

CITY OF SOUTHFIELD
PLANNING COMMISSION REGULAR MEETING
Council Chambers - Southfield, Michigan
Wednesday, March 19, 2025

Video Recording transcribed by
Janene Cleary, Michigan CSR No. 16359

COMMISSION MEMBERS AND STAFF PRESENT:

Jeremy Griffis, Chair

Robert Willis, Vice Chair

Cynthia Bernoudy, Commissioner

Anthony Martin, Commissioner

Ghana Adell Goodwin-Dye, Commissioner

Dr. Geralyn Stephens-Gunn, Commissioner

Andrea Storch Gruber, Secretary

Michael (Alex) Bollin, Assistant City Planner

Thomas Paison, Deputy City Planner

Terry Croad, Director of Planning

1 Planning Commission Meeting

2 Wednesday, March 19, 2025

3

4 (Meeting begins.)

5 CHAIR GRIFFIS: I'd like to call this meeting to
6 order. This is the City of Southfield regular meeting of the
7 Planning Commission, March 19th, 2025.

8 Can we all please stand for the Pledge of Allegiance.

9 (Pledge of Allegiance recited.)

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

11 MR. BOLLIN: Yes, sir.

12 Commissioner Bernoudy?

13 MS. BERNOUDY: Present.

14 MR. BOLLIN: Commissioner Goodwin-Dye?

15 MS. GOODWIN-DYE: Present.

16 MR. BOLLIN: Commissioner Griffis?

17 CHAIR GRIFFIS: Here.

18 MR. BOLLIN: Commissioner Gruber?

19 MS. GRUBER: Present.

20 MR. BOLLIN: Commissioner Martin?

21 MR. MARTIN: Here.

22 MR. BOLLIN: Commissioner Dr. Stephens-Gunn?

23 DR. STEPHENS-GUNN: Here.

24 MR. BOLLIN: Commissioner Willis.

25 V. CHAIR WILLIS: Here.

1 MR. BOLLIN: Everyone is here. We have a quorum.

2 CHAIR GRIFFIS: Thank you. Do we have any comments on
3 the agenda? And if not, looking for a motion to approve the
4 agenda.

5 MR. MARTIN: To the Chair?

6 CHAIR GRIFFIS: Yeah.

7 MR. MARTIN: Motion to approve the March 19th, 2025,
8 agenda is provided.

9 MS. GOODWIN-DYE: Second.

10 CHAIR GRIFFIS: I've got a motion to approve the
11 agenda by Commissioner Martin, supported by Commissioner
12 Goodwin-Dye.

13 All in favor?

14 FULL COMMISSION: Aye.

15 CHAIR GRIFFIS: All right. Agenda is approved as
16 written.

17 Announcements and communications today?

18 MR. PAISON: Nothing additional at this time.

19 CHAIR GRIFFIS: All right. All right. On to the
20 first address. Two items: Conditional rezoning and a revised
21 Site Plan Review: 24412 Southfield Road.

22 MR. PAISON: Thank you, Mr. Chairman. I'll just give
23 a quick summary. As you're looking at -- this was before the
24 Commission previously for regular rezoning, non-conditional
25 rezoning, and a Site Plan Review. They have -- Council declined

1 the regular rezoning to B3. They basically resubmitted as a
2 conditional rezoning, B3 with -- excluding uses and condition
3 for right-in, right-out-only configuration to the site. So
4 that's why it's back before you.

5 Just kind of going over current zoning is, OS Office
6 Service, they're looking to go to B3 with conditions.
7 Immediately B3 to the south where we have the school and church.
8 And you have some R3 Residential behind OS Office Service across
9 the road. It is an expansion to a B3 district that's adjacent
10 to the south. The one-acre limit for spot zoning doesn't apply
11 because you're expanding an existing district.

12 Local Mixed Use designation of Future Land Use Plan,
13 which covers kind of all the frontage on Southfield. The B3 is
14 one of the zoning districts that is compatible with that future
15 land use designation; OS also is and the other B districts.

16 These are the excluded uses that are proposed. This
17 is one of the things that was added since the previous time.
18 They're excluding all of these uses: Adult marijuana retailers,
19 both the medical and the recreational; alternative financial
20 services, including pawn shops and, like, payday lenders, that
21 sort of thing; assembly halls; automobile and truck sale; agency
22 sales; concert halls; drive-in fast food restaurants; funeral
23 homes; gas stations; hotels and motels; kennels and pet daycare;
24 marketing and sale of lawn furniture and playground equipment,
25 outdoors; medical marijuana facilities; motor vehicle washing

1 facilities; open air displays of motor homes, campers, and other
2 vehicles; open air sales of plants; religious institutions and
3 similar places; sexually oriented business and cabaret; shelters
4 for the homeless; small box retail; smoking lounges; soup
5 kitchens; theaters.

6 So these are all the uses that either are permitted or
7 special land uses in the B3 they're excluding as part of this
8 request. So these would not be possible if this were approved.

9 And as for rezoning, just, you know, this -- this --
10 this body makes a recommendation, Council makes the final
11 determination.

12 Site aerials. We can see it's a vacant property.
13 There's some swells up there on the Southfield frontage. Real
14 small office to the north. Some residential to the east. Just
15 a existing survey. A vacant property, vacated public alley at
16 the back, and utility easement.

17 This is the revised site plan. The major mult
18 modifications since the last time you saw this plan is two
19 things: The island and the driveway off of Southfield. It now
20 has an island to make it right-in, right-turn-out only, so you
21 can't make lefts in or out. And then they also moved the
22 building and narrowed the pave -- the excess pavement down and
23 widened the greenbelt in the back along the screening wall by
24 the residential. It was 5 and a half feet in the previous
25 version; it's now 10 feet. So they widened that and added

1 additional plantings. Those are the two substantive changes
2 from the last version that you saw.

3 It's got, you know, greenbelt screening the parking on
4 the south side, and you've got landscaping also on the north
5 side along the side streets. There are no curb cuts onto the
6 side streets. The only site access is from Southfield Road.

7 Sidewalks would be added all the way around so that we
8 could tie them into the existing south -- south -- sidewalk
9 going down Southfield, and then future sidewalks that may go
10 down the side streets in the neighborhoods eventually at the
11 expense of the developer.

12 This is just showing how their deliveries work. They
13 come in from the front, wrap around the back of the building,
14 and pull inside. They use these larger cargo vans. Not the box
15 ones, but larger non-cargo box vans that fit inside the
16 building. That is where they do their deliveries. And their
17 removals of waste materials are all done inside the building.

18 Elevations. Similar to the last time, you basically
19 have masonry along with some EIFS and metal, and then the
20 overhead glass and metal overhead doors. Similar on the sides.

21 Floor plan. You got three bays. And then you have a
22 small, like, lobby/entry area for customers and public restroom.
23 And then you have your -- on your back-of-house areas and the
24 area to go underneath for the people servicing the oil from the
25 bays underneath.

1 And then I believe the petitioner is present if they'd
2 come forward.

3 MR. CROAD: Through -- through the Chair, before the
4 petitioner speaks.

5 Mr. Paison?

6 MR. PAISON: Yes.

7 MR. CROAD: Are they keeping the vehicular parking
8 zoning as a buffer, or are they -- is that part of the
9 conditional zoning?

10 MR. PAISON: That vehicular parking buffer is staying.

11 MR. CROAD: Okay.

12 MR. PAISON: Their only rezoning the OS portion of the
13 site.

14 MR. CROAD: All right. I just wanted to be clear
15 about that.

16 MR. PAISON: Yeah. Is the -- is the applicant
17 present? I know I sent him a reminder to be here. No?

18 UNIDENTIFIED AUDIENCE MEMBER: (Indiscernible)
19 question?

20 MR. PAISON: We're going to have a public hearing in a
21 little bit. There'll be a public hearing shortly.

22 Yeah, I don't see the applicant. I did send him a
23 reminder, and he said he was coming.

24 MR. CROAD: Let's hold the public hearing, and if he
25 doesn't show up, the Planning Commission can postpone.

1 CHAIR GRIFFIS: Okay. I'm going to switch up the
2 order here. We're going to open up the public hearing at this
3 time. Anything you say will be on TV and part of the record for
4 the City Council to review.

5 If you could come in an orderly fashion to the
6 front -- oh, sorry. Public hearing is now open for this -- this
7 item. If anyone would like to speak, please come forward.
8 You'll have three minutes. State your name and address at the
9 beginning.

10 All right. You're first, even though you're at the
11 furthest reaches of -- come on up. Come on. You're at the
12 furthest reaches of the large auditorium.

13 Please state your name and address.

14 REGINALD BARNES: My name is Reginald Barnes. I am
15 the --

16 CHAIR GRIFFIS: Oh, the microphone is right next to
17 you. You might have to adjust it.

18 REGINALD BARNES: Oh, I'm sorry. My name is Reginald
19 Barnes. I am the director of security and the building facility
20 manager for the Empowerment Church, and I'm actually speaking
21 on -- as a representative of the church.

22 I have a letter that I sent to the distinguished
23 Commissioners, and I don't know if you got a chance to read it.

24 MS. BERNOUDY: We did.

25 REGINALD BARNES: But would I be allowed to read the

1 letter I brought?

2 DR. STEPHENS-GUNN: We read it.

3 MS. BERNOUDY: We read it.

4 CHAIR GRIFFIS: Yeah. You -- you can read it. Or are
5 you going to read it at the end, Tom? Just to --

6 MR. PAISON: Well, we've provided it to the
7 Commission. It's now part of your packets and part of the
8 record by default, even to reference to it. But if you'd like
9 to summarize it, yeah.

10 REGINALD BARNES: Okay.

11 MR. PAISON: You just -- you -- you have three
12 minutes. So if you -- it's up to you if you want to read it.

13 REGINALD BARNES: All right. Well, what I'd like to
14 say is that the reason why that we're in the opposition of this
15 oil change facility is that it -- as a institution, what we're
16 concerned about is that the church feels that it will degrade
17 the value of our area. It's also going to create traffic issues
18 for our church area because we're actually next to Silver Maple
19 Road. What Silver Maple Road happens to be is a street that
20 also causes issues for drive through in our parking lot. They
21 use our parking lot as a thoroughfare to avoid the traffic
22 signal on Mount Vernon. And the opposite, reverse from Mount
23 Vernon, they use our parking lot to enter on Southfield.

24 Now, by creating this building here for a service
25 center, what we're concerned about is that it's an environment

1 issue with the oil that may be seeping into the ground, the loss
2 of the green spaces that we have because we have wildlife in our
3 area. But it also has a pedestrian risk, too, because when the
4 vehicles come out, there's pedestrians that cross that area, and
5 there's no way for pedestrians to go when the traffic is already
6 jammed up.

7 As you all are aware that Southfield is a thoroughfare
8 where I-96 -- or I-696 will be shut down for the next two years.
9 So I sent pictures to you to show you the other day. I sat in
10 my driveway there for 20 minutes trying to get in. The traffic
11 would not allow you to get in or get out. That's an issue
12 that's going to be for the next two years.

13 So when you start bringing a facility such as this,
14 and people want to go for oil changes, well, that's going to
15 create a traffic jam by itself. But we also don't want
16 vehicles staying --

17 CHAIR GRIFFIS: I'll give you an additional 30 seconds
18 because we had to pause, but you're -- you're near the end of
19 your time.

20 REGINALD BARNES: Okay. Thank you.

21 CHAIR GRIFFIS: Thank you.

22 Anyone else like to come and speak on this issue,
23 please -- please approach.

24 CARLYLE STEWART: Good afternoon.

25 CHAIR GRIFFIS: Hello.

1 CARLYLE STEWART: My name is Carlyle Stewart III,
2 spiritual leader and CEO of the Empowerment Church of which our
3 director of security just spoke about a few moments ago. And I
4 have a number of concerns that are more related to environmental
5 issues. Not only the traffic that is a potential problem with
6 the freeway being shut down, but also groundwater contamination
7 and a number of EPA issues that are very, very close to -- to my
8 heart.

9 I was looking through the document that was presented
10 that was pretty thorough. It contained numerous diagrams of the
11 drawings of what's being proposed. But I did not see much of
12 anything else related to the environmental concerns. Oil tanks
13 buried, groundwater contamination, and other issues that are
14 primarily a major focus for environmental protection and those
15 kinds of concerns. So I wanted to mention that because it's
16 very, very important, particularly in this era of climate
17 destruction.

18 What's happening globally, not only in terms of air
19 and carbon emissions and all of the other things that we have to
20 deal with politically, ecologically, environmentally, and
21 personally, but also those were questions that I have had in
22 addition to some of the things that have been previously cited.
23 Have there been any studies or any evaluation of the property in
24 terms of that concern or the potential for groundwater
25 contamination and things like that?

1 So I just wanted to make that -- register that as a
2 concern. And thank you for your time.

3 CHAIR GRIFFIS: Thank you.

4 LYNETTE BARNES: My name is Lynette Barnes, and I'm a
5 member of Empowerment Church. And I want to reiterate about the
6 traffic. We already have people that come through our parking
7 lot. We have children at our church that we sometimes take
8 outside and have functions out there. And we've had people
9 shoot in that parking lot because of the traffic.

10 They don't want to wait on the traffic light at
11 Southfield and Mount Vernon. And what they do is they come
12 through the parking lot. I can only imagine what would happen
13 if we have an oil station there and they've got customers where
14 they can't get across the street. They're going to learn to do
15 what everybody else do is -- which is shoot through our parking
16 lot.

17 We have had people come through there that goes really
18 fast through the parking lot and disregard to, you know, people
19 that are there. And, again, my major concern is the -- the --
20 the members of the church, also our children of the church also.

21 I don't live in the area where they're talking about
22 putting the -- the -- the oil change venue, but we also have a
23 neighborhood there. That area there is a green area, and we do
24 have -- sometimes see wildlife there. And it would really be,
25 for me, an injustice to put a building such as that in that

1 spot. So that's what I have to say. Thank you.

