

**MINUTES OF THE CITY OF SOUTHFIELD PLANNING COMMISSION  
REGULAR MEETING OF MARCH 24, 2021  
6:30PM  
VIA TELECONFERENCE**

**Planning Commission Members Present:** Culpepper, Griffis, Huntington, Martin (joined the meeting later), Stephens-Gunn and Willis

**Planning Commission Members Excused:** Miah

**Staff Present:** City Planner Croad and Planner Spence

Chairman Griffis called for a roll call. Planner Spence called the roll and determined there was quorum present to conduct business.

Chairman Griffis called for Approval of the Agenda. Motion by Commissioner Willis to Approve the Agenda as Written. Seconded by Commissioner Huntington. Chair Griffis called for a Roll Call Vote.

Commissioner Culpepper – Aye  
Commissioner Huntington – Aye  
Commissioner Stephens-Gunn – Aye  
Commissioner Willis – Aye  
Chair Griffis – Aye

Motion carries

Chairman Griffis asked if there were any Announcements or Communications. Planner Spence noted we have a large number of items on the Agenda this evening and he asked all petitioners and any public to place their devices on mute until it was their time to speak in order to minimize distractions.

Chair Griffis called for the first item.

**Capital Improvement Plan Review:** Final Review of Draft and Recommendation to City Council regarding the DRAFT Capital Improvement Plan (CIP).

Planner Spence noted that the CIP has been reviewed by the Commission a number of times and the latest edition was sent to the Commissioner prior to this evenings meeting. The Commission felt the CIP was well put together and was ready to make a recommendation to the Council.

Chairman Griffis called for a Motion.

Motion by Commissioner Huntington to send a Favorable Recommendation to the City Council for the CIP. Motion supported by Commissioner Willis. Chairman Griffis called for a Roll Call Vote.

Commissioner Huntington – Aye  
Commissioner Stephens-Gunn – Aye  
Commissioner Willis – Aye

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Chair Griffis – Aye

Commissioner Culpepper – Aye

Planner Spence noted the Motion Carries.

Chairman Griffis called for the next case.

**PZR21-0002** is a Rezoning Request of SLT Holding, LLC, to rezone 1.828 acres of land from RMU Multiple Family (High Rise) to B-3 General Business, property located at 27522 Northwestern Highway, Sidwell Parcel 2417-426-014, on the north side of Northwestern Highway between Bell Road and Telegraph, Section 17, City of Southfield, Oakland County, State of Michigan.

Planner Spence gave a brief overview of the project noting this is the old Copper Canyon restaurant site that has been vacant for some time. The Rezoning Request is to change the zoning from RMU Multiple Family (High Rise) to B-3 General Business similar to other properties to the west and east. The Site Plan proposal is to convert the existing building to a grocery and market focusing on Korean and other Asian products. The building would be expanded to the north and east to create more square footage. He introduced Ms. Rebecca Lazarus to explain the project further.

Ms. Lazarus gave a brief history of the proposal noting originally the market was to be on the same site as the New Seoul Garden restaurant across the street to the west. This was an opportunity to get a larger building but also refurbish something that has sat vacant for a number of years. The rezoning is needed because the site is part of a Consent Judgment that only allows certain uses on the properties and the site is not zoned properly for their proposed use. An amendment to the Consent Judgment will be going to the City Council in April to remove this property from the Consent Judgment. She noted she would stay on the line to answer any questions the Commission may have.

Planner Spence reminded the Commission that a Public Hearing is needed for the Rezoning Request then they can take up the Site Plan Review after.

Chairman Griffis noted PZR21-0002 is a rezoning request and opened up the Public Hearing on the rezoning only. Planner Spence noted the phone number and access code for Webex should the public have any comments on the rezoning. He noted that he would wait a few minutes to see if anyone had a comment. After the allotted time Planner Spence noted there was no one on the line, so Chairman Griffis closed the Public Hearing on the rezoning and opened up the discussion to the Commissioners.

Commissioner Willis noted he had no comment on the rezoning.

Commissioner Huntington felt this made sense.

There were no other comments so Chairman Griffis called for the Planners Recommendation. Planner Spence obliged.

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The Planning Department recommends **FAVORABLE RECOMMENDATION** of PZR21-0002 to rezone 1.83 acres of land from RMU Multiple Family (High Rise) to B-3 General Business, for the following reasons:

1. The Southfield Comprehensive Master Plan indicates Regional Mixed Use for this property.
2. The change in zoning would be compatible with and similar to the existing adjacent zonings and land uses.
3. The proposal is in accordance with the standards for rezoning of property.
4. Subject to the property being removed from the Landmark Consent Judgment.

Chairman Griffis called for a Motion.

Motion by Commissioner Huntington to send a Favorable Recommendation to the City Council for the PZR21-0002. Motion supported by Commissioner Culpepper. Chairman Griffis called for a Roll Call Vote.

Commissioner Stephens-Gunn – Aye  
Commissioner Willis – Aye  
Commissioner Culpepper – Aye  
Commissioner Huntington – Aye  
Chair Griffis – Aye

Planner Spence confirmed there was a favorable consideration of PZR21-0002

There were no other comments. Chair Griffis asked if there were any comments on PSP21-0002.

