

CITY OF SOUTHFIELD

PLANNING COMMISSION

Council Chambers - Southfield, Michigan

Wednesday, March 27, 2024 - 6:30 p.m.

Video recording transcribed by

Janice P. Yates, CER-9181.

COMMISSION MEMBERS AND STAFF PRESENT:

Robert Willis, Vice-Chair (Acting Chair)

Cynthia Bernoudy, Commissioner

Ghana Adell Goodwin-Dye, Commissioner

Andrea Storch Gruber, Secretary

Anthony Martin, Commissioner

Dr. Geralyn Stephens-Gunn, Ede-Chair

Alex Bollin, City Planner

Terry Croad, Director of Planning

Thomas Paison, Deputy City Planner

1 Planning Commission Meeting

2 Wednesday, March 27, 2024

3 6:30 p.m.

4

5 (Meeting begins.)

6 (Pledge of Allegiance recited.)

7 V. CHAIR WILLIS: Okay. Mr. Paison, can we
8 have a roll call, please?

9 MR. BOLLIN: Yes, sir.

10 V. CHAIR WILLIS: Oh, Mr. Bollin, thank you.

11 MR. BOLLIN: Yep, I'm here. Ms. Bernoudy?

12 MS. BERNOUDY: Present.

13 MR. BOLLIN: Ms. Goodwin-Dye?

14 MS. GOODWIN-DYE: Present.

15 MR. BOLLIN: Ms. Gruber?

16 MS. GRUBER: Present.

17 MR. BOLLIN: Mr. Martin?

18 MR. MARTIN: Present.

19 MR. BOLLIN: Dr. Stephens-Gunn?

20 DR. STEPHENS-GUNN: Present.

21 MR. BOLLIN: Mr. Willis?

22 MR. WILLIS: Here.

23 MR. BOLLIN: All right. Mr. Griffis is
24 excused, as you know. So, we do have a quorum to
25 conduct business.

1 V. CHAIR WILLIS: Thank you so much. At this
2 point, I would call for approval of the agenda, today's
3 agenda dated March 27.

4 MR. MARTIN: To the Chair?

5 V. CHAIR WILLIS: Mr. Martin?

6 MR. MARTIN: I would like to recommend
7 approval of the agenda for March 27.

8 MS. BERNOUDY: I second that.

9 V. CHAIR WILLIS: It has been moved and
10 seconded that we approve the agenda for March 22 [sic].
11 We can take a roll call vote. All in favor?

12 FULL COMMISSION: Aye.

13 V. CHAIR WILLIS: Any opposed?

14 (No response.)

15 V. CHAIR WILLIS: Thank you. That's a --
16 unanimous. And Mr. Bollin was apprising for the
17 announcements and communications?

18 MR. PAISON: We have none at this time, sir.

19 V. CHAIR WILLIS: Okay, thank you. Our first
20 order, the first item on our agenda is for 24175
21 Telegraph Road. It is a vehicle dealership. And are
22 the presenters here or would you like to start with
23 the --

24 MR. PAISON: We'll start with the staff
25 report, if that's all right?

1 V. CHAIR WILLIS: Okay.

2 MR. PAISON: Yes, sir. The -- as noted, this
3 is a request for a vehicle dealership approval for
4 special land use at 24175 Telegraph Road from Drifter
5 Vans. They construct custom camper vans. They're
6 looking to acquire the dealership approval, so that
7 they can actually purchase from the manufacturers and
8 do the financing for customers directly.

9 Their hours of operation, they have one day
10 shift, Monday through Friday, seven to six, and
11 Saturday, Sunday, 7 a.m. to 5 p.m. Number of
12 employees, currently 11, looking to potentially
13 increase up to 12 or 13.

14 The zoning of the area is (I-1) Industrial
15 with a (P) Parking strip in the rear. It is part of
16 the Southfield Technology Corridor, so the use and the
17 zoning and the -- and the future land use map are all
18 consistent. Site aerial shows this is a three-building
19 complex under common ownership. This building where
20 Drifter is at is in the rear. The owner of the
21 property is also here today, in addition to the
22 business owner.

23 This is just some photos; you're just facing
24 8 Mile in front of the building. As you can see, the
25 address numbers are quite large to help people find it.

1 We did discuss that last time, that's sometimes because
2 the building is in the rear. A lot of paved area back
3 there. And just some site buildings; this is the side.

4 Site plan, just showing they've got designated
5 inventory parking, employee parking, customer parking.
6 And we did do a parking analysis of the individual
7 building and its parcel and all three together as a
8 complex, and it does meet the requirements for parking,
9 both individually and as part of the complex.

10 The building floor plan, as you can see here,
11 they've got their space. It basically kind of wraps
12 around the rear and side of the building where they do
13 their production area and conversion, and their painting
14 and the drying, and then the final inspection and
15 presentation. There are a couple of other tenants in
16 the building as well.

17 Once again, back -- we do have the petitioner
18 present, if they'd -- they'd like to come forward.

19 V. CHAIR WILLIS: Thank you.

20 MR. LUCINE: Good evening.

21 V. CHAIR WILLIS: And for the record, could
22 you state your name and your address?

23 MR. LUCINE: Kim Lucine. My -- my personal
24 address?

25 V. CHAIR WILLIS: Yeah, work address.

1 MR. LUCINE: Work address, 24175 Telegraph
2 Road, Suite 100.

3 V. CHAIR WILLIS: Thank you, proceed.

4 MR. LUCINE: Thank you. So, I'm Kim, I'm the
5 co-owner and manager of Drifter Vans. We're a van
6 conversion company, so we convert high-end camper vans
7 for customers.

8 We're in the process of requesting a dealer
9 license and gates at the entrance of the parking lot,
10 to be able to request a Dealership A License from Ford
11 to get the van directly from them, instead of what
12 we're currently doing: having the customers buy the
13 van, send it to us directly from the dealership, and
14 then we convert it.

15 We would work directly with Ford, getting the
16 van from them. But for this we need the dealership --
17 the Dealership License A and a gate at the entrance of
18 the parking lot. The gate at the entrance is to get
19 the vans and concession from Ford.

20 We do custom camper vans like this. So, we
21 have a lot of different models, but all of the one that
22 we do are fully custom. They're made to tailor all
23 clients. We don't do premanufactured models at all.

24 You're welcome to come see the shop if you
25 want to see the van dressed out; it's really nice. And

1 -- and that's it. That's just a photo to show off a
2 little bit.

3 V. CHAIR WILLIS: Okay. Then, are there any
4 members of the community here that would like to speak
5 to this particular?

6 MR. PAISON: You actually need to sort of
7 formally open the public hearing, and then invite
8 people forward.

9 V. CHAIR WILLIS: Fine.

10 MR. PAISON: So, Mr. Lucine, if you could sit
11 down?

12 V. CHAIR WILLIS: And so, I open -- I
13 formally open up the meeting to any members who would
14 have concerns, would like to speak to this body
15 regarding 24175 Telegraph Road.

16 (No response.)

17 V. CHAIR WILLIS: Seeing none, then I'll
18 close that opportunity. For commissioners, I'll start
19 at the far end, Commissioner Stephens-Gunn?

20 DR. STEPHENS-GUNN: Young man, thank you so
21 very much for taking time out of your schedule in order
22 to address this group. I understand that you travel a
23 lot, and we appreciate -- we appreciate you coming
24 before the body. I think that this is a good project,
25 and we wish you success.

1 MR. LUCINE: Thank you very much.

2 V. CHAIR WILLIS: Are there any other
3 questions? Commissioner Martin?

4 MR. MARTIN: I believe I got all my questions
5 answered at the preliminary reading, the study meeting
6 we had. And I think you've got an excellent product
7 going on, and I wish you much success.

8 MR. LUCINE: Thank you very much.

9 MR. MARTIN: And hopefully, one day you'll do
10 a van for me.

11 V. CHAIR WILLIS: Commissioner Gruber?

12 MS. GRUBER: I was gonna ask, do we have to
13 get on a waiting list to get a van?

14 MR. LUCINE: Yes, right now --

15 MS. GRUBER: Because I think we might all
16 want one.

17 MR. LUCINE: The next spot available is
18 January 2025.

19 MS. GRUBER: Okay. Well, that's not so far
20 off. Anyway, best of luck.

21 MR. LUCINE: Thank you.

22 MS. GOODWIN-DYE: It will give us time to
23 save for it.

24 MS. GRUBER: Yeah.

25 V. CHAIR WILLIS: And Commissioner --

1 MS. GOODWIN-DYE: I have no questions.

2 V. CHAIR WILLIS: Okay. And Commissioner
3 Bernoudy?

4 MS. BERNOUDY: I have no questions, but I do
5 love the name that you have.

6 MR. LUCINE: Thank you.

7 MS. BERNOUDY: And the pictures really, they
8 do make us all want one.

9 MR. LUCINE: Thank you very much.

10 MS. BERNOUDY: Best of luck to you.

11 V. CHAIR WILLIS: Yeah, I, too, am blown away
12 by the photos. But I think, did I hear for the first
13 time, maybe not the first time, you -- are you
14 exclusively working on Fords, or do you work on all
15 models?

