

CITY OF SOUTHFIELD
PLANNING COMMISSION REGULAR MEETING
Council Chambers - Southfield, Michigan
Wednesday, March 26, 2025

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

COMMISSION MEMBERS AND STAFF PRESENT:

Robert Willis, Vice Chair

Anthony Martin, Commissioner

Dr. Geralyn Stephens-Gunn, Commissioner

Cynthia Bernoudy, Commissioner

Michael (Alex) Bollin, Assistant City Planner

Terry Croad, Director of Planning

1 Planning Commission Meeting

2 Wednesday, March 26, 2025

3

4 (Meeting begins.)

5 V. CHAIR WILLIS: Can we start our meeting with the
6 Pledge of Allegiance.

7 (Pledge of Allegiance recited.)

8 V. CHAIR WILLIS: Thank you.

9 Mr. Bollin, can we have a role.

10 MR. BOLLIN: Yes, sir.

11 Commissioner Bernoudy?

12 MS. BERNOUDY: Present.

13 MR. BOLLIN: Commissioner Martin?

14 MR. MARTIN: Present.

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

16 DR. STEPHENS-GUNN: Present.

17 MR. BOLLIN: Commissioner Willis?

18 V. CHAIR WILLIS: I am here.

19 MR. BOLLIN: Commissioners Goodwin-Dye, Commissioner
20 Griffis, and Commissioner Gruber are all excused, but we do have
21 a quorum.

22 V. CHAIR WILLIS: Thank you.

23 Do we have any announcements or communication?

24 MR. BOLLIN: None of this time.

25 MR. MARTIN: Through the Chair.

1 V. CHAIR WILLIS: Yes.

2 MR. MARTIN: Motion to approve the agenda as provided.

3 DR. STEPHENS-GUNN: Second.

4 V. CHAIR WILLIS: Can we have a vote?

5 MS. BERNOUDY: Aye.

6 V. CHAIR WILLIS: All approve?

7 FULL COMMISSION: Aye.

8 V. CHAIR WILLIS: Any -- any opposed? I'm sorry.

9 (No response.)

10 MS. BERNOUDY: That's all right.

11 V. CHAIR WILLIS: Thank you.

12 Okay. Mr. Bollin, are -- are we looking at -- so
13 we're going to -- the first item is 24412 Southfield Road.

14 MR. BOLLIN: Yes, sir. So we have a rezoning, a
15 conditional rezoning, and the Site Plan Review. Address is
16 24412 Southfield Road. Currently it's zoned OS Office Service.
17 They are proposing to rezone it to B3 General Business with
18 certain conditions on restrictions of use. The goal is to
19 rezone the vacant parcel and construct and operate a new oil
20 change business.

21 So as you see, we have the current zoning, OS, with
22 some Residential to the east, General Business to the south, and
23 Office Service across the street and to the north.

24 Future Land Use: Local Mixed Use and then Moderate
25 Density Single Family. This would be in line with the Master

1 Plan.

2 As I said, the conditional rezoning has a list of
3 excluded uses that the owner is proposing. So these excluded
4 uses would be everything from adult marijuana retailers;
5 alternative financial services, such as pawn shops; assembly
6 halls; auto and truck agency sales; concert halls; drive-in and
7 fast food restaurants; funeral homes; gas stations; hotels and
8 motels; kennels and pet daycare; marketing and sales of lawn
9 furniture and playground equipment; medical marijuana
10 facilities; motor vehicle washing, either conveyer or
11 non-conveyer type; open air displays and sales of motor homes,
12 camping trailers, and other vehicles; open air sales or [sic]
13 plants; religious institutions and similar places; sexually
14 oriented businesses and cabarets; shelters for the homeless;
15 small box retail; smoking lounges; soup kitchens; and theaters.
16 These are all listed as excluded uses in this rezone.

17 Aerial of the current site. It's been currently
18 vacant for a number of years. Previously there was a proposal
19 back in 2002 that obviously never went through.

20 Existing Conditions and the survey.

21 Site Plan. As you recall, this was in front of you
22 guys a couple of months ago. The petitioner came back.

23 He made some improvements based on yours and Council's
24 recommendations. He extended the greenbelt to the east that was
25 adjacent to the residential homes. He also added an island here

1 at the entrance to do right-turn-in, right-turn-out only to help
2 with any traffic issues going in and out of Southfield Road.

3 We have a Delivery Plan, the path of the -- the van to
4 either deliver parts or pick up the oil that is stored.

5 Previously, traffic has been brought up as a concern,
6 so the department looked into the Institute of Transportation
7 Engineers who do this thing all the time. They do it for a
8 living, studying the trip generation for different businesses
9 and -- from weekdays to weekends.

10 And so what we found for oil changes is that an
11 average trip for an oil change facility on the weekend -- or for
12 the weekday is about just over five trips per hour, and that
13 equates to 40 -- just over 40 trips per day. Typically, oil
14 changes are closed on Sundays. So on a Saturday, again, just
15 over five and a quarter trips per hour, with a reduction down to
16 just under 40 trips per day.

17 Peak hour of street traffic: 3.5 trips per bay, with
18 the three bays on site. And then peak hour generation is 5.2
19 trips. As I said previously, the site includes a right-turn-in,
20 right-turn-out only entrance and exit.

21 And as far as parking, ITE recommends two to three
22 spaces per bay based on two parking spaces per service bay. And
23 within the city's ordinance, we have two parking spaces per
24 service bay, and then an additional space for each employee.
25 And as I said, I got this from the ITE website.

1 We have the Elevations. This has stayed the same
2 throughout, just over 17 feet from bottom to top. South and
3 north elevations on the residential sides. As you could tell
4 from the Site Plan, there is only the one exit and entrance from
5 Southfield Road. There's no pathway to get onto the residential
6 street from the property.

7 Floor Plan. We have the three bays. We have the
8 cashier's office, a little storage area, and then a bathroom,
9 and a little waiting -- waiting area down here at the bottom,
10 and then the staircase to the basement that the workers will use
11 to help service the -- the cars.

12 We do have the petitioner here, so I'll invite him up
13 to make any comments.

14 MR. ISSA: How you guys doing?

15 V. CHAIR WILLIS: Hi. Thank you. If you could give
16 us your name and your current address.

17 MR. ISSA: Okay. Ali Issa. 25538 Graceland Circle,
18 Dearborn Heights, Michigan.

19 V. CHAIR WILLIS: Okay. And could you -- if you could
20 add to the comments, if you could kind of make sure we have a
21 full picture of what you're trying to do here.

22 MR. ISSA: Okay. I think he pretty much covered it,
23 but -- so the main issues over the course of the past year that
24 we were -- people kept bringing up was the traffic, about the
25 left turns and stuff. So we went to the Oakland County Road --

1 Road Commission, and we worked with the lead inspector there,
2 and he told us, if you do a -- you know -- one-way-in,
3 one-way-out, he'll approve it for us. And we took care of that.

4 The environmental aspects they were bringing up at the
5 last meeting, we brought our representative from the oil
6 company. He's been in this business for over a hundred years.
7 He can shed a little bit more light on that.

8 And then the last thing was the -- the greenbelt in
9 the back. We took away another five feet and added more
10 greenery, like, you know, those landscaping trees and stuff.

11 MR. CROAD: If I could, through the Chair.

12 V. CHAIR WILLIS: Yes.

13 MR. CROAD: Just to follow up on the environmental
14 concerns about contamination, can you explain your oil trap
15 system and your recycling and that it gets pumped out. And can
16 you go through that process? Because I know that's a valuable
17 commodity for you to -- to use -- to reuse or recycle the oil,
18 but I know that the City has standards for oil and sand trap,
19 and then you guys pump it out and recycle it. So if you could
20 explain that, that it's not going into the sewers or
21 contaminating the site. I think that would be helpful.

22 MR. ROWLEY: Yeah. Correct. Zach Rowley. 13148
23 Talbot Lane, Huntington Woods, Michigan. I'm with Rowley's
24 Wholesale.

25 As he mentioned, we've been in this industry for, you

1 know, well over a hundred years at this point and -- fourth
2 generation. And, yeah, there were -- there were two kind of
3 environmental questions addressed. One regarding specifically
4 on the oil and what goes into the facility and comes out.
5 Couldn't have described it better, the way that you went in
6 there.

7 Our company is in the wholesale distribution business,
8 so any oil coming into the facility is coming through is an
9 API-licensed product. It's, you know, up to the standards and
10 specifications. A lot of times today, you know, will already
11 contain a little bit of recycled oil back through the stream,
12 because that is so important to our industry. We're
13 surprisingly green for being, you know, referred to as the oil
14 industry.

15 Products that are brought into the shop are drained.
16 Those are going to go down a pan, be collected into a waste oil
17 collection system that goes into a tank and -- spot on, again,
18 that it is a valuable commodity itself. So there's very little
19 incentive to let any of that go to waste. That itself is a
20 revenue-generating, you know, function to collect that and make
21 sure it gets to the proper recycling areas.

22 It is not just local city-governed. It is also
23 governed at the state level. No different than Weights and
24 Measures is very concerned with making sure that licensed
25 product is making its way into shops. You know, API as well as

1 Weights and Measures in the state of Michigan have identified,
2 you know, that -- that we have a very high percentage of
3 unlicensed, and we'll call them, less-than-above-board actors,
4 especially in the Metro Detroit area, very heavily. You know,
5 and this is a wonderful opportunity to bring in somebody who,
6 between them and our partnership with them, makes sure that
7 product is licensed, brought in licensed vehicles that are
8 inspected, maintained, kept free of leaks, that's at the
9 delivery section, so that the product is then, you know,
10 serviced in the facility, which is collecting the oil directly
11 under the vehicle, has oil-water separators and other things in
12 case there was ever an accidental spill.

13 You don't have those if you do something at your
14 garage. It spills on the floor, and somebody hoses it off, and
15 off it goes into your wastewater system or whatever else might
16 be here. You know, these facilities avoid that. And because of
17 different rules available at Weights and Measures, as well as I
18 would be very confident that the City of Southfield maintains
19 that right as well, is that you have the ability to come in and
20 ask them to provide their records in which they can show we
21 brought them 1,000 gallons of oil to be able to service
22 vehicles, and 1,000 gallons of oil left on a licensed recycler,
23 of which we have partners that can provide that information,
24 left.

25 So you're able to, you know, verify on both sides.

1 It's not perfect down to the, you know, 100th of a gallon
2 because some vehicles unfortunately aren't serviced as regularly
3 as they should be. But by bringing them into these shops, it
4 not only provides a great service for the vehicle while it's in
5 the shop, it also identifies issues, leaks and other things
6 that, if aren't treated in a licensed facility, would continue
7 to leak onto that road and, again, go the exact same path that
8 somebody doing an oil change in their garage would, which is
9 kind of straight into the water -- or wastewater system and
10 pollute that way. Hopefully that answers --

11 MR. CROAD: The only other thing is, if you'd
12 mentioned it, how often do the trucks come into remove the waste
13 oil?

14 MR. ROWLEY: It varies on location.

15 MR. CROAD: Of course.

16 MR. ROWLEY: Typically, that's going to happen, you
17 know, a couple times a month.

18 MR. CROAD: Okay. So it's not even weekly?

19 MR. ROWLEY: No. I mean, it -- you might if the
20 location is -- is very much --

21 MR. CROAD: Okay.

22 MR. ROWLEY: -- hopping along. And -- and if that's
23 the case, really, that's all the better for the environment on
24 both sides --

25 MR. CROAD: Okay.

1 MR. ROWLEY: -- because newer oils and oils made to
2 the higher specifications and the aftermarket space today are
3 actually improving on fuel economy, reducing leaks, helping with
4 different additive packs that help reduce leaks even in existing
5 high-mileage vehicles, which is what we're seeing today.

