

CITY OF SOUTHFIELD

PLANNING COMMISSION

Council Chambers - Southfield, Michigan

Wednesday, February 28, 2024 - 6:30 p.m.

Video recording transcribed by

Janice P. Yates, CER-9181.

COMMISSION MEMBERS AND STAFF PRESENT:

Jeremy Griffis, Chair

Cynthia Bernoudy, Commissioner

Ghana Adell Goodwin-Dye, Commissioner

Andrea Storch Gruber, Secretary

Anthony Martin, Commissioner

Dr. Geralyn Stephens-Gunn, Ede-Chair

Robert Willis, Vice-Chair

Alex Bollin, City Planner

Terry Croad, Director of Planning

Thomas Paison, Deputy City Planner

1 Planning Commission Meeting

2 Wednesday, February 28, 2024

3 6:30 p.m.

4

5 (Meeting begins.)

6 CHAIR GRIFFIS: I'd like to call this
7 meeting to order. This is the City of Southfield
8 regular meeting of the Planning Commission. Will
9 you all please stand for the Pledge of Allegiance?

10 (Pledge of Allegiance recited.)

11 CHAIR GRIFFIS: Can we have a roll call,
12 please?

13 MR. BOLLIN: Yes, sir. Ms. Bernoudy?

14 MS. BERNOUDY: Present.

15 MR. BOLLIN: Ms. Goodwin-Dye?

16 MS. GOODWIN-DYE: Present.

17 MR. BOLLIN: Ms. Gruber?

18 MS. GRUBER: Present.

19 MR. BOLLIN: Mr. Martin?

20 MR. MARTIN: Present.

21 MR. BOLLIN: Dr. Stephens-Gunn?

22 DR. STEPHENS-GUNN: Present.

23 MR. BOLLIN: Mr. Willis?

24 MR. WILLIS: Here.

25 MR. BOLLIN: Chairman Griffis?

1 CHAIR GRIFFIS: Here.

2 MR. BOLLIN: Mr. Chairman, you have a
3 quorum to conduct business.

4 CHAIR GRIFFIS: Thank you. Do we have
5 any announcements and communications?

6 MR. PAISON: The next item would be
7 approval of the agenda, sir.

8 CHAIR GRIFFIS: Oh, good idea. Can I
9 have a motion to approve the agenda, please?

10 MR. WILLIS: So moved.

11 MR. MARTIN: Second.

12 CHAIR GRIFFIS: Motion to approve by
13 Commissioner Willis, seconded by Commissioner
14 Martin. All in favor?

15 FULL COMMISSION: Aye.

16 CHAIR GRIFFIS: Okay. Agenda is approved.
17 Now on to announcements and communications.

18 MR. PAISON: We have no additional
19 announcements at this time.

20 CHAIR GRIFFIS: Okay, thank you. We're
21 going to move into the first item here then, the
22 23055 Telegraph Road.

23 MR. PAISON: Yes, Mr. Chairman. This is
24 a proposed car wash to be demol -- it was before
25 the Planning Commission in January. You did vote

1 to make a favorable recommendation on the rezoning,
2 so that issue is settled. But the special land use
3 and site plan were put off to this meeting so that
4 they could provide a floor plan that would explain
5 how the detailing and conveyors work together. But
6 I'll go over an overview before -- as I did before,
7 quickly, before we get to that.

8 As noted, this is 23055 Telegraph Road.
9 It is northwest of Telegraph and Nine Mile. It has
10 access on both existing vacant bank branch
11 dislocation. The existing zoning is (I-1)
12 Industrial, with (P) Parking zoning in the rear.
13 The proposal is for B-3 zoning in the front and (P)
14 Parking to remain in the rear for that back 50 feet,
15 so the back 50 feet is not going to change.

16 They do have proposed hours of operation
17 from Monday through Friday, 7 a.m. to 7 p.m.;
18 Saturday and Sunday, 7 a.m. to 8 p.m. Site aerial
19 just showing the existing bank branch with its
20 access off at Nine Mile and Telegraph. It's got
21 three curb cuts. It's a demolition and complete
22 reconstruction. This is just the existing bank
23 site which will be demolished and redeveloped.

24 The existing zoning and layout is part of
25 the Southfield technology corridor. We talked

1 about this last time when you voted on the rezoning
2 recommendation, but it is going from I-1 with these
3 uses to B-3 with the standard B-3 uses -- one of
4 which is as a special land use and car wash, where
5 the I-1 does not allow car washes; therefore, the
6 rezoning was necessary for the project to proceed.

7 We have a site plan here. As you can
8 see, you can enter off of Nine Mile and enter
9 stacking on that direction, or you can come in off
10 of Telegraph and enter into a lane that stacks in
11 and goes into the car wash at the rear. The exit
12 toward the front toward Telegraph and exit out
13 toward Telegraph as well. The loading zone is in
14 the back in the bypass lane. The dumpster
15 enclosure is also in that rear area. The rear area
16 of the property -- the rear area of the property,
17 this Zone P, is going to remain just a drive aisle
18 and landscaping.

19 Just a close up of this spot here, you
20 can see some solar panels on the roof. The
21 structure of the car wash entering from the west,
22 exiting to the east. The vacuum stations along the
23 building there on the walkway, and the -- some EV
24 charging stations there on the north or opposite
25 that; it would be the north side of the site.

1 This is the revised floorplan. So,
2 they've got it where the cars enter in from the
3 rear. They go to the right into that car detailing
4 area, so that they're -- with trench drains, so
5 they're not blocking the conveyor line while
6 they're being detailed. There is a detail lounge,
7 a lounge area for the detailing right here. So, if
8 people with getting details can stay in this lounge
9 with its own bathroom, so they don't have to cross
10 the car wash to get anywhere. And those who are
11 not using the detailing, obviously, would just go
12 through the conveyer wash and exit. There's a
13 customer sales area up in the front with another
14 restroom.

15 But the detail customers actually have an
16 area right here off the detailing location now.
17 And that does seem to be a relatively rational and
18 functional. I mean, we had a couple of concerns
19 that: one, would block the conveyor line entrance;
20 and two, the customers waiting for detailing have
21 to go through the car wash to get to the customer
22 area. And that seems to have been resolved in this
23 plan.

24 Elevations of the building we looked at
25 last time, these haven't changed. That's the south

1 elevation and the west elevation. We have the
2 north and the east, and a color rendering with what
3 it will more or less look like. And we do have the
4 petitioner present to speak as well. And there is
5 a public hearing for the special land use.

6 CHAIR GRIFFIS: There is a public
7 hearing?

8 MR. PAISON: With that, yeah, that'd be
9 probably after you hear the petitioner comment.

10 CHAIR GRIFFIS: Before we get started, I
11 see there's a long list of people that signed in
12 for public comment. There's a number of items on
13 the agenda tonight that are just regular public
14 hearings. So, you can just, when the public
15 hearing is open, you can approach the front in
16 order and have a chance to speak. There's a
17 section at the very end of the agenda that's for
18 public comment, that would be what you would sign
19 into the sheet that was listed outside. So, sorry
20 if there's any confusion on that. We're going to
21 take each item in order with the appropriate public
22 hearings as they come along. And then, towards the
23 very end of the meeting is a general public comment
24 section that we'll read off the list of the public
25 that signed in.

1 So, returning on back to the item on
2 Telegraph Road, 23055. If you would please, again,
3 just for the record and for the public present,
4 just give us a brief description of your project,
5 you know, address some of the concerns we had and
6 how you -- how you've changed them.

7 MR. PAISON: Sorry, Mr. Chairman, I was
8 mistaken. There is not a public hearing because
9 you had the public hearing at the last meeting in
10 January.

11 CHAIR GRIFFIS: For this site? Okay.

12 MR. PAISON: For this item, yes.

13 CHAIR GRIFFIS: For this item, we already
14 -- we already had the public hearing on the car
15 wash, so please just recap the project, the
16 improvements you've made to address our concerns
17 and questions, I guess is where we're at.

18 MR. RUBINSTEIN: Sure. Good evening,
19 everybody. My name is Dan Rubinstein. I'm counsel
20 for Art Danou, who is standing all the way to the
21 left. Art is the owner of the project. Standing
22 just to my left is John Gumma; he's the designer of
23 the project. We were here about -- I'm sorry, do
24 you need my address?

25 CHAIR GRIFFIS: Please, sure, yes. Yes.

1 MR. RUBINSTEIN: 30665 Northwestern
2 Highway, Suite 165, Farmington Hills, Michigan.

3 CHAIR GRIFFIS: Thank you.

4 MR. RUBINSTEIN: So, we were here about
5 roughly five weeks ago, and the commission had some
6 really I think very helpful feedback that we've
7 taken and attempted to revise the plans to not only
8 alleviate some concerns, but to improve the
9 efficiency for the customer experience, as well as
10 for the business owner.

11 One of the questions that came up when we
12 were here the last time was regarding the water
13 recycling system. There was questions about the
14 volume of water used, the percentage of recycling.
15 And we didn't have the literature with us at that
16 time, but I wanted to inform the panel. What we
17 have is the manufacturer of the track in the car
18 wash has a system, it's called the EQ 100. And
19 there would be three recycling systems. If we have
20 -- on the floor plan, you can see where they would
21 be. I don't know if we could turn to that page.
22 So, they would be essentially to the right of the
23 restroom for the lounge area. There would be three
24 recycling systems.

25 The total volume of water per vehicle

1 would be approximately 70 gallons of water per
2 vehicle, and this system recycles 90 percent of
3 that. So, the unrecycled amount would be
4 approximately seven gallons of water per vehicle.
5 So, I've done a little bit of independent research.
6 On average in this country, a car wash services
7 approximately 70 vehicles a day. We're hoping to
8 be above average, but that's the average. So, on
9 average, the car wash is going to use approximately
10 4900 gallons of water per day, 90 percent of which
11 will be recycled water.

12 I wanted Mr. Gumma to speak a little bit
13 to the detailing and some of the improvements and
14 revisions that were made to the design as it
15 relates to that. But if the panel has any
16 questions for me, based on the recycling system or
17 anything I've indicated, I'm happy to take them.

18 CHAIR GRIFFIS: Okay. It looks like no
19 immediate questions. We'll circle back if we need
20 to.

21 MR. RUBINSTEIN: Thank you.

22 MR. GUMMA: Good evening. My name is
23 John Gumma, 7419 Middlebelt Road, West Bloomfield.
24 Thank you for having us back. So, as a vehicle
25 pulls in, you can continue to go straight and get

1 your car washed and just exit on the very right
2 side if you're looking at it. If you're doing a
3 detail, then you would pull in and you make a
4 right, and you would explain what kind of detailing
5 you would have. While your car is being detailed,
6 you have the luxury of hanging out at the lounge
7 with complimentary beverages, water, or snacks.
8 And then, typical car detail, 15 to 20 minutes,
9 depends on how bad it is or how clean it is. As
10 your vehicle is done, then you go to your car, and
11 then you proceed to the wash.

12 MR. CROAD: Through the Chair, can I just
13 ask? Okay. So, that looks like what we would call
14 perpendicular parking. It looks like you can have
15 three cars detailing, then they've got to back out
16 into the car wash lane. How is that going to work
17 if the cars are stacked?

18 MR. GUMMA: We have a --

19 MR. CROAD: Is there somebody that's
20 going to be like holding up the cars before
21 entering the building so that they can back up or
22 is that -- are your detailers going to back the car
23 up and get it in queue? Because I could see that
24 being a conflict point.

25 MR. GUMMA: Yeah. So, when a car is

1 pulled in, it is backed in. And then, there's an
2 attendant there that would -- at that, I guess you
3 want to call overhead door, the left arrow, it
4 would get held up. And they pull in and get their
5 car detailed or car washed.

6 MR. CROAD: So, prior to council, if you
7 could show the turn in, turn out, and just put a
8 note on there --

9 MR. GUMMA: Sure.

10 MR. CROAD: -- that shows how that's
11 going to work.

12 MR. GUMMA: So, the circulation?

13 MR. CROAD: Yeah, the circulation into
14 the detailing stalls and then back out, and then
15 queuing. Just it's almost like a K-turn, you're
16 going to show a detail.

17 MR. GUMMA: Sure.

18 MR. PAISON: If you included a car, like
19 the car silhouettes, just showing how many cars fit
20 in there and how they're going to be sitting.

21 MR. CROAD: Yeah, I mean, that would
22 probably be helpful. Just like you have the car
23 showing on the conveyor belt, show three cars
24 there.

25 MR. PAISON: Or two or whatever fits,

1 yeah.

2 MR. CROAD: Well, it looks like there's
3 three, but whatever.

4 MR. PAISON: Yeah.

5 MR. CROAD: Yeah, whatever.

6 MR. GUMMA: Sure.

7 MR. CROAD: Whatever it's designed for.

8 MR. GUMMA: Sure.

9 MR. CROAD: Thank you.

10 MR. GUMMA: And that's really it.

11 CHAIR GRIFFIS: Okay. And then, maybe
12 one of the other items was the handicap-accessible
13 bathrooms on both sides so that the customers don't
14 need to go through, if I remember.

15 MR. GUMMA: Yeah, we addressed that. We
16 have that in there.

17 CHAIR GRIFFIS: Okay, all right. Thank
18 you very much.

19 MR. GUMMA: Thank you.

20 CHAIR GRIFFIS: We've already held the
21 public hearing on this item last month, so we'll
22 open it back to the commission for any comments and
23 questions. Dr. Stephens-Gunn?

24 DR. STEPHENS-GUNN: I have no comments
25 nor questions. I'm looking forward to the car

1 wash. Thank you.

2 CHAIR GRIFFIS: Commissioner Martin?

3 MR. MARTIN: Sorry. Can you repeat the
4 hours once again for me, please? The hours of
5 operation?

6 MR. PAISON: Monday through Friday, 7 to
7 7; Saturday, Sunday, 7 to 8, was what we discussed
8 at the last meeting.

9 MR. MARTIN: And you've got the handicap
10 parking. I have no other questions, then.

11 CHAIR GRIFFIS: All right. Commissioner
12 Willis?

13 MR. WILLIS: Thank you. My question is
14 the number of employees you anticipate?

15 MR. GUMMA: Number of employees, you
16 said?

17 MR. WILLIS: Yes.

18 MR. GUMMA: Approximately five on the car
19 wash side, approximately four or five on the dry
20 side as you leave the vehicle, the tunnel. And
21 then, detailing, it's another four or five.

22 MR. WILLIS: So, you're looking at 12 to
23 15 employees?

24 MR. GUMMA: Easily, yeah.

25 MR. WILLIS: Okay. I'm trying to

1 remember the parking to accommodate the employees.

2 MR. GUMMA: Oh, we have plenty of
3 parking. We have vehicular parking -- yeah,
4 they're right there. So, we have for 15 of our --
5 so we have 14 cars parking in the very back,
6 correct.

7 MR. WILLIS: And that would take one
8 section, leaving about 15, 17 other parking spaces?

9 MR. GUMMA: Yeah, but that's per --
10 that's not a full -- that's a full shift. But I'm
11 saying is that those employees are not there at the
12 same time.

13 MR. WILLIS: Okay, thank you. I think
14 that's a creative use of the building. Thank you.

15 MR. GUMMA: Thank you.

16 CHAIR GRIFFIS: Commissioner Gruber?

17 MS. GRUBER: I just have one question.
18 Is the detailing by appointment or are people just
19 going to drive up and say I want my car detailed?

20 MR. GUMMA: We haven't got that far. But
21 I think it's going to be appointment.

22 MR. RUBINSTEIN: The intention is it for
23 to be by appointment.

24 MS. GRUBER: Okay.

25 MR. RUBINSTEIN: I would imagine if there's

1 availability, then they would take a walk-in, so
2 to speak.

3 MS. GRUBER: Okay. So, then you know
4 you're never going to have more people signed up
5 then you have spaces. That was the question.
6 Thank you so much. Good luck.

7 MR. RUBINSTEIN: Thank you.

8 CHAIR GRIFFIS: Commissioner Goodwin-Dye?

9 MS. GOODWIN-DYE: My concern is going in
10 along with Mr. Croad. You are on a conveyor,
11 correct?

12 MR. GUMMA: Mm-hmm, correct.

13 MS. GOODWIN-DYE: And you get people
14 coming in here [indicating].

15 MR. GUMMA: Yes.

16 MS. GOODWIN-DYE: Is that conveyor going
17 to stop when the cars are backing up into the --

18 MR. GUMMA: At that point there is no
19 conveyor, at the beginning of it. It starts at the
20 wash. And the conveyor is like kind of like a
21 rotary type. So, if there's no car in there to
22 push, then it just goes on its own.

23 MS. GOODWIN-DYE: Yes, but if this car
24 has to stop, the conveyor back here is still
25 running, correct?

1 MR. GUMMA: That, so where, Mr. Paison --
2 yeah, right there, that's where it starts. So,
3 you're -- you would start pulling in at that point.

4 MS. GOODWIN-DYE: Oh, this is going -- I
5 always get it going the wrong -- the wrong
6 direction, okay.

7 CHAIR GRIFFIS: Going to the right.

8 MS. GOODWIN-DYE: Yeah.

9 CHAIR GRIFFIS: Right of the diagram.

10 MS. GOODWIN-DYE: Follow the arrows. All
11 right.

12 CHAIR GRIFFIS: Commissioner Bernoudy?

13 MS. BERNOUDY: In reference to your --
14 and thank you for coming back before us. I was
15 concerned about the detailing as well, and happy
16 that you're gonna do that. I wanted to know about
17 the employees. Will you consider first hiring
18 employees from the City of Southfield, if that's
19 possible?

20 MR. GUMMA: Yes, of course.

21 MS. BERNOUDY: And your time of operation?

22 MR. GUMMA: Time of operation?

23 MS. BERNOUDY: Yes.

24 MR. GUMMA: What was it?

25 MR. RUBINSTEIN: It was seven -- 7 to 7

1 during the week, 7 to 8 on the weekends.

2 MS. BERNOUDY: Seven to eight on the
3 weekend, that includes Sunday?

4 MR. RUBINSTEIN: Correct.

5 MS. BERNOUDY: Okay, thank you.

6 CHAIR GRIFFIS: Mr. Martin, you had
7 another question?

8 MR. MARTIN: You mentioned the detailing.
9 But you didn't say specifically what type of
10 detailing. What detailing would you be doing?

11 MR. GUMMA: So, it's basically like
12 you're not heavy-duty shampooing, nothing like
13 that. It's if you are somebody who's elderly,
14 senior citizen, that does not want to be outside
15 and shop vac their vehicle. It's a shop vac, it's
16 a heavy wipe down. It's, you know, anything really
17 necessary, but it's not like you're shampooing the
18 rugs, nothing like that, no.

19 MR. MARTIN: Cleaning the glass, the
20 windows from the inside?

21 MR. GUMMA: Correct, yes.

22 MR. RUBINSTEIN: The intention is for the
23 customer to be able to sit in the lounge and wait,
24 rather than drop off a car for multiple hours. So,
25 as Mr. Gumma indicated, the intention is for this

1 to be a 20-minute detail from start to finish, give
2 or take.

3 MR. MARTIN: So really and truly, it
4 wouldn't -- it's the kind of ongoing operation
5 where you wouldn't really need an appointment,
6 then?

