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**MEMO**

To: City Council  
 From: Planning Commission  
 Date: January 28, 2015  
 Re: **2014 Annual Report Draft**

Below, please find an outline of issues discussed in 2014 and recommendations for action in 2015:

A. 2014 PC Activities

*Site Plan/Special Use/Rezoning*

<b>Name of Development</b>	<b>Reference #</b>	<b>Details</b>
Michael Zeer, ZeerCo. 21800 Lahser Road	ZR:1320	To rezone 2.89 acres of OS, Office Service property to B-3, General Business.
Michael Zeer, ZeerCo. 21800 Lahser Road	GP:1264- SP:1308	To construct a new freestanding Dunkin' Donuts/Baskin Robbins restaurant along with three additional retail pads.
Mark Drane, Rogvoy Architects PC, on behalf of the owner, Southfield HS Development 26555 Evergreen Road	ZR:1321	To establish an Overlay Development District with existing underlying RC, Regional Center.
Mark Drane, Rogvoy Architects PC, on behalf of the owner, Southfield HS Development 26555 Evergreen Road	SP:1309	To construct a 19,000 gross square foot mixed use development.
Michael Gordon, Moiseev/Gordon Associates, on behalf of the owner, 30000 Telegraph Road Building, LLC 30000 Telegraph Road	ZR:1322	To rezone 2.01 acres of property from OS, Office Service to B-1, Neighborhood Business.
Michael Gordon, Moiseev/Gordon Associates, on behalf of the owner, 30000 Telegraph Road Building, LLC 30000 Telegraph Road	GP:1266- SP:1311	To convert the existing fitness center building to restaurant use and construct a new 1,366 gross square foot stand-alone restaurant with drive thru.

Mary Clare McCormick, CM Partners Architects LLC, on behalf of the owner, St. Thomas Syro-Malabar Catholic Church, 17235 Mount Vernon	GP:1265- SP:1310	To construct a 4,254 gross square foot addition to the existing St. Thomas Syro-Malabar Catholic Church.
Joseph C. Veryser, Lawrence Technological University, 21000 W Ten Mile Road	SP:1312	To construct a 42,259 gross square ft building addition on the existing Lawrence Technological University campus for new classrooms, labs and offices.
SRI Energy, LLC, on behalf of the owner, Ari Kresch, Northwestern Hwy LLC, 26700 Lahser Road	SP:1313	To construct a 6,179 gross square ft carport.
Sam Bashir, Bashir and Sons, Inc. 22800 W Eight Mile Road	GP:1267- SP:1314	To establish a used vehicle lot.
Imad Potres, Scope Data, LLC, 24839 Greenfield Road	GP:1255- SP:1299	To convert a gasoline filling station with mechanic service bays to a gasoline filling station with a 949 usable square ft. ancillary retail sales/convenience store and Site Plan review request with exterior façade renovations.
Andrew Moiseev, Moiseev Gordon Associates, Inc, on behalf of the owner, Zeidman's Jewelry, 24810 Evergreen Road	SP:1315	To construct a 4,963 gross square ft building addition for storage and office to the existing Zeidman's Jewelry building.
Marygrove Awning Company on behalf of the owner, DENSO International America, 24777 Denso Drive and 40 Oak Hollow	SP:1317	To construct covered walkways totaling 1,758 gross square feet connecting Building 30 and Building 40 on the existing DENSO campus.
John Damrath, Premier Civil Engineering, on behalf of the owner, Sobhi Abbas, 30915 and 30895 Southfield Road	GP:1268- SP:1318	To demolish the existing Mobil Gas Station and construct a new 4,967 gross square foot gasoline filling station with a 3,017 gross square foot ancillary retail sales/convenience store and a 1,950 gross square foot restaurant with drive-thru.
Greater Detroit Used Cars, Inc., on behalf of the owner, Paradise Properties, Inc. 23800 W Eight Mile Road	GP:1269- SP:1319	To establish an area on the site for limited dealer vehicle sales with a State of Michigan Class B Vehicle License.