6 MR. CROAD: And then based on our Institute of Traffic
7 Engineers, which is an average, what is your -- what is your
8 typical volume? How many -- how many cars are you -- are you
9 servicing in a day?

10 MR. ISSA: At this location on the screen?

11 MR. CROAD: Well, what do you anticipate in
12 Southfield?

13 MR. ISSA: Oh, hopefully, like, anywhere between 25
14 and 35.

15 MR. ROWLEY: Yeah. And at -- at that pattern, again,
16 you'd be seeing delivery vehicles from our company probably, you
17 know, at most, once a week, and for waste oil collection,
18 probably every other week.

19 MR. CROAD: And the only other -- there was the
20 traffic issue, the environmental contamination, there was some
21 mention about wildlife. I -- I don't know, on a vacant lot that
22 doesn't have any foliage, what kind of wildlife there is, but
23 that was another issue that was brought up.

24 MR. ROWLEY: With -- with what they've described,
25 you're probably more likely to see a little bit of, you know,

1 really small animals hiding in the trees and everything else
2 than you are today at a completely mowed-flat grassland.

3 MR. CROAD: Right. Thank you. Through the Chair.

4 V. CHAIR WILLIS: Thank you. Okay. And with that, do
5 you have any other comments or any thoughts from those
6 questions?

7 (No response.)

8 V. CHAIR WILLIS: Then what we will do is have an
9 opportunity for the public to make a comment on --

10 MS. BERNOUDY: No.

11 MR. CROAD: We already had the public hearing --

12 V. CHAIR WILLIS: Okay.

13 MS. BERNOUDY: Uh-huh.

14 MR. CROAD: -- last week.

15 V. CHAIR WILLIS: And I -- I guess my thought is if
16 there was a person to add to this, but not to the discussion,
17 because we did hear from everyone last week.

18 MR. CROAD: I mean, it's your discretion if you want
19 to recognize somebody. And as I said, I would -- I would ask
20 that only information that wasn't brought up last week be added
21 to, you know, the discussion if --

22 V. CHAIR WILLIS: Okay.

23 MR. CROAD: I mean, that's your right to recognize
24 somebody, but we already did hold the public hearing.

25 V. CHAIR WILLIS: Okay.

1 MR. CROAD: And, again, if they had information that
2 wasn't discussed last week, we -- of course we want to hear it,
3 but --

4 V. CHAIR WILLIS: Okay. And I will do that.

5 If I could ask you to just set aside or have a seat
6 for a moment.

7 MR. ISSA: Thank you.

8 V. CHAIR WILLIS: For members of the audience, some of
9 you were here last week, and we had an opportunity to hear from
10 you, and we appreciate it. We have the letters, we have the
11 comments you made. But you've had an opportunity to hear from
12 the owners. If there's an additional comment, something that we
13 didn't cover, if there's a spokesperson with you, I would -- we
14 would be open to taking three-minute comment from you.

15 And -- and although I know you, I'm going to ask for
16 your name and your address.

17 REGINALD BARNES: Yes, sir. My name is Reginald
18 Barnes. Address is 24350 Southfield Road. We are next door to
19 the 24412 Southfield.

20 And I just wanted to address the issue about the
21 traffic as well. Everybody knows that 696 is shut down for the
22 next two years. It also has started a bottleneck. Today on my
23 way here, there's a flashing light at Mount Vernon and
24 Southfield. Traffic is jammed from 12 Mile southbound from
25 8-mile northbound already. We -- there are several challenges

1 trying to get across the street.

2 So with the neighborhoods being the alternative
3 routes, this is going to be a constant flow of traffic that's
4 going to be jamming up right there at Southfield. There's no
5 way to cross from that position that you're talking about
6 because it's our stop sign, the stop sign at Silver Maple Road,
7 and now this oil change place. So it's always going to be a
8 constant in and out. That's the concern.

9 Wildlife. As far as wildlife goes, we have deer.
10 Deer does come in our property, and it will be coming around the
11 areas, and they're looking for foliage. There's nothing unusual
12 about that. But you're taking away an area, again, of where our
13 deer of the environment is.

14 And the concern about the oil -- accidents do happen
15 all the time, especially when the owners or the persons that are
16 dealing with this product make mistakes. And our mistakes
17 report it. All we worry about is also the city sewage that may
18 flow into that area or the environment that the oil may be
19 contaminated or toxic in the ground. The question is if the
20 building folds and does not support the tax base and it becomes
21 closed, what happens to the building? Does it turn into an auto
22 repair shop?

23 I also noticed on the exclusion of other automobile
24 places -- like car washes and gas stations are excluded. Why is
25 a place such as the oil change included in this construction

1 area?

2 I am just trying to say I'm looking out for -- when we
3 moved there, we weren't looking for an oil change or a gas
4 station place. I just think it changes the dynamic and
5 aesthetics of the area. And that's a concern that we have as
6 far as the Empowerment Church. Thank you for allowing me.

7 V. CHAIR WILLIS: I thank you so much.

8 Okay. And with that, then we'll close the public
9 session.

10 MR. CROAD: So, the petitioners, if you could come
11 back up. If there's anything new that you would like to address
12 that the speaker brought up, you can do that before we go to the
13 Planning Commission comments.

14 MR. ROWLEY: I can --

15 MR. CROAD: Excuse me, sir. You have to direct all
16 your --

17 V. CHAIR WILLIS: This way.

18 MR. ROWLEY: I'm sorry.

19 MR. CROAD: Direct your responses to the Chair.

20 MR. ROWLEY: Just -- just addressing the comment
21 about, you know, accidents happening, that is why these
22 buildings are kind of double backed up. Not only are there
23 containment units directly under the vehicle at the time of the
24 oil change, but the -- you know, the entire facility, then, is
25 concrete floor, walled in, oil-water separators and -- and

1 things of that nature.

2 You know, obviously, the City has its processes for
3 inspecting facilities, making sure that, you know, the operators
4 are going to be holding themselves to that standard that the
5 City has set for them.

6 I don't know if you want to speak to the -- to the
7 deer and other items?

8 MR. ISSA: (Shakes head, no.)

9 MR. ROWLEY: You know, and, obviously, if the deer are
10 coming around looking for something, there's nothing you can do
11 to stop them today, you know, from using that grass patch or
12 coming by, you know, through the trees. There aren't any
13 planned increases in fruit trees or other things that would
14 attract animals, you know, beyond, you know, just the existence
15 of grass and the way that it is today.

16 You know, and then regarding the traffic patterns and
17 the understanding regarding 696, obviously, any of us --

18 MR. CROAD: Could you come --

19 MR. ROWLEY: Oh.

20 MR. CROAD: We had a message that you need to be
21 closer to the --

22 MR. ROWLEY: Okay. Obviously, with 696 under
23 construction, any of us that live along the corridor are
24 experiencing additional, you know, traffic constraints and --
25 and things of that nature. This building is going to take a

1 little while to get up and running. Hopefully people have
2 figured out a little bit more on the patterns and traffic has
3 better dispersed. But to the issue of potentially pushing extra
4 traffic down the side lanes, I mean, that's specifically what
5 the Oakland County Road Commission attempted to address with
6 their recommendations about the right turns in and out, is that
7 there will not be, you know, additional traffic that is coming
8 to this facility that is directed that way. Obviously, if
9 someone came to this facility who would've already turned down
10 there, it isn't going to stop them, but it will not increase
11 that burden.

12 V. CHAIR WILLIS: Thank you.

13 Commissioners, if I could start with Commissioner
14 Bernoudy.

15 MS. BERNOUDY: Thank you.

16 Thank you. I'd like to thank you also for explaining
17 the process of recycling. That -- that was very informative.

18 I want to understand -- pardon me, my voice. You
19 originally were going to be open on Sundays, and now it's --
20 it's not going to be open on Sundays; is that correct?

21 MR. ISSA: We're not a hundred percent sure on that
22 yet.

23 MS. BERNOUDY: I'm sorry. I didn't hear you.

24 MR. ISSA: We're not a hundred percent sure on that
25 yet. We want to -- well, if we get passed and everything, we

1 want to see how business goes to see if we should or should not
2 open on Sundays.

3 MS. BERNOUDY: Okay. And I had one other -- how
4 long -- if this is approved, how long do you think it will take
5 before you will be open for business? I'm think -- I'm asking
6 that question because of the one gentleman who had a question
7 and a concern about the traffic. He's talking about the traffic
8 now with 696. We know that's going to be ongoing for a couple
9 of years on one direction and then the other.

10 But how long do you think it'll take, if it's
11 approved, for you to open?

12 MR. ISSA: Anywhere between six months to a year,
13 depending on the contractors and --

14 MR. ROWLEY: As well as when construction starts,
15 obviously, the weather will play a big factor into that,
16 depending on when you break ground.

17 MS. BERNOUDY: All right. Thank you.

18 MR. ISSA: You're welcome.

19 V. CHAIR WILLIS: Commissioner Stephens-Gunn.

20 DR. STEPHENS-GUNN: Good evening, gentleman. I've
21 got -- first of all, I'll say it appears that you satisfied all
22 the Planning Commission parameters for our decision. One of the
23 questions that originated from the community's concerns is can
24 you detail the number of incidents of oil spillages that you
25 have at your current locations? And keep in mind that that's

1 public information. We can verify that. So please be very
2 specific about those experiences.

3 MR. ISSA: I -- me personally, I've been in this
4 business for 25 years, never had an issue.

5 DR. STEPHENS-GUNN: Okay. That leads me to -- it --
6 you -- you currently have two facilities?

7 MR. ISSA: I have five.

8 DR. STEPHENS-GUNN: You have five facilities. And you
9 have not had any incidents within those five facilities that
10 would be oil spillages?

11 MR. ISSA: Yeah. Never.

12 DR. STEPHENS-GUNN: Okay. So it appears that you have
13 demonstrated success of this form of business in your current
14 entities; is that correct?

15 MR. ISSA: Yes, ma'am.

16 DR. STEPHENS-GUNN: Okay. The other thing that I'd
17 like to say -- and this is directed to Planner Croad -- as your
18 colleague suggests that the last time that this property was
19 looked at as a potential vendor -- a potential business was in
20 2002?

21 MS. BERNOUDY: Two.

22 MR. CROAD: Well, if that's the case, that was before
23 my time, so --

24 DR. STEPHENS-GUNN: Okay. Okay.

25 MR. CROAD: I started in 2010.

1 DR. STEPHENS-GUNN: Okay. So that was over
2 approximately a quarter of a century ago.

3 MR. CROAD: Yeah, pretty much.

4 DR. STEPHENS-GUNN: So at this point -- at this
5 point -- at this point, it would be to our benefit to strongly
6 consider this as an entity in our community. So thank you very
7 much for even considering Southfield as -- as one of your
8 community places that you want to do business. Thank you.

9 MR. ISSA: Thank you.

10 MR. CROAD: Yeah. If -- if I could, through the
11 Chair, that we always try to find a balance with encouraging
12 economic development and business growth and growing our tax
13 base, at the same time protecting our residents and the
14 neighbors. And that's why we have rules in place. We have
15 monitoring, we have Codes Enforcement, we have the Building
16 Department, the city engineer and other, sometimes many, county
17 agencies and so forth to ensure that there was no negative
18 impact from these types of developments.

19 So the property has been vacant at least 23 years.
20 And, even since the last proposal, I believe it's been zoned OS
21 for quite some time. They did come in for a traditional zoning
22 that would have allowed any of those uses. I understand that
23 was, like, a deadlock at the council, so, in effect, it was
24 denied.

