



Department: Planning Dept  
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MEMO

To: Planning Commission  
 From: Jeffrey Spence  
 Asst. City Planner  
 Date: January 27, 2021  
 Re: **2020 Planning Commission Annual Report**

Below, please find an outline of issues discussed in 2020 through December 2020:

A. 2020 PC Activities:

*Site Plan/Special Use/Rezoning*

Name of Development	Reference #	Details
Yeshiva Beth Yehudah School Application Date: 11.7.2019 Approval Date: 2.24.2020	PSP19-0009	Construction of a 23,301gsf third floor addition to the existing school with associated parking and other on-site amenities on property located at 15751 Lincoln Drive <b>Value of Development: \$9,000,000</b>
Motor City Construction Application Date: 11.12.2019 Approval Date: 2.24.2020	PZR19-0006	To rezone 0.98 acres of property from B-3 – General Business to I-1 – Industrial
Mapletree Apartments Application Date: 12.3.2019 Approval Date: 6.8.2020	PZR19-0007	To rezone 3.10 acres of property from R-1 Single Family Residential and RMM Multiple Family (Medium Rise) to RT Attached Single Family.
Mapletree Apartments Application Date: 12.3.2019 Approval Date: 6.8.2020	PSP19-0012	To construct 21 two-story residential townhome units with associated parking and other site amenities. <b>Value of Development: \$1,900,000</b>
Northland Renaissance Place Development Application Date: 11.12.2019 Approval Date: n/a	PZRODD19-0004	To amend the Northland Subarea Redevelopment Plan Overlay Development District to allow for the development of mixed-use commercial, office and residential buildings and uses, including Medical Marijuana Facilities. <b>Value of Development: \$550,000,000</b>

Name of Development	Reference #	Details
Oak Flint LLC Application Date: 12.20.2019 Approval Date: 4.27.2020	PSLU19-0009	To establish a Medical Marihuana Provisioning Center.
Oak Flint LLC Application Date: 12.20.2019 Approval Date: 4.27.2020	PSP19-0013	To establish a Medical Marihuana Provisioning Center. <b>Value of Development: \$250,000</b>
Indica, LLC Application Date: 1.7.2020 Approval Date: 4.27.2020	PSLU20-0001	To establish a Medical Marihuana Provisioning Center.
Indica, LLC Application Date: 1.7.2020 Approval Date: 4.27.2020	PSP20-0001	To establish a Medical Marihuana Provisioning Center. <b>Value of Development: \$625,000</b>
Salt Warehouse, LLC Application Date: 1.16.2020 Approval Date: 6.8.2020	PSLU20-0002	To establish a warehouse and office for salt storage, along with a separate self-storage facility.
City Centre Real Estate Group Application Date: 12.8.2019 Approval Date: 6.8.2020	PZRODD19-0005	To amend the existing City Centre II Overlay Development District Development Agreement to expand hours of operation.
New Carpet Warehouse Application Date: 1.29.2020 Approval Date: 7.20.2020	PSP20-0002	To demolish existing structures on the site and construct a new 3,600gsf pre-engineered building for carpet storage. <b>Value of Development: \$?</b>
Refresh & Go, LLC Application Date: 2.3.2020 Approval Date: 7.20.2020	PSLU20-0004	To convert existing gas station vehicle service bays to a convenience store with carry out restaurant.
Refresh & Go, LLC Application Date: 2.3.2020 Approval Date: 7.20.2020	PSP20-0003	To convert existing gas station vehicle service bays to a convenience store with carry out restaurant. <b>Value of Development: \$50,000</b>
NTK Investments LLC Application Date: 1.29.2020 Approval Date: 6.22.2020	PSLU20-0003	To convert an existing industrial building to a Medical Marihuana Grower and Processor in accordance with Southfield Ordinance and the Michigan Medical Marihuana Facilities Licensing Act (MMFLA). <b>Value of Development: \$450,000</b>
Kerby's Koney Island Application Date: 2.4.2020 Approval Date: 7.27.2020	PZR20-0001	To Rezone 1.63 acres of land from OS Office Service to B-3 General Business.