2 CHAIR GRIFFIS: Thank you.

3 CD TAYLOR: Good evening.

4 CHAIR GRIFFIS: Hello.

5 CD TAYLOR: I also sent you a letter. CD Taylor
6 (phonetic). Sent a letter to you relative to this matter. I
7 won't go over all of the -- the things that's already been
8 mentioned, because I'm a member of Empowerment Church.

9 I lived in Southfield for 10 years, and always known
10 the Planning Commission to always do things in favor of the
11 community and in the best interest of Southfield. And I -- and
12 I think, you know, that you folks do the same thing. So I'm
13 going to -- I'm going to break it down to just two words:
14 Common sense. This is a common sense decision.

15 This is a fish out of water to try to put an oil
16 change facility in the location that they're proposing. It
17 makes no sense whatsoever. And what we do as a community is ask
18 you to make the right decisions for the citizens, for the City
19 of Southfield and for Southfield Road. Let them find some other
20 place. There's a lot of places that they can take their
21 business and locate it.

22 I ran a business for over 26 years. But guess what I
23 always did? I always respected the surrounding areas and made
24 sure -- I made sure that the people around the business was
25 safe. As already been stated, those are all the reasons that we

1 do not need an oil change facility right next to our location.
2 Thank you so much.

3 CHAIR GRIFFIS: Thank you.

4 Any additional members of the public wish to speak on
5 this item?

6 I see -- see none. I'll close the public hearing at
7 this time.

8 The petitioner is still not here.

9 MR. PAISON: Is the petitioner or their engineer
10 present?

11 I guess not. It's odd, because they -- I sent them a
12 reminder, and they confirmed they were coming. So something
13 must have happened. I don't know.

14 MR. CROAD: Yeah. I -- you know, again, it'd be
15 unfair to deliberate without representatives being able to
16 answer the questions. And we're not --

17 MR. PAISON: We could move it to the end of the agenda
18 in case they arrived late. And if not, then it could be dealt
19 with.

20 MR. CROAD: Yeah. So why don't, if we could, postpone
21 any further discussion. And then if -- if you need to, you can
22 make recommendation to postpone to a date certain so everybody
23 is aware when this might be coming back.

24 CHAIR GRIFFIS: I think that's a good idea. All
25 right. Could -- do we need a motion and a vote?

1 MR. CROAD: No. I think we can just -- as long as
2 it's going to stay on the agenda.

3 CHAIR GRIFFIS: Okay.

4 MR. CROAD: We'll just go to the next item.

5 CHAIR GRIFFIS: Yeah, let's move it to the end of the
6 agenda, and we'll make a motion by the end of the next 45
7 minutes.

8 MR. CROAD: Okay.

9 CHAIR GRIFFIS: Get done here.

10 All right. Moving on to the next item. 29410
11 Northwestern Highway. This is a Site Plan Review.

12 MR. PAISON: Yeah. As noted, this is the -- where the
13 former Bacco's restaurant was located. This was before the
14 Commission -- I think it was in late '23, actually -- for
15 redevelopment for a new restaurant, private club restaurant,
16 smoking lounge, and bar lounge to replace the Bacco's. As it as
17 it turns out, they needed to make some changes to the Site Plan.
18 So this is a revised Site Plan coming back to the Commission.

19 The special land use that was previously approved is
20 still in effect for the smoking lounge and the bar, so that's
21 not an issue.

22 As noted here, the site is zoned B3 currently, which
23 is the correct zoning for this use. It already has its special
24 land use approval. That is consistent with the Future Land Use
25 Plan.

1 This is where the -- this is an aerial photo showing
2 the former building, which is no longer there. That has been
3 demolished. They did have demolition permits for that.

4 This is just showing before the demolition.

5 The revised building is similar to the old building to
6 a degree, in terms of its footprint, because of the long, narrow
7 nature of the site and the need to wrap traffic around it. But
8 it does had -- they really couldn't renovate the existing
9 building because what they found out was doing a smoking lounge,
10 the insurers wanted a different kind of construction to make it
11 more fire resistant in order to be able to operate and ensure
12 the property effectively. So they really kind of had to go back
13 to the drawing board to an extent and -- and sharpen their
14 pencils.

15 As we can see here, you know, the building, like I
16 said, it is long and narrow. It is roughly the same shape and
17 dimensions of the old building. You've got a parking lot in the
18 back, some parking in the front, a valet drop-off area along the
19 entrance side of the building, and then a utility access and
20 exit aisle behind the back on the west side of the building.

21 This is just showing the -- the building. We have
22 kind of three parts to the floor plan. This is the part of the
23 floor plan toward Northwestern. You've got an outdoor patio --
24 an uncovered outdoor patio, and a covered outdoor patio. Then
25 you have your four-seasoned dining area with a couple of private

1 dining areas and restrooms.

2 Then you get to the other end of the building, and
3 you've got your lounge -- bar/lounge area. Then you get into
4 the area that's the wine cellar and the humidor and the retail
5 sales for the tobacco -- the cigars. And your kitchen and back
6 of house. And then your second floor area, which includes some
7 VIP lounge areas and patios and lockers for the staff and some
8 office space.

9 Let's see if we can get this -- elevations. Fairly
10 modern look. Not entirely dissimilar to the previous, but I
11 would say, you know, because it's a new building, they were able
12 to do a little different massing with it.

13 The south exterior there, you see the actual covered
14 part of the patio kind of to the bottom right. And at the other
15 end, the north end, you see the entrance into the retail space
16 there kind of on the lower left.

17 The west elevation is the building that's sort of the
18 back where the -- the more utility space and the exit aisle is.
19 That's also tucked back a little further because of the shape of
20 the property. And then the front of the building with the
21 entrances is the bottom elevation there.

22 This is just a close-up around that main entrance and
23 a couple of renderings just to kind of give you a better sense
24 of what that massing looks like on the property with the
25 different materials and colors that are discussed.

1 And I believe the petitioner is present. If they'd
2 come forward.

3 CHAIR GRIFFIS: Please state your name and address for
4 the record. Summarize the -- the new project on the existing
5 site.

6 MR. DELSIGNORE: Luciano DelSignore. 852 Canterbury
7 Crescent, Bloomfield Hills, Michigan 48304.

8 I'm the previous owner -- chef-owner of Bacco
9 Ristorante and the owner-developer of the -- the new proposed
10 project on the property. And we're looking to build a brand new
11 state-of-the-art facility that I think will be a much-improved
12 building on the site prior to the -- the -- what we had there
13 before.

14 CHAIR GRIFFIS: Okay. Thank you.

15 Anything you'd like to add?

16 GLENN DESIMONE: Glenn DeSimone. Architect on Prime
17 Design System. 2397 Old Kent in Warren.

18 Again, the primary thing you see here and why we're
19 here tonight is it is a new building. The old building was wood
20 construction and in relatively bad shape. So we are -- it's all
21 new noncombustible materials, light-gauge metal, steel frame.
22 And then we have fire-rated walls when we're close to the
23 property line on the west side there.

24 The operations are basically the same as what you saw
25 in the previous presentation. I don't know of anything else

1 offhand other than to answer any questions you might have.

2 CHAIR GRIFFIS: Okay. Yeah, please stay there.

3 We'll open it up to the Commission for comments.

4 Dr. Stephens-Gunn, do you want to kick us off?

5 DR. STEPHENS-GUNN: I thank you very much for staying
6 in Southfield and being a taxpaying citizen in our community.

7 MR. DELSIGNORE: Thank you.

8 DR. STEPHENS-GUNN: We thank you so very much.

9 MR. DELSIGNORE: Thank you. It's my pleasure to be
10 here.

11 CHAIR GRIFFIS: Commissioner Martin?

12 MR. MARTIN: And offering such good food, too.

13 MR. DELSIGNORE: Thank you.

14 MR. MARTIN: Thank you. No other questions.

15 CHAIR GRIFFIS: Mr. Willis?

16 V. CHAIR WILLIS: I appreciate your commitment to
17 members. Previously a member -- a private club could exclude
18 individuals your commitment to have an open facility for --
19 based on whatever category you want to use. Again, I appreciate
20 that, and I -- and I support it. Thank you.

21 CHAIR GRIFFIS: Thank you. Commissioner Gruber?

22 MS. GRUBER: I have no questions.

23 MS. GOODWIN-DYE: I have no questions, either.

24 CHAIR GRIFFIS: Commissioner Bernoudy?

25 MS. BERNOUDY: I have no questions. But I'd like to

1 thank you for remaining in Southfield, as previous Commissioners
2 said.

3 When you do open, will you need additional employees
4 from the ones that you had?

5 MR. DELSIGNORE: Yes.

6 MS. BERNOUDY: And if you do, consider, please, to
7 employ Southfield residents, if possible.

8 MR. DELSIGNORE: Absolutely. I think -- I think this
9 facility will employ 75 to 100 people. So we're going to be
10 looking for a lot of people to work. And --

11 MS. BERNOUDY: Looking forward to your really good
12 food.

13 MR. DELSIGNORE: Yes. Thank you.

14 MS. BERNOUDY: Thank you.

15 CHAIR GRIFFIS: Commissioner Martin?

16 MR. MARTIN: Yeah. I'm sorry. I did have one
17 question. How much of a change to the square footage of the
18 usable -- the usable square footage have you made?

19 GLENN DESIMONE: It's roughly the same sized building.
20 What you have to realize is the previous design didn't fill the
21 whole building. The -- there were several tenant spaces to the
22 north that were other tenants. We've --

23 MR. DELSIGNORE: Eliminated.

24 GLENN DESIMONE: -- asked them to leave and now take
25 that space. So as far as the footprint of the building, it's, I

1 would say, a couple of hundred square feet difference. Bigger,
2 but just a couple of hundred square feet bigger. But it's all
3 us now.

4 MR. MARTIN: Okay. And it's --

5 GLENN DESIMONE: There are no outside tenants. It's
6 no mul- -- it's not a multiple tenant structure. It's all us.

7 MR. MARTIN: It's just the indoor seating that's been
8 changed?

9 MR. DELSIGNORE: Correct.

10 GLENN DESIMONE: Well --

11 MR. DELSIGNORE: Well, the whole floor. The whole
12 floor.

13 MR. MARTIN: Yeah, the whole floor.

14 GLENN DESIMONE: No, I meant the -- it's the whole
15 layout.

16 MR. MARTIN: Yeah.

17 GLENN DESIMONE: And the concept of what is being --
18 you know, there's different functions here. There's the cigar
19 bar, there's the private dining, there's the outside din- --
20 it's a lot of different functions --

21 MR. MARTIN: Yeah.

22 GLENN DESIMONE: -- going on in there beyond just the
23 restaurant.

24 MR. MARTIN: I guess, what I'm saying is --

25 GLENN DESIMONE: Right.

1 MR. MARTIN: -- any changes? Or just in the square
2 footage in the different sections that were used?

3 GLENN DESIMONE: And then we have that small retail.
4 Well, we have the small retail north end.

5 MR. MARTIN: Yeah.

6 GLENN DESIMONE: So just a little under 300 square
7 feet, which is more the takeout for if you want to, you know,
8 buy takeout food or buy a handful of cigars or something of that
9 nature.

10 MR. MARTIN: Okay. Thank you.

11 GLENN DESIMONE: Uh-huh.

12 CHAIR GRIFFIS: Well, I think it's a -- it's a very
13 exciting design. I think it's -- it's interesting that you have
14 all the different areas, you have the second floor spaces, you
15 still have the outdoor space. I think it's -- I mean, you've
16 been in the site a long time.

17 So it's -- maybe it's -- it's good to have a
18 destination business. It -- it's probably not a "I'm just
19 driving looking for somewhere to eat tonight. Oh, wait.
20 There's a restaurant. I'm going to stop in."

21 So I mean, it -- it's a good -- because -- because
22 it's not very visible, because it's such a long, narrow site,
23 you know, I think you're going to have -- people are already
24 going to know you're there and go there as a destination.

25 But I think the -- you know, the quality of the

1 materials and the modern design and everything is great. And
2 we've got some improvements, too, that just meet the zoning
3 ordinance. It's -- you're -- you're hiding all the ugly HVAC
4 equipment that used to be visible on the northwest side of -- of
5 the building, and --

6 GLENN DESIMONE: Correct. That's the basis of our
7 zoning variances because we're using the parapet of the building
8 as our mechanical screens, as opposed to individually a
9 mechanical screen in the standard way.

10 CHAIR GRIFFIS: Yeah.

11 GLENN DESIMONE: So it's all -- you won't know that
12 there is mechanical behind those high parapets. The actual roof
13 level is only 24 feet.

14 CHAIR GRIFFIS: Okay.

15 GLENN DESIMONE: You know, but the rest is parapet and
16 entry, so --

17 CHAIR GRIFFIS: Okay.

18 GLENN DESIMONE: I appreciate your acknowledging that.

19 CHAIR GRIFFIS: Very -- very nice project and, you
20 know, very extensive rework of the site to -- to meet the zoning
21 ordinance and -- and all the things we've asked for.

22 Commission, any further comments?

23 MULTIPLE COMMISSIONERS: No.

24 CHAIR GRIFFIS: No? All right. Looking for a
25 recommendation from the Planning Department.

1 MR. PAISON: Thank you, Mr. Chairman. The City --
2 I'll just summarize -- we do, on the basis of the Site Plan
3 Review standards -- appearance, coordination with adjacent
4 sites, health and safety concerns, pedestrian circulation,
5 privacy screening, site design characteristics, site lighting,
6 vehicular circulation and access, we -- it meets all those
7 standards, so we are recommending a favorable appro- -- approval
8 by this body, because this is the approving body now.