25 But they've addressed a number of the Site Plan

1 issues, the turning in and out. And they've excluded a lot of
2 uses that I don't think the neighbors and the City would be
3 encouraged to support if it was just a traditional zoning.
4 We've seen people rezoned to a district and say, We're going to
5 build this, and they don't get the financing, or there's a
6 change of plans. And once it's rezoned, any of those uses could
7 come in there.

8 The conditional zoning protects the city. The
9 applicant hopefully will get what they're looking for, but then
10 the city is protected by excluding all these other uses that
11 could have a more of a negative impact if it was just
12 traditional zoning, so --

13 DR. STEPHENS-GUNN: Thank you.

14 MR. ROWLEY: And -- and, Mr. Croad, you couldn't be
15 more right on with the additional -- as many entities as
16 supervised, those of us in the industry who do things the right
17 way would encourage you to visit as often as you want to. We're
18 very proud of -- of being people that do it the right way. We
19 wish everybody would be out more often cleaning up the industry.

20 V. CHAIR WILLIS: Thank you.

21 Commissioner Martin?

22 MR. MARTIN: If I understood correctly that currently
23 there's no sidewalk on either street; is that correct? The
24 street -- the side streets -- the -- Silver Maple and the --

25 MR. BOLLIN: Yeah. Currently, no. But they are

1 proposing to add it up to the property line --

2 MR. MARTIN: And across --

3 MR. BOLLIN: -- for any future sidewalk down the --
4 the residential areas.

5 MR. MARTIN: Okay. And would they also be adding the
6 sidewalk along Southfield Road?

7 MR. BOLLIN: Yes.

8 MR. MARTIN: Okay. So in essence, you're getting rid
9 of the dirt -- the goat trail that we have on -- on Southfield
10 Road right now where there is no sidewalk and people walk along
11 there, and you're putting in sidewalks both on the north and the
12 south side of the station, so -- and you've got a barrier wall
13 between the back of the building along with the planned
14 vegetation; is that correct?

15 MR. ISSA: Yes.

16 MR. MARTIN: Okay. So --

17 MR. ISSA: Yes.

18 MR. MARTIN: So in essence, you -- you're landlocking
19 your business to the Southfield entrance and exit. And -- and
20 the gentleman that was talking, mentioned southbound traffic.
21 With the right turn lane only, anyone leaving your business is
22 going to be forced to make a right-hand turn. If they want to
23 do a left to go south, they're going to have to deal with the
24 law of traffic themselves and not -- not coming from a business.

25 MR. ISSA: Absolutely.

1 MS. BERNOUDY: Yeah.

2 MR. ISSA: Yeah.

3 MR. MARTIN: Okay.

4 MR. ISSA: No left turns.

5 MR. MARTIN: Okay. And I -- I have no further
6 questions. Thank you.

7 MR. ISSA: Thank you.

8 V. CHAIR WILLIS: Thank -- thank you. I have a
9 probably more in the line of a comment. First is in terms of
10 that traffic, it -- it -- it is a concern. But the -- with the
11 curb that you're building, it -- you would you would almost have
12 to drive over the curb to go -- to make a left?

13 MR. ISSA: (Nods head, yes.)

14 V. CHAIR WILLIS: Okay. I -- I -- I appreciate that
15 as a protective barrier. The --

16 MR. CROAD: If I could also, Mr. Willis?

17 V. CHAIR WILLIS: Yes.

18 MR. CROAD: That -- this ingress, egress is governed
19 by the Road Commission of Oakland County. So they have
20 discussed with them and have made the improvements that the Road
21 Commission of Oakland County have suggested the right-turn-in
22 and right-turn-out.

23 V. CHAIR WILLIS: Okay.

24 MR. CROAD: So that's -- that's -- that's another
25 agency that's overseeing --

1 V. CHAIR WILLIS: That's taking a look at this.

2 MS. BERNOUDY: Right.

3 MR. CROAD: Yeah. And there are no driveway entrances
4 or exits onto Stratford or Silver Maple. So to Mr. Martin's
5 point, if someone goes out of there, they're doing it illegally.
6 It could be ticketed or worse.

7 MR. ISSA: Yeah.

8 V. CHAIR WILLIS: Thank you.

9 Some of the presenters' comments that we had last time
10 were concerned about the environmental, oil spills, things of
11 that nature. To hear a perfect record with that kind of
12 history, I am more than impressed. So I do appreciate your
13 comments, and I thank you so much.

14 Commissioners, are there any other questions?

15 MS. BERNOUDY: No.

16 MR. MARTIN: No.

17 V. CHAIR WILLIS: Okay. Recommendations?

18 MR. BOLLIN: Yes, sir. The Planning Commission
19 recommends favorable recommendation of PCZR25-0001 to rezone the
20 western 97 feet of the vacant parcel on the eastern side of
21 Southfield Road between Stratford Drive and Silver Maple Street
22 from OS Office Service to B3 General Business based on the
23 following conditions and factors: It's in line with the
24 Southfield Comprehensive Master Plan, which indicates local
25 mixed use for this property; the proposed conditional rezoning

1 to B3 General Business allows uses that would be compatible with
2 the existing mix of uses in the area.

3 Subject to the following conditions proposed by the
4 property owner: Execution and recording of the conditional
5 rezoning agreement, subject to review and approval by the City
6 Attorney; addition of an island in the curb cut on Southfield
7 Road to make entrance right in and out only.

8 The excluded uses of the conditional rezoning, as I
9 said before, exclude funeral homes; assembly uses; open air
10 sales of plants; lawn furniture and playground equipment; hotels
11 and motels; motor vehicle washing, both conveyer and
12 non-conveyer types; gas station; automobiles and truck sales --
13 or sorry -- gas stations and automobile and truck sales;
14 drive-in and fast food restaurants; open air displays and sales
15 of motor homes, camping trailers, and other vehicles;
16 alternative financial services; smoking lounges; homeless
17 shelters; soup kitchens; sexually oriented businesses and
18 cabarets; medical marijuana facilities and adult-use marijuana
19 retailers; small box retail; and kennels and pet daycare.

20 V. CHAIR WILLIS: Thank you.

21 Do we have a motion?

22 DR. STEPHENS-GUNN: Through the Chair, I recommend
23 that the Planning Commission accept the favorable recommendation
24 presented by the Planning Department for PCZR25-0001.

25 MR. MARTIN: Second.

1 V. CHAIR WILLIS: It's been moved and seconded, the
2 favorable approval.

3 All approve?

4 FULL COMMISSION: Aye.

5 V. CHAIR WILLIS: Any opposed?

6 (No response.)

7 V. CHAIR WILLIS: We have four approvals. I thank you
8 so much.

9 We then need to talk about PSP24-0011.

10 Mr. Bollin, is that a public hearing requirement on
11 that?

12 MR. BOLLIN: Nope.

13 V. CHAIR WILLIS: Okay. Do you have any further
14 comment on just your request to open an oil change?

15 MR. ROWLEY: Thank you. And we hope you'll consider
16 us for other places after you see how this place turns out with
17 them.

18 V. CHAIR WILLIS: Yes.

19 MR. CROAD: Yeah. I -- I know you're -- the facility
20 that you showed -- could you go back to that elevation. Yeah.

21 MS. BERNOUDY: Yeah.

22 MR. CROAD: It has the brick piers and the ornamental
23 fence. It has the brick piers and the ornamental fence.

24 MR. ISSA: Yes.

25 MR. CROAD: That is a standard that we've adopted to

1 the -- on the north side of Southfield Road. Would you be
2 willing to add that element to your Site Plan?

3 MR. ISSA: Oh, absolutely.

4 MR. CROAD: Okay. So if you're considering the Site
5 Plan at this point, a condition would be -- you can give us
6 revised plans -- to work the -- the brick pier and the
7 ornamental fence in along Southfield Road as additional
8 screening. And that's what we've -- that's the pattern that
9 we've adopted for north -- the north of Southfield Road -- north
10 of 12 Mile, if you recall.

11 MR. MARTIN: Yeah.

12 V. CHAIR WILLIS: Thank you.

13 Commissioner Bernoudy?

14 MS. BERNOUDY: Yes. I would like to make a favorable
15 motion.

16 MR. CROAD: Recommendation first.

17 V. CHAIR WILLIS: Let's get recommendation.

18 MS. BERNOUDY: Oh, I'm sorry.

19 MR. CROAD: Good to go?

20 V. CHAIR WILLIS: I'm going to see if there's any
21 questions, but --

22 MR. CROAD: Oh, sorry.

23 V. CHAIR WILLIS: Okay. Do you have any questions?

24 MR. CROAD: Okay. All right. I'd like to make a
25 favorable motion --

1 DR. STEPHENS-GUNN: Wait.

2 V. CHAIR WILLIS: If you have any questions?

3 MS. BERNOUDY: Oh, no, I don't have any questions.

4 V. CHAIR WILLIS: Okay.

5 MS. BERNOUDY: I --

6 V. CHAIR WILLIS: Commissioner Stephens, any
7 questions?

8 DR. STEPHENS-GUNN: No, I have no questions.

9 V. CHAIR WILLIS: Commissioner Martin? No --

10 MR. MARTIN: As far as the revision to the Site Plan,
11 including Oakland County Road Commission in the right-only exit
12 was an excellent idea and appreciate that. Thank you.

13 MR. ISSA: Thank you. We appreciate your time.

14 V. CHAIR WILLIS: And thank you. I have no further
15 questions.

16 MR. ISSA: Appreciate it.

17 V. CHAIR WILLIS: Thank you. Recommendation?

18 MR. BOLLIN: Yes, sir. Planning Commission recommends
19 the PSP24-0011, Site Plan Review request by Ali Merhi, IMI
20 Ventures, to construct and operate a new oil change business at
21 24412 Southfield Road be approved due to -- due to substantial
22 compliance with the following Site Plan Review standards and
23 subject to the following conditions: Site Plan Review
24 standards, such as appearance; coordination with the adjacent
25 sites; health and safety concerns; pedestrian circulation and

1 access; privacy screening; site design characteristics; site
2 lighting; vehicle circulation and access. This recommendation
3 is based on the documents, facts, and representations submitted
4 with the application.

5 It is also subject to the following conditions:

6 Subject to approval of the rezoning PCZR25-0001 by the City
7 Council; subject to approval of their required waivers by the
8 Zoning Board of Appeals; a waiver for the setback from the
9 Southfield Road right-of-way; a waiver for the setback from
10 Stratford Drive right-of-way; a waiver for the front yard
11 landscaping and greenbelt along Southfield Road; and a waiver
12 for the side yard landscaping and greenbelt along Stratford
13 Drive; as well as the condition that was just discussed
14 regarding the revised Site Plan that'll be submitted for the
15 screening on the north side.

16 The site and building shall be developed consistent
17 with the submitted Site Plan by the contractor and architect.
18 The petitioner is to implement the recommendations made by the
19 Southfield Police Department regarding -- regarding site
20 security and continuous compliance with all ordinances, codes,
21 laws, and statutes.

22 V. CHAIR WILLIS: Thank you. Can we hear a motion?

23 MR. MARTIN: Through the Chair.

24 V. CHAIR WILLIS: Yes.

25 MS. BERNOUDY: That's okay. You want to --

1 V. CHAIR WILLIS: Okay.

2 MS. BERNOUDY: I'd like to make a favorable motion for
3 PSP24-0011.

4 V. CHAIR WILLIS: Thank you.

5 Second?

6 MR. MARTIN: Second.

7 V. CHAIR WILLIS: All approve?

8 FULL COMMISSION: Aye.

9 V. CHAIR WILLIS: Any opposed?

10 (No response.)

