

1 CITY OF SOUTHFIELD
2 REGULAR MEETING OF THE PLANNING COMMISSION
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5 The PLANNING COMMISSION MEETING,
6 Taken at 26000 Evergreen Road,
7 Southfield, Michigan,
8 Commencing at 6:30 p.m.,
9 Wednesday, February 6, 2019,
10 Before Earlene Poole-Frazier, CSR-2893.
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1 Southfield, Michigan
2 Wednesday, February 6, 2019
3 6:30 p.m.

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5 MR. CULPEPPER: The City of Southfield
6 special meeting conducted as a regular meeting of the
7 Planning Commission February 6th, 2019, at 6:30 is now
8 called to order.

9 Would you please stand and Pledge Allegiance
10 to the Flag, please.

11 (Pledge of Allegiance to the Flag recited
12 at 6:30.)

13 MR. CULPEPPER: Thank you. May I have
14 approval of the agenda, please?

15 MR. SPENCE: If I may, if we could do the
16 roll call first?

17 MR. CULPEPPER: I'm sorry, I'm sorry. We'll
18 do that. May I have a roll call, please?

19 MR. SPENCE: Yes. Mr. Culpepper?

20 MR. CULPEPPER: Present.

21 MR. SPENCE: Dr. Denson?

22 DR. DENSON: Present.

23 MR. SPENCE: Mr. Griffis?

24 MR. GRIFFIS: Here.

25 MR. SPENCE: Mr. Huntington?

1 appointed by the Mayor, with approval by the City
2 Council, that acts as an advisory capacity to the
3 Council to make recommendations on text amendments to
4 the Southfield Zoning Ordinance, rezoning results,
5 requests, Special Land Use, Site Plan Reviews, and the
6 Southfield Master Plan, also the Capital Improvement
7 Plan.

8 All study meetings and the regular meetings
9 are open to the public in accordance with the Open
10 Meetings Act PA 267 of 1967, are held on Wednesday
11 evening at 6:30 p.m. Meetings are posted that Friday,
12 before the next meeting on that Wednesday are
13 available for viewing at the southfieldcity.com, and
14 copies of the Plan, Text Amendments, Master Plan and
15 Capital Improvement Plans are available for viewing at
16 the Planning Department office, and current projects
17 can be viewed using our online interactive tool of
18 Planning Department's home page. The Planning
19 Department can be contacted at 248-796-4151, with any
20 questions or concerns Monday through Friday.

21 I hope this gives the audience and the
22 viewers a basic idea of some of the things that the
23 Planning Department does. Thank you.

24 MR. CROAD: Yeah, through the Chair, our
25 main number is 4150.

1 asphalt, instead of the chip sand. So it would be a
2 pathway which will be much more firm, much more
3 traditional than what was being proposed.

4 From the standpoint of the plans itself,
5 from a proposal standpoint, just for you and then for
6 the public who is viewing, this particular location,
7 Lawrence Tech is on the corner of Ten Mile and
8 Northwestern Highway. This particular image indicates
9 what the current field looks like. There's a small
10 parking lot, as well as a pedestrian pathway that
11 leads to the field itself. There are some temporary
12 bleachers that are currently there. Those were
13 installed before the beginning of the football season
14 in 2018. Site ERO, Education Research Office.

15 And from this point on, I'm going to turn
16 this over to the petitioners themselves. This is
17 their presentation, so I would like to turn it over to
18 them so they can explain the project. It is Phase
19 III, but you will note there is a Phase IIIb and a
20 Phase IIIa, I will allow them to explain the
21 difference between those two.

22 MR. CULPEPPER: Good afternoon, would you
23 give your name and address, please for the record,
24 please.

25 MR. FINN: Kevin Finn, Dean of Students at

1 people to come back and see some of the players,
2 they'll have some of the players that have done some
3 great things there.

4 What we are focusing on right now is Phase
5 III. So we are focusing on the main grandstand for
6 the home team, the entry of the fans to the field, and
7 then also entry from the pathway that we're working
8 with the city on, that's going to be the pedestrian
9 pathway along Northwestern as well. So two different
10 points of entry into the field, where traditionally we
11 had one.

12 So that looks at seating for 3,000. It is
13 also looking at a press box that is two story, and
14 then places for ticket booths, concessions, everyone
15 likes to get a coca-cola or a hot dog at the game,
16 restrooms, locker rooms, and then revised perimeter
17 fencing would be needed as well.

18 So one of the things that comes up each time
19 when we look at having that many people on the field
20 is parking. I know some of you had a chance to get
21 out to a game this year, we appreciate that. We use
22 our parking lot for our campus, because on Saturdays
23 there's not really classes on Saturday. There's a
24 few, but not many. And students like to tailgate, as
25 well as parents, so we used our existing parking lots,

1 Additional things about path and field, you
2 see now we're adding that path that will be a part of
3 pedestrian walkway that goes along Northwestern there.
4 We're excited about that.

