

CITY OF SOUTHFIELD

PLANNING COMMISSION REGULAR MEETING

Council Chambers - Southfield, Michigan

Wednesday, February 19, 2025 - 6:30 p.m.

Video recording transcribed by

Janice P. Yates, CER-9181

COMMISSION MEMBERS AND STAFF PRESENT:

Robert Willis, Vice Chair

Cynthia Bernoudy, Commissioner

Ghana Adell Goodwin-Dye, Commissioner

Andrea Storch Gruber, Secretary

Anthony Martin, Commissioner

Alex Bollin, Assistant City Planner

Thomas Paison, Deputy City Planner

1 Planning Commission Meeting

2 Wednesday, February 19, 2025

3

4 (At 6:30 p.m., meeting begins.)

5 V. CHAIR WILLIS: This is the regular
6 meeting of the Planning Commission for the city of
7 Southfield. Today's date is February 19, 2025. The
8 time is 6:30, and we are in the chambers of Southfield
9 City Council. With that, I'd like to call for the
10 Pledge of Allegiance.

11 (Pledge of Allegiance recited.)

12 V. CHAIR WILLIS: Mr. Paison, roll call?

13 MR. BOLLIN: Yes, sir.

14 V. CHAIR WILLIS: Oh, Mr. Bollin, thank you.

15 MR. BOLLIN: Ms. Bernoudy?

16 MS. BERNOUDY: Present.

17 MR. BOLLIN: Ms. Goodwin-Dye is here;

18 Mr. Griffis is excused. Commissioner Gruber?

19 MS. GRUBER: Here.

20 MR. BOLLIN: Commissioner Martin?

21 MR. MARTIN: Here.

22 MR. BOLLIN: Dr. Stephens-Gunn is also

23 excused. Commissioner Willis?

24 V. CHAIR WILLIS: Here.

25 MR. BOLLIN: We do have a quorum.

1 V. CHAIR WILLIS: Thank you.

2 MR. MARTIN: Through the Chair?

3 V. CHAIR WILLIS: Commissioner Martin?

4 MR. MARTIN: I'd like to ask if we could
5 pause for a couple of minutes to give Commissioner
6 Goodwin-Dye a chance to get her coat off and get
7 situated.

8 V. CHAIR WILLIS: We can take 30 seconds.

9 MS. GRUBER: You okay?

10 MS. GOODWIN-DYE: I apologize.

11 MS. GRUBER: Don't apologize. It happens.

12 MS. GOODWIN-DYE: Ran over from work. Thank
13 you.

14 V. CHAIR WILLIS: And with that,
15 Commissioner Martin, I'm going to ask for your
16 approval -- ask for your motion for approval of the
17 agenda.

18 MR. MARTIN: To the Chair, I'd like to
19 approve -- I like to motion -- I make a motion to
20 approve the agenda for February 19th for the Planning
21 Commission, city of Southfield.

22 MS. BERNOUDY: I second that.

23 V. CHAIR WILLIS: All in favor?

24 FULL COMMISSION: Aye.

25 V. CHAIR WILLIS: Any opposed?

1 (No response.)

2 V. CHAIR WILLIS: Passes unanimously.

3 Mr. Bollin or Mr. Paison, anything for the
4 announcements and communications?

5 MR. PAISON: None at this time, sir.

6 V. CHAIR WILLIS: Thank you. Then, we can
7 go into the first item on the agenda, 28600 Lahser
8 Road, request for construction of a soccer field.

9 MR. PAISON: Okay.

10 V. CHAIR WILLIS: We have representatives
11 from Southfield Christian here?

12 MR. PAISON: Yes, we do.

13 V. CHAIR WILLIS: Yes, if you would approach,
14 please?

15 MR. PAISON: Yeah. Do you want me to
16 provide a summary?

17 V. CHAIR WILLIS: Thank you.

18 MR. PAISON: Thank you, Mr. Chairman. As
19 noted, this is a site plan review, so Planning
20 Commission does have final authority on this, as of
21 the, you know, the ordinance amendment.

22 V. CHAIR WILLIS: Mr. Paison, I'm going to
23 -- can I ask you to -- thank you.

24 MR. PAISON: I'll (INAUDIBLE). So, this is
25 a site plan review, so I was just noting the Planning

1 Commission has final authority on these now, still
2 getting used to that a little.

3 This is on 28600 Lahser Road. It is
4 Southfield Christian School. This was in front of the
5 bodies last year to get the rezoning done. That was
6 taken care of, with the understanding that the soccer
7 fields would be coming forward, and now they are for
8 their site plan approval.

9 As noted, the whole site is zoned R-2
10 Residential now. It was split zoned before. It is
11 that area on the north end of the site, the corner of
12 Lahser and 12 Mile, is the area where the soccer
13 fields are going to go. The baseball fields are
14 remaining behind the building as they are now.

15 Here's your existing conditions. You can
16 see like a movable soccer goal out there, trees. This
17 is just showing the overall site as it is now.

18 And then, this is the area where the soccer
19 fields are going to be put in, along with fencing
20 along 12 Mile and Lahser, set back 50 feet from the
21 right of way, six foot tall. It extends kind of past
22 the ends of the fields to get a, you know, keep things
23 contained. There's also a walkway, ADA pathway out to
24 a concrete slab between the fields for ADA access, for
25 people to go and view the games.

1 We do have the petitioner present, so I'll
2 hand that off now.

3 V. CHAIR WILLIS: Thank you. If you could
4 give us your name and address?

5 MS. VAN TINE: Sure. I'm Gina Van Tine.
6 I'm from Inform Studio, 235 East Main Street,
7 Northville, Michigan.

8 MR. GUERRA: I'm Will Guerra. I'm the Head
9 of School, 28650 Lahser Road, Southfield, Michigan.

10 V. CHAIR WILLIS: Okay. Is there anything
11 you'd like to add to that? Comments?

12 MS. VAN TINE: No, I can't think of
13 anything. But if anybody has any questions, I'd be
14 happy to answer them.

15 V. CHAIR WILLIS: Thank you so much. We
16 would then ask for opportunity for the community.

17 MR. PAISON: Well, this is a site plan, so
18 it doesn't actually have a public hearing.

19 V. CHAIR WILLIS: Okay. Commissioner?

20 MR. MARTIN: I believe last year when we did
21 the rezoning, you mentioned putting up a fence, a
22 20-foot fence to keep balls in. That is no longer
23 necessary because of the soccer field. So, I assume
24 that you've eliminated that?

25 MR. GUERRA: Right.

1 MS. VAN TINE: We're doing the 6-foot fence --

2 MR. MARTIN: Yeah, yeah.

3 MS. VAN TINE: -- that was recommended by
4 the Planning Department.

5 MR. MARTIN: Yeah, okay. Thank you. And
6 I'd also like to note that the Planning Commission
7 took note of you waiting around for hours last week.
8 And through a suggested lineup --

9 MS. VAN TINE: We -- we appreciate that.

10 MR. MARTIN: -- we got you first.

11 MS. VAN TINE: Thank you.

12 MR. MARTIN: Thank you.

13 V. CHAIR WILLIS: Commissioner?

14 MS. GRUBER: I don't have any questions.

15 MS. GOODWIN-DYE: No questions.

16 MS. BERNOUDY: The last shall be first.

17 MR. MARTIN: Yes.

18 MS. VAN TINE: That's right, yeah.

19 MS. BERNOUDY: Yes, I have no questions.

20 It's an excellent location.

21 MS. VAN TINE: Thank you.

22 V. CHAIR WILLIS: And I'm going to join
23 fellow commissioners. I have no questions. I am glad
24 you're able to proceed with the project. I am a
25 neighbor of yours, and so look forward to seeing that

1 field. I live just on the other side of Lahser --

2 MS. VAN TINE: Nice.

3 V. CHAIR WILLIS: -- from you. So, I'm
4 looking forward to seeing things go.

5 MS. VAN TINE: Thank you.

6 V. CHAIR WILLIS: Thank you so much.

7 MS. VAN TINE: Appreciate it.

8 MR. MARTIN: To the --

9 MR. PAISON: We do need a motion.

10 MR. MARTIN: You need a -- to the Chair, I'd
11 like to make a motion for approval of PSP24-0024.

12 MS. GOODWIN-DYE: Support.

13 V. CHAIR WILLIS: Thank you.

14 MR. MARTIN: You're welcome.

15 V. CHAIR WILLIS: Do I have -- do I have --
16 I got the motion and support. Do I have a -- all in
17 favor?

18 FULL COMMISSION: Aye.

19 V. CHAIR WILLIS: Any opposed?

20 (No response.)

21 V. CHAIR WILLIS: Again, thank you. That
22 completes it.

23 MS. VAN TINE: Thank you so much.

24 MR. MARTIN: Excuse me?

25 V. CHAIR WILLIS: Yes.

1 MR. MARTIN: Do they need to do the
2 resolution for?

3 V. CHAIR WILLIS: For -- from planner?

4 MR. MARTIN: Yeah, is it -- is it necessary
5 to do the resolution for approval for the record?

6 MR. PAISON: I assumed your motion was to
7 accept the resolution as presented.

8 V. CHAIR WILLIS: It was.

9 MR. MARTIN: It was, definitely.

10 MR. PAISON: Yep.

11 MR. MARTIN: Okay.

12 V. CHAIR WILLIS: Thank you.

13 MR. MARTIN: Thank you.

14 V. CHAIR WILLIS: Then, the next item.

15 MR. PAISON: Yep. Next item is the Verizon
16 store at 28117 Telegraph Road. This is also just a
17 site plan review, so the Planning Commission has the
18 final say on this. It is only actually the Planning
19 Commission instead of an administrative review because
20 they need a waiver for that durable masonry material
21 at the base on the front of the store. And if it
22 requires a zoning waiver, we can't approve it
23 administratively.

24 So, we are talking about, I was talking to
25 Sarah in our office about possibly amending that,

1 because glass is actually, as Mr. Griffis pointed out
2 last time, a durable material. It's not like EIFS.

3 Anyway, the current zoning on the site is
4 B-3 General Business, which is consistent with
5 regional mixed use. It has been like a cellular phone
6 store for a long time, with Cellular One at one time.

7 There aren't a lot of changes to the layout.
8 That's mostly a change to the building. This is how
9 the building looks now, with that kind of rotunda
10 feature on the front. They're going to be completely
11 redoing that and some of the interior space.

12 This is basically just showing the floor
13 plan. They're going to restripe the parking lot, make
14 sure we've got the ADA parking where we need it, add
15 in the bike rack, getting the access to the public
16 sidewalk that we typically require.

17 They're gonna refresh the landscaping. This
18 is the landscape plan. It's not in bad shape, but it
19 just needs a refresh. Typically after the
20 construction process, also, the stuff around the
21 foundation, when you do façade work, typically gets a
22 little trampled.

23 So, this is what the new elevation is going
24 to look like. This is the north side and the south
25 side of the building. The sides. And then, this is

1 the front and the rear.

2 So, the front, as you can see, the glass
3 mullion system goes all the way down to the ground.
4 The rest of the building, it's got, you know, it's got
5 masonry or durable materials on the walls. There is
6 some glass that goes all the way also on the north
7 elevation.

8 This is a rendering of the store. And then,
9 as per the request from the last meeting, we did get a
10 floor plan showing how the store -- the building is
11 gonna be laid out. So, if you look at this on your
12 right, that's the retail space. And then, you get
13 into some service, back area, support space, and
14 admin, non-retail space as you move toward the back of
15 the building.

16 And then, we do have -- they did provide
17 some interior renderings, just showing how the layout
18 of the store, not a -- you know, this is how that
19 they're designing the new models for these stores.
20 So, you do see some benches and tables and chairs for
21 seating in the space, in addition to the display
22 areas.

23 I believe the -- I believe Ms. Van Tine is
24 representing this appeal today.

25 V. CHAIR WILLIS: And if you would.

1 MS. VAN TINE: Yep, it's me again. Gina Van
2 Tine from Inform Studio, 235 East Main Street,
3 Northville, Michigan. Jeremy's actually at a Verizon
4 summit about the new design, so he couldn't be here
5 tonight. He said, I can try to get an earlier flight.
6 I'm like, no, no, no, it's fine. I'll take it.

7 So, I don't -- I don't really have anything
8 to add, except that, as I think Jeremy pointed out
9 last time, this is one of three buildings that Verizon
10 still owns. So, they're able to actually try to make
11 this look like a flagship store and not have to get
12 landlord approval and that type of thing.

13 So, that's one of the reasons they're -- and
14 the other reason is because it's set so far off
15 Telegraph Road. So, they're trying to make a
16 statement and really show everybody that, you know,
17 they're putting some money into this community and
18 that they are going to stay for a long time.

19 V. CHAIR WILLIS: Okay, thank you. I
20 appreciate it. We need nothing from the public, but
21 Commissioner?

22 MR. MARTIN: I assume that in redoing the
23 building, that you'll also be fixing up the parking
24 lot?

25 MS. VAN TINE: Actually, we're going to be

1 fixing some of the sidewalk and the front sort of like
2 plaza kind of looking area right now, because we're
3 making the building a little bit shorter because the
4 rotunda is coming off. So, we're going to be fixing
5 the sidewalks, and we're going to be at least patching
6 and repairing and seal coating and restriping the
7 parking lot.

8 MR. MARTIN: Okay.

9 MS. VAN TINE: And any curbs, too, that are
10 -- that are cracked and messed up.

11 MR. MARTIN: I have no other questions.

12 MS. VAN TINE: Okay, thank you.

13 V. CHAIR WILLIS: Commissioner?

14 MS. GRUBER: No questions.

15 MS. VAN TINE: Thank you.

16 MS. BERNOUDY: Well --

17 MS. GOODWIN-DYE: I really like the rotunda.

18 (Laughter.)