16 MR. LUCINE: So, up to now, we were working
17 on all models when -- since we were starting. But now
18 that we're getting ahead and we have a lot more
19 customers and Ford being local, we have a very good
20 relationship with them, we're starting to specialize.

21 So, currently we work on all of them. But
22 we're going to start to specialize doing Ford moving
23 forward. 2024, we still have a few contracts with all
24 different models, but 2025 is going to be specific to
25 Ford.

1 V. CHAIR WILLIS: Okay, thank you.

2 Commissioners, any further questions?

3 MS. BERNOUDY: No.

4 MR. MARTIN: Yes.

5 V. CHAIR WILLIS: Yes, sir?

6 MR. MARTIN: Is there -- what size vans do
7 you -- do you utilize? Is there a limit to the size,
8 or?

9 MR. LUCINE: So, we would build on whatever
10 the customer wants, but most of the time we do the
11 standard Ford Transit high roof, the 148 wheelbase.
12 So, some of them are regular body, so 20 feet; some of
13 them are extended body, 22 feet. We work on both of
14 them.

15 MR. MARTIN: Okay.

16 MS. BERNOUDY: I do have a question.

17 V. CHAIR WILLIS: Okay. Ms. Bernoudy?

18 MS. BERNOUDY: Yes. You mentioned in our
19 last meeting about financing.

20 MR. LUCINE: Yes.

21 MS. BERNOUDY: Can you expound on that a
22 little for us --

23 MR. LUCINE: So, financing --

24 MS. BERNOUDY: -- as to whether banks, credit
25 unions, what is (UNINTELLIGIBLE)?

1 (Crosstalk.)

2 MR. LUCINE: So, it's called Trident
3 Financing. So, it's a company that specializes in
4 financing for RVs, Class B, and boats.

5 So, the way it works is that usually if you
6 want to finance from a dealership, because we're not a
7 dealership, you can finance directly through the
8 dealership. But since we're a van conversion company,
9 we don't own the van; we convert the van.

10 Usual financing company wouldn't work with
11 us, but Trident Financing has started to offer
12 financing to a client, which means that they pay the
13 20 percent down to this company, the financing company
14 pays us the full amount of the van, and we build it for
15 the customers. Since like -- since COVID, like the van
16 industry kind of exploded. So, now financing company
17 are starting to finance vans for van builders and not
18 only van dealership, because the van -- the big Class B
19 dealerships are Winnebago, Storyteller, the big ones.
20 And now, it's finally possible to finance the small
21 guys as well.

22 MS. BERNOUDY: All right, thank you. That's
23 all.

24 V. CHAIR WILLIS: Again, any further
25 questions, commissioners?

1 MS. BERNOUDY: No.

2 V. CHAIR WILLIS: Mr. Paison, recommendation?

3 MR. PAISON: Yes, sir. The Planning
4 Department does recommend favorable recommendation of
5 the special use request for Drifter Vans.

6 We do find that it meets the special land use
7 standards for the I-1 district. It is of such size and
8 character that is in harmony with the other uses in
9 that area, industrial; and its location, size, and
10 intensity and periods of operation are also consistent
11 with the other permitted uses.

12 It's consistent with the purpose and spirit
13 of the Chapter, being a custom industrial process. It
14 fits right into that category. It accesses from a
15 major thoroughfare. They do all their work in turn --
16 inside the building, with the proper paint booths. So,
17 point -- no issues with adverse effects on nearby
18 properties.

19 And we do, subject to the -- the only
20 condition would be subject to approval of the
21 administrative site plan, because it's -- because it's
22 in the I-1, it gets administrative site plan approval
23 by the City Planner; continuous compliance with all
24 applicable ordinances, codes, laws, and statutes.

25 And petitioner must perform all work under

1 plans, permits, and final inspections by the city, if
2 they're making modifications to the building. In this
3 case, they're just adding another function to their
4 business.

5 And their hours of operation, Monday through
6 Friday, seven to six, and Saturday to Sunday, seven to
7 five.

8 V. CHAIR WILLIS: Thank you. Commissioners,
9 any further questions?

10 MS. BERNOUDY: No.

11 V. CHAIR WILLIS: Then, the floor is open for
12 a motion.

13 DR. STEPHENS-GUNN: I motion that we accept
14 the favorable recommendation for PSLU24-0001.

15 V. CHAIR WILLIS: Do we have a second?

16 MS. BERNOUDY: I second that.

17 V. CHAIR WILLIS: Thank you. I'll call for
18 the vote. All in favor?

19 FULL COMMISSION: Aye.

20 V. CHAIR WILLIS: Any opposed?

21 (No response.)

22 MR. LUCINE: Thank you very much.

23 V. CHAIR WILLIS: Sounds good. Thank you so
24 much. You take care.

25 MR. CROAD: They're gonna come back Monday?

1 MR. PAISON: Yeah, they know.

2 MR. MARTIN: Thank you.

3 MS. GRUBER: Bye.

4 DR. STEPHENS-GUNN: Thank you.

5 MS. GOODWIN-DYE: Thank you.

6 MR. PAISON: See you Monday. Well, Terry
7 will see you Monday.

8 V. CHAIR WILLIS: I think we're ready for
9 Item #2, 28610 Northwestern Highway. Is the presenters
10 here?

11 MR. PAISON: Yes, they are. I'll do the
12 introduction, if you like, and then we can move to the
13 petitioners. I'll do the staff report introduction,
14 then we'll bring -- we'll bring the petitioner up, if
15 that's acceptable, sir.

16 V. CHAIR WILLIS: Yes.

17 MR. PAISON: Sorry. As noted, this is a
18 special land use and site plan approval for 28610
19 Northwestern Highway, a vacant property, for an
20 adult-use marijuana retailer establishment. It is a
21 new build, ground up.

22 Hours of operation, Monday through Sunday, it
23 would be nine to nine, or in this case, the ordinance
24 actually limits it to nine to six, but we are looking
25 to potentially change that on some of the days. So, it

1 would be per the actual ordinance.

2 And the number of employees, the total
3 they're looking for is 25 for all of their operations;
4 not in one shift, but total employment.

5 The current zoning of the site is B-3, which
6 is the correct zoning for this use. B-3 is the only
7 district -- well, it's one of the districts this is
8 permitted in. And then, it is -- it does meet all of
9 the separation requirements in the ordinance, in terms
10 of residential and other similar uses.

11 It is master planned regional mixed use,
12 which is consistent. Advance, there we go.

13 You can see the site aerial here. It was one
14 large kind of L-shaped parcel between 12 Mile and
15 Northwestern. It was -- this piece was split off, so
16 that it can be developed independently. The remainder,
17 the owner is still working on development concepts for
18 the remainder of the site.

19 This is the site landscape plan. The
20 building sits sort of forward towards Northwestern on
21 that small driveway that comes off. It is private.
22 It isn't part of the right of way anymore; it was
23 vacated. And then, it has access from there. It will
24 have a -- it did kind of dead end at the north end, so
25 it could tie into the rest of the site as it develops,

1 potentially.

2 Parking is in the rear, entrance is also
3 right off the parking lot. You've got a loading zone
4 on the west side of the building.

5 And the floor plan, you've got coming up,
6 right when you go in, to a waiting and check-in area.
7 Then you got -- then, you're led into the main floor,
8 where they actually do the retail sales. And then,
9 there's some secure areas in the back for offices and
10 storage.

11 What you see on here, with all these little
12 like wedges, those are the camera angles for the
13 security and the placement. You can see there's a lot
14 of cameras, both inside and outside the building. So,
15 a lot of visibility on that, security-wise, part of
16 their security plan.

17 These are the revised elevations. We talked
18 about these at the last meeting a little bit. They
19 have increased the amount of brick, added some soldier
20 courses. Done a little bit on the south elevation,
21 raised up those corners a little bit. And then,
22 they've got the Hardie plank and brick pretty much of
23 the main materials, and glass.

24 So, you've got the north elevation for the
25 parking lot, the south elevation is towards

1 Northwestern. Then, you've got the east elevation,
2 which would face toward the oncoming traffic on
3 Northwestern. And the west elevation is effectively
4 the closest thing this building has to more or less a
5 back from a traffic standpoint.

6 This is the rendering, (UNINTELLIGIBLE)
7 rendering for the one angle; the other corner.

8 And then, I know the petitioner is present
9 if they'd like to come forward.

10 MR. CROAD: Through the Chair. Tom, can you
11 just go back to 29? And now, one more slide. Thank
12 you. And when the petitioner is done, I'd like to make
13 a few comments on this. Thank you.

14 V. CHAIR WILLIS: Thank you.

15 MR. MCLEOD: Hey, Terry.

16 V. CHAIR WILLIS: Petitioner, could you state
17 your name and address, working address?

18 MR. MCLEOD: Yes, good evening. My name is
19 John McLeod, address is 801 West Big Beaver, Troy,
20 Michigan, Suite 402.

21 I am the owner, head of new markets, director
22 of licensing, regulatory affairs, and compliance for
23 Cloud Opportunity IV, which is the petitioner here.
24 Thank you, Tom, for the presentation.

25 You know, I wasn't able to be at the work

1 session because of a family engagement. But I
2 understand there was a lot of feedback regarding the
3 appearance of the building. So, we took great time to
4 add, make some changes, as much so as even Tom gave us
5 some comments from someone on the Planning Commission
6 regarding the elevations on Monday, and we turned those
7 around and made those changes, as you can see there.