**PSP21-0002** is the Site Plan Review Request of SLT Holding, LLC, to convert an existing restaurant to a market related to New Seoul Garden containing 14,465 gross square feet, property located at 27522 Northwestern Highway, Sidwell Parcel 2417-426-014, on the north side of Northwestern Highway between Bell Road and Telegraph, Section 17, Section 07, City of Southfield, Oakland County, State of Michigan.

Planner Spence noted for the record that Commissioner Martin had joined the meeting.

Commissioner Culpepper thought the site was perfect for what the petitioner wants to do.

Commissioner Willis thought this was the perfect situation for this use. He asked what would happen with the area where the market was originally going to go on the New Seoul Garden restaurant site. Ms. Lazarus noted it would become a lawn/landscaped area for now.

Commissioner Martin felt this was a great idea. He asked about the Consent Judgment. Ms. Lazarus noted the judgment would be going to Council for their approval to remove the property. They have already talked with the Neighborhood Association that was party to the Judgment and they have signed off.

Chairman Griffis felt this was a huge upgrade to the area. He asked if there were any other comments from the Commissioners. Hearing none, he called for the Planner's Recommendation. Planner Spence obliged.

The Planning Department recommends **FAVORABLE CONSIDERATION** of the Site Plan Review request of SLT Holding, LLC, to convert an existing restaurant to a market related to New Seoul Garden containing 14,465 gross square feet, property located at 27522 Northwestern Highway, Sidwell Parcel 2417-426-014, on the north side of Northwestern Highway between Bell Road and Telegraph, Section 17, City of Southfield, Oakland County, State of Michigan, site plan dated March 10, 2021 and received by the Planning Department on March 19, 2021 with the following conditions:

1. Subject to Council approval of PZR21-0002 to rezone the property from RMU (Multiple Family (High Rise) to B-3 General Business.
2. Landscaping must be installed in accordance with the Approved Landscape Plan prior to the issuance of a Certificate of Occupancy unless the season of the year does not permit installation. In that instance, a bond must be submitted to the Building Department to cover the cost of the installation and a Temporary Certificate of Occupancy shall be given. Upon completion of landscaping and approval of the same by the Planning Department, the bond will be returned and a Final Certificate of Occupancy shall be given.
3. Exterior lighting will be shielded to prevent spillage of glare onto adjacent properties. A photometric lighting plan shall be submitted for review by the Planning department prior to this item going to the City Council.
4. The petitioner is to provide a sprinkler system for all landscape areas to encourage preservation of plant materials.
5. The petitioner is to execute a perpetual maintenance agreement for the landscaped and parking areas both on the site and in the right-of-way, which includes maintenance of the storm water detention system.
6. The petitioner is to implement the recommendations made by the Southfield Police Department's Crime Prevention Bureau regarding site security.
7. Approval of this site plan and/or building elevations represented herein does not constitute nor guarantee approval for signage. Separate approval and sign permits must be obtained from the Building Department for any proposed signs.
8. Bike racks shall be installed in accordance with Article 4, Section 5.29(12).
9. The site shall be designed and developed to contain Public "Works of Art" in accordance with Section 5.22-5 Public Art, Article 4 General Requirements of the Zoning Ordinance, unless exempted based on the written stipulations.
10. The building is to be constructed in accordance with the submitted elevations on sheets P-2.2.
11. Petitioner is to amend the Landmark Consent judgment to have the property removed from the judgment.

This recommendation is made for the following reasons:

1. The submitted site plan, with the conditions recommended by the Planning Department and the Planning Commission, will be in accord with the spirit and purpose of the Southfield Zoning Ordinance.
2. The proposed development would provide a reasonable arrangement of the use of the property and provides for adequate vehicular traffic circulation, as reviewed and recommended by the City Traffic Engineer.
3. The site plan does show that a proper relationship exists between a major thoroughfare and any proposed pedestrian pathways, service roads, driveways, and parking areas, thus encouraging pedestrian and vehicular safety.
4. All the development features, including the principal building, open spaces, pedestrian pathways, service roads, driveways, and parking areas, are so located and related so as to minimize the possibility of any adverse effects upon the adjacent properties.

Chairman Griffis called for a Motion.

Motion by Commissioner Culpepper for Favorable Consideration of PSP21-0002 as presented by the Planner. Motion Supported by Commissioner Martin. Chairman Griffis called for a Roll Call Vote.

Commissioner Martin – Aye  
Commissioner Stephens-Gunn – Aye  
Commissioner Willis – Aye  
Commissioner Culpepper – Aye  
Commissioner Huntington – Aye  
Chair Griffis – Aye

Planner Spence confirmed there was a Favorable Consideration for PSP21-0002.

Chairman Griffis called for the next item, PSLU21-0003.

**PSLU21-0003** is the Special Use Request of GPD Group, on behalf of the owner, RPT Realty, to allow for the construction of a restaurant with a drive-thru on property located at 28550 Telegraph Road, Sidwell Parcel 2417-226-012, on the east side of Telegraph Road between W Twelve Mile and the Northwestern Highway Service Drive, Section 17, City of Southfield, Oakland County, State of Michigan.