19 MS. BERNOUDY: It is --

20 MS. GOODWIN-DYE: I'm just saying.

21 MS. VAN TINE: Yeah, understood.

22 MS. GOODWIN-DYE: You'll have to pardon me
23 if I'm --

24 MS. VAN TINE: It just doesn't really lend
25 itself to retail.

1 MS. GOODWIN-DYE: Yeah.

2 MS. VAN TINE: Yeah. It was so interesting,
3 because it was a such a separate concept way back
4 then, when Cell One built it -- or I forget who built
5 it, maybe GTE -- that they would take you into a room
6 and sit down and consult with you. That doesn't
7 happen anymore.

8 MS. GOODWIN-DYE: No, not anymore.

9 MS. VAN TINE: No, now they're a tech store,
10 so it's a very different situation.

11 MS. GOODWIN-DYE: Yeah. But other than
12 that, I have no questions.

13 MS. VAN TINE: Thank you.

14 V. CHAIR WILLIS: Commissioner Bernoudy?

15 MS. BERNOUDY: Yes. The only question that
16 I had was it was difficult for me to be able to see
17 where Verizon was. And I think he mentioned that you
18 were going to do something that would kind of
19 highlight or something. Can you expound on that for
20 me?

21 MS. VAN TINE: Correct. Actually, the
22 building will be a soft white, which will help. The
23 big, expansive storefront will help as well, because
24 you'll be able to see in this store, and so there will
25 be light emanating out in the dark.

1 But with the new signage, and we're, I think
2 Tom mentioned that we're going to be taking down some
3 of the trees because they're so close to the building
4 that they're affecting the foundation.

5 MS. BERNOUDY: Right.

6 MS. VAN TINE: So, that will all help.

7 MS. BERNOUDY: Good. Thank you.

8 MS. VAN TINE: Sure.

9 MS. BERNOUDY: No other questions.

10 MS. VAN TINE: Oh, and the pylon sign will
11 be redone with the new branding.

12 MS. BERNOUDY: Oh, good. That'll be great.

13 MS. VAN TINE: Yeah, yeah.

14 MS. BERNOUDY: Thank you.

15 V. CHAIR WILLIS: Thank you. Let me go back
16 to Commissioner Martin again.

17 MR. MARTIN: Right now, it looks like with
18 the floor plan, is just to walk in. How do you
19 determine, you know, the order of customers?

20 MS. VAN TINE: They actually, it's funny,
21 because we were just talking about this today. They
22 have a dedicated person with an iPad that as soon as
23 you walk in, you talk to them, and they put you in the
24 queue.

25 MR. MARTIN: Okay, all right. Thank you.

1 That's --

2 MS. VAN TINE: Sure.

3 MR. MARTIN: You know, there's so many phone
4 stores --

5 MS. VAN TINE: Oh, yeah.

6 MR. MARTIN: -- you walk in and then you
7 wait to order.

8 MS. VAN TINE: Right. Because it's not --

9 MR. MARTIN: Roam around and sit there.

10 MS. VAN TINE: It's not like you walk around
11 the store and try to decide what you want. You're
12 there usually for a very specific reason. And so,
13 they try to take everybody's name as they come in,

14 MR. MARTIN: Okay. Thank you very much.

15 MS. VAN TINE: Mm-hmm.

16 V. CHAIR WILLIS: I think my comment is
17 going -- will be reflective of Commissioner Bernoudy.
18 I think that turret-looking rotunda thing is
19 absolutely unique. I'm not sure if I would use the
20 word like, but it is absolutely unique.

21 MS. VAN TINE: Don't want to commit that
22 much, huh?

23 V. CHAIR WILLIS: Thank you. Any further
24 questions, commissioners?

25 MS. BERNOUDY: No.

1 MS. GRUBER: No.

2 V. CHAIR WILLIS: Mr. Paizon?

3 MR. PAISON: Yep, we do have a recommendation.
4 We are making a favorable recommendation on this to be
5 approved.

6 Really, there it's -- it'll have to be
7 conditioned on it going to the Zoning Board and
8 getting the waiver they need for that glass frontage,
9 where it's 18 inches of durable material is required.
10 that could almost be, rather than a waiver, it could
11 almost be an interpretation by the Zoning Board, where
12 they can interpret the glass to be durable. I'll
13 leave that to the administrator of that board to
14 address how that gets, you know, listed.

15 But it is one of those things, as I
16 mentioned, we are talking about maybe clarifying that
17 in the ordinance a little bit, as what we mean by
18 durable and not durable materials, to make -- so we
19 don't have these unnecessary waivers out there.

20 So, we are looking at conditioning it on the
21 plans that are before you, to be -- that they be
22 developed consistent with those; that the petitioner
23 work, you know, consider any recommendations of the
24 Southfield Police Department Crime Prevention Bureau.
25 And obviously, our typical continuous compliance with

1 all applicable codes, ordinances, laws, statutes; work
2 done under permits and inspections by the city.

3 V. CHAIR WILLIS: Okay, thank you.

4 MR. MARTIN: To the Chair?

5 V. CHAIR WILLIS: Yes.

6 MR. MARTIN: I'd like to recommend favorable
7 approval of PSP24-0023.

8 V. CHAIR WILLIS: Thank you. All in favor?

9 MS. BERNOUDY: I second that.

10 V. CHAIR WILLIS: I'm sorry. I'm getting
11 ahead of myself, thank you.

12 It's been moved and seconded. All in favor?

13 FULL COMMISSION: Aye.

14 V. CHAIR WILLIS: Anyone opposed?

15 (No response.)

16 V. CHAIR WILLIS: The motion passes
17 unanimously. Thank you so much.

18 MS. VAN TINE: Thank you, appreciate it.

19 V. CHAIR WILLIS: You have a good evening.

20 MS. VAN TINE: We're on the March agenda, I
21 believe, for the Zoning Board, so.

22 V. CHAIR WILLIS: Okay, okay.

23 MS. VAN TINE: Thanks, folks.

24 V. CHAIR WILLIS: Thank you.

25 MS. GRUBER: Bye.

1 MS. BERNOUDY: Bye.

2 V. CHAIR WILLIS: Okay. Our next item,
3 special use and site plan review, is at 27050 Lahser
4 Road.

5 MR. PAISON: Correct, yep. So, this is a
6 special land use and site plan approval for a gas
7 station tear down and rebuild. They're looking to do
8 a gas station with a service station repair and
9 carry-out restaurant and alcohol sales. So, there's
10 actually like three, four special land uses all kind
11 of rolled into one there. The special land use will
12 require a public hearing when we get to that point.

13 As noted, the current zoning here, looking
14 at the site, it's B-3 General Business, which is the
15 required zoning for the use -- uses. And then, we've
16 got it consistent with the future land use, local
17 mixed use.

18 Just showing the site aerial. Here, you got
19 the gas station, got kind of a shopping center behind.
20 And then, the vacant bank to the north, also owned by
21 the applicant, and a gas station across the street to
22 the east -- to the west, rather, across Lahser.

23 Some current conditions on the site. As you
24 can see, it's one of these gas stations that was built
25 at an angle to the corner. It was very popular at one

1 time to do that, but it always leaves this dead space
2 kind of behind the gas station, which can be
3 problematic, you know, as gas stations have sort of
4 evolved to be like the carry-out restaurants and the
5 convenience stores. In this case, it's still having
6 the service use, which is unusual.

7 Let me see if we can get this. This is the
8 proposed site and landscape plans. They are adding a
9 green belt along both frontages, kind of straightening
10 out the sidewalk, providing a pedestrian access across
11 from the sidewalk to the entrance of the building.

12 Loading zone, bike racks, you know, the usual
13 improvements that we look for.

14 They have the ground sign at the corner
15 there, is typical. And you have your canopies, kind
16 of north, south there along Lahser.

17 Landscaping, you know, got some trees and
18 shrubs, perennials along the frontage.

19 And we did note last time, and I wanted to
20 note this again, it does require six zoning waivers.
21 I looked back over the 10 gas stations we've looked at
22 since August of '23, since the ordinance changed
23 allowing the alcohol sales, and only -- of those 10,
24 one of them required three waivers. They were all
25 setback waivers. And then, two required two waivers.

1 The rest of them required no waivers.

2 So like, it's really, six waivers is kind of
3 unprecedented. In the case of a couple cases where we
4 were looking at tear downs and rebuilds, they were
5 adding land. They took another parcel next door and
6 expanded the property to accommodate the additional
7 uses in a larger facility. So, they didn't need the
8 waivers because they had additional land.

9 In this case, you're looking at a parking
10 waiver that's fairly substantial that they have. I
11 provided you the letter from the applicant's attorney,
12 offering to do a parking easement with the property to
13 the north. The bank does have, I think, over 40
14 spaces. So, it's got a fair amount of parking.

15 If you look at the aerial photo, you've got
16 a double row of parking in front, a single row behind,
17 and another row of parking on the north side of the
18 property. So, there's actually a fair amount of
19 parking there. It's about, I think it may be a little
20 more than 40 spaces. I counted it earlier today.
21 It's not well striped in this photo, but it's -- for a
22 bank that size, it was -- it had a generous amount of
23 parking.

24 The other ones, you have a building setback
25 waiver, 40 foot is a specific setback for gas

1 stations. They're at 35 foot 4. So, it's not a big
2 waiver on that case from 11 Mile.

3 You have another driveway width requirement,
4 the north driveway on Lahser. It's supposed to be max
5 35 foot. They're at 43.5 feet on that driveway. That
6 one could probably be solved, unless there's an issue
7 with the tankers getting in and out.

8 And then, the minimum landscape along the
9 street frontage, you got a 12-and-a-half-foot
10 requirement on Lahser and 11 Mile. It's 6.5 on Lahser
11 and it's 9.67 on 11 Mile at the narrowest point,
12 because it's supposed to be a consistent 12 and a half
13 feet.

14 Rear setback waiver. Once again, because
15 this is a corner lot, it's a 15-foot requirement.
16 They're going to be at about eight feet to that little
17 bump out by the service area.

18 And then, the minimum side yard green belt
19 along the street frontage, this is another requirement
20 that's actually higher than -- there's two landscape
21 requirements that all -- that overlap. There's the
22 standard B-3 requirement, and then there's one that
23 requires that goes to gas stations.

24 So, this is the one that applies to gas
25 stations, the 15 foot on 11 Mile for a side setback

1 green belt.

2 So, we ran across this when we did that gas
3 station at Northwestern and 12 Mile, had a lot of
4 these same setback, but that was a triangle. So, it
5 was a really weird site. It's now the El Car Wash.
6 That gas station is actually not getting built, but.

7 So, you know, you got basically three green
8 belt waivers, three setback waivers, and a parking
9 waiver here. And you know, some of that's being
10 driven by the size of the facility and the size of the
11 parcel. Some of it's being driven by the fact that
12 it's a corner lot, and corner lots are always a little
13 tricky. So, we have those two things going on.

14 This is the floor plan. As you can see, the
15 kind of bottom to the left here is the actual main
16 floor, and then the upper right is the mezzanine.
17 They have a storage/office mezzanine. I think I
18 didn't have that on the slide last time. I wanted to
19 make sure I included it this time, because you can see
20 the staircase in the top left on the first-floor floor
21 plan that goes up to the mezzanine level. We've seen
22 this on a couple of the new gas stations, where they
23 have a mezzanine for storage and some office space, so
24 that their main retail floor area is more available to
25 do business.

1 And typically, this isn't really a problem,
2 because they still meet the height requirement. They
3 don't need a waiver for height. In the B-3, you can
4 be taller. It's not an issue. And it gives the
5 building a little more presence. So, I know Planner
6 Croad actually prefers they go a little taller,
7 because the buildings end up, you know, having a
8 little more visual presence.

9 Speaking of which, here's the elevations.
10 Kind of a nice modern look. You have the ends here.
11 This is the front, the rear. So, that's the west
12 side, the east side. Then you've got the north
13 elevation, which is kind of where the bank is, and
14 then the bays that face down toward 11 Mile.

15 This is the actual rendering provided. It's
16 a very attractive modern look, kind of fits in with
17 Southfield's modern architecture, international style
18 nicely.

19 And I -- the petitioner is present, if
20 they'd come forward.

21 V. CHAIR WILLIS: Thank you, and for the
22 record, your name and your address.

23 MR. HANNAWA: Hatem Hannawa, 28124 Orchard
24 Lake Road, Suite 102, Farmington Hills, Michigan.

25 MR. GAPPY: Ari [phonetic] Gappy, 27050

1 Lahser Road, Southfield.

2 V. CHAIR WILLIS: Thank you. You've heard
3 the presentation. Do you have anything to add to
4 that, and anything else you'd like to share with us at
5 this point?

6 MR. HANNAWA: No, the biggest thing is the
7 parking. We own the property to the north the bank.
8 It's vacant now. We did like a quick count of the
9 parking spaces today. There's like 52 parking spaces,
10 which includes the handicapped.

11 So, I just kind of ran a couple numbers, you
12 know, based on the parking requirements for different
13 types of uses. And the building is 4920 square feet.
14 So, I mean, if we even, if we went with the most
15 restrictive, let's say full restaurant, Coney Island
16 there, we would meet the 52 parking spaces. But I
17 don't think we're gonna have anything like that.

18 So, we can definitely take some part -- the
19 -- I was thinking about taking -- we're thinking about
20 taking the spaces that are behind the drive thru for
21 the bank, because those spaces are never being used.