8 So, I'm very excited to be in Southfield.
9 This is going to be an adult-use marijuana facility.
10 This is our 16th that we've built so far in the state,
11 or will be our 16th that we've built in the state.

12 We were the first approval in Southfield at
13 the Wendy's at 12 Mile and Telegraph. I recognize some
14 of you from that experience back in 2019, pre-COVID.
15 And we're excited to be back playing in the city on
16 Northwestern Highway. So, happy to answer any
17 questions that you may have.

18 MR. CROAD: Through the Chair?

19 V. CHAIR WILLIS: Yes.

20 MR. CROAD: Do you mind if I make a few
21 comments first?

22 V. CHAIR WILLIS: Be my guest.

23 MR. CROAD: And we appreciate the
24 improvements that you've made to balance the front and
25 the back, so to speak.

1 MR. MCLEOD: Of course.

2 MR. CROAD: I just have two additional
3 comments that I think would just bring it to another
4 level. Is the Hardie board veneer?

5 MR. MCLEOD: Yes.

6 MR. CROAD: If you could change that to a
7 darker tone or warmer tone?

8 MR. MCLEOD: Okay.

9 MR. CROAD: Like a more of a woodgrain. I
10 think that would help balance. And then, the lower
11 course that you have the brick veneer, would you
12 consider either like a stack stone or darker brick
13 veneer on the lower course? I think that will balance
14 kind of the weight of the building.

15 MR. MCLEOD: A little more contrast.

16 MR. CROAD: Yes.

17 MR. MCLEOD: A hundred percent.

18 MR. CROAD: So, lower course up to the band
19 line or the sill line, either a stone veneer or darker
20 brick veneer. And then, the Hardie board, go with a
21 warmer tone or a darker tone. You could play off
22 complementary colors, but I think this will, the height
23 differentiation and the pop outs will give some shadow
24 lines. And the banding definitely helps.

25 I think part of the challenge, and we talked

1 about it, is the windows don't seem to be
2 proportionate; however, I know that you have security
3 issues.

4 MR. MCLEOD: Yeah.

5 MR. CROAD: So, as a balance to the windows,
6 I think if you make a couple of these additional
7 changes, the building will -- will pop a little more.

8 MR. MCLEOD: Yep, understood. And I made
9 those notes.

10 MR. CROAD: And so, what I'm going to ask is
11 if you, since if this is favorably recommended tonight,
12 you'll be back Monday in front of council, which I'll
13 be introducing it for discussion. So, if you can do a
14 quick turnaround and get us revised renderings by
15 Monday?

16 MR. MCLEOD: Yep.

17 MR. CROAD: We can have them set in the
18 PowerPoint for Monday night.

19 MR. MCLEOD: You got it.

20 MR. CROAD: Thank you.

21 V. CHAIR WILLIS: Thank you. Okay. If that
22 concludes your statement, then I will open the floor
23 for public. And if I can ask you to have a seat?

24 Anyone from the public that's here to address
25 that concern, please step up. Thank you.

1 And could you state your name and your
2 address?

3 MR. KLEINER: Didi Kleiner [phonetic], 16750
4 Sherfield Place, Southfield, Michigan.

5 V. CHAIR WILLIS: Thank you.

6 MR. KLEINER: So, I manage the property, the
7 office building kind of -- almost directly behind this
8 facility. It's on 12 Mile, faces 12 Mile, 25899 West
9 12 Mile.

10 And we, myself as the managing of the builder
11 -- manager of the building, and my largest tenant, who
12 takes a third of the building, have extreme concern
13 with this building going up and the type of use it's
14 going to potentially impact on the neighborhood.

15 We're, you know, the -- the way -- the
16 general concept of what it is, we don't know what type
17 of traffic it will bring. But also, on top of that,
18 also, the way the parking lot is structured, it's
19 directly butting up against our parking lot. And as
20 you see, the hours of operations here are past the time
21 when it's dark.

22 MR. PAISON: This is an aerial photo; it
23 might make it a little easier to understand. There we
24 go. Wait, that one right there.

25 MR. KLEINER: Yes, if you -- the top right.

1 MR. PAISON: This one right here?

2 MR. KLEINER: Yeah, exactly, right there.

3 MR. PAISON: That's your building? Okay.

4 MR. KLEINER: So, the -- and the parking lot
5 I believe is currently designed to be right in the back
6 of this site. There's always concern from our tenants
7 that when it's dark outside, who's outside, and it's a
8 security concern.

9 The nature of this -- of this facility, as
10 you can see, I believe there's more cameras in this
11 facility than there may be in a bank. It's mentioned
12 -- it was mentioned at the previous meeting at some
13 detail about the security concern. And it was
14 mentioned previously tonight about the windows. So,
15 it just gives you an idea of -- of what what's being
16 offered to the neighborhood. And it's -- it's of
17 great concern to us.

18 V. CHAIR WILLIS: Okay, thank you. Are there
19 any further comments? Okay. Please -- and state your
20 name and address, please.

21 MS. BABILA: Hi, my name is Jennifer Babila.
22 I work at 28400 Northwestern Highway. I'm the property
23 manager of that facility.

24 We also have some concerns of this type of
25 establishment being in very close proximity to our

1 building, which is our headquarters. We're also
2 headquarters to a very large law firm, who have also
3 expressed their concerns with this type of facility
4 being in very close proximity to us.

5 We understand that it does meet the zoning
6 requirements, but we did want our -- to voice our
7 opinion and our concerns.

8 V. CHAIR WILLIS: Thank you so much.

9 MR. CROAD: Ma'am, before you leave, just --

10 MS. BABILA: Yes.

11 MR. CROAD: Tom, can you point, is it the
12 building to the right on the screen?

13 MS. BABILA: I think it's one more over to
14 the right.

15 MR. PAISON: Oh, it's over.

16 MS. BABILA: There's a retention pond in the
17 front.

18 MR. PAISON: Let me look.

19 MS. BABILA: And right by the arrow that has
20 the N, I think. That's at the --

21 MR. PAISON: This one down here?

22 MS. BABILA: Yes, right there.

23 MR. CROAD: Okay.

24 V. CHAIR WILLIS: Okay.

25 MR. CROAD: Thank you.

1 MS. BABILA: Yes, thank you.

2 V. CHAIR WILLIS: Any further comments?

3 (No response.)

4 V. CHAIR WILLIS: With that, we will close
5 the comment section. Commissioners, any questions?

6 DR. STEPHENS-GUNN: Well, I'd just like to
7 thank the -- where'd he go?

8 MR. CROAD: Excuse me, Mr. McLeod, if you can
9 come back up?

10 V. CHAIR WILLIS: Was there another, I'm
11 sorry?

12 MR. MCLEOD: Sorry, Doctor.

13 DR. STEPHENS-GUNN: I'd like to thank you all
14 for addressing my concern regarding the entrance that
15 has been moved. And I think that that will facilitate
16 patrons that visit the facility. So, thank you.

17 MR. MCLEOD: Thank you. Thank you.

18 V. CHAIR WILLIS: Commissioner Martin?

19 MR. MARTIN: Oh, I'm sorry. Two things. In
20 the colorized version of the building, it seems to be
21 statue for a sign out front. Is that included?

22 MR. PAISON: That one?

23 MR. MARTIN: That, yeah. Is that included in
24 the building plans? Or if I understand correctly,
25 signage has to be a separate item?

1 MR. CROAD: Yes. So, through the Chair, the
2 Building Department reviews and approves signage
3 separately. I do know there's a 15-foot setback
4 requirement for ground signs. And then, there's
5 limitations on the size of the sign. So, this is just
6 a conceptual rendering that will have to be approved by
7 the Building Department. And they get one exterior
8 wall sign per right of way. So, they'll have a certain
9 amount of square footage on the building that would be
10 permitted, but only on one side.

11 MR. MARTIN: Okay. The other issue I have is
12 right now, it appears that the building is at the front
13 along Northwestern, but the parking is behind it. And
14 here again, I have a concern with the parking being
15 hidden from the flow of traffic pretty much.

16 And I can understand in a sense having the
17 parking in the rear, since the building that's on 12
18 Mile has their parking in the rear, but it seems like
19 your main entrance is at the back of the building
20 rather than the front of the building. It, you know,
21 it's just -- it doesn't seem like you're using the
22 Northwestern side of the building. You're hiding the
23 services, the entrance to the building being able to
24 address the public by putting the building -- the
25 entrance at the rear.

1 That's your design, and I understand it.
2 It's just, you know, you just look at all the other
3 businesses along the street and the -- all their
4 entrances are at the front for their customers. And
5 then, you have all the parking spaces at the back,
6 which because of security, seems like you have --
7 you're adding a problem for security by having the
8 parking at the rear where traffic is going back and
9 forth across the front of the building, or across the
10 Northwestern side of the building, and nothing at the
11 rear for nighttime security.

12 I know because of the type of facility, you
13 have a lot of cameras for security. But still, again,
14 you -- you're leaving the back at night dark, hidden.
15 That's -- that's just -- that's just my concern. You
16 know, it seems like it's a security problem by having
17 the entrance at the rear and all the parking at the
18 rear, and not having the building facing, an entrance
19 facing Northwestern.