5 Additionally, we do use the help of
6 Southfield Police and our Campus Safety Unit that day,
7 they coordinate to make sure that the traffic flow is
8 fine, and to respond, if there are any incidents,
9 obviously.

10 So this is what we are looking to address
11 this summer and wanting to get into place before the
12 season starts. Permanent seating for 2,150 on the
13 home site, and then some temporary south seating for
14 552. So with the amount of money we have able to
15 spend, we can build 2,100 of that 3,000 right now
16 bleacher set, and then the other 500 would be
17 temporary bleachers on the south end zone. It
18 actually works out well for us, because when you have
19 high schools you want to separate the home and the
20 visiting team. We do have high schools that use it on
21 Fridays. Not as a big of a deal with colleges, but it
22 is a big deal with high schools.

23 We will be using our existing temporary box,
24 press box right now. That two-story press box is what
25 we're going to be working towards, but it is again

1 complete. Permanent concrete walkways to stadium. No
2 longer needed trailers. Revised perimeter fencing
3 again, and any ornamental fencing that we needed to
4 do, too. In fact, we have a really nice ornamental
5 fencing that we, I think, show in a later image here.
6 Yeah.

7 So this, again, is to give you an idea of
8 the bleachers. You can see kind of underneath them
9 with the locker room spaces, the restrooms, and then
10 the space for like officials on game day.

11 It's really important in our development,
12 because we do see in certain sports like Lacrosse,
13 we'll be able to host national championships and bring
14 teams from around the country, quite frankly. With
15 the hotel locations there, it's just perfect.

16 So this is kind of what it would look like
17 this year. So you'll see there's a combination of
18 bleachers and then also seats. You'll see where the
19 temporary press box goes there, up there on the
20 platform that we're building. They're elevated seats
21 this year, so you'll get a better view of the game.
22 Football players are big, they're hard to see over, so
23 you'll want an elevated seat.

24 Then eventually, as we get to the final
25 Phase of IIIb, you see that's that two-story press box

1 MR. FINN: Sure. So we play football,
2 obviously. Our men's and woman's soccer team also
3 plays there. In then in the spring team it's our
4 Lacrosse season. And then there are practices
5 throughout the year of our teams. We know that
6 Southfield Christian High School last year played
7 their home games there. So that was on Friday nights.
8 About four games they had there last year. Brother
9 Rice has wanted to play their home games on Friday
10 nights there. They have four games.

11 After that, our students do play some
12 intramurals out there, when our teams aren't
13 practicing. But like you'll see from like November --
14 our last game next year is like November 16th. You
15 really won't see use of that field from November 16th
16 through like March 1, unless we have a very warm
17 winter, then the teams may go out there earlier to
18 practice. They're all practicing in domes right now,
19 because as we know, it's up and down, the weather.
20 But about March, that's when our Lacrosse teams will
21 take that field and start playing. Their season ends
22 in May.

23 Activity you'll see in the summertime is
24 typically practices, and sometimes some camps. Like
25 our coaches do camps in the community. So like sixth

1 But no, that should take care of us for a long time.

2 MR. HUNTINGTON: Thank you.

3 MR. CULPEPPER: Commissioner Martin?

4 MR. MARTIN: I notice during your
5 conversation you mentioned alumni seniors coming to
6 the game. I don't notice any handrails going up any
7 of the stairways. You think that that's something
8 that would be necessary.

9 MR. FINN: I'll let you do that.

10 MR. VEREECKE: Yeah, it's just a conceptual
11 rendering right now. So in the actual drawings there
12 will be, handrails and everything will be up to code
13 of what it needs to be.

14 MR. CULPEPPER: Okay. Let me say this, as I
15 said in our study meeting, great job. This is an
16 added attraction that every year seems that LTU
17 outdoes itself, and this is a big part of it. Having
18 that field the way it is now, it's okay. But you're
19 planning for the future. Because the way this field
20 looks now, you're going to get invitations to have
21 state tournaments there, to have teams to pay to come
22 in and use that field and that facility because it's
23 great. And having that flow, from the expressway,
24 people looking over and seeing it, it's great.
25 Commissioner Willis and I was just talking, it has

1 vision come together.

2 Also, I'm just excited about this continual
3 of the path along Northwestern Highway. The
4 collaboration between the City of Southfield and
5 Lawrence Tech University, I think that's going to be
6 great. I'm going to use that personally, a lot.

7 MR. FINN: That's funny, I've seen some of
8 biking this weekend. Today was a little bit of stop
9 gap, but I'm sure when the ground gets back up to 50
10 again, we'll see bikes being used again, and they're
11 going to like that pathway, obviously.