22 MR. PAISON: Back to the aerial.

23 MR. HANNAWA: Yeah, there's 10 parking
24 spaces right there.

25 MR. PAISON: Right back here behind the

1 building.

2 MR. HANNAWA: Yeah. Yep, that is correct,
3 yeah. And like I said, the building is not gonna --
4 the type of building is not gonna warrant like a heavy
5 retail user, maybe some couple small users, but that's
6 about it. So, I think we can meet the park
7 requirements, and we wouldn't mind having like a
8 restriction with the type of uses we could put there,
9 as long as our main -- our main goal here is to get
10 this gas station approved with the necessary parking.

11 And then, that building there would be like
12 secondary, where we could manipulate the type of users
13 to accommodate for the parking. Am I making sense,
14 or?

15 So, it's like almost like working backwards
16 on what you could put in there.

17 V. CHAIR WILLIS: Thank you. Anything
18 further?

19 (No verbal response.)

20 V. CHAIR WILLIS: Okay. Well, this is a
21 special use and site plan review. So, for special
22 use, we would open the floor to the public. So, if
23 you wouldn't mind taking a seat just for a few
24 moments?

25 MR. HANNAWA: Sure.

1 V. CHAIR WILLIS: We can take a comment from
2 anyone from the public who wishes to make comment. If
3 you have any --

4 UNIDENTIFIED SPEAKER: Public comment?

5 V. CHAIR WILLIS: Yes, this would be an
6 opportunity for public comment. And if you could, if
7 you could give us your name and your address, and you
8 have three minutes.

9 MS. VARDAMAN: Patricia Vardaman, I live at
10 22353 Hampton Court, Southfield. That's right at
11 Lahser and Twyckingham, for those that may not be
12 familiar with the street.

13 I have some concerns about building, not
14 remodeling, but at least expanding to carry-out food
15 and liquor sales. I hear them talking about parking
16 and so forth, but I didn't hear anything about anybody
17 evaluating the traffic pattern there and the increase
18 in traffic.

19 That is a high-volume traffic area, and
20 there's been a number of accidents there over the last
21 few years. Actually, I had a neighbor that was killed
22 there a few years ago.

23 With the two strip malls on each side of
24 Lahser, including three discount stores, a CVS drug
25 store, a post office, and a Senior Center Medical

1 Center during the day. So, I have some concerns about
2 the increase in traffic and the liquor sales in
3 particular, and what kind of additional issues that
4 we're going to generate.

5 There's a -- there's liquor sales in CVS.
6 There's liquor sales a half a mile down the street at
7 the Majestic Market. There's a cannabis dispensary
8 that's two blocks away. So, I would like for somebody
9 to look at the potential increase in traffic and any
10 other things that we may not be looking at besides
11 just remodeling, making a building look nice and
12 increasing the parking space for customers coming in.
13 Thank you.

14 V. CHAIR WILLIS: And I thank you. Again,
15 doing a public hearing. Is there anyone else who
16 wishes to address?

17 Yes, please. And again, if you could give
18 us your name and your address, and it's good seeing
19 you again.

20 MR. MCWILLIAMS: Name is Garland McWilliams.
21 I live at 15641 Pennsylvania Street, Southfield,
22 Michigan, and I have a similar concern.

23 You know, renovating buildings are fine,
24 makes the area look good and everything. But a liquor
25 store, liquor sales and gas stations, they're starting

1 to pop up all over the place. And, you know, I'm not
2 against, you know, having a little drink every once in
3 a while, but I don't think we need to have so many
4 liquor stores, especially in gas stations.

5 You know, basically they're still -- they're
6 open 24 hours a day. And you know, it can lead to
7 problems. You know, my wife and I moved to Southfield
8 about, oh, almost -- almost 30 years ago. And we're
9 cleaning out, renovating the property that we had,
10 and, you know, painting and everything.

11 And, you know, it was about 10 o'clock, and
12 we moved from Detroit. And I said, let me go out and
13 get a, you know, little bottle of cognac or something,
14 you know, to relax with and everything.

15 So, I went out, and I couldn't find a store.
16 And I came back, and I laughed, and we laughed about
17 it and everything. I was like, well, that's all
18 right, because, you know, some other places,
19 especially in Detroit, you know, they have areas where
20 every other -- every half mile you got a liquor store,
21 you know. And it brings -- it will bring down the
22 neighborhood.

23 So, I would have a lot of reservations about
24 liquor stores, liquor sales and gas stations,
25 especially. That, to me, that is not a very good mix.

1 So, you know, that's my two cents.

2 V. CHAIR WILLIS: Thank you so much.

3 MR. MCWILLIAMS: All right.

4 V. CHAIR WILLIS: Is there any other
5 comments? Anyone from the public would like to make
6 comment on this particular item?

7 (No response.)

8 V. CHAIR WILLIS: Seeing none, public
9 opportunity is now closed. Okay.

10 MR. PAISON: Just for the commission,
11 because there was a comment on this. Their proposed
12 hours are for the gas station and convenience store,
13 which would be where the liquor sales occur, is
14 10 a.m. to 9 p.m. daily. So, they'll be closed at
15 nine.

16 V. CHAIR WILLIS: Okay.

17 MR. PAISON: It's not a 24-hour operation as
18 proposed. And should you choose to approve, we
19 typically condition by the hours that are being
20 proposed by the applicant.

21 V. CHAIR WILLIS: Okay, thank you. I'm
22 gonna open the floor for commissioners, if you -- if
23 the petitioners could come up. And I'm going to start
24 with my left again, Mr. Martin.

25 MR. MARTIN: Yeah. At this particular

1 moment, I don't have any questions. You have --
2 you're eliminating the drive thru, the drive-around
3 space for the car wash that you had. So, I assume
4 that in eliminating the car wash, that that is your
5 third service bay?

6 MR. HANNAWA: Yeah, well, that is correct.
7 We're eliminating the car wash all together. Car wash
8 requires stacking and so on and so forth.

9 So, some of the concerns about traffic, you
10 can see that frontage of that property there is like
11 mostly open. It was all curb cut, basically. We're
12 eliminating all that curb cut. We're closing one of
13 the driveways. We're working with the road commission
14 on making that corner from our end safe.

15 So, we are, we have put in some other
16 measures where there will be like a cross easement, or
17 cross path from our property going to the north, where
18 cars can exit from there. So, we are -- we are making
19 this site vehicular safe from every angle. We're
20 modifying it all.

21 You can see now there's no landscaping along
22 that side there. We're proposing all new landscaping.
23 By eliminating the car wash, it is going to eliminate
24 a lot of that traffic on that site. And by rotating
25 that -- the canopy, because it's such an angle, some

1 of those cars right there, the first few cars are so
2 close to the -- to the sidewalk, we're going to rotate
3 that and push it back.

4 MR. MARTIN: Are you, right now between the
5 gas station property and the former bank property,
6 there's a rail. Is that to stay or is that going to
7 be eliminated?

8 MR. HANNAWA: Yes, we're eliminating the
9 railing. We are putting in like a pathway, as you can
10 see right there. It's an opening that will lead the
11 cars, you know, to go to the northern driveway and
12 exit out of there, which gives them a little more
13 space if they're stacking along Lahser Road.

14 MR. PAISON: So, you see the 24-foot
15 driveway right here next to a dumpster enclosure?
16 That's going to be an opening to that parcel to the
17 north where the former bank was. So, that gets them
18 out to this driveway or the driveway in line at the
19 north of the property, or even around through the
20 shopping center and down to 11 Mile as an option.

21 So, it gives them a lot more exiting options
22 from the property than they currently have. And then,
23 they are eliminating this large driveway that's
24 currently --

25 MR. MARTIN: At the corner.

1 MS. BERNOUDY: Yeah.

2 MR. PAISON: Yeah, right here.

3 MS. BERNOUDY: Yeah.

4 MR. PAISON: A rather wide driveway that's
5 right there by the intersection is going away. So,
6 this one appears to end. And then, this one over here
7 is getting reconfigured a little bit. And then,
8 they're adding an access point to the north here.

9 So, three points of access, but only two to
10 the road; one to each road and then one to the
11 neighboring parcel they own.

12 MR. MARTIN: Okay.

13 MR. PAISON: So, it does remove that one
14 driveway that's really close to the intersection,
15 which, you know, was recommended both by the city
16 engineer and traffic engineer, and I think by the
17 county.

18 V. CHAIR WILLIS: Okay.

19 MR. PAISON: That driveway was hazardous.

20 MR. MARTIN: Currently, in the south corner,
21 you have your air -- air machine and cars. Is that
22 storage area for cars that are being repaired?

23 MR. HANNAWA: No, there's two spaces. You
24 know, the mechanic repairs by appointment. So,
25 there's two spaces, as you can see on the southeast

1 side of the property. Those two spaces are going to
2 be for somebody waiting or something like that.

3 We don't need that many, because he's got
4 two bays inside. When they come up for the
5 appointment, they go in there and do the repair, and
6 then the next car comes. And we do have a third bay,
7 which is for like an emergency; somebody has a
8 problem, big problem that they're, you know, get a car
9 tire for repair -- I mean a flat tire or something
10 like that.

11 MR. MARTIN: Okay.

12 MR. HANNAWA: And that's what the third bay
13 is for. But there'll be no cars -- where you see the
14 loading zone, there will be no cars there. It's only
15 those two spaces. We do have like a little lobby area
16 where you can walk in, you know, from the floor plan,
17 you'll see that. We have like a little waiting area
18 where customers can come in, you know, have a seat
19 while their car is being repaired.

20 MR. MARTIN: For -- can you go back to the
21 outside? Yeah.

22 MR. PAISON: Yeah.

23 MR. MARTIN: At present, when you are --
24 when your tanks are being filled, you have the north
25 area blocked, where you have the aisleway to the bank

1 property or to next door. Is that the same place
2 where the fuel tanks will be loaded?

3 MR. HANNAWA: Yes.

4 MR. MARTIN: So, that will remain the same?

5 MR. HANNAWA: Yeah.

6 MR. MARTIN: Okay. So, and how often do you
7 -- are your tanks filled?

8 MR. GAPPY: I'm sorry?

9 MR. HANNAWA: How often do the tanks get
10 filled?

11 MR. GAPPY: Once or twice a week. And they
12 usually come after midnight.

13 MR. MARTIN: Hm. I only noticed them there
14 during the day, like myself. I live around the block
15 from there, so. I have no further questions at this
16 time.

17 V. CHAIR WILLIS: Thank you. Commissioner?

18 MS. GRUBER: I just have a question. Do you
19 anticipate the people who use the parking by the bank
20 will be your staff or customers?

21 MR. HANNAWA: No, the -- there's 10 spaces
22 along the east side. They'll be for staff.

23 MS. GRUBER: Oh, okay.

24 MR. HANNAWA: We don't -- we want the
25 parking shown there for our customers.

1 MS. GRUBER: Okay.

2 MR. HANNAWA: Yeah.

3 MS. GRUBER: All right, thank you.

4 MR. HANNAWA: You're welcome.

5 MS. GOODWIN-DYE: So, with the new
6 renovation, you're going to keep the auto repair?

7 MR. HANNAWA: Yes.

8 MR. PAISON: It's -- you can see the three
9 bays here on the right side of the building.

10 MS. GRUBER: See over there, it's on the
11 side.

12 MS. GOODWIN-DYE: I can't see that.

13 MR. PAISON: So, you got the, on the far
14 left here, you got their carry-out restaurant. You
15 got the retail in the middle, and then the south end
16 of the building, closer to 11 Mile, is three repair
17 bays.

18 MS. GOODWIN-DYE: Okay.

19 MR. PAISON: It's actually like two
20 buildings butted up against each other. They're
21 actually --

22 MR. HANNAWA: Exactly.

23 MS. GRUBER: It's over here.

24 MR. PAISON: They look like one building,
25 but it's really two buildings.

1 MR. HANNAWA: Yeah.

2 MS. GOODWIN-DYE: Okay.

3 MS. GRUBER: Yeah, they're like --

4 MR. PAISON: That are, you know, share a
5 common wall.

6 MR. HANNAWA: Yeah.

7 MS. GRUBER: -- facing the other way.
8 They're facing 11 Mile, not Lahser.

9 MS. GOODWIN-DYE: Right.

10 MR. HANNAWA: And there is a masonry wall
11 that separates them. And the roof on the --

12 MR. PAISON: Yeah.

13 MR. HANNAWA: -- car repair is lower.

14 V. CHAIR WILLIS: Do you have any further
15 questions?

16 MR. PAISON: Actually, that's probably a
17 firewall, right?

18 MR. HANNAWA: Yeah, that's gonna be a
19 firewall, yep.

20 (Inaudible background conversation.)

21 MR. MARTIN: So, it's gotta stay there.

22 MR. PAISON: Yeah, you can see the masonry
23 wall right here.

24 V. CHAIR WILLIS: Yep. Do you have any
25 further questions?

1 MR. PAISON: It needs to be a firewall.

2 MS. GOODWIN-DYE: I'm sorry, go ahead.

3 MR. PAISON: (INAUDIBLE) firewall.

4 V. CHAIR WILLIS: Commissioner Bernoudy?

5 MS. BERNOUDY: Yes, I've wanted to be clear.

6 You're having three bays to do the repair work for
7 automobiles, correct? I think that, in itself, is an
8 absolute asset to the community. I don't know of
9 another that close that has that. And as I said last
10 time, I have had work done there.

11 When you add to the parking, the parking
12 that's next door that you said that you own, you own
13 that parking, correct?

14 MR. HANNAWA: Yes.

15 MS. BERNOUDY: So, when cars are being
16 repaired, the person that's -- will they be waiting
17 for the repair? They'll have a place to do that
18 inside, right?

