

**MINUTES OF THE CITY OF SOUTHFIELD PLANNING COMMISSION  
REGULAR MEETING OF MARCH 30, 2022  
6:30PM**

**Planning Commission Members Present:** Culpepper, Griffis, Huntington, Martin, Stephens-Gunn and Willis

**Planning Commission Members Excused:** Miah

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

Chair Dr. Stephens-Gunn called for a roll call. Planner Spence called the roll and determined there was quorum present to conduct business.

Chair Stephens-Gunn called for Approval of the Agenda. Motion by Commissioner Willis to Approve the Agenda as Written. Seconded by Commissioner Huntington. Chair Dr. Stephens-Gunn called for a Vote.

There was an affirmative vote for the Commissioners. Motion Carries

Chair Dr. Stephens-Gunn asked if there were any Announcements or Communications. Planner Spence noted he had none at this time.

Chair Dr. Stephens-Gunn called for the first item.

**PSLU22-0001** is a Special Use Request of the City of Southfield Fire Department, to construct a new Fire Tower Training Facility on publicly owned property at Station #5/Fire Department Headquarters located at 24477 Lahser Road, Sidwell Parcel 2428-226-012 and 2428-226-011, on the west side of Lahser Road between W Ten Mile Road and Brookside, Section 28, City of Southfield, Oakland County, State of Michigan.

Planner Spence gave a brief overview of the proposal noting the City was trying to clean up an item that should have been done years ago by going through the Special Use process now on Station 5. He noted that Captain Jason Deneau was available for any questions.

Captain Deneau provided statistics on the age of the facility as well all the fire station, from admin offices and training class rooms to the various fire divisions housed in the building. He would answer any questions the Commission might have.

Commissioner Culpepper stated he had no questions.

Commissioner Griffis noted he was in favor of the Special Use. It's a process.

Commissioner Martin thought this was a very good project.

Commissioner Willis thought this would increase the effectiveness of the fire department. He appreciated the support with the school district.

Planning Commission Regular Meeting of March 30, 2022

Commissioner Huntington congratulated the fire department on being top notch. He asked about Chief Menifee's comment about the fire station being a safe haven for the high school. Chief Menifee noted that in case of an emergency the fire station was a place students and faculty could go to.

Chair Dr. Stephens Gunn noted she was impressed with the cooperation between the Fire Department and the School District. She was in support.

There being no other comments, Chair Dr. Stephens-Gunn called for the Planners Recommendation. Planner Spence obliged.

**Recommendation:** The Planning Department recommends **FAVORABLE RECOMMENDATION** of PSLU22-0001 of the Southfield Fire Department to Special Use Request of the City of Southfield Fire Department to allow for publicly owned buildings and to construct a new Fire Tower Training Facility on publicly owned land on property at Station #5/Fire Department Headquarters located at 24477 Lahser Road, for the following reasons and conditions:

1. 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-E Single Family Residential District.
2. 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.
3. 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.
4. 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.
5. 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.
6. The proposed use will not be adverse to the promotion of the health, safety and welfare of the community.
7. The proposed use is designed and operated so as to provide security and safety to employees and the general public.

Chair Dr. Stephens-Gunn called for a motion.

Motion by Commissioner Griffis for Favorable Recommendation of PSLU22-0001. Seconded by Commissioner Culpepper. Chair Dr. Stephens-Gunn stated that all in favor say Aye. There were 6 Ayes. All Against say Nay. There were no Nays. Motion passes.

Chair Dr. Stephens-Gunn called for the next item.

**PSP22-0001** is the Site Plan Review Request of Skye Construction, to construct a new exterior stairway leading to a rooftop deck on the existing building located at 29444 Northwestern Highway, Sidwell Parcel 2407-326-008, Supervisors Plat No. 2 E 123 Ft Of W 244.5 Ft Of Lot 2,

Planning Commission Regular Meeting of March 30, 2022

on the north side of Northwestern Highway between Franklin and Rosemond, Section 7, City of Southfield, Oakland County, State of Michigan.