12 MR. CULPEPPER: Great job. Anything else?
13 Thank you. Jeff, you have a recommendation, Mr.
14 Spence?

15 MR. SPENCE: Yes, I do have a recommendation
16 for you. So with regard to PSP18-0013, the Planning
17 Commission recommends favorable recommendation for the
18 Site Plan Review request of Keith Russeau, The
19 Collaborative, on behalf of the owner, Lawrence
20 Technological University, for Phase III of the
21 athletic field development to include permanent
22 seating with prep press box, concessions, lockers,
23 restrooms, pedestrian walkway, and ticket booth with
24 the following conditions:

25 Landscaping shall be installed in accordance

1 the Zoning Ordinance, unless exempted based on written
2 stipulation.

3 Sports field lighting shall only be used
4 during athletic or school-sponsored events.

5 Chain-link fencing shall be black vinyl coated. And
6 event parking shall be limited to parking lots, and no
7 parking shall be allowed on the grass. Thank you.

8 MR. CULPEPPER: Thank you. Commissioners,
9 you've heard the recommendations from the Planning
10 Department. May I have a motion, please?

11 MR. WILLIS: I would.

12 MR. CULPEPPER: Commissioner Willis?

13 MR. WILLIS: I would move for favorable
14 approval of PSP18-0013.

15 MR. HUNTINGTON: Support.

16 MR. CULPEPPER: It's been motioned by
17 Commissioner Willis, supported by Commissioner
18 Huntington. All in favor?

19 (All stated aye.)

20 MR. CULPEPPER: Any opposed? Fine. Pass.
21 Thank you. Good luck. And again, thank you for all
22 your efforts and support. Good luck.

23 MR. CROAD: And gentlemen, we'll see you
24 Monday night.

25 MR. CULPEPPER: Monday night.

1 2019 into January 2020.

2 MR. CULPEPPER: Okay. We had time to look
3 at the schedule. May I have approval, please?
4 Commissioner Huntington?

5 MR. HUNTINGTON: I'd like to approve the
6 Planning Commission Meeting Schedule for February of
7 2019 to January 2020.

8 MR. WILLIS: Support.

9 MR. CULPEPPER: It's been motioned by
10 Commissioner Huntington, supported by Commissioner
11 Willis that the Planning Commission Meeting Schedule
12 for January 2019 to 2020 be approved. All in favor?

13 (All stated aye.)

14 MR. CULPEPPER: Any opposed? Okay.
15 Approved. We have in front of us, also, Terry talked
16 about it before, the approval of the Planning
17 Commission Annual Report that we've looked at, things
18 that we've done and added. So we've had a chance to
19 look at it.

20 Anything we need to change or look at, other
21 than getting approval, Jeff?

22 Okay. You've had a chance to look it. May
23 I have approval for the Planning Commission Annual
24 Report that will be given out to the Commission,
25 please?

1 and do the election of officers tonight, or do we want
2 to postpone until we have a full board with
3 Commissioner Miah and everyone else? Commissioner
4 Willis?

5 MR. WILLIS: I'm going to suggest that we
6 continue forward, because of some things that I know
7 about we may not have a full meeting -- full
8 complement of Commissioners in the future, and I would
9 hate to delay it because of that. And so my feeling
10 is that we should make the elections now. I think
11 we're going to be fair, and I think Commissioner Miah
12 is going to be comfortable with what we do. But I
13 think it would be fair for everyone to move on. Okay.
14 Any other comments?

15 DR. DENSON: Has anyone -- anybody talked to
16 Miah?

17 MR. CULPEPPER: I usually have conversations
18 with her, but I did not talk to her about this,
19 because she did not come to the meeting Monday, to the
20 council meeting, which I was going to talk to her. I
21 have not talked to her, whether she's comfortable or
22 not. But again, as you know, majority rules. I don't
23 know, maybe we could page her, if necessary, text her,
24 see if she's comfortable. Do we want to put this off?
25 Because let me say this, and you may want to tune in,

1 MR. CROAD: If I could, our bylaws say the
2 first meeting of the calendar year. You are the
3 Chair. You can entertain a motion. I think the only
4 issue would be of it ends up being a 3/3 split, and
5 then I would ask you to ask one more time before
6 decide to table it.

7 So my recommendation would be, with all due
8 respect to Ms. Miah, she has not indicated to either
9 of us any interest or yourself, and it's unfortunate
10 that she is ill, but we have to move forward. So I
11 would suggest you take nominations and take a vote,
12 and unless it's a 3/3 deadlock, we can move forward.

13 MR. CULPEPPER: I concur with that. And I
14 think, hopefully, I gave a good explanation of why we
15 should move forward without divulging some private
16 information which I should not divulge. Okay.