Planner Spence noted that Planner Bryce would be presenting the next item, the Special Land Use and the Site Plan for Chick-fil-a.

Planner Bryce gave a brief overview of the proposal noting the Special Use Requirement as well as the site plan requirements. He noted the petitioner had made changes to the site plan based on the Commission's comments from a few weeks ago to include an escape lane on the west side of the drive-thru. The building was shifted to the east to accommodate this. He noted, too, that staff

had a conversation with the Fire Marshall and they felt they could use the access drive on the north for access to the north drive-thru area if needed. Thus a 20' wide escape lane was not needed. He introduced Mr. Justin Lurk from Chick-fil-a who had a PowerPoint for the Commission to show the traffic patterns on site.

Mr. Lurk explained the two different traffic patterns to get to the restaurant site – one from the south and one from the north as well as the placement of directional signage. He also noted that they would employ a traffic pattern in the drive-thru that would keep the outside lane open on the north side as an escape lane if needed. He included different colored perspectives and elevation of the site. He noted he would be happy to answer any questions the Commission might have.

Commissioner Griffis noted that there was a Public Hearing needed on the Special Land Use.

Planner Spence gave out the phone number and access code to get into the Webex meeting and noted he would wait for a few minutes to see if anyone had any comments. After the allotted time, Planner Spence noted there was no one on the line with comments. Chairman Griffis opened up the discussion to the Commissioners.

Commissioner Stephens-Gunn noted there was no Stop Sign at PETSMAST going west which could make the right turn for those trying to access Chick-fil-a more difficult.

Commissioner Culpepper noted Chick-fil-a might want to have a discussion with the landlord about the signage layout. Mr. Hohl representing the landlord noted the traffic flow is fine and has the approval of the tenants in the area.

Commissioner Huntington thanked representatives of Chick-fil-a for making the changes discussed at the last meeting.

Commissioner Stephens-Gunn that she still had three concerns; Traffic going north on Telegraph as they come off the ramp from M-10, the narrowness of the road between the auto dealership and the shopping center, and how people might exit the drive-thru and site. City Planner Croad noted that Telegraph is designed to handle heavy traffic flows. As for exiting the drive-thru, most people would turn left.

Commissioner Martin noted that there is the potential for cut-through traffic just before the driveway off the north access drive. City Planner Croad noted the landlord might want to consider bumper blocks there to discourage the cut-through.

There were no other comments so Chairman Griffis called for the Planner's recommendation. Planner Spence obliged.

The Planning Department recommends **FAVORABLE RECOMMENDATION** of the Special Use of GPD Group, on behalf of the owner, RPT Realty, to allow for the construction of a restaurant with a drive-thru on property located at 28550 Telegraph Road, Sidwell Parcel 2417-226-012, on the east side of Telegraph Road between W Twelve Mile and the Northwestern Highway Service Drive, Section 17, City of Southfield, Oakland County, State of Michigan for

the following reasons and conditions:

1. Subject to Approval of PSP21-0003 by the City Council.
2. Hours of operation shall be limited to 5:00a.m. through 11:00p.m. Monday through Saturday, and closed on Sunday.
3. The submitted special use, with any conditions recommended by the Planning Department and the Planning Commission, will be of such size and character that it will be in harmony with the appropriate and orderly development of the RS Regional Shopping District.
4. The location, size, intensity and periods of operation of the proposed use is designed to eliminate any possible nuisance likely to emanate there from which might be adverse to occupants of any nearby permitted uses.
5. The proposed use is in accord with the spirit and purpose of this Chapter and is not inconsistent with, or contrary to, the objectives sought to be accomplished by this Chapter and principles of sound planning.
6. The proposed use is of such character and vehicular traffic generated will not have an adverse effect, or be detrimental, to the surrounding land uses or adjacent thoroughfares.
7. The proposed use is of such character and intensity and arranged on the site so as to eliminate any adverse effects resulting from noise, dust, dirt, glare, odor, or fumes.
8. The proposed use will not be adverse to the promotion of the health, safety and welfare of the community.
9. The proposed use is designed and operated so as to provide security and safety to employees and the general public.
10. Petitioner is to work with the Planning Department on traffic issues.

Chairman Griffis asked if there was a Motion.

Motion by Commissioner Huntington for Favorable Consideration of PSLU21-0003. Supported by Commissioner Willis. Chairman Griffis called for a Roll Call Vote.

Commissioner Martin – Aye  
Commissioner Stephens-Gunn – Aye  
Commissioner Willis – Aye  
Commissioner Culpepper – Aye  
Commissioner Huntington – Aye  
Chair Griffis – Aye

Planner Spence confirmed the Favorable Consideration.

Chairman Griffis asked if there was any discussion on PSP21-0003 for Chick-fil-a.

Commissioner Hunting thought this plan met the standards and would benefit other tenants in the shopping center.

Commissioner Willis noted that the sea of parking that is not needed for the shopping center will be used for additional development. He felt that was a plus.