7 MR. RUBINSTEIN: I'm sorry, can you say
8 that again?

9 MR. MARTIN: It would be more a quick
10 process so that you really wouldn't need an
11 appointment to have your car detailed, if you turn
12 them over every 20 minutes.

13 The intention is for this to be by
14 appointment. I mean, that will help Mr. Danou to
15 know how many employees have to be on the detailing
16 side of the operation at a given time. How busy,
17 that's part of it would be. But as I said earlier,
18 if there's availability and there's employees able
19 to service that vehicle, I presume that they would
20 take walk-ins.

21 MR. MARTIN: Okay. You have the ability
22 to come in, request detailing, but not have the
23 time available for it, based on cars being there
24 already. You have an escape plan for the vehicles
25 that are there to be detailed that can't get

1 detailed?

2 MR. RUBINSTEIN: Have you thought about
3 that?

4 MR. DANOU: We just, I mean once they go
5 through the cashier, (INAUDIBLE).

6 MR. RUBINSTEIN: Right. So, at the point
7 in time where they cross the cashier, the cashier
8 would be able to tell them if they could
9 accommodate that vehicle.

10 MR. MARTIN: So, they could get out;
11 there's an escape route for them? They would be
12 able to get out? If they can't get detailed, then
13 they don't -- they might not want the car wash.

14 MR. RUBINSTEIN: Correct.

15 MR. MARTIN: Is there a method for them
16 to get out of the car wash line?

17 MR. GUMMA: Well, the whole purpose is
18 for you to get a car wash. And detail is second;
19 it's not a mandatory or not a first. So, you're
20 coming there to get a car wash. And the additional
21 would be the detailing.

22 MR. MARTIN: Well, I understand what
23 you're saying. If I want to get my car washed and
24 detailed, I want to get it detailed and washed, not
25 one or the other. So, that's -- you see my point

1 now?

2 MR. GUMMA: Yeah, well, you would pull in
3 and you'd request that service at the attendant.
4 And if you're -- the detailing is not available,
5 you'd be able to -- you'd turn around.

6 MR. MARTIN: Okay. Where's the
7 attendant? Could you?

8 MR. PAISON: The pay station.

9 MR. RUBINSTEIN: Yes, that's exactly
10 right; right at the start of those two lanes.

11 MR. MARTIN: Okay. So, what if I come in
12 from Nine Mile, where's the attendant? You have an
13 attendant at the Nine Mile entrance and at the
14 Telegraph entrance?

15 MR. GUMMA: Yeah, that's the other
16 attendant, would be the interior one. And right --
17 right where that gate is, right there where that
18 first car is, that's a gate.

19 MR. PAISON: Let me look at that floor
20 plan. Looks like there's a window here.

21 MR. MARTIN: If you go back again.

22 MR. GUMMA: Back up to the previous plan.
23 Right at that, see where it says the 16? Yes,
24 there's a gate right there.

25 MR. MARTIN: Okay. I'm at the gate. I

1 want to get my car detailed and I want to get my
2 car washed. How do I get out if I can't get it
3 detailed and washed? I wanted to get it detailed.
4 You see, if I went through the car wash --

5 MR. GUMMA: We'd probably turn you away
6 for the detailing, but you'd come in for the wash.
7 At the time, we don't have an attendant to detail
8 it.

9 CHAIR GRIFFIS: I think this may be more
10 of a site plan comment, too, which would be the
11 next item on the agenda.

12 MR. MARTIN: Yeah. You have no escape
13 route for me if I want -- if I want to get both, a
14 car wash and detail, and I can't get detailed, I'm
15 not gonna get my car washed. So, how do I get out?
16 That's my question.

17 CHAIR GRIFFIS: Okay. You get a car wash
18 it appears, at this point.

19 MR. MARTIN: Yeah, I mean -- so, you see
20 the point?

21 MR. RUBINSTEIN: He makes a really good
22 point. And if you're coming in from the Nine Mile
23 area and going in from the right side, you are
24 correct. And actually, I think it would be an
25 excellent addition to put --

1 MR. GUMMA: A bypass lane.

2 MR. RUBINSTEIN: Yeah, to put a lane
3 where you could exit if you -- before that gate, if
4 for some reason they couldn't service the
5 detailing. If you're coming the Telegraph side,
6 you can back up and there's room to make a turn
7 around. But you're correct. On the Nine Mile
8 side, at least from the design, it looks like it's
9 a one-lane entrance. So, there would have to be an
10 exit. You're correct.

11 MR. MARTIN: And the problem -- and I
12 understand what you're saying, I understand what
13 your business plan is. But people don't follow it.
14 They do it their way. And their -- my way is to
15 get my car wash and detailed at the same time. If
16 I go there without making an appointment and I
17 can't get it done, I'm not going to get it washed,
18 either. So, you need an escape plan. You got to
19 have an escape route.

20 MR. RUBINSTEIN: You're 100 percent right.

21 MR. MARTIN: I'm just pointing that out.
22 So, that's something that you're going to have to
23 be able to explain to City Council, not us.

24 MR. RUBINSTEIN: No, that's actually a
25 really good point.

1 MR. MARTIN: You have to have that in
2 your plan, yeah.

3 CHAIR GRIFFIS: And to the Planning
4 Department, is this -- is this relevant to the
5 special use portion of this conversation right now?
6 I mean, I know it's coming --

7 MR. MARTIN: It goes to the site plan.

8 MR. CROAD: In this particular case,
9 because the special land use deals with traffic
10 circulation, yeah, I think it has to be clear. If
11 we were talking about what kind of plants they were
12 putting in there, no, that's the site plan. But I
13 do think that this, we look at traffic circulation
14 and hours of operation. So, I do think in this
15 particular case, it is pertinent. And it'll just
16 translate into the site plan part as far as
17 recommendations.

18 CHAIR GRIFFIS: Okay, thank you.

19 MR. MARTIN: I thought we were doing the
20 site plan already.

21 CHAIR GRIFFIS: We're still on --

22 MR. MARTIN: Sorry.

23 CHAIR GRIFFIS: We're still on the first
24 part. We've talked about it. Just trying to make
25 sure we're supposed to be talking about it now.

1 MR. MARTIN: Yeah.

2 CHAIR GRIFFIS: Were you finished,
3 Commissioner Martin?

4 MR. MARTIN: I'm sorry, yes.

5 (UNINTELLIGIBLE.)

6 CHAIR GRIFFIS: Any other comments,
7 questions?

8 (No response.)

9 CHAIR GRIFFIS: Okay. As far as
10 adaptively reusing a former bank site as a car
11 wash, this one seems like a good one. It's a large
12 site. You've got entrances to two major roads.
13 So, from a special use point of view, it makes
14 sense to me. Do we have a recommendation from the
15 Planning Department?

16 MR. PAISON: Yes, Mr. Chairman. The
17 Planning Department is recommending favorable
18 recommendation for the special use request. I'll
19 just summarize here. We do find that it's suitable
20 in the general business district, to which this is
21 requested to be rezoned. Its location, size, and
22 periods of operation are consistent with the other
23 auto-oriented uses in that area along Telegraph.

24 Vehicular traffic, at least generated by
25 the use on the adjacent roads, would be not

1 adverse. There is a question of some internal
2 circulation we just discussed. And then, not
3 adverse to safety, health, and welfare. It should
4 generally provide security and safety to the
5 general public and employees as an operating use.
6 We would have the conditions where it is subject to
7 the approval of the rezoning, obviously. Subject
8 to the approval of the site plan by City Council as
9 well. And then, the hours of operation, Monday
10 through Friday, 7 to 7, and Saturday and Sunday, 7
11 to 8.

12 MR. CROAD: If I could through the Chair?

13 CHAIR GRIFFIS: Yep.

14 MR. CROAD: To Mr. Paison, was the
15 rezoning taken care of last month?

16 MR. PAISON: They actually voted on it
17 and made a favorable recommendation last month.

18 MR. CROAD: For the record.

19 MR. PAISON: Yep.

20 MR. CROAD: And that's all I have. I do
21 have a comment on your site plan when we get to it.

22 CHAIR GRIFFIS: Okay. So, to the
23 Commission, looking for a motion, and if you would
24 like to add a condition to further study the site
25 circulation, I think we could entertain that here

1 and we can also discuss it under the next item.

2 MR. MARTIN: To the Chair, I'd like to
3 put my concern about the exit plan, exit route in
4 the site plan.

5 CHAIR GRIFFIS: Okay. So, it sounds like
6 you're making a favorable motion with the condition
7 that the site plan --

8 MR. MARTIN: Site plan.

9 CHAIR GRIFFIS: -- be further studied
10 with the Planning Department.

11 MR. MARTIN: Yes.

12 CHAIR GRIFFIS: Okay.

13 MR. WILLIS: Yeah, I'd support that.

14 CHAIR GRIFFIS: So, we have a favorable
15 motion with the condition mentioned by Commissioner
16 Martin, supported by Commissioner Willis.

17 All in favor?

18 PARTIAL COMMISSION: Aye.

19 DR. STEPHENS-GUNN: I have a question.

20 CHAIR GRIFFIS: Let's hold on one second.
21 Dr. Stephens-Gunn?

22 DR. STEPHENS-GUNN: Okay. Planner Croad,
23 given what we're talking about with this, tell me
24 what impact that would have on them moving forward.

25 MR. CROAD: Well, if you look at, I think

1 it's item four, that's why I said special land use
2 deals with vehicular traffic. So, I think the
3 special land use, we've discussed that, and it's
4 subject to it not having an adverse effect. So, I
5 think you can grant the special land use, and then
6 we can get into more details at the site plan
7 level.

8 CHAIR GRIFFIS: Okay. So, remove the --
9 remove the condition?

10 MR. CROAD: Well, that condition is
11 really covered --

12 CHAIR GRIFFIS: As number four.

13 MR. CROAD: -- as number four.

14 CHAIR GRIFFIS: Okay. To make this
15 slightly cleaner, can you please give your motion
16 again, without the condition? Just a favorable --

17 MR. MARTIN: For all practical purposes,
18 I want to strike my comment and put that in the
19 site plan.

20 CHAIR GRIFFIS: Okay.

21 MR. MARTIN: Is that correct?

22 MR. CROAD: Yeah. I mean, you're making
23 this subject to our recommended conditions, which
24 also covers traffic circulation.

25 MR. MARTIN: So, I'd like the --

1 (Crosstalk.)

2 MR. CROAD: You're recommending favorable

3 --

4 MR. MARTIN: -- special (UNINTELLIGIBLE)
5 recommendation for special land use, favorable.

6 MR. CROAD: You're making a favorable
7 recommendation of special land use, subject to
8 these conditions.

9 MR. MARTIN: Yeah.

10 MR. CROAD: And then, Mr. Willis --

11 MR. WILLIS: Support.

12 MR. CROAD: -- you would supporting that
13 motion.

14 CHAIR GRIFFIS: Okay.

15 MR. MARTIN: We got that?

16 CHAIR GRIFFIS: So, we're back to the
17 vote. So, all in favor?

18 FULL COMMISSION: Aye.

19 CHAIR GRIFFIS: Any opposed?

20 (No response.)

21 CHAIR GRIFFIS: None, okay. So, the
22 special use recommendation is favorable. Next
23 item.

24 MR. GUMMA: Thank you.

25 CHAIR GRIFFIS: It's still this project,

1 which is PSP23-0019, which is the site plan review.
2 Any additional comments from the Planning
3 Department to start off?

4 MR. CROAD: Yeah, I just -- if you, Mr.
5 Paison, if you go back to slide 10?

6 MR. PAISON: Come on now, work with me.

7 MR. CROAD: Yeah. Or that, I'm sorry,
8 the interior.

9 MR. PAISON: Come on. What is this thing
10 doing?

11 MR. CROAD: So gentlemen, because on --
12 those detailing spaces should have an accessible
13 aisle. And especially since you said that, that
14 older adults and people with disabilities might be
15 using it, I would just suggest that the center
16 detailing be striped with a barrier-free, van-
17 accessible width of eight feet, and then you could
18 have two detailing spaces. And then, it's fully
19 accessible to the lounge and the restroom.

20 MR. RUBINSTEIN: Sure.

21 MR. CROAD: So, if you could add that on
22 there, that would be an additional condition we
23 would recommend. And then, if the Planning
24 Commission is comfortable, they could direct that
25 circulation issue to be administratively reviewed

1 by our staff prior to it going to council. Unless
2 there's anything else you want to talk about on the
3 site plan, but that would help -- help with the
4 recommendation moving forward on the site plan.

5 CHAIR GRIFFIS: Okay. Any other concerns
6 to that or otherwise from the Planning Commission?

7 MR. MARTIN: Can you go back one slide to
8 where you had the color? Yeah, there. The -- can
9 you indicate where the detailing is on this, on
10 this board?

11 MR. PAISON: It would be right over here.

12 MR. MARTIN: Okay. So, is it possible to
13 have an escape to come out from the back there?

14 MR. PAISON: Well, there's a walkway
15 going down the side now. I guess potentially you
16 could have a drive that went down and intersected
17 over here as an escape lane, just like, kind of
18 like you have one over here. It's a lot of extra
19 pavement, but.

20 MR. MARTIN: Yeah.

21 CHAIR GRIFFIS: The entrance was more --

22 MR. MARTIN: Yeah.

23 CHAIR GRIFFIS: -- before you go through
24 the conveyer, you can probably get out.

25 MR. MARTIN: Yeah, yeah.

1 CHAIR GRIFFIS: Which would be --

2 MR. MARTIN: Yeah.

3 CHAIR GRIFFIS: -- more on the curb.

4 MR. MARTIN: That's something for the
5 petitioner to work with the Planning Department.
6 So, thank you. I'm done.

7 CHAIR GRIFFIS: Any other site plan
8 comments from the commission?

9 (No response.)

10 CHAIR GRIFFIS: Okay. If we're all
11 satisfied, then we'd be looking for a motion, plus
12 the condition that --

13 DR. STEPHENS-GUNN: We've got to do the
14 recommendation.

15 MR. CROAD: Mr. Paison can put the
16 recommended conditions for the site plan. We can
17 just add that.

18 MR. PAISON: Yeah, they put an aisle,
19 barrier-free aisle between the spaces, and working
20 with the Planning Department on the circulation
21 issue, with regard to the --

22 MR. WILLIS: I'm curious, was that
23 barrier-free aisle or just a barrier-free marking,
24 too?

25 MR. PAISON: It would have to actually be

1 wide enough to count as a barrier-free aisle.

2 MR. CROAD: For van-accessible, barrier-
3 free, which is eight feet.

4 MR. PAISON: Yeah.

5 MR. CROAD: So, if you could go to slide
6 17?

7 MR. PAISON: This slide right here, this
8 one or 17?

9 MR. CROAD: Yeah. So, we'll just add
10 those additional conditions on here.

11 MR. PAISON: Yeah, because this is a
12 suggested recommendation. You guys can always add
13 conditions.

14 CHAIR GRIFFIS: Okay. So, can you please
15 give us the Planning Department recommendation?

16 MR. PAISON: Yeah. We are making a
17 favorable recommendation for the site plan review
18 for the car wash here at 23055 Telegraph. It does
19 not seem to create serious adverse impacts on
20 adjacent properties. It has property, pedestrian,
21 and vehicular traffic safety, except for this one
22 issue we've discussed, which isn't really a traffic
23 safety issue, it's a consumer accommodation issue,
24 is how I would understand it.

25 The site plan does show access for major

1 and secondary thoroughfares with Nine Mile and
2 Telegraph. So, it does have proper connection to
3 the road major roads. And it would be subject to
4 the approval of the rezoning by City Council and
5 the special land use by City Council, subject to
6 the plans presented and site maintenance agreement,
7 and any recommendations of the Crime Prevention
8 Bureau. And obviously, continuous compliance with
9 all applicable ordinances, codes, laws, and
10 statutes.

11 And then additionally, those two
12 conditions would be the 8-foot barrier-free aisle
13 between the detailing spaces, and a resolution of
14 this circulation concern regarding customers who
15 may not want a car wash if they can't get the
16 detail service, which could be a vehicular access;
17 or perhaps it's by appointment only, would be the
18 other way to resolve that issue, if you don't take
19 walk-ins. If you don't have an appointment, you're
20 not getting detailed. That's the only other way I
21 can think of doing it.

22 MR. CROAD: (INAUDIBLE.)

23 CHAIR GRIFFIS: Okay, thank you. So, to
24 the Commission, looking for a recommendation
25 including the additional conditions stated.

1 DR. STEPHENS-GUNN: I'd like to move that
2 we accept a favorable recommendation of the
3 Department for PSP23-0019, the site plan review,
4 and including the additional items as discussed.

5 MS. BERNOUDY: I second that.

6 CHAIR GRIFFIS: Okay. We got a favorable
7 recommendation by Dr. Stephens-Gunn and seconded by
8 Commissioner Bernoudy. All in favor?

9 FULL COMMISSION: Aye.

10 CHAIR GRIFFIS: Any opposed?

11 (No response.)

12 CHAIR GRIFFIS: None. Thank you, and
13 please contact staff to further discuss these items.

14 MR. GUMMA: Thank you.

15 CHAIR GRIFFIS: Thank you very much.

16 MS. BERNOUDY: Good luck.

17 MS. GRUBER: Good luck.

18 CHAIR GRIFFIS: All right. Next item is
19 24839 Greenfield Road. There's a public hearing on
20 the special land use first, PSLU23-0020.

21 MR. PAISON: Thank you, Mr. Chairman. As
22 noted, this is an existing gas station on the
23 corner of 10 Mile and Greenfield. It is the
24 southwest corner. It presently has a fried chicken
25 carry out in it, which does have its County Health

1 Department license, but does not have its special
2 land use because there was a miscommunication on
3 that or misunderstanding.

4 So, they're looking to get the special
5 land use approved for both adding beer, wine, and
6 liquor sales, which is a special land use, and the
7 carry-out restaurant, which is also a special land
8 use. And gas stations themselves actually are
9 special land uses, but this one exists already.

10 They are looking at, and this was
11 discussed before, hours of operation on Monday
12 through Saturday, 6 a.m. to midnight, Sunday, 7 a.m.
13 to 10 p.m.

14 Current zoning is (B-3) General Business,
15 which is the district that allows gas stations and
16 the other uses as a special land use. It is -- the
17 future land use plan has it as local mixed use,
18 which is consistent with that zoning.

19 We provide these when these have come up
20 before. This is 1000-foot radius around the site.
21 And it shows, the gold star is where this gas
22 station is located. The other, there's a liquor
23 store across the road there, Prince Fine Wine &
24 Liquor on the other side of 10 Mile. Those are the
25 two locations within the 1000-foot radius that sell

1 beer, wine, and liquor, just for reference.

2 A little site aerial, just zooming in a
3 little more, just going to give us a bit more
4 detail. We got the gas station kind of on the west
5 side of the site, the canopy toward the east.
6 We've got some parking and dumpster closures kind
7 of a little more toward the south.

8 Some photos of the site, this is from
9 Greenfield looking through the pump islands toward
10 the gas station. You can see down the parking on
11 the side to the dumpster enclosure. And then, the
12 10 Mile side of the building, there's a little --
13 another shot from this sort of the south side of
14 the pump islands. And then, the side of the
15 building a little closer, north side, with the air,
16 the rear of the property, and then the front of the
17 building.