Maream Yalda, on behalf of the owner, Taylor Dekhou, 28725 Everett Street	GP:1270	To establish a Group Child Care Home for the care of more than six but no more than twelve minor children.
Estate of Leo Y. Goldman, Sidwell Parcel #2427-101-003	ZR:1323	To rezone property from OS, Office Service to B-1, Neighborhood Business.
Brian Najor, Najor Companies, 23675 Greenfield Road	SP:1321	To construct a new entrance driveway onto Mt. Vernon Street from the Cornerstone Plaza
Nicole Jeffries, Versa Development, on behalf of the owner, Harvard Plaza Ltd Partnership, 29350 Southfield Road	SP:1322	To construct a 19,950 gross square ft medical office building on vacant land.
Carlo Greco, Durr Systems, Inc., 26801 Northwestern Hwy	SP:1323	To construct a 91,700 gross square ft building addition to the existing DTE Energy office building for Durr's new North American Headquarters.
Candace Hesano, Grand Sport Motoring, 23080 Telegraph Road	GP:1271	To establish an auto repair facility in an existing building in the I-1, Industrial zoning district.
Gaal Karp, Civic Plaza Associates, 20300 Civic Center Drive	SP:1324	To construct 12,940 gross square ft of carports, 10,000 gross square ft of garden apartments and 1,600 gross square ft of retail space.
George Hartman, Hartman Architects, on behalf of the owner, New Hope Missionary Baptist Church, 23712, 23774, 23900 and 23774 Sargent	GP:1256-SP:1300	To construct new parking lots on properties located at 23712, 23774 and 23900 Sargent, and use the house located at 23774 Sargent for religious studies.
Nicole Jeffries, Versa Development, 29201 Telegraph Road	ZR:1324	To rezone 1.23 acres of property from ERO-M, Education Research-Office to B-3, General Business.
Nicole Jeffries, Versa Development, 29201 Telegraph Road	SP:1325	To construct a 6,977 gross square foot mixed use development.

***Zoning Ordinance Text Amendments***

Reference #	Details
GP:1272-P	Council Initiated Zoning Ordinance Text Amendment to amend Title V, Zoning and Planning, of Chapter 45, Zoning, of the Code of the City of Southfield, by adding a new section 5.179, entitled Uses Permitted Subject to Special Approval and Licensing, to Article 19, Light Industrial Districts (I-L), and to add new definitions, to Article 2, Definitions. This amendment specifically concerns providing special land use provisions to allow for medical marihuana facilities in accordance with the Michigan Medical Marihuana Act P.A.2008, as amended, within Light Industrial Districts and by providing definitions as they relate those medical marihuana facilities.
GP:1275-P	Council Initiated Zoning Ordinance Text Amendment to Amend Article 4 General Provisions, of the Zoning Ordinance by adding new Section 5.22-4 Signs and Lighting. This amendment specifically concerns amending the Zoning Ordinance to add a section to regulate architectural lighting in the City.

Discussion/Review/Research Topics:

- Architectural Lighting
- Baseline Plaza: 7/15 Historic Survey
- Capital Improvement Program (CIP) Update
- Community Food Systems Presentation – MSU Cooperative Extension
- Evershire Sub/Lower Evergreen study: Studio [Ci] Presentation
- Evergreen Road Wayfinding
- Food Truck Rally (8/27)
- Healthy Living Initiatives
- Historic District Designation: Former Reynolds Aluminum Building
- Housing Analysis: Medium Density Housing & Targeted Market Analysis
- Land Use Density For Multi-Family Developments
- LTU Groundbreakings: April & Sept.
- The Miracle League of Michigan for a concession building.
- Master Plan: Sustainable Southfield/Mindmixer Discussion
- Northwestern Highway Pathways
- Overlay Development District Expanded Boundaries Discussion/ODD #3
- Parking Requirements
- Relay for Life (8/10)
- Smoking Lounges
- Southfield School Charging Station
- Southfield Technology Corridor: Presentation by LTU Students
- Transit Centers: Northland Mall & Southfield Transportation Center

B. Planning Commission Meetings

- 15 Study Meetings
- 11 Regular Meetings
- 4 Long Range Study Meetings

C. Training by PC & Planning Team Members-

- American Planning Association's (APA) 2015 National Planning Conference
- Beautification Council of Southeastern Michigan quarterly meetings
- CPR
- Damage Assessment Training
- The Economics of Urbanism
- Economic Development Roundtable
- Eight Mile Boulevard Association: "Annual Leadership Luncheon"
- Green Infrastructure Webinar
- Heart of Placemaking Presentations: TWLA 7/17; LTU 10/3; SFD School District 10/12; Library Board 10/21
- Healthy Urban Food Systems (8/11)
- Meetings Minutes' Training
- Michigan Association of Planning's 2015 Annual Conference
- Michigan Green Industry Association Trade Show
- Mid-Century Modern Architectural Tour (10/12)
- Oakland County Planning & Economic Development Services (Oakland County PEDS) Planner's Gathering Workshops: *Heritage Conference* (9/12);
- Oakland County Trails, Water & Land Alliance (TWLA) workshops
- Redevelopment Ready Communities Meetings
- Safe Routes to School
- SEMCOG: *Bike Route; Transportation & TAP Grant* workshops
- Telegraph Road Corridor Networking Breakfast (8/6)
- U of D Mercy: Architectural Jury

D. 2014 Planning Initiatives:

- Architectural Design Guidelines/Form-Based Code
- Capital Improvement Program (CIP) update FY 2015/16
- Home Occupations & Live/Work units
- Joint review session with the City Council
- Landscape Standards update
- 2015 Master Plan Update
- Review Fee update
- Sign Regulations for Overlay Districts and window signs
- SMART Zone sub-area plan

- Zoning Ordinance and Map Technical Review and Update
- Zoning Ordinance Amendments: ODD Expansion; Off- Street Parking; Land Area Requirements for Multi-Family Residential.

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