Commissioner Griffis asked again about the fire access. City Planner Croad noted the Fire Department would use the access road to the north of the restaurant. He then asked how big the directional signs would be. Ms. Ellen Selle noted they would be the size of a barrier-free sign.

There were no other comments so Chairman Griffis called for the Planner's Recommendation.

The Planning Department recommends **FAVORABLE CONSIDERATION** of the Site Plan Review request of **PSP21-0003** Site Plan Review Request of GPD Group, on behalf of the owner, RPT Realty, to construct a 4,978 gross square foot Chick-fil-A restaurant with a drive-thru on property located at 28550 Telegraph Road, Sidwell

Parcel 2417-226-012, on the east side of Telegraph Road between W Twelve Mile and the Northwestern Highway Service Drive, Section 17, City of Southfield, Oakland County, State of Michigan, site plan dated March 24, 2021 and received by the Planning Department on March 24, 2021 with the following conditions:

1. Subject to receipt of waivers from the Zoning Board of Appeals for 25' of front yard building setback (75' required, 50' proposed)
2. Cross Access and Parking Agreement with the owner of the property for the balance of the parking spaces required.
3. Landscaping must be installed in accordance with the Approved Landscape Plan prior to the issuance of a Certificate of Occupancy unless the season of the year does not permit installation. In that instance, a bond must be submitted to the Building Department to cover the cost of the installation and a Temporary Certificate of Occupancy shall be given. Upon completion of landscaping and approval of the same by the Planning Department, the bond will be returned and a Final Certificate of Occupancy shall be given
4. Exterior lighting will be shielded to prevent spillage of glare onto adjacent properties.
5. The petitioner is to provide a sprinkler system for all landscape areas to encourage preservation of plant materials.
6. The petitioner is to execute a perpetual maintenance agreement for the landscaped and parking areas both on the site and in the right-of-way, which includes maintenance of the storm water detention system.
7. The petitioner is to implement the recommendations made by the Southfield Police Department's Crime Prevention Bureau regarding site security.
8. Approval of this site plan and/or building elevations represented herein does not constitute nor guarantee approval for signage. Separate approval and sign permits must be obtained from the Building Department for any proposed signs.
9. Bike racks shall be installed in accordance with Article 4, Section 5.29(12).
10. The site shall be designed and developed to contain Public "Works of Art" in accordance with Section 5.22-5 Public Art, Article 4 General Requirements of the Zoning Ordinance, unless exempted based on the written stipulations.
11. The building is to be constructed in accordance with the submitted elevations and are attached to the site plan.
12. Hours of operation shall be 5:00A.M. – 11:00P.M. Monday through Saturday, and closed on Sunday.



This recommendation is made for the following reasons:

4. The submitted site plan, with the conditions recommended by the Planning Department and the Planning Commission, will be in accord with the spirit and purpose of the Southfield Zoning Ordinance.
5. The proposed development would provide a reasonable arrangement of the use of the property and provides for adequate vehicular traffic circulation.
6. The site plan does show that a proper relationship exists between a major thoroughfare and any proposed pedestrian pathways, service roads, driveways, and parking areas, thus encouraging pedestrian and vehicular safety.

Chairman Griffis called for a Motion.

Motion by Commissioner Huntington for Favorable Consideration of PSP21-0003 as presented by the Planner. Supported by Commission Willis. Chairman Griffis called for a Roll Call Vote.

Commissioner Stephens-Gunn – Aye

Commissioner Willis – Aye

Commissioner Culpepper – Aye

Commissioner Huntington – Aye

Commissioner Martin – Aye

Chair Griffis – Aye

Planner Spence confirmed the Favorable Consideration.

Chairman Griffis called for the next items.

**PZR21-0003** is a Rezoning Request of A&S Properties LLC, on behalf of the owners, Al Wazeer Properties Group LLC and Delorean Hughey, to rezone 1.17 acres of land from R-A Single Family Residential, P Vehicular Parking and OS Office Service to P Vehicular Parking and B-3 General Business, property located at 29070 Fairfax, Sidwell Parcel 2412-478-035, on the east side of Fairfax between W Twelve Mile Road and Edwards, and Sidwell Parcel 2412-478-037, on the north side of W Twelve Mile Road between Marshall and Fairfax, Section 12, City of Southfield, Oakland County, State of Michigan.

Planner Spence noted that Planner Bryce would be presenting this item as well.

Planner Bryce gave a brief overview of the project noting this Walgreen's was relocating from the current location on the corner of Greenfield and W Twelve Mile Road. There is a rezoning request to B-3 General Business of 1 acre in size and a small portion of P Vehicular Parking zone as a buffer for the neighbors. He introduced representatives of Walgreens, Mr. Paul Weisberger.

Mr. Weisberger noted that the owner of the property they are currently at did not renew their lease so they are left trying to find another location. They would like to stay in Southfield to

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serve their local clientele and found this site close to their existing location. They will answer any questions the Commission might have.

Chairman Griffis noted that this is a Public Hearing for the Rezoning request to rezone 1.17 acres.