18 We are looking at a few improvements
19 here. They're going to be putting in some
20 pedestrian -- a pedestrian, like a straight
21 pedestrian connection across the parking lot here
22 to an ADA ramp to get to the door. And then, from
23 the area in the front of the bus stop also goes
24 through to the gas station. The ice chest is going
25 to be on the side here, it's going to be an ADA-

1 accessible ice chest; plenty of room there for them
2 to have access to that chest.

3 The grease trap, which is now currently
4 over here, is getting moved to the south side of
5 the building and screened. So, that's going to get
6 relocated to where people won't have to look at it.
7 And that's pretty much what's going on with the
8 site plan.

9 The floor plan, just to give you an
10 example of this. They've got the kitchen here in
11 their back room for the carry out. That's as it's
12 currently configured. The blue here behind the
13 counter is where the liquor sales is going. The
14 red is the beer and wine display on the floor. And
15 then, you've got a beer and wine cooler on the side
16 as well. This is, as I understand it, just
17 repurposing existing space, they're not actually
18 renovating. It's just shelf space and the coolers
19 and the floor is getting reassigned.

20 Is this gonna go? Here we go. The
21 landscape plan, it's more or less the existing
22 landscape. There may be some replacements or
23 refreshments that have to occur in the spring to
24 match this, but this is consistent. We do have a
25 key over here for what these plantings are. And

1 that is another section we're gonna get updated, as
2 the landscape will get some refreshing. Elevations
3 of the building not really changing very much, but
4 they were provided. And then, we do have the
5 petitioner present to comment. They gave us some
6 interior photos, and I have the floorplan up here
7 as well.

8 CHAIR GRIFFIS: Okay, thank you. Please,
9 again, state your name and address for the record,
10 and give us a brief description of why you're doing
11 what you're doing and what you hope to accomplish.

12 MR. MORELAND: Thank you. My name is Ken
13 Moreland. I'm with Dorchin/Martin Associates,
14 29895 Greenfield Road. We're the architects
15 representing the applicant for the special land
16 use. He is requesting it so that he can provide
17 sales of alcohol, liquor, and beer/wine. As Mr.
18 Paison had indicated, the project will not require
19 any alterations to the exterior, and the interior
20 will remain the same. The only thing will be they
21 will be reallocating the display spaces on the
22 inside to have the alcohol as shown on the floor
23 plan.

24 We are making some improvements to the
25 site with regard to accessibility from the public

1 way, providing a bike rack and making sure that the
2 ice chest is accessible as well. The project, they
3 do meet all of the requirements of the ordinance,
4 whether regarding parking and setbacks and the
5 whatnot. So, with that, I would open it up to any
6 questions or comments. I am here with the owner,
7 Mr. Yousif, and his partner, Mr. Aziz [phonetic],
8 which they will be here to answer any questions or
9 comments you might have.

10 CHAIR GRIFFIS: Okay. Well, we're gonna
11 open up the public hearing in a second here. If
12 you can take a step back, and then we'll call you
13 back up when we're ready.

14 MR. MORELAND: Thank you.

15 CHAIR GRIFFIS: This is a public hearing.
16 I'll open up the public hearing for this item at
17 this time. Planner Croad?

18 MR. CROAD: Yeah, I just -- if there's --
19 I just want for the public hearing, if there are a
20 number of you who want to speak, if you wouldn't
21 mind just lining up on either side of the aisle so
22 that we can move things along. But we'll make sure
23 that everybody has an opportunity to speak.

24 CHAIR GRIFFIS: Okay. And when you
25 approach, you'll have three minutes to speak.

1 Please state your name and address for the record.

2 And you're first.

3 MR. HANNA: Thank you, Commission. My
4 name is Justin Hanna [phonetic]. I am a co-trustee
5 of the business across the street, Prince Liquor &
6 Wine Shop. The address is 15600 West 10 Mile Road,
7 Unit 1A, Southfield, Michigan.

8 CHAIR GRIFFIS: Okay.

9 MR. HANNA: My -- excuse me. My family
10 opened that business 20 years ago, my late father
11 opened the business. Now it's being operated by me
12 and my mother as co-trustees. And you know, we, as
13 I mentioned, had opened that business 20 years ago.
14 We hope to be around the City of Southfield for
15 20-plus more years. We're here opposing this
16 special land use.

17 I don't feel that we had adequate notice
18 of this hearing. I only just learned about this
19 hearing earlier today; otherwise, we would have
20 more adequately prepared our response. But in
21 general, I don't believe that the area needs an
22 additional liquor store. As I mentioned, we are
23 directly across the street. There our party stores
24 in one mile in any direction that you would like to
25 go, either down Greenfield or down 10 Mile.

1 There's also a Rite Aid across Greenfield that I
2 believe serves beer and wine.

3 So, we don't feel that it's needed for
4 that reason. We don't feel that it brings anything
5 beneficial necessarily to the community. I don't
6 know that it'll create any new jobs, for instance.
7 And if anything, there's a possibility that it
8 would, you know, cause our business potentially to
9 fail. I know that many of our customers feel these
10 same sentiments. Many of those customers are
11 citizens of the City of Southfield. We, again, did
12 not have an opportunity to adequately prepare, and
13 I don't believe they are necessarily familiar with
14 this hearing.

15 And I apologize, there was one more thing
16 that I just wanted to mention on the record. I
17 think that's all. I think you appreciate the
18 sentiment that I'm trying to portray. And I'll --
19 I did write my name down on that list at the
20 beginning. So, to the extent that there's no
21 further comment necessary, I concede my time.

22 CHAIR GRIFFIS: Okay, thank you.

23 MR. CROAD: Through the Chair, before you
24 leave. This body is a recommending body. So,
25 there will be another public hearing at council

1 next month.

2 MR. HANNA: Okay.

3 MR. CROAD: And so, you'll have more time
4 to present. And you can submit a letter. I know
5 you're all limited to three minutes, but you feel
6 free to submit a letter to our office, and we will
7 make sure that it's in the packet for the council
8 meeting.

9 MR. HANNA: Understood. Thank you very
10 much. Thank you.

11 MR. CROAD: Tom, do we have -- anticipate
12 the March -- do we have a date? March 25th, March
13 23rd?

14 MR. PAISON: I think it's March 25th.
15 It's the last Monday of the month.

16 MR. CROAD: So, if everything goes
17 through, it'll -- anticipate it would be March 25th
18 will be another public hearing, so you can be
19 adequately prepared for that.

20 CHAIR GRIFFIS: Please state your name
21 and address.

22 MR. MALONE: Mark Malone [phonetic], my
23 address is 15664 Goldwyn, Southfield, Michigan.
24 I'm actually a customer at both of the places, the
25 gas station and the store. I feel as being a

1 Southfield resident, that we don't need another
2 liquor store this close. I mean, they're right
3 across the street. That's just my personal
4 opinion. And I -- that's really all I have to say.
5 I just don't think we need another liquor store
6 that close.

7 CHAIR GRIFFIS: Okay.

8 MR. MALONE: I mean, that gas station is
9 very busy already. And I feel that if they're
10 serving liquor, it's going to be even busier, you
11 know. So, I just think that we just don't need
12 another liquor store right across the street from
13 another liquor store. So, I don't even have to use
14 the three minutes. I just want to put that.

15 CHAIR GRIFFIS: You don't have to.

16 MR. MALONE: Okay, thank you.

17 CHAIR GRIFFIS: Thank you.

18 MR. WILLIS: Thank you.

19 MS. HANNA: Good afternoon. I am the
20 owner of Prince Liquor, which the gas station is
21 like about more -- less than 300 --

22 CHAIR GRIFFIS: What was your name?

23 MS. HANNA: My name?

24 CHAIR GRIFFIS: Yep.

25 MS. HANNA: My name is Netta Hanna

1 [phonetic].

2 CHAIR GRIFFIS: Okay, thank you. I got
3 your address from your sign in.

4 MS. HANNA: So, they are so close to us.
5 I don't feel like there's a need for another liquor
6 store that's going to be right there, like less
7 than 300 feet away from us. And we trying to keep
8 up the business. We take care of our customers,
9 and I don't think there's a need for a liquor store
10 that close. And that's all I need to say.

11 CHAIR GRIFFIS: Okay, thank you.

12 MS. HANNA: Thank you.

13 CHAIR GRIFFIS: Please state your name
14 and address first, and then begin.

15 MR. JONATHAN HANNA: Hi everyone. My
16 name is Jonathan Hanna. My address is 1321 Orleans
17 Street, Detroit, Michigan -- it's the site of my
18 office. I'm also a son of Netta. I want to make
19 some comments today, not just as a family member of
20 the business owner, but also as a professional.
21 I'll give you a short, very short biography.

22 Born, raised in Southfield, attended
23 Leonard Elementary, have been in business in
24 Southfield for 20 years. Attended Oakland
25 Community College in Southfield, where I met Dr.

1 Lloyd Cruse [phonetic], who wrote me a letter of
2 recommendation to attend the University of Michigan
3 to study architecture and urban and community
4 studies. It also opened opportunities to attend
5 Princeton, where I got my Master of Architecture,
6 and I received a certificate in Health and Health
7 Policy from the School of Public and International
8 Affairs. So, I say this all both as a concerned
9 resident, but also as a professional -- a
10 professional who can make comments on these types
11 of scenarios.

12 So, this is a special land use approval,
13 looking for special approval. I have some notes
14 here if you allow me to read them. So, in regards
15 to the gas stations as a special approval, the City
16 Council review and approval shall be for the
17 purposes of maintaining the health, safety, and
18 welfare of the community. The City Council shall
19 approve the use only after finding that the use is
20 so arranged that the gas station will not adversely
21 affect the normal development and use of adjacent
22 property.

23 And further, the gas station will be
24 constructed in accordance with the following
25 development standards. One of these development

1 standards, number 15 -- for the record, the section
2 is 5.169, and the number is 15. Ancillary retail
3 sales in automotive and non-automotive products
4 related to the primary use of gas stations shall be
5 acceptable under the following guidelines: automotive
6 accessories, such as windshield wiper fluid,
7 windshield washer fluid, excuse me, motor oil,
8 wipers, scrapers, or similar as determined by the
9 planning director; non-automotive related products of
10 single containers of various beverages and individual
11 packages of sundries, such as gum, candy, cigarettes,
12 newspapers; excluding alcohol, liquor, beer, and
13 wine, medical marijuana and medical marijuana-infused
14 products, et cetera.

15 So, furthermore, there has been a master
16 plan, the sustainable Southfield 2.0 Comprehensive
17 Design Master Plan, where the planners had
18 specifically criticized what they called fringe
19 food outlets, which include liquor stores and gas
20 stations. One of the major aspects of the plan --

21 CHAIR GRIFFIS: I'll give you just a few
22 additional seconds. It sounds like you're pretty
23 close.

24 MR. JONATHAN HANNA: Thank you, I have
25 one last sentence. Thank you, I appreciate it.

1 Access to the affordable and healthy food is part
2 of the Healthy Communities design, and Southfield
3 has many opportunities to improve through a variety
4 of local regulations and programs. So, I just
5 encourage you, and it's my professional opinion,
6 that we consider the health of our community. I
7 would say that we worked for the last 20 years to
8 build relationships with the Yeshiva School, the
9 Jewish school across the street, which the LARA,
10 the Licensing and Regulatory Affairs, maintains the
11 rights to revoke liquor licenses for being within
12 500 feet of schools. I don't know exactly what
13 type of liquor license the gas station is seeking.
14 But nonetheless, they are -- their parcels are
15 within 400 feet of the school across the street.

16 So, again, in my professional opinion,
17 and for the health and safety and welfare of our
18 community, I don't think it's a good idea. Thank
19 you.

20 CHAIR GRIFFIS: Okay. Planner Croad, do
21 we need to address the recently changed ordinance
22 at this time?

23 MR. CROAD: Well, after the public
24 hearing, we'll try to answer any of your questions.

25 CHAIR GRIFFIS: Okay, thank you. Please

1 state your name and address.

2 MR. ROSS: Yes, my name is Brian Ross
3 [phonetic]. I'm a resident at 16301 Fairfax
4 Street. I've been a Southfield resident for over
5 25 years. And I do shop at that gas station. And
6 I think their great customer service is more
7 comfortable, more safe. It feels safe there, you
8 know, they do secure the area. There is no
9 loitering around the premises. And it's a one-stop
10 shop. We can get everything in one place. I think
11 it'd be a safety, very good place for safety on,
12 you know, traveling and things of that nature to
13 get everything in one place. And it'd be more
14 comfortable and suitable.

15 And I don't think it's nothing wrong with
16 having no liquor at that place. And you know, they
17 have it in other suburban gas stations. And I
18 figure I've been living here, so that keeps me, you
19 know, comfortable at the residence that I live in
20 at the moment in Southfield. And I figure, you
21 know, they deserve it. They great people and they
22 do secure all their customers -- I was gonna say
23 clients -- but customers that, you know, do attend
24 their station. And I figure that'd be the best
25 thing for that side of town, right there on

1 Greenfield Road. And that's pretty much, you know,
2 all I have to say. I think they should have the
3 license.

4 CHAIR GRIFFIS: Thank you. Please state
5 your name and address for the record.

6 MS. THOMAS: My name is Robin Thomas,
7 Frank Thomas [phonetic]. We live at 16041 Harden
8 Circle, Southfield, Michigan, 48075. The reason
9 why we --

10 MR. THOMAS: My -- go ahead.

11 MS. THOMAS: The reason why we're here,
12 we're here to support the gas station because they
13 good to their people. I have never seen nobody had
14 a problem over at the gas station or nothing. I
15 mean, they just good to their -- to us, period, for
16 the business.

17 MR. THOMAS: I came here to support our
18 community. Yeah, we've been here, been trading
19 with them for what, we've been here 30 years. And
20 like the young man said before, there's no evidence
21 of loitering or panhandling in the store. If there
22 was, I wouldn't be coming there for over 30 years.
23 And they're good people. I mean, they, Chris, you
24 know, he's like family, you know. We know him
25 really well.

1 MS. THOMAS: Well, I feel like they're
2 family, too. Because I mean, I didn't even know
3 him. And all of a sudden, me and Chris got to
4 talking and Dave started to talking. It's like,
5 when I see Dave in the store, I go in there, holler
6 at him, talk to him. I mean, they just good people
7 to their customers.

8 CHAIR GRIFFIS: Thank you very much.
9 Please state your name and address first.

10 MS. GORDON: My name is Jeanette Gordon
11 [phonetic]. My address is 16309 Harden Circle.
12 I've been a resident there for 40 years. I've
13 watched the transition of everything going back and
14 forth. The comfort in the area is most important
15 to me. And with the accessibility, the easy
16 accessibility, and the convenience, everything is
17 all in one. They give great customer service for
18 like 40 -- well, they haven't been there for 40
19 years, but I have been, and I've watched them. And
20 as they said, they're like family, no loitering or
21 anything. That's all I have to say.

22 CHAIR GRIFFIS: Thank you.

23 MS. GORDON: Thank you.

24 CHAIR GRIFFIS: Hello.

25 MS. BARBER: Good evening. My name is

1 Maria Barber [phonetic]. I live at 20504 Charlton
2 Square, Apartment 110, Southfield. I'm new as a
3 resident. I've been in Knob in the Woods, which is
4 now Crossroads, for two years. But I've been in
5 the Goodman-Acker Building managing a law office
6 since 2003.

7 I've been going to that gas station for
8 many years. I appreciate the chicken restaurant
9 that they have in there now. A lot of the
10 attorneys and some of our clients purchase chicken
11 there. It's delicious. I go there every day
12 during the week. I think that it would be a
13 convenience to be able to purchase beer, liquor,
14 wine, if that's what I want to do.

15 I have also been to their store, to the
16 other store across the street. I don't frequent
17 that store. It seems more of a specialty store to
18 me. The gas station is a multi-use property. And
19 I would like to be able to not have to make two and
20 three stops when I can go to someplace and get what
21 I want in one stop. And like they said about Chris
22 and the others, they're very polite. They're very
23 nice. I feel safe. I feel secure. The place is
24 clean. And I haven't had a problem finding
25 anything that I wanted except beer, wine, and

1 liquor. So, that's all I have to say.

2 CHAIR GRIFFIS: Thank you.

3 MS. BARBER: Thank you. Name and
4 address, please?

5 MR. JONES: My name is Sean Jones
6 [phonetic]. I'm a resident at 16300 North Park
7 Drive. I've been a resident in Southfield for over
8 10 years. I do frequent the gas station twice a
9 day, usually in the morning and the evening. I do
10 go to play my lotteries in the morning. And when I
11 usually get off in the evening, I usually would try
12 to get a beer. I think their store across the
13 street, they're pretty -- they're closed. So, I
14 would be able to at least get a beer in the evening
15 if they're able to get their license there. And
16 they are, they do take care of the community. I
17 haven't had any problems there. And no loitering
18 and not too busy, you know, even when I go in the
19 morning and in the evening. But that's all I
20 needed to say.

21 CHAIR GRIFFIS: Thank you.

22 MR. JONES: Thank you.

23 MR. BOYD: Hello. My name is Leonard
24 Boyd [phonetic], 16110 Templar Circle, Southfield,
25 Michigan. I, too, I've been in Southfield, lived

1 in Southfield for over 35 years. And I've -- I go
2 to both Princess Liquor and I go to the gas station
3 as well. And it's just a matter of having options,
4 you know, that's just how I pick it. If one place
5 is too busy, I go across the street to the other,
6 you know, just a matter of having options. If one
7 place is -- has, you know, a few things going on, I
8 just go across the street.

9 Chris and the gas station, they've done a
10 lot for the community. She spoke of chicken. I
11 mean, I've went in there a few times and he's like,
12 did you get your coupon for a free chicken? And
13 you know, you can't say that about everybody, where
14 they kind of care about the community and want to
15 do things for the community. And they've always
16 stepped up. And you know, I've been in when he's
17 helped out someone that's, you know, a little short
18 changed, didn't have the money needed to make their
19 purchase. And what I've seen him help people out.
20 I've seen at their store as well. But I'm just
21 saying, again, just a matter of having options.
22 So, that's a good family there and they're good
23 here at the gas station as well. So, it's just a
24 matter of having options, that's all.

25 CHAIR GRIFFIS: Thank you.

1 MR. BOYD: Thank you.

2 CHAIR GRIFFIS: Seeing no more public
3 comment, I'll close the public comment at this
4 time. Commissioner -- sorry, Planning Director
5 Croad?

6 MR. CROAD: Yeah. So, I'll address in
7 general terms, and I'll ask Mr. Paison to jump in
8 on the acronyms here. But just for the benefit of
9 the public, the council did entertain and amend the
10 ordinance to allow for beer, wine, and liquor sales
11 at gas stations subject to special land use. We
12 looked at this as an opportunity to make sure that
13 the older gas stations come into compliance with
14 ice chests, accessibility, outside storage, and so
15 forth. We deemed it as a special land use so that
16 we could get public input. But with regard to the
17 State, the type of license, Mr. Paison, beer and
18 wine is called?