9 And based on the -- the plans before you, a couple of
10 conditions are just subject to the required waiver by the Zoning
11 Board of Appeals for that setback from the west property line
12 and that the plan -- site be developed consistent with the set
13 of plans that were presented to you today and also compliance
14 with any Southfield Police Department crime prevention
15 recommendations for security. And then obviously our usual
16 continuous compliance with all applicable ordinance codes, laws,
17 statutes, and all work performed under plans, permits, and final
18 inspections by the City of Southfield.

19 CHAIR GRIFFIS: Thank you. Looking for a motion on
20 this project.

21 MS. BERNOUDY: Through the Chair.

22 CHAIR GRIFFIS: Commissioner?

23 MS. BERNOUDY: I'd like to make a motion for approval
24 for PSP25-0001.

25 V. CHAIR WILLIS: Support.

1 CHAIR GRIFFIS: I've got a favorable recommendation by
2 Commissioner Bernoudy, supported by Commissioner Willis.

3 All in favor?

4 FULL COMMISSION: Aye.

5 CHAIR GRIFFIS: Any opposed?

6 (No response.)

7 CHAIR GRIFFIS: All right. Favorable recommendation.

8 GLENN DESIMONE: Thank you very much.

9 V. CHAIR WILLIS: Thank you.

10 MR. DELSIGNORE: Thank you, Commissioners.

11 CHAIR GRIFFIS: Thank you.

12 MR. DELSIGNORE: Thank you, Planning Director and
13 Assistant Planning Director for all your help. We appreciate
14 it.

15 CHAIR GRIFFIS: Thank you.

16 MR. DELSIGNORE: Thank you:

17 CHAIR GRIFFIS: Thank you.

18 Actually, point of clarification, is that -- that's
19 the final approval on --

20 MR. PAISON: Yep. That's the Site Plan, so that's the
21 final approval on the revised Site Plan. So we'll be entering
22 that in, and then they could proceed with their permitting.

23 CHAIR GRIFFIS: Okay. So we're not just favorably
24 recommending you to City Council. You are approved --

25 MR. PAISON: Yeah.

1 CHAIR GRIFFIS: -- by the Planning Commission, which
2 is your final approval until the Building Department and
3 Engineering Department and all those fine folks after us.

4 (Crosstalk.)

5 MR. CROAD: If I could just, then -- clarification,
6 you said there was a waiver required?

7 MR. PAISON: Yeah. There's a waiver for a site
8 setback because, actually, there's one spot where the roof deck
9 is above 25 feet.

10 MR. CROAD: Yeah, and I -- I --

11 CHAIR GRIFFIS: Most of it is below 25, but there is a
12 spot where it's 26.

13 GLENN DESIMONE: 30. Our back (indiscernible) height
14 at the entry.

15 MR. PAISON: Yeah. That --

16 GLENN DESIMONE: 30 feet is our entry.

17 MR. PAISON: But you don't count the parapet walls.
18 It's a roof deck. So there's one spot where the roof deck
19 measures to 26, and that's what triggered the site setback
20 requirement, which is -- it's 37.8 feet required, 16.3 proposed.
21 But because the aerial -- the deck is long and narrow, we --
22 the -- we're likely going to recommend approval of that waiver.
23 So they've got to go to the Zoning Board.

24 GLENN DESIMONE: Yeah.

25 MR. PAISON: But they're already on the agenda I

1 believe.

2 GLENN DESIMONE: 15th of April.

3 MR. PAISON: Yeah.

4 DR. STEPHENS-GUNN: Okay.

5 CHAIR GRIFFIS: So you're approved pending your Zoning
6 Board appeal.

7 GLENN DESIMONE: I appreciate that.

8 MR. CROAD: Yeah. I just want -- I want to make sure
9 that's clearly understood.

10 GLENN DESIMONE: Oh, yes.

11 MR. CROAD: It's approved subject to --

12 GLENN DESIMONE: We understand that completely.

13 MR. CROAD: And then as long as you and Tom agree on
14 the waiver.

15 MR. PAISON: Yeah --

16 GLENN DESIMONE: No. No. We took --

17 MR. PAISON: -- we worked it out.

18 GLENN DESIMONE: Exactly. No --

19 MR. CROAD: Yeah. But you made a statement --

20 GLENN DESIMONE: Right.

21 MR. CROAD: -- just earlier that it was only 24 feet,
22 so --

23 MR. PAISON: Yeah, and --

24 GLENN DESIMONE: Correct.

25 MR. CROAD: Okay. I just didn't want you to walk away

1 without --

2 GLENN DESIMONE: No, no. The -- right. The zoning is
3 a 25-foot allowed. And I'm saying our actual roof is 24 feet,
4 but we have parapet that makes it, as you saw in the renderings,
5 much higher. And the entry is two feet higher than that.

6 MR. CROAD: I understand.

7 MR. PAISON: Yeah, and the entry-level roof deck is
8 just above that. It's that's the only spot that's above it.

9 MR. CROAD: Yeah.

10 MR. PAISON: The whole rest of the (indiscernible) is
11 below it.

12 MR. CROAD: Yeah. I just -- I -- I -- again, I just
13 wanted to be clear when we said your Site Plan is approved, it's
14 not a recommendation --

15 GLENN DESIMONE: Understood.

16 MR. CROAD: -- that is subject to the waiver.

17 MR. PAISON: Zoning Board. Yep.

18 MR. CROAD: And I want to make sure you guys are on
19 the same page with the waiver.

20 GLENN DESIMONE: Nope. We fully understand that --

21 MR. CROAD: Okay.

22 DR. STEPHENS-GUNN: Okay.

23 GLENN DESIMONE: -- and are prepared for the next
24 step.

25 CHAIR GRIFFIS: All right.

1 GLENN DESIMONE: Very good. Thank you, gentlemen and
2 ladies.

3 DR. STEPHENS-GUNN: All right.

4 CHAIR GRIFFIS: Thank you.

5 MS. BERNOUDY: You're welcome.

6 CHAIR GRIFFIS: Next item is that 21375 Telegraph
7 Road. Rezoning.

8 MR. PAISON: Yeah. We've got -- this is an
9 interesting one because it's currently zoned ODD, Overlay
10 Development District. It was for that Tesla project a few years
11 back that didn't end up happening. Unfortunately, that project
12 was very specific, and the ODD approval was very specific. And
13 when they came back wanting to use the building for just a
14 regular I-1 clean manufacturing use with clean assembly line for
15 electronic components, it wasn't covered by what was approved in
16 the ODD. So in order to make that possible, we have to kind of
17 rezone it back to I-1.

18 So that's why this is before you is it's looking for
19 rezoning. This is a rezoning, so this would be a recommendation
20 to City Council. I'll have to go to City Council next month
21 if -- when this body recommends.

22 As you know, here it's ODD, but the surrounding and
23 the prior rezoning are I-1. And then behind it, you got
24 Telegraph on the east side. On the west side, you got I-1 light
25 industrial. So it's -- it's all industrial in that area.

1 And we've got the Southfield Technology Corridor is
2 the Master Plan. And this kind of high-tech, clean room
3 assembly, automated manufacturing really does fit that
4 Southfield Technology Corridor pretty well with regard to its
5 intent, so we think this is a -- this zoning and this project
6 are a good fit with the Land Use Plan.

7 This is the building itself, a couple years old aerial
8 photo when it was previously in use.

9 This is just showing the entrance in off of Telegraph
10 to the building. It's behind that landscape business.

11 Site Plan. The building additions that were approved
12 under the ODD were actually done. It's just that the rest of
13 the project with Tesla didn't go through. So that rear edition
14 and that front edition were completed with permits. They'll
15 have to do some interior work for this machinery that they're
16 bringing in, but that'll be through the Building Department.

17 Floor plan. Just showing the large central area where
18 the manufacturing would occur. Their parts and supply storage
19 in the rear. Some office space up in the front.

20 Building elevations. Pretty much as it exists.

21 And then the -- and if the petitioner is present, if
22 they could come forward.

23 CHAIR GRIFFIS: Please state your name and address for
24 the record, and then -- then anything you'd like to add about
25 this project.

1 AMANDA FRYE: Amanda Frye. 36750 Menton Street in
2 Romulus, Michigan.

3 So as he mentioned, this is sort of an unzoning.

4 CHAIR GRIFFIS: Can you move the mic.

5 AMANDA FRYE: Yeah. Sorry. I'm short.

6 CHAIR GRIFFIS: The very tall microphone.

7 AMANDA FRYE: Yeah. So this is basically in -- a
8 request for unzoning because as it zoned today, we have -- we
9 can't use the facility. It's so very narrowly focused that we
10 would never be able to put a tenant in it. So the goal is to
11 have it rezoned or zoned back to what it was before so we can
12 bring in a -- as he mentioned, a -- a very high-tech
13 manufacturing facility for automated semiconductor
14 manufacturing. So that's -- that's the goal.

15 CHAIR GRIFFIS: Okay.

16 MR. CROAD: Yeah. Just through the Chair, it's not
17 unzoning. You're just rezoning.

18 AMANDA FRYE: Yeah.

19 MR. PAISON: Reversing it.

20 MR. CROAD: And -- and then if there's any Site Plan
21 issues, that -- that will be done by our department, because we
22 have -- in industrial districts, the city planner can do the
23 Site Plan Review.

24 MR. PAISON: Yep.

25 MR. CROAD: So I just want to make sure that's clear.

1 So you'll be making a recommendation tonight. If the Council
2 approves it, any follow-up would happen just directly with our
3 department.

4 MR. PAISON: Yep.

5 CHAIR GRIFFIS: This is a public hearing. I'm going
6 to ask you to step to the side for a second. I want to open UP
7 the public hearing on this item.

8 If anyone here would like to come forward and speak on
9 this item, please do so.

10 (No response.)

11 CHAIR GRIFFIS: Seeing none. I'll close the public
12 hearing.

13 Please come back to the podium.

14 To the Commission now. Dr. Stephens-Gunn?

15 DR. STEPHENS-GUNN: Again, thank you so very much for
16 doing business in the City of Southfield. I just have one
17 question. Has your potential relationship with the vendor been
18 solidified, or is it contingent upon his approval?

19 AMANDA FRYE: Yeah. So we have an MSA for the
20 management of the facility on their behalf, and we have a letter
21 of intent from them for the architectural and engineering of
22 what it will look like inside once the manufacturing facility,
23 the clean room, all of that, as well as a letter of intent for
24 the build of the clean room.

25 DR. STEPHENS-GUNN: Okay.

1 AMANDA FRYE: So we're much further along when we were
2 when we met a few weeks ago.

3 DR. STEPHENS-GUNN: All right. Thank you very much.

4 CHAIR GRIFFIS: Commissioner Martin?

5 MR. MARTIN: Will this be a three-shift operation?
6 Single-shift operation? And approximately how many employees?

7 AMANDA FRYE: Yeah. I would say in this first phase,
8 once we move into production, it'll be one shift. And then as
9 they grow, they'll add additional assembly lines. So we're
10 starting with one automated assembly line. They're going to get
11 up to four automated assembly lines is the plan over the next
12 couple of years.

13 So in the beginning, we're looking at probably 40
14 employees with a growth plan up to 200 over the next coming
15 years. And that'll be dependent on how many semiconductors they
16 can sell, but the -- they're hopeful.

17 MR. MARTIN: Okay. Thank you very much.

18 AMANDA FRYE: Uh-huh.

19 MR. MARTIN: These jobs will be -- are they technical
20 jobs that would allow residents of the City of Southfield to
21 apply for?

22 AMANDA FRYE: Yeah. So it's a mix. There will be
23 certain jobs that have to be technical just because of the
24 nature of the assembly line, but there will also be warehouse
25 facilities, there will be -- it's a clean room, so there's going

1 to be a significant amount of cleaning necessary, there will be
2 office workers. So the -- it'll be a good mix.

3 MR. MARTIN: Okay.

4 AMANDA FRYE: Uh-huh.

5 MR. MARTIN: Thank you.

6 CHAIR GRIFFIS: Commissioner Willis?

7 V. CHAIR WILLIS: Thank you. I'm just curious what
8 tenant utilized the building in the past, and how long has that
9 been?

10 AMANDA FRYE: We have not had a tenant in the building
11 at all --

12 V. CHAIR WILLIS: Okay.

13 AMANDA FRYE: -- unfortunately.

14 V. CHAIR WILLIS: Okay. Understood. Thank you.

15 CHAIR GRIFFIS: Commissioner Gruber?

16 MS. GRUBER: No questions.

17 CHAIR GRIFFIS: Commissioner Goodwin-Dye?

18 MS. GOODWIN-DYE: No questions.

19 MS. BERNOUDY: My only question is about training.
20 Who will be doing that? And to the employee, you said you're
21 going to have just one to start? One automatic -- I'm sorry.
22 Yeah, automatic assembly --

23 AMANDA FRYE: The assembly line?

24 MS. BERNOUDY: Uh-huh.

25 AMANDA FRYE: Uh-huh. So --

1 MS. BERNOUDY: Will there be training necessary for
2 the people to learn how to do this?

3 AMANDA FRYE: Yes. It's a very specialized piece of
4 equipment that's proprietary to the type of manufacturing that
5 they do.

6 MS. BERNOUDY: And you'll have someone that's
7 already --

8 AMANDA FRYE: Yeah, they have -- the potential tenant
9 has two other facilities identical to this in other countries.

10 MS. BERNOUDY: Uh-huh.

11 AMANDA FRYE: So those people will come on site, train
12 the new people, and then go back and start a new facility
13 somewhere.