19 MR. HANNAWA: Yeah. Well, so what happens
20 is, if the repair is going to be, let's say, a
21 four-hour repair, then they're gonna have to come
22 back.

23 MS. BERNOUDY: There will be a restroom and?

24 MR. HANNAWA: Or they could wait, yeah.

25 MS. BERNOUDY: That kind of thing?

1 MR. HANNAWA: Yeah.

2 MS. BERNOUDY: For those waiting for
3 repairs. I don't mean for those who are coming in and
4 out to --

5 MR. HANNAWA: Yeah, yeah.

6 MS. BERNOUDY: -- to buy merchandise. Just
7 for --

8 MR. HANNAWA: Yeah, there won't be any
9 walk-ins, let's put it that way. There's, you know --

10 MS. BERNOUDY: Yeah.

11 MR. HANNAWA: They can come and say, hey, I
12 need my compressor on my AC repaired. Okay. Can you
13 come back at two o'clock, for example? So, that'd be
14 my appointment.

15 And the third bay, like I said, is just for
16 emergency work: person had a flat tire and they gotta
17 get back on the road. That's all that's for.

18 MS. BERNOUDY: Well, I really think it's an
19 improved -- it's a real asset for the repairs in that
20 area, because it is needed. A lot of people are not
21 able to buy new cars, and they want to keep their old
22 ones. So, I have no more questions. Thank you.

23 MR. GAPPY: Thank you.

24 MR. HANNAWA: Thank you.

25 V. CHAIR WILLIS: Thank you so much. I have

1 a couple. When you were here, I asked about parking,
2 and if I could go back, Mr. Paison, if I could go back
3 to the --

4 MR. PAISON: Site plan?

5 V. CHAIR WILLIS: Yeah, that one. You have
6 parking a little bit north of where you have parking
7 -- it has one, it looks like one exit and one entrance
8 parking. Will that be marked with white lines or is
9 there a way to make sure you can have one lane of
10 traffic coming in, one lane of traffic going out?

11 MR. HANNAWA: Which one are you talking
12 about, I'm sorry?

13 V. CHAIR WILLIS: Can I -- if you're looking
14 here, I'm looking here.

15 MR. PAISON: Right here?

16 V. CHAIR WILLIS: At the top, at the very
17 -- where the entrance is for parking.

18 MR. PAISON: Right here?

19 MS. GOODWIN-DYE: Over there, on the other
20 one.

21 MR. PAISON: Or at the top?

22 MS. GRUBER: I --

23 MR. PAISON: I'm a little confused.

24 MR. BOLLIN: The (INAUDIBLE) or to the
25 north?

1 V. CHAIR WILLIS: Go -- go to your right, to
2 this one.

3 MR. PAISON: Right.

4 V. CHAIR WILLIS: Go to the next.

5 MS. GRUBER: To the sixth slide.

6 MS. BERNOUDY: Right here.

7 V. CHAIR WILLIS: Okay. Go there.

8 MS. GOODWIN-DYE: At the very top.

9 V. CHAIR WILLIS: And at the very top, you
10 can see where he has cars, place for cars egress and
11 ingress.

12 MR. PAISON: Right.

13 V. CHAIR WILLIS: And what I don't see is
14 lineage, line marking or signs. I can see where, if
15 it was clear that one lane of traffic would go out,
16 one lane of traffic would go in. I can't tell how
17 many lanes that is. Do you have a problem if you're
18 turning in and there's someone trying to turn out? I
19 don't understand how to handle the traffic conflict or
20 the potential traffic conflict at the location you
21 have cars coming in and out.

22 MR. PAISON: Oh, out of the garage?

23 MR. HANNAWA: Yeah, I understand.

24 MS. GOODWIN-DYE: No, not at the drive.

25 V. CHAIR WILLIS: No, not out of the garage.

1 All the way at the top of this --

2 MS. GOODWIN-DYE: The entrance.

3 MR. HANNAWA: It's a 42-foot drive, where it
4 says 42 foot.

5 (Inaudible crosstalk.)

6 V. CHAIR WILLIS: To the driveway? If I
7 could --

8 MR. HANNAWA: Forty-three foot six.

9 MR. PAISON: Yeah, I'll give you the pointer,
10 so you can --

11 V. CHAIR WILLIS: Thank you.

12 (Inaudible crosstalk.)

13 MR. PAISON: -- (INAUDIBLE) the top with the
14 laser pointer.

15 V. CHAIR WILLIS: Thank you.

16 MR. PAISON: That little gremlin.

17 V. CHAIR WILLIS: Ah, there it is, right
18 this way. That one, yeah, okay.

19 MS. GOODWIN-DYE: There.

20 V. CHAIR WILLIS: And so, what I can see is
21 cars entering.

22 MR. HANNAWA: Yes.

23 V. CHAIR WILLIS: And perhaps cars entering.
24 But then, I would also see cars exiting. And will I
25 see cars exiting here? Am I looking at three lanes,

1 am I looking at four lanes? Are you going to have any
2 signage to address the potential conflict? Will you
3 have anything to address the time of day, the times of
4 day when traffic is difficult to turn on a left, and
5 then other times of the day it wouldn't be so
6 difficult?

7 MR. HANNAWA: Well, that's, you know, the
8 driveway is like designed to have the three motions,
9 right, turning in --

10 V. CHAIR WILLIS: Okay.

11 MR. HANNAWA: -- turning left and turning
12 right, without creating a lot of backups on the site.
13 So, it'd be easy, right?

14 But it's in a way more advantageous for
15 anybody to take even the drive to the north to make a
16 left, or even the one further north to go left. So,
17 we wouldn't mind saying no left turn, let's say, from
18 three to six, because they can go out the further
19 northern drive, which would be a lot easier. If I'm
20 pumping gas there, that's the -- even if it's free and
21 clear, I'd go to the northern drive, because I have
22 more space to turn left. So, yeah, but we will denote
23 that with arrows, so that way it shows, you know,
24 we'll have lines that separates the different, you
25 know, the ingress and egress motions at that driveway.

1 There will -- there will be markings.

2 V. CHAIR WILLIS: Okay. And to be candid,
3 I'm concerned with the amount of pile up that can
4 happen there because of, you know, gas station across
5 the street and all of the other things. But okay,
6 thank you so much.

7 Commissioners, any other questions?

8 MR. MARTIN: None at this time, all right.

9 V. CHAIR WILLIS: Okay, thank you. We have
10 to have public comment, am I correct?

11 MR. PAISON: You already did your public
12 hearing.

13 MR. MARTIN: Yeah, we did.

14 V. CHAIR WILLIS: Okay.

15 MR. PAISON: Yep.

16 V. CHAIR WILLIS: End?

17 MR. PAISON: Yeah. And for the recommended
18 resolution, we have the special land use and the site
19 plan.

20 At this point, on the basis of the size and
21 the number of waivers, the Planning Department really
22 can't support the request as presented. We just, you
23 know, we -- we'd never recommend approval of something
24 with six zoning waivers. We just --

25 V. CHAIR WILLIS: Okay.

1 MR. PAISON: We just have never done it.
2 The idea is that if you need six zoning waivers, your
3 project just doesn't fit the code. Like, you know,
4 like I said, the most we ever granted on a gas station
5 in the last year and a half was three, and those were
6 all setback waivers, because it was a corner lot.

7 And it was -- that one was actually -- if
8 you remember that one on Greenfield and I think it was
9 10 Mile, it was kind of an L-shaped property because
10 they added the little office building. So, the L
11 shape created some odd side and rear setback problems
12 and pushed the building closer to the street on
13 Greenfield. So, that one, it had an L shape. So, it
14 had the unusual property shape that made the setbacks
15 problematic.

16 Do I think that the shared parking between
17 the bank building and this property could work? Yes,
18 I do agree that there's like 40, 50 spaces there, and
19 unless you put a full-service restaurant in that
20 building that fills the whole building, you can
21 probably meet the parking requirement with the shared
22 property. And it could be linked that way.

23 The only question comes in is a lot of the
24 setback waivers, the size and number of setback
25 waivers and green belt waivers being driven by how

1 much they're trying to put on the site. Like I said,
2 we've seen other gas stations go bigger, but those
3 people got more land to do that on.

4 So, at this point, and I did run this past
5 Planner Croad before we decided on our recommendation,
6 just to make sure he agreed with me. And he looked
7 over the materials, and he agreed that like yeah. And
8 if you recall the property on Telegraph, the one at
9 Telegraph and 10 or Nine Mile?

10 MR. BOLLIN: Nine Mile.

11 MR. PAISON: Nine Mile, like we -- they
12 needed like a couple of small variances, and they were
13 encouraged to tweak the scale of the project to reduce
14 those, and they ended up eliminating their waivers.
15 So, we do have a history of kind of pushing people to
16 make the project fit the property, if not perfectly,
17 better.

18 And I would argue, like in this case, that
19 rear setback is probably not one they can reasonably
20 meet and use the property effectively, because that
21 just pushes the building the other direction and
22 creates more of a front setback problem. You're not
23 going to get both.

24 So, and the green belts, they are improving
25 them. They probably can't get to the full green belt

1 requirement without making the site unbuildable, once
2 again, because it's a smaller property. But some of
3 that's being driven by the fact that they're doing
4 carry out, gas station, convenience store, and auto
5 repair on one relatively small parcel, and that may
6 just be too much on a property this size.

7 So, we are recommending unfavorable
8 recommendation of the special land use and denial of
9 the site plan for the reasons noted in the resolution;
10 that with that many waivers, we just don't think it
11 meets the standards of approval.

12 We think it's actually relatively a good
13 plan, it's just a little much. So, that's what you
14 need to act on. And like I said, this is just our
15 recommendation. The board is free, if it can get a
16 majority vote to go whichever way it chooses to go.
17 For special land use, it's a recommendation to
18 council. For the site plan, it's a final -- it's a
19 final action.

20 So, even if you were to recommend approval
21 of the special land use, if you deny the site plan,
22 it's kind of the project can't happen as designed.
23 So, they're sort of linked either way.

24 V. CHAIR WILLIS: Okay.

25 MR. PAISON: Recommending one way and not

1 recommending the other way on the other one doesn't
2 make a lot of sense in this case.

3 V. CHAIR WILLIS: Okay.

4 MR. PAISON: Either one is -- there -- it's
5 an and, they need both, not an or.

6 V. CHAIR WILLIS: Thank you. Commissioners,
7 you've heard the summary of -- and recommendation. Do
8 we have a motion?

9 MR. MARTIN: To the Chair?

10 V. CHAIR WILLIS: Commissioner Martin?

11 MR. MARTIN: I'd like to support the
12 Planning Department's unfavorable recommendation,
13 based on the fact that there is not adequate space for
14 the design the way it is currently.

15 V. CHAIR WILLIS: Thank you. All in favor
16 of the motion?

17 MR. PAISON: You need a support.

18 MR. MARTIN: You need a second.

19 MS. GOODWIN-DYE: Support.

20 V. CHAIR WILLIS: I'm sorry.

21 MS. GOODWIN-DYE: Support.

22 V. CHAIR WILLIS: Jumping the gun all night.
23 I'm looking for support.

24 MS. GOODWIN-DYE: I'll support.

25 V. CHAIR WILLIS: Okay. It has been moved

1 and supported.

2 MS. BERNOUDY: And I oppose. I oppose.

3 MS. GOODWIN-DYE: No, I'm supporting the --
4 and he's gonna have the vote in just a second.

5 MS. BERNOUDY: Oh, okay.

6 V. CHAIR WILLIS: Okay. It's been moved and
7 seconded. So, now I can ask, all in favor?

8 MS. GOODWIN-DYE: Aye.

9 MR. MARTIN: Aye.

10 V. CHAIR WILLIS: Aye.

11 MS. BERNOUDY: Opposed.

12 MS. GRUBER: Opposed.

13 V. CHAIR WILLIS: Okay. We have a three-
14 two.

15 MR. PAISON: The question needs a roll call
16 vote, so we capture who voted which way.

17 V. CHAIR WILLIS: And we'll do that.

18 MR. BOLLIN: Commissioner Bernoudy?

19 MS. BERNOUDY: Opposed.

20 MR. BOLLIN: Opposed. Commissioner
21 Goodwin-Dye?

22 MS. GOODWIN-DYE: Aye.

23 MR. BOLLIN: Aye. Commissioner Gruber?

24 MS. GRUBER: Opposed.

25 MR. BOLLIN: Commissioner Willis?

1 V. CHAIR WILLIS: Support the recommendation.

2 MR. BOLLIN: Commissioner Martin?

3 MR. MARTIN: I support the unfavorable
4 recommendation.

5 MR. BOLLIN: We have a three to two vote in
6 support of unfavorable recommendation.

7 V. CHAIR WILLIS: That makes the motion
8 fail?

9 MR. PAISON: No, the motion passes. It's a
10 majority of the quorum.

11 MS. GRUBER: Yeah, yeah.

12 (Crosstalk.)

13 MR. MARTIN: Unfavorable, yeah.

14 MR. PAISON: Yep. A majority of the quorum
15 present. You need four for a quorum, and then you
16 need a majority vote thereafter.

17 V. CHAIR WILLIS: Gotcha, thank you.

18 MR. PAISON: So, the unfavorable
19 recommendation passes.

20 V. CHAIR WILLIS: And that motion passes.
21 Do we need to go further with this special use or
22 would that?

23 MR. BOLLIN: That was special use.

24 MR. MARTIN: That was for the special use.

25 MS. GRUBER: That was.

1 MR. PAISON: Yeah.

2 V. CHAIR WILLIS: Okay, I'm sorry. The site
3 plan, do we need to go forward with the site plan?

4 MR. PAISON: The site plan issue is sort of
5 moot at this -- well, the Planning Commission -- City
6 Council could potentially not follow your
7 recommendation. So, you do need a vote on the site
8 plan review as well.