19 MR. PAISON: The SDM, the special
20 distributor -- special diversion --

21 MR. CROAD: So, the SDM is similar to
22 what a CVS, Rite Aid, grocery store. It's a
23 license to sell beer and wine, for -- not for
24 consumption on the property. It's like carry out.
25 And then, there's another level for hard liquors or

1 spirits. And both of those are regulated through
2 the state, and they do not have any distance
3 separation requirements for those type of license.

4 Now, the on-premises alcohol is limited,
5 and has other separation requirements for schools
6 and churches and so forth. So, the comment about
7 needing to be 500 feet from a school, that does not
8 apply to these types of licenses.

9 We also, on previous gas station with
10 liquor sales considerations, know that there only
11 are a capped number of retail-oriented liquor sales
12 based on our population. But last count, we had
13 about 20 or 22 beer and wine available still in
14 this community, exclusive of the few that just came
15 through. Now, the hard liquor, that's a question I
16 have. We were already capped at the hard liquor.
17 And I don't know if the gentlemen have to purchase
18 them and bring them in from somewhere else, but I
19 don't think we have any hard liquor sales, retail
20 sales available in this community. So, we'll check
21 that before we go to council.

22 But again, there's no separation
23 requirements. If there was a drugstore, a grocery
24 store, a liquor store all next to each other, they
25 could get those retail sale of beer and wine with

1 no separation; the gas stations are treated the
2 same. If they were on-premises consumption, they
3 have different setback requirements. So, they're
4 within the -- they're within the limits of what our
5 special requirements are. And we do look at this
6 because hours of operation are important. And we
7 want to make sure that there's no adverse impact to
8 adjacent property owners.

9 Now, some of the photos that I saw they
10 were showing, and I have a question of our
11 petitioners. So, if you -- if you don't mind
12 coming up? It looked like you had outside sales.
13 You had windshield wiper, it looked like there
14 might even been wood that you get for fireplaces.
15 So, there's -- there shall be no outside sales.
16 So, if you look -- if you look in the upper photo
17 there, it looks like there's a number currently of
18 outside sale items there, and that's blocking
19 accessible route. Ice chest has to be relocated
20 because it needs a 60-inch diameter turning radius
21 for wheelchairs, and the doors have to be -- so,
22 some of that will have to be cleaned up as a
23 condition of approval.

24 So, those are the kinds of things that
25 we're looking at, to make sure that the site's up

1 to speed, there's pedestrian connection, there's
2 accessible, barrier-free access to the front of the
3 entrance and to any exterior ice chest. And then,
4 there shall be no other exterior sales at all. The
5 beer -- the windshield wiper, windshield fluid,
6 those are only tied to if you had automotive
7 repair. So, that's an old standard, and most of
8 these C-stores converted from the typical two-bay
9 repair to full C-store. So, these are existing
10 non-conforming situations that will have to be
11 corrected if they're granted the beer, wine, liquor
12 sales. So, if you could address, do you currently
13 have a beer, wine, or liquor license that you're
14 waiting for approval on, or what are your plans?

15 MR. MORELAND: So, as far as the beer,
16 wine, and liquor license, I have applied to the
17 State of Michigan, to the Liquor Control Commission,
18 and it's approved, pending the City of Southfield.

19 MR. CROAD: Right. But there's one
20 license for beer and wine, which --

21 MR. MORELAND: I have applied for both.

22 MR. CROAD: Right. But the city has some
23 to give. But the liquor, last I checked, we have
24 exceeded the amount of liquor licenses for these
25 type of retail businesses. So, what I'm asking is,

1 are you, if you're approved for your special land
2 use, will you have to acquire that liquor license
3 from outside and bring it in? Otherwise, I don't
4 think -- I don't see how the city can issue the
5 liquor part of it.

6 MR. MORELAND: I have already. I have
7 already purchased the liquor license.

8 MR. CROAD: That's what I just asked.

9 MR. MORELAND: Yes. Yes, I have.

10 MR. CROAD: You just said you had applied
11 for beer, wine, and liquor?

12 MR. MORELAND: No, I applied for the beer
13 and wine, because it's through the City of
14 Southfield. But I have purchased the liquor
15 license.

16 MR. CROAD: Okay. That's what I wanted
17 to be clear.

18 MR. MORELAND: Yes.

19 MR. CROAD: Because I know there's no
20 more to give.

21 MR. MORELAND: Yes.

22 MR. CROAD: Okay. So, subject to them
23 complying with all the conditions of the special
24 land use, and subject to the council approving it,
25 then they would be permitted beer, wine, and liquor

1 should the state grant them the license.

2 CHAIR GRIFFIS: And from planning review,
3 zoning ordinance review, we don't really care if
4 there's liquor, or beer and wine, or both.

5 MR. PAISON: Yeah, it's all covered by
6 the same special land use approval.

7 CHAIR GRIFFIS: It's not going to change
8 the site plan?

9 MR. PAISON: It's in the same provision
10 of the code that was revised.

11 MR. CROAD: Yeah, I just -- you asked me
12 to explain the difference.

13 CHAIR GRIFFIS: Yeah, no. I'm just
14 verifying again. It doesn't really affect us today
15 that he asked to buy a liquor license, where is he
16 going to buy it?

17 MR. CROAD: We could -- we could, the
18 city could grant them the special land use
19 approval. But if the license isn't available from
20 the state, they still couldn't get --

21 CHAIR GRIFFIS: They could get the
22 license in five years (UNINTELLIGIBLE).

23 (Crosstalk.)

24 MR. CROAD: That's right. That's right.

25 CHAIR GRIFFIS: Okay.

1 MR. PAISON: I would say the main
2 distinction in our code is on-premise consumption
3 versus off-premise consumption.

4 CHAIR GRIFFIS: Okay.

5 MR. PAISON: Those are distinctly
6 different uses under our ordinance.

7 CHAIR GRIFFIS: Okay, thank you.

8 MR. MORELAND: And to answer regarding
9 the windshield solvent and the wood, we have
10 removed those a long time ago. So, if some of the
11 members had went to the location a couple of weeks
12 back, we have removed everything. And we put the
13 ice chest on the back -- on the side, I'm sorry, of
14 the building, and it's wheelchair accessible at the
15 same time. And you guys had asked us to move the
16 oil bin from the one side of the building. We
17 moved it to the other side, and we did fence it
18 also, so you cannot see it.

19 MR. CROAD: Yeah, again, through the
20 Chair, I was just pointing out those are some of
21 the conditions that we're looking at as far as
22 granting it. And maybe that's an older photo, but
23 that's the example of what we were trying to
24 correct because it was preventing --

25 MR. MORELAND: Oh, okay.

1 MR. CROAD: -- it was preventing barrier-
2 free access to the store.

3 MR. MORELAND: Yes, sir.

4 CHAIR GRIFFIS: Okay, thank you. It was
5 a little warmer that day. To the Commission, any
6 other further questions or comments?

7 DR. STEPHENS-GUNN: No, I have a comment.

8 CHAIR GRIFFIS: Go ahead.

9 DR. STEPHENS-GUNN: First of all, to the
10 citizens who came out this evening, thank you very,
11 very, very much. We don't have a lot of community
12 participation on a lot of these issues. And I just
13 personally want to thank you all for taking time
14 this evening to come out and share your thoughts
15 and comments. On that, I'm good.

16 CHAIR GRIFFIS: Okay. Mr. Martin?

17 MR. MARTIN: No questions or concerns at
18 this time.

19 CHAIR GRIFFIS: Commissioner Willis?

20 MR. WILLIS: No questions.

21 CHAIR GRIFFIS: Commissioner Gruber?

22 MS. GRUBER: No questions.

23 MS. BERNOUDY: No questions.

24 CHAIR GRIFFIS: So, we've already learned
25 a lot about gas stations and beer and alcohol sales

1 in the last few months. So, we're all pretty well
2 educated up here. So, I have no further questions,
3 either. You're making the site improvements
4 required, and your site was already pretty clear in
5 the beginning. I remember when you removed the
6 service bays from your building and did the updates
7 on them, I don't know, maybe 10 years ago or
8 something like that. So, you've already done a lot
9 of improvements to your -- to your station compared
10 to some of the older ones around the city. So,
11 thank you.

12 So, is there a recommendation from the
13 Planning Department?

14 MR. PAISON: Yes, Mr. Chairman, let me
15 just advance to this. I'll summarize. The
16 Planning Department makes a favorable
17 recommendation of the special land use request for
18 this gas station for liquor -- alcohol, beer, wine,
19 liquor sales and carryout restaurant and an
20 existing gas station at 24839 Greenfield.

21 Its size and character is in harmony with
22 the general business district. Obviously, this is
23 where this is allowed as a special land use, gas
24 stations with carry out, and it's actually one of
25 the few districts you can actually do it in.

1 So, location, size, and intensity, it
2 shouldn't create any possible nuisances. The
3 facility is not expanding. They're subbing some
4 retail for other retail for the alcohol sales. The
5 carry-out restaurant is actually already there and
6 functioning, so you are able to see how that works.

7 It does incorporate the purpose and
8 spirit of the chapter and sound planning. This is
9 a very auto-oriented area, the intersection along
10 Southfield or Greenfield, so -- Greenfield and 10
11 Mile.

12 The character is not expected to cause
13 any additional adverse effects from noise, dust,
14 odor or fumes. It is a functioning gas station now
15 and promotes -- is not adverse to promotion of the
16 health, safety, welfare of the community, and
17 safety and security of the public, as noted by that
18 it's a well-run station that people feel safe at.
19 And we would be -- the only conditions would be
20 subject to the approval of the site plan by the
21 City Council and continuous compliance with all
22 applicable ordinances, laws, codes, and statutes.
23 And hours of operation, Monday through Saturday,
24 6 a.m. to midnight, Sunday 7 a.m. to 10 p.m.

25 MR. CROAD: And just to clarify that the

1 alcohol sales might be slightly different than
2 their hours of operation, and that's subject to the
3 state.

4 MR. PAISON: Yep, there are a couple --
5 there are regulations on when you can and can't
6 sell alcohol that are in addition to the hours of
7 operation here.

8 CHAIR GRIFFIS: Okay, thank you. I'm
9 looking for a motion from the Commission.

10 MR. WILLIS: Through the Chair?

11 CHAIR GRIFFIS: Yes.

12 MR. WILLIS: Move for favorable
13 recommendation for PSLU23-0020, special use.

14 DR. STEPHENS-GUNN: I second.

15 CHAIR GRIFFIS: We've got a favorable
16 recommendation by Commissioner Willis, second by
17 Dr. Stephens-Gunn. All in favor?

18 FULL COMMISSION: Aye.

19 CHAIR GRIFFIS: Any opposed?

20 (No response.)

21 CHAIR GRIFFIS: Thank you. So, the
22 special land use received a favorable recommendation.
23 The next item related to this project is the site
24 plan, PSP23-0020. Any additional comments from
25 planning?

1 MR. PAISON: No, just the, you know,
2 looking at the site development centers in the B-3
3 generally have to do with having adverse impacts on
4 adjacent properties and relating properly to
5 (UNINTELLIGIBLE) and traffic safety and to access
6 to thoroughfares. So, those are sort of the main
7 considerations of the B-3 because it is the general
8 business district.

9 We are looking at the conditions being
10 obviously council approval of the special land use,
11 condition on the plans as presented, prepared by
12 Dorchin/Martin, compliance with any recommendations
13 of the Southfield Police Department's Crime
14 Prevention Bureau, and continuous compliance with
15 all codes, laws, statutes that are applicable.

16 CHAIR GRIFFIS: Planning Commission, any
17 additional comments on the site plan? Dr.
18 Stephens-Gunn?

19 DR. STEPHENS-GUNN: No, I'm good.

20 CHAIR GRIFFIS: All right. Commissioner
21 Martin?

22 MR. MARTIN: Just wanted to make sure
23 that you're aware that you still have to post
24 signage for identification and license --
25 identification for the sale and purchase of liquor.

1 MR. MORELAND: Yes, sir.

2 MR. MARTIN: That's all.

3 CHAIR GRIFFIS: Commissioner Willis?

4 MR. WILLIS: My only comment is, I will
5 be there to purchase chicken. So, with that, I
6 wish you well.

7 MR. MORELAND: Thank you.

8 CHAIR GRIFFIS: Commissioner Gruber?

9 MS. GRUBER: No comment.

10 CHAIR GRIFFIS: Commissioner Bernoudy?

11 MS. BERNOUDY: No.

12 CHAIR GRIFFIS: Commissioner Goodwin-Dye,
13 I skipped you. I thought I'd come back.

14 MS. GOODWIN-DYE: None.

15 CHAIR GRIFFIS: Just a general comment.

16 It seems like the gas stations in the City of
17 Southfield are -- they're on a tight site, but
18 they're usually on a corner. So, if they're
19 congested, there's plenty of other options. You
20 can move on down the road. That's been well
21 documented over the months and months we've been
22 discussing gas stations up here. But your site
23 plan does meet all the rules of the ordinance, so
24 you have complied in my opinion. Planner Croad,
25 did you have something?

1 MR. CROAD: I don't have anything.

2 CHAIR GRIFFIS: Okay. Can we have a
3 recommendation from planning?

4 MR. PAISON: I already summarized it, I
5 think.

6 CHAIR GRIFFIS: Okay. So, we've heard
7 the recommendation. So, now we're just looking for
8 a motion.

9 DR. STEPHENS-GUNN: I motion that we
10 accept the favorable recommendation for PSP23-0020,
11 site plan review.

12 MR. WILLIS: Support.

13 MR. MARTIN: Second.

14 CHAIR GRIFFIS: I had you first.

15 MR. WILLIS: Okay.

16 CHAIR GRIFFIS: You're closer to me
17 because I can --

18 MR. MARTIN: Yeah, I'll give you that.

19 CHAIR GRIFFIS: So, we have a favorable
20 recommendation on the site plan by Dr. Stephens-Gunn,
21 supported by Commissioner Willis.

22 MR. WILLIS: Thank you.

23 CHAIR GRIFFIS: All in favor?

24 FULL COMMISSION: Aye.

25 CHAIR GRIFFIS: Any opposed?

1 (No response.)

2 CHAIR GRIFFIS: Okay. Favorable
3 recommendation to the site plan, also.

4 MR. WILLIS: Thank you.

5 CHAIR GRIFFIS: Thank you very much.

6 MR. MORELAND: Thank you.

7 CHAIR GRIFFIS: Next item is at 23800
8 Lahser Road. Two items on this one, also. We're
9 going to start with this public hearing, special
10 land use, PSLU23-0021.

11 MR. PAISON: Thank you, Mr. Chairman.

12 This is the mixed --

13 MR. MARTIN: Through the Chair, can you
14 hold off, please, so that people -- can you hold up
15 until they finish evacuating?

16 MR. PAISON: Yes.

17 MR. MARTIN: Everybody talks to walk.
18 Thank you, sir.

19 MR. PAISON: This is the -- the facility
20 is at 23800 Lahser Road. It is a currently vacant
21 church. It's been vacant for a little while, a
22 little over a year, which is how it lost its legal
23 non-conforming status as a church because it was
24 built prior to those requirements, being 1963 and
25 then the addition in 1973, prior to special land

1 use having been required for that.

2 So, as a result of it being vacant for
3 that amount of time, to reestablish a similar use
4 religious community center, it had to come and get
5 this approval. Now, once it has this approval,
6 it's good. It runs with the land. This won't
7 happen again. It was just that the previous church
8 just didn't have these approvals, and when it went
9 vacant for over a year, it lost its status as a --
10 as grandfathered or a legal non-conforming. So,
11 just kind of why it's in front of you.

12 They are looking at reoccupying this as
13 religious institution cultural center. And their
14 hours of operation, as was discussed last time, are
15 8 a.m. to 8 p.m., all days of the week,
16 potentially.

17 The zoning of the area is (R-1)
18 Residential. The master plan area future land use
19 map is low density, multiple-family residential,
20 which is consistent. And religious institutions
21 are frequently found in these residential districts
22 as like a non-residential but compatible use, just
23 like schools.

24 This is the site located, you can see the
25 Hidden Rivers Drive on the north side. Condos

1 again, multifamily to the south and some single
2 family there to the east. You've got driveways on
3 the north and south of the church in the front, the
4 main building, the original building being the
5 chapel. And then, the wing being the later
6 addition. You've got a rectory house, and then
7 another building that was like a caretaker's house.
8 And then, there's a small storage building back
9 here, and they were going to try to get to the
10 answer of whether or not those are all staying. I
11 believe the house is, the rectory house is actually
12 staying for sure; it was the other two structures
13 that were questionable.

14 Some photos of the site. The top view of
15 the west elevation, the front of the chapel, and
16 then the wing. The east elevation across the
17 parking lot there, which is, you know, obviously
18 needs to be resurfaced. Ends of the building,
19 north elevation and south elevations. It's a brick
20 structure; flat roof on the wing, and then pitched
21 roof over the main original building. The east
22 elevation on the top left there is the rectory
23 house that they've been working to fix up. And the
24 other one is the caretaker house. And then, the --
25 I don't think we have a photo with the little

1 garage, but there's a garage as well shown on the
2 plan back here.

3 This is the site landscape plan. They
4 are looking to do some improve -- like they're
5 gonna do along the edges of the drive. The parking
6 lot, they were going to be doing restriping and I
7 guess some surfacing of the parking lot.

8 Obviously, the building needs a little bit of work,
9 which was discussed last time. They did get --
10 they are in the process and have completed putting
11 a new roof on the building at this point.

12 The floorplan, you've got the church
13 hall, the chapel. Then, you've got a wing with
14 office rooms, meeting rooms, child's -- children's
15 classrooms, and a fellowship hall in the basement,
16 choir loft; pretty standard layout for this type of
17 building from this era. And the petitioner is
18 present to speak on this.

19 CHAIR GRIFFIS: Okay. Could you please
20 state your name and address for the record, and
21 again, brief summary of who, what, why?

22 MR. KALAJIAN: My name is Art Kalajian.
23 I'm the architect on behalf of the church on this
24 project. And next to me is Noel Santos [phonetic].
25 He's the civil engineer and site engineer as well.

1 Our project is pretty much the existing
2 project that's going to be retrofitted. There's no
3 additions planned at this point. But one of the
4 things we were talking about is what buildings are
5 to be demolished. And we're toying with the idea
6 of getting rid of the shack and the adjacent
7 storage building, and potentially in the future
8 putting an addition to the rectory as a storage
9 facility for lawnmower equipment, since we're going
10 to lose that space.

11 It was a consensus before the meeting, we
12 had a little discussion about it, whether we should
13 try to go with a storage building where it is now,
14 or where to put it. My thought was to take the two
15 outbuildings down, so we have a large play area in
16 the future for children, and potentially, a
17 pavilion, outdoor pavilion for picnics that might
18 be utilized in that large space to the northeast of
19 the property. And anything that for storage would
20 be a future addition that could be tied to the
21 residence. I'm not sure if that would require site
22 plan approval since it's going to be part of the
23 residence. But we're hoping that, you know, if we
24 go that route in the future, that could be done
25 maybe administratively without going through this

1 whole process again.

2 MR. CROAD: Yeah. Through the Chair --
3 through the Chair, if you get your special land use
4 and your site plan, and it's within certain
5 guidelines, we can do that administratively.