14 MS. BERNOUDY: Okay. Thank you.

15 AMANDA FRYE: Uh-huh.

16 MS. BERNOUDY: That's my only question.

17 CHAIR GRIFFIS: Okay. I just wanted to say that we
18 put in the Southfield Technology Corridor in the zoning
19 ordinance, I don't know, at least 10 years ago. And I don't
20 remember a lot of technology businesses actually were seeking a
21 space and to do business in the city. So I think that's a good
22 thing that you're here for this, that you found a building
23 that's the right size, the right location and all that stuff.
24 And then you ran into a weird zoning thing, which is actually a
25 creative zoning thing, but it's -- it's kind of simple to revert

1 back to the -- the original zoning, which allows your use, as
2 far as I know.

3 So it's a weird process that we have to explain to
4 people sometimes, of why can't I just do business the way I want
5 to do business, but you're the -- it sounds like you're bringing
6 the appropriate business for the appropriate site --

7 AMANDA FRYE: Right.

8 CHAIR GRIFFIS: -- and I think that's a good thing for
9 the Technology Corridor. Maybe it'll inspire more technology
10 after you.

11 AMANDA FRYE: Yeah. And if it matters, we spoke to
12 Kevin Mans (phonetic), who's the owner of Man's Landscaping
13 (phonetic) next door, and we also spoke to Avis Ford, and
14 they're both in support of the -- the potential use. So they
15 would be happy to speak if -- if necessary, they said.

16 CHAIR GRIFFIS: All right. Excellent.

17 MR. CROAD: Through the Chair.

18 CHAIR GRIFFIS: Planner Croad.

19 MR. CROAD: I just want to piggyback. And then
20 another benefit is adaptive reuse. We are always looking for
21 adaptive reuse of our older buildings, so I'm glad to see this
22 come to fruition. We were excited about the potential for
23 Tesla, and that's why we jumped through hoops to -- to try to
24 create the zoning. But we're glad you're able to make this work
25 out. And for all the things that the Chair has stated, we look

1 forward to welcome you here in Southfield.

2 AMANDA FRYE: Thank you.

3 CHAIR GRIFFIS: All right. Do we have a
4 recommendation from the Planning Department?

5 MR. PAISON: Yes, Mr. Chairman. We recommend
6 favorable recommendation of this rezoning from ODD
7 (PZRODD22-0005) back to the I-1 Industrial based on the
8 following facts: It's consistent with the Master Plan,
9 Southfield Technology Corridor, and the surrounding land uses,
10 which are I-1 and I-L Industrial uses. Also, it will remove the
11 project-specific approval that's in place now and permit normal
12 use and development of the property per the standard
13 requirements and procedures of the City. And since the specific
14 project associated with that particular ODD has not gone
15 forward, this really kind of restores us back to the prior
16 status quo and allows the property reasonable use.

17 CHAIR GRIFFIS: Okay. Thank you. All right. With
18 that, we're looking for a motion on the rezoning of this item.
19 That's PZR25-0001.

20 V. CHAIR WILLIS: Through the Chair.

21 CHAIR GRIFFIS: Commissioner Willis?

22 V. CHAIR WILLIS: Recommend favorable recommendation
23 for -- for PZR25-0001.

24 MS. GOODWIN-DYE: Support.

25 CHAIR GRIFFIS: A favorable recommendation by

1 Commissioner Willis supported by Commissioner Goodwin-Dye.

2 All in favor?

3 FULL COMMISSION: Aye.

4 CHAIR GRIFFIS: Any opposed?

5 (No response.)

6 CHAIR GRIFFIS: No. All right. And it's a favorable
7 recommendation. Thank you.

8 AMANDA FRYE: Thank you.

9 MS. BERNOUDY: Thank you.

10 CHAIR GRIFFIS: Next item is at 27600 Northwestern
11 Highway.

12 MR. PAISON: Yes. Thank you, Mr. Chairman.

13 This property is currently owed R -- zoned RMU,
14 multifamily (High-Rise). It actually has a -- kind of a
15 multibuilding office complex on it because there's a consent
16 judgment that sits on this property from a prior -- it was
17 eventually going to be developed for some high-rise buildings,
18 but there was a litigation and the eventual sediment led to a
19 consent judgment. So this RMU, Residential Medium High -- multi
20 family high-rise would have allowed a very tall building, but it
21 isn't allowed under the consent judgment.

22 So they're looking to clear the consent judgment,
23 which was done on the two front buildings where the Tiger Market
24 is and the restaurant are. The hotel is the other in and then
25 this property. And then a rezoning to RC, Regional Center, with

1 some -- you know, that'll allow -- which is what the frontage on
2 Telegraph is zoned. And that'll allow sort of reuse or
3 redevelopment of the property in the future, consistent with
4 normal -- with the removal of the consent judgement --
5 consistent with normal Site Plan and use approvals by regular
6 city procedures with this body and the Council.

7 Right now, to do anything with the property, you
8 either have to comply with this really narrow consent judgment,
9 or if you want to change it, you have to go to court and get a
10 judge to approve it. You have to get all the parties to agree,
11 then you have to get a court -- a judge to sign off on it.
12 These consent judgments were a tool that was used, you know, in
13 the earlier development of the city, but they've left us with
14 some things that are no longer flexible enough to adapt or move
15 forward. So we've seen a few of these cleared or modified, and
16 this is just another case of that.

17 Council has approved a modification to this consent
18 judgment already, but before the -- the applicant closes on the
19 property, they wanted to get the rezoning in place as well.
20 They're doing their due diligence prior to closing. So they
21 were given the permission of the current property owner to
22 pursue the rezoning and pursue the modification of the consent
23 judgment.

24 So just looking at the site now, you got this zoning,
25 which is high-rise, multiple family, Regional Shopping center

1 zoning on the frontage on Telegraph, and then B3 zoning along
2 Northwestern. Regional Mixed Use covers kind of all those uses.
3 So it's -- so the patchwork is zoning, but the planning covers
4 kind of the range of it.

5 As noted, site aerial, we've got the Glassman Auto
6 dealerships on the west side. You've got the Korean restaurant
7 and -- and the shops there, and then you've got the Tiger
8 Market, and then you get the hotel to the south on Northwestern.
9 It's tucked back there and doesn't really -- it's got this
10 driveway that comes out to the front -- but it really doesn't
11 have visible frontage on a major road.

12 Here's just some looks at this existing office
13 building -- kind of low-rise.

14 And I know we have someone here representing the
15 request. If they'd come forward. Ms. Lazarus.

16 Regional shop -- it's actually Regional Shopping, not
17 regional center. I misspoke earlier. The rezoning is Regional
18 Shopping.

19 REBECCA LAZARUS: Good evening.

20 CHAIR GRIFFIS: Hello.

21 REBECCA LAZARUS: Thank you. Thank you, Chair,
22 Planing, Terry.

23 My name is Rebecca Lazarus. My address is 7375 East
24 Joy Road in Ann Arbor, Michigan.

25 I'm here representing George Glassman Automotive

1 Group, who is the petitionary to actually purchase this property
2 from river -- First Rivers Edge, and they are also in agreement
3 to have it rezoned and vacated from the consent judgment.
4 The -- my client is purchasing the property, but before we do
5 this, we need to vacate the consent judgment because we don't
6 want this encumbrance. As Mr. Paison said, they the City
7 Council has agreed to this contingent upon the rezoning of this
8 so that Glassman can actually utilize this property in the
9 future.

10 Currently, there is no plans to change this property
11 at this time. It's going to continue to stay as an office, and
12 the RS rezoning allows them to do the office building, and then
13 in the future, to possibly do some type of automotive dealership
14 plan once they get approval from their dealership agreements.
15 So that's basically why we're here.

16 CHAIR GRIFFIS: Okay. Thank you. This is a public
17 hearing. I'd like to open up the public hearing for this item
18 at this time.

19 Any members of the public wish to speak, please come
20 forward at this time.

21 Seeing none. Closing the public hearing.

22 Dr. Stephens-Gunn?

23 DR. STEPHENS-GUNN: To Mr. Glassman --

24 REBECCA LAZARUS: Uh-huh.

25 DR. STEPHENS-GUNN: Did you tell him what we said last

1 time?

2 REBECCA LAZARUS: Yes, I did.

3 DR. STEPHENS-GUNN: Again, we thank him for investing
4 in the City of Southfield and keeping his business here. So --
5 and we miss him. So let him know that we would -- we look
6 forward to him securing the property and further developing his
7 business here in the City of Southfield. Thank you.

8 REBECCA LAZARUS: Thank you.

9 CHAIR GRIFFIS: Commissioner Martin?

10 MR. MARTIN: We look forward to the continued
11 development also. Thank you.

12 REBECCA LAZARUS: Appreciate it.

13 V. CHAIR WILLIS: I just wish there was a way to clean
14 up the zoning for properties like this without that kind of
15 effort. But, again, we thank you for that effort.

16 REBECCA LAZARUS: Thank you.

17 V. CHAIR WILLIS: Uh-huh.

18 CHAIR GRIFFIS: Commissioner Bernoudy? Go ahead.
19 Yeah. Oh, sorry. Bernoudy?

20 MS. GRUBER: Ditto.

21 CHAIR GRIFFIS: I'm going to -- I'm going to wait
22 until after.

23 MS. GRUBER: I'm just a little grayer.

24 CHAIR GRIFFIS: I'm not skipping over you. I'm sorry.
25 I'm looking at her.

1 MS. GRUBER: It's okay. It's okay.

2 CHAIR GRIFFIS: Commissioner Bernoudy -- no. Sorry.
3 You're at the end.

4 MS. BERNOUDY: Oh, no questions for me.

5 CHAIR GRIFFIS: What's my name?

6 MS. BERNOUDY: Just ditto everything they've said.

7 MS. GRUBER: What's going on with you today?

8 MS. BERNOUDY: We appreciate everything he's done.

9 And I understand he's been there -- when we spoke to them
10 before -- he's been here many, many years.

11 REBECCA LAZARUS: Uh-huh. Yeah.

12 MS. BERNOUDY: So we appreciate you staying. Thank
13 you.

14 REBECCA LAZARUS: Thank you. Yes. He is very
15 dedicated to Southfield --

16 MS. BERNOUDY: Uh-huh.

17 REBECCA LAZARUS: -- and developing his business along
18 Telegraph.

19 MS. BERNOUDY: Right.

20 REBECCA LAZARUS: So we thank you for supporting this
21 request.

22 CHAIR GRIFFIS: This is another one of these weird
23 procedural things where we all learn what was done 40, 50, 60
24 years ago, and we're -- hopefully they don't say that we screwed
25 things up in 50 years from now either. But it makes sense to me

1 to clean this up to always, you know, lead to future
2 developments. I think that's a good thing.

3 Planner Croad?

4 MR. CROAD: First of all, I want to give you kudos,
5 Ms. Lazarus. You've been working on this diligently three
6 properties now --

7 REBECCA LAZARUS: Uh-huh.

8 MR. CROAD: -- cleaning that up. And there was a time
9 not too long ago where I was concerned about the blight along
10 this corridor. And parcel by parcel, small investor by
11 investor, we're really transforming and making it a vibrant
12 corridor again. So I know you've been involved in -- in -- in
13 many different ways representing the Planning Commission, can
14 take a lot of credit in the City Council for trying to rein- --
15 re-envision something that was created 50 years ago with some
16 trepidation and fear of the unknown. And we're trying to unbox
17 ourselves --

18 REBECCA LAZARUS: Right.

19 MR. CROAD: -- out of all those regulations and be
20 flexible enough to get vibrant businesses here. And it's really
21 truly been a transformation, and I hope it continues to
22 redevelop.

23 CHAIR GRIFFIS: Thank you.

24 REBECCA LAZARUS: Thank you. I just want to mention
25 that the Riverbank Homeowners' Association, who was a party to

1 these consent judgments, they've been very cooperative, and I --
2 we also want to extend our thank-yous to them publicly.

3 CHAIR GRIFFIS: That's good. Thank you.

4 MS. BERNOUDY: Thank you.

5 CHAIR GRIFFIS: All right. Any further comments from
6 the Commission?

7 (No response.)

8 CHAIR GRIFFIS: Looking for recommendation from the
9 Planning Department?

10 MR. PAISON: Thank you, Mr. Chairman. We are
11 recommending favorable recommendation of this conditional
12 rezoning. Once again, consistent with the Southfield Master
13 Plan for Regional Mixed Use in this area. The Regional Shopping
14 allows a -- a good mix of uses actually in and of itself. The
15 rezoning for Regional Shopping allows it to be compatible with
16 those other uses in the area, both on the front on Northwestern
17 and Telegraph.

18 The conditions: We're looking to -- we'll have to
19 execute and record a conditional rezoning agreement. We'll do
20 that subject to approval by the City Attorney. That's standard
21 for conditional rezonings.

22 And then approval and execution of the Third Vacation
23 Agreement by the City. One of the reasons why we're making this
24 part of the conditions is you can't really rezone the property
25 without vacating the consent judgment. They're, like, tied

1 together. So the way we got around that was as a conditional
2 rezoning, this was only really only goes into -- like, it stands
3 ready to go into effect once the consent judgment is vacated.

4 So this -- this just ties it to that Third Vacation
5 Agreement. And that green -- GHG, which is Glassman, will -- or
6 an affiliated entity -- will close on the purchase of the
7 property. And then the property currently contains an office
8 building, and the GHG is not currently proposing any
9 redevelopment as -- as part of its rezoning request, but if
10 there is future redevelopment, it'll be per the normal
11 procedures of the city.

12 So it really just kind of covers that we're getting
13 rid of this consent judgment, rezoning to Regional Shopping, and
14 then in the future, it will be subject to the normal special
15 land use rezoning Site Plan Review procedures of the city and
16 henceforth.

17 So it really does kind of unbox it and make it part of
18 the City's ability to shape the future of this property along
19 with the investors. As it was, we were just sort of trapped
20 under this 50-year-old agreement that really left us with very
21 few options for this particular property.

22 CHAIR GRIFFIS: Okay. Thank you for the explanation.

23 Looking for a recommendation -- or a motion from the
24 Planning --

25 DR. STEPHENS-GUNN: A motion that we accept a

1 favorable recommendation for the rezoning request of
2 PCZR25-0002.