20 MR. MCLEOD: Yeah, that --

21 MR. MARTIN: Is there any particular reason
22 for that?

23 MR. MCLEOD: Well, yes, fair feedback. Two
24 things. One, if you look at -- if, let's say you go to
25 the next of us, the Chase that's next to us, they don't

1 have this weird little cut in service road.

2 MR. MARTIN: Yeah.

3 MR. MCLEOD: So, that -- that causes a lot of
4 challenges for our site to begin with. So, that's
5 partly or mainly the reason why it's set up the way it
6 is. Also, because of the ar -- the acre that we have,
7 we had to, you know, that's a 6.2-acre site, but we
8 only own that one acre. So, we had to be really, I
9 guess, strategic about the way we placed our parking,
10 et cetera.

11 My background is in law enforcement. I'm a
12 retired police officer. Security will not be an issue
13 at this site. We have security 24/7 at the site,
14 including physical security on site after hours. So,
15 this site will be lit up, you know, with the amount of
16 lighting that we're allowed to by the Planning
17 Commission. It'll be bright, it'll be guarded, it'll
18 be very secure.

19 As I said, this is -- will be our 15th store.
20 We don't have issues. Generally, people understand
21 that these places are highly regulated like a casino or
22 a bank, as described, and they don't really try us, so
23 to speak. I think you guys know with the two
24 operational stores that you guys have had in the city,
25 from what I understand, there's only been that one

1 issue at Loom. And those people that tried to break in
2 there were apprehended quite -- quite quickly. But
3 it's not an issue that I foresee having a problem with,
4 based on the steps that we take with security.

5 MR. CROAD: Through the Chair, just to
6 Mr. Martin's point, and Mr. McLeod. We have a 24-point
7 security checklist that they have to work with our
8 police department. And their cameras are tied in with
9 the police department to alert.

10 And we return routinely ask the police for
11 reports on our two existing, and we have virtually no
12 -- we've had virtually no incidents at either one of
13 those facilities. If they -- they show up in a report,
14 it's usually a traffic accident in front of their
15 buildings. So, other than the one that --

16 MR. MARTIN: At Loom, yeah.

17 MR. CROAD: -- he mentioned, there's been no
18 uptick in criminal activity at the location or
19 immediately around the locations.

20 MR. MCLEOD: And I also started and run an
21 association for cannabis safety and security in the
22 state, where we compile information from all the
23 operators in the state. And it's a -- it's a free
24 group to join.

25 And it's basically an information sharing

1 group that we have, because the state -- the state
2 cannabis regulatory association really makes sure that
3 we abide by the rules, right. But there's not really
4 any type of a follow up or sharing of information. If
5 a store in Bangor gets broken into, the state will not
6 notify other operators in the state of what's taken
7 place.

8 So, we created this group to share this
9 information, which is how I know about what happened at
10 Loom, which is how we stay in touch with what's going
11 on in the industry as a whole, from a safety and
12 security perspective.

13 MR. MARTIN: My other --

14 V. CHAIR WILLIS: Okay, go ahead.

15 MR. MARTIN: My other issue is, where are you
16 receiving deliveries of your merchandise from? Is that
17 -- you have a door on there indicated with a peek hole.
18 Is that -- is that the entry level for deliveries or
19 deliveries come in the front door like everything else?

20 MR. MCLEOD: No. So, if you look in the
21 loading -- yeah, you guys can see it. So, you see the
22 loading zone? Exactly. There's a door right there at
23 the bottom of the loading zone that goes directly into
24 the building into a secure corridor, a vestibule, so to
25 speak.

1 So, when deliveries come in, those come in in
2 transit vans, not ones that look like Drifter Vans.
3 But transit vans, they'll come in, and they'll deliver
4 the product right into that store or that secure
5 vestibule area, in which case all the product is
6 checked in. They have to bring us a manifest that
7 displays every single product that's in there. We
8 check and make sure all those products are in there,
9 then they're released to go about their way. And then,
10 our product flows into our secured space in the store.

11 MR. PAISON: Yeah, the vestibule is right
12 here. You can see that side door and the large --

13 MR. MARTIN: Yeah, that's where the peep hole
14 -- that's where I noted the peep hole on the door. And
15 here again, with the vestibule there, you seem like
16 you're going to get, and I don't know what size
17 deliveries you're going to get, but it seems like
18 you're going to get a large delivery to go through a
19 squeezed in area to get into the vault area that's
20 indicated.

21 MR. MCLEOD: Yeah, I mean, it's -- our
22 initial deliveries when we first open in a year from
23 now or whenever this thing comes out of the ground with
24 your approval, we'll have some big deliveries of the
25 initial first couple of days. But after that, it's --

1 it's really minimal. It's really minimal. It, I mean,
2 it's a good thing if we're getting large deliveries
3 that frequently.

4 MR. MARTIN: Yeah.

5 MR. MCLEOD: But I don't anticipate being
6 that case.

7 MR. MARTIN: Yeah. I guess my thing was, you
8 know, I'm looking at, is anything coming on a pallet
9 in, and?

10 MR. MCLEOD: No.

11 MR. MARTIN: So, okay.

12 MR. MCLEOD: Yeah, they're all transit vans.
13 I mean, at most you'll have one of those dollies to
14 push boxes. But no, we're not getting big pallets or
15 any of that kind of stuff.

16 MR. MARTIN: Okay, all right.

17 V. CHAIR WILLIS: Okay.

18 MR. MARTIN: That's all for me for --

19 V. CHAIR WILLIS: Commissioner Gruber?

20 MR. MARTIN: -- I might come back.

21 MS. GRUBER: I have a question. Is there any
22 kind of barrier between your parking lot and the
23 adjacent parking lot for the office building?

24 MR. MCLEOD: So, I mean, if you want to pull
25 that up, we don't abut the office building. If you

1 look at our property, our property --

2 MR. PAISON: It's actually down here, the
3 actually property line. It's not right up to that
4 corner.

5 MS. GRUBER: Oh, okay.

6 MR. PAISON: It's right about here.

7 MR. MCLEOD: So, the -- the remainder, the
8 5.2 acres that exists outside of our one acre, we don't
9 control.

10 MS. GRUBER: Okay.

11 MR. MCLEOD: So, I know that the landowner is
12 working on a couple of different options there, you
13 know, some exciting stuff. I can't speak for -- for
14 the landowner. But we don't -- we actually don't abut
15 that property whatsoever.

16 MS. GRUBER: Okay. And do you -- I just want
17 to make sure I understood this correctly. You have
18 physical people 24/7?

19 MR. MCLEOD: We will have physical security
20 24/7 onsite. And this is third party security. It's
21 actually one of my old partners from the police
22 department. He started a security company about five
23 years ago.

24 MS. GRUBER: Okay.

25 MR. MCLEOD: And he does all of our security

1 at all of our sites.

2 MS. GRUBER: And they're in the building or
3 just sitting in the parking lot?

4 MR. MCLEOD: During the day, you'll have
5 someone inside the building. And then, they walk
6 employees out at the end of the evening. And then,
7 they remain on the exterior until the employees show up
8 in the morning, and then they walk them back in.

9 MS. GRUBER: Okay, all right. Thank you.

10 MR. MCLEOD: Yep.

11 V. CHAIR WILLIS: Commissioner?

12 MS. GOODWIN-DYE: I'm just thinking of the
13 concerns of the residents, the people in the area, and
14 the people that stop at their store. Will security be
15 watching the lot while your part -- your patrons go in
16 and out? Or is it just for the security cameras?

17 MR. MCLEOD: The physical security will be on
18 the interior of the store during operational hours.
19 So, there will not be a physical security guard
20 watching the parking lot during operational hours.

21 But obviously, we have a robust camera system
22 that is visible. Another thing, too, is, I mean
23 there's -- we're just -- we're just a retail store,
24 just like any other retail store. Our commodity just
25 happens to be, you know, a highly regulated product.

1 But other than that, we're just a retail store.

2 So, the flow of people will be the same.
3 They'll pull in, they'll go inside, purchase their
4 product, and they'll leave. There's no onsite
5 consumption. There's no hanging out. It's not like
6 it's gonna be a party in the back parking lot.

7 MS. GOODWIN-DYE: I understand that.

8 MR. MCLEOD: Yeah.

9 MS. GOODWIN-DYE: How far of a range do your
10 cameras show?

11 MR. MCLEOD: I mean, much further than you
12 would expect. We're required by state law to have 20
13 feet surrounding any exterior wall and/or door, but we
14 will have the entirety of that parking lot. Our
15 cameras will be able to see to 12 Mile, to
16 Northwestern. I mean our --

17 MS. GOODWIN-DYE: And all the way to the back
18 of your parking lot?

19 MR. MCLEOD: Our cameras will see all the way
20 to 12 Mile, yeah. I mean our cameras are pretty
21 intense. And the other thing, too, is with the, I
22 guess with the progression of the low voltage and
23 camera's abilities, we can zoom in. So essentially, I
24 could take a camera at the back of my facility, and I
25 could zoom in across 12 Mile, and I lose no pixelation.

1 I don't lose any video quality whatsoever.

2 So, we have what they used to call license
3 plate readers, but that's what the cameras are now.
4 They're 180 cameras with actually three cameras on
5 them, and you can zoom out as far as you can, and
6 you're not gonna lose any. There's no pixelation
7 whatsoever.