9 V. CHAIR WILLIS: Do you want to make any --
10 would you want to make a recommendation on the site
11 plan?

12 MR. PAISON: Yes. We are recommending
13 denial of the site plan for much the same reasons.
14 It's just the number -- the type, number, and size of
15 variance zoning waivers indicates that the project is
16 not properly scaled to the property and doesn't meet
17 the standards for site plan approval.

18 V. CHAIR WILLIS: Okay, thank you. Do we
19 have a motion on the recommendation?

20 MS. GOODWIN-DYE: I move that we accept the
21 resolved amendment -- sorry -- the resolved
22 recommendation denied for PSP24-0021.

23 MR. MARTIN: Second.

24 V. CHAIR WILLIS: It's been moved and
25 seconded. All in favor?

1 MS. GOODWIN-DYE: Aye.

2 MR. MARTIN: I think you want to do a --

3 MR. BOLLIN: We can do another roll call.

4 MR. MARTIN: -- roll call.

5 V. CHAIR WILLIS: Do we need another roll
6 call?

7 MR. MARTIN: Yeah.

8 MR. BOLLIN: Commissioner Bernoudy?

9 MS. BERNOUDY: Opposed.

10 MR. BOLLIN: Opposed. Commissioner
11 Goodwin-Dye?

12 MS. GOODWIN-DYE: Aye.

13 MR. BOLLIN: Commissioner Gruber?

14 MS. GRUBER: Opposed.

15 MR. BOLLIN: Commissioner Willis?

16 V. CHAIR WILLIS: Support.

17 MR. BOLLIN: Commissioner Martin?

18 MR. MARTIN: Support.

19 MR. BOLLIN: We have again three votes in
20 support of the denial, and two opposed.

21 V. CHAIR WILLIS: That would be a motion to
22 -- okay.

23 MR. PAISON: So, the denial passes.

24 V. CHAIR WILLIS: So, that is a non-favorable
25 resolution.

1 MS. GOODWIN-DYE: Passes.

2 V. CHAIR WILLIS: Petitioner's request fails.

3 Am I correct?

4 MR. PAISON: All right.

5 V. CHAIR WILLIS: Any questions?

6 MR. PAISON: Nope, that's final.

7 MR. MARTIN: To the Chair, as my
8 understanding is, is that the petitioner can make
9 modifications to his site plan and make modifications
10 to a special use request?

11 MR. PAISON: Yeah. At this point, you've
12 actually made a final action on the site plan. You'd
13 have to actually modify the plan and reapply with a
14 new -- with a revised site plan. Your action is
15 actually final. You didn't table it, you denied it.
16 So, he -- that forces them to do revisions if they
17 want to come back.

18 V. CHAIR WILLIS: Then, that would be the
19 suggestion of this commission.

20 MR. PAISON: Yeah. If they --

21 (Crosstalk.)

22 V. CHAIR WILLIS: Modify and (INAUDIBLE).

23 MR. PAISON: If the purpose of the
24 recommendation for denial was based on the number,
25 type, and scale of the waivers, if those were to

1 change, then the reasoning behind the action could
2 change. So, yeah, that would be -- it could be
3 entertained by this board if they change something
4 that, on the basis of those resolutions, were
5 different. So, yeah, it could return with an altered
6 plan, with a revised plan.

7 MR. MARTIN: Okay. To the --

8 V. CHAIR WILLIS: And you've heard the
9 comments. And with that, we appreciate you coming
10 before us. Jeremy Griffis is usually here. He's the
11 chair of the commission, and every now and then he'll
12 just sum it up in a simple sentence. It's just too
13 big. It might be something that can be resolved just
14 by scaling it down. But we would look forward to you
15 bringing your -- bringing this back before us. And
16 we'll then be able to review it with the entire
17 commission, too.

18 MR. HANNAWA: Yeah, if it's okay, I'm gonna
19 be in contact with Tom to see if we can have a sit
20 down and just look at these possibilities.

21 MR. PAISON: Yeah.

22 MR. HANNAWA: And we submit something that's
23 going to be more reasonable.

24 MR. PAISON: Yeah. And Planner Croad is
25 supposed to be back in the office on Monday, so we

1 could include him in the meeting.

2 MR. HANNAWA: Okay.

3 MR. PAISON: Because like I said, I ran this
4 past him before I came up with the recommendation.

5 MR. HANNAWA: Yeah.

6 MR. PAISON: Because I wanted to make sure
7 he was comfortable with it. And yeah, he said he --
8 he said the plan was generally good, it was just a
9 little too much.

10 MR. HANNAWA: Yeah.

11 MR. PAISON: So, I think that we can, as the
12 commission has said, I think if we can manage to
13 shrink those waivers, maybe eliminate one or two of
14 them, I think you'd probably have a pretty good shot
15 at getting it through.

16 MR. HANNAWA: I was looking at them. I'm
17 sure we could. But if you don't mind, I can email
18 you, maybe set up something for next week?

19 MR. PAISON: Yeah, we'll set up a meeting.

20 MR. HANNAWA: Perfect, thank you.

21 MR. PAISON: Yep.

22 MR. HANNAWA: Thank you all for your -- the
23 comments are like very helpful in us shaping the
24 property to what it should be.

25 MR. MARTIN: To the Chair, I'd like to make

1 one other comment. One of the comments that was
2 pointed out was the liquor store in the gas station.
3 One of the things that, since the Michigan state has
4 changed the liquor licensing requirements, that if you
5 go through any city right now, you will see almost all
6 the gas stations are coming up with liquor sales. It's
7 not something unique to Southfield. It's something all
8 over.

9 I just happened to be on 15 Mile, on Maple
10 last night, and every gas station from I-75 to
11 Woodward, except for two, sells liquor.

12 MR. PAISON: Yeah.

13 MR. MARTIN: I just wanted to point that
14 out. It's something that the stores, that the gas
15 stations are doing as a way to increase their funding,
16 because the price of gas is driving down customers.
17 So that, and then, too, you are one of two gas
18 stations in Southfield that service vehicles. We need
19 you there.

20 MS. BERNOUDY: Thank you.

21 MR. MARTIN: So, please work with the
22 Planning Department to get something that will fit
23 11 Mile and Lahser, so that you can stay there and
24 continue to do repairs. Thank you.

25 MR. HANNAWA: Thank you.

1 MR. PAISON: And just to Mr. Martin's point,
2 I want to say, when council revised the ordinance to
3 allow alcohol sales at gas stations, Southfield was
4 the last community in Oakland County that prohibited
5 them. Like there are no other communities in Oakland
6 County that don't allow alcohol sales at gas stations.

7 I live in Dearborn, grew up in Dearborn.
8 We've always had alcohol sales in gas stations, and
9 Dearborn's fine. It's, you know, there's -- what goes
10 on in Detroit is not just a subject of there being gas
11 stations with alcohol sales. There's a lot of
12 problems that Detroit has faced over the decades. You
13 know, you really can't put it down to one item, I
14 don't think, not easily.

15 MR. MARTIN: Yeah.

16 MR. PAISON: So, there's plenty of
17 communities that have allowed alcohol sales in gas
18 stations for years, and it's not been a belating [sic]
19 influence. So, it's not just that. And I, like I
20 said, we're the last one in Oakland County that
21 legalized it. So, just FYI.

22 MS. BERNOUDY: Okay, yeah.

23 V. CHAIR WILLIS: Again, thank you so much.

24 MR. HANNAWA: Thank you all so much.

25 MS. BERNOUDY: Thank you.

1 MS. GRUBER: Good night.

2 MR. GAPPY: Thank you.

3 MR. HANNAWA: Thank you, have a good night.

4 MS. BERNOUDY: Thank you, Commissioner
5 Martin, for your remarks.

6 V. CHAIR WILLIS: I think we are ready for
7 item H. After a very thoughtful presentation, we can
8 let the next one go to the dogs.

9 MR. PAISON: This is a special use and site
10 plan approval for an unusual use.

11 MS. GRUBER: That's very good.

12 V. CHAIR WILLIS: Thank you.

13 (Inaudible crosstalk.)

14 MR. PAISON: A bar and dog park combination
15 in the old Ponderosa building on 11 Mile, near 11 Mile
16 and Greenfield.

17 This one, you'll see the zoning is
18 neighborhood shopping, which does allow bars, and dog
19 parks are just kind of a park-type use. So, they're
20 really more of an accessory in this case, not the
21 principal, as far as the zoning ordinance is
22 concerned. So, it's consistent with the future land
23 use plan.

24 This is the -- the red outline is the area
25 where the actual bar and dog park will be. Just

1 wanted to make that clear on the site. As you can
2 see, the site has plenty of parking, because that's a
3 wholesale -- a restaurant wholesaler, like they have a
4 lower parking requirement. So, they are, even with
5 the Dog Bar Barkside added to this, it still exceeds
6 the parking requirement quite a bit.

7 This is a, you know, the building as it sits
8 now.

9 Site plans, you can see they're going to
10 create that, in that L with the building, is where the
11 outdoor area is going to go. They are going to
12 provide a connection to the sidewalk into the site as
13 one of the improvements. There's going to be a bike
14 rack and plenty of parking.

15 Here's just a little close up of the outdoor
16 area. They've got some overhead lighting, some chairs
17 and tables.

18 This is what the elevations of the property
19 are going to look like. Once again, it's sort of a
20 modern look, which actually does fit in in Southfield
21 pretty well. This is the looking at the outside at
22 the top, where you see the outside of the fence. The
23 bottom one, you're seeing kind of inside, against the
24 wall of the wholesaler. This is looking at the
25 building itself from a couple other angles, the end of

1 the fence, and then inside.

2 And then, the floor plans, you can see the
3 outdoor area. There's an overhead door that connects
4 to the indoor area. So, you get indoor and outdoor,
5 small dog areas. Just some renderings that help
6 demonstrate the project.

7 And then, the petitioner is present, and I'm
8 gonna let them go at least quickly through their
9 presentation again, since this meeting is televised,
10 and there may be interested folks who didn't get to
11 hear their presentation (INAUDIBLE).

12 MR. OH: Thank you.

13 V. CHAIR WILLIS: Thank you. And if we can
14 start with your name and your address?

15 MR. OH: Sure. My name is David.

16 V. CHAIR WILLIS: And I'm gonna ask you to
17 speak directly into the -- just so that we can all
18 hear you.

19 MR. OH: Yes, sir, you got it. My name is
20 David. My address is 154 -- 15640 West 11 Mile Road,
21 Southfield, Michigan, 48214 -- 48076, I apologize.

22 MR. WILLIAMS: I'm Cody Williams, and the
23 address is 15640 West 11 Mile Road in Southfield.

24 MR. OH: So, we went through this last time,
25 so I'll be a little bit more brief. But I'm sure

1 there'll be some questions at the end.

2 Again, we are Barkside. We are Metro
3 Detroit's actually first dog park and bar. We opened
4 up our first location in November of 2023 in the city
5 of Detroit, and we're looking to expand to the city of
6 Southfield.

7 And just got kind of an overview. This has
8 been a phenomenal community space for lots of our
9 members. They say it's their literally their third
10 space. And so, we're excited to expand and bring this
11 concept to the city of Southfield and surrounding
12 communities.

13 Year-round fun. So, we have both an indoor
14 outdoor area. So, during the summer, the outdoors is,
15 of course, going to be more popular. So, you know,
16 you're -- imagine having a drink outside with your
17 dog. And then, during the wintertime, you have the
18 indoor area, where it is climate controlled. And so,
19 whether it's a brutally cold winter day like today,
20 you can sit inside with your dog and just enjoy a
21 beverage with friends or family.

22 Most -- this is our most important thing.
23 We have "rufferees." The rufferees are professionally
24 trained to monitor dog behavior. Whether it's looking
25 at tails, ears, mouths, we are proactive in making

1 sure every dog has a safe and enjoyable time at
2 Barkside.

3 Human-grade treats. So, in addition to
4 obviously the dog piece of it, there is things for
5 humans, which is a full bar. So, specifically, craft
6 beer, wine, cocktail, as well as a full espresso bar,
7 as well as TVs, WiFi throughout, if you just want to
8 work there while your dog plays, or you want to work
9 there and just enjoy the company of other people's
10 dogs.

11 And we have a lot of regular events, such as
12 trivia, singles mingles nights, date nights, et
13 cetera.

14 This is kind of expounding on the previous
15 point, but we also we have dog birthdays, gotcha day
16 parties, dog yoga, adoption events, singles nights,
17 Barktoberfest. And that's literally a very small
18 sliver of the events that we throw on an annual basis.

19 So, in going to our safety protocols, again,
20 safety is our number one priority. So, again, every
21 -- all of our play areas are actively monitored by our
22 staff. I would say that it is a more safer dog park
23 than your traditional one, traditional being a public
24 dog park.

25 We require vaccinations, and so folks have

1 the ability to register on our website, upload those,
2 and our staff will review those records, make sure
3 each and every single dog is up to date on their
4 vaccinations. And then, we do require all dogs over
5 12 months to be spayed or neutered.

6 Our staff is actively cleaning up in the
7 park. So, if a dog has an accident, does a number
8 two, our staff will clean it up, as well as if they do
9 a number one on the chair or somewhere on the ground,
10 our staff will spray dog friendly disinfectant.

11 A couple other things, we don't allow
12 external glass or external food and beverage, just for
13 the safety of the dogs. So, imagine glass being, if
14 it breaks on the ground, and now there's glass
15 everywhere. So, we don't allow that. As well as all
16 of our entrances are double gated, as well as our
17 exits.