Name of Development	Reference #	Details
Kerby's Koney Island Application Date: 2.4.2020 Approval Date: 7.27.2020	PSLU20-0005	To expand the use of the property to include a drive-thru.
Kerby's Koney Island Application Date: 2.4.2020 Approval Date: 7.27.2020	PSP20-0004	To modify the site plan to reorient parking on site, add a drive-thru lane. <b>Value of Development: \$25,000</b>
SOVA Group Properties 1, LLC Application Date: 3.3.2020 Approval Date: 6.22.2020	PSLU20-0006	To convert an existing industrial building to a Medical Marihuana Grower and Processor in accordance with Southfield Ordinance and the Michigan Medical Marihuana Facilities Licensing Act (MMFLA) <b>Value of Development: \$1,000,000</b>
Lume Cannabis Co. Application Date: 4.7.2020 Approval Date: 7.20.2020	PSLU20-0007	To convert an donut shop into a Medical Marihuana Provisioning Center in accordance with Southfield Ordinance and the Michigan Medical Marihuana Facilities Licensing Act (MMFLA).
Lume Cannabis Co. Application Date: 4.7.2020 Approval Date: 7.20.2020	PSP20-0005	To convert an donut shop into a Medical Marihuana Provisioning Center in accordance with Southfield Ordinance and the Michigan Medical Marihuana Facilities Licensing Act (MMFLA). <b>Value of Development: \$660,000</b>
Southfield Non-Profit Housing on behalf of the Owner, City of Southfield and Southfield Neighborhood Revitalization Application Date: 5.15.2020 Approval Date: 6.22.2020	PZR20-0003	To rezone a total of 1.836 acres of land spread over four properties from R-1 Single Family Residential to RT Attached Single Family.
City Council Application Date: 5.11.2020 Approval Date: 6.22.2020	PZTA20-0001	Council-initiated Zoning Ordinance Text Amendment to amend Title V, Zoning and Planning, Chapter 45, Zoning, of the Code of the City of Southfield by amending Section 5.179 of Article 19 Light Industrial Districts to allow any Medical Marihuana Facility previously approved by City Council prior to October 13, 2019 be allowed to apply for a Special Land Use and Site Plan under Article 19, the Medical Marihuana Facilities and Licensing Act (MMFLA).

Name of Development	Reference #	Details
Scott A. Riddle Application Date: 4.9.2020 Approval Date: 7.27.2020	PZR20-0002	To Rezone 10.7 acres of land from R-2 Single Family Residential and B-2 Planned Business to B-3 General Business.
Scott A. Riddle Application Date: 4.9.2020 Approval Date: 7.27.2020	PSLU20-0008	To allow for a golf recreation center with restaurant, banquet facilities, meeting rooms, lighted driving range and parking lot.
Scott A. Riddle Application Date: 4.9.2020 Approval Date: 7.27.2020	PSP20-0006	For the construction of a 83,549gsf IGolf recreation center with restaurant, banquet facilities, meeting rooms, lighted driving range and parking lot. <b>Value of Development: \$18,000,000</b>
Southfield Cannabis Company Application Date: 5.7.2020 Approval Date: 7.20.2020	PSLU20-0009	To allow for the conversion of an existing building to a Medical Marihuana Grow Facility <b>Value of Development: \$950,000</b>
Text Amendment Application Date: 6.1.2020 Approval Date: 7.27.2020	PZTA20-0002	Amend Section 5.62-A of Article 5 Single Family Residential Districts to allow for additional uses in the Single Family District, and to amend Section 5.53(3) Historic Districts – Bed and Breakfast of Article 4 General Provisions to remove stipulations regarding B&B locations
Dembs Development – Marelli Application Date: 6.15.2020 Approval Date: 8.17.2020	PSP20-0007	For exterior façade changes to the existing building, as well as, redevelopment of the truck well/shipping/receiving area and approval of a 209-car parking lot which will be landbanked until such time the lot is needed. <b>Value of development: \$750,000</b>
Kokosing – Great Lakes Water Authority Application Date: 7.2.2020 Approval Date: 9.30.2020	PSLU20-0010	To construct two new water reservoirs and a pump building, and demolish the existing reservoirs and pump station
Kokosing – Great Lakes Water Authority Application Date: 7.2.2020 Approval Date: 9.30.2020	PSP20-0008	To construct two new water reservoirs and a pump building, and demolish the existing reservoirs and pump station <b>Value of Development: \$44,900,000</b>