6 MR. KALAJIAN: Okay.

7 MR. CROAD: It's based on the size.

8 MR. KALAJIAN: So, the main intent, I
9 guess, the immediate intent is to beautify the
10 area, bring the parking lot into a nice aesthetic
11 and workable surface. The building is getting
12 repaired right now. It's mostly damaged through
13 the roof leakage, and the spaces itself are going
14 to be cleaned up. And there's going to be less
15 crowded areas within the church itself. We're
16 trying to make it where it fits roughly about 300
17 people total occupancy of the building.

18 There's plenty of parking. We're going
19 to exceed the parking by plus or minus 30 people,
20 you know, roughly 30 percent more than what's
21 required. But that allows growth in the future, if
22 there is any. So, since there's the existing hard
23 surface there, we just want to maintain the
24 existing hard surface, not add to it. And by
25 getting rid of the two outbuildings, I think it'll

1 be an aesthetically more pleasing sight. Adding
2 additional landscaping along the parking areas, so
3 that we try to shield any park -- headlights from
4 any cars that might be within the parking area, and
5 then adding a few trees here and there to
6 supplement the existing landscaping.

7 So, basically, what we're trying to do is
8 bring the existing building back to conformance as
9 much as we can to code. While it is an existing
10 building, certain things will be status quo, such
11 as accessibility. We have access to the lower
12 level through the outside and through a chairlift.
13 And based on the rehabilitation code, we hope to
14 maintain that status quo.

15 So, basically, it's more of a retrofit of
16 the existing facility, with whatever needs repair.
17 And that includes the site as well. We're just
18 surfacing the site; we're not doing a major change
19 to the site. The drives will stay basically where
20 they are, and really a beautification project,
21 really.

22 And I don't know if the civil engineer
23 wants to add anything, but that's it.

24 CHAIR GRIFFIS: The hours, like the
25 typical, this is the busy time, and we have

1 meetings during the week, that kind of?

2 MR. KALAJIAN: The primary use would be
3 church use. I believe it'd be just mid-week and
4 Sundays, but the church will also have events
5 during -- special events for cultural purposes like
6 they mentioned last time for dance. They have
7 special program for dancing and a cultural system.
8 And they invite the public for that as well.

9 So that, I think they were having it here
10 at the City Hall at one point at the pavilion, so
11 it will be moved to this facility. But more or
12 less, 90 percent of the time would be used by the
13 people themselves, but there might be special
14 events that would be -- the public would be invited
15 to.

16 And the hours of operate -- I don't think
17 there's any specific hours of the church operation,
18 other than the morning and potentially evening
19 services, mid-week and Sundays, I think.

20 MR. SANTOS: I think the weekdays are by
21 appointment only. So, it's basically if somebody
22 needs to use the place from the community, that can
23 be accommodated. And that's, again, by appointment.
24 And activities would be substantially during
25 weekends, church service and some Sunday school.

1 CHAIR GRIFFIS: Okay, thank you. Well,
2 this is a public hearing, so I'm going to ask you
3 to step back for a bit. We'll open up the public
4 hearing at this time. If anyone would like to
5 speak on this item, please come forward, state your
6 name and address for the record.

7 (No response.)

8 CHAIR GRIFFIS: Seeing no public
9 approaching, close the public hearing. Commission,
10 any questions or comments on this?

11 DR. STEPHENS-GUNN: None.

12 CHAIR GRIFFIS: Commissioner Martin?

13 MR. MARTIN: None.

14 CHAIR GRIFFIS: Commissioner Willis?

15 MR. WILLIS: Planner Croad, I hope I'm
16 not spilling over with these questions. But I
17 believe the last time we talked, you said that
18 they're -- you're going to raze two buildings,
19 repair the principal building, and that someone
20 will be living in the house? I probably need them
21 to come up to the --

22 MR. SANTOS: The rectory is planned to be
23 occupied by the pastor. And the two structures on
24 the north side, one to the northeast is the shed,
25 is certainly going to be removed. And same thing

1 with the caretaker's house, that's going to be
2 removed, too.

3 MR. WILLIS: Okay. So, the rectory is
4 the building I'm talking about. The person who is
5 going to occupy it, who did you say that was?

6 MR. SANTOS: The pastor.

7 MR. WILLIS: Okay. And forgive me for
8 asking this way, is the pastor an employee of the
9 church? Is he -- what is his status? Is he an
10 employee or?

11 MR. SANTOS: No, he's going to be a
12 volunteer, basically.

13 MR. WILLIS: He's going to be?

14 MR. SANTOS: A volunteer.

15 MR. WILLIS: Okay. You talked about the
16 repairs you're going to make to everything but the
17 rectory. Are repairs being considered for the
18 rectory? Is it up to code? Is it livable now?

19 MR. SANTOS: I believe the -- the roof
20 still needs to be repaired for that one, and that's
21 in the schedule. We're just -- we just finished up
22 the church building. It was repaired last
23 December. And then, the flat roof, that was just
24 recently done, too.

25 MR. WILLIS: Okay.

1 MR. SANTOS: So, now they're going to be
2 jumping to the rest -- the rectory as soon as the
3 weather permits.

4 MR. WILLIS: Okay. You're using the same
5 contractor for the rectory for as the other
6 construction?

7 MR. SANTOS: The one for the church and
8 the flat roof, that same contractor. Now, the
9 rectory, I'm not quite sure. I can ask one of our
10 members here if that's going to be the same, if I
11 could?

12 MR. WILLIS: Okay.

13 MR. SANTOS: Is that the same contractor?

14 UNIDENTIFIED SPEAKER: I think since if
15 it's the residence, it might be different.

16 CHAIR GRIFFIS: It's not --

17 MR. SANTOS: Yes.

18 CHAIR GRIFFIS: I guess it's not really
19 probably relevant to the --

20 (Crosstalk.)

21 MR. WILLIS: It's not really.

22 MR. SANTOS: Yes, it's the same. I just
23 wanted to make sure that I'm giving you the correct
24 answer.

25 MR. WILLIS: I think our principal

1 concern is if you're going to have the building
2 with a person living there, I want to ensure that
3 it's habitable, that it meets whatever code
4 inspections, that, you know, that it is a safe
5 place, and so that that person is there, too. So,
6 I heard the other plans. We're going to build
7 this, we're going to tear this down. But I hadn't
8 heard anything about the rectory. And if that is
9 part of the plan to make sure that it's habitable
10 and a good and -- just habitable, then I think
11 we're good.

12 MR. SANTOS: Certainly, the rectory -- I
13 am sorry, if I will -- I was kind of assuming that,
14 you know, we have already planned it out that that
15 rectory is going to be staying, and therefore it's
16 going to be cleaned up and all the repairs done
17 before it gets occupied.

18 MR. WILLIS: Okay.

19 MR. SANTOS: That's the plan. That's
20 what we're doing right now, in fact. I'm just
21 focused concentrating on the ones to be demolished
22 on the north side. But yeah, the one on the south
23 side, certainly, that's going to be fixed. And
24 they already did some cleanup on that one last
25 year. And it just so happened, we got caught up in

1 that weather.

2 MR. WILLIS: Okay. Thank you so much.

3 MR. SANTOS: Oh, you're more than
4 welcome, sir.

5 CHAIR GRIFFIS: Commissioner Gruber?

6 MS. GRUBER: No questions.

7 CHAIR GRIFFIS: Commissioner Goodwin-Dye?

8 MS. GOODWIN-DYE: I'm really happy that
9 you're reusing it. I've driven by it for years.

10 MS. BERNOUDY: Yeah.

11 MS. GOODWIN-DYE: And it's like, okay,
12 somebody's gonna, you know, do something with it.
13 So, I'm really happy that you're, you know, taking
14 a chance on it.

15 MR. SANTOS: Thank you.

16 CHAIR GRIFFIS: Commissioner Bernoudy?

17 MS. BERNOUDY: I second that exactly.

18 CHAIR GRIFFIS: Right, yep. It's always
19 great to reuse and reoccupy an existing building
20 before it's lost. It sounds like this one went
21 into -- pretty far into disrepair, but as long as
22 the plan is to bring it up, that's good with us.
23 Do we have a recommendation from the Planning
24 Department for the special land use?

25 MR. PAISON: Yes, Mr. Chairman. We are

1 recommending favorable recommendation of the
2 special land use for the Philippine American
3 Cultural Center to permit the vacant church to be
4 reused as a religious cultural institution. It
5 does, as these uses typically do, suit the
6 residential character of an area; churches and like
7 neighborhood schools are a common feature.

8 The subject property is so located as not
9 to hinder any natural and presumed residential
10 development of the area, excuse me, and is not
11 negatively impacting any woodlands or wetlands.
12 It's a buffer transition area between residential
13 and nonresidential in the way that it is, because
14 it's along the road and there is residential
15 further to the east. It is a relatively acceptable
16 neighbor to the multifamily to the north and south
17 as well.

18 The proposed use is in accord with the
19 spirit and purpose of this chapter, not inconsistent
20 with or contrary to the objectives of sound
21 planning. Obviously, it's been a church for many
22 years. The residential around it, much of it was
23 built around the church. The multifamily to the
24 north and south I think are newer than the church
25 is, actually.

1 Not likely to produce any offsite adverse
2 effects with dirt, glare, odor, or fumes, given the
3 nature of the use, and not adverse to the promotion
4 of health, safety, and welfare of the community.
5 And it would be subject to the approval of the site
6 plan approval by the City Council, continuous
7 compliance with all applicable ordinances, codes,
8 laws, statutes. And hours of operation would be
9 listed as any -- all days of the week, 8 a.m. to
10 8 p.m., potentially.

11 CHAIR GRIFFIS: Okay. Commissioner
12 Willis?

13 MR. WILLIS: Thank you. And I'm not sure
14 this is probably the appropriate time. I would
15 suggest that we ensure that the rectory is
16 habitable. That's part of a review by the
17 department?

18 MR. PAISON: The building official would
19 have to issue it a certificate of occupancy before
20 it can be occupied as a home. So, it would
21 definitely have to be brought up to code and
22 inspected --

23 MR. WILLIS: Okay.

24 MR. PAISON: -- by the building
25 department prior to its occupancy.

1 MR. WILLIS: Okay, thank you.

2 CHAIR GRIFFIS: I'm looking for a motion.

3 MS. GOODWIN-DYE: Through the Chair, I
4 move for a favorable recommendation of PSLU23-002
5 [sic], special use.

6 CHAIR GRIFFIS: Zero, zero, two, one.

7 MS. GOODWIN-DYE: I'm sorry, 2-1.

8 MR. MARTIN: Second.

9 CHAIR GRIFFIS: Okay. I've got a
10 favorable recommendation by Commissioner Goodwin-
11 Dye, seconded by Commissioner Martin. All in
12 favor?

13 FULL COMMISSION: Aye.

14 CHAIR GRIFFIS: Any opposed?

15 (No response.)

16 CHAIR GRIFFIS: None. Okay. Favorable
17 recommendation on the special land use. Next item,
18 same site. It's PSLU23-0021, which is the site
19 plan review. Any additional comments from the
20 Planning Department?

21 MR. PAISON: Do you have anything?

22 MR. CROAD: I do. I just, I want to, if
23 you don't mind. I don't think that the parking
24 calculations have been done correctly. And I just
25 want to make sure that we're all on the same page.

1 And we can deal with it administratively. But when
2 you said that you had excess parking, the first
3 thing that pops in my head is that, as you know,
4 because we're trying to reduce impervious surface,
5 you can't have more than 20 percent of what's
6 required. And you're showing on your plans that
7 you require 68 spaces, and you provided 100, which
8 is an excess of the 20 percent. But I don't think
9 that the calculation was done correctly.

10 MR. PAISON: Yeah. The staff did an
11 alternate calculation. It's in our data sheet. We
12 have them as requiring 75 spaces.

13 MR. CROAD: Through -- just hear me out
14 here. So, the church pews area, 26 pews at 15
15 feet, that's 390 linear feet divided by one space
16 for every six feet, that is 65 parking spaces. The
17 cultural community center, your fellowship hall,
18 you're stating that based on the table/chair area,
19 that can accommodate 221 persons. You have to
20 have, for every three persons, you have to have an
21 additional parking space. So, there's 74 spaces
22 required for the fellowship hall alone. So, that's
23 74 plus the 65.

24 Your office space requires four spaces
25 for every thousand. You have 2600 square feet, so

1 it's 2.6 times four, that's an additional 15
2 spaces. So, I'm already at 154 required spaces,
3 not including the classroom size.

4 Now, you're saying that you have 100
5 spaces provided, and we have no problem land
6 banking the additional required. It's at least 54,
7 and it's probably a little higher with when we
8 start looking at -- because with religious
9 institutions, it's the number of -- it's either
10 three per seat occupancy or six feet of pew bench,
11 plus accessory uses. So, we have to look at the
12 office space, and then any other usable space in
13 there.

14 So, we'll have to come up with a
15 reasonable, if you have one teacher per classroom,
16 we'll require that. So, you're probably in the
17 range of 154 to maybe 165 required, 100 provided.
18 You're going to have to show a land-banked area for
19 the deficit or seek a waiver.

20 MR. KALAJIAN: Well, with most churches
21 -- I've done multiple churches. I'm not sure if
22 Southfield is any different than the other
23 communities. But generally, they grant, if the
24 fellowship hall is used by the same people, they
25 usually go by the capacity of the sanctuary as the

1 rule of thumb for parking, but they don't really
2 add additional for the fellowship hall. And that
3 was my intent when I did the parking.

4 MR. CROAD: Yeah. In Southfield we look
5 at if you had all activities happening at the same
6 time, what's the maximum parking that would be
7 required? So, you've indicated -- I'm not
8 questioning that you're saying your fellowship hall
9 could hold 221 people. And I'm not debating that
10 your --

11 MR. KALAJIAN: Yeah, that's for means of
12 egress purposes more than anything else.

13 MR. CROAD: Right. Well, that's -- it
14 goes by either seats or occupancy. You have to
15 have for every three seats or occupants, you have
16 to have one space. So, that's why there's 74
17 required. There's 65 required for --

18 MR. KALAJIAN: If the church gave you a
19 letter saying that it wouldn't be occupied --

20 MR. CROAD: No.

21 MR. KALAJIAN: -- in conjunction with the
22 sanctuary at the same time?

23 MR. CROAD: No, that's not -- that's not
24 how we've done things here. We look at maximum
25 occupancy if everything's full. I'm not penalizing

1 you; I'm just saying that the calculations are not
2 per the way we do it. And you can either -- you
3 can either land bank those 54 spaces or whatever we
4 come up with, just show it as future if needed,
5 just show that you can accommodate it on your site,
6 or you can seek a waiver or a combination thereof.

7 I'm just saying that when I'm looking at
8 the parking calculations, because this is the site
9 plan part of it, I want for the record to note that
10 the way this is calculated is not correct. We can
11 get it worked out by Monday when it comes back to
12 council for study. But you're either over or
13 you're under, and I believe you're under. But
14 there's a remedy by land banking it. And we don't
15 want to have excess impervious pavement if we don't
16 need it.

17 But we have to show that if you're -- if
18 you're wildly successful -- the other thing is,
19 once this special land use is granted, you, the
20 Philippine community could move out, sell it to
21 somebody else. So, we have to make sure that
22 maximum use of the entire facility is covered at
23 some point. And that's why we go through these
24 calculations. And, you know, knowing -- we try to
25 be reasonable.

1 And I -- and I'll say, you know, if you
2 had every classroom full with children while the
3 worship is going on, and you have something going
4 on in the basement, one teacher per room, I think
5 is reasonable. Maybe it's higher based on code or
6 daycare, whatever. But we'll just take it as one
7 space required for each classroom. So, you add
8 that to the 154 that's required, you've already got
9 your office space accounted for. So, there's just
10 a couple of additional parking spaces. So, you're
11 somewhere between probably 154 and 160. And we
12 just need that revised, and then you to address how
13 you're going to accommodate the additional parking
14 if needed in the future.

15 MR. KALAJIAN: Could we show the shortage
16 of plus or minus 50 to 60 cars as potential future
17 parking, and not have any work done to that area
18 since we don't need it?

19 MR. CROAD: Yeah, that's what I'm saying.

20 MR. KALAJIAN: Okay.

21 MR. WILLIS: Land bank.

22 MR. CROAD: We call it --

23 MR. KALAJIAN: Yeah, because sometimes
24 they need a hard surface for that.

25 MR. CROAD: No. You call it future land

1 bank parking.

2 MR. KALAJIAN: Okay.

3 MR. CROAD: You would show it designed to
4 accommodate those 50 spaces. You just dash it.

5 MR. KALAJIAN: Okay.

6 MR. CROAD: And then, you don't have to
7 do anything else.

8 MR. KALAJIAN: All right.

9 MR. CROAD: You just have to show on the
10 plan that it's been addressed, that you can do it
11 if you need it. You don't have to provide any
12 pavement or anything at this time. Just show that
13 it works.

14 MR. KALAJIAN: Okay, very good.

15 MR. CROAD: So that's -- that's really my
16 only concern. I think that by occupying the
17 building, they've already made -- they've already
18 shown a commitment by fixing the roof. The fact
19 that the parking lot is in terrible shape and
20 they're going to repave that. That existing shed
21 or whatever is probably -- is not code, up to code.
22 So, we're in favor of the religious institution.
23 We're in favor of them making these improvements.
24 I just have to make sure that they're accommodating
25 if they're wildly successful and they've got things

1 going on all the time, and I've seen it at other
2 religious institutions, we just have to make sure
3 that the parking has been accommodated.

4 So, that would be my only additional
5 condition is that they'll have to submit revised
6 plans adjusting the parking.

7 CHAIR GRIFFIS: Okay.

8 MR. KALAJIAN: I've got a quick question
9 to the Planner. Since we'll be revising this to
10 show that, would it make sense to show a potential
11 addition to the rectory where the garage, it's a
12 future as well?

13 MR. CROAD: It's a -- you can always do
14 that administratively, but it's better if you know
15 now.

16 MR. KALAJIAN: Okay.

17 MR. CROAD: Show it as a dash and show it
18 as a future. And then, again, if something changes,
19 you can always come in and administratively prove
20 it. But if you -- if you anticipate that sometime
21 in the future, you might add a 200 by, you know, 200
22 square foot, I would just show it now and get it
23 approved.

24 MR. KALAJIAN: All right, very good.

25 CHAIR GRIFFIS: Yeah. Because if you

1 can't come up to the number, you have to get a
2 waiver from the Zoning Board of Appeals for what
3 you're missing. So, losing these scattered
4 buildings on the northeast part is going to be
5 helpful I would assume to your parking layout.

6 MR. KALAJIAN: Right.

7 CHAIR GRIFFIS: And focus on the
8 buildings that are the most value. Okay, thank
9 you.

10 So, looking for a motion with the
11 addition that Planner Croad has requested.

12 MR. MARTIN: To the Chair?

13 CHAIR GRIFFIS: Yes.

14 MR. MARTIN: Motion to approve PSP23-
15 0021, with the changed --

16 MR. CROAD: I'll help with that. Just
17 that they provide land bank parking for the
18 deficiency as calculated by the ordinance.

19 MR. MARTIN: I agree. Thank you.

20 DR. STEPHENS-GUNN: I second.

21 CHAIR GRIFFIS: So, we've got a favorable
22 motion on PSP23-0021, with the amendment by
23 Commissioner Martin, seconded by Dr. Stephens-Gunn.
24 All in favor?