17 At this time, we'll have the nomination open
18 for Chair. Can I get a nomination? Commissioner?

19 MR. WILLIS: I would nominate Steve
20 Huntington for Chair of the Southfield Planning
21 Commission.

22 MR. CULPEPPER: Commissioner Huntington has
23 been nominated. Is there any other nominations? Are
24 there any other nominations?

25 Seeing none, I declare the nomination for

1 you for the vote of confidence.

2 MR. CULPEPPER: Okay. The nomination still
3 -- Commissioner Martin?

4 MR. MARTIN: I'd like to nominate Mr.
5 Culpepper.

6 MR. CULPEPPER: I regretfully decline at
7 this point in time, but thank you. I've held too many
8 offices for too long. I'd like to recommend
9 Commissioner Martin as co-chair.

10 MR. WILLIS: I would support that.

11 MR. CULPEPPER: We'll work with you.

12 MR. MARTIN: I have a couple things that I
13 won't be present, that's kind of --

14 MR. CULPEPPER: Well, do you regretfully
15 decline?

16 MR. MARTIN: I regretfully decline, yes.

17 MR. CULPEPPER: Process of elimination. He
18 gone jump on it. Griff's going to kill me.
19 Nomination is still open for Vice Chair.

20 MR. CROAD: Well, again, you've got to other
21 candidates that can either accept or decline before
22 you offer.

23 MR. GRIFFIS: I'd rather not.

24 MR. CULPEPPER: Commissioner Griffis has
25 declined. So I'd like to nominate Dr. Denson, I like

1 coverage, because he's going to be gone next meeting.

2 MR. CROAD: I understand. But you can at
3 least ask if she's interested. And if she declines,
4 then you could step up.

5 MR. CULPEPPER: If Commissioner Miah wants
6 to be Vice Chair, you're comfortable with it?

7 MR. WILLIS: I'm comfortable.

8 MR. CULPEPPER: I'm comfortable with it. So
9 he's the only one that may not be here at our next
10 election. So I would like to propose to the new Chair
11 that we postpone the election of the Vice Chair until
12 we have Commissioner Miah here or a full board, if
13 that's feasible.

14 MR. HUNTINGTON: That's fair enough. That's
15 fine.

16 MR. CULPEPPER: Is that okay with the rest
17 of the Commissioners? Commissioner Martin?

18 MR. MARTIN: I'd like to make a correction
19 to that that we postpone to the next meeting, and if
20 we -- never mind. Cancel that.

21 MR. CULPEPPER: We'll state -- whatever he
22 was going to say, take it out.

23 MR. MARTIN: I want to do a verbal. Cancel
24 it.

25 MR. CULPEPPER: We'll wait. So okay. So

1 I know this is not the right way to do it.
2 It's not protocol. It's not Robert's Rules of Order,
3 but that's the only way I could do it at this time,
4 knowing that I could not and should not be holding any
5 positions for the next four years, at least. Okay.
6 If I'm here. Good. Yeah.

7 MR. CROAD: Strike that last statement.

8 MR. CULPEPPER: Well, I know. Oh, I'm
9 sorry. I shouldn't have said that, but I'm trying
10 hard.

11 Mr. Spence, do we have any miscellaneous, or
12 Mr. Croad?

13 MR. SPENCE: Yes, I guess the only item I
14 would mention is we don't have no other items for
15 February, no site plans, no special land use, no
16 rezonings. So, really, the rest of this month we
17 don't really see the need for any meetings. So likely
18 we will be canceling the balance of your Planning
19 Commission Meetings for the rest of February.
20 However, we do have this one issue that's kind of
21 hanging out there with regards to the Vice Chair.
22 We'll be glad to hold the regular meeting at the end
23 of February to deal with that issue, or move it to
24 March. And we'll coordinate with the new Chair.

25 MR. CULPEPPER: So I will wait until -- I'd

1 than the lighting. It's strictly the lighting issue.
2 And that was a big one. You know, the lack of
3 lighting on the east side of that property was
4 something that was noted by a number of people, and it
5 was a condition of the approval that that be resolved.
6 And until that gets resolved, he will not receive a
7 CFO.

8 DR. DENSON: I was just wondering if there
9 were any other things. Thank you.

10 MR. CROAD: Last comment. Even though Mr.
11 Spence said we really don't have anything on the
12 document for February, we do have a busy March, and we
13 do have a couple big projects that have recently been
14 submitted and that we anticipate will be submitted.
15 So we'll, hopefully, talk about those in the upcoming
16 months. So there will be some legislative items, and
17 we'll bringing them, too, as well. So enjoy your time
18 off.

19 MR. HUNTINGTON: Busy year. Anything else,
20 Commissioners? Okay. The meeting's closed.

21 (The meeting was concluded at 7:07 p.m.)
22
23
24
25

Jeremy Griffin 3/27/19

Jeremy Griffin

(date)

Secretary/

/js