8 So, our cameras are robust. And as Terry
9 mentioned, we happily share that information with --
10 with the police department. And more often than not,
11 our interaction with the police department is them
12 coming in and saying, hey, there was an incident at
13 this adjoining site or there was an accident on
14 Northwestern Highway or there was something that
15 happened at the Chase Bank, and they'll use our video
16 footage to help solve those -- those crimes.

17 MS. GOODWIN-DYE: Okay. Your delivery times,
18 will they be during business hours or?

19 MR. MCLEOD: Delivery of products?

20 MS. GOODWIN-DYE: Yeah.

21 MR. MCLEOD: Yeah, a hundred percent. Those
22 are generally like eight to four. Those guys work
23 days.

24 MS. GOODWIN-DYE: Okay. That's all I have,
25 thank you.

1 MR. MCLEOD: Thank you.

2 V. CHAIR WILLIS: Commissioner Bernoudy?

3 MS. BERNOUDY: In reference to the -- the
4 delivery, how often -- how often do they deliver?

5 MR. MCLEOD: You know, obviously, it'll
6 depend on how busy we are as a store. But I would say
7 generally, it's maybe one or two deliveries a day at
8 max. I mean, and that would be a lot. But and these
9 are Ford transit vans that are coming in. They're
10 spending maybe 15, 20 minutes there, tops.

11 MS. BERNOUDY: And the hours again, you said?

12 MR. MCLEOD: So, we're nine to nine. Well,
13 we're going to go by what the ordinance allows. So,
14 we're proposing nine to nine, seven days a week. The
15 ordinance does not currently allow that. I think the
16 ordinance allows nine to six on Sundays. But I know
17 that that's up for review. We will go by the
18 ordinance, whatever those hours allow.

19 MR. CROAD: So, just for clarification, you
20 will have to abide by the current hours of operation.

21 MR. MCLEOD: Yep.

22 MR. CROAD: If the council decides to amend
23 the ordinance, you'll have to come back to amend your
24 hours of operation to comply with the new hours of
25 operation. It's not an automatic. Just you're going

1 to get approved for your special land use on your --
2 these hours. And then, if the council amends the
3 ordinance to extend the hours on weekends, you would --
4 you would have to come back at that time to get your
5 hours extended.

6 MR. MCLEOD: Yeah, which is totally fine. I
7 mean --

8 MR. CROAD: I just want -- I just want both
9 the commission and you to understand that.

10 MR. MCLEOD: Sure.

11 MR. CROAD: Now, if the council had amended
12 the hours prior to you submitting your application,
13 then you would just, it'd be one and done.

14 MR. MCLEOD: Yep. Well, we have some time.
15 I mean, obviously we're coming out of the dirt, so.

16 MR. CROAD: I understand that. But once we
17 -- once we go through this process, and if the council
18 approves it, you're going to be approved subject to the
19 existing hours of operation.

20 MR. MCLEOD: Yep, sounds good.

21 V. CHAIR WILLIS: Thank you. I -- I heard
22 your comment that this is just a retail store. I
23 appreciate that. It gives you a certain perspective.
24 But it's also in an area that we're looking at, you
25 know, buildings that are occupied by professionals,

1 buildings that when you drive down Northwestern, you
2 get a view of what the City of Southfield looks like.

3 What you're building, please forgive me, I
4 don't mean to be disparaging in any way, but it reminds
5 me of a White Castle. And it has very little color to
6 it, to me. It has very little attractiveness. I think
7 the last time I spoke with someone, I compared it to a
8 military Quonset Hut, and now it's kind of moved up to
9 a White Castle.

10 MR. MCLEOD: We're -- we're making progress,
11 you're saying.

12 V. CHAIR WILLIS: We're making progress, but
13 step by step as compared.

14 MR. MCLEOD: Yep.

15 V. CHAIR WILLIS: And so, what I think is, it
16 is in a -- it's in position where development can, and
17 I believe will occur. And I think if we have a White
18 Castle sitting in the middle, it's going to suppress
19 that development. I'm very concerned about the
20 aesthetics. I -- and when I look at the other
21 facilities, both are converted gas stations. Well, one
22 is a converted gas station, but.

23 MR. MCLEOD: Subways.

24 V. CHAIR WILLIS: But they did something to
25 make them dramatic, distinctive looking, you know it

1 when it's there. They're not -- short of being gaudy,
2 they're very attractive. This is a White Castle.

3 MR. MCLEOD: No, that's -- and that's --
4 that's fair feedback. I think, based on what Terry
5 proposed as well, I think adding some color elements
6 and some dimensions change to it, I think will make
7 a -- make a big impact. I think I might need to find
8 another architect, but that's a side point. But I
9 think those changes will hopefully make you feel like
10 it's less White Castle.

11 The other thing, too, is we're doing this,
12 although I can't speak on the other 5.2 acres of the
13 property, we are doing this in conjunction with that
14 development. So, that landowner is presenting this to
15 the other people that are going to be taking over the
16 rest of that property. And they are, according to him,
17 very pleased and happy to be located next to us and our
18 operations.

19 So, our goal is to take our one acre,
20 betterment of that larger 6.2 acres of the case center
21 that's been sitting vacant for a long time, and spur
22 the growth, so that that can be developed and be a
23 betterment, bring it into the tax rolls and add value
24 to the city.

25 V. CHAIR WILLIS: Okay. And I understand the

1 interior. I think it's functional. I have no problems
2 with it. Did you say you're gonna get another
3 architect?

4 MR. MCLEOD: I think I need to get another
5 architect. Because I'm -- yes. I think I need to find
6 another architect at this point in time, just because,
7 I mean obviously the feedback that was received at the
8 -- at the planning session or the study session, you
9 know, changes were made, updates were made. But if
10 you're feeling like it looks like a White Castle, I'm
11 not satisfied.

12 V. CHAIR WILLIS: Okay.

13 MR. MCLEOD: You know what I mean? So, for
14 me, there's -- there'll be changes made, and I'll make
15 sure that those changes are recorded prior to the
16 meeting on Monday.

17 V. CHAIR WILLIS: Okay, thank you.

18 MR. MCLEOD: Thank you. Thank you for the
19 feedback, too.

20 V. CHAIR WILLIS: Commissioners, any further?
21 No further questions?

22 (No response.)

23 V. CHAIR WILLIS: Recommendation?

24 MR. PAISON: Well, I've got kind of two
25 different versions of the recommendation, but it

1 depends whether -- on what the Planning Commission
2 wants to do.

3 MR. CROAD: Yeah, I'm gonna just jump in.
4 If, because he's made some progress, and if Mr. McLeod
5 is willing to adapt the further recommendations that I
6 had that I think will allay your concerns and my
7 concerns, we're in favor of moving this forward. We
8 can always at the council level, if they haven't made
9 it, you know, to our satisfaction, we could always slow
10 it down at that point.

11 But since this is scheduled to go on Monday,
12 and they have made an attempt to improve the buildings,
13 and with those changes that I recommended and if they
14 can get it to us on Monday, I'm comfortable recommending
15 favorable approval subject to our conditions, and
16 subject to some changes on the building.

17 The other thing I will say is, it's really
18 14 years I've been working with the property owner on
19 trying to improve and develop this. And I know it's --
20 it's difficult when you have a story and a half scale
21 building adjacent to other office buildings. But if
22 the long-term plan for the entire six acres is built
23 out, if you've gone by this site, it's been tired and
24 needs a lot of help. That building that that's already
25 there really needs to be removed, and there's been

1 issues with this. That surface drive used to be part
2 of Northwestern Highway; that got abandoned, and that
3 needs a lot of work.

4 So, I think let's -- let's forget about the
5 use. The use is permitted, subject to. But I think an
6 infusion of development on this acre site is going to
7 encourage further development on the rest of the site,
8 which then will benefit the entire corridor.

9 So, we -- we don't have a requirement that
10 you have to build a five-story building there. So, I
11 think with some of the changes made and some of the
12 changes recommended, that we're comfortable moving this
13 forward. And then, it'll progress and get additional
14 comments and feedback at the council level.

15 V. CHAIR WILLIS: So, you're suggesting just
16 approve it administratively and?

17 MR. CROAD: Well, it's -- it's -- what I'm
18 asking is, if you're comfortable recommending approval
19 subject to these conditions, I'm comfortable to say
20 that I can work with the applicant to administratively
21 upgrade the elevations before it goes to council.

22 V. CHAIR WILLIS: Okay, okay.

23 MR. CROAD: That's a little bit different
24 than administrative approval.

25 MR. MARTIN: Yeah, it is.

1 MR. CROAD: But you're deferring the
2 administrative, on the architecture elevations, that
3 that our team will make sure it gets up to a standard
4 before it goes to council.

5 V. CHAIR WILLIS: Okay, okay.

6 MR. PAISON: And we can make sure the council
7 understood your opinion, your concern, so they see --
8 they'll also see that they need to address.

9 V. CHAIR WILLIS: Okay, fair enough.

10 MR. MARTIN: To the Chair? So, does that
11 mean that if they aren't up to your standards, that
12 it's going to get delayed from council? Or is that
13 something we have to do a conditional on?