11 V. CHAIR WILLIS: That is for approval. Motion
12 passes. Thank you so much.

13 MR. CROAD: See if you can so you can coordinate with
14 our office on the upcoming council meetings.

15 MR. ISSA: Yeah.

16 MR. CROAD: There will be a study meeting and a public
17 hearing.

18 MR. ISSA: Okay. Absolutely. And thank you guys for
19 your time.

20 MR. ROWLEY: Yeah. Thank you.

21 V. CHAIR WILLIS: And thank you.

22 MS. BERNOUDY: Thank you.

23 V. CHAIR WILLIS: Okay. I think the next item on the
24 agenda is -- the next item on the agenda is the Capital
25 Improvement Plan.

1 MR. CROAD: Yeah, just give me a second here.

2 All right. I know you've guys have had some
3 considerable discussion on this, and this is my first
4 run-through, so please be patient. I've been doing this,
5 though, for -- for many years.

6 This is the annual City of Southfield Capital
7 Improvement Program, which you guys have known the routine.
8 After tonight -- the Finance Committee got postponed to April
9 23rd, and then we'll come back to the Council regular meeting
10 and discussion on the 28th, and hopefully adoption.

11 And, again, what is a CIP? It's -- it outlines a
12 schedule of public expenditures for a six-year period. The
13 first year is the actual budget. Years two through six are best
14 guesstimates from the departments on future needs.

15 V. CHAIR WILLIS: Okay.

16 MR. CROAD: It doesn't address all capital
17 expenditures, but the physical improvements that are permanent
18 in nature and substantial equipment purchases. And a CIP is
19 beneficial to the community because it allows for a systematic
20 evaluation of all potential projects and coordination between
21 departments and provides a uniform plan of financing. It's also
22 required by the State Planning Enabling Act, and is one of the
23 reasons that we got recertified as a redevelopment-ready
24 community.

25 Again, the State Enabling Act says that those public

1 structures and improvements, in general order of their priority,
2 within the ensuing six-year period, and it gives the Planning
3 Commission the authority to review and make recommendations,
4 because we're looking at the big picture. And I've used this
5 analogy before: You don't want to pave a street, and then a
6 year later tear it up to put the water and sewer in.

7 The last CIP was adopted in April 2024, and a full
8 copy of the document and all the documents can be found on
9 Planning Department.

10 This is -- process begins in December. It's very
11 labor intenses [sic]. But all the departments cooperate and put
12 a lot of time in, and we are the conveyors of their information
13 to you and the Council.

14 CIP is basically broken down into eight categories,
15 and we'll go through each one of them very quickly. We got the
16 Southfield Public Library. This is major projects completed.
17 And I believe one -- the Commission had asked for kind of a
18 review of what was completed last year. I think that was a
19 great addition to -- to this presentation. You can see what was
20 completed last year and then projects that are either underway
21 or were post -- are postponed for various reasons.

22 Major initiatives for fiscal year '25/'26 is the
23 chiller replacement, HVAC systems and a -- a building condition
24 assessment. Estimated cost: Approximately \$6.4 million.

25 Southfield Library has an ongoing commitment. They're

1 constantly changing to adapt to new technology and -- and new
2 interests and wants of -- of the residents and customers that
3 they serve. They've continued to make improvements. The
4 Creative Space Lab, which allows for photography, photo
5 scanning, printing equipment, and a recording studio is a way
6 that the library is trying to stay current with the needs of
7 their residents.

8 The Southfield Police Department. Again, you've seen
9 these requests. I know from being here long enough that
10 ballistic vests and other things only have a certain shelf-life,
11 and they need to be replaced and upgraded. The cameras is -- is
12 something that technology continuously changes, the TASERS and
13 so forth.

14 This has been a very successful tool that the -- the
15 City, the police department, and a number of private operators
16 have all worked together on these FLOCK license plate readers,
17 and the -- they send alerts for stolen vehicles, missing person,
18 domestic violence and so forth. And all of the communities
19 share this information so that a patrol car that's out on site
20 gets instant notification of a potential criminal activity.

21 Mobile command center is important for large -- large
22 events. Police department needs to upgrade their mobile command
23 center. Their current one is over 20 years old. Handguns and
24 other equipment constantly need upgrading and refitting. And
25 then they have a number of interior building repairs.

1 The Crime Lab has space constraints, and they need new
2 shelving and other equipment so that their testing does not
3 become contaminated.

4 Their Detention Center -- they have a lot of outdated
5 equipment and infrastructure, and they want to modernize their
6 facilities.

7 And then this is a project status report for the last
8 several years. Southfield Fire Department, they always do a
9 good job analyzing and providing metrics. They track their
10 vehicle mileage. So it's not just about so many miles driven,
11 but the usage and the wear and tear on their vehicles. And
12 they're projecting total project cost of \$8.9 million for new
13 equipment. They have accessory equipment and training. And
14 then miscellaneous costs or repairs to certain engines and so
15 forth.

16 They -- they do regular analysis of the location and
17 status of their existing facilities, which are aging. Many of
18 them were built in the 1960s or early '70s. And they've
19 estimated different remodeling and upgrades to existing
20 facilities as well as estimating a new Fire Station One, for
21 example, 25 point -- \$25 million; new Station Number Three, \$10
22 million and so forth. So they're -- if they were able to get
23 everything approved and replaced, they're looking at \$38 million
24 to -- to do the major upgrades that they feel that are needed.

25 DPW constantly is -- is in the process of repairing

1 and changing out older equipment and providing the necessary
2 vehicles to support the various departments within the City.

3 Water and Sewer. Roads and Bridges. The engineering
4 department and DPW do a pretty good job because they have to
5 track many years out on their funding sources. So they provide
6 a map on road and water main, sanitary projects for '25/'26.
7 Roads only -- 13 Mile Road between Southfield and Greenfield,
8 Greenfield Road between 12 and 13 Mile by the Road Commission of
9 Oakland County, Greenfield Road between Lincoln and 12 Mile.
10 And then Water Only -- Section 11 Water Main Improvements Phase
11 II. For a total of \$55.2 million.

12 And then this is a five-year projected construction
13 schedule at various sections of the city.

14 And then this is our project status completed water
15 and sewer.

16 Stormwater's ongoing issues becoming more prevalent
17 during climate change and changing weather patterns. And as we
18 continue to -- to build out our community, when the city was
19 first growing, they didn't have the strict standards at the
20 time. Anytime that we can incorporate green infrastructure, we
21 can reduce the gray -- gray infrastructure needs and uses.

22 And then these are stormwater and flood plain project
23 locations. Completed was the LTU Wetlands and the GWK Green
24 Infrastructure Program. And then in progress are three other
25 park.

1 Parks & Recreation. The reopening ceremony at
2 Carpenter Lake earlier last year. They provide a number of
3 programs to the residents and for residents. These on the left
4 of the screen, as I look at it, are completed projects. On the
5 right are projects in -- in progress.

6 Beech Woods is going through a major renovation, both
7 within the city's property and in partnership with Oakland
8 County.

9 Carpenter Lake Nature Preserve. The fishing pier is
10 going to be redone.

11 Inglenook Park, some drainage issue are taken care of.

12 And then there's thankfully some repairs to the
13 Evergreen Hills Golf Course that have been long overdue.

14 And then completed, in progress, and planned projects,
15 over 25 of those.

16 And Future Projects. This gives a -- kind of a
17 breakdown of where the funding goes and how it's spent. Tech
18 Services is constantly trying to protect the city from malware
19 and cybersecurity issues. And they're going through major
20 replacement of employee badges and fobs that all will be tied
21 into the computer and phone system, so we don't -- we don't have
22 to remember passwords, and give us better protection.

23 Document Management Software, BS&A Financial System,
24 which the City is transitioning more and more through these
25 systems to reduce labor and errors.

1 Pedestrian Enhancements. The best part, right, of the
2 CIP is the stuff that we work on.

3
4 MS. BERNOUDY: Yes, yes.

5 MR. CROAD: So over the last two years we have
6 partnered with APT Solar to -- to put some green infrastructure
7 and more sustainable lighting along our pathway system. To
8 date, we've installed 40 units along the City Centre Trail near
9 the Monarch butterfly and Red Pole Park.

10 Alex has been instrumental in getting these recycling
11 bins with some nice graphics that's promoting art, culture, and
12 sustainability. These are solar-powered, and they send signals
13 to the parks and facilities, when they're getting full, to be
14 replaced. So hopefully it's reducing the amount of labor and
15 encouraging recycle -- recycling. And you'll see seven sets of
16 those throughout the Municipal Campus.

17 Suzanne has been instrumental in leading our
18 sustainability actions. We've received recognition from a
19 number of outside agencies on -- on making improvements with
20 sustainability.

21 We've conducted an employee survey. We also worked
22 with Southfield Public Sustainability Survey. We're going to be
23 doing a series of town hall meetings, and outside consultants
24 assisting us with that. I know another survey was done with LTU
25 students that have been incorporated into the plan.

1 And, of course, our Sustainable Southfield 2.0 had
2 many goals and objectives on achieving sustainability in the
3 city, which includes new art installations, extended bike paths,
4 and continuing to fill the sidewalk gap throughout the city.

5 These are some of our successful trails that have been
6 implemented with placemaking and pedestrian amenities. And the
7 one that we're now focusing on is the 9 Line that's going to
8 connect I-75 to I-275, 17 miles. That includes Hazel Park,
9 Ferndale, Oak Park, Southfield, Farmington, and Farmington
10 Hills. Because of the success that we've had just generating
11 enthusiasm, Novi, Northville, South Lyon, and Lyon Township are
12 now partners. So now we're almost 10 communities, and there'll
13 be 36 linear miles all across South Oakland County will be
14 connected when this plan is fully developed.

15 We've always been given a lot of credit for the system
16 that we've built here in the City Centre, but our regional
17 partners have said it hasn't connected to anything. Now that
18 you can get on a bike and travel down Northwestern Highway and
19 bisect 9 Line -- Nine Mile -- we're branding it as 9 Line --
20 once that's fully complete, you can go to the east and use the
21 Livernois connector to join the Joe Louis Greenway, which is
22 another 35 miles. Which our Mayor Duggan talked about last
23 night in his State of the City.

24 MS. BERNOUDY: Yeah.

25 MR. CROAD: If you go west, you connect and cross the

1 I-275 trail quarter that goes all the way down to Lake Erie
2 Metro Park and then goes north to the Michigan Airline Trail,
3 which you can connect to Lake Saint Clair and eventually the
4 Lakes to Lakes Trail to Lake Michigan. So now Southfield
5 residents within a half a mile or mile can jump on one of our
6 pathways when this is fully built and go hundreds of miles. So
7 we're very excited about that. And we continue to make those
8 improvements to encourage more walkability and biking and
9 nonmotorized transit.

10 This is part of the Nine Mile corridor. Working with
11 our Arts Commission, we have identified a number of areas for
12 some public art.

13 These are the funding gaps. And I'm proud to say that
14 this year, in 2025, we've received funding. We will be building
15 a 10-foot wide bike path on the south side of Nine Mile from
16 Evergreen to M-39, and there's no sidewalks there now. And then
17 in 2026, from M-10 to Greenfield, the five-foot sidewalk will be
18 ripped up, and a new bike path will be put in.

19 We also received funding through Oakland County access
20 to transit shown in yellow. We're doing preliminary engineering
21 to develop plans and cost estimates for a pedestrian bridge and
22 a bike -- a bike pedestrian bridge across M-39 and M-10. So you
23 have a continuous corridor.