25 FULL COMMISSION: Aye.

1 CHAIR GRIFFIS: Any opposed?

2 (No response.)

3 CHAIR GRIFFIS: None. Thank you.

4 MR. KALAJIAN: Thank you.

5 MR. SANTOS: Thank you.

6 CHAIR GRIFFIS: You have a favorable
7 recommendation, and please be in contact with
8 Planning Department to work out the land bank.

9 MR. PAISON: Yeah, you're in front of
10 City Council on Monday. So, we'll need to do
11 something quickly.

12 CHAIR GRIFFIS: All right. Next item is
13 29201 Telegraph Road. This is a public hearing on
14 a rezoning, first, PCZR24-0001.

15 MR. PAISON: All right. This is a project
16 to put a Panda Express on an out lot on Telegraph
17 Road. The first element is the conditional rezoning
18 of the site. It is currently ERO-M, which is
19 Education Research Office Limited. It would go to
20 (B-3) General Business with conditions. It is a
21 conditional rezoning. That zoning allows for the
22 restaurant with a drive thru.

23 They're looking for a construction for a
24 2400-square-foot building, and hours of operation,
25 as was discussed, would be all days of the week,

1 10 a.m. to 10 p.m.

2 The current zoning shown here, ERO-M and
3 B-3, the Starbucks is the other little outlet that
4 was developed on this property previously. It was
5 rezoned to B-3. The whole area is master planned,
6 future land use map, regional mixed use, which is
7 consistent with B-3 zoning. The ERO-M district is
8 mostly office uses, and then some education uses,
9 including dormitories, data processing studios,
10 hospitals, housing for the elderly, facilities for
11 human care, nursing homes, convalescence. So, it's
12 those types of uses. The office tower that's there
13 now obviously fits that.

14 The rezoning to B-3 conditionally gives a
15 wider -- much wider range of general business uses.
16 As it's conditional rezoning, the lined-out items
17 on these lists are the ones that are being excluded.
18 The highlighted one, the restaurant with drive thrus
19 or with a bar/lounge are -- is the category this is
20 in now. The excluded uses: private clubs, lounges
21 -- lodges, funeral homes, publicly owned buildings,
22 public utility facilities, assembly halls, concert
23 halls, religious institutions, hotels, rec centers,
24 motor vehicle washing, conveyor/non-conveyer type,
25 gas stations, automobile and truck sales, open air

1 display of motorhomes, campers, vehicles, motels,
2 theaters, pawn shops, smoking lounges, sexually
3 oriented businesses, cabarets, medical marijuana
4 provisioning centers, and adult use marijuana
5 retailers are all excluded. So, it takes out most
6 of the things that could potentially be
7 objectionable.

8 It is well buffered from the residential
9 by the actual office tower and its massive parking
10 lot. So, it's really tucked up right up there
11 against Telegraph. As you can see on the site
12 aerial here, you've got that corner of the site kind
13 of southeast of the building along Telegraph there,
14 is where this is going to go; the Popeye's to the
15 south, the Starbucks to the north.

16 Existing conditions on the site now, it's
17 a parking lot. And this is the proposed site and
18 landscape plan. So, you've got the two -- double
19 drive thru aisle, or an aisle that has two windows,
20 then a bypass aisle. Windows on the Telegraph side
21 for pickup. Parking lot on the inside toward the
22 office building where the public entrance is.
23 You've got a walkway from Telegraph all the way
24 down and over to the walkway along the inside area
25 of the building to the door. Got some bike racks.

1 Got some screening along the pavement there along
2 Telegraph to kind of break up the view of the
3 pavement and headlights.

4 Interior, the restaurant, fairly
5 standard. You've got a relatively smallish dining
6 room. Much of the building is actually back of
7 house storage and actual food prep serving.

8 Elevations of the building, west
9 elevation and east elevation here. And then, you
10 have the north and south elevations, perspectives.
11 And the petitioner is present to answer questions.

12 CHAIR GRIFFIS: Thank you. Please let us
13 know your name and address for the record. And
14 then, again, important items to this project.
15 Seeing as how the drives are, I'm curious of how
16 large the dining space is and like what's the
17 percentage of takeout drive thru versus dine in,
18 those types of items, and hours of operation would
19 be helpful, always.

20 MR. ABELN: Good evening, Eric Abeln,
21 excuse me, with Heights Venture Architects, 3333
22 Warrenville Road, Suite 200, Lisle, Illinois. I'm
23 here with Adam Storr [phonetic], property owner.
24 I'm representing Panda Express. We're proposing
25 here about a 2400-square-foot Panda Express drive

1 thru stacking to accommodate at least 13 cars, on
2 what we call a 1-2-1 configuration, as Mr. Paison
3 talked about, with a single window facing
4 Telegraph.

5 We have 41 spaces within the property
6 extents. This is a lot that's already been
7 planted, and we're taking that lot, looking to
8 rezone it and put the restaurant on it. Some of
9 the concerns with traffic circulation with drive
10 thrus, especially the Popeyes and how it overflows
11 onto Telegraph, are addressed by orientating the
12 building tight to Telegraph and putting the parking
13 and all of the access to the drive thru on the
14 interior of the site.

15 We're closing off the existing curb cut
16 to the south that was an exit only from the
17 existing parking lot, and that should help
18 alleviate additional traffic issues going into
19 Popeyes and traffic flowing south on Telegraph.
20 You have to queue from the north, typically from
21 the north, unless you're coming from 12 Mile from
22 the south and the east -- excuse me, west. Queuing
23 will have an interior to the parking lot before you
24 get to the 13-car dedicated stack.

25 There is a full bypass lane in the event

1 of emergencies or folks that choose not to -- they
2 change their mind or maybe they want to dine in.
3 We have seats for about 40 people, also interior.
4 And currently, we're running maybe 70/30, maybe
5 65/45 on the drive thru-heavy side. More, we're
6 trying to bring people back into the dining room,
7 and that's part of this Panda Home concept, to
8 really upscale the interior dining atmosphere and
9 bring people back to sitting around the table
10 eating their meals.

11 The busiest times are during lunch, say
12 about eleven to two, and then dinner between six
13 and eight. Overall hours of operation are from
14 10 to 10. There is no breakfast and there are no
15 alcohol sales.

16 Average wait times for drive thru are in
17 the range of three to four minutes, depending on
18 the size of the orders. And there are also waiting
19 spaces post-drive-thru window to accommodate those
20 larger orders and let the rest of the flow and the
21 queue occur.

22 Some concerns from last time we were here
23 was about the traffic exiting our site and the
24 existing traffic exiting the office center. So,
25 we've established yield signs at that northern exit

1 point to the oncoming traffic. Let them have the
2 right of way to exit the site, and then the Panda
3 traffic would wait and yield. And the Starbucks to
4 the north is sort of proof of concept that these
5 little outlets can work well.

6 And also, that the traffic flow, in
7 conjunction with the office and their uses and the
8 parking, is compatible orientation. I think both
9 site plans work well together to focus traffic to
10 that interior intersection, and the existing
11 signage throughout the site plus the additional
12 signage we'll provide will make a clear and safe
13 path for those vehicles.

14 CHAIR GRIFFIS: Okay, thank you. This is
15 a public hearing, so I'll ask you to step back for
16 a second here. I'll open up the public hearing at
17 this time on PCZR24-0001.

18 (No response.)

19 CHAIR GRIFFIS: Seeing no public present,
20 close the public hearing. Thank you. And open to
21 the Planning Commission for comments. Dr. Stephens-
22 Gunn?

23 DR. STEPHENS-GUNN: I'm good.

24 CHAIR GRIFFIS: Commissioner Martin?

25 MR. MARTIN: I'm fine.

1 CHAIR GRIFFIS: Commissioner Willis?

2 MR. WILLIS: I'm going to be consistent
3 with my colleagues.

4 MS. GRUBER: I just have a quick
5 question. Do you have order ahead service, too?

6 MR. ABELN: Certainly. We have online
7 ordering, and people can come in and then just pick
8 up the order waiting on a shelf, called the online
9 order shelf. There's also third-party deliveries
10 that use that online order shelf.

11 MS. GRUBER: Okay.

12 MR. ABELN: Currently, the model is that
13 you park, walk into the building, deal with the
14 transaction with the associates, and then leave. I
15 don't think there's any plans to manage that
16 through the drive thru window. So, drive thru
17 traffic will only be for the window, and the online
18 pickup, third-party pickup will be managed by
19 parking and then going inside.

20 MS. GRUBER: Great, thank you so much.

21 CHAIR GRIFFIS: Commissioner Goodwin-Dye?

22 MS. GOODWIN-DYE: I have nothing.

23 MS. BERNOUDY: Thank you. The drive
24 thru, you said it would be three to four minutes
25 wait time. Would there be just one lane or more?

1 MR. ABELN: There'll be two order boards.
2 So, there'll be two lanes of ordering, but they
3 will all funnel into one single lane for one
4 window.

5 MS. BERNOUDY: Okay. And how many
6 employees will you hire?

7 MR. ABELN: Per shift, there's about
8 seven to 10 employees. There's typically I think
9 two shifts. All in, I would say around 30 to 35
10 employees per store.

11 MS. BERNOUDY: Okay. And I think I asked
12 this before about the hiring of Southfield --
13 Southfield residents.

14 MR. ABELN: Absolutely. That would --
15 that would be desirable and preferable to hire
16 local talent.

17 MS. BERNOUDY: All right. Thank you so
18 much.

19 CHAIR GRIFFIS: If nothing further,
20 Planning Department comments on the rezoning?

21 MR. CROAD: I just -- Mr. Paison, can you
22 go back to slide 53? I just -- I know he
23 introduced -- make it clear that this is a
24 conditional rezoning. And they're excluding all of
25 the uses under normal B-3 permitted in special use.

1 So, all those in red that have strikethrough would
2 not be permitted as part of this conditional
3 zoning. So, right now, all you're making your
4 motion on is the consideration of the conditional
5 rezoning with these limitations on certain uses.

6 CHAIR GRIFFIS: So, if we approve this
7 and they never build the building, they can't bring
8 a gas station.

9 MR. CROAD: Right. They only -- they
10 only would be permitted for the things that are
11 indicated in black.

12 MR. PAISON: If a gas station wanted to
13 come in, they'd have to come back and effectively
14 rezone it to remove the exclusion. They'd have to
15 go through this process again.

16 CHAIR GRIFFIS: Okay. So, this is
17 converted to B-3, and as you said previously,
18 striking out many of the typically objectionable
19 uses in the B-3 district, specific uses.

20 MR. PAISON: Yep.

21 CHAIR GRIFFIS: Okay. Commissioners, if
22 we're all clear on that, I'm looking for a motion
23 for -- this is just the conditional rezoning,
24 PCZR24-0001.

25 MR. WILLIS: I'd like through --

1 MR. MARTIN: Through the Chair -- go
2 ahead.

3 MR. WILLIS: Through the Chair, I move
4 for conditional rezoning of PCZR24-0001.

5 MS. BERNOUDY: I second that.

6 CHAIR GRIFFIS: I've got a favorable
7 recommendation by Commissioner Willis, second by
8 Commissioner Bernoudy. All in favor?

9 FULL COMMISSION: Aye.

10 CHAIR GRIFFIS: Any opposed?

11 (No response.)

12 CHAIR GRIFFIS: None. All right.

13 Favorable on the rezoning aspect. Next, we're
14 continuing the special use portion for the same
15 project. So, that's PSLU-0022. They've already
16 given us a good description of the drive thru and
17 how the site functions and everything. Is there
18 any additional planning comments?

19 MR. PAISON: I don't have any at this
20 time.

21 MR. CROAD: Yeah, through the Chair, I'm
22 just going to ask you gentleman to provide some
23 interior photos for our Monday night meeting.

24 MR. ABELN: Sure.

25 MR. CROAD: Just so council is familiar

1 of what it looks like inside. And is -- can you
2 clarify, is this a new prototype for you? Is it
3 new to Michigan? And that's why I think the
4 interior photos -- I know I've seen some Panda
5 Expresses like in shopping centers. I haven't seen
6 any free standing that looked like this in the
7 area. So, anything that you could provide, you can
8 get to Mr. Paison, and he can incorporate it into
9 the presentation for Monday.

10 MR. ABELN: Yeah, certainly. The Panda
11 Home concept is new to Panda Express as a company.
12 It started about, I'm gonna say it went into
13 production maybe middle of last year, that started
14 design development in 2022. I'll have to get back
15 to you if this is the first in Michigan; it
16 probably is because it hasn't been in circulation
17 very much. And there's probably five that are open
18 nationwide. One is in --

19 MR. CROAD: I think it'd be helpful when
20 you do your introduction Monday night to let
21 council know that.

22 MR. ABELN: Yep.

23 MR. CROAD: If it's not the first, one of
24 the first. And could you just state your hours of
25 operation?

1 MR. ABELN: 10 a.m. to 10 p.m., Monday
2 through Sunday.

3 MR. CROAD: 10 a.m. to 10 p.m., seven
4 days a week?

5 MR. ABELN: Yes.

6 MR. CROAD: Okay. That's all I have,
7 thank you.

8 CHAIR GRIFFIS: Okay. Any additional
9 comments from the Planning Commission? Mr. Martin?

10 MR. MARTIN: None.

11 MR. WILLIS: None.

12 MS. BERNOUDY: I think this is the first
13 one in this area, isn't it?

14 MR. ABELN: Certainly, in the, I believe
15 certainly in the Detroit area, but I'll definitely
16 have that -- have that factually (UNINTELLIGIBLE).

17 MR. BOLLIN: Through the Chair, there is
18 a Panda over in Madison Heights at 12 and Stevenson
19 Highway. There's one there.

20 MR. CROAD: The same concept?

21 MR. BOLLIN: Not the same concept, but
22 just there are other Pandas in the area.

23 MR. PAISON: Standalone or in a shopping
24 mall?

25 MR. BOLLIN: It's a standalone, yeah.

1 MR. CROAD: Okay. They'll check that. I
2 think that helps. We're proud of having our first
3 Costco Business Center. We're proud of having the
4 first Tesla. We're proud of having -- we had the
5 first Zoup. So, it just goes a little -- a little
6 bit.

7 MR. ABELN: Yeah, we'll see if we can get
8 you the first Panda Home. So, maybe not the first
9 Panda, but the first Panda Home, absolutely.

10 MR. CROAD: Right, yeah.

11 CHAIR GRIFFIS: Well, this site was an
12 interesting one. I was here years ago when it was
13 an office tower and a sea of asphalt. And you've
14 already proved with a Starbucks for several years
15 that there's a better way, you know, to bring some
16 retail on Telegraph Road. You can lose a lot of
17 parking spaces and make something function better.
18 And you know, this site has a few additional site
19 improvements, losing that driveway, things that are
20 going to clean up circulation. With the bank drive
21 thru going away, that's another thing that allows
22 all these buildings to function together on the
23 site, which is what we're looking at on special
24 use. We're looking at all the different mixes of
25 things that we're doing here.

1 So, kind of related to the site plan and
2 the special use, and you can have another drive
3 thru, and there's already a lot of cars on
4 Telegraph Road. As long as they're not backing out
5 on Telegraph Road blocking everybody else, that's a
6 good thing. You've done a great job on it, and the
7 owners of this property, too, over the last 10-plus
8 years of really cleaning up this site that was an
9 old, old suburban auto-dominated site. And it's
10 still auto dominated, but at least it's more
11 convenient and upgraded for everybody else. Thank
12 you for that.

13 MR. PAISON: Through the Chair, we do
14 need to still open and close the public hearing,
15 just to kind of check that box off of the special
16 land use.

17 CHAIR GRIFFIS: There's been a lot of
18 public hearings. So, you're right. This is a --
19 this is a public hearing. I'm going to open the
20 public hearing for PSLU23-0022, special use.

21 (No response.)

22 CHAIR GRIFFIS: Seeing no public present,
23 we'll close the public hearing. And have -- have
24 you already given your recommendation on this one?

25 MR. PAISON: No sir.

1 CHAIR GRIFFIS: Your aspect, please do
2 so.

3 MR. PAISON: Thank you, Mr. Chairman. We
4 are, the Planning Department is recommending
5 favorable recommendation of the special use request
6 for the Panda Express at 29201 Telegraph Road. It
7 is consistent with the proposed B-3 zoning in terms
8 of its character, location, the nature of the use.
9 And the vehicular traffic, it sounds like it's been
10 well addressed. Telegraph Road is a major
11 thoroughfare, arterial, and it is consistent with
12 all those factors.

13 It would be subject to the approval of
14 the conditional rezoning by City Council and the
15 approval of the site plan by the City Council. And
16 it does need some waivers from the Zoning Board of
17 Appeals -- front setback, it needs seven foot, but
18 it is providing us with some additional landscaping
19 and screening. Screening wall on all sides of a
20 restaurant with a drive thru is a requirement.
21 We've talked about looking at amending the code
22 related to it because in these circumstances it
23 doesn't really make sense. And then, the front
24 yard landscaping, the minimum 50 percent, they're
25 going down to 42 percent, but they are providing

1 some other amenities in that green belt area.

2 So, we think that it's likely we would be
3 able to recommend favorable consideration to the
4 Zoning Board of these as well. But it is something
5 that will have to happen in addition to the City
6 Council approvals. Also, the hours of operation
7 being 10 a.m. to 10 p.m., seven days a week. Thank
8 you.

9 CHAIR GRIFFIS: Can I have a motion?

10 DR. STEPHENS-GUNN: I'd like to motion
11 that the Planning Commission accept a favorable
12 recommendation for PSLU23-0022, special use.

13 MS. GOODWIN-DYE: Support.

14 CHAIR GRIFFIS: We've got a favorable
15 recommendation by Dr. Stephens-Gunn, supported by
16 Commissioner Goodwin-dye. All in favor?

17 FULL COMMISSION: Aye.

18 CHAIR GRIFFIS: Any opposed?

19 (No response.)

20 CHAIR GRIFFIS: None. So, favorable
21 recommendation on the special use portion. One
22 last piece of this puzzle, the site plan review,
23 PSP23-0022, which is very nearly the same number
24 with a different letter in the middle. We all had
25 to check that. Any additional comments from the

1 planning staff?

2 MR. PAISON: Not at this time.

3 CHAIR GRIFFIS: Can we put the site plan
4 on the screen one more time?

5 MR. CROAD: Yeah.

6 CHAIR GRIFFIS: Is there like a zoomed-
7 out version with the overall site?

8 MR. PAISON: Let me see, do I have that?

9 DR. STEPHENS-GUNN: Yeah, that one.

10 MR. PAISON: I'm just looking for one
11 that actually shows the whole, I think it's like
12 here on context aerial.

13 CHAIR GRIFFIS: The aerial photo?

14 MR. PAISON: I think it shows -- yeah,
15 you can see the whole site on this context aerial
16 because it's got -- it's got this long driveway
17 that goes down to 12 Mile. So, when I zoomed in,
18 because it's hard to hard to see the details on
19 this one, but at least you see how it relates to
20 its 12 Mile access. And then, this driveway that's
21 going away over here by the Popeyes.

22 CHAIR GRIFFIS: Commission, any
23 additional comments?

24 MR. MARTIN: You did say that this was a
25 new design concept for Michigan because there are

1 other Panda Expresses in the metropolitan area.