Name of Development	Reference #	Details
Extreme Loans Application Date: 7.13.2020 Approval Date: n/a	PSP20-0009	To construct a new composite deck on the rear portion of the existing building <b>Value of Development: \$15,000</b>
Contour Development – Northland Mall Application Date: 9.25.2020 Approval Date: 12.14.2020	PZRODD20-0001	To amend the Northland Subarea Redevelopment Plan Overlay Development District to allow for a mixed-use development <b>Value of Development: \$550,000,000</b>
Forever Home – Restorative Rehab Application Date: 9.3.2020 Approval Date: 11.30.2020	PSP20-0011	Various site improvements and construction of a new entrance canopy for a rehabilitation facility <b>Value of Development: \$1,500,000</b>
Yukon Development – Best Western Premiere Application Date: 9.16.2020 Approval Date: 1.19.2021	PSP20-0012	For various site and façade improvements and construction of a new entrance canopy for the hotel <b>Value of Development: \$1,200,000</b>
Text Amendment Application Date: 11.3.2020 Approval Date: 11.16.2020	PZTA20-0003	Amending various Articles and Sections of the Zoning Ordinance related to Mobile MRI (Magnetic Resonance Imaging) Units
Regency Manor Application Date: 5.15.2020 Approval Date: n/a	PZR20-0004	To rezoning .999 acres of land from RT Attached Single Family to P Vehicular Parking for a new parking lot
Regency Manor Application Date: 5.15.2020 Approval Date: n/a	PSP20-0013	To construct a 2,100gsf addition to the existing building for storage, along with expansion of parking on the subject property, as wellas, construction of a parking lot on vacant land <b>Value of Development: \$150,000</b>
Southfield Industrial Park Application Date: 9.22.2020 Approval Date: 1.25.2021	PSLU20-0011	For the construction of a 125,876gsf storage facility with first-floor retail, a 6,528gsf stand-alone retail center, and a 2,048gsf fast food restaurant with drive-thru <b>Value of Development: \$2,500,000</b>
Leibovitz Rezoning Application Date: 10.29.2020 Approval Date: 1.25.2021	PZR20-0005	To rezone 5.094 acres of land from R-2 Single Family Residential and P Vehicular Parking to B-3 General Business and P Vehicular Parking
	<b>Grand Total of Investment of 2020:</b>	<b>\$633,925,000</b>

Discussion/Initiatives/Review/Research Topics:

- Added Conditions of Approval to PowerPoint Presentations
- Art Initiatives
- Automated Vehicles
- Beginning of the Master Plan Process – Discussion
- Capital Improvement Plan Presentations
- Diversity, Equity and Inclusion
- Non-motorized Transit
- Open Meetings Act Discussion
- Pandemic Responses
- Remote Meeting Initiative
- Reading of Conditions of Approval
- Small Box Retail
- Small Cell Towers
- Temp. Outdoor Seating
- Transportation Study – Bus Stops
- Zoning Text & Map Amendments
- LTU Pathway