Planner Spence gave out the Webex phone number and access code for the public to call in on. He noted he would give the public a few minutes to call in.

Owner of properties at 29053 and 29069 Fairfax said he was objecting to the rezoning because the store would affect his quality of life and the noise would be detrimental.

Owner of property at 29165 Marshall agreed with the previous speaker. There will be a lot more traffic in the area and there will be noise when trash is picked up. In addition, they were concerned about the effect on the daycare center across the street. After the allotted time Planner Spence noted there was no one was on the line for the public hearing.

Chairman Griffis closed the Public Hearing portion and opened the meeting up to the Commissioner's for comments.

Commissioner Stephens-Gunn thanked the petitioner for wanting to stay in Southfield and for going out of their way to speak with nearby residents.

Commissioner Culpepper liked the proposal.

There were no other comments so Chairman Griffis called for the Planner's Recommendation. Planner Spence obliged.

The Planning Department recommends **FAVORABLE RECOMMENDATION** of PZR21-0003 to rezone 1.17 acres of land from R-A Single Family Residential, P Vehicular Parking and OS Office Service to .17 acres of P Vehicular Parking and 1.0 acres of B-3 General Business, for the following reasons:

1. The Southfield Comprehensive Master Plan indicates Local Mixed Use and Single Family Residential for this property.
2. The change in zoning would be compatible with and similar to the existing adjacent zonings and land uses.
3. The proposal is in accordance with the standards for rezoning of property.

Chairman Griffis asked if there was a Motion.

Motion by Commissioner Culpepper for Favorable consideration of PZR21-0003. Supported by Commissioner Huntington. Chairman Griffis called for a Roll Call Vote.

Commissioner Stephens-Gunn – Aye

Commissioner Willis – Aye

Commissioner Culpepper – Aye

Commissioner Huntington – Aye

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Commissioner Martin – Aye  
Chair Griffis – Aye

Planner Spence confirmed the Favorable Recommendation.

Chairman Griffis asked if there were any comments from the Commissioners on the Site Plan.

Commissioner Huntington thought this pharmacy would be easily walkable for the community which is good. He noted that any fences that are added as screening need to be of good quality.

City Planner Croad noted that this store is actually smaller than the typical Walgreens. Mr. Weisberger noted that that was correct. The normal store is 15,000sf but this one is only 10,000.

A question of traffic came up. Mr. Weisberger noted that only 10% of the traffic would use the side streets. 5% on Marshall and 5% on Fairfax.

City Planner Croad noted that it appeared the sidewalk on Fairfax jogged into the site. If that is true the owner will need to give an easement to the City for the walk and he wanted to add that condition to the site Plan.

Hours of operation were asked. Mr. Weisberger noted they would be Monday through Friday 8am-10pm, Saturday 9am-9pm, and Sunday 10am-6pm. Planner Croad that those hours be added as a Condition of the site plan as well.

There being no other questions, Chairman Griffis called for the Planner's Recommendation.  
Planner Spence Obligated.

The Planning Department recommends **FAVORABLE CONSIDERATION** of the Site Plan Review request of **PSP21-0004** Site Plan Review Request of A&S Properties LLC, on behalf of the owners, Al Wazeer Properties Group LLC and Delorean Hughey, for the construction of a 9,400 gross square foot Walgreen's with pharmacy, property located at 29070 Fairfax, Sidwell Parcel 2412-478-035, on the east side of Fairfax between W Twelve Mile Road and Edwards, and Sidwell Parcel 2412-478-037, on the north side of W Twelve Mile Road between Marshall and Fairfax, Section 12, City of Southfield, Oakland County, State of Michigan, site plan dated March 19, 2021 and received by the Planning Department on March 19, 2021, with the following conditions:

1. Subject to receipt of the following waivers from the Zoning Board of Appeals:
  - A. A waiver of 5'-8.41' of landscaped side yard along Fairfax (15' required, 10' – 6.59' proposed)
  - B. A waiver of 8' of landscaped side yard along Marshall (15' required, 7' proposed)
2. Petitioner is to work with the Planning Department on landscaping in lieu of a wall along Fairfax and Marshall where across from Residential Zoning Districts.
3. In lieu of the required wall on the northern property line, we recommend a residential fence be permitted, subject to final approval by the City Planner."

