevelopment Ready
19 Certification. And given the holidays, the election, and some
20 backfilling of projects, we just need some time to bring it to
21 Council, but that is our goal is hopefully the first quarter, no
22 later than the second quarter of 2024. And that also would be a
23 lively discussion when we have our joint meeting.

24 COMMISSIONER GOODWIN-DYE: Has that joint meeting been
25 scheduled?

1 THE DEPARTMENT: Well, not yet, but we will plan on
2 doing it either late first quarter or early second quarter,
3 similar to what we did last year.

4 MR. PAISON: Okay. And it might make sense to -- just
5 because of the schedule, I was looking at the calendar, after
6 you've had the hearings on the CIP would probably be a better
7 time to try to fit another meeting in because up to that point
8 it's going to be a little busy.

9 THE DEPARTMENT: Yeah. And then May and June are --
10 there's a number of extra meetings for budget adoptions, so we
11 got to find the right time, but we plan on doing that annually
12 now.

13 COMMISSIONER GOODWIN-DYE: Okay.

14 THE DEPARTMENT: Yeah.

15 COMMISSIONER GOODWIN-DYE: All right.

16 CHAIR STEPHENS-GUNN: Commissioner Martin.

17 COMMISSIONER MARTIN: Has anything been done or said
18 to look at some of these buildings that are vacant? I know the
19 Ramada Inn, I was surprised to see that it was deteriorating.
20 So converting those to residence, or the one on Northland Drive.
21 I forget what the --

22 THE DEPARTMENT: Well, as a matter of fact, Northland
23 Drive, we are constantly discussing with multiple developers on
24 multiple former hotels and office buildings about conversions,
25 some of which are storage, which we're not that excited about,

1 residential, some mixed use. And some of these properties are
2 under bankruptcy or have other structural code violations that
3 hamper redevelopment. I was in discussions with the trustee of
4 the bankruptcy court today on 1600 JL Hudson, the former
5 Michigan Inn and plaza, for some redevelopment for some both
6 temporary use and for long-term use. I had a developer contact
7 me yesterday from Chicago inquiring about a nursing facility for
8 seniors. So we have those phone calls all the time, but we
9 don't have site control in many cases.

10 COMMISSIONER MARTIN: Yeah.

11 THE DEPARTMENT: And two in particular, they're tied
12 up with either court or a trust in agency that is managing them
13 until they can find a viable option. And as you know, as these
14 buildings, the longer they stay vacant, the more problems and
15 issues they have, whether it's flooding, whether it's vandalism,
16 whether it's fire, whether it's --

17 COMMISSIONER MARTIN: Just deterioration in general
18 period.

19 THE DEPARTMENT: -- just general deterioration because
20 they're not boarded up properly.

21 COMMISSIONER MARTIN: Yeah.

22 THE DEPARTMENT: So we're constantly dealing with that
23 on a number of our vacant properties. The old Reynolds Aluminum
24 building headquarters was a Vic Tanny. They had a flood. All
25 that water is mold and mildew and damage and --

1 COMMISSIONER MARTIN: And it spreads.

2 THE DEPARTMENT: -- it just creates a more difficult,
3 more expensive redevelopment.

4 CHAIR STEPHENS-GUNN: Commissioners, are there any
5 other feedback for the Department? Okay. Given no, we're going
6 to move -- Tom, are we done with all your items here?

7 MR. PAISON: Yeah, that covers the annual report. And
8 I think we're going to come back with the final version after we
9 finalize this list for you to adopt next month to send on to
10 Council.

11 The next item up would be adoption of the next year's
12 calendar. If the -- which I sent in your packet for the 2024
13 calendar. If this calendar's acceptable, if we could adopt
14 that.

15 CHAIR STEPHENS-GUNN: Okay. Commissioners, please
16 take a look at the proposed calendar. Are there any questions?
17 Comment? Is there a motion?

18 COMMISSIONER MARTIN: I have a question.

19 CHAIR STEPHENS-GUNN: Yes.

20 COMMISSIONER MARTIN: We have The Sip in February, on
21 February 21st. Did we do that -- we did that in one day before?