14 MR. CROAD: No, you don't need to do that.
15 What will happen is if we're not satisfied by Monday
16 night, and we're on discussion, I will -- I will ask
17 for the postponement at the --

18 MR. MARTIN: At the council.

19 MR. CROAD: -- public hearing on the 15th.

20 MR. MARTIN: Okay.

21 MR. CROAD: So, they'll have till Monday, and
22 then they'll have two more weeks.

23 V. CHAIR WILLIS: Okay.

24 MR. CROAD: And either Tom or myself, whoever
25 is attending the meeting, if we don't feel it's up to

1 snuff, we'll hold our public hearing, let council get
2 comments, and then we'll recommend that they don't take
3 any action on it to a date certain until we get
4 everything worked out.

5 V. CHAIR WILLIS: Okay.

6 MR. MARTIN: And that date certain will come
7 back to the Planning Commission or --

8 MR. CROAD: Well, it just --

9 MR. MARTIN: -- back to the City Council?

10 MR. CROAD: -- it just depends.

11 MR. MARTIN: Okay, I got it.

12 MR. CROAD: It just depends on what the
13 issues are.

14 MR. MARTIN: Okay, all right.

15 V. CHAIR WILLIS: Okay.

16 MR. MARTIN: Thank you.

17 V. CHAIR WILLIS: Okay, thank you. We
18 haven't heard recommendations.

19 MR. PAISON: Yeah, based on my conversation,
20 the -- sorry. The recommendation would be favorable
21 recommendation of the special use request, or we -- of
22 John McLeod, Cloud Opportunity, to build and operate a
23 one-story, adult-use recreational marijuana retail
24 establishment at 28610 Northwestern Highway.

25 We do believe it is relatively harm -- in

1 harmony and is appropriate with the orderly development
2 the general business district, which is where these
3 uses are permitted as a special land use. Location,
4 size, and periods of operation should be reasonably
5 consistent with those areas and not a nuisance, from
6 what we've seen with the two we have already.

7 Proposed use in accord with spirit and the
8 chapter, not inconsistent or contrary with the sound
9 planning principles. As I said, this is the area, B-3,
10 where this use is designated to go.

11 The proposed use is of such character and the
12 vehicle traffic generated will not have an adverse
13 effect to itself and adjacent thoroughfares, where on
14 Northwestern and 12, you know, where Northwestern,
15 which has a great deal of capacity, and this is a
16 relatively small tail use comparatively for that area.

17 The proposed use will not be adverse to the
18 promotion of health, safety, and welfare of the
19 community. Proposed use or change in use must be
20 designed and operated as to provide security and safety
21 of the employees and the general public. Those are the
22 standards for special land use in the B-3.

23 Per conditions, we're looking at subject to
24 the approval of the site plan by the City Council. The
25 cash advance -- the second is the cash advance business

1 at 26062 West 12 Mile, operated by ACSO of Michigan,
2 located within the 1500-foot exclusion buffer in the
3 ordinance, must see -- cease operations prior to
4 approval of any permits for this facility. They have
5 an agreement to buy out the lease of that business.
6 We'll need to see that business to cease operating
7 before we will issue permits.

8 And then, continuous compliance with all
9 applicable ordinances, codes, laws, and statutes. The
10 petitioner must perform all work and plans, permits and
11 final inspections approved by the City of Southfield.

12 Now, for hours of operation, one solution I
13 thought for the pending potential change in hours, was
14 instead of specifically listing the hours that are
15 already listed in the ordinance, just say per the
16 ordinance requirements of Section 522-8; so, should
17 those change, then the new ones would apply. But if
18 they don't change, the current ones would remain in
19 effect.

20 So, effectively, they just have to comply
21 with the hours of operation in the ordinance, which are
22 the ones we typically cite in these things anyway. It
23 just kind of solves us having a second trip back should
24 the council decide to change those hours.

25 V. CHAIR WILLIS: Okay. We've heard the

1 recommendation. Are we ready for the vote? The Chair
2 would be willing to take a motion.

3 MR. MARTIN: To the Chair?

4 V. CHAIR WILLIS: Mr. Martin.

5 MR. MARTIN: I approve favorable approval of
6 PSLU24-0003 and PSP24-0001.

7 DR. STEPHENS-GUNN: Support.

8 V. CHAIR WILLIS: It's been moved and
9 supported for approval for these two items. We're
10 ready for a show of hands for approval. Again, we're
11 ready to take the vote on this to -- say aye if you are
12 approving this -- these two sections.

13 FULL COMMISSION: Aye.

14 V. CHAIR WILLIS: Any opposed?

15 (No response.)

16 V. CHAIR WILLIS: Thank you. We have a
17 favorable recommendation. So, good luck. And we will
18 hear, I guess we'll hear from it after you complete
19 your business.

20 MR. MCLEOD: Thank you very much.

21 V. CHAIR WILLIS: Thank you. Next item is
22 27090 Berkshire Drive, Child Group Care.

23 MR. PAISON: Yes.

24 V. CHAIR WILLIS: Are petitioners here?

25 MR. PAISON: Yep, they're present.

1 V. CHAIR WILLIS: Okay.

2 MR. PAISON: Mr. Chairman, I'll do a quick
3 summary for you. As we noted, this is for a group
4 daycare home on 2709 -- 27090 Berkshire, in a residence
5 in the R-2 district.

6 The hours of operation are Monday through
7 Friday, 7 a.m. to 6 p.m. Their number of employees is
8 three. The operator presently operates a family
9 daycare home at this location and has for some number
10 of years.

11 As you can see here, zoning is R-2,
12 surrounded by homes just off 11 Mile there. The master
13 plan is moderate density single families. So, that is
14 all consistent. This is an identified special land
15 use, family and group daycare homes in the district.
16 Family day care homes are by right group daycare homes,
17 which up to 12 children are a special land use.

18 This is the home here. As you can see,
19 access from Berkshire. Front yard, you got a play area
20 in the back. The yard is fenced. They will be putting
21 a privacy fence around along the back fence line, which
22 doesn't currently have one.

23 Here you have a photo of the front of the
24 house. Some photos of the backyard, a little egress
25 window from the basement in there.

1 This is the floorplan of the main floor of
2 the house. It's a bedroom -- it's a ranch, bedrooms,
3 living room, dining room, bathroom. And then, floor
4 plan of the basement, which is where the daycare
5 operates. And then, we were provided some nice photos
6 of the -- of the daycare; very well lit, looks very
7 nice.

8 You can see the stairwell here at the right
9 that goes upstairs, right off the side door. You can
10 see in one of the photos they do -- you can see the
11 window well. But there is -- the egress window is
12 there in the basement. I don't think I included that
13 one just because I thought one photo like this kind of
14 shows you what's going on in the basement.

15 The petitioner is present, if they would
16 speak on this.

17 V. CHAIR WILLIS: Thank you. Again, please
18 identify yourself and give us your address.

19 MS. JOHNSON: Good evening. My name is
20 Carmita Johnson, and my address is 27090 Berkshire
21 Drive, Southfield, Michigan, 48076.

22 V. CHAIR WILLIS: Thank you.

23 MR. JOHNSON: And Ewell Johnson, 27090
24 Berkshire Drive, Southfield, Michigan, 48076.

25 V. CHAIR WILLIS: Thank you. Is there

1 additional information you would like to share with us?

2 MS. JOHNSON: The additional information I
3 had, I was asked to submit pictures; I did that. And
4 also to get some neighbors --

5 MR. MARTIN: Input.

6 MR. JOHNSON: To say whether or not they were
7 in agreement on this case.

8 MS. JOHNSON: Yes. So, I got that. And some
9 information from some of my parents, they wrote a
10 letter in recommendation of approval of this.

11 V. CHAIR WILLIS: Okay.

12 MR. PAISON: I don't think those were in the
13 packet, the letters and the official support. The
14 photos are, though. Do you have copies of those?

15 MS. JOHNSON: Yes.

16 MR. CROAD: Yeah, you could --

17 V. CHAIR WILLIS: Okay.

18 MR. PAISON: I'll give them to the Chair.

19 MR. JOHNSON: Thank you.

20 MS. JOHNSON: Thank you.

21 V. CHAIR WILLIS: Thank you.

22 MR. MARTIN: To the Chair, are these
23 documents to be part of the presentation for the --
24 for the --

25 MR. JOHNSON: Absolutely.

1 MS. JOHNSON: Yes, please.

2 V. CHAIR WILLIS: Okay. Essentially, I heard
3 them say just additional comments.

4 MR. MARTIN: Yeah.

5 V. CHAIR WILLIS: So, I can let everyone take
6 a look at them. And do you have any other information?
7 I need to say I saw the pictures real clear. It gave
8 us a great view of what's going on.

9 MS. JOHNSON: Okay.

10 V. CHAIR WILLIS: So, I think you've done a
11 great job, at least from what I can see with the
12 pictures. So, I'll commend you on that. And with
13 that, I can ask if there's anyone here. I'm going to
14 ask for public comment now. And I'm going to ask if
15 anyone is here to address this by way of public
16 comment?