Planner Spence noted this item was postponed from the March 23, 2022 Regular Meeting to tonight's meeting. He gave a brief overview of the proposal for the outside stairway to the rooftop deck. He introduced Mr. Jeffrey Jonna.

Mr. Jonna noted the reason the owner of the building was providing this amenity was to offer a place for staff to go for stress relief. He would answer any questions the Commission might have.

Chair Dr. Stephens-Gunn opened the floor to the Commissioners.

Commissioner Culpepper noted it was good to see an owner providing something like this for their employees.

Commissioner Griffis felt this was good for employees and hoped to see more of it in the community.

Commissioner Martin felt it was a nice improvement. He inquired why the pedestrian connection from the public walk to the building went through the parking lot. Planner Spence noted that this was the only place to provide the access. Commissioner Martin asked if the sidewalk could have been placed in the greenspace along the west property line. Planner Spence noted that was on the adjacent property.

Commissioner Willis as happy to see this amenity offered to the employees and hoped more owners would provide.

Commissioner Huntington stated he had no issues with the proposal.

Chair Dr. Stephens-Gunn stated it's clear what the owner has done for the employees.

City Planner Croad asked if any shade structures were proposed for the roof. Mr. Jonna noted there weren't any but maybe an umbrella could be placed on the roof.

There were no other comments so Chair Dr. Stephens-Gunn called for the Planner's Recommendation. Planner Spence obliged.

**Recommendation:** The Planning Department recommends **FAVORABLE RECOMMENDATION** of the Site Plan Review Request of Skye Construction to construct a stairway off the northeast corner of the existing building that leads to a rooftop deck on property located at 29444 Northwestern Highway, Sidwell Parcel 2407-326-008, E 123 Ft Of W 244.5 Ft Of Lot 2 Supervisors Plat No. 2 1.29 Ac, on the north side of Northwestern Highway between Franklin

Road and Rosemond Drive, Section 07, City of Southfield, Oakland County, State of Michigan for the following reasons and conditions:

Planning Commission Regular Meeting of March 30, 2022

1. Receipt of the following waiver from the Zoning Board of Appeals:
  - a. Waiver of 11 feet of rear yard setback (15 feet required, 4 feet proposed)
2. Installation of the pedestrian pathway from the Northwestern Highway sidewalk to the building as indicated on the site plan.
3. Installation of the bike rack as indicated on the plan.
4. 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.
5. Exterior lighting will be shielded to prevent spillage of glare onto adjacent properties.
6. The petitioner is to provide a sprinkler system for all landscape areas to encourage preservation of plant materials.
7. 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.
8. The petitioner is to implement the recommendations made by the Southfield Police Department's Crime Prevention Bureau regarding site security.
9. The Stairway will be constructed in accordance with the elevations shown on Sheet A-1, dated December 5, 2021.
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.

Chair Dr. Stephens-Gunn called for a motion.

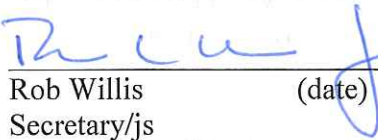
Motion by Commissioner Huntington for Favorable Recommendation of PSP22-0001. Seconded by Commissioner Willis. Chair Dr. Stephens-Gunn stated that all in favor say Aye. There were 6 Ayes. All against say Nay. There were no Nays. Motion passes.

Chair Dr. Stephens-Gunn asked if there were any Minutes. Planner Spence noted there were no Minutes this evening.

Chair Dr. Stephens-Gunn called for the Public Comment portion of the meeting. No public chose to speak so Chair Dr. Stephens-Gunn closed the public comment.

Chair Dr. Stephens-Gunn asked if there were any Miscellaneous. Planner Spence noted that the next meeting of the Planning Commission is set for April 13.

There were no other comments. The meeting was adjourned at 7:03 PM.

  
Rob Willis  
Secretary/js

(date)

05.25.2022