22 THE DEPARTMENT: Yeah. Those typically start at 3
23 p.m.

24 COMMISSIONER MARTIN: Yeah; yeah.

25 THE DEPARTMENT: We try to get them done within two to

1 three hours, just given the amount of departments that have to
2 come, and so that's a meeting that we start earlier in the day.
3 And then from there, we try to summarize. And I usually then do
4 the presentation on behalf of all the departments and the
5 departments that are on call if there's any questions. So
6 they'll have their presentation to you on the 21st. Then when
7 you guys hold your public meetings and make recommendation, I do
8 the presentation on behalf of the departments, and then it gets
9 forwarded to Council, and I reiterate that presentation. So
10 it's usually at least three, three presentations before they
11 adopt.

12 COMMISSIONER MARTIN: That was the reason for the two
13 regular meetings in March?

14 THE DEPARTMENT: Yes.

15 COMMISSIONER MARTIN: Yeah. Yeah. Okay. I --

16 CHAIR STEPHENS-GUNN: Is there a motion?

17 COMMISSIONER MARTIN: Motion to approve the January
18 24th through January 20 -- I'm sorry -- January 2004 (sic)
19 through January 2005 (sic) calendars as presented.

20 COMMISSIONER WILLIS: Support.

21 CHAIR STEPHENS-GUNN: It's been moved by Commissioner
22 Martin and second by Commissioner Willis that we accept the
23 planning commission meeting schedule January 2024 through
24 January 2025. All in favor?

25 (All in favor)

1 CHAIR STEPHENS-GUNN: Motion carries.

2 Next agenda on our agenda is the--

3 THE DEPARTMENT: Just -- I'm sorry.

4 CHAIR STEPHENS-GUNN: Go ahead.

5 THE DEPARTMENT: Just noting the next set of meetings
6 for scheduling, as we typically do, the next meeting will be the
7 study meeting on January 10th, 2024. We do have items for that
8 agenda, and so we will be bringing that back. We will have that
9 one. I've already actually put notices out. I'll have to
10 actually update the notice to add this one that was postponed to
11 the regular meeting at the end of the month, but I think I still
12 have time to do that because I got the notice in early. So I'll
13 have to do that. But anyway, so definitely we'll have a meeting
14 on January 10th as an introduction for the new items that are
15 coming forward. We have three items, and then definitely have a
16 regular meeting on whichever those items progress. The middle
17 study meeting, if we have some of these zoning update issues
18 related to the B districts and the office use and the site plan
19 review to bring back to you, that might -- the 17th meeting
20 might be a good meeting to keep as a -- you know, not a long
21 meeting, but come in, you know, to present the additional
22 information that you requested that we put together is my plan
23 for the 17th.

24 MR. PAISON: And then just to remind you, this gas
25 station will come back on the 24th.

1 THE DEPARTMENT: Yeah.

2 MR. PAISON: But at the study meeting, we're going to
3 get together and review the information that was received
4 tonight and we'll give you like a brief update. I'd like to
5 have some maps prepared on -- as we have time to study what was
6 presented to us so that we can better articulate what the
7 requirements are and so forth.

8 CHAIR STEPHENS-GUNN: Okay. Commissioner Martin.

9 COMMISSIONER MARTIN: Yeah. Don't we have an election
10 coming up sometime in January?

11 THE DEPARTMENT: January. It's usually the last -- is
12 it the last regular meeting?

13 MR. PAISON: I looked at the bylaws. It is the first
14 regular meeting of the year, so it'd be the 24th.

15 COMMISSIONER MARTIN: Yeah. Okay.

16 MR. PAISON: And as the Chair current noted to your
17 term max, so she can't run for a Chair again. You could serve
18 as a Chair after you've been off a Chair, but like you can only
19 do two consecutive years in any position. Mr. Willis and Mr.
20 Griffis have only in their position currently for a year, so
21 they could go again for another year. Just for thinking about,
22 you know, there'll be some level of musical chairs because we
23 need a new Chair.

24 THE DEPARTMENT: Yeah. And, again, it's not hard and
25 fast, but our unofficial rule and I don't -- Mr. Griffis, if

1 he's so inclined, typically the Vice Chair then is considered
2 for the Chair, but that's up that's up to Mr. Griffis and
3 everybody else. But that's the protocol that we've followed in
4 the past.