24 And then we recently, just last year, are finishing up
25 going from Prescott Street to Plum Hollow a new bike path. When

1 it's all said and done, Southfield -- you'll be able to travel
2 Southfield from Greenfield to Inkster on a continuous, either,
3 bike path or bike lane.

4 And then as we go towards Beech, we've added a bike
5 path connection to the northern part of Beech Woods Park. And
6 then Shiawassee is going to be developed -- excuse me -- Beech
7 from Nine to Shiawassee is going to be installed this year.
8 It's been funded. So there's -- there's multiple connections
9 that we're continuing to build on.

10 Yes, Ms. Gunn?

11 DR. STEPHENS-GUNN: A question for you. Maybe I
12 missed it. From the Lahser Nine Mile where the country club is,
13 that stretched from Lahser to Beech on the south side. That's
14 going to be redone?

15 MR. CROAD: So the pathway is mostly on the south side
16 of Nine Mile.

17 DR. STEPHENS-GUNN: Okay.

18 MR. CROAD: So when you -- if you're going west, you
19 go in front of the Plum Market.

20 DR. STEPHENS-GUNN: Uh-huh.

21 MR. CROAD: Across the street, and then there's --
22 you'll go north across the street and then jump on the north
23 side of Nine Mile, that pathway has been extended to Plum
24 Hollow, which then connects with the previous pathway that was
25 built to Burgh.

1 DR. STEPHENS-GUNN: Okay.

2 MR. CROAD: And then once you get across Telegraph,
3 you go back down south, and there's an existing bike path to
4 Beech.

5 DR. STEPHENS-GUNN: Okay. Okay.

6 MR. CROAD: And then as you go west of Beech,
7 there's -- there's bike lanes on the north and south side.

8 DR. STEPHENS-GUNN: Okay.

9 MR. CROAD: Because that has those ravines and the
10 bridges --

11 DR. STEPHENS-GUNN: Right, right, right, right.

12 MR. CROAD: -- it'd be cost prohibitive plus
13 aesthetically unpleasing to build retaining walls to -- to put
14 that in.

15 DR. STEPHENS-GUNN: Right, right. Okay.

16 MR. CROAD: So that's -- that's the only part that
17 we -- we're probably have to going to concede to a bike lane,
18 but there's still -- it's still bikeable, and it'll get us to
19 Farmington. Then our partners in Farmington will have to pick
20 up the bike path from there.

21 DR. STEPHENS-GUNN: Okay. Thank you.

22 MR. CROAD: But you'll also be able to take a Louie
23 and go south down Beech all the way to Shiawassee, and then
24 there's a path from Shiawassee to Inkster.

25 DR. STEPHENS-GUNN: Okay.

1 MR. CROAD: So there's going to be a couple different
2 pathways you can do. And we've -- we're working on doing our
3 first trailhead. This is the new branded 9 Line.

4 MS. BERNOUDY: Oh, that's nice.

5 MR. CROAD: We're hoping to make Bauervic Woods, which
6 is in the center of the city in the center of our Nine Mile, a
7 permanent trailhead to get on and off the bike path. There's
8 parking there. There'll be restrooms. There'll be other
9 amenities.

10 DR. STEPHENS-GUNN: Yeah, yeah.

11 MR. CROAD: And we're working on building three of
12 these -- similar to SFLD -- did you see out there -- and Oak
13 Park -- what they've done? Creating a new brand along that
14 whole stretch. So these will be large monument signs, and then
15 we'll have smaller branded signs, additional bike repair
16 stations and respite stations and bike racks and all that.

17 And we've talked to Plum Market, who is going through
18 some renovations. Hey, take advantage, open up an ice cream
19 shop or a coffee shop or grab-and-go section, because you're
20 going to start seeing a lot of pedestrians and bikers along this
21 trail.

22 MS. BERNOUDY: Yeah.

23 MR. CROAD: A water station, whatever it is.

24 MS. BERNOUDY: Yeah. Ice cream.

25 MR. MARTIN: Yeah.

1 MR. CROAD: Another longer term project that we're
2 working on. We had extensive engineering analysis. Another
3 goal/wish of mine is to connect along the Valley Rouge Trail
4 from 12 Mile down to 10 Mile to improve the existing pathway
5 that's there, and to provide pedestrian underpass from the
6 highway system and some trailheads so that you can start at 12
7 Mile and go all the way down to 10 Mile or back.

8 It's a beautiful asset -- if any of you have ever been
9 down there and walk. It's unique. You don't even feel like
10 you're in Southfield. You kind of feel like you're up north.

11 MS. BERNOUDY: Right.

12 MR. CROAD: But it doesn't have the connectivity that
13 is warranted. So we -- we just started preliminary engineering
14 to determine what the costs are and to start to identify
15 potential funding sources.

16 We would continue doing the branding and wayfinding at
17 these different various trail segments. Alex has been
18 instrumental in helping to install gateway signs, the large
19 gateway signs, and then what we call the mini gateway signs. So
20 every entrance into the city is now branded as opposed to just
21 the green generic DPW Welcome to Southfield or City Limits.

22 MR. MARTIN: Yeah.

23 MR. CROAD: We continue to work on branding of our
24 street furnishings in different parts of the city and installing
25 art. You know, recently, we completed the Monarch butterfly

1 with the pollinator garden. We're working on some additional
2 interpretive panels. But across the street from that, where Red
3 Pole Park is, just north, we're working with town center --
4 town -- Town Square of installing a bumblebee sculpture and
5 another pollinator garden to continue our sustainability and
6 endangered species theme.

7 This, again, just shows what we've been able to
8 accomplish in the last 10 years as far as mile markers and
9 signage and branding.

10 We installed two new trails -- trailhead signs, and I
11 will imagine that we would install some of these along 9 Line,
12 branded with the 9 Line colors and logos.

13 And then, you know, ultimately, this will tie into
14 Northland City Center and the one and a half mile perimeter
15 around there and making connections to Nine -- Nine Mile.

16 We were successful in receiving Safe Streets, safe
17 spaces. Is that correct, Alex?

18 MR. BOLLIN: (No audible response.)

19 MR. CROAD: We're getting an additional \$200,000,
20 which will accelerate our pedestrian amenities by two years. So
21 we're putting together a bid package. We'll have \$300,000 --
22 about, what, 40, 44 improvements?

23 MR. BOLLIN: (Indiscernible.)

24 MR. CROAD: And then here's our -- our count to date.

25 MS. BERNOUDY: Wow.

1 MR. CROAD: I think we're over 50 percent of all the
2 bus stops now have been improved and upgraded.

3 And then we continue to look for partnerships with our
4 neighborhood groups and other -- other agencies.

5 Another long-term plan -- I was speaking to the city
6 administrator about this today. We don't have the money to do
7 everything all at once, but we might start phasing in more
8 accessible improvements on the front lawn.

9 And then this is a list of all the things that we
10 completed last year, what's in progress, and what was delayed
11 for various reasons. But we've accomplished a lot.

12 MS. BERNOUDY: Absolutely.

13 MR. CROAD: With that, do you have any questions?

14 MR. MARTIN: Yes. First is a suggestion. This year
15 when we had the SEAP, we ended up with a weather problem and
16 canceling the meeting. For next year or following years, I
17 suggest build in a -- a -- a week adjustment for flexibility
18 between review of the SEAP and for the -- for the Planning
19 Commission so that we don't end up having to go through --

20 MR. CROAD: I understand that. We have to have this,
21 though, adopted before the budget starts in May.

22 MR. MARTIN: Yeah.

23 MR. CROAD: And so that's -- that's the --

24 MR. MARTIN: Yeah.

25 MR. CROAD: That's the rub, right?

1 MR. MARTIN: Just the February.

2 MR. CROAD: No, I -- I get it.

3 MR. MARTIN: Yeah. Yeah.

4 MR. CROAD: And then there was a snafu with the
5 Finance Committee.

6 MR. MARTIN: Yeah.

7 MR. CROAD: And we had to get pushed a month. And now
8 we're going to go to the Finance Committee and then two days
9 later go to Council and present and ask them to approve it in
10 the same night. So things do happen.

11 MR. MARTIN: Yeah.

12 MR. CROAD: And that's why we have those study
13 sessions. And I know the team had a lot of coordination with
14 all the six other departments as well as you.

15 MS. BERNOUDY: Yeah.

16 MR. CROAD: So it was unfortunate that that had to be
17 canceled and postponed.

18 MR. MARTIN: Yeah.

19 MR. CROAD: But I hear you. But we -- this is like
20 six months to get through this and all the scheduling and rooms
21 and who is available.

22 MS. BERNOUDY: It's unfortunate.

23 MR. MARTIN: Yeah. I understand. I think your
24 presentation is very well -- or very good.

25 MS. BERNOUDY: It's really, really nice.

1 MR. MARTIN: Yeah. I just -- I'm just trying to think
2 of a way to -- to do -- so everyone can see everything that's
3 done is to put all the completions together so that you don't
4 think that, well, this part was done or that part. But it's --
5 it's hard. I think it's good the way it is. I take back my
6 suggestion.

7 MR. CROAD: Well, I appreciate the suggestion about
8 putting a table of what was completed the year before.

9 DR. STEPHENS-GUNN: Yeah.

10 MR. MARTIN: Yeah.

11 DR. STEPHENS-GUNN: Yeah, that was really helpful.

12 MR. CROAD: So we'll make sure we'll just continue to
13 improve.

14 MR. MARTIN: Yeah. Yeah.

15 V. CHAIR WILLIS: Commission Stephens-Gunn?

16 DR. STEPHENS-GUNN: I think your -- I -- I'm always
17 impressed with what has -- what has been accomplished and what
18 is on the forefront. I'm really excited about that.

19 One of the questions I have is looking at the -- the
20 Nine Mile piece. I'm -- I'm excited about it because I ride.
21 So it's going to give me an opportunity to actually ride my bike
22 to church. So -- but one of the questions I have is that is
23 there something that we can do to encourage other businesses to
24 put bike racks out? Because if -- we have the -- the -- the
25 routes to go to the businesses, but once I get there with my

1 bike, what do I do with it?

2 MR. CROAD: Right.

3 DR. STEPHENS-GUNN: And newer businesses, it's -- it's
4 a component -- the bike racks are a component of newer
5 businesses' installations. But the older businesses, like, for
6 example, Plum Hollow, I go there frequently because their --
7 their meats and their -- and their fish and the -- I -- I'm
8 always in there. But they don't have a bike rack.

9 MR. CROAD: Right.

10 DR. STEPHENS-GUNN: So if I ride my bike --

11 MR. CROAD: Well, they will.

12 DR. STEPHENS-GUNN: Okay.

13 MR. CROAD: Because they're -- they're going through
14 renovation.

15 DR. STEPHENS-GUNN: Right. Right.

16 MR. CROAD: We will require. I -- I -- I get your
17 point. And I think -- we just had the branding campaign adopted
18 over the winter. I've been working with our partners in Oakland
19 County SEMCOG for over two years to get to this point. We all
20 now have a memorandum of understanding to work together.

21 I think with us -- if we're able to start implementing
22 some of this branding and signage, we will do an education
23 campaign. And the things that you're talking about -- we have
24 Molly LaLone from the DDA. She can go out there and really
25 focus with the businesses and the DDA, and we can -- we can hit

1 the other businesses to say, This is really an opportunity for
2 you to grow your customer base. And these are the things that
3 we suggest that you do. And in -- in some cases, we've been
4 focusing our public transit pedestrian amenities along this
5 corridor because we knew this was coming.