17 MR. PAISON: And if you'd just please have a
18 seat?

19 V. CHAIR WILLIS: Okay. If you could have a
20 seat?

21 MR. PAISON: Thank you.

22 V. CHAIR WILLIS: Could you state your name
23 and your address, please?

24 MS. ANGLIN: Yes, Kandie Anglin, 27050
25 Berkshire Drive, Southfield, Michigan, 48076.

1 V. CHAIR WILLIS: Thank you.

2 MS. ANGLIN: I just have a positive comment.
3 I just want to say that the daycare, Mr. and Mrs.
4 Johnson's daycare operates with no concerns on my end.
5 My son actually attended their daycare, and he's 17
6 years old now. So, you can't even tell. There's no
7 traffic issues or anything like that. So, I'm in
8 support of the daycare, and it's beneficial to our
9 neighborhood.

10 V. CHAIR WILLIS: Thank you. That's the kind
11 of information we're looking for. Are there any other
12 comments relative to this item?

13 (No response.)

14 V. CHAIR WILLIS: With that, I will close the
15 floor for comments. And commissioners?

16 MR. CROAD: You can come back up.

17 DR. STEPHENS-GUNN: Mr. and Mrs. Johnson, I
18 think the program that you have shared with us is
19 really, really good. If I wasn't so old, I would
20 consider having another baby. You do a phenomenal job,
21 and I support you, and I wish you continued success.

22 MS. JOHNSON: I appreciate that, thank you.

23 V. CHAIR WILLIS: Commissioner Martin?

24 MR. MARTIN: I think your -- you have a
25 goldmine in your area. And I would like to suggest

1 that you contact some of the homeowners' associations
2 in your area to let them know that you provide the
3 service. We have --

4 MS. JOHNSON: Yes, actually, one of the
5 letters that I just provided, it is from one of the
6 home -- I'm sorry, the neighborhood association. He's
7 the --

8 MR. JOHNSON: Treasurer.

9 MS. JOHNSON: -- the treasurer of the --

10 V. CHAIR WILLIS: Leon.

11 MR. MARTIN: Oh, Leon Martin?

12 V. CHAIR WILLIS: That sounds like Leon.

13 MR. MARTIN: Did you know what association
14 that was?

15 MS. GRUBER: Is it from the Dunkinsons
16 [phonetic]?

17 MS. JOHNSON: Yes, yeah.

18 V. CHAIR WILLIS: Okay.

19 MS. BERNOUDY: Yeah, Tyler and --

20 MR. MARTIN: Okay.

21 V. CHAIR WILLIS: Okay.

22 MR. MARTIN: The reason I ask is that I know
23 that the homeowners' associations in the area have
24 meetings, and they could --

25 MS. JOHNSON: Right.

1 MR. MARTIN: -- and they, believe or not,
2 there are younger folks moving into the subdivisions in
3 the area with small kids and, you know, people need to
4 know where they can get daycare and that.

5 MS. JOHNSON: Okay. I appreciate that.

6 V. CHAIR WILLIS: Commissioner Gruber?

7 MS. GRUBER: Well, the pictures look amazing.
8 I want to come.

9 MS. JOHNSON: Come on.

10 MS. GRUBER: And the letter was just so
11 heartwarming, and also your neighbors' comments. So,
12 best of luck.

13 MS. JOHNSON: Thank you, appreciate that.

14 V. CHAIR WILLIS: Commissioner Stephens-Gunn?

15 DR. STEPHENS-GUNN: I already went.

16 V. CHAIR WILLIS: I'm sorry, Commissioner
17 Dye? I'm looking -- we're that way.

18 MS. GOODWIN-DYE: First of all, I wish we'd
19 have known about you guys when my granddaughters were
20 young, because my daughter had to take my
21 granddaughters all the way to Detroit to a good
22 daycare, okay, when she could have had y'all right here
23 in Southfield where she lives.

24 What is the youngest age of the child that
25 you take in?

1 MS. JOHNSON: Currently, he is seven months.

2 MS. GOODWIN-DYE: Seven months?

3 MS. JOHNSON: Yes.

4 MS. GOODWIN-DYE: Okay. Do you take younger
5 than that?

6 MS. JOHNSON: Yes. I start at two months.

7 MS. GOODWIN-DYE: Two months?

8 MS. JOHNSON: Yes.

9 MS. GOODWIN-DYE: Okay, thank you.

10 MS. JOHNSON: You're welcome.

11 MS. GOODWIN-DYE: Good luck.

12 MS. JOHNSON: Thank you.

13 V. CHAIR WILLIS: Commissioner Bernoudy?

14 MS. BERNOUDY: Yes, I, too, am just very,
15 very pleased with how you presented yourselves at our
16 last meeting, and you could feel the dedication that
17 you have for these youngsters. And to want to take on
18 12, good luck to you.

19 MS. JOHNSON: I have some good help, so.

20 MS. BERNOUDY: You can -- you can see that
21 you really are dedicated. You're not just there for
22 the paycheck.

23 MS. JOHNSON: Absolutely not.

24 MS. BERNOUDY: You know, you really do have
25 your heart in it.

1 MS. JOHNSON: Thank you.

2 MS. BERNOUDY: And I really want to commend
3 you for that.

4 MS. JOHNSON: I appreciate that. Thank you.

5 V. CHAIR WILLIS: I just want to say that I'm
6 not gonna have children, so you're safe from me. But I
7 appreciate the job you're doing. It looks -- and I
8 commend, I just kind of reflect, you know, kind of
9 fellow commissioners. It looks like a really great
10 place. So, I commend you on that. And Mr. Paison, if
11 you have any recommendations?

12 MR. PAISON: Yes, sir, we do. This -- there
13 is no site plan approval because this is a home and
14 it's --

15 V. CHAIR WILLIS: Okay.

16 MR. PAISON: -- not subject to site plan
17 review, but there is the special land use approval.

18 We are making favorable recommendation of the
19 special use request for Carmita Johnson for a group
20 childcare home at 27090 Berkshire Drive. Residential
21 character of the area shall be maintained. Clearly,
22 you can see it in the photo, she's already running a
23 daycare there.

24 Subject property is located so as not to
25 hinder any natural features. It's in the middle of a

1 platted subdivision and there aren't really any natural
2 features to hinder in that location. No likely
3 nuisances.

4 It's consistent with the ordinance, principles
5 of sound planning, to have these in-home daycares within
6 the fabric of the neighborhood. It's a great amenity to
7 actually have in your neighborhood.

8 Vehicular traffic is pretty minimal. The
9 pickup and drop off times with kids at these home
10 daycares tend to be somewhat staggered. Nobody -- they
11 don't all show up at the same time or leave all at the
12 same time. So, there's a period it's stretched out
13 over enough time that it's not much of an issue.

14 We're not looking at any adverse effects from
15 noise, dust, glare, or fumes with this kind of use; not
16 adverse to the health, safety, and welfare of the
17 community, probably beneficial would be a better
18 argument; subject to the facts, representation, and
19 stipulation submitted by the -- with the application
20 placed on the record at the hearing by the petitioner.

21 And just a few conditions: continuous
22 compliance with all the applicable codes, laws, and
23 ordinances as noted; installation of the 6-foot
24 obscuring fence along the rear and side lot lines where
25 they don't have them. That is a requirement of the

1 ordinance for group childcare homes. We've already
2 discussed it, it's in the works.

3 MS. JOHNSON: Yes.

4 MR. PAISON: Hours of operation, 7 a.m. to
5 6 p.m.

6 MS. GOODWIN-DYE: To the Chair?

7 V. CHAIR WILLIS: Yes?

8 MS. GOODWIN-DYE: I move for a favorable
9 recommendation for PSLU24-0004.

10 V. CHAIR WILLIS: Do I have a second?

11 MS. BERNOUDY: I'll second that.

12 MR. MARTIN: Second.

13 V. CHAIR WILLIS: You've heard the
14 recommendation and support. Are we ready for the vote?

15 MS. BERNOUDY: Yeah.

16 V. CHAIR WILLIS: And with that --

17 MR. CROAD: Through the Chair?

18 V. CHAIR WILLIS: Yes.

19 MR. CROAD: I know two speak -- two
20 commissioners spoke at the same time for support. Who
21 did you recognize?

22 V. CHAIR WILLIS: I'm sorry, Ms. Bernoudy.

23 MR. CROAD: Okay, thank you.

24 V. CHAIR WILLIS: Are we ready for a vote?

25 MS. GOODWIN-DYE: Yes.

1 V. CHAIR WILLIS: All in favor?

2 FULL COMMISSION: Aye.

3 V. CHAIR WILLIS: Any opposed?

4 (No response.)

5 V. CHAIR WILLIS: It looks like it's in
6 favor, so thank you.

7 MS. JOHNSON: Thank you.

8 V. CHAIR WILLIS: And good luck to you.

9 MS. JOHNSON: I appreciate that, thank you.

10 MR. PAISON: And you'll be at city council on
11 Monday, and then on the 15th; we talked about that.

12 MS. JOHNSON: Absolutely.

13 MR. PAISON: Yep.

14 MS. JOHNSON: Yes, we'll be there.

15 MR. PAISON: All right, thank you. That's at
16 six o'clock.

17 MS. JOHNSON: Yes.

18 V. CHAIR WILLIS: All right. Then are we
19 ready for the next item?

20 MR. PAISON: Yes sir.

21 V. CHAIR WILLIS: Okay. That would be for
22 23840 West 8 Mile Road. Do we have the owner or
23 presenter here?

24 MR. PAISON: Yep, (UNINTELLIGIBLE) is
25 present. I'll do my quick staff summary, if that's

1 acceptable, and then we'll pass it off to the owner.