2 MR. ABELN: Yeah, that's correct. This
3 version, like I said, it's about maybe a little --
4 a little over a year old in production, and the
5 first handful have been opened late last year to
6 the beginning of this year. So, there's maybe a
7 total of five or so that are actually open and
8 operating nationwide.

9 MR. MARTIN: Okay, that's all.

10 CHAIR GRIFFIS: Any other comments?

11 DR. STEPHENS-GUNN: No. Good luck.

12 CHAIR GRIFFIS: I think it's sometimes
13 hard to tell the scale of the site when you're
14 sitting up here and just everything's on the same
15 size screen. So, I mean, this is a very large site
16 that had, I can't even remember how many parking
17 spaces in the beginning. It was a lot.

18 MR. ABELN: It was over 600.

19 CHAIR GRIFFIS: Yeah, an insane amount.
20 But it's just, it's a good example of how you can
21 reuse the very old suburban, the way we did things
22 in the 60s and 70s and 80s, I think around here,
23 and bring it into the new -- the new way of doing
24 things. I think this is -- this has been a good
25 site. And you're lucky to have the Starbucks; it's

1 already proven. We've had other Starbucks sites
2 that have had -- received a lot of complaints.
3 There's been, you know, none that I know of on this
4 particular site. So, it seems to all be working
5 well. And it's a good example of how to do a site
6 plan with a drive thru. Anything else from the
7 planning staff?

8 MR. CROAD: I just have a question.
9 What's the difference between the Panda Home and
10 your previous Panda restaurants?

11 MR. ABELN: The -- it's really a lot --
12 excuse me, the exterior design. So, this Panda
13 Home version takes a lot of traditional Chinese
14 architectural cues involving color, material,
15 black, white, the wood, warm wood. The previous
16 version, they called it the true warm and welcome,
17 which is a little bit more boxy. It didn't have
18 that swoop element in the top and the front, which
19 is more pagoda style. We also have the lantern
20 elements at the corners, which glow. And so, what
21 this does is it's a little bit more -- a little bit
22 more authentic Chinese rather than what they call
23 the true warm and welcome, which still had warm --

24 MR. CROAD: Sure. And I think that is
25 helpful. And I highly recommend when you introduce

1 this at council, when you have your part to talk
2 about what you want to do, to say those exact
3 words.

4 MR. ABELN: Absolutely.

5 MR. CROAD: Thank you.

6 MR. ABELN: Yep.

7 CHAIR GRIFFIS: Commissioner Willis?

8 MR. WILLIS: Just a quick question. When
9 do you think you'll be opening for business,
10 assuming everything goes as you planned?

11 MR. ABELN: It'd be a 2025 opening. So,
12 if we can -- if we could do a little bit of winter
13 construction, we might make it in early 2025. But
14 I don't think we'll be able to open in 2024.

15 MR. WILLIS: Thank you.

16 CHAIR GRIFFIS: Okay. I'm looking for a
17 motion. And this is on the site plan, PSP23-0022.

18 MR. MARTIN: Through the Chair, motion to
19 approve PSP23-0022, site plan review.

20 MR. WILLIS: Support.

21 CHAIR GRIFFIS: Favorable motion by
22 Commissioner Martin, seconded by Commissioner
23 Willis. All in favor?

24 FULL COMMISSION: Aye,

25 CHAIR GRIFFIS: Any opposed?

1 (No response.)

2 CHAIR GRIFFIS: None. Favorable
3 recommendation, thank you.

4 MR. ABELN: Thank you.

5 DR. STEPHENS-GUNN: Good luck.

6 CHAIR GRIFFIS: Good luck.

7 MR. PAISON: We'll see you at council on
8 Monday?

9 MR. ABELN: Yep.

10 CHAIR GRIFFIS: All right, next item is
11 Southfield Road. This is special land use
12 PSLU24-0002.

13 MR. PAISON: Thank you, Mr. Chairman.
14 This is an approval -- this is another one of those
15 cases of something that had previously existed and
16 lost its legal non-conforming status and would like
17 to get re-established, except in this case it's a
18 restaurant/bar instead of a religious institution.
19 But it's a similar, from a legal standpoint, a
20 similar issue. It had been vacant for a little
21 while, and then the operator who was previously
22 approved to go in there never got legal. They were
23 actually shut down by the county health department
24 because they never got -- not these gentlemen.
25 These gentlemen are innocent of that. But as a

1 result, it never actually got legal and it lost its
2 non-conforming status because it was effectively
3 not legally operating for over a year.

4 So, in the meantime, after that one was
5 approved, the code was changed to make any
6 restaurant with a bar a special land use. So, now
7 that they want to reestablish that use, the special
8 land use is required. So, that's kind of how we
9 got here. Because obviously from the -- with the
10 commissioners who've been in Southfield for some
11 time told me, this has been a restaurant/bar
12 location for a lot longer than even in the Paradise
13 Lounge that was previously there noted.

14 So, as we look at this, the current
15 operators are looking to do this operation Sunday
16 through Thursday, 11 a.m. to 11 p.m.; Friday,
17 Saturday 11 a.m. to 1 a.m. Those are the hours we
18 discussed at the last meeting.

19 The zoning is B-3 for the way the
20 business -- the building is, and the back parking
21 lot is (VP) Vehicular Parking. You've got Office
22 Service kind of along the road frontages adjacent,
23 and then (R-2) Residential behind. It is master
24 plan for the future land use map of local mixed
25 use, which is consistent with that zoning.

1 Site aerial here, the actual shopping
2 center is made up of two parcels, which is
3 interesting. I assume that's a firewall there
4 probably along the property line. But it's been
5 like that for quite some time. There's not a lot
6 of right of way left on 10 Mile because they
7 widened 10 Mile. That's why there's that odd slope
8 that comes right up from the curb and then goes to
9 that walkway. They do have screening walls along
10 where the condos or apartments are pretty
11 consistently. It stops pretty much where that
12 property line is where Sherwood Circle comes in.
13 And then, which I think it is actually Hilton
14 Drive. Sherwood Circle is the road that goes
15 around. I think where it says Sherwood Circle,
16 it's actually technically Hilton Drive. Sherwood
17 Circle is actually part of the Sherwood Court set
18 up.

19 Anyway, this is the building on the
20 Southfield side. And then, the west side of the
21 building where the entrance is, facing the parking
22 lot.

23 This is the site plan that was approved
24 in 2018. And they did make the improvements. So,
25 we didn't make them come with a new site plan

1 because they had gotten that site plan approved in
2 2018, and they did the improvements that were on
3 the site plan. So, that was completed. And that
4 was relative to the actual owner of the shopping
5 center; the tenant in the bar was the special land
6 use applicant in the earlier version.

7 Closeup of the building, you've got the
8 parking along the front on Southfield; it's
9 technically in the right of way because the
10 Southfield right of way is come up almost to where
11 the sidewalk is. And then, you have the parking in
12 the rear, and then Hilton Drive going up the side
13 there and 10 Mile on the other side.

14 And then, the shopping center leasing
15 floorplan, which I thought was kind of helpful. On
16 the first floor, which is to the left, the main
17 floor, you can see this is the entrance with the
18 stairwell that goes downstairs to the actual space.
19 And then, on the basement map, you can see the
20 staircase that comes in, the actual space itself.
21 And then, there's actually three other egress
22 stairwells down there in that space. So, there's
23 four actual stairwells in that basement space,
24 which is probably why they can do an assembly space
25 down there; they have an elevator and four

1 stairwells, one more or less at each corner.

2 This is the actual floor plan that was
3 used in 2018 when the Paradise Lounge came forward.
4 And my understanding is this is staying similar to
5 this. It's mostly a finishes renovation, but this
6 gives you a good sense of, you know, the seating
7 areas, the dance floor, the kitchens, where the
8 stairwells are at, the restrooms. And the
9 petitioner is present. They're the only ones left.

10 CHAIR GRIFFIS: Please remind us of your
11 names and address for the record. Tell us a little
12 bit about your -- this business and maybe other
13 businesses that you've recently done in Southfield
14 and anything with this project.

15 MR. KIRKLAND: Samuel Kirkland
16 [phonetic], 23221 Argyle Street in Novi, Michigan,
17 48374. In the Southfield area, we also own D'bo's
18 Wings and Seafood and Daiquiri.

19 MR. MIMS: Creflo Mims [phonetic], 30104
20 Sparkleberry Drive, Southfield, Michigan. I've
21 been a resident for about 30 years also. We also
22 went to Southfield High School. So, we are very
23 familiar with Southfield.

24 CHAIR GRIFFIS: And this particular
25 project?

1 MR. MIMS: Yeah, this particular project,
2 I'll let Sam speak on it first, and then I'll come
3 in.

4 MR. KIRKLAND: We're looking to do
5 something for a more mature crowd, as far as small
6 plates, light dancing, like ballroom dancing, a
7 bar-like atmosphere, pool tables -- something more
8 for the mature crowd where we don't attract like,
9 you know, under 30 years old.

10 MR. MIMS: And we're planning to have a
11 chef with some really good food. So, we plan to
12 have shrimp and grits and some things like that,
13 some lamb chops and things. But more on the small
14 plates so you can kind of get more of a sampling.
15 We'll call it like small plate towers. So, we're
16 pretty excited.

17 CHAIR GRIFFIS: Thank you. Well, this is
18 a public hearing. So, I'll ask you to step back
19 for a second. I'm gonna open up the public hearing
20 at this time. This is PSLU24-0002.

21 (No response.)

22 CHAIR GRIFFIS: Seeing no public present,
23 we'll close the public hearing. Planning
24 Department, any additional comments?

25 MR. PAISON: Not at this time. Obviously,

1 it's functioned as a bar. It's designed with all
2 those egresses and the elevator. It was updated to
3 allow for the use of that basement space, which is
4 pretty unusual on a facility like this, that there's
5 an actual usable basement that's not just storage or
6 like utility space. It does seem like it's got
7 capacity, it has operated, there's a large parking
8 lot. It's hours of operation will probably be
9 complementary to those of a lot of the retail uses
10 in the center, in terms of peak periods. So, I've,
11 you know, I think we're -- it seems like it's a
12 fairly good fit. It's just that previous operator
13 just did everything pretty much they could possibly
14 do wrong, wrong.

15 MR. CROAD: But just for context, this is
16 where that Abbey [phonetic] liquor store is on the
17 first floor that was objecting to the gas station
18 across the street. But you know, we've seen a few
19 bar/restaurants come into the community. Could you
20 just talk a little bit about what your security
21 plans are? Are you going to have somebody at the
22 door checking ID? I mean, what -- I know you're
23 talking about upscale for older adults, but what
24 areas of your security plans?

25 MR. MIMS: Sure. We have, right now

1 we've employed a security team that we work with in
2 D'Bo's and our other locations. I have a
3 restaurant downtown called District 78. So, we
4 also have a security plan there as well. We
5 usually check ID after a certain time of the
6 evening. During the day, we do enforce that our
7 staff checks ID with all the individuals that order
8 that are under 40 years old, they get carded, and
9 we make them go through the TAM training within the
10 liquor board.

11 MR. CROAD: Okay, great. Could you just
12 reiterate your proposed hours of operation as well?

13 MR. MIMS: Yeah, I did see that. We were
14 trying to go to two o'clock. We probably won't
15 ever go to two o'clock, but we would rather --

16 MR. CROAD: Yeah. And we'd rather you
17 ask for the maximum, even if you don't -- so but
18 what time would you -- would you open during the
19 week versus weekends, and then how late? Because
20 sometimes places close earlier on Sundays or so
21 forth.

22 MR. MIMS: Right. So, we would plan to
23 go from 11 to 2, and then probably on the Sunday
24 shut down a little earlier, 12 o'clock.

25 MR. CROAD: Okay. So, Monday through

1 Saturday 11 to 2?

2 MR. MIMS: Right.

3 MR. CROAD: And Sunday, 11 till midnight?

4 MR. MIMS: That's correct. Obviously,
5 business will dictate those hours.

6 MR. CROAD: Sure. But we have to lock
7 that in with the special land use. So, don't cheat
8 yourself. But if you realistically are not going
9 to be open past midnight on Sunday, don't ask for
10 it, you know. Thank you.

11 CHAIR GRIFFIS: To the Commission. Dr.
12 Stephens-Gunn?

13 DR. STEPHENS-GUNN: I just have one
14 question. Have you considered the Tuesday
15 afternoon social event for the seniors?

16 MR. MIMS: That's going to happen.

17 DR. STEPHENS-GUNN: Okay, all right.
18 That's all I need to know.

19 CHAIR GRIFFIS: Commissioner Martin?

20 DR. STEPHENS-GUNN: Can we make it a
21 condition?

22 (Laughter.)

23 CHAIR GRIFFIS: I've gotta work.

24 MR. MARTIN: Here again, I heard you
25 state your hours and the reason being, but don't

1 let two o'clock get away. You never know what
2 happens when the holiday comes up the weekend. And
3 if you have to close at midnight, you're stuck with
4 it. Say the two, stay. You know, I understand
5 your reasoning. But the logic is, take as much as
6 you can get now, so you don't have to come back
7 later.

8 MR. MIMS: Right, yeah.

9 MR. MARTIN: What's that -- you said you
10 had D'Bo's and?

11 MR. MIMS: It's called District 78.

12 MR. MARTIN: District 78?

13 MR. MIMS: A restaurant downtown, yeah.

14 MR. MARTIN: And how long have D'Bo's --
15 I remember we had that a couple of years ago, an
16 opening. It's been open a little bit over a year,
17 I believe?

18 MR. KIRKLAND: Two years' anniversary,
19 what, March 9?

20 MR. MIMS: Yeah, I believe so. Our
21 anniversary is coming up.

22 MR. MARTIN: Okay. And District 78, how
23 long has that been?

24 MR. MIMS: That's been open for a year, a
25 little over a year. And we're right there by the

1 Fox Theater, right in that area.

2 MR. MARTIN: Huh, okay. I got to get
3 around more. All right. That was all.

4 CHAIR GRIFFIS: Commissioner Willis?

5 MR. WILLIS: Thank you. I'm just
6 curious. You are -- the restaurant business is,
7 seems to be different than the other business to
8 me. Are you going to operate this facility as kind
9 of an extension of D'Bo's?

10 MR. KIRKLAND: D'Bo's?

11 MR. WILLIS: Yes, are you gonna use it as
12 an extension of it?

13 MR. KIRKLAND: Absolutely totally
14 different concept.

15 MR. WILLIS: Okay, okay.

16 MR. KIRKLAND: It's going to be small
17 plates. It's not going to be like bar food. It's
18 gonna be an actual dining experience. And we're
19 looking for an older crowd.

20 MR. WILLIS: Okay, thank you.

21 CHAIR GRIFFIS: Commissioner Gruber?

22 MS. GRUBER: No questions.

23 CHAIR GRIFFIS: Commissioner Goodwin-Dye?

24 MS. GOODWIN-DYE: Well, I've been down
25 there. It is a nice space. And with it being an

1 upscale, older crowd, I think you'll do well. What
2 type of advertisement are you planning to do?

3 MR. MIMS: Well, right now, social media
4 is king right now. We ran a couple of billboards I
5 think at the D'Bo's, and that was the worst \$5000
6 we ever spent, you know. So, definitely social
7 media. We have also what they call geofencing,
8 which actually, if you're ever on your phone, and
9 you get an advertisement pop up, usually that's
10 geofencing advertising. So, we'll do some unique
11 things like that, as well as just old school
12 newspapers and things like that.

13 MS. GOODWIN-DYE: Okay. Are you going to
14 do any type of renovations to make it pop?

15 MR. MIMS: Definitely, yes, yes. We're
16 going to do some renovations as soon as we get
17 more, you know, further down the line, and we're
18 getting approvals from the city as well as the
19 state, then we'll dive in there and do some
20 renovations. You've been there before; the
21 structures are excellent. We're not going to
22 change things structurally, but ceiling, floors,
23 booths, materials, things like that, so.

24 MR. KIRKLAND: I gotta add, it's going to
25 be absolutely amazing.

1 MS. GOODWIN-DYE: Are you gonna have the
2 spaces that you can reserve?

3 MR. MIMS: Yes, yep. So, we'll have a
4 space because the location is huge.

5 MS. GOODWIN-DYE: I know.

6 MR. MIMS: It's almost too big. So,
7 we're actually trying to -- we're gonna have
8 someone to kind of create some smaller spaces for
9 us, and then obviously, rent out areas for
10 birthdays and any of those kind of events.

11 MS. GOODWIN-DYE: Well, I'm excited
12 because I like ballroom dancing, okay. And it's
13 literally around the corner from my house. So, I
14 can go there, dance, and I don't have to drive a
15 million miles to get back home.

16 CHAIR GRIFFIS: Commissioner Bernoudy?

17 MS. BERNOUDY: Pardon me. Thank you for
18 coming, again. I'd like to reiterate what
19 Commissioner Martin said about applying in advance,
20 you know, for the number of hours or the hours
21 you'd like to have. Because it's a lot on you and
22 a lot on a lot of people for you to have to come
23 back. So, you know, go for the high, even if you
24 don't use it right away. I'm looking forward to it
25 as well. I won't be dancing, but I'll come. Also,

1 how many employees do you plan to hire?

2 MR. MIMS: Right now, probably 60
3 employees, maybe three shifts of 20 folks at a time,
4 but probably 60 employees. Of course, we're trying
5 to hire within Southfield because transportation,
6 they're getting there faster, and they're a little
7 more responsive. So, we're definitely looking for
8 Southfield residents for sure.

9 MS. BERNOUDY: I'd also like to commend
10 you for not only graduating from Southfield
11 schools, but putting --

12 MR. MIMS: I didn't say I graduated.

13 (Laughter.)

14 MS. BERNOUDY: Well, you did attend
15 school.

16 MR. MIMS: That's true.

17 MS. BERNOUDY: Thank you so much. That's
18 it.

19 CHAIR GRIFFIS: I'm interested to see,
20 you know, something in that space. And it's
21 interesting, there were some complaints about that
22 area, but worried about like what's happening in
23 the parking lot around and after hours and things
24 like that. So, it may be something you have to
25 deal with, not necessarily like directly associated

1 with your business, just around your business,
2 just, you know, to keep the security and keep the
3 party inside, not outside. There was a lot of talk
4 about that particular site recently, and you just
5 happen to be right in the middle of it. So, I
6 don't see anyone saying the same thing tonight,
7 strangely.

8 MR. MIMS: Unfortunately, the person that
9 had it, he has -- he passed away in the last week
10 or so, I believe the last couple of weeks ago.

11 CHAIR GRIFFIS: Planner Croad, you had
12 something?

13 MR. CROAD: Yeah, I just -- I thought
14 that there was an elevator? It's just not showing?

15 MR. PAISON: It's right here. It's this
16 little E right here. It's small.

17 MR. CROAD: Okay. Yeah, I was studying
18 the floorplan, and I was looking for it. And
19 especially if you're going to cater to older
20 adults, I know they're supposed to be able to
21 ballroom dance, but they might not be able to walk
22 down the stairs. And if they're like me, I can
23 dance but then I won't be able to get back up the
24 stairs.