18 So, this is our currently proposed time,
19 Monday through Friday, 2 to 10; Saturday and Sunday,
20 11 a.m. to 10 p.m. I want to emphasize that. You
21 know, we are not a place that's open till 2 a.m. We
22 don't serve alcohol until 2 a.m. So, this is not a
23 place where, frankly and bluntly, you're taking shots
24 and spending all night there.

25 So, just a couple things about our dog entry

1 requirements. All dogs must be at least six months
2 old. If they are over one year old, must be spayed or
3 neutered. The vaccinations on the third line are the
4 required vaccinations. We require dogs to be
5 registered through our portal. No more than two dogs
6 per person at any time is allowed. And then, any
7 person under 21 must be accompanied by an adult. And
8 lastly, all of our -- all visitors must sign a guest
9 agreement waiver prior to entry.

10 And then, last but not least, house rules.
11 Dogs must wear harness or collar on site, no excessive
12 barking, bullying, or aggression. Our staff will
13 actively monitor that and make sure and rectify that.
14 Again, no aggressive or unwanted behavior, no external
15 dog toys and treats. The owners are fully responsible
16 and liable for their dog's safety and behavior. And
17 smoking, outside drinks, and glass containers are
18 prohibited.

19 And then, we do operate on a month -- excuse
20 me. We do operate on a subscription basis. So, we
21 have either an annual option, a monthly option, or a
22 day pass. So, for example, for \$375 a year, your dog
23 can -- you and your dog can come every single day,
24 unlimited visits for that year.

25 V. CHAIR WILLIS: Can I ask you to speak up?

1 Your voice is trailing some.

2 MR. OH: My apologies.

3 MR. WILLIAMS: One thing to note to this is
4 you don't need a dog to come to Barkside, and the
5 membership is based on dogs. So, anyone in the
6 community who wants to hang out, attend an event, you
7 know, access the bar, have a coffee, or just use the
8 space can do so for free.

9 MR. OH: And we have a great coffee program.

10 And this is just the pictures from our
11 existing site in Detroit, exterior building.

12 This is our indoor play area.

13 This is our check-in area. This is where
14 dogs, we check in the dogs, verify vaccinations.

15 This is our -- this is our bar and coffee.

16 And this is an exterior shot of our
17 building, plus our heated patio, as well as our park.

18 And then, these are the renderings that were
19 shown earlier, so I'll skip through these quickly.

20 And there's Cody and I. One more click,
21 okay.

22 Any questions?

23 V. CHAIR WILLIS: Yes. If there -- you are
24 here under special use request and a site plan review.
25 As a part of the special use request, we would have a

1 public opportunity to make comments.

2 So, we're going to ask if anyone from the
3 public wishes to make comment on the dog park would
4 have that opportunity at this moment. If you could
5 stand aside for a moment?

6 And if you would approach, give us your name
7 and address, and you have three minutes.

8 MR. MCWILLIAMS: My name is Garland
9 McWilliams, 15641 Pennsylvania Street, Southfield,
10 Michigan.

11 Dog bar. You know, it's a novel idea. You
12 know, I have two dogs myself, and I love them. They
13 tear -- they take care of me and everything. But is
14 it -- am I understanding that they're going to be
15 serving beer and wine?

16 MR. BOLLIN: Yep, that's correct.

17 MS. GRUBER: Mm-hmm.

18 MR. MCWILLIAMS: Okay. I don't know. I
19 just have -- I'm a little bit on the fence of that,
20 you know. I'm not against beer or wine and
21 everything, but in this venue, I can't say no and I
22 can't say yes. I'm a little bit on the fence. I
23 think it needs a little bit more thought put into it
24 and everything.

25 Dog parks are nice, you know, for people

1 enjoying their pets and everything. But, you know,
2 it's a novel idea to have the little, you know, beer
3 and wine. I'd prefer a nice coffee bar there, you
4 know, espresso and everything.

5 MS. GRUBER: Yeah.

6 MR. MCWILLIAMS: And I think that would be
7 better than beer and wine.

8 MR. PAISON: They have the coffee bar as
9 well.

10 MR. MCWILLIAMS: Yeah, the coffee bar is in
11 there, too. Yeah.

12 MR. PAISON: Yep.

13 MR. MCWILLIAMS: So, that's it, you know,
14 that's my feeling on it, you know. Just --

15 V. CHAIR WILLIS: Okay. Well, they are
16 here, and they have a facility in Detroit they've
17 invited us to take a look at. I'm sure they would be
18 glad to share that address with you, if you like.

19 MR. MCWILLIAMS: Yeah, yeah. So, you know,
20 that's -- that's my thought.

21 V. CHAIR WILLIS: Okay, thank you so much.

22 MR. MCWILLIAMS: Thank you.

23 V. CHAIR WILLIS: Again, is there anyone
24 else in the public that wishes to make comment? They
25 would give us their name, address, and you have three

1 minutes.

2 (No response.)

3 V. CHAIR WILLIS: Seeing no one, that closes
4 the opportunity for public comment.

5 Now, if we could get you back, and it gives
6 us an opportunity to have the commissioners ask
7 questions. And I'm going to start on my right this
8 time, and ask Commissioner Bernoudy if she has any
9 questions.

10 MS. BERNOUDY: Thank you. I'm just sorry
11 that Commissioner Gunn is not here tonight, because
12 she is so excited about this project, as some of us
13 are as well.

14 You showed a picture where the inside of the
15 building in Detroit, the flooring. Will the flooring
16 be similar to that on the inside of this or not?

17 MR. OH: It'll be different. The flooring
18 in Detroit is terrazzo. It's the original floor from
19 when the bank was built in the late 1800s. But for a
20 new location, it'll be a sealed concrete.

21 MS. BERNOUDY: I'm sorry, I didn't hear the
22 last part.

23 MR. OH: It'll be a sealed concrete.

24 MS. GOODWIN-DYE: Sealed concrete.

25 MS. BERNOUDY: Yeah, okay.

1 MR. OH: So, like a polished concrete.

2 MS. BERNOUDY: Okay. And what was my other
3 question?

4 MR. OH: I wish we could do the terrazzo.

5 MS. BERNOUDY: Oh, when you mentioned about
6 the different sizes, I saw one dog on there that
7 looked like a lion. He's quite big. Will you have a
8 separation? I think you mentioned that last time,
9 that there is a separation between the sizes of the
10 dogs?

11 MR. OH: Yes, ma'am.

12 MS. BERNOUDY: Yeah. It's a great idea,
13 thank you.

14 MR. WILLIAMS: Thank you.

15 MS. GOODWIN-DYE: Well, I'm excited because
16 it's not far from my house, and I've been looking for
17 a dog park for 30 years, okay. And my daughter lives
18 around the corner, and we can just meet up there and
19 have coffee and bring our dogs.

20 MS. BERNOUDY: Or a cocktail.

21 MR. OH: Thank you.

22 MR. WILLIAMS: Excited to meet your dog.

23 MS. GOODWIN-DYE: Huh?

24 MR. WILLIAMS: Excited to meet your dog.

25 MS. GOODWIN-DYE: Yes, Mugsie [phonetic] is

1 a handful, yeah.

2 V. CHAIR WILLIS: Commissioner Gruber?

3 MS. GRUBER: I have no questions, but it's a
4 great idea.

5 MR. WILLIAMS: Thank you very much.

6 MR. OH: Thank you.

7 V. CHAIR WILLIS: Commissioner Martin?

8 MR. MARTIN: I have questions to -- I have
9 questions about the policies and procedures that don't
10 deal with the --

11 MR. PAISON: Okay.

12 MR. MARTIN: So that, yeah. My questions
13 come later. Thank you.

14 MR. WILLIAMS: Thank you.

15 V. CHAIR WILLIS: I do have one. Always
16 concerned with safety. And I think you said that
17 you're going to have individuals sign waivers. So,
18 once you become a member, you'll sign this form that's
19 a waiver. That person will then, in the event of a
20 dog bite, that person would then be responsible for
21 the kind of -- his dog, am I correct?

22 (No verbal response.)

23 V. CHAIR WILLIS: Okay.

24 MR. MARTIN: Excuse me, could you speak yes
25 or no?

1 MR. OH: Oh, sorry. Yes.

2 MR. MARTIN: This is the --

3 MR. OH: My apologies.

4 MR. MARTIN: -- recorded session, yeah.

5 V. CHAIR WILLIS: And you'll be monitoring
6 those situations? You have cameras?

7 MR. OH: That's correct, yes.

8 V. CHAIR WILLIS: Okay. How many dogs can
9 you accommodate at one time?

10 MR. OH: That's always the million dollar
11 question. It really diff -- it varies based on the
12 dogs and the energy level of the dogs outside at any
13 given point in time. I used the example last time of
14 we could have 50 Malteses that are five pounds
15 outside, but not 50 St. Bernards or Great Danes.

16 So, there's not a fixed number, but our
17 staff is actively monitoring the number of dogs that
18 are outside, as well as the energy level. And if at
19 any point in time our staff feels like there's too
20 many, then we will cut off additional entries, which
21 we have done in the past.

22 V. CHAIR WILLIS: Okay. Does your staff go
23 through any form of special training?

24 MR. OH: So, our staff for our Detroit
25 location, we worked specifically with the dog

1 behavioral specialist folks at Michigan Humane -- at
2 Michigan Humane, the folks that are literally educated
3 in dog behavior. And we spent an all-day training
4 course with shelter dogs on how to read dog body
5 language, how to intervene if necessary.

6 So, we are all trained in proactivity,
7 making sure -- preventing anything before anything
8 ever happens. And in our year and a half of being
9 open, we've had, honestly, very minimal incidents.
10 And like I mentioned before, we -- I would say that we
11 are a safer dog park than your traditional dog park.

12 V. CHAIR WILLIS: Okay. Are there any other
13 parks like yours, that you know of?

14 MS. BERNOUDY: Detroit.

15 V. CHAIR WILLIS: I'm not looking to find a
16 competitor. But just, are any -- are there any in the
17 Michigan area?

18 MR. OH: No. So, there -- these -- there's
19 one in Grand Rapids.

20 MS. BERNOUDY: Detroit.

21 MR. OH: And there are, this concept is
22 actually prevalent all over the South. So, this is
23 new to this area, but not new to California and the
24 South.

25 V. CHAIR WILLIS: Okay, okay, okay. I have

1 no further questions.

2 MR. MARTIN: Well, you're taking the
3 training and that type. You said that your employees
4 basically went through training with the Detroit
5 Humane Society. How long a training period did they
6 go through? Right now, the Detroit Humane Society has
7 a child training program that they have online and
8 video that they do that's on a, you know, individual
9 time basis, but it's for small kids. How, what type
10 of training has -- do your individuals go through, and
11 how long a time frame?

12 MR. OH: So, it's Michigan Humane, just to
13 specify.

14 MR. MARTIN: Could you move the mic up to
15 your mouth so -- yeah.

16 MR. OH: Yep.

17 MR. MARTIN: It's -- we got the speakers
18 turned up so it's louder, but okay.

19 MR. OH: Sorry, I apologize. It's so --
20 yeah, Michigan Humane offer -- when we -- we did about
21 a six hour in person course, going through PowerPoints
22 as well as live demonstrations with shelter dogs.

23 But honestly, Cody and I, we have, I would
24 say, thousands of hours of actively monitoring dogs,
25 engaging with dogs, interacting with dogs, intervening

1 with dogs, if necessary. And so, we're starting to
2 develop also our own internal training as well. And
3 honestly, the on the job piece of it has, I think,
4 been really critical and helpful for us.

5 MR. WILLIAMS: Part of the training that
6 will be beneficial for the Southfield location is that
7 we will be able to hire folks prior to this location
8 actually opening, and they can come to Detroit and
9 actually experience the job and train on the job and
10 see what it looks like. We don't have to speculate or
11 do any type of demonstration.

12 So, we're still figuring out what that link
13 looks like. Michigan Humane has offered their
14 resources to train our new staff in Southfield like
15 they did in Detroit. So, training and safety is very,
16 very important to us. And yes.

17 MR. MARTIN: Is there any certification for
18 the training that's done? There's a national --
19 there's national animal behavior certification
20 processes. Has anyone in your organization gone
21 through any of those certification or training?

22 MR. OH: No, not at this time.

23 MR. MARTIN: The city -- Oakland County has
24 policies that they put out for dog parks, which in
25 essence, is what you're doing is a dog park. Are you

1 familiar with their with their processes and
2 procedures?

3 MR. OH: Not specifically. Is there a
4 certain policy or procedure that you're referring to?

5 MR. MARTIN: There's Oakland County --
6 there's a Michigan in the -- in the state of Michigan,
7 there's a dog park policies and procedures. And in
8 Oakland County, they have dog park procedures for
9 Oakland County. They are for outdoor parks, but in
10 essence, because you're indoor and outdoor, I assume
11 that pretty much most of those things would be the
12 same. They do have an Oakland County Parks brochure
13 that's available.

14 MR. OH: Okay.

15 MR. MARTIN: That has their guidelines and
16 that type of thing.

17 MR. OH: Okay.

18 MR. MARTIN: And I'm just wondering, are you
19 meeting any of those requirements, or are you aware of
20 those requirements?

21 MR. OH: I will -- we can go through the
22 Oakland County policy and procedures, and I can't
23 exactly opine on whether or not we meet those. But I
24 can assure you that when we built our space in
25 Detroit, we used the professionals at Michigan Humane

1 to develop our policies and procedures, and we are
2 replicating the same exact policy and procedures in
3 the city of Southfield.