2 As noted, this is a special land use approval
3 for wholesale and warehousing use at 23840 West 8 Mile
4 Road for furniture.

5 Existing light industrial building of
6 appropriate type. It is -- hours of operation are
7 Monday through Saturday, eight to five. Number of
8 employees, 23: thirteen warehouse employees, ten
9 delivery service employees.

10 It is zoned (I-1) Industrial, with a little
11 bit of (P) Parking in the rear there. Which is -- in
12 the area of Southfield Technology Quarter, which is
13 consistent both with the type of building, the use, and
14 the master plan.

15 Site aerial, as you can see, it's a kind of a
16 deep, narrower building, matching kind of the shape of
17 the site. Parking, pavement on the side, parking on
18 the side, and parking in the rear.

19 Here's a street photo of the site. You can
20 see the showroom for their outlet liquidation area for
21 the wholesale, and then the parking down the side, and
22 then the whole back of the building, most of the
23 building is the warehouse.

24 Exterior conditions, relatively recent
25 photos. Some of the stuff we talked about last time,

1 the pallets, the roll offs. I know you're working on
2 cleaning that stuff out. These photos are two weeks
3 old or something like that. They were taken shortly
4 after our last meeting.

5 MR. MARTIN: They cleaned up quite a bit.

6 MR. PAISON: This street, this is a street
7 view from Google. The, as is noted, we do have some
8 landscaping. The ADA spaces are getting moved up here
9 closer to the actual entrance to the outlet liquidation
10 area. And then, there's some additional landscaping
11 going on there to kind of bring the site back up to
12 snuff on that frontage.

13 There'll be some restriping of the parking
14 lot to meet our current standards. They're adding a
15 bike rack -- bike rack, and there's a pedestrian access
16 to the door that exists, the front door to the
17 building. You can kind of see that and the ADA
18 striping from the ADA spaces over to the door as well,
19 right here.

20 So, they're making some minor site
21 improvements, building inside are mostly existing.
22 First floor plan, they've got that small showroom area
23 in the front and the rest of this is warehouse. It's
24 -- you've got actually an indoor well here, you can see
25 that in some of these photos, interior photos we have.

1 This is the front third of the building.
2 You've got the showroom area for the outlet area, and
3 then you're into the racking and storage, more storage,
4 more storage. You've got another truck well back here
5 as well.

6 There's a limited second story, kind of in
7 the front with some offices. Most of it is not -- it's
8 a very limited second floor up here, and then I guess,
9 a little bit back here.

10 This is some interior photos that Alex took.
11 You can see it's a pretty full warehouse. I mean,
12 it's --

13 MS. GOODWIN-DYE: It's a warehouse.

14 MR. PAISON: Yeah. So, this is that interior
15 loading area that's on the side of the building, the
16 overhead doors where they can bring the trucks in. So,
17 that's why you don't see the trucks outside; they're
18 actually stored in the building.

19 And then you've got, you know, oops, pallet
20 jacks, just rows and rows of boxed furniture in here.
21 So, the building is pretty full.

22 Elevations of the building, these are
23 existing conditions. Some 3-D models here, just
24 showing kind of how the building sits on the site. And
25 then, we are -- the petitioner is present here to

1 answer any questions.

2 V. CHAIR WILLIS: Thank you. And could you
3 state your name and your working address for us,
4 please?

5 AMAR: Of course. My name is Amar, and I'm
6 representing property 23840 8 Mile Road, Marya --

7 V. CHAIR WILLIS: I'm going to ask you if you
8 could speak up, too. I'm having a hard time hearing
9 you.

10 AMAR: Oh, I'm sorry. So, my name is Amar.
11 I'm representing the address, which is Marya Wholesale
12 at 23840 8 Mile Road, Southfield.

13 V. CHAIR WILLIS: Thank you.

14 AMAR: Thank you.

15 V. CHAIR WILLIS: And what would you like to
16 add to those comments?

17 AMAR: Just the fact that, you know, we have
18 kept on trying to commit to make improvements, to make
19 our business, you know, a fully functional business,
20 and of course, to look after our neighbors, you know, a
21 core essential, and we've got other businesses around
22 us.

23 And, you know, we have, the last thing we
24 want is this to kind of to affect anybody. We're on a
25 main road, so we know we're in a -- we're in front of

1 eyes, so we try to keep everything tidy, everything
2 clean.

3 And yeah, as you said, this is a full
4 warehouse. So, you know, my job is like a doctor. I
5 have to be there 24/7, you know, to make sure
6 everything is tick tock -- aisles, exits. You know,
7 I've got employees which is under my responsibility,
8 you know, and I have to kind of be, you know, make sure
9 everything is tick tock, you know, everything's clear
10 and I have no safety issues. And that kind of thing,
11 this is the main kind of thing, main thing for me on a
12 daily basis.

13 V. CHAIR WILLIS: Okay. I'm losing you some.

14 AMAR: So, so -- I'm just --

15 MS. GOODWIN-DYE: Okay, that's better.

16 AMAR: Sorry, too close now.

17 MR. PAISON: That changes a lot.

18 AMAR: Yes. So, I'm just saying like, you
19 know, my main (INAUDIBLE) --

20 MS. GOODWIN-DYE: You can bring that mic to
21 you.

22 MR. PAISON: Just keep it right close to your
23 mouth. It picks up pretty good, as long as you don't
24 pop it too much.

25 V. CHAIR WILLIS: I can hear you breathe.

1 MR. PAISON: If you put it to the side, then
2 you're not blowing on it.

3 V. CHAIR WILLIS: Okay.

4 MR. PAISON: It works better, but.

5 AMAR: Okay. So -- it's all working, I
6 promise.

7 V. CHAIR WILLIS: There you go.

8 AMAR: So, my main concerns, like I said, is
9 that I'm surrounded by residential properties. I'm
10 surrounded by two other businesses. So, you know, I
11 try to make sure that, you know, my business doesn't
12 have any effect on my neighbors, residential or
13 business.

14 And yeah, as you said, I have a full
15 warehouse. So, I have a lot of responsibilities to
16 make sure there's no health and safety issues, aisles
17 are clear, everything is stacked the correct way. You
18 know, I have, you know, my product can weigh anything
19 from 20 kilos to 100 kilos. So, stacking the right
20 way, you know, making sure my employees always, you
21 know, kind of mindful of the health and safety issues
22 around it. And I think that this is one of kind of my
23 main tasks on a daily basis.

24 I will try to improve, always trying to
25 improve. You know, since the -- kind of the city came

1 to us and recommended some changes, I've much changes
2 with the aisles, the whole floor plan, to be truthful,
3 I changed it to be accommodating to everybody, you
4 know, to myself, which has helped me as well.

5 And, of course, you know, for full -- you
6 never know happens in the future. But yeah, I've tried
7 to kind of, anything that has been requested of me,
8 I've tried to do. And I hope I'm here today and I have
9 satisfied you guys with the changes that I've made to
10 get the A-okay from you guys.

11 MR. PAISON: I believe last time you were
12 here, you mentioned that you have seven furniture
13 stores that this acts as the central warehouse for?

14 AMAR: Absolutely, absolutely.

15 V. CHAIR WILLIS: Okay. I would ask the
16 public if -- we will open the floor for the public.

17 (No response.)

18 V. CHAIR WILLIS: And then, we will close the
19 public. So, commissioners?

20 DR. STEPHENS-GUNN: First of all, I'd like to
21 thank you for staying in Southfield and for working
22 with the department and the city to make sure that your
23 business is in compliance with all the regulations.
24 So, we appreciate that. Thank you.

25 AMAR: Thank you.

1 MR. MARTIN: I appreciate the cleanup you've
2 done to your area since our last meeting. Thank you.

3 AMAR: No problem. Thank you. Thank you for
4 your patience.

5 V. CHAIR WILLIS: Commissioner Gruber?

6 MS. GRUBER: Ditto.

7 MS. GOODWIN-DYE: I don't have anything.

8 V. CHAIR WILLIS: And --

9 MS. BERNOUDY: The appearance was important
10 to us. So, we appreciate that. Would you tell me how
11 you advertise for people to know that you're there?

12 AMAR: So, the shops deal with their own
13 advertisements. Most of our advertisement is done
14 through social media. So, a few years ago, we started
15 on Facebook, which was the, you know, was the main kind
16 of social media output that we have towards the public.
17 And then, now we've expanded to TikTok, you know,
18 that's the kind of the new bang.

19 So, you know, this is -- most of our
20 advertisement is done through social media, to be
21 truthful. We do leaflets every now and then, but, you
22 know, that's coming to an end. So, like everything we
23 do, we know if we have any sales, if we have anything,
24 we roll out the sales, new prices, things like that to
25 the shops and they deal with on advertisements, each

1 shop, you can deem as an independent body. And they
2 deal with their own advertisements and people that do
3 the advertisements for them. So, we just roll out the
4 prices, and then they do the next step on how to
5 advertise and how to approach their advertisements.

6 MS. BERNOUDY: Yeah. I was concerned about
7 those who are not savvy to social media and computers
8