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4. Receipt of a lot combination to join the two lots into one from the Assessing Department.
5. Landscaping must be installed in accordance with the Approved Landscape Plan prior to the issuance of a Certificate of Occupancy unless the season of the year does not permit installation. In that instance, a bond must be submitted to the Building Department to cover the cost of the installation and a Temporary Certificate of Occupancy shall be given. Upon completion of landscaping and approval of the same by the Planning Department, the bond will be returned and a Final Certificate of Occupancy shall be given.
6. Exterior lighting will be shielded to prevent spillage of glare onto adjacent properties. A photometric lighting plan shall be submitted for review by the Planning department prior to this item going to the City Council.
7. The petitioner is to provide a sprinkler system for all landscape areas to encourage preservation of plant materials.
8. The petitioner is to execute a perpetual maintenance agreement for the landscaped and parking areas both on the site and in the right-of-way, which includes maintenance of the storm water detention system.
9. The petitioner is to implement the recommendations made by the Southfield Police Department's Crime Prevention Bureau regarding site security.
10. Approval of this site plan and/or building elevations represented herein does not constitute nor guarantee approval for signage. Separate approval and sign permits must be obtained from the Building Department for any proposed signs.
11. Bike racks shall be installed in accordance with Article 4, Section 5.29(12).
12. The site shall be designed and developed to contain Public "Works of Art" in accordance with Section 5.22-5 Public Art, Article 4 General Requirements of the Zoning Ordinance, unless exempted based on the written stipulations.
13. The building is to be constructed in accordance with the submitted elevations shown on sheet A211.
14. Owner is to provide an easement to the City for that portion of the public sidewalk on Fairfax that is on private property.
14. Hours of operation shall be Monday thru Friday 8:00A.M. – 10:00P.M., Saturday 9:00A.M. – 9:00P.M., and Sunday 10:00A.M. – 6:00P.M.

Chairman Griffis called for a Motion.

Motion by Commissioner Culpepper for Favorable Consideration of PSP21-0004. Supported by Commissioner Willis. Chairman Griffis called for a Roll Call Vote.

It was noted Mr. Martin was having trouble reconnecting to the meeting.

Commissioner Willis – Aye  
Commissioner Culpepper – Aye  
Commissioner Huntington – Aye  
Commissioner Martin – (No answer)  
Commissioner Stephens-Gunn – Aye  
Chair Griffis – Aye

Planner Spence confirmed a favorable Recommendation.

Chairman Griffis called for the next item.

**PZTA21-0002** is a 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 Article 4, Section 5.22-3 Overlay Development District, Table 1 Permitted Table of Uses, and other amendments that may become necessary as needed for the City of Southfield.

This text amendment specifically addresses correcting a clerical error regarding where Medical Marihuana Facilities are permitted per ODD District, and other amendments that may become necessary as needed for the City of Southfield.

Planner Spence noted that this item was related to clearing up a clerical error as to which Overlay Development Districts Medical Marihuana Facilities could be located.

Chairman Griffis noted that a Public Hearing is required for this Amendment and opened the Public Hearing. Planner Spence gave out the Webex Number and access code for anyone who would like to make a comment. After the allotted time Planner Spence noted there was no Public on the line to discuss this item.

There being no other comments, Chairman Griffis called for the Planner's Recommendation. Planner Spence obliged.

Recommend **FAVORABLE RECOMMENDATION** of the draft dated 3-24-2021, for the following reasons:

1. The proposed text amendment will amend Title V, Zoning and Planning, Chapter 45, Zoning, of the Code of the City of Southfield by amending Article 4, Section 5.22-3 Overlay Development District, Table 1 Permitted Table of Uses, and other amendments that may become necessary as needed for the City of Southfield.

This text amendment specifically addresses correcting a clerical error regarding where Medical Marihuana Facilities are permitted per ODD District, and other amendments that may become necessary as needed for the City of Southfield.

Chairman Griffis asked for a Motion.

Motion by Commissioner Huntington for Favorable Consideration of PZTA21-0002 as presented. Supported by Commissioner Culpepper. Chairman Griffis called for a Roll Call Vote.

Commissioner Willis – Aye

Commissioner Culpepper – Aye

Commissioner Huntington – Aye

Commissioner Martin – (Lost his connection to the meeting)

Commissioner Stephens-Gunn – Aye

Chair Griffis – Aye

Planner Spence confirmed Favorable Consideration.

Chairman Griffis noted that for the balance of the meeting, Vice-Chairman Willis would be taking the Chair.

Vice-Chairman Willis called for the next item.

**PZR21-0001** is a Rezoning Request of Bell's Event Studio, LLC, on behalf of the owner, BaBa Sammy, LLC, to rezone 1.0 acre of land from ERO Education Research-Office to B-2 Planned Business, property located at 24624 W Ten Mile Road, Sidwell Parcel 2420-451-021, located on the northeast corner of W Ten Mile and Grodan Drive, Section 20, City of Southfield, Oakland County, State of Michigan.

**PSLU21-0002** is the Special Use Request of Bell's Event Studio, LLC, on behalf of the owner, BaBa Sammy, LLC, to allow an event center as a place of assembly, property located at 24624 W Ten Mile Road, Sidwell Parcel 2420-451-021, located on the northeast corner of W Ten Mile and Grodan Drive, Section 20, City of Southfield, Oakland County, State of Michigan.

Planner Spence gave a brief overview of the proposal noting the property needed to be rezoned from its current designation to B-2 Planned Business which is similar to the zoning of the shopping center uses to the north and east. The property is currently developed with a vacant bank and this use for an event studio would be appropriate. He noted a waiver for the building setback on the east side is necessary because with the rezoning, the building setback requirements change. In lieu of the building being legal non-conforming. We are requiring the owner get the waiver from the Zoning Board of Appeals. He noted, as well, that there was a conversation regarding placing a sidewalk to the north through the landscape area to the parking lot to the north. However, that was not possible due to the extreme grade change. He introduced Mr. Corey Bell and Ms. Tiffany Bell who will own the facility.