B. Planning Commission Meetings:

- 13 Study Meetings
- 10 Regular Meetings
- 5 Long Range Study/Special Meetings

C. Training, Special Projects & Workshop attendance by PC & Planning Team Members:

- (1-2020) Technoblock Seminar
- (1-23-20) Oakland Co. Trail, Water, Land Alliance quarterly meeting
  - Bats in Our Community
  - SEA LIFE Michigan Aquarium Programs
  - Creating a Comprehensive Green Infrastructure Maintenance Program
- (1-29-20) Michigan Connected and Automated Vehicle Working Group quarterly meeting
- Community Emergency Response Team:
  - Search & Rescue
  - Oakland County Morgue Presentation & Tour (2/8)
  - Various Training
  - Annual Exercise
- (2-20-20) Villa Barr Visioning Session
- (2-28-20) BS&A Training, Bath, MI

- (3-11-20) Nutrition, Diet & Exercise Lunch & Learn
- (6-10-20) Funding Green Infrastructure (SEMCOG)
- (6-17-20) Granicus Webinar: The Value of Short-Term Rentals for Government
- (6-22-20) Podcast: Using Strong Towns Principles to Strengthen Your Bike Advocacy
- (6-24-20) Smart Disruptors: Reimagining American Cities (Smart Cities Connect)
- (7-14-20) The Role of AVs in Mass Transit Post-COVID
- (7-23-20) Ethics for Planners (MAP)
- (7-28-20) Going Dutch: Translating Dutch Cycling Ideas to an American Context
- (8-28-20) Mid America Trails & Greenways Conference Virtual
- (9-18-20) Post Pandemic Opportunities for Michigan Downtowns
- (9-23-20) SEMU Webinar: Safe Routes to School
- (10-7-20 thru 10-9-20) MAP Virtual Conference: Sessions included: racial/health equity, multiple sessions on COVID impacts on Planning, inclusive zoning, economic development, stormwater management, social activities/placemaking in cold climate during COVID, and legislative updates.
- (10-21-20) Oakland Co Economic Forecast
- (10-22-20) Michigan ASLA - State of the Chapter & Awards Ceremony: Red Pole Park Design Award
- (11-19-20) LTU Town Hall Virtual Meeting
- (12-4-20) MAP Winter Institute:
  - Planner's Tools for Equity and Opening Remarks
  - The MEDC's New Focus on Equitable Investment
  - Catalyzing City Centers for Economic Equity
  - The Social Equity Impact Protocol
  - Equity in All Plans
- (12-10-20) Telling the Story of Place: Branding for Public Spaces
- Redevelopment Ready Best Practices Training
- Capital Improvements Programs Training
- MML/Michigan Association of Planning Annual Conference
- MAP Spring Institute
- Oakland Co. Heritage Conference

D. City Centre Advisory Board:

- 9 Regular Meetings
- 1 Special Meeting (trivia)

E. Southfield Public Arts Commission:

- 10 regular Meetings

- 2 special meetings (Massey Obelisk visioning, Massey Triptych visioning)

F. Zoning Board of Appeals Meetings:

- 2/18/20 (2 cases)
- 6/16/20 (2 cases)
- 8/18/20 (1 case)
- 11/17/20 (1 case)

G. 2021 Planning Initiatives:

- a. APA National Plannig Conference Presentation on Placemaking & Equity
- b. Arts Commission: Art Guide Update
- c. Capital Improvement Plan Update prior to FY 2021/22 City Budget adoption
- d. City Centre Development: Evercentre Development; Virtual Events & Expanded Placemaking
- e. Non-Motorized Transit, Public Transit and Neighborhood Enhancements
- f. Northland Redevelopment Implementation: Northland City Center
- g. Redevelopment Ready Certification Quarterly Reports as required
- h. *Sustainable Southfield* Master Plan 5 Year Update
- i. Zoning Ordinance Technical Review and alignment with adopted Master Plan
- j. Zoning Ordinance Amendments as required by above

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