3 MR. MARTIN: Second.

4 CHAIR GRIFFIS: We've got a favorable recommendation
5 by Dr. Stephens-Gunn, seconded by Commissioner Martin.

6 All in favor?

7 FULL COMMISSION: Aye.

8 CHAIR GRIFFIS: Any opposed?

9 (No response.)

10 CHAIR GRIFFIS: No? All right. Favorable
11 recommendation. On to the City Council.

12 MS. LAZARUS: Thank you.

13 CHAIR GRIFFIS: Thank you.

14 Next item is 16400 J L Hudson Drive, Overlay
15 Development District Rezoning.

16 MR. PAISON: All right. Thank you, Mr. Chairman.

17 This is Overlay Development District Rezoning. So
18 this is one of our flexible zoning tools to allow sort of for
19 mixed use and adaptive reuse of properties. That's kind of the
20 opposite of what we did when we made the I-1 Industrial on the
21 formal ODD Tesla project.

22 This one we're looking at, it is a request of the
23 Henry Yandt Construction & The New Foster Care to take the Plaza
24 Hotel on 16400 J L Hudson, which is a derelict building that's
25 pretty blighted and been kind of a continuous problem in the --

1 the last few years. And re- -- get that renovated and reused
2 for mixed use, including residential apartments on the upper
3 floors, along with support services for The New Foster Care.

4 The New Foster Care is a nonprofit that focuses on
5 providing services and support for youth that are aging out of
6 the normal foster care system. There's a really high rate of
7 suicide, depression, incarceration, homelessness among the
8 population aging out of the foster care system, and this is one
9 of the nonprofits that's really trying to take on filling that
10 gap and making sure that we're not just letting people fall into
11 the abyss when they leave that system.

12 So it really is -- and there's going to be some
13 additional commercial and office uses on the ground floor that
14 are not part of The New Foster Care but are using part of that
15 facility as well. And the upper two floors are going to be the
16 offices for Henry Yandt Construction, so they're going to be
17 occupying part of the building as well, in addition to managing
18 it. So they're going to be on site.

19 So looking at the current zoning, you got -- it's in
20 the Northland kind of District, and it's got Regional Shopping
21 as the underlying zoning, but it's in the Downtown Development
22 Authority District. So this kind of mixed use is pretty
23 consistent with that type of Master Plan designation. It was --
24 we thought the ODD would be easiest because the mix of uses in
25 this site is hard to fit into any zoning category cleanly. So

1 the ODD was the easiest way to do that.

2 Site Aerial. You could see the hotel. It's got, you
3 know, some athletic facilities outside, pool and some tennis
4 courts, and then a fair amount of parking on the site. They had
5 a pretty good size banquet hall as well that was pretty
6 well-known.

7 This is what the building looks like pretty recently.
8 It's -- it looks even worse on the inside, because I've been
9 inside, and it's pretty scary.

10 Just kind of the different shots of the tower, the
11 parking lot.

12 This is the overall Site Plan they'll be working on,
13 like, renovating the building, obviously, getting the site
14 cleaned up, restoring the parking lot, putting more landscaping
15 and more islands in the parking lot. A lot of those islands and
16 greenery you see in the parking lot are not there now. It was
17 just a big sea of asphalt.

18 First floor. You can see the mix of uses here. The
19 orangey is the public amenities. Those are -- you know, you've
20 got, like, a daycare, a Head Start preschool, kind of a fitness
21 center, cafeteria, some college classroom area for training,
22 branch bank, and some personal wellness, mental health offices.

23 The gray are residential amenities for The New Foster
24 Care. The folks will be living in apartments -- or the blue.
25 The gray is the back of house stuff, your storage, and

1 receiving, that sort of thing. That's the first floor.

2 And then second through twelfth floor, which are your
3 apartments, you've got a mix of units. There's three different
4 floor plans here. I think C was -- is C the correct one?

5 UNIDENTIFIED SPEAKER: B.

6 MR. PAISON: B. B is the one that they finally fell
7 on. I got all three in the submittal. But B, I've been told,
8 is the one they're really looking at to go with. You've got --
9 on each floor you'll have 17 studios, four one-bedrooms, and
10 four two-bedrooms. So it's a nice mix. And that'll be the
11 two -- the second through twelfth floors.

12 The thirteenth and fourteenth floor will be those
13 offices for the applicant. They don't have a floor plan for
14 those yet. They're still working on that.

15 Landscape Plan. As I said, there's islands going into
16 the parking lot and restoration. And a lot of the landscaping
17 was kind of cleaned up when consumers was using this for
18 staging. We made them do a little bit of cleanup on it. But
19 this will be another level of really revitalizing the site as a
20 good looking part of the Northland District.

21 Just some elevation -- elevation renderings. The
22 building exterior is going to get fixed up, but it's -- it's
23 still -- it's that building, as you can see.

24 And then if the petitioner would come forward.

25 MR. CROAD: I just want to add, one of the exercises

1 that they asked us for a potential grant was to tally up all the
2 public investment within a mile of this site within the last
3 five years. And based on the latest I saw, it was over \$31.5
4 million have been invested in roads, infrastructure, pathways,
5 greenscape and so forth. So the City has been committed to
6 improving this district, and we'd love to see this building
7 rehabbed.

8 CHAIR GRIFFIS: Hello.

9 TRAVIA CRAWFORD: Good evening. My name is Travia
10 Crawford, and I am part of The New Foster Care.

11 CHAIR GRIFFIS: Thank you. Anything else you'd like
12 to add? I know this is a very complicated, large project.

13 TRAVIA CRAWFORD: Do you want to step in?

14 UNIDENTIFIED SPEAKER: Do you -- let me --

15 TRAVIA CRAWFORD: I'm -- yeah, he -- I will let him
16 add, and I will jump in as needed.

17 UNIDENTIFIED SPEAKER: She -- she will speak to the
18 operations and everything.

19 TRAVIA CRAWFORD: Yes.

20 UNIDENTIFIED SPEAKER: Having presenting -- I mean,
21 Thomas does a great job of what we're trying to do here,
22 explaining what's going on. There's a few -- I'm more of a
23 construction guy, so a lot of my thoughts are going to be
24 revolved around that. Not having the thirteenth and fourteenth
25 floor planned out yet, we -- we've got a structural review to

1 see if we can open up the floor plan.

2 The current construction of the high-rise portion of
3 this facility is all poured cast-in-place concrete and cutting
4 into concrete and supporting it to have this open floor plan is
5 what our intention is, but until we get that far along in the
6 process to be able to provide that. But the intent is even if
7 it -- what's there, we're going to make it work. And we'll have
8 probably four companies up there, mine being one of them, that
9 would house and potentially interact with the -- the young
10 adults that -- that are in there and be able to mentor and, you
11 know, take part just -- instead of just going through life
12 working, you know, have an impact on -- on everything.

13 So questions about operational, you know, Travia will
14 be able to respond to that. We have our engineer on site, if
15 there's anything comes that up with the site work, and then
16 myself on construction questions or anything along those lines.

17 So, again, the project is taking a current vacant
18 building, do -- creating a -- repurposing it for transitional
19 housing for supportive housing for youth aging out of foster
20 care. Having the wraparound services, as -- as were discussed
21 with that first-floor floor plan, that would provide, you know,
22 mental, legal, health --

23 TRAVIA CRAWFORD: Childcare.

24 UNIDENTIFIED SPEAKER: -- child -- childcare. You
25 know, the opportunities for learning, you know, through

1 Oakland -- we -- Oakland Community College, skilled trades
2 options, all these things to kind of stop the cycle, you know,
3 build self-confidence, you know, not have to worry about where
4 you're going to sleep at night, having a place, learning a
5 skill, getting out there in the workforce and -- and changing,
6 you know, the world, hopefully.

7 So we'll -- that's -- that's the plan. We'll take
8 your questions, if you have any.

9 CHAIR GRIFFIS: Okay. Thank you. We'll open up to
10 the Commission -- oh, wait.

11 MS. BERNOUDY: Yeah, public hearing.

12 CHAIR GRIFFIS: It's public hearing. Sorry.

13 This is a public hearing. I'm going to ask you again
14 to step to the side for a brief second.

15 TRAVIA CRAWFORD: Absolutely.

16 CHAIR GRIFFIS: I'm going to open up the public
17 hearing for this project at this time.

18 If any members of the public would love -- like to
19 come forward and speak on this item, please do so at this time.

20 Seeing none. Closed the public hearing.

21 Please come back, and we'll open up to the Commission
22 for comments.

23 And Dr. Stephens-Gunn?

24 TRAVIA CRAWFORD: Thank you for having me.

25 DR. STEPHENS-GUNN: Good evening.

1 TRAVIA CRAWFORD: Good evening.

2 DR. STEPHENS-GUNN: To Planner Croad, I have a couple
3 of questions regarding revenues. Will this property generate
4 revenues for the city? And, if so, how much? Because, look --
5 currently, even with it being vacant, we're -- they're still
6 paying taxes, and through the years, they have continued to pay
7 taxes. So it -- what -- what's the -- what's the plan?

8 MR. CROAD: Well, that's not specific to what you're
9 deciding on tonight.

10 DR. STEPHENS-GUNN: Uh-huh.

11 MR. CROAD: However, if -- if you would like to try to
12 answer that. Because I don't know if -- and we're always
13 careful when we -- we use the term payment in lieu of taxes. I
14 don't know what the not -- it's going to be a not-for-profit
15 operating this, but I don't know what arrangement has been made
16 with the City. I just want to be careful that's not germane to
17 you making your decision on the ODD. If -- if you'd like to try
18 to answer that, that's fine. But that shouldn't -- that
19 shouldn't factor one way or another.

20 DR. STEPHENS-GUNN: No it was directed -- that's why I
21 directed it to you.

22 MR. CROAD: No, I -- I know. I know that, but I can't
23 answer that question.

24 DR. STEPHENS-GUNN: Okay.

25 MR. CROAD: So --

1 UNIDENTIFIED SPEAKER: So there are reven- --
2 tax-based companies that will be in there that will be paying
3 taxes.

4 DR. STEPHENS-GUNN: Okay.

5 UNIDENTIFIED SPEAKER: We're going to be located in
6 the City of Southfield, paying City of Southfield taxes for
7 those companies, 100 percent on those top two floors, 13 and 14.
8 There are -- of -- of the 12 -- two through twelfth floor, one
9 of those floors, 100 percent, will be market-based rates. The
10 other housing would be the not for -- not-for-profit in that
11 area.

12 On the main floor, it's going to be a mix of -- of
13 commercial tax-based companies that will be in there. Some of
14 them will be open to the -- to the community. Other things will
15 be specific to residents. So percentage-wise, throwing a number
16 without a hundred percent knowing, you know, this is not a
17 hundred percent defined.

18 The first floor, I believe 45 per -- 45,000 square
19 feet would be tax-based; 17.5 would be part of the not --
20 not-for-profit. Two through -- two through eleven would be
21 not-for-profit; 13, 14, and 15 would be tax-based.

22 DR. STEPHENS-GUNN: Thank you.

23 UNIDENTIFIED SPEAKER: Okay.

24 TRAVIA CRAWFORD: Thank you.

25 CHAIR GRIFFIS: Commissioner Martin?

1 All right. You're all finished Dr. Stephens-Gunn?

2 DR. STEPHENS-GUNN: I'm done.

3 CHAIR GRIFFIS: All right. Commissioner Martin?

4 MR. MARTIN: In looking at your hours of operation
5 that were provided, I -- I do understand the -- the -- the
6 variations from -- for different things, but the hours that you
7 gave us are the hours that you're stuck with. I would suggest
8 that you look at some of the hours -- like, you have the
9 commercial kitchen from 6:00 a.m. to 8:00 p.m. I assume you're
10 looking at serving food from 7:00 a.m. to 7:00 p.m. that way.
11 Is that hour earlier and hour late enough -- enough to prepare
12 food -- to start preparing in the morning and to cleanup at
13 night? Do you think that there's going to be people after those
14 hours that work? I'm saying, if you need more time --

15 TRAVIA CRAWFORD: Put it in there.

16 MR. MARTIN: -- add more time now. You don't have to
17 use it once you're there operational --

18 TRAVIA CRAWFORD: Okay.

19 MR. MARTIN: -- but you have those hours set so that
20 you're not worried about any conflict with the -- with the plan.

21 TRAVIA CRAWFORD: Thank you for that suggestion. And
22 I will make sure that we identify the correct times and make
23 sure that that is enough time for that.

24 The kitchen that will be available will be services
25 for some of the residents that are there. They will have their

1 own apartments as well, where there will be food there. But I
2 understand what you are --

3 MR. MARTIN: Yeah.

4 TRAVIA CRAWFORD: So thank you.

5 MR. MARTIN: I just used that as an example --

6 TRAVIA CRAWFORD: Yeah, absolutely.

7 MR. MARTIN: -- because that was the easiest for me
8 to --

9 TRAVIA CRAWFORD: Yes.

10 MR. MARTIN: -- to come up with. And, you know, like,
11 offices --

12 TRAVIA CRAWFORD: Correct.

13 MR. MARTIN: -- you say five o'clock, people aren't
14 going to get up and leave.

15 TRAVIA CRAWFORD: Out the door.

16 MR. MARTIN: Somebody has got to clean up at night.

17 TRAVIA CRAWFORD: Absolutely.

18 MR. MARTIN: And somebody has got to see that
19 everything was do, you know? That type of thing. That --
20 that -- that's all I'm -- you know, give you -- give yourself
21 time when it's available --

22 TRAVIA CRAWFORD: Absolutely.

23 MR. MARTIN: -- now rather than be --

24 TRAVIA CRAWFORD: Crushed.

25 MR. MARTIN: -- cut it short when you needed it.

1 That's all.

2 TRAVIA CRAWFORD: Thank you.

3 MR. MARTIN: Thank you for looking out for those that
4 need the assistance. Thank you.

5 TRAVIA CRAWFORD: Absolutely. Thank you.

6 CHAIR GRIFFIS: Commissioner Willis?

7 V. CHAIR WILLIS: Thank you. I have a couple of
8 questions.

9 TRAVIA CRAWFORD: Okay.

10 V. CHAIR WILLIS: So first of all, this is a former
11 hotel. I have visited the hotel a number of times. It comes
12 equipped -- I believe it has a swimming pool, a bar, and other
13 amenities that would -- what do you anticipate doing with the
14 swimming pool, with those kinds of areas?