5 COMMISSIONER GRIFFIS: I did volunteer for Vice Chair
6 at this time.

7 THE DEPARTMENT: Well, it gives something to think
8 about because on the 24th you need to vote on it.

9 COMMISSIONER GRIFFIS: I need to just sit with my own
10 computer screen for my entirety of my chair previously.

11 MR. PAISON: I think you did a yeoman's job during
12 COVID, but as you pointed out you didn't have really the
13 opportunity to do live --

14 COMMISSIONER GRIFFIS: I think it was like three
15 meetings up in front of people.

16 UNIDENTIFIED MALE SPEAKER: Real humans.

17 COMMISSIONER GRIFFIS: Yes.

18 CHAIR STEPHENS-GUNN: Is there anything for the good
19 of the order? Given none -- Commissioner Martin.

20 COMMISSIONER MARTIN: Just in passing, I think Mr.
21 Croad has an update on us on the dog park.

22 MR. CROAD: Yeah. And I actually I actually put that
23 on the focus for next year.

24 CHAIR STEPHENS-GUNN: Okay.

25 MR. CROAD: So we had an internal with all the

1 departments. I'm not going to speculate on the cost, but you
2 would be surprised on all the costs. So Mr. Zoran had all the
3 departments in to see what value engineering, what things we
4 could do as staff to help reduce the cost from going out to
5 contract. And we're crunching some numbers to be able to even
6 do a phase one. But as part of that plan, we, as on behalf of
7 the planning commission, will hold at least a public input
8 meeting from the neighborhood. At our meeting last week I
9 offered to Ms. Fields just tell us when you're ready for us to
10 hold the hold the town meeting, open house, whatever you want to
11 call it. So there is progress being made, but we all got
12 sticker shocked when we got the preliminary engineering costs,
13 and we're trying to figure out the best way to move forward and
14 still, you know, do a decent job. This will be a multiphase,
15 multiyear project, but the basics are enlarging the parking lot,
16 creating a small and a large dog park, even if it's 50% what's
17 original. The issues are there's some drainage and we have to
18 take care of the drainage issues. They want to get electrical
19 and plumbing to have a small restroom, and then we want to
20 expand the pathway, but because of all the threats with the
21 Jewish community the adjacent synagogue and school is concerned
22 about safety, so we're talking about lighting and we're looking
23 at using the lake bollards, if they make sense, then there's a
24 sensitivity on the sabbath. You can't activate any mechanical
25 stuff, so we can adjust that. And, you know, there's a whole

1 host of other things. Removing the berm, that's something maybe
2 that DPW can do just to try to identify additional funding
3 sources to make sure it gets done. And that was basically what
4 we talked about last week. And we'll keep you posted on the
5 progress.

6 COMMISSIONER WILLIS: If you have a town hall style
7 meeting, do you anticipate having it here or at the -- in the
8 neighborhood?

9 THE DEPARTMENT: Yeah, I forget exactly which of your
10 neighborhood groups, but when I presented before, you either had
11 a school or clubhouse that's available, so we would try to bring
12 the meeting to the neighborhood to make it -- to encourage more
13 participation.

14 COMMISSIONER WILLIS: Okay.

15 THE DEPARTMENT: And maybe you guys can help with that
16 at that? Okay.

17 CHAIR STEPHENS-GUNN: Commissioner Martin, do you have
18 anything else?

19 COMMISSIONER MARTIN: No. I'm done.

20 CHAIR STEPHENS-GUNN: Anything for the good of the
21 order? Going once, going twice. Meeting is adjourned at 8:26
22 p.m.

23 (Recording concluded at 8:26 p.m.)

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CERTIFICATE OF TRANSCRIBER

I, SHEILA H. RAYMOND, do hereby certify that I was authorized to transcribe the foregoing recorded proceeding; and that the transcript is a true and accurate transcription, to the best of my ability, taken while listening to the provide recording.

I FURTHER CERTIFY that I am not of counsel or attorney for either or any of the parties to said proceedings, nor in any way interested in the events of this cause, and that I am not related to any of the parties thereto.

Dated this 2nd day of JANUARY, 2024

Sheila H Raymond

SHEILA H. RAYMOND

Andrea Gruber

~~Robert Willis, Secretary~~ 01.24.2024
Andrea Gruber Date