6 DR. STEPHENS-GUNN: Uh-huh.

7 MR. CROAD: And we had an art installation done in
8 front of the fire station. The Mayor is working on his big
9 piece that is likely to come to fruition by the end of the
10 summer. And then we have a couple other locations. So as
11 people start becoming aware of this program, then we can launch
12 an education campaign.

13 DR. STEPHENS-GUNN: Well, for example, the -- the
14 dollar stores that are on Lahser and --

15 V. CHAIR WILLIS: Eleven.

16 MR. MARTIN: Eleven Mile.

17 DR. STEPHENS-GUNN: -- Eleven Mile, there are no bike
18 racks. The nail salons that are on Evergreen between 10 Mile
19 and Fillmore, no bike racks.

20 MS. BERNOUDY: Yeah.

21 DR. STEPHENS-GUNN: Those are all places that I would
22 love to be able to hop on my bike and -- because I go there
23 anyway.

24 MR. CROAD: Right.

25 DR. STEPHENS-GUNN: But where -- what am I going to do

1 with my bike?

2 MR. CROAD: Right. Well, you -- as you know, we
3 incorporated it as a requirement in our ordinance.

4 DR. STEPHENS-GUNN: Yes, yes.

5 MR. CROAD: And we've made tremendous progress over
6 the years, but it's getting the older establishments, who not
7 upgrading, they're kind of -- until they want to do an
8 improvement, we don't have a real opportunity to require them
9 other than through education.

10 DR. STEPHENS-GUNN: Okay. Thank you.

11 MR. CROAD: The one thing I will say is, though, that
12 parts of the city have noticed the benches and trash and said,
13 Hey, what about us? And we -- we work off of a priority list,
14 like the -- where the bus routes are, where there's most
15 pedestrian activity. But if someone reaches out to me and says,
16 Hey, next time you do this, can you consider our area? Guess
17 what? They get moved up to -- because if they're going to
18 appreciate it and if they're going to use it, we're going to
19 make sure that we get it to them.

20 And so there's a number of stops on Lahser, north of
21 Eleven Mile, because that neighborhood had said, Hey, we use the
22 bus. We walk. We would like to see more of these. So when
23 we -- after we've addressed our priorities and we have some
24 miscellaneous ones, we'll -- we'll dedicate it to people that
25 are out there using them.

1 DR. STEPHENS-GUNN: Okay.

2 V. CHAIR WILLIS: Commissioner Bernoudy.

3 MS. BERNOUDY: It's just -- I'm just blown away just
4 seeing the whole thing. You know, and I'm really impressed
5 with -- you know, one of my loves is the garden, Mary Thompson,
6 and I've been there 20 years now. And they've made such an
7 improvement there. And when you were talking about bike racks,
8 I was thinking there's no bike racks in the gardens or anything,
9 but you do have a lot of benches there, and -- and that's --
10 that's really, really helpful.

11 And as I told you before, when I had trouble with a
12 seizure and I was trying to do some walking up the down
13 Evergreen --

14 MR. CROAD: Yeah. Uh-huh.

15 MS. BERNOUDY: -- and I was so appreciative of those
16 benches. Oh, my gosh. I could go so far, and as I -- oh, a
17 little bit further, I can get to the bench, you know?

18 MR. CROAD: Yeah. That's great to hear.

19 MS. BERNOUDY: Oh, my gosh.

20 MR. CROAD: That's the kind of feedback that we love
21 hearing.

22 MS. BERNOUDY: Oh, my gosh. It made a difference.

23 Why do they -- it's just a question. Some of the
24 benches are going to be one color and some now are going to be
25 black. Why?

1 MR. CROAD: Well, we have -- we have a brand.

2 MS. BERNOUDY: Okay.

3 MR. CROAD: So in the City Centre -- because when I
4 first started here, there was 34 different types of garbage cans
5 on campus.

6 MR. MARTIN: Yeah.

7 MS. BERNOUDY: Uh-huh.

8 MR. CROAD: There was some private development across
9 the street that were using the silver benches. So I looked
10 around and I said, Okay, these are modern, durable --

11 MS. BERNOUDY: Yeah.

12 MR. CROAD: -- they're unique. Let's build off of
13 that. So within the City Center District, where you -- these
14 are the Cadillacs. They're the most expensive, most durable.

15 MS. BERNOUDY: Yeah.

16 MR. CROAD: We have silver-branded benches and trash.
17 And then if you look at all of the signage and everything,
18 they're -- they're complementary tones. When we had to look at
19 the rest of the city, we looked at Centropolis, we looked at the
20 DDA. The DDA had already established a pattern of black
21 vinyl-coated benches and trash at their -- their bus stops, but
22 their stuff was a little outdated.

23 And black furnishings are -- give a sense of
24 timelessness. They -- they're always in vogue. They don't --
25 like, if you paint something -- in the '70s, we had --

1 everything was wood. And then it went to this recycled plastic.

2 MS. BERNOUDY: Right, right, right.

3 MR. CROAD: And they -- they tend to carry through
4 time. So we went one grade down on the quality, but still a
5 higher end.

6 MS. BERNOUDY: Okay.

7 MR. CROAD: And we adopted the black benches and trash
8 for all the bus stops and pedestrian amenities throughout the
9 city. So you'll see those two variations, especially because
10 it -- it would almost have been cost prohibitive to put the --
11 the nicer stuff everywhere.

12 MS. BERNOUDY: Yeah. Yeah.

13 MR. CROAD: So we -- we -- we made some compromises.
14 And then with regards to some of the other utility companies, we
15 have certain brand colors depending on what district they're
16 located in.

17 MS. BERNOUDY: Well, I -- I thought that having those
18 garbage receptacles -- and thank you very much for you doing
19 what you've done with that. Having them right next to the bus
20 stops, because bus stops, people tend to just throw stuff
21 everywhere.

22 MR. CROAD: Yeah.

23 MS. BERNOUDY: And I've noticed by you having those
24 garbage cans right there -- or receptacles right next to -- and
25 a bench at the bus stop is keeping our city so much neater and

1 clean.

2 MR. CROAD: Right. And the ones that were provided by
3 the transit company are so small, they were always overflowing.

4 MS. BERNOUDY: Yeah. Yeah.

5 MR. CROAD: So for all those reasons, you know?

6 MS. BERNOUDY: And I never see garbage, you know, on
7 the ground.

8 MR. CROAD: Plus we've had a good cooperation with the
9 Codes Department, that they go around and check all those.

10 MS. BERNOUDY: Uh-huh.

11 MR. CROAD: Or if one gets overflowed and someone
12 calls in, they'll send somebody out there right away. So it's a
13 combination of --

14 MS. BERNOUDY: Okay.

15 MR. CROAD: -- having enough receptacles in strategic
16 locations. Because most people won't throw it on the ground
17 if -- if it's easy accessible.

18 MS. BERNOUDY: No.

19 MR. CROAD: If they got to work for it, they don't.

20 MS. BERNOUDY: Right. Right.

21 MR. CROAD: And then by -- it's kind of that broken
22 window theory. By constantly keeping them cleaned and empty, it
23 just encourages more usage.

24 MS. BERNOUDY: And also having some of those benches
25 facing one way and half the other.

1 MR. CROAD: And I thought that's what -- what your
2 question was. And there's a lot of reasons for it.

3 MS. BERNOUDY: Yeah. Yeah.

4 MR. CROAD: It all de- -- it -- it's all based on
5 accessibility, number one. Two, it's based on whether it's in
6 the right-of-way or an easement. And if there's an amenity to
7 look at, I'll put the bench facing a pond, a wetland, or a green
8 space. Nobody feels comfortable with a bench right against
9 traffic. So if there's enough distance --

10 MS. BERNOUDY: Right.

11 MR. CROAD: But we always are thinking about
12 accessibility. So if someone is in a wheelchair, and they're
13 using a five-foot sidewalk or the path, they have to be able to
14 park right next to a bench --

15 MS. BERNOUDY: Right. And have the pavement there.

16 MR. CROAD: -- so they're not excluded and have the
17 pavement there. They need a five-foot turnaround.

18 MS. BERNOUDY: Uh-huh.

19 MR. CROAD: Sometimes that's not possible on the other
20 side of the sidewalk because it's private property, and we can't
21 get an easement, or there's an obstruction.

22 MS. BERNOUDY: Right.

23 MR. CROAD: And by varying them --

24 MS. BERNOUDY: Uh-huh. Uh-huh.

25 MR. CROAD: -- it also adds a little bit of --

1 MS. BERNOUDY: Yeah, a little flare to it.

2 MR. CROAD: -- flare to it.

3 So I -- I -- I -- I constantly get asked why they one
4 way or the other. But you'll notice it's all based on
5 accessibility. First, it's based on what -- do we have the
6 right-of-way, safety issues. And then if we need it, we've
7 gotten some easements on private property, but then they usually
8 cost more. It's more of a lengthy process.

9 MS. BERNOUDY: Well --

10 MR. CROAD: And then they want additional screening.

11 MS. BERNOUDY: Well, it's well thought out. I know
12 the first time I was asked why, you know, Why have they got my
13 back to the traffic? And I said, There's a reason for that, you
14 know? You know, you've got your feet on pavement instead of on
15 grass.

16 MR. CROAD: Yep. Yep. Yep.

17 MS. BERNOUDY: So thank you.

18 MR. CROAD: And then if we did it the other way, then
19 we have to pour more concrete --

20 MS. BERNOUDY: Uh-huh. That's expensive.

21 MR. CROAD: And it takes away more green space.

22 MS. BERNOUDY: Yeah.

23 MR. CROAD: So there's always a balance.

24 MS. BERNOUDY: Yeah. Thank you. It's great. And I
25 love of the suggestion.

1 I think you made the suggestion, Tony, about putting
2 '24 and '25, you know, back to back so we could see what was
3 done and what is.

4 MR. MARTIN: Yeah.

5 MS. BERNOUDY: That's really helpful.

6 DR. STEPHENS-GUNN: Uh-huh.

7 MR. MARTIN: Yeah.

8 MS. BERNOUDY: Because it just shows you all the work
9 that was done and work to come. Thank you.

10 DR. STEPHENS-GUNN: I have one other question. On
11 Nine Mile -- no -- Eight Mile -- Eight Mile and Lahser, right in
12 front of Artistic maybe, the gas station, the -- it's a bus stop
13 somewhere in there.

14 MR. MARTIN: Yeah.

15 MS. BERNOUDY: Yeah. Right there in front of the gas
16 station.

17 DR. STEPHENS-GUNN: No, it's not in front of the gas
18 station. It's down some.

19 MS. BERNOUDY: Oh, okay.

20 DR. STEPHENS-GUNN: But there's no marker for the bus
21 station, there's no -- there's no -- there's nothing there. And
22 the only reason why I figured out it was a bus stop is because I
23 saw this guy trying -- he was just hanging out. So I said I --
24 it must be a bus stop. So can we get something there?

25 MR. CROAD: Well, that's a DDOT bus stop.

1 DR. STEPHENS-GUNN: Oh, okay.

2 MR. CROAD: I could tell you, before I came here, as a
3 consultant, I surveyed the entire Eight Mile corridor and other
4 Mile roads. And what I found is -- let's say there was 500 bus
5 stops along there -- less than 30 percent had a sign. Even
6 fewer had a keywalk. Even fewer had everything.

7 So over time, things get hit, removed from
8 construction, vandalized, and nobody was upkeeping it. And I
9 said, If you're wanting to grow your customer base and no one
10 knows where to stand, then you're going to -- you're going to
11 continue losing customers.

12 We did a -- I think it was a air quality mitigation
13 grant. We got, like, \$3.2 million. And we upgraded every one
14 of those bus stops to have a keywalk assigned, a schedule
15 holder. And then at more strategic places, we did the bench and
16 the trash or a bus stop.