Mr. and Mrs. Bell noted they are residents of Southfield and were looking to expand their business. This site would be for small parties; baby or bridal showers, meeting, etc. They may also do photo shoots related to their photography business. They would be happy to answer any questions.

Vice-Chairman Willis noted that Public Hearings are needed for both the Rezoning Request and the Special Land Use. He opened the public hearing.

Planner Spence noted that there would have to be a separate public hearing for each case. They will start with the Rezoning Request. Planner Spence gave out the Webex phone number and access code noting that those who call in need to focus on the Rezoning request only at this time. After the allotted time, Planner Spence noted there was no one on the line for public Comment. Vice-Chair Willis closed the public hearing on the rezoning request and opened up the meeting to the Commissioners.

Commissioner Huntington noted he was happy to see an old building refurbished for another small business.

Commissioner Culpepper was supportive of the rezoning.

Vice-Chairman Willis was supportive of the rezoning.

Hearing no other comments, Vice-chairman Willis called for the Planner's Recommendation. Planner Spence obliged.

The Planning Department recommends **FAVORABLE RECOMMENDATION** of PZR21-0001 to rezone 1.00 acres of land from ERO Education Research-Office to B-2 Planned Business, for the following reasons:

1. The Southfield Comprehensive Master Plan indicates Technology Corridor Subarea for this property.
2. The change in zoning would be compatible with and similar to the existing adjacent zonings and land uses.
3. The proposal is in accordance with the standards for rezoning of property.

Vice-chairman Willis called for a motion.

It was noted Commissioner Martin had returned to the meeting.

Motion by Commissioner Martin for Favorable Consideration for PZR21-0001 as presented. Supported by Commissioner Culpepper. Vice-chairman Willis called for a Roll Call Vote.

Commissioner Culpepper – Aye  
Commissioner Huntington – Aye  
Commissioner Martin – Aye  
Commissioner Stephens-Gunn – Aye  
Vice-chairman Willis – Aye

Planner Spence confirmed the Favorable Consideration.

Vice-chairman Willis opened up the Public hearing for the Special Land Use for Bell's Event Center. Planner Spence gave out the Webex number and access code for the public to call in on. After the allotted time, Planner Spence noted there was no one on the line for public comment.

Vice-chairman Willis asked if there were any comments from the Commission on the Special Use.

Commissioner Culpepper noted that the proposal meets the Standards for Special Land Use.

Commissioner Stephens-Gunn inquired about the hours of operation and whether there would be someone from management on site at all hours. Mrs. Bell noted that there would be someone on site only during events. Commissioner Stephens-Gunn then inquired about the photography business. Mrs. Bell noted that was by appointment only during the day.

Commissioner Huntington felt this use fit the Special Use Requirements.

Hearing no other comments, Vice-chair Willis called for the Planner's Recommendation. Planner Spence obliged.

The Planning Department recommends **FAVORABLE RECOMMENDATION** of the Special Use of Bell's Event Studio, LLC, on behalf of the owner, BaBa Sammy, LLC, to allow an event center as a place of assembly, property located at 24624 W Ten Mile Road, Sidwell Parcel 2420-451-021, located on the northeast corner of W Ten Mile and Grodan Drive, Section 20, City of Southfield, Oakland County, State of Michigan., for the following reasons and conditions:

1. Subject to Approval of PZR21-0001 and PSP21-0001, by the City Council.
2. Hours of operation shall be limited to 8:00a.m. – 8:00p.m. Monday through Thursday, 8:00a.m. – Midnight Friday and Saturday, and 8:00a.m. – 10:00p.m. Sunday.
3. The submitted special use, with any conditions recommended by the Planning Department and the Planning Commission, will be of such size and character that it will be in harmony with the appropriate and orderly development of the R-2 Single Family District.
4. The location, size, intensity and periods of operation of the proposed use is designed to eliminate any possible nuisance likely to emanate there from which might be adverse to occupants of any nearby permitted uses.
5. The proposed use is in accord with the spirit and purpose of this Chapter and is not inconsistent with, or contrary to, the objectives sought to be accomplished by this Chapter and principles of sound planning.
6. The proposed use is of such character and vehicular traffic generated will not have an adverse effect, or be detrimental, to the surrounding land uses or adjacent thoroughfares.
7. The proposed use is of such character and intensity and arranged on the site so as to eliminate any adverse effects resulting from noise, dust, dirt, glare, odor, or fumes.
8. The proposed use will not be adverse to the promotion of the health, safety and welfare of the community.
9. The proposed use is designed and operated so as to provide security and safety to employees and the general public.

Vice-chair Willis called for a Motion.

Motion by Commissioner Huntington for Favorable Consideration of PSLU21-0002. Supported by Commissioner Culpepper. Vice-chairman Willis called for a Roll Call Vote.

Commissioner Huntington – Aye  
Commissioner Martin – Aye  
Commissioner Stephens-Gunn – Aye  
Commissioner Culpepper – Aye  
Vice-chairman Willis – Aye

Planner Spence confirmed the Favorable Consideration.