25 MS. BERNOUDY: I'm with you.

1 DR. STEPHENS-GUNN: I just have one other
2 comment.

3 CHAIR GRIFFIS: Dr. Stephens-Gunn?

4 DR. STEPHENS-GUNN: Old people use
5 Facebook.

6 CHAIR GRIFFIS: You'll get the geofence,
7 don't worry. They'll already come to you.

8 MR. CROAD: You know, I will say your
9 reputation precedes you. We thought you did a nice
10 job with the D'Bo's. I mean, I looked at District
11 78, and I'm much more comfortable knowing that you
12 guys are behind this because we've had some poor
13 experience with the other providers. So, I wish
14 you well. I look forward to coming and seeing you
15 once you're all open there, too. So, it's also
16 great that we have some unique businesses,
17 restaurants and places.

18 You know, I mentioned the Costco Business
19 Center, but this weekend I went to the Tiger
20 Market, the tenant's soft opening, the New Seoul
21 Plaza, Bacco's, the new Cornbread. You know,
22 having all these nice unique places is helping
23 Southfield, you know, continue to thrive. So,
24 thank you for bringing this to us.

25 MR. MIMS: Absolutely.

1 CHAIR GRIFFIS: Commissioner Martin?

2 MR. MARTIN: What's your name? Your
3 names?

4 MR. MIMS: I'm sorry, Creflo Mims.

5 MR. MARTIN: Creflo Mims, Blue Cross?

6 MR. MIMS: Yep. That's my father, yeah.

7 MR. MARTIN: I've known him for a long
8 time.

9 MR. MIMS: Oh, yeah.

10 MR. MARTIN: Thank you.

11 CHAIR GRIFFIS: Do we have a
12 recommendation from the Planning Department?

13 MR. PAISON: Yes, sir.

14 MS. BERNOUDY: I make a recommendation --

15 CHAIR GRIFFIS: Oh, wait.

16 MS. BERNOUDY: I'm sorry, go ahead.

17 CHAIR GRIFFIS: Recommendation first, and
18 you had wanted to make a motion.

19 MS. BERNOUDY: No, I'm done.

20 MR. PAISON: Yeah, favorable
21 recommendation for the special land use for the
22 bar, restaurant/bar/lounge in this tenant space at
23 25080 South -- Telegraph -- 25080 Southfield. It's
24 not Telegraph. The proposed use is consistent --
25 this is once again B-3, and this proposed use is

1 consistent with that. It has got adequate parking.
2 It seems to be able to accommodate the use because
3 the use as in various forms has been in this
4 location for quite some time.

5 I would note specifically some of the
6 conditions. We do have -- it would be subject to
7 the City Council waiving the screening requirements
8 along 10 Mile and Hilton Drive. Per section 5.36
9 wall modification, a wall is required along sides of
10 premises of any restaurant with a bar/lounge. The
11 council can waive those or provide substitutions if
12 they abut a road. So, they'll be looking for
13 council to waive that as part of their approval.

14 And then, the Zoning Board of Appeals has
15 to grant a couple of variances because there are
16 two site development standards that apply to
17 restaurants and restaurant/bar/lounges. They
18 didn't apply to this in 2018, but when they made it
19 a special land use, these same requirements came
20 with it. And that's a front setback, minimum of 60
21 feet. Obviously, the building is on the front
22 property line on Southfield. And the
23 ingress/egress points are supposed to be from a
24 major thoroughfare, but Hilton drive is technically
25 a local street. It's not -- it's almost a

1 driveway, but it's actually a public street that
2 comes off of Southfield.

3 So, these two variances, once again like
4 the special land use, will run with the land and we
5 won't have to do this again once this gets
6 approved. Then the hours of operation, were we
7 going to go with the Monday through Saturday, 11 to
8 2, and Sunday 11 to midnight, or are we going seven
9 days, 11 to 2?

10 MR. MIMS: We might as well go 11 to 2 on
11 seven days.

12 MR. PAISON: All right. We'll put that
13 down as the request on that. All right. And yeah,
14 that's what we've got.

15 CHAIR GRIFFIS: Okay.

16 MS. BERNOUDY: Commissioner Griffis, I'd
17 like to make a favorable recommendation for
18 PSLU24-0002.

19 DR. STEPHENS-GUNN: Second.

20 CHAIR GRIFFIS: All right. We've got a
21 favorable recommendation by Commissioner Bernoudy,
22 seconded by Dr. Stephens-Gunn. All in favor?

23 FULL COMMISSION: Aye.

24 CHAIR GRIFFIS: Any opposed?

25 (No response.)

1 CHAIR GRIFFIS: None. Congratulations,
2 favorable recommendation.

3 MS. BERNOUDY: Congratulations.

4 MR. WILLIS: Thank you and congratulations.

5 DR. STEPHENS-GUNN: I can't wait.

6 MS. GRUBER: You should give him your
7 email address.

8 DR. STEPHENS-GUNN: I'm on Facebook.

9 CHAIR GRIFFIS: All right. We have
10 meeting minutes, January 10th, 17th, and 24th. Any
11 comments on the minutes?

12 MR. MARTIN: I have comments, yes.

13 CHAIR GRIFFIS: All right. Commissioner
14 Martin?

15 MR. MARTIN: I know that the transcripts
16 are probably a lot easier to get done and probably
17 a lot more cost effective for the Planning
18 Department. But it's a mess to go through one.
19 When you have a document that's probably five pages
20 long, it's 90 pages because of the transcript
21 style, double spaced and all. Does anybody have
22 any complaints about the document?

23 MR. CROAD: If I could, and I appreciate
24 that you brought that to our attention. And we
25 talked about that today. And I asked to set up a

1 meeting with the transcription service about these
2 errors. And what we were trying to do is, first of
3 all, a little history. When we first started doing
4 the transcription services, we always had a
5 part-time person trying to do it or we were trying
6 to do it in house, and they were not getting done
7 in a timely fashion. And we're not required to do
8 verbatim.

9 But when we had the proposed Walmart, the
10 city attorney recommended that we go to a
11 transcription service. They do things verbatim.
12 So, every um, if, whatever, you don't correct that
13 because the person transcribing it has to verify
14 that that's what was spoken. And so, we never
15 really had the ability to edit, because I would
16 catch a lot of things in there. But what you had
17 pointed out with the wrong names, that definitely
18 has to be corrected.

19 And if you recall, we had one individual
20 for the most part that came here and knew all of you
21 by face and name, so those errors weren't happening.
22 Then during COVID, when we did everything virtual,
23 we stopped using the transcription services. But
24 based on our staffing time and the ability to try to
25 prepare all these in a timely fashion, especially

1 now, that we're making a recommendation today and
2 counsel is starting to review things this coming
3 Monday. It's almost impossible for us to turn it
4 around.

5 That all being said, we went -- we
6 shifted when we started doing transcription
7 services again to providing a videotaping of this
8 meeting. It's a lot more cost effective. It saves
9 about \$1000.

10 MR. PAISON: It's about half, probably.

11 MR. CROAD: Yeah.

12 MR. PAISON: Or less than half.

13 MR. CROAD: To send it by video. But
14 there's really, with all of your names on here and
15 being video, there's really no excuse to get
16 somebody's name wrong. And we can -- I wrote down
17 some things about, we'll discuss them about getting
18 the wrong names. We can provide a diagram with the
19 seating chart so that if someone's transcribing it,
20 they can see who is sitting where with the correct
21 spelling. I believe we send them the agenda. And
22 then, we can also list additional staff.

23 But my only remedy is that to take
24 comments like you have and just type them up as an
25 addendum. So, we don't change the transcription,

1 but we note obvious errors, errors of omission or
2 things that are completely wrong. Whether they say
3 announcements and communications or just call it
4 communication, I don't think that's worth quibbling
5 over because the agenda becomes part. But if
6 they're saying Mr. Allen when it's supposed to be
7 Mr. Bollin, and then everyone's wondering, who's
8 Mr. Allen, that that's something that shouldn't
9 happen, and that's something that needs to be
10 corrected.

11 So, again, we appreciate you bringing it
12 to our attention. I would say if you have to
13 approve these minutes, approve them with your
14 comments. And then, Mr. Paison and myself plan on
15 following up with the transcription service to see
16 how we can minimize or eliminate these errors in
17 the future.

18 MR. PAISON: Yeah, we do provide them
19 with a full roster, they asked for that, and I keep
20 them up with an updated roster. So, they should
21 have the correct spelling of all your names. It's
22 on video. And when you're talking, like generally,
23 they zoom in on you, Mr. Hall, and your name plate
24 is right in front of you. So, yeah, it is a
25 little, I don't know.

1 MR. CROAD: So, I think we could provide a
2 seating chart. And knowing the way transcription,
3 somebody's usually putting a headphone on and just
4 listening to it and typing, and they're not watching
5 something, right? They're just listening to the
6 audio.

7 MR. PAISON: Yeah.

8 MR. CROAD: So, we'll -- that's something
9 that we will follow up on and report back to you.

10 MR. MARTIN: Well, I was just going to
11 suggest that if you're doing -- doing -- if they're
12 doing the video, you can actually use Microsoft
13 Word and convert from voice to typing. And that
14 gives you a lot less --

15 MR. CROAD: Sure. But like if you say
16 Bollin, it might translate to Allen.

17 MR. MARTIN: Yeah, yeah.

18 MR. CROAD: And that might be part of
19 what the situation is.

20 MR. MARTIN: The problem, yeah.

21 MR. PAISON: Yeah, I'll bet you there's
22 some software assistance that occurs in the way
23 they do this. That's (UNINTELLIGIBLE) --

24 (Crosstalk.)

25 MR. MARTIN: Yeah, yeah.

1 MR. CROAD: I know when I get the
2 voicemail on my phone and it translates the
3 transcription, it doesn't get the names right. But
4 what I would suggest again, is you can approve the
5 meeting minutes, and then note major errors. And
6 we can at least type up those comments and attach
7 it to the package. So, as it goes forward, it's
8 part of the record.

9 MR. MARTIN: I just -- I just have the
10 habit of reading the minutes. And I kept looking
11 at every time I open it, it said 90 pages. I said,
12 I'm not reading that.

13 MR. PAISON: Yeah.

14 MR. MARTIN: I mean, you know, it just
15 I'm nitpicky, that's all.

16 MR. CROAD: And as Mr. Paison had pointed
17 out, legally, they have to have certain spacing and
18 margins --

19 MR. MARTIN: Yeah, yeah, I know.

20 MR. CROAD: -- because if this is --
21 they're used to doing court testimony --

22 MR. MARTIN: Yeah.

23 MR. CROAD: -- not Planning Commission
24 meetings. It's still efficient. What did we
25 figure out it's averaging us?

1 MR. PAISON: It's between \$600 and \$700 a
2 meeting.

3 MR. CROAD: Six and seven hundred, when
4 it used to be --

5 MR. PAISON: And when they used a person
6 to transcribe, it was like \$1500.

7 MR. CROAD: It used to be \$1500 when
8 someone had come here in person. So, we're saving
9 about 50 percent.

10 MR. MARTIN: I should start transcribing.

11 CHAIR GRIFFIS: Okay.

12 MR. MARTIN: Thank you. I, you know,
13 I'll do my comments, that's all. Thank you.

14 I didn't complete the review of the last,
15 that transcript.

16 MR. CROAD: Well, we'll add the comments
17 about the misidentification of Planner Bollin.

18 MR. PAISON: Yeah, we can always attach a
19 document saying, you know, yes, these were adopted,
20 but there were several noted errors or omissions.

21 MR. MARTIN: Yeah.

22 MR. PAISON: And I'll just, literally
23 I'll take the PDF, and I'll add it as a back page
24 to the PDF of the transcript as an additional
25 document. Because it's notarized and signed by the

1 transcriptionist, I can't change the body.

2 MR. MARTIN: Right. No, I understand
3 that. And as I mentioned to you earlier, my
4 computer had died.

5 MR. PAISON: Yeah.

6 MR. MARTIN: So, I had to reload all the
7 software because I could have converted it and
8 gotten rid of all the number formatting and all
9 that. But computers, hate them when they don't
10 work right.

11 CHAIR GRIFFIS: So, we're looking for a
12 motion with the amendments regarding the minutes?

13 MR. WILLIS: Through the Chair, I motion
14 for approval of the minutes from January 10,
15 January 17, and January 24, with the notation that
16 all of the suggestions for corrections be made a
17 part of the approval.

18 MS. BERNOUDY: I second that.

19 CHAIR GRIFFIS: We've got a motion to
20 approve the minutes with amendments by Commissioner
21 Willis, seconded by Commissioner Bernoudy. All in
22 favor?

23 FULL COMMISSION: Aye.

24 CHAIR GRIFFIS: Any opposed?

25 (No response.)

1 CHAIR GRIFFIS: None, all right.

2 MR. CROAD: Through the Chair, there's
3 nobody visually here. I would just suggest you
4 read through the people who signed up very quickly.

5 CHAIR GRIFFIS: Okay, all right. I'm
6 going to open up the public comment portion of the
7 meeting. We've got a list of people who signed in:
8 [phonetic] Joseph Shalal, Maria Barber, Leonard
9 Boyd, Chris Aziz, Dave Yousif, Justin Hanna, Netta
10 Hanna, Mark Malone, Jeanette Gordon, Sean Jones,
11 Adam Stever, Noel Santos, Rebecca Sungal, Art
12 Kalajian, Rick Cruz, Alfred Thompson, and Brian
13 Ross. I see none present, so I'll close the public
14 comment section.

15 MR. WILLIS: Just as an aside, I was
16 really surprised that so many people came out in
17 support of the gas station and the alcohol sale. I
18 was looking for everyone to yell and scream, not in
19 my backyard, and they were really supportive.

20 MR. CROAD: So, if you recall, the one we
21 referred to, where at the Planning Commission, it
22 was probably majority negative, by the time they
23 got to the council, slight majority of positive.
24 It actually kind of neutralized the negative
25 comments. There was probably maybe seven for and

1 five against or some formula like that.

2 CHAIR GRIFFIS: Interesting.

3 MR. CROAD: But I was -- I was surprised
4 when they were lined up around the hall. I wasn't
5 quite sure what that was all about. And then, I
6 assumed, also like you, that it would have probably
7 been more negative. It wasn't. But that's why we
8 have these public hearings.

9 MR. PAISON: I think the applicants are
10 getting a little more savvy about how they manage
11 this process and who they invite.

12 MR. WILLIS: Yeah.

13 CHAIR GRIFFIS: Are there any other
14 council items to be updated?

15 MR. PAISON: Nothing new to report. I
16 would note several of you are up for appointment on
17 Monday: Martin, Bernoudy, Griffis, and Willis, you
18 guys expire this year. They're reappointing all of
19 you on Monday.

20 MR. CROAD: So, if you -- you should have
21 been contacted. If you're available to come, it'll
22 be in the beginning of the meeting. You don't have
23 to be there, but it's helpful if you are.

24 MR. PAISON: The four of you don't have
25 to be sworn in because you were already sworn in.

1 It's the new appointees who get sworn in. But if
2 you're there, they will acknowledge you. So, just
3 wanted to let you know that, so you weren't
4 surprised by it.

5 Miscellaneous, we do have the next
6 month's meeting, we have a study meeting on March
7 6, at 6:30. As usual, we have I believe four
8 projects coming forward on that agenda. We had
9 six, but two of them got bumped next month. They
10 just weren't ready for primetime yet. And then,
11 March 20th, we're bringing back the CIP.

12 MR. CROAD: Yeah, this time, you'll have
13 a draft report. So, that'll give you an
14 opportunity if you have any questions on the actual
15 draft plan. So, we won't be -- I won't be
16 presenting the entire PowerPoint presentation until
17 the 27th.

18 MR. PAISON: The 27th, obviously, the six
19 come back, plus the CIP for presentation and
20 recommendation to council. So, that's what you got
21 kind of ahead of you this month. But it's busy, we
22 got some interesting projects coming down the line.

23 MR. CROAD: I'll also mention that on the
24 18th, we plan to present the council expanding the
25 hours of operation for adult use marijuana, as well

1 as medical, and to introduce site plan review being
2 approved at the Planning Commission level. We did
3 present that to the legislative committee, and at
4 least there was lukewarm acceptance of it. So,
5 we'll be presenting it prime time. And if the
6 majority of council seems to be favorable, then we
7 will work on amending the ordinance, which is -- I
8 believe the City Code has to be amended.

9 MR. PAISON: Yeah. And there's lots of
10 sections of the zoning ordinance that have to be
11 touched because (UNINTELLIGIBLE) --

12 (Crosstalk.)

13 MR. CROAD: That'll have to be touched,
14 too, but --

15 MR. PAISON: -- you all over the code.

16 MR. CROAD: I believe that the main part
17 of assigning site plan review is in the code. So,
18 we'll have to be doing a couple of things.

19 MR. PAISON: Yeah.

20 MR. CROAD: But that's, hopefully, I'm
21 cautiously optimistic on that. And Tom's done a
22 nice job doing all the background and being able to
23 talk about what percentage of reviews are done just
24 at the site plan level. And we have those,
25 certainly some examples in near memory to share,

1 like the gymnastics, skills gymnastics that could
2 have avoided a lot of public outcry at the council
3 level had it just come to the Planning Commission.

4 MR. PAISON: Yep.

5 MS. BERNOUDY: Can I ask a question?

6 CHAIR GRIFFIS: Yes.

7 MS. BERNOUDY: Can you update us on
8 what's going on with Bacco's?

9 MR. CROAD: So, it was recently announced
10 in the paper. If you recall, they came forward for
11 a cigar bar. So, they're closing their doors under
12 their current operation I believe sometime in
13 March. And then, they're going to be shut for like
14 18 months while they're going through a \$6 million
15 renovation.

16 MS. BERNOUDY: Wow.

17 MR. CROAD: So, they're building an
18 addition. And the new concept is going to be a
19 private club, cigar bar, and fine dining, but you
20 have to be like a club member in order to partake
21 that.

22 MS. BERNOUDY: So, it won't be open to
23 the public any longer?

24 MR. CROAD: No, unless you're a guest of
25 a member.

1 MS. BERNOUDY: Oh, wow.

2 MR. CROAD: And you -- those that enjoy
3 smoking cigars will have extra amenities there.
4 But there also will be fine dining, like a private
5 club. So, you don't have to be a cigar smoker, but
6 you either have to be a member or a guest of a
7 member. And what did he say? He's been operating
8 there 16 or 18 years, and he has a number of
9 businesses, and they constantly have to keep
10 refreshing their brand. And so, that's what he's
11 doing with this concept.

12 MS. BERNOUDY: Well, I first heard about
13 it, it was in that Hour magazine. Thank you.

14 CHAIR GRIFFIS: Anything else?

15 (No response.)

16 CHAIR GRIFFIS: All right. We're gonna
17 adjourn the meeting at 9:07 p.m.

18 (Meeting adjourned at 9:07 p.m.)

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CERTIFICATE OF TRANSCRIPTION

STATE OF MICHIGAN)

) SS

COUNTY OF KENT)

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These proceedings were recorded on video; said
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JANICE P. YATES, CER-9181

Notary Public,

Kent County, Michigan

My Commission expires: December 2, 2029

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Andrea Gruber, Secretary

Date: _____

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Andrea Gruber, 3/27/2024

Andrea Gruber, Secretary

Date: 3/27/2024