15 TRAVIA CRAWFORD: We are planning to -- let me step
16 back. I'm sorry -- keep and repurpose the swimming pool, and
17 that will be designated use for the residents only. And your
18 other place that you were --

19 V. CHAIR WILLIS: Well, I -- I know there's a bar
20 there.

21 TRAVIA CRAWFORD: The bar. Yeah. We're not -- we're
22 not going to keep a bar at all inside of there.

23 V. CHAIR WILLIS: Understood.

24 TRAVIA CRAWFORD: It will just be a restaurant. And
25 that restaurant will be used to help the residents learn cooking

1 skills.

2 V. CHAIR WILLIS: Okay. So I assume with the bar --
3 I'm sorry -- with the swimming pool, you'll keep it locked?

4 TRAVIA CRAWFORD: Absolutely.

5 V. CHAIR WILLIS: And -- and monitored?

6 TRAVIA CRAWFORD: Absolutely.

7 V. CHAIR WILLIS: Okay.

8 TRAVIA CRAWFORD: As well as the -- the residents will
9 have a key card, and just like some of the hotels, they will
10 only be able to access their floor with that key card.

11 V. CHAIR WILLIS: Would I be able to have access to
12 the swimming pool if I desired?

13 TRAVIA CRAWFORD: No.

14 V. CHAIR WILLIS: Okay.

15 TRAVIA CRAWFORD: Unless you're a resident.

16 V. CHAIR WILLIS: Okay. Okay. The capacity of the
17 entire building, I here of mixed units. How many families do
18 you anticipate supporting? Or how many people do you anticipate
19 supporting under your program?

20 TRAVIA CRAWFORD: There's 275 units there, and the
21 two-bedroom units are the ones that are reserved for the
22 families. And a lot of the one and studio apartments will be
23 reserved for those single pe- -- single families or families
24 with no children or maybe one child.

25 V. CHAIR WILLIS: Okay. So are -- so 500 people?

1 TRAVIA CRAWFORD: (No audible response.)

2 V. CHAIR WILLIS: And -- and I think I'm asking
3 because --

4 TRAVIA CRAWFORD: I gue- -- yes.

5 V. CHAIR WILLIS: -- you're also talking about
6 wraparound services for them, and I would wonder if you could
7 anticipate wraparound services without having an idea how many
8 people would come in and what their financial and all of the
9 other circumstances are.

10 MR. MARTIN: This is scientific.

11 TRAVIA CRAWFORD: Very good question. So, yes, they
12 will have wraparound services that will be available, but not
13 everyone will need and utilize the services. So currently,
14 right now, we have transition navigators that work with our
15 participants in our program, and that ratio is 15 participants
16 per one navigator. In addition to that, we will have supporting
17 housing staff as well that will be there to kind of help offset
18 some of the numbers that we will have. And as this project
19 grows, we will grow with our agency as well, and hire enough
20 staff members to make sure that we're able to provide the proper
21 services.

22 V. CHAIR WILLIS: You used the word "available." Are
23 those individuals giving the services -- will they be housed
24 at -- in this building? Or are they housed some place else?

25 TRAVIA CRAWFORD: There will be residence advisors --

1 for lack of a better word right now -- that we will have
2 assigned to the floors -- two per floors. And so, yes, to
3 answer your question, they will reside on site.

4 V. CHAIR WILLIS: Okay. Okay. I'm always concerned
5 about public transportation. Do you have -- and -- and I see
6 there's a parking lot. Do you have any -- how are you looking
7 at transportation -- getting folks to work, for example?

8 TRAVIA CRAWFORD: So a lot of our participants
9 already -- and from what I understand, the location is perfect
10 because there is a bus line that they will be able to utilize.
11 In addition to that, they -- some of our residents -- or the
12 participants that we work with, they do have their own vehicles.
13 We also work -- we provide bus passes. We also transport our
14 clients as well, if needed and when needed, to certain things.

15 But the other plus about this project, a lot of the
16 service will be in-house, so they really won't have to leave the
17 facility or the area unless they're just going to visit family
18 or friends or going to work out -- offsite.

19 V. CHAIR WILLIS: Will you have something to monitor
20 visitors? Concerns with their safety or concern with those
21 visitors?

22 TRAVIA CRAWFORD: Absolutely. There are plans -- we
23 plan to have security outside in the parking lot, driving around
24 in the parking lot. There will also be security at the front
25 when you walk in. And then in addition to that, there's only

1 one entryway, so you can only come in for residents through the
2 front door, and there will be separate entry areas for the
3 kitchen or cafeteria area in addition to the daycare and the
4 clinical services.

5 V. CHAIR WILLIS: Okay. I don't want to take all the
6 time, but I'm -- I'm curious also about medical. If a person
7 has a medical emergency, or a person who has ongoing need for
8 medication, what do you anticipate doing to address medical
9 needs?

10 TRAVIA CRAWFORD: When you say ongoing need for
11 medication, these -- anyone residing in these units should be
12 self-sufficient and should be able to care for themselves
13 medical-wise. However, in the event of an emergency, security
14 would be on staff, and 911 would be the first suggestion for
15 them to call.

16 V. CHAIR WILLIS: Okay. And I might take it a step
17 further with this. Medical marijuana is okay. It's legal in
18 this state. Do you -- do you have a policy addressing --

19 TRAVIA CRAWFORD: Absolutely. It will be a drug-free
20 zone.

21 V. CHAIR WILLIS: So -- so if I have a prescription
22 for medical marijuana, I would not be able to reside there if I
23 continue to use it?

24 TRAVIA CRAWFORD: That is correct. That would be part
25 of their application, and they would have to understand that

1 prior to signing a lease.

2 V. CHAIR WILLIS: And then what do you do for more
3 acute situations or emergencies?

4 TRAVIA CRAWFORD: You said acute or emergency?

5 V. CHAIR WILLIS: Acute, yeah, or emergency.

6 TRAVIA CRAWFORD: As far as?

7 V. CHAIR WILLIS: A medical situation.

8 TRAVIA CRAWFORD: Medical situation. After hours, are
9 you asking or --

10 V. CHAIR WILLIS: No, all day.

11 TRAVIA CRAWFORD: Yeah, we would definitely encourage
12 them to call 911. We are not medical professionals --

13 V. CHAIR WILLIS: Okay.

14 TRAVIA CRAWFORD: -- so we would not want to step in
15 and try to -- to take the role of that professional.

16 V. CHAIR WILLIS: Okay. Okay. I am also curious has
17 Southfield Police kind of evaluated the building for safety
18 for -- both for the public and for residents?

19 TRAVIA CRAWFORD: I will ask Tom to answer that
20 question.

21 UNIDENTIFIED SPEAKER: So part of our initial review,
22 the police department did an evaluation of the -- the building,
23 and they made a number of suggestions, and a lot of it will have
24 to be incorporated into the final design with the building
25 because you're not going to see it on a piece of paper like

1 this. But one of them would be there's a -- up along J L Hudson
2 Drive, you know, having the shrubs there, having ability from
3 three feet to six feet that there's clear line of vision --

4 V. CHAIR WILLIS: Okay.

5 UNIDENTIFIED SPEAKER: -- for the cruisers going by.
6 Having locks on doors. You know, heavy duty locks. And having
7 security cameras, burglar alarm, things of that nature.
8 There's -- there's a few more suggestions they made with -- with
9 regard to glass and -- and -- and different things, but that
10 would all be incorporated in -- in the design and would be
11 subject to future review by the Building Department and Planning
12 and Zoning.

13 V. CHAIR WILLIS: Okay. I can't think of any
14 questions right now, so I'll pass. Thank you.

15 MR. CROAD: Through -- through the Chair.

16 CHAIR GRIFFIS: Yes.

17 MR. CROAD: I'd like to just address a couple of
18 Mr. Willis's comments.

19 I just want to remind the Commission that the police
20 department reviews every Site Plan Application. We work closely
21 with crime prevention. But on the -- on the higher profile
22 projects, I know the police chief personally gets involved in
23 the review, and we've had a number of break-ins and other issues
24 with the building being vacant.

25 So the -- Tom mentioned crime prevention through

1 environmental design, which we talked about, about removing
2 overgrowth. Allowing that three-foot eyeview into the site will
3 create greater security. So we -- we do this routinely for each
4 of our reviews. The Overlay Development District and
5 high-profile projects gets an extra layer of crime prevention
6 review, and we work closely with the police department.

7 With regard to public transit, both SMART and DDOT
8 provide services within a half a mile or closer to this
9 facility. That's another reason why they chose this. As
10 Northland gets further -- further developed out, there'll be
11 additional stops located throughout the district. And we're
12 investing in a lot of nonmotorized pathways. And this is a
13 very -- a very walkable area.

14 So as I mentioned, we have invested over \$31.5 million
15 in roads, utilities, infrastructure, and some of that reflects
16 the non-motorized pathways that we've put in and that we've been
17 funded for. So we've been concentrating on making this much
18 more pedestrian-friendly. Again, another checkbox in your grant
19 applications.

20 So I just wanted to say that these are things that
21 we -- we looked at very closely. We've been working with them
22 for probably a year and a half, two years now.

23 UNIDENTIFIED SPEAKER: Yes.

24 MR. CROAD: And every department has been working
25 feverishly to provide the resources and the information they

1 need to be successful for additional grant funding.

2 V. CHAIR WILLIS: Thank you so much.

3 CHAIR GRIFFIS: Commissioner Gruber?

4 MS. GRUBER: Well, I want to tell you that this is
5 such an exciting project. And the fact that you picked
6 Southfield is -- I mean, we all were just blown away at the last
7 meeting. We're very, very excited about this.

8 I just have two questions about the swimming pool.

9 TRAVIA CRAWFORD: Yes.

10 MS. GRUBER: Are you going to have a lifeguard?

11 TRAVIA CRAWFORD: Absolutely.

12 MS. GRUBER: And are you going to give swimming
13 lessons? Because I would imagine that people who grew up in
14 foster care -- foster care probably didn't have access to learn
15 how to swim.

16 TRAVIA CRAWFORD: That is my hope. I literally just
17 brought that up yesterday when I was speaking with the team
18 about that. Making sure that if we have the pool, we need to
19 look at offering those -- that class. So I -- pretty sure, yes,
20 it will happen.

21 MS. GRUBER: Okay. Okay. That would be great.

22 TRAVIA CRAWFORD: Yes.

23 MS. GRUBER: Good luck.

24 TRAVIA CRAWFORD: Thank you.

25 MS. GRUBER: Thank you so much.

1 TRAVIA CRAWFORD: Thank you.

2 CHAIR GRIFFIS: Commissioner Goodwin-Dye?

3 MS. GOODWIN-DYE: I get to talk this time?

4 CHAIR GRIFFIS: You can talk the rest of the night.

5 MS. GOODWIN-DYE: I am ecstatic. Because, for one,
6 you're repurposing, you know, this huge building.

7 TRAVIA CRAWFORD: Uh-huh.

8 MS. GOODWIN-DYE: And the reason why you're
9 repurposing it is, you know, above and beyond, because we have
10 so many young people that have aged out and need the assistance
11 and need the mentorship. And I am just over the moon with this.
12 Okay? So I -- I'm so happy that you guys chose us.

13 TRAVIA CRAWFORD: Thank you.

14 CHAIR GRIFFIS: Commissioner Bernoudy?

15 MS. BERNOUDY: Thank you. I also would like to thank
16 you for -- for your vision, because the youth need -- they need
17 this, you know?

18 So I just want to also add that the Skilled Trades
19 Program, that's an absolute must because education now is
20 becoming so expensive to go to college.

21 TRAVIA CRAWFORD: Yes. Absolutely.

22 MS. BERNOUDY: And some just -- you know, they -- they
23 just don't want to go.

24 TRAVIA CRAWFORD: Yes.

25 MS. BERNOUDY: And so you're providing them with

1 something where they will have a life skill --

2 TRAVIA CRAWFORD: Absolutely.

3 MS. BERNOUDY: -- without having to, you know, have a
4 bill at the end of the education.

5 TRAVIA CRAWFORD: Absolutely.

6 MS. BERNOUDY: So thank you so much for this.

7 TRAVIA CRAWFORD: Thank you.

8 MS. BERNOUDY: We look forward to -- to you doing it.
9 That building has been vacant for so long. So thank you.

10 TRAVIA CRAWFORD: Thank you.

11 CHAIR GRIFFIS: I think it's -- it's hard to visualize
12 how large this project is, just seeing it on the same size
13 screen as, you know, the first couple of projects today, and how
14 complicated this is and how -- how large a 300-unit apartment
15 building is. I mean, it's -- that's like if you built 300
16 houses, that's many streets, you know?

17 TRAVIA CRAWFORD: Absolutely.

18 CHAIR GRIFFIS: So it's -- it's important to
19 adaptively reuse these buildings. It's rare to find someone
20 that can take on such a large, expensive, frankly -- I mean,
21 this is a complicated, expensive building. It was expensive
22 when they built it, and then it went completely out of favor.
23 And it's good to have a use that actually, you know, can -- can
24 put -- put everything together in one location and the
25 creativity to get all the funding and all the different pieces

1 and parts.