4 MR. MARTIN: You mentioned that the
5 individuals, the employees would observe the dogs and
6 keep an eye on the dogs. Are you -- you keep aware of
7 dogs that don't want to share the water? How often
8 -- you have water available for the dogs, I guess, in
9 bowls around the facility. How often is the water
10 changed? Because, you know, some dogs are sloppy, and
11 they'll have food and other stuff on them and it will
12 get into the water.

13 MR. OH: Yep.

14 MR. MARTIN: And you know, so how often is
15 the water?

16 MR. OH: The water is changed, I would say,
17 at least twice an hour.

18 MR. WILLIAMS: Yes, very regularly, the
19 water is changed. And then, in addition to that, we
20 have more bowls than we need, so we'll sub out bowls
21 throughout the day so that there's clean bowls out.
22 So, it's not the same bowl being used all day.

23 MR. MARTIN: You, I assume you watch out for
24 those animals that don't want to share their water
25 with other animals?

1 MR. OH: Correct.

2 MR. MARTIN: Also, you mentioned, you know,
3 that you've only had one or maybe two situations where
4 there was a dog that bites -- that bites. You
5 mentioned that you have a registration when you -- for
6 people to show that their dogs are certified --
7 vaccinated and that type. You -- so from there, you
8 got the information on it, and if the dog bites,
9 you've got that information available.

10 Is that information available to other
11 users, so that if their dog is bitten, or you know, an
12 individual is bitten, that information is available,
13 so that they can have that information for health
14 purposes or that?

15 MR. OH: Yes. We do keep records of
16 everything. So, in those instances, if there is a dog
17 bite, we encourage the owners to exchange information
18 and facilitate, you know, how they want to go about
19 that themselves.

20 MR. MARTIN: Okay. I noticed that, okay,
21 you have unleashed policy for dogs. They're required
22 to have their dog tags around on them. So, you have
23 that requirement, too?

24 MR. OH: Correct.

25 MR. MARTIN: That all dogs that have their

1 dog tag -- have their -- all dogs have their dog tags
2 on them at all times, I assume?

3 MR. OH: Yep. Whether dog tags or their
4 actual records with them.

5 MR. MARTIN: I'm sorry?

6 MR. OH: Or their actual records with them,
7 their paper records from their vet or the city.

8 MR. MARTIN: Yes, but --

9 MR. PAISON: They're required to have their
10 collar and harness on at all times.

11 MR. MARTIN: They're required -- yeah.
12 They're required to have a -- yeah.

13 MR. WILLIAMS: The license.

14 MR. OH: Oh, the license. Got it, okay.

15 MR. MARTIN: Yeah, yeah.

16 MR. OH: Got it, got it, got it.

17 MR. MARTIN: Yeah.

18 MR. OH: Sorry, I thought you were
19 specifically referring to a vaccination, but I got it.

20 MR. MARTIN: I'm sorry, what did you say?

21 MR. OH: I misheard you.

22 MR. MARTIN: Oh, okay. Yeah, okay. Are you
23 aware of or familiar with the city of Southfield dog
24 ordinances?

25 MR. OH: I actually am a resident of

1 Southfield myself, so I am not super familiar, but
2 familiar enough, as I own a dog here.

3 MR. MARTIN: Okay. Well, just as a
4 suggestion, I suggest you obtain and review the city
5 of Southfield ordinances and the Oakland County,
6 because the Oakland County has requirements, and
7 they're countywide, which Southfield is in.

8 MR. OH: Absolutely.

9 MR. MARTIN: Okay. Nothing else right now.
10 Thank you.

11 MR. WILLIAMS: Thank you.

12 V. CHAIR WILLIS: Thank you. Again,
13 commissioners, any other questions?

14 MS. BERNOUDY: No.

15 MS. GRUBER: No.

16 V. CHAIR WILLIS: At this point, I have no
17 further questions. Mr. Paizon?

18 MR. PAISON: Thank you, Mr. Chairman. We do
19 have a recommendation for the special land use. We
20 are recommending favorable recommendation of the
21 special land use.

22 Noting the standards for special land uses
23 in the NS district, it does seem to be consistent with
24 the development around it and the spirit and nature of
25 the ordinance and site development standards. No

1 waivers are required.

2 It would be subject to the site plan, of
3 course, being approved by this body. Condition on
4 petitioner implementing the recommendations of the
5 Southfield Police Department's Crime Prevention
6 Bureau, and probably the animal control officer, if
7 there were issues. They're pretty reasonable for the
8 most part.

9 And then, continuous compliance with all
10 applicable ordinances, laws, codes, and statutes;
11 permits and final inspections by the city. And then,
12 the hours of operation which were discussed, Monday
13 through Friday, 2 to 10; Saturday, Sunday, 11 to 10.

14 And that would be our recommended conditions
15 on that. This is a recommendation to City Council.
16 Then, it would go to City Council next month for their
17 resolution.

18 V. CHAIR WILLIS: Thank you. I heard the
19 recommendation of Planning Commission. Do we have a
20 motion?

21 MS. BERNOUDY: Excuse me, Mr. Chair, I'd
22 like to make a motion.

23 V. CHAIR WILLIS: Thank you,

24 MS. BERNOUDY: For PSLU24-0023, I'd like an
25 approval on this motion.

1 V. CHAIR WILLIS: Thank you. Is there a
2 support?

3 MS. GOODWIN-DYE: Support.

4 V. CHAIR WILLIS: All in favor?

5 MS. BERNOUDY: Aye.

6 MS. GOODWIN-DYE: Aye.

7 MS. GRUBER: Aye.

8 V. CHAIR WILLIS: Aye.

9 V. CHAIR WILLIS: Any opposed?

10 MR. MARTIN: Yes.

11 V. CHAIR WILLIS: Mr. Martin, because we
12 have just the number we have, could we take a roll
13 call?

14 MR. MARTIN: No, there's no need.

15 V. CHAIR WILLIS: No need? Okay.

16 (Crosstalk.)

17 MR. MARTIN: (INAUDIBLE.)

18 MR. PAISON: Yeah, we can -- we can note
19 Mr. Martin was a nay, and everyone else was ayes.
20 It's fine.

21 V. CHAIR WILLIS: Okay.

22 MR. MARTIN: Yeah.

23 MR. PAISON: It does pass. The motion does
24 pass.

25 V. CHAIR WILLIS: Thank you. The next item,

1 then, would be the site plan review of the same
2 number, the 15640 West 11 Mile. So, Mr. Paizon?

3 MR. PAISON: Yep. We are recommending
4 approval of the site plan review. As we noted, site
5 plan reviews are now City Council -- or Planning
6 Commission makes the final call on this. So, it's not
7 a recommendation you're making, you're making a motion
8 to -- it would be a motion to approve or deny.

9 In this case, we are recommending a motion
10 to approve. Once again, based on the site plan review
11 standards in the new site interview section we
12 created, it does meet these.

13 I do cite the key ones, you know, that the
14 site is well laid out for vehicle and pedestrian
15 circulation. It has adequate screening. It's in
16 compliance with all the zoning requirements. It's
17 coordination with adjacent sites is acceptable, and
18 appearance.

19 We do look at the following conditions,
20 obviously subject to the approval of the special land
21 use by the City Council. Subject to the site and
22 building being developed consistent with the submitted
23 plans that were before this body this evening. And
24 petitioner to implement recommendations of Southfield
25 Police Department's Crime Prevention Bureau regarding

1 site security. And continuous compliance with all
2 applicable ordinances, codes, law, statutes. All
3 worked to be performed under plans, permits, and
4 inspections by the city.

5 V. CHAIR WILLIS: Thank you. We have the
6 recommendation. Any questions, Commissioners, any
7 follow up?

8 MS. BERNOUDY: No, I --

9 V. CHAIR WILLIS: Okay. I'm ready for
10 the --

11 MS. BERNOUDY: Do we need a motion for this?

12 V. CHAIR WILLIS: I'm ready for the motion.

13 MS. BERNOUDY: All right. I'd like to make
14 it. For PSL -- I'm sorry, PSP24-0022, board approval.

15 V. CHAIR WILLIS: I've heard the motion.
16 Any support?

17 MS. GOODWIN-DYE: Support.

18 V. CHAIR WILLIS: It's been moved and
19 seconded. All in favor?

20 FULL COMMISSION: Aye.

21 V. CHAIR WILLIS: Any opposed?

22 (No response.)

23 V. CHAIR WILLIS: We have a unanimous
24 motion. That matter is settled.

25 I need to say, I thank you. I'm looking

1 forward to the dog park. I might even have to get a
2 dog to go visit.

3 (Inaudible laughter/crosstalk.)

4 MR. OH: He's there.

5 MS. GRUBER: You don't need a dog to go
6 visit.

7 MS. GOODWIN-DYE: We'll let (INAUDIBLE) --

8 MS. GRUBER: He told us last time.

9 MR. MARTIN: Yeah.

10 V. CHAIR WILLIS: Just to come through.

11 MS. BERNOUDY: We'll let Commissioner Gunn
12 to let you know to expect her dogs.

13 MR. WILLIAMS: Absolutely.

14 MR. OH: Thank you.

15 V. CHAIR WILLIS: Thank you so much. Have a
16 good evening.

17 MR. MARTIN: To the Chair, I'd like --
18 please make sure you become familiar with the city of
19 Southfield animal requirements and Oakland County.
20 Those are necessary, and you need to be aware of them,
21 especially because you're in Southfield. Southfield
22 is based off of Oakland County.

23 MR. OH: Absolutely.

24 MR. WILLIAMS: Thank you.

25 MR. MARTIN: Thank you.

1 MR. OH: Thank you.

2 MS. BERNOUDY: Thank you.

3 MS. GRUBER: Good night.

4 MS. GOODWIN-DYE: Good night.

5 V. CHAIR WILLIS: Thank you for that.

6 MR. MARTIN: And I am a dog lover.

7 V. CHAIR WILLIS: Next item on the agenda,
8 minutes.

9 MR. PAISON: Yep. We have minutes for
10 January 15 from the study meeting, and then the
11 transcript minutes from January 29, 2025, that I sent
12 you Tuesday.

13 MR. MARTIN: To the Chair?

14 V. CHAIR WILLIS: Commissioner Martin?

15 MR. MARTIN: Motion to approve the dates
16 here, the January 15 study meeting minutes and the
17 January 29 regular meeting minutes, as provided.

18 MS. BERNOUDY: I second that.

19 V. CHAIR WILLIS: It's been moved and
20 supported by Commissioner Bernoudy. All in favor?

21 FULL COMMISSION: Aye.

22 V. CHAIR WILLIS: Any opposed?

23 (No response.)

24 V. CHAIR WILLIS: Our minutes have been
25 passed.

1 The next item on the agenda is for public
2 comment. We have a couple of individuals here. If
3 you would like to make further public comment on any
4 subject, you have an opportunity to again approach us.
5 Three minutes, if you would give your name and your
6 address, and you can opine on any subject.

7 (No response.)

8 V. CHAIR WILLIS: All right. Seeing no
9 movement, opportunity for public comment closes.

10 Mr. Paizon, council item update?

11 MR. PAISON: Yep. I have a couple of items.
12 The Make Food Not Waste Plan or Food Waste Elimination
13 Plan and the pilot project that is grant funded with
14 the nonprofit were both approved by council last week.
15 So, that's moving in the right direction.

16 They're going to start with that pilot
17 project here in the next few months. They've got a
18 little bit of mobilization to do on it, but they
19 needed the count -- the approval for the city to be
20 involved in that. So, we'll see how that one goes.

21 We are the actual -- as far as we can tell,
22 we're the first city in the United States to actually
23 adopt a food elimination plan. So, it's now other
24 communities are interested, like our sustainability
25 planner is getting calls from neighboring communities

1 and communities in like Wayne County, Dearborn, and
2 other places that are interested in this as well.

3 And I know the state of Michigan is very
4 interested. They partially funded the study because
5 they're looking to lower their solid waste items. So,
6 it's something we'll be working at kind of
7 implementing over the next several years, as budget is
8 available and we can find grant funding.

9 But at least we now have a plan, and having
10 the adopted plan allows us to go after that grant
11 funding, because they like to know you've got some
12 kind of larger thing you're going after, and that
13 you're going to spend that money in a consistent,
14 intelligent, well-thought-out way. So, having the
15 plan in place, really just having the draft plan
16 allowed us to go get this first grant for the pilot
17 project.

18 So, having an adopted plan will open up
19 additional grant funding opportunities. So, that is
20 something we're going to be looking to move forward as
21 we go on. And I really would like to see us, when we
22 do our solid waste contract, apparently it's possible
23 that we can add to our solid waste contract doing yard
24 waste in bins instead of in the paper bags. And then,
25 a lot of the food waste can go in with the yard waste,

1 and it can be mulched and compounded at a mulching
2 facility.

3 So, that would be easy way for people to do
4 it, because it would leave -- literally be right at
5 the curb. You take it out every week. You take out
6 your regular can, you take out your recycling, you
7 take out your compost can, and they pick it up at the
8 curb with one of those hydraulic arms. And then, it
9 gets bulk stored at a place where they can make it
10 into big piles, where it gets warm enough and they can
11 circulate it with larger equipment, so it breaks down
12 faster, and you don't have that issue.

13 And I guess these big mulch facilities,
14 their stuff gets hot enough that like they can
15 actually like mulch and compost bones and that sort of
16 thing, because they -- the piles get hot enough that
17 they can break down all that stuff. So, like, you get
18 chicken bones or whatever, so those happen to be --
19 you can't do that in your home compost pile, it never
20 gets hot enough. But in these big piles where they do
21 them, they maintain those just below the combustion
22 point, so they don't spontaneously light on fire. And
23 they break down pretty fast.