17 DR. STEPHENS-GUNN: Uh-huh.

18 MR. CROAD: Now, that was probably over 20 years ago.
19 And over time -- I can tell you that every one of those -- I
20 inventoried every single stop. We got money, funding, and we --
21 we upgraded every single one. And over time, if -- if you're
22 not maintaining it, it's, you know, an issue.

23 Now, Alex or I can try to reach out to DDOT. They're
24 a little -- they've been a little more challenging to deal with.
25 I've always had better luck with SMART. But we -- we have taken

1 on that charge and responsibility, from what I learned when I
2 was a consultant, to populate the bus transit system here, and
3 to do it on a priority system that we can defend why we're
4 spending time and money, because it's transit propensity, which
5 has the most likelihood of being used or is used, where there
6 are cross-routes, where the population is located, who -- who
7 uses public transit, and then you work your way down to the
8 least priorities.

9 MS. BERNOUDY: Wow.

10 V. CHAIR WILLIS: Okay. I have a couple. First of
11 all, I'm impressed with anyone who knows that there are 34 types
12 of trash cans in any environment.

13 So you talked about the bike route on Nine. Do you
14 have a timetable for -- that's a completion of the first mile?

15 MR. CROAD: Of the --

16 V. CHAIR WILLIS: The bike lane on Nine Mile that --

17 MR. CROAD: Well, the -- the -- the bike lanes are
18 already installed --

19 V. CHAIR WILLIS: Okay.

20 MR. CROAD: -- between Beech and Inkster on both sides
21 of the road.

22 V. CHAIR WILLIS: And I think you mentioned Evergreen
23 and --

24 MR. CROAD: Yeah. So this year, as soon as
25 construction begins, south side of Nine Mile from Evergreen

1 to --

2 V. CHAIR WILLIS: Okay.

3 MR. CROAD: -- M-39 is going to be constructed this
4 year.

5 V. CHAIR WILLIS: Okay.

6 MR. CROAD: Next year -- next construction season,
7 from M-10 to Greenfield, where there's an existing sidewalk,
8 that's going to be ripped up and a bike path is going to be put
9 in. We've got the funding in place for those two projects. The
10 one that's happening today has already been bid out and awarded.
11 The one for next year will be bid out.

12 Now, again, things can change. Circumstances could
13 change. But we did receive the grant and -- for that project.
14 And -- so by the end of '26, we'll have the entire six miles
15 connected. There might be a couple areas that we might have to
16 do some improvements, but you'll be able to walk from Greenfield
17 to Inkster.

18 Which in -- in front of Bauervic Woods two years ago,
19 it was just a -- a goat path. I mean, we've been doing pieces
20 for four consecutive years to build this system out and tie in
21 with what was already there.

22 V. CHAIR WILLIS: Is there any -- will there be
23 anything different, let's say, at Telegraph where you have to
24 cross at the light, to accommodate that kind of traffic?

25 MR. CROAD: That is going -- that's going to be a

1 little more cha- -- those are the little pieces --

2 V. CHAIR WILLIS: Okay.

3 MR. CROAD: -- because that's under MDOT jurisdiction
4 to make improvements there. But this is -- this is what I
5 explained to another agency the other day. I'm calling these
6 pieces the Golden Spike Project. Just like the transcontinental
7 railroad -- they built it from both sides, and then they got to
8 the point and there's the golden spike.

9 Crossing M-10 and M-39 is our biggest barrier, not
10 only for Southfield, but for the entire corridor. And if we can
11 build the pathways to both sides of that, I'm convinced with
12 what we've done that we'll have a very good shot of getting the
13 money and the approval. MDOT has already been supportive of
14 these TAP grants because they've seen the work that we've done.

15 And -- and that -- that'll be the opportunity, then,
16 to say, Okay, MDOT. Thank you for partnering with us for this
17 whole stretch. Our next challenge is making crossing at
18 Telegraph safer. So there's -- you can already walk across
19 there, but it's a -- it's a little -- a little precarious,
20 right?

21 V. CHAIR WILLIS: Right.

22 MR. CROAD: And if you remember, that gas station
23 there on the corner is going to get some upgrades when they
24 rebuilt.

25 V. CHAIR WILLIS: Uh-huh.

1 MS. BERNOUDY: Yeah.

2 MR. CROAD: And we incorporated some of these sidewalk
3 stuff in there.

4 V. CHAIR WILLIS: Okay. Also -- change in subject. A
5 few years ago, Deputy Makrena (phonetic) would describe what was
6 needed to repair this building. And when he would do it, I
7 would feel like I'm -- you know? But I don't hear that
8 description. I don't see it here in this. And so I'm just
9 wondering if there --

10 MR. CROAD: I think the strategy has been -- Council
11 has been really pushing for major upgrades to this facility. So
12 he's doing the minimum Band-Aiding he needs to keep everything
13 afloat with facilities, but they're not investing the major
14 money because they're kind of in a holding pattern to see if
15 we're going to do a complete rehaul of -- of the entire complex.

16 V. CHAIR WILLIS: Okay.

17 MR. CROAD: And I think that's the change from last
18 year and the year before to now. I mean, he could -- he could
19 further describe that, but that's my sense of -- he's kind of
20 just -- there's no sense listing all these things if we're going
21 to -- if we're going to be doing a major project here.

22 V. CHAIR WILLIS: Okay. Question. I'm hoping I'm not
23 treading too far off the path. The numbers that are submitted
24 here, and you say they are numbers by the department, are these
25 numbers that submitted and counseled with, let's say, a

1 contractor or something? Because -- because I saw one of the
2 entries.

3 It says "Equipment for emergency stuff," and it had
4 \$120,000. And I didn't understand how that communicated. You
5 know, it just -- is -- is that someone saying, Well, we might
6 need some stuff, and let's throw a number there? Or is there a
7 process --

8 MR. CROAD: Well, just -- just like what we -- I only
9 can speak for what our department goes through.

10 V. CHAIR WILLIS: Okay.

11 MR. CROAD: We have a lot of experience in installing
12 benches and trash receptacles. So we look at, okay, we bought
13 30 of these last year. Cost X amount of money to purchase them
14 and ship them. Then we have to go and hire somebody else to
15 install them.

16 And in some places, there's already concrete. In
17 other places, we got a pour concrete. Then we look at that.
18 And then sometimes it will say, Okay, this is what we spent per
19 unit last year. We did 30 units last year. We're going to do
20 25 this year.

21 So we extrapolate that. And then we say, Well, rate
22 of inflation, 5 percent. So it's the best guesstimate without
23 actually going out to bid. So we feel pretty confident that
24 that number is whole. In some cases the -- the -- the pathway
25 system, we've had engineer calculate that and put it in

1 contingencies.

2 In other cases, we know that that project has been
3 awarded, this is the cost. I would imagine each department,
4 either through their own experience or consultants or getting
5 bids or just procurement, they know that ballistic vests cost X
6 amount of dollars, they need 30. That's where they're coming up
7 with their number.

8 V. CHAIR WILLIS: Okay. And -- and --

9 MR. CROAD: And then, the last thing I'll say is,
10 anything that's in the budget is cross-referenced to the CIP.
11 And so even -- even my department will get questioned when we go
12 through the budgeting hearing. Well, you're asking for this
13 money, but I don't see it in the CIP.

14 So administration and O and B has been very good the
15 last couple years making sure that these things are realistic
16 and that they're defensible -- defensible to Council when we get
17 put on the hot seat -- how did you come up with that number now?

18 V. CHAIR WILLIS: Okay.

19 DR. STEPHENS-GUNN: Yeah.

20 MR. CROAD: Now, I've been -- you know, I've been
21 grilled a few times about, Well, we looked at your budget, and
22 you didn't spend this money that you asked for. We could have
23 used it for something else. And I said, Well, we -- we applied
24 for the grant. We had to come up with a 20-percent match.
25 That's why I asked for the money.

1 Once it gets awarded, you have to accept it, and that
2 money's got to be there. Now, by the time it goes out to bid
3 and awarded, sometimes it crosses a fiscal year. So I couldn't
4 spend it that year, but if the money wasn't there, we couldn't
5 have awarded the project. And really that's where some of these
6 things, I think, should be a two-year budget cycle.

7 But I can't apply for grant and not know the money is
8 there. It's like writing a check in your checkbook and you know
9 you haven't deposited your check yet.

10 MS. BERNOUDY: Right.

11 V. CHAIR WILLIS: Okay.

12 MR. CROAD: So that -- you know, that's another thing
13 that is -- is hard to gauge. We do the best we can.

14 V. CHAIR WILLIS: And -- and -- and I agree. The
15 police department did say they are purchasing something like
16 40 -- 41 Glocks, and they have a number after that.

17 MR. CROAD: Yeah.

18 V. CHAIR WILLIS: It's just that one comment of
19 "emergency stuff."

20 MR. CROAD: And, again, I don't know what -- maybe
21 they have a detailed list of what they think they need.

22 V. CHAIR WILLIS: Some place else?

23 MR. CROAD: Yeah.

24 V. CHAIR WILLIS: Would that be available, then, to --

25 MR. CROAD: The only thing -- the only other thing

1 I'll say is capital projects and purchasing are supposed to be
2 \$5,000 or more. So someone is not going to detail a list of
3 bandages or the smaller items. They should be --

4 V. CHAIR WILLIS: Okay. Okay.

5 MR. CROAD: They should be detailed in their -- their
6 budget summary.

7 V. CHAIR WILLIS: Okay. Okay. I got you. I'm good.
8 Any --

9 DR. STEPHENS-GUNN: I'm good.

10 MS. BERNOUDY: I'm good.

11 V. CHAIR WILLIS: Then I think we have no more
12 questions.

13 MR. CROAD: So --

14 MS. BERNOUDY: I -- could you explain this?

15 MR. CROAD: That's next. But we officially have to
16 open a public hearing and close the public hearing. And then I
17 would like a recommendation from you. And then that'll be the
18 last item.

19 MS. BERNOUDY: Okay.

20 V. CHAIR WILLIS: This is the opportunity for the
21 public hearing. We would ask anyone who is interested to come
22 up and make comments.

23 There is no one in the audience. Public hearing
24 opportunity is closed.

25 MR. CROAD: So we're looking for a recommendation on

1 the CIP to City Council.

2 MR. MARTIN: To the Chair.

3 V. CHAIR WILLIS: Hereby motion? Okay.

4 MR. MARTIN: To the chair, I'd like to make a motion
5 that we provide the CIP that we've reviewed to the City Council.

6 MS. BERNOUDY: And I second that.

7 V. CHAIR WILLIS: It's been moved and seconded.

8 All approve?

9 FULL COMMISSION: Aye.

10 V. CHAIR WILLIS: Any opposed?

11 (No response.)

12 V. CHAIR WILLIS: That motion has been adopted
13 unanimously. So it passes.

14 MR. CROAD: Okay. The last item is just to update
15 you. This -- this was in our Capital Improvement Plan, but if
16 you've gone up and down Greenfield lately between Eight and
17 Nine --

18 MS. BERNOUDY: Yeah.

19 MR. CROAD: -- to augment what's happening at the
20 Northland City Center and a partner with Oak Park, who has also
21 made some improvements on the corridor. I think two years ago
22 we walked the entire corridor, and we're like, This is a little
23 tired. We -- we get -- we can do some things to spruce this up,
24 especially with Northland happening and what Oak Park is doing.