2 It's -- it's a very difficult redevelopment process.
3 And I think it's -- it's good that we have flexible zoning in
4 this city -- we didn't always have it -- to redevelop some of
5 these buildings to get housing and other commercial uses in the
6 same area, and it makes so much sense for walkability and -- and
7 people that -- that lack their own personal vehicles and things
8 like that, and just the -- the central location that the City of
9 Southfield usually hasn't -- you know, this is a very central,
10 you know, close-to-transit kind of a location.

11 TRAVIA CRAWFORD: Exactly.

12 CHAIR GRIFFIS: So -- I mean, this one's a -- it's not
13 like you look up in three months and go, Are you done yet? You
14 know, it's, like, it's going to take a while. But this is a --
15 this is an important -- it's important redevelopment project.
16 So I think it's -- it's exciting to see something like that come
17 to the city.

18 And, you know, it's not like every city has this
19 building sitting here waiting for you to go, Hey, let's just --
20 let's just move in and hang our sign on the door. So I think
21 it's a -- it's important to, like, note that just -- like you
22 said, you've been working with the City for two years before you
23 even come to these meetings, and you're well-prepared and
24 well-explained. So if we don't talk about it for a little
25 while, it doesn't feel like you did all -- you know, all the

1 work is worth it.

2 Commissioner Martin?

3 MR. MARTIN: Commencing how long the development
4 process this is, once you go through all the approval processes
5 and that, do you have any idea of how long the construct- --
6 reconstruction and refitting of the building will take?

7 UNIDENTIFIED SPEAKER: Yes. We have -- we -- we --
8 we're -- that's definitely in the works. We're -- we're looking
9 at, if everything goes well. Like I said, personally I'd like
10 to just thank everybody that we've worked with in the City of
11 Southfield to get to this point because, you know, as the
12 chairman noted, this is a very difficult project. There's a lot
13 of layers to it.

14 Planning Director Croad and Deputy Planner have been
15 bending over backwards along with, you know, Molly with DDA and,
16 you know, the Mayor and City Manager, et cetera. So having said
17 that, to answer your question, we're looking at with the
18 processes of applying for the -- the different funding that's
19 available, LIHTC, MSHDA, there's applications and there's a
20 process. We would love to get started on construction
21 yesterday. But due to that process and NEPA approvals and
22 whatnot, we're looking at the summer of 2026 to break ground,
23 and I'm expecting it to be 18 to 24 months construction period
24 to be done with that.

25 Now, could we get certain areas built and turned over

1 as we're working our way up? That would be, you know, the case
2 that we would be able to -- you know, again, depending working
3 with Building Department. Are systems in place? Is the fire
4 suppression complete? Are the elevators working?

5 And then you got lead times on everything. You know,
6 getting an elevator right now, you're, you know, a year out.
7 So, I mean, even, you know, to make those decisions now on
8 design. But, again, it's very complicated. A lot of moving
9 parts. There's a lot of interest in it.

10 We're able to meet a congresswoman out there this
11 Friday. The City of Southfield is going to be present for that.
12 And there's a lot of state support. County, Commissioners have
13 been involved, and a lot of support there. The City of
14 Southfield has been great. So I -- I hope a longwinded answer
15 to your question.

16 MR. MARTIN: Yeah. We do have another hotel, if you'd
17 like to get that. Thank you.

18 CHAIR GRIFFIS: All right.

19 MR. MARTIN: Through the --

20 CHAIR GRIFFIS: Go ahead.

21 MR. MARTIN: -- Chair, I'd like to recommend approval
22 of PZRO --

23 DR. STEPHENS-GUNN: We got to -- we got to --

24 MR. MARTIN: Oh, I'm sorry.

25 CHAIR GRIFFIS: You can do that in just one minute.

1 Can we have a recommendation from the Planning Department?

2 V. CHAIR WILLIS: See, that's my job to jump in there.

3 MR. PAISON: Yes, Mr. Chairman.

4 Yeah, we are recommending favorable consideration of
5 the PZRODD25-0001 to rezone this land for the purpose of a mixed
6 use development, apartment, support services, commercial and
7 office uses as indicated in the plans that have been presented.
8 It is the Southfield Comprehensive Master Plan. This is the
9 Downtown Development Authority area, and it's a regional node of
10 shopping, office, healthcare. And mixed use, like residential,
11 also is part of that.

12 So it really does fit that mixed use profile. It's
13 part of the established Northland Subarea Redevelopment Plan
14 that was approved in 2017. It's part of the Boundary District,
15 which does call for mixed-use residential multifamily uses being
16 specifically permitted. So a lot of planning has gone into this
17 area, as I'm sure Planner Croad could go over in detail. He's
18 been here for much of it -- or all of it.

19 The rezoning is consistent with the Overlay
20 Development District regulations. The proposed ODD would allow
21 the petitioner to renovate the existing vacant hotel building
22 for adaptive reuse mix of commercial and residential. And the
23 support services kind of fall into the commercial category, even
24 though they're nonprofit.

25 The proposed rezoning would not be adverse effects in

1 the adjoining districts or land uses. Arguably getting rid of
2 this blighted empty building or having it reused and put back
3 into use would actually improve that area greatly.

4 Buildings and improvements shall be constructed
5 consistent with the Plans before you today. There will be some
6 refinements as they go on, but that's why we say "consistent
7 with" rather than "identical to," which will allow us to get to
8 those final versions.

9 And the petitioner is to work with the Planning
10 Department and the City Attorney to finalize the Overlay
11 Development District Agreement.

12 CHAIR GRIFFIS: Thank you.

13 Commissioner Martin, do you have any ideas?

14 MR. MARTIN: Yes. I'd like to recommend favorable
15 approval of PZRODD25-0001.

16 MS. BERNOUDY: Seconded.

17 MS. GOODWIN-DYE: Support.

18 CHAIR GRIFFIS: Favorable recommendation by
19 Commissioner Martin, supported by Commissioner Bernoudy.

20 All in favor?

21 FULL COMMISSION: Aye.

22 CHAIR GRIFFIS: Any opposed?

23 (No response.)

24 CHAIR GRIFFIS: Thank you. Good luck.

25 TRAVIA CRAWFORD: Thank you.

1 MULTIPLE COMMISSIONERS: Thank you.

2 MR. CROAD: Through -- through the Chair, if I could
3 suggest that since we've gotten through all of our items, one
4 last call to the petitioner regarding the first item.
5 Otherwise, we have a one -- one-item meeting scheduled for next
6 week. You could postpone to a date certain. We could put
7 that -- this item first, so the audience is -- knows in advance
8 that -- that we'll be deliberating on this next week. That's my
9 recommendation if --

10 CHAIR GRIFFIS: Okay.

11 MR. CROAD: -- they haven't shown up right now.

12 CHAIR GRIFFIS: Is the petitioner for 24412 Southfield
13 Road in the crowd?

14 I do not see them.

15 All right. Any discussion from the Commission? The
16 potential to postpone to next week for this item?

17 Commission Martin?

18 MR. MARTIN: I was just going to recommend
19 postponement to a date certain being March 26th at our meeting.

20 CHAIR GRIFFIS: Any further discussion before --

21 MS. BERNOUDY: No. I'd just like to thank the public
22 for the time that they've had to stay here for this. It's
23 unfortunate, but we'd like to do this as fast as we can.

24 CHAIR GRIFFIS: All right. Well, we have a motion to
25 postpone to a date certain of next Wednesday by Commissioner

1 Martin on the floor.

2 MS. GOODWIN-DYE: Support.

3 MS. BERNOUDY: Support.

4 CHAIR GRIFFIS: And we have a support by Commissioner
5 Goodwin-Dye.

6 All in favor of postponing -- this is item
7 PCZR25-0001 -- to next Wednesday, March the -- is that the 26th?

8 MR. MARTIN: Uh-huh. Yes.

9 MR. PAISON: And likely the -- the Site Plan as well,
10 I would assume? The PSP --

11 CHAIR GRIFFIS: Oh, yeah. PSP24-0011. Both items
12 postponed to the date certain of next Wednesday?

13 V. CHAIR WILLIS: Can we make this the first item on
14 the --

15 MR. CROAD: Yes, that's what I suggested. We'll make
16 this first.

17 CHAIR GRIFFIS: Okay.

18 MR. CROAD: And then we'll -- we'll discuss the CIP
19 after that.

20 CHAIR GRIFFIS: All right. So all in favor of
21 postponement to next week?

22 MR. MARTIN: Was there a second?

23 CHAIR GRIFFIS: Yeah, Commissioner Bernoudy.

24 MR. MARTIN: Oh, sorry.

25 CHAIR GRIFFIS: Or Goodwin-Dye -- sorry.

1 MS. GOODWIN-DYE: Yes.

2 CHAIR GRIFFIS: All in favor?

3 FULL COMMISSION: Aye.

4 CHAIR GRIFFIS: All right. The item is postponed to
5 next week.

6 MR. MARTIN: Can we --

7 CHAIR GRIFFIS: Do we have the -- the meeting minutes
8 from February 5th and February 19th?

9 MR. PAISON: Yep. Those were provided in your packet,
10 the regular study meeting minutes and the transcript from the
11 19th. We're just looking for an adoption of those so that we
12 can get them published.

13 MR. MARTIN: Motion to approve the minutes of February
14 25th study meeting and February 19th regular meeting of the
15 Planning Commission.

16 DR. STEPHENS-GUNN: Second.

17 CHAIR GRIFFIS: All right. Favorable motion to
18 approve the minutes by Commissioner Martin, seconded by
19 Dr. Stephens-Gunn.

20 All in favor?

21 FULL COMMISSION: Aye.

22 CHAIR GRIFFIS: Any opposed?

23 (No response.)

24 CHAIR GRIFFIS: No?

25 MR. CROAD: Mr. Chair, would you just ask them to

1 leave so we finish --

2 CHAIR GRIFFIS: Yep.

3 MR. MARTIN: Yeah.

4 V. CHAIR WILLIS: Yeah. Thank you.

5 MR. CROAD: -- our business without --

6 CHAIR GRIFFIS: Excuse -- excuse me. We're -- we're
7 still conducting our meeting. Could you continue your
8 conversations outside, please? Thank you.

9 MR. CROAD: I want -- I wanted to allow them to leave
10 before public comment, just in case.

11 CHAIR GRIFFIS: Yeah, that's a good idea.

12 MR. CROAD: You know, then they don't have to stay
13 around any longer than they needed to.

14 CHAIR GRIFFIS: I agree.

15 V. CHAIR WILLIS: I kind of feel bad for them.

16 CHAIR GRIFFIS: All right.

17 MR. CROAD: So if -- if by -- by any chance the
18 petitioner doesn't show up next week, Tom will contact them,
19 then you can make a recommendation one way or the other, you
20 know?

21 MS. GRUBER: I hope everything is okay.

22 MR. PAISON: Yeah. I provided them more than ample
23 opportunity. Yeah. And while we were waiting, Alex actually,
24 like, emailed and texted them -- or emailed them -- anyway, and
25 there was no re- -- email and texted them, and there was no

1 response. So I don't --

2 MR. CROAD: So, yeah --

3 MR. PAISON: I send a reminder out the Thursday before
4 to all applicants.

5 CHAIR GRIFFIS: Yeah.

6 MR. PAISON: And generally they respond. I probably
7 have a response email from them. So I'm --

8 MR. CROAD: We always give everyone the benefit of
9 doubt. Something could've happened.

10 MS. GRUBER: Yeah.

11 MR. PAISON: Yeah.

12 MR. CROAD: There could have been a family emergency
13 or something.

14 MR. PAISON: Family emergency, health crisis,
15 something.

16 MR. CROAD: Yeah, something. So I think that's fair.
17 They all -- they're are aware now next week.

18 MS. BERNOUDY: Right. Right.

19 MR. CROAD: And then if they no-show again, you
20 don't -- you can either postpone them, or you could make a
21 recommendation without them. So I think we're being more than
22 fair by giving them an extra week.

23 MR. PAISON: Yep.

24 CHAIR GRIFFIS: All right.

25 MR. PAISON: Yeah. This happens every once in a

1 while. I don't -- it's one of the reason I send the reminder
2 out because I don't want to hear, like, Oh, I forgot. Like,
3 that's a -- that, I don't want to hear.

4 MR. MARTIN: We don't want to hear it either.

5 CHAIR GRIFFIS: All right. This is a public comment
6 portion of the meeting. I'd like to open up the public comment
7 at this time.

8 I see no members of the public present.

9 Close the public comment.

10 MR. PAISON: All right.

11 CHAIR GRIFFIS: Now we have the Council items update.

12 MR. PAISON: Yeah. Just a couple items. Barkside Dog
13 Bar was in front of Council, was introduced and discussed. It's
14 coming back on Monday for its public hearing and final action.
15 It seemed like it was well-received.

16 MR. CROAD: Yep. Uh-huh.

17 MR. PAISON: Yep. And then the second one is that
18 we've had another consent judgment. One for Sherwood Square,
19 which is the shopping center -- it's on Greenfield and Lincoln.
20 I think that's where it's at. And they're looking -- there's a
21 consent judgement on that probably they're looking to modify
22 because it really does seriously constrain -- like, the
23 Jerusalem Pizza there wants to take over the adjacent tenant
24 space and expand, and the consent judgement limits them to 2,000
25 square feet, and it would take them to, like, 3500 or something.

1 So there's just these -- these constraints from 40, 50
2 years ago that are preventing the property from adapting. And
3 it's a new owner who's trying to, like, refill the center. And
4 Jerusalem Pizza is a good anchor tenant that's successful there.
5 So they want them to expand. They want to refill those with
6 vital businesses.

7 And they're looking at a potential development on the
8 north vacant part of the property. And it's just the current
9 consent judgment and the underlying zoning just makes it very
10 difficult. So this is another one that they're approaching
11 Council about this. I believe it was actually conditionally
12 approved.