24 So, that's -- it's interesting, and that's
25 when we'd be looking for grant funding to pay for the

1 cans. And then, as an incremental part of the
2 service, since they're already picking up yard waste,
3 it really wouldn't add a lot of cost to the contract.
4 We'd just have to get that money for the cans, but
5 that might be something we could get a grant for. So,
6 that's something we're looking at.

7 The Animals Ordinance Amendment, which is
8 replacing the part of the Zoning Ordinance we're
9 repealing, that got approved. It'll be enacted at
10 next Monday's meeting, and then become effective. And
11 at next Monday's meeting, we're doing the public
12 hearing for getting rid of the part in the Zoning
13 Ordinance and replacing that with just reference to
14 the Animals Ordinance.

15 So, by this time next month, that beekeeping
16 and chicken backyard foul keeping ordinance amendments
17 will be done finally. It started in October of '23;
18 we're done in spring of '25. It took a lot of talking
19 to get to the end of the rainbow on that one, but
20 it'll be done.

21 MR. MARTIN: Can I ask a question about
22 that?

23 MR. PAISON: Sure.

24 MR. MARTIN: Was there any concern brought
25 up about bird flu, along with that allowing chickens?

1 MR. PAISON: Not a huge one in that the
2 animal officers kind of met -- the Department of
3 Agriculture monitors, but also wild birds get bird
4 flu, anyway. So, like the chickens aren't making your
5 risk of bird flu higher. Wild birds get bird flu.
6 Like, it's not like it's just chickens.

7 So, actually, the animal control officers
8 actually monitor when they find wild birds dead in
9 weird conditions, also, for the bird flu. And yeah,
10 if there was a bird flu outbreak in somebody's little
11 small group of chickens in their yard, then yeah,
12 those chickens would probably have to go.

13 But this is something the animal control
14 officers think that they -- because everyone who does
15 this has to have a license through the clerk, so we'll
16 know where all the approved places are. And if you
17 don't have a license through the clerk's office,
18 you're not a legal operation automatically, so.

19 MR. MARTIN: To have backyard chickens?

20 MR. PAISON: Yep.

21 MR. MARTIN: Okay.

22 MR. PAISON: To have backyard chickens,
23 you're gonna have to have a permit/license through the
24 clerk's office.

25 MR. MARTIN: Yeah, okay.

1 MR. PAISON: And that's mainly so we can
2 distribute some educational materials and what the
3 rules are, but also know where the legal ones are at.
4 So, if we get a complaint, we can go, yep, that one's
5 licensed. Nope, that one doesn't have a permit.

6 MR. MARTIN: Okay.

7 MR. PAISON: So, it makes the enforcement a
8 little easier. And then, if there was some reason why
9 we really did have to do something about this, like we
10 would know where all the legitimate ones are at.

11 So, it's -- that was one of the council's
12 requests when it got to them, is they really wanted to
13 add that licensing requirement, and the animal control
14 officer said, yeah, that would help when they got
15 calls to know which ones were legal. They could just
16 look it up, be a list in the system, so we'd know.

17 Now, that doesn't mean one that has a
18 license can't be violating the ordinance and doing it
19 wrong, but at least you know they're not automatically
20 illegal if they have the license. Then, you can go
21 out and see if they're following the rules.

22 So, hopefully, since we're going to give
23 them information on the rules, we made the rules
24 pretty straightforward, people will be able to follow
25 the rules.

1 MR. MARTIN: Oh, sure.

2 MR. PAISON: So, the last one is, and I
3 think I mentioned this before. The consent judgment,
4 we had a lot of old land use cases that were solved by
5 consent judgments in the 60s, 70s, and 80s. This one
6 is -- there's that small office complex behind the
7 Tiger Market and Glassman Automotive on Telegraph.
8 It's kind of tucked behind there. I think it's called
9 Riverside Offices, or river something.

10 MS. GRUBER: (INAUDIBLE) offices.

11 MR. MARTIN: Yeah, Riverside.

12 MR. PAISON: That one was under this consent
13 judgment. And it's odd because it was zoned
14 residential multifamily unlimited, which means you
15 could have done high rise condo towers on it.

16 MR. MARTIN: Like what's (INAUDIBLE).

17 MR. PAISON: But because of the consent
18 judgment, it ended up being these short office
19 buildings, and you really couldn't do anything with
20 it, like other than what was there. And that office
21 complex, because it doesn't have visibility or
22 frontage, just kind of suffered.

23 Glassman wants to buy it, potentially.
24 They're going to leave the offices there for now,
25 because there's some long-term leases in there. But

1 they also, eventually, what they may do is develop
2 more of their frontage and move more of their car
3 storage to this back area.

4 But before they closed on that, they wanted
5 to get this consent judgment off of here. And next
6 month, you'll be seeing a rezoning to rezone it to
7 regional shopping, which is what all the frontage on
8 Telegraph is all zoned.

9 So, that'll allow them, in the future, to
10 like as they redevelop and position the auto
11 dealership. Because a couple of their like -- their
12 dealership buildings, like the Subaru building, really
13 don't meet the modern format. They kind of need to
14 rebuild at some point to stay current with the
15 dealership requirements. And they don't want to waste
16 that valuable footage on Telegraph with a lot of car
17 storage. They'd rather put that where it can be
18 secured and kind of out of sight behind. So, that's
19 their long-term plan.

20 In the short term, next five years or so,
21 the buildings stay because there are leases in those
22 buildings; there are people occupying those offices,
23 and they don't want to buy out their leases. They
24 just want to honor the leases, and then they'll see
25 what happens after that.

1 They might end up using part of those
2 offices, say, for their finance arm or their backup
3 office payroll. Like they might use some of those
4 buildings. They're not -- they're not a hundred
5 percent sure what that long-term play looks like, but
6 they're landlocked, and there was this opportunity to
7 pick up additional land and make it a more modern
8 dealership. So, they really wanted, this was their
9 chance to pick up some additional land.

10 MR. MARTIN: Yeah, they've already picked up
11 an additional brand.

12 MR. PAISON: Yeah.

13 MR. MARTIN: They took the (INAUDIBLE) that
14 was at the Art Moran (INAUDIBLE).

15 MR. PAISON: And they had a -- they had a
16 remote storage lot on Eight Mile --

17 MR. MARTIN: Yes.

18 MR. PAISON: -- that they were approved to
19 use a number of years ago. But like, it's hard to do
20 security for that site because it's so far from their
21 main dealership site.

22 MR. MARTIN: Yeah.

23 MR. PAISON: They literally had to have
24 security going down there all the time. If you know,
25 like their collision shop is down Telegraph to the

1 south.

2 MR. MARTIN: Yeah.

3 MR. PAISON: And then, they've got this
4 storage lot on Eight Mile, and it just -- it's not
5 efficient management for them. So, this was where
6 they're looking to reposition that.

7 So, that was just another thing that the
8 council did approve, the vacation of the consent
9 judgment. Therefore, the rezoning coming to you next
10 month can go forward, because as long as the consent
11 judgment was in place, you couldn't rezone the
12 property. It was tracked by the court order. Without
13 a judge's order, you couldn't do anything with it,
14 other than what was in the consent judgment.

15 So, this brings it, as I explained to
16 council, this brings it back under the normal zoning
17 rules of the city. So like, if they do anything,
18 they've got to get a site plan approval, special land
19 uses, rezonings, where literally anything you did to
20 the property up to that point had to go through the
21 court, and you had to have the city agree, the
22 property owner agree, and the people who own the
23 condos on the other side of the river had to agree;
24 which is weird, because they're a long way off, and
25 there's a grade change, and there's a lot of woods.

1 But they were fine now with actually letting
2 it go, too, because they saw what happened with the
3 Tiger Market and the Korean restaurant, and it wasn't
4 a big deal. Those were already removed from the
5 consent judgment. Now, the only thing left in the
6 consent judgment will be the Victory Hotel. That'll
7 be the last piece that's still under this consent
8 judgment. So, that's where we're at with that one.

9 So, that's -- those are the three things
10 going on now. On Monday next week, we're going to be
11 presenting the annual report to the City Council. And
12 we're going to be looking to get approval to enter
13 into that Safe Streets and Spaces grant for doing all
14 those bus stops that we got that \$200,000 grant for.
15 We're going to be executing the contract for that.

16 And then -- and then, the public hearing for
17 the Zoning Ordinance, part of the bees and the chicken
18 ordinance, where we take it out of zoning and put it
19 all in the animals chapter.

20 So, that's what's go -- what's happened and
21 what's going on.

22 V. CHAIR WILLIS: Okay. The next item is
23 miscellaneous.

24 MR. PAISON: Yep. So, on March 5, our next
25 meeting, we're going to be doing an introduction and

1 discussion of the full draft CIP Plan. And it'll be
2 located in the study room, because this room is being
3 taken up by the Board of Review for the assessor. But
4 since it's a study meeting, that'll be fine.

5 And then, the regular meeting on the 19th,
6 we're going to do with the actual public hearings for
7 all the development items. The normal development
8 items will come forward for introduction on the 5th.
9 The 19th, we'll do the public hearings and action on
10 the development items. We've got, I think, four or
11 five.

12 And then, at the end of the month, we'll do
13 just the meeting and public hearing for the Capital
14 Improvement Program. So, we'll come in with the final
15 version of the plan. We'll do the televised meeting
16 in here for that, and do the public hearing. And
17 then, we'll -- we'll vote on a recommendation of that
18 to council, because council does the final adoption on
19 the CIP.

20 So, and then after we'll be done with the
21 end report, we'll be done with the CIP by the end of
22 March. And then, in April, we'll be moving into more
23 of our normal schedule for the rest of the year.

24 So, that's where we're at with all of that.

25 V. CHAIR WILLIS: I have one question.

1 MR. PAISON: Sure.

2 V. CHAIR WILLIS: We are supposed to have
3 annual election, I thought in January.

4 MR. MARTIN: No.

5 V. CHAIR WILLIS: We're not?

6 MR. MARTIN: It's every other year.

7 V. CHAIR WILLIS: Every other year?

8 MR. MARTIN: Yeah, we --

9 MR. PAISON: Yeah, because all of you are
10 newly elected, and you have a two-year term.

11 MR. MARTIN: Yeah, you were (INAUDIBLE).

12 V. CHAIR WILLIS: Okay.

13 MR. MARTIN: Yeah.

14 MR. PAISON: Yeah, because Mr. Martin
15 brought it up, and I looked at the bylaws and went,
16 oh, you guys were all elected last year. So, you got
17 a two-year term.

18 MR. MARTIN: Yeah.

19 V. CHAIR WILLIS: I was off sick.

20 MR. MARTIN: Yeah, he was off -- yeah, he
21 was out.

22 V. CHAIR WILLIS: And I, it was kind of my
23 suggestion that we did it every year. When I came
24 back, I was under the impression that they had turned
25 it back to annually.

1 MR. PAISON: Yeah.

2 V. CHAIR WILLIS: But I'm good with every
3 other year.

4 MR. PAISON: Yeah.

5 V. CHAIR WILLIS: And believe me, I'm
6 perfectly happy.

7 MR. PAISON: It's every other year, and I
8 believe you can't serve consecutive term -- or one --
9 two consecutive terms, I think.

10 MR. MARTIN: Right.

11 V. CHAIR WILLIS: Okay.

12 MR. PAISON: Then, but you can't serve three
13 consecutive terms.

14 MR. MARTIN: Yeah.

15 MR. PAISON: So that -- so, it does -- the
16 positions have to rotate by the way the bylaws read,
17 which is a best practice.

18 MR. MARTIN: Yeah. Actually, we should
19 start keeping that in the -- put it in the schedule.
20 So, like the January 2026 meeting, we know have
21 elections then.

22 MR. PAISON: Yep, absolutely. And it's at
23 the first regular meeting.

24 MR. MARTIN: Yeah.

25 MR. PAISON: First regular meeting, because

1 it's a meeting where you're voting.

2 MR. MARTIN: Yeah.

3 MR. PAISON: So, it's -- yeah. So, it's
4 pretty clear in the bylaws. Like that first year, I
5 fumbled it a little because I was new here, but I've
6 -- I check the bylaws now when it comes up.

7 V. CHAIR WILLIS: Okay.

8 MR. PAISON: All right.

9 V. CHAIR WILLIS: Are there any further
10 questions, any comments, anything for the good of the
11 order?

12 (No response.)

13 V. CHAIR WILLIS: If not, meeting is
14 adjourned.

15 (At 8:07 p.m., meeting adjourned.)

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CERTIFICATE OF TRANSCRIPTION

STATE OF MICHIGAN)

) SS

COUNTY OF KENT)

I, JANICE P. YATES, hereby certify the transcription of the foregoing proceedings. These proceedings were recorded on video; said video was not recorded by me nor under my supervision or control. I certify that this is a full, true, complete, and correct transcription of the video to the best of my ability.



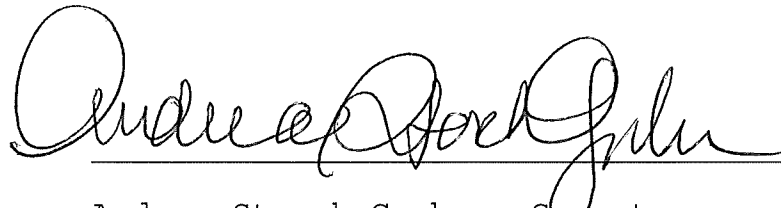
JANICE P. YATES, CER-9181

Notary Public,

Kent County, Michigan

My Commission expires: December 2, 2029

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A handwritten signature in cursive script, reading "Andrea Storch Gruber", written over a horizontal line.

Andrea Storch Gruber, Secretary

Date: March 19, 2025