25 So the stars indicate new ground signs that were

1 installed at the end of last year. And there's the Mayor of Oak
2 Park and the Mayor of Southfield out there doing some PR, the
3 ribbon cutting for the new signage. And then if you see in the
4 background, we installed about 34 banners on 17 poles to add a
5 little bit of color. And then if you see the mulch and you see
6 a little bit of landscaping at both gateways, we put landscape
7 beds in. So that was our first phase of development.

8 Southfield invested about \$100,000, and Oak Park
9 matched that. Not fully 100, but they are also providing
10 watering and maintenance as an in-kind. And we're working with
11 the DDA. We had to get permission from the Road Commission of
12 Oakland County and DTE, whose light poles those are, so it took
13 a lot of coordinating.

14 But now that year one has been completed, we'll look
15 at the growth in the spring, maybe do some infill plantings, and
16 then we're going to continue up Greenfield all the way to the
17 north end and do similar improvements.

18 So with that, the Mayor is like, Okay, we're doing all
19 this stuff with Northland. We -- we've made improvements on
20 Greenfield, but we've got this MDOT bridge overpass, Greenfield
21 and Eight Mile. Now, we're covering multiple jurisdictions. So
22 the south side of the Eight Mile is Detroit.

23 V. CHAIR WILLIS: Detroit. Yeah.

24 MR. CROAD: The northeast is Oak Park. The northwest
25 is Southfield. You've got the Eight Mile Boulevard Association.

1 And you've got the Southfield DDA.

2 So we applied for a grant, and we got some seed money
3 to hire a consultant. There was some talk about painting a
4 mural. But it's dark, we know that there's been some homeless
5 people living there, there is debris. And the Mayor thought,
6 let's light this up. Let's do this as an art exhibit. And we
7 brought in a specialized company that's done work downtown with
8 Detroit and Ford, lighting up the casinos and lighting up for
9 the NFL.

10 DR. STEPHENS-GUNN: Oh, yeah.

11 MR. CROAD: And we came up with a branding campaign.
12 Because we're redevelopment ready, we're eligible for
13 crowdfunding. So the brochure that we handed out was launched
14 on Monday. And I've got a short video, but I'm going to
15 introduce this. If we raise \$50,000 in 60 days, we'll get a
16 \$50,000 dollar match from MEDC. If we don't make our goal,
17 whatever we raise, we can keep.

18 But this is a quarter-million-dollar project, so
19 every -- every dollar helps. We'll take \$5 up to 10,000. So
20 anybody that was interested in giving over 10, you're capped at
21 10. So you don't have to worry.

22 Just want to read a brief statement: The Eight Mile
23 Boulevard Association in partnership with the cities of
24 Southfield, Oak Park, and Detroit launched the "Let There Be
25 Light" Gateway crowdfunding campaign on Monday, March 24th, to

1 transform the Eight Mile Greenfield Gateway. The campaign aims
2 to raise \$50,000 through the Michigan-based crowdfunding
3 platform Patronicity. That will be matched dollar for dollar by
4 the Mission Economic Development Corporation, hopefully for an
5 additional \$50,000. We have 60 days. It runs through May 23rd,
6 2025.

7 This area is traveled by over 100,000 people, and
8 residents, businesses, and community organizations are invited
9 to contribute to the campaign -- seriously \$5 or -- that's how
10 we raised money for the Red Pole Park -- and help bring this
11 vision to life. Donations can be made at projects Let There Be
12 Light Gateway Patronicity. Every dollar counts towards making
13 the gateway a brighter, safer, and more welcoming place for
14 everyone. And I have a short video.

15 (Video played as follows:)

16 VIDEO NARRATOR: Let There Be Light Gateway. A 60-day
17 crowdfunding campaign by the Michigan Economic Development
18 Corporation's Patronicity program is underway to raise \$50,000
19 for a match of \$50,000. With the leadership of the Eight Mile
20 Boulevard Association, the cities of Detroit, Oak Park, and
21 Southfield are working to transform a piece of their shared
22 border with the dramatic lighting project.

23 The intersection of Eight Mile Road, the Lodge
24 Freeway, and Greenfield Road is an important gateway to Detroit,
25 Oak Park, and Southfield. The surrounding area is undergoing a

1 major transformation with many new investments and rehab
2 structures. The Eight Mile Boulevard Association, Detroit, Oak
3 Park, and Southfield have joined forces to create a new look to
4 the centerpiece of this important gateway where Greenfield Road
5 and the Lodge Freeway intersect with Eight Mile Road.

6 Join us in the remaking of this intersection through
7 our Let There Be Light Gateway initiative that will add artistic
8 lighting to an intersection crossed by over 100,000 travelers
9 daily. The objective is to install lighting where none exists
10 to the underpass of the Eight Mile Road bridge that spans the
11 intersection.

12 KIMBERLY MARRONE: Our mission is to lift the image
13 and appearance of Eight Mile Road.

14 MAYOR DUGGAN: Greenfield and Lodge is one of the key
15 gateways to Detroit.

16 MARIAN MCCLELLAN: This amazing project will further
17 economic development in the area.

18 KENSON SIVER: Our plan is to make this intersection
19 unique, to make it look like no other.

20 KIMBERLY MARRONE: The Eight Mile Boulevard
21 Association supports.

22 MIKE DUGGAN: The City of Detroit supports.

23 MARIAN MCCLELLAN: The City of Oak Park supports.

24 KENSON SIVER: Southfield supports.

25 KIMBERLY MARRONE: Join us.

1 MIKE DUGGAN: Join us.

2 MARIAN MCCLELLAN: Join us.

3 KENSON SIVER: Joins us.

4 VIDEO NARRATOR: As we turn drab to bright. Let there
5 be light.

6 (End of video playback.)

7 MS. BERNOUDY: This doesn't say that seniors -- I
8 mean, how can they donate? This says to go to websites and all
9 that stuff, so --

10 MR. CROAD: Right. I mean, that way all the money is
11 collected by one --

12 MS. BERNOUDY: Okay.

13 MR. MARTIN: One -- yeah.

14 MS. BERNOUDY: Because I want to put this in our
15 building tomorrow.

16 MR. CROAD: Yeah. I looked just before the meeting
17 tonight. There has been four or five donors. We're just over
18 \$1,000 (indiscernible). We should be able to raise the money
19 between three cities and entities --

20 MS. BERNOUDY: Yeah. Yeah.

21 MR. CROAD: Don't wait. Don't take it for granted.
22 Like I said, everything --

23 MR. MARTIN: Do it now.

24 MR. CROAD: And if you give \$25 or more, there's
25 certain -- there's some swag and some recognition that they'll

1 give you. But we'll take five bucks, 10 bucks,
2 \$15. We had over 2,000 people donating a nominal amount of
3 money to help us reach our goal for both The Boy and Bear and
4 the Red Pole Park.

5 MS. BERNOUDY: That's how we did the -- yeah. Yeah.

6 DR. STEPHENS-GUNN: And someone did post it -- I think
7 it was the City of Southfield post it in Facebook, and you were
8 able to share it. So if they could do it again and put the link
9 to donate --

10 MR. CROAD: Right.

11 DR. STEPHENS-GUNN: -- that would be great.

12 MR. CROAD: Right. I had my mic off. But, again,
13 emphasizing \$5, 10, 15. If you start giving 25 and more,
14 there's -- there's donor appreciation, recognition or gifts or
15 swag. And, you know, I would just encourage people not to wait
16 till the last minute.

17 I had to sweat out Red Pole Park. We needed a donor
18 on the very last day to reach our goal. Now, afterwards, we got
19 more money. But once the campaign ends, if you don't meet your
20 goal, you -- you don't get the 50,000.

21 So it's, really, free money, if you look at it, that
22 they're willing to match dollar for dollar, if we meet our goal.
23 And the fact that we're a redevelopment ready community makes us
24 eligible for this crowdfunding.

25 MS. BERNOUDY: This is great.

1 MR. CROAD: So unless there's any other questions --

2 MS. BERNOUDY: This is really great.

3 MR. CROAD: And if you need more printed up, our
4 office can help.

5 MS. BERNOUDY: I'll print some up for my building.

6 MR. CROAD: Okay.

7 V. CHAIR WILLIS: And I assume there's nothing we need
8 to approve?

9 MR. CROAD: Nope. I just wanted to bring it up as --
10 under additional information. I think technically you've got --
11 I don't know if there's any updates on the minutes.

12 MR. BOLLIN: No. We (indiscernible) last week.

13 MR. CROAD: You have to call for public --

14 V. CHAIR WILLIS: And this is to call for the public
15 hearing.

16 MR. MARTIN: Public comment.

17 V. CHAIR WILLIS: Or public comment.

18 There is nobody in the audience. Public comment is
19 therefore closed.

20 MR. CROAD: And as far as Council updates, Barkside
21 Dog Bar was approved and intro- -- approved and then --

22 MR. MARTIN: And foster care was Monday -- Monday.

23 MR. CROAD: New Foster Care was approved and
24 introduced Monday night. So they should be hopefully enacted at
25 the next regular meeting.

1 You had a question/comment?

2 MS. BERNOUDY: What?

3 MR. CROAD: Did you have a question or comment?

4 MS. BERNOUDY: Yeah, I was going to ask when was the
5 City Council going to address that, or did they already?

6 MR. CROAD: What's that?

7 MS. BERNOUDY: The -- the foster care.

8 MR. CROAD: That was Monday night.

9 MS. BERNOUDY: So they did approve it?

10 MR. CROAD: Yes.

11 MS. BERNOUDY: Good.

12 MR. CROAD: Yes. At about 20 to 10:00.

13 MS. BERNOUDY: Oh, my gosh.

14 V. CHAIR WILLIS: Do we need to -- do we need to
15 comment on the fact that we will have a new fire chief? Or fire
16 chief --

17 MS. BERNOUDY: They're --

18 MR. CROAD: I think they're -- they're still
19 interviewing.

20 MS. BERNOUDY: They're still --

21 MR. MARTIN: They still got --

22 MR. CROAD: The deputy is acting chief.

23 MR. MARTIN: Chief, yeah.

24 MR. CROAD: But he declined consideration for the --
25 the chief itself. So I know that Mr. Zorn and others have been

1 in the process of doing interviews over the last week or two.

2 V. CHAIR WILLIS: Okay.

3 MR. CROAD: And then we've got some upcoming Planning
4 Commission meetings. On the 9th, which is a COW -- or our
5 study, I do want to spend a little time just addressing what's
6 appropriate to bring up and what's not, and just some protocols
7 with the Commission, especially when we have public hearings.
8 So Tom and I are going to -- whatever else we're going to be
9 studying, we'll add that to the end when we have a little more
10 time to talk about those things.

11 And -- and then the long-range study meeting may or
12 may not be held, depending on if we've got any new initiatives.
13 And then we'll be back for the regular meeting on April 30th.

14 V. CHAIR WILLIS: Okay. Are there any other comments
15 from anyone, or thoughts?

16 DR. STEPHENS-GUNN: Yes, I have a question. Has the
17 joint meeting between the Planning Commission and the City
18 Council been scheduled?

19 MR. CROAD: It has not been scheduled yet, but
20 Mr. Paison and I have talked about it. And it's just finding a
21 time that works after the budget -- budget adoption process.
22 But I -- I'll bring this -- I'll make a note about it again.

23 V. CHAIR WILLIS: Thank you. The time is 8:11, and
24 the meeting is adjourned.

25 (At 8:11 p.m., meeting adjourned.)

CERTIFICATE OF TRANSCRIBER

I, JANENE CLEARY, Michigan CSR No. 16359, do hereby
certify that I was authorized to transcribe the foregoing
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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 with a large initial 'J' and a long, sweeping underline.

JANENE CLEARY
Michigan CSR No. 16359

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Andrea Storch Gruber, Secretary

Date: 4/30/2025