13 MR. CROAD: Yeah so the Council didn't want to wait
14 for subsequent meetings. So they approved it, conditioned upon
15 them working out the language with City Planning --

16 MR. PAISON: Yep.

17 MR. CROAD: -- and the attorney.

18 Tom and I reviewed the underlying zoning because they
19 wanted to vacate it, but that actually would have constrained
20 them more if it went back to the underlying zoning. So we've
21 proposed an amendment that allows them to be able to expand, and
22 it would be a fourth amendment.

23 MR. PAISON: Yeah.

24 MR. CROAD: So they -- they've got some follow-up to
25 do with us.

1 MR. PAISON: Yeah.

2 MR. CROAD: But Council approved it subject to.

3 MR. PAISON: Yeah.

4 MR. CROAD: So we think we've worked out some language
5 that will allow them to move quickly on at least expanding the
6 Jerusalem Pizza, and then subsequently coming back for a new
7 development on the north parcel, which you -- you would see at a
8 later date.

9 MR. PAISON: Yeah. It would still be subject to Site
10 Plan approved. So it would still come to this body. The -- the
11 consent judgement did specify that those were still subject to
12 Site Plan Review.

13 MR. CROAD: Yeah.

14 MR. PAISON: So just letting you know that's coming.
15 So some of these consent judgements -- we're getting interest in
16 these properties that have kind of been stuck, and we're getting
17 investors who want to really kind of take them and move them to
18 the next level, which I take to be a positive. If somebody is
19 willing to go through the tumble of changing a consent judgment,
20 which is not fun or easy, that really shows a level of investor
21 interest. So I -- we're -- you know, I view that as an
22 optimistic sign.

23 CHAIR GRIFFIS: Is it -- this is across from Oak Park?

24 MR. PAISON: Uh-huh.

25 CHAIR GRIFFIS: Across from the Kroger redevelopment?

1 MR. PAISON: Uh-huh.

2 MR. CROAD: Yes.

3 V. CHAIR WILLIS: Yeah, yeah.

4 MS. GRUBER: Kroger. Yep. Exactly.

5 CHAIR GRIFFIS: Well, I mean, City of Oak Park is
6 really being progressive lately. And all that redevelopment
7 along 11 Mile, new bar -- microbreweries, restaurants. I
8 mean --

9 MR. PAISON: Yeah.

10 CHAIR GRIFFIS: -- that's -- that's good. There for
11 years and years they weren't doing anything. So I think it's
12 good that the next interest is still coming into Southfield.
13 But let's keep the momentum and get those dollars on this side
14 of the road.

15 MR. PAISON: Yeah.

16 DR. STEPHENS-GUNN: Well, I -- I frequent that
17 shopping plaza on a regular basis. And recently they have done
18 a phenomenal job with the parking lot, with the new tenants that
19 they have in there, and I -- it -- I'm excited for them to have
20 the opportunity to grow.

21 MR. PAISON: Yeah, it's a new owner. We met with them
22 last year, basically, and they -- they really wanted to put some
23 money and kind of repossession these centers, so --

24 DR. STEPHENS-GUNN: Uh-huh.

25 MR. PAISON: Because they got the one that's at Nine

1 Mile and Greenfield, too. That's the other one that they
2 bought.

3 MR. CROAD: Right. And so they -- I just -- I drove
4 up and down there today. You may be aware, but they backfilled
5 the old Art Van with a new furniture store.

6 MR. PAISON: Yeah. Fifth Avenue?

7 DR. STEPHENS-GUNN: Really?

8 MR. CROAD: Yes. And then I went by the -- where the
9 old Kroger site was and saw the three facades. And I was a
10 little skeptical in the beginning, but I think the
11 proportions -- we worked -- we worked closely with them.

12 MR. PAISON: Yeah.

13 MR. CROAD: The proportions look good, and they seemed
14 to fit within the building's footprint. And the -- the clock
15 tower still extends out. They're not finished, but you can --
16 you can see the scale.

17 MR. PAISON: Yeah.

18 MR. CROAD: And so I think that's going to work out
19 pretty good.

20 MR. PAISON: And the three new tenants there are
21 Burlington, Ross, and Five Below, right?

22 MS. GRUBER: Is that the Kroger?

23 MR. CROAD: The former Kroger. Yep.

24 MS. GRUBER: Remember they came --

25 MR. CROAD: Yep.

1 MS. BERNOUDY: Yeah.

2 MS. GRUBER: Okay.

3 MR. PAISON: Yeah. So that's coming along.

4 MS. GRUBER: Yeah. I passed by there, too, recently,
5 and there was that --

6 MR. PAISON: Yeah. We're seeing some reinvestment.
7 Some of these positions that are -- these properties that limped
8 along, it seems like they're coming back. So I'm -- I'm
9 optimistic.

10 CHAIR GRIFFIS: That's good.

11 MR. CROAD: And we're going to continue working with
12 Oak Park to partner on additional improvements in the Greenfield
13 corridor.

14 MS. BERNOUDY: Uh-huh. Good.

15 MR. PAISON: Good.

16 CHAIR GRIFFIS: All right.

17 MS. GOODWIN-DYE: For the -- the Greenfield and
18 Lincoln, are they going to refresh the -- the outside -- the
19 facade? Because it's a little worn.

20 MR. PAISON: Yeah. I think their thoughts are, like,
21 they want to kind of get it filled up and get it positive
22 revenue, and then they're going to do further improvements to
23 the property, is how they described it. They -- they took one
24 that was a little distressed. They're like, if we can get it --
25 you know, they're keeping up the property, which is the first

1 step. Get it released, get it cash positive, and then -- then
2 you can start making those capital expenditures you need to make
3 to reposition things long term.

4 There's probably a lot of deferred capital
5 expenditures on that property they've got to do something about,
6 would be my guess. They're doing a lot of catchup on that
7 property.

8 I was a little -- when we first met with them, I
9 wasn't so sure. But they really do seem like they're going
10 after repositioning these, and making them more vital
11 properties. So I'm -- I'm optimistic with the new ownership.
12 And sometimes that's what it takes.

13 MS. GOODWIN-DYE: Yeah.

14 MR. PAISON: A new owner comes in and says, you know,
15 I see the potential of this property, and they -- they put the
16 money in to get it where it needs to be.

17 MS. BERNOUDY: Yep.

18 MR. PAISON: So --

19 CHAIR GRIFFIS: All right. Anything further?

20 MR. PAISON: The Miscellaneous. We just have the
21 meeting next week for the CIP public hearing and potentially the
22 oil change, I guess, if they show up. I'll send them a -- well,
23 like, Hey, you guys didn't come. We postponed it to next week.
24 You need to show up. We'll see what happens. Hopefully they'll
25 provide some form of explanation.

1 Things do happen. I've had -- I've been doing this
2 for over 20 years. Terry's been doing it longer. Car
3 accidents, health issues. I've seen a -- family issue comes up.
4 I've seen a number of things happen where people intended to be
5 there, but, you know, certain things happen, and your plans go
6 out the window, you know?

7 MS. GRUBER: Life got in the way.

8 MS. BERNOUDY: Right.

9 MR. PAISON: So it does happen. We'll -- we'll follow
10 up with them and see what's going on.

11 MR. CROAD: I also just want to mention that we've
12 been working with the City of Detroit, Oak Park, the Eight Mile
13 Boulevard Association, and Southfield on a campaign called "Let
14 It Be Light," which I'll be introducing next week at the Council
15 meeting. It's another Patronicity crowdfunding campaign. We're
16 eligible because we're redevelopment ready. If we raise \$50,000
17 in 60 days, we get an additional \$50,000 match. And the
18 underpass that -- MDOT's Eight Mile that goes over Greenfield --

19 MULTIPLE SPEAKERS: Yeah.

20 MR. CROAD: It's dark --

21 MULTIPLE SPEAKERS: Yeah.

22 MR. CROAD: -- and we've had issues with homelessness
23 and graffiti and so forth. One idea was to do a mural, but it's
24 still dark. So the Mayor brought in a firm that does uplighting
25 and downlighting with color lights, LEDs that can be programmed

1 and changed. We got an initial grant from Eight Mile Boulevard
2 Association. Oak Park, Detroit, and Southfield are all
3 contributing money.

4 But it's about a \$270,000 project. And we're going to
5 be launching the campaign. You can go to the website. \$5, \$25,
6 up to \$10,000. There's different donor levels, and there's
7 different gifts and rewards, recognition.

8 But I just want to mention it to you. Every little
9 bit counts. When we did the Red Pole Park, we had a couple of
10 thousand people donate \$5, \$10, \$25.

11 MS. BERNOUDY: It added up.

12 MR. CROAD: When we did the Save the Bear, we had
13 \$100,000 raised by \$1, \$5, \$10. So every little bit helps, and
14 it is -- I think you could --

15 MS. BERNOUDY: So go to the website. You mean --

16 MR. CROAD: You go to the website. The -- there's a
17 Patronicity website.

18 MS. BERNOUDY: Uh-huh.

19 MR. CROAD: But I'll be providing those details, and
20 then we'll have a handout, Alex --

21 MS. BERNOUDY: Good.

22 MR. CROAD: -- if you can print off what the Mayor
23 did.

24 MS. BERNOUDY: I'd like to have a handout.

25 MR. CROAD: And we'll bring it to you next -- next

1 Wednesday. Okay?

2 MS. BERNOUDY: Okay.

3 MR. CROAD: But I wanted to mention that. And please,
4 you know, help get the word out. Because, again, that's another
5 reinvestment in that area.

6 MS. BERNOUDY: Uh-huh.

7 MR. CROAD: I just added up today, we spent over
8 \$81,000 just on our median improvements, not including what Oak
9 Park has done. And we're -- we want to do more on the north end
10 of Greenfield.

11 And then at the corner, we spent about \$13,000 doing
12 the new sign, and the property owner spent tens of thousands of
13 dollars doing the landscaping. We got funded -- I know if Tom
14 shared with you -- the TAP grant from M-1039 interchanged to
15 Greenfield. And this year, Evergreen to M-10 is going to be
16 under construction. That's fully funded.

17 So the next two years you're going to see a 10-foot
18 bike path from Evergreen to Greenfield. So we're going to be
19 ripping up the five-foot sidewalk in the DDA area and putting a
20 10-foot -- 8- to 10-foot pathway. And then when that's all
21 done, we'll virtually have six linear miles along Nine Mile,
22 which has now been branded 9 Line. And what I'd like to do is
23 at some study session, come and present the full plan. It
24 finally got adopted while I was out. We've been working on this
25 for a year and a half.

1 But initially we had our six communities, Hazel Park,
2 Ferndale, Oak Park, Southfield, Farmington, and Farmington
3 Hills. But now Novi, Northville, Lyon Township, and South Lyon
4 are joining us to extend the entire 36 miles of Oakland County.

5 MS. BERNOUDY: Wow.

6 MS. GOODWIN-DYE: Yay.

7 MS. BERNOUDY: Wow.

8 MR. CROAD: And as I've said before --

9 DR. STEPHENS-GUNN: Congratulations.

10 MS. BERNOUDY: Yes.

11 MR. CROAD: -- you can get on the City Center Trail or
12 on Nine Mile Trail and then connect to the Joe Louis Greenway
13 via Livernois or go to the 275 Metro Trail that you can go down
14 to Lake Erie Metro Park, or you can go up to the Michigan
15 Airline Trail that crosses M-5 there. And then that is part of
16 the Lakes to Lakes Trail, and you can go up to Lake Saint Clair
17 and Lake Michigan eventually. But there's, literally, going to
18 be hundreds of miles available to Southfield residents via bike.
19 And it's been a long-time dream and passion of mine, and it's
20 just great to see it all come together.

21 And we'll be adding placemaking elements and art. Tom
22 and I met with the graphic designer yesterday to come up with
23 the first trailhead at Bauervic Woods Park, which is in our
24 center, but it's strategically in the center of this whole
25 corridor. And we -- we just see big potential.

1 And then hopefully small businesses, you know?
2 Nothing like an ice cream shop along a bike trail or a burger
3 joint or even a micro brew.

4 MS. BERNOUDY: Oh, yeah, yeah.

5 MR. CROAD: And that Plum Market down at Nine in
6 Lahser --

7 MR. MARTIN: Lahser, yeah.

8 MR. CROAD: -- they're in our office doing admin
9 review to upgrade their facade and change the entrance of their
10 building.

11 MS. BERNOUDY: Good.

12 DR. STEPHENS-GUNN: The new owners of Plum Hollow.

13 MR. CROAD: Yeah.

14 (Brief indistinct discussion among Commissioners.)

15 CHAIR GRIFFIS: Welcome back, Planner Crew.

16 MR. CROAD: Thank you.

17 CHAIR GRIFFIS: Been a minute since you were here.

18 All right. Everybody good?

19 DR. STEPHENS-GUNN: Yep.

20 CHAIR GRIFFIS: All right. Meeting adjourned for
21 today. Thank you.

22 (Meeting adjourned.)

23

24

25

CERTIFICATE OF TRANSCRIBER

I, JANENE CLEARY, Michigan CSR No. 16359, do hereby
certify that I was authorized to transcribe the foregoing
recorded proceeding; and that the transcript is a true and
accurate transcription, to the best of my ability, taken while
listening to the provided recording.

I FURTHER CERTIFY that I am not of counsel or attorney
for either or any of the parties to said proceedings, nor in any
way interested in the events of this cause, and that I am not
related to any of the parties thereto.

DATED this 10th day of APRIL 2025

A handwritten signature in black ink that reads "Janene Cleary". The signature is written in a cursive, flowing style. Below the signature is a horizontal line.

JANENE CLEARY
Michigan CSR No. 16359

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Andrea Storch Gruber, Secretary

Date: 4/30/2025