Vice-chairman Willis asked the Commission if they had any comments on the site plan for Bell's Event Center.

Commissioner Culpepper thought it was a perfect fit and the refurbishment of this building would be an asset to the community.

Commissioner Martin inquired about the sidewalk to the north. Planner Spence noted that due to the extreme grade there it wasn't possible to install a sidewalk.

There were no other questions so Vice-chairman Willis called for the Planner's Recommendation. Planner Spence obliged.

The Planning Department recommends **FAVORABLE CONSIDERATION** of the Site Plan Review request of Bell's Event Studio, LLC, on behalf of the owner, BaBa Sammy, LLC, to convert an existing bank building to an event center for banquets and others similar uses, property located at 24624 W Ten Mile Road, Sidwell Parcel 2420-451-021, located on the northeast corner of W Ten Mile and Grodan Drive, Section 20, City of Southfield, Oakland County, State of Michigan, site plan dated March 1, 2021 and received by the Planning Department on March 3, 2021 with the following conditions:

1. Subject to Approval of PZR21-0001 and PSP21-0001, by the City Council.
2. Receive a waiver form the Zoning Board of Appeals for 24' of side yard setback on the east side of the building (50' setback required, 26' proposed).
3. Landscaping must be installed in accordance with the Approved Landscape Plan prior to the issuance of a Certificate of Occupancy unless the season of the year does not permit installation. In that instance, a bond must be submitted to the Building Department to cover the cost of the installation and a Temporary Certificate of Occupancy shall be given. Upon completion of landscaping and approval of the same by the Planning Department, the bond will be returned and a Final Certificate of Occupancy shall be given.
4. Exterior lighting will be shielded to prevent spillage of glare onto adjacent properties.
5. The petitioner is to provide a sprinkler system for all landscape areas to encourage preservation of plant materials.
6. The petitioner is to execute a perpetual maintenance agreement for the landscaped and parking areas both on the site and in the right-of-way, which includes maintenance of the storm water detention system.
7. The petitioner is to implement the recommendations made by the Southfield Police Department's Crime Prevention Bureau regarding site security.
8. Approval of this site plan and/or building elevations represented herein does not constitute nor guarantee approval for signage. Separate approval and sign permits must be obtained from the Building Department for any proposed signs.
9. Bike racks shall be installed in accordance with Article 4, Section 5.29(12).
10. The building is to be constructed in accordance with the submitted elevations on sheets A.201.
11. Hours of operation shall be limited to 8:00a.m. – 8:00p.m. Monday through Thursday, 8:00a.m. – Midnight Friday and Saturday, and 8:00a.m. – 10:00p.m. Sunday.

Planning Commission Regular Meeting of March 24, 2021

This recommendation is made for the following reasons:

7. The submitted site plan, with the conditions recommended by the Planning Department and the Planning Commission, will be in accord with the spirit and purpose of the Southfield Zoning Ordinance.
8. The proposed development would provide a reasonable arrangement of the use of the property and provides for adequate vehicular traffic circulation.
9. The site plan does show that a proper relationship exists between a major thoroughfare and any proposed pedestrian pathways, service roads, driveways, and parking areas, thus encouraging pedestrian and vehicular safety.

Vice-chairman Willis called for a Motion.

Motion by Commissioner Huntington for Favorable Consideration of PSP21-0001. Supported by Commissioner Culpepper. Vice-chairman Willis called for a Roll Call Vote.

Commissioner Culpepper – Aye  
Commissioner Huntington – Aye  
Commissioner Martin – Aye  
Commissioner Stephens-Gunn – Aye  
Vice-chairman Willis – Aye

Planner Spence confirmed the Favorable Recommendation.

Vice-Chair Willis called for Approval of the Minutes.

Motion by Commissioner Huntington to Approve the Minutes of February 3, 2021 Study Meeting, February 17, 2021 Study Meeting and February 24, 2021 Regular Meeting. Supported by Commissioner Culpepper. Vice-Chair Willis called for a Roll Call Vote.

Commissioner Huntington – Aye  
Commissioner Martin – Aye  
Commissioner Stephens-Gunn – Aye  
Commissioner Culpepper – Aye  
Vice-chairman Willis – Aye

Minutes Approved.

Vice-Chair Willis announced the Public Comment section of the meeting. Planner Spence noted that due to the delay between the Webex PC meeting and the Cable version he would give any public who wished to speak a few minutes to call in. After the allotted time, Planner Spence announced there were no calls in for Public Comment. Vice-Chair Willis closed the Public Comment portion of the meeting.

Planning Commission Regular Meeting of March 24, 2021

Vice-Chair Willis asked if there were any Miscellaneous items. City Planer Croad asked any of the Commissioners who participated in the recent webinar had any comments. Several Commissioners provided their feedback.

Planner Spence noted that the next meeting of the Commission is on April 14, 2021.

There were no other comments.

The meeting was adjourned at 9:43pm.

Tony Martin                      5/7/2021  
Tony Martin                      (date)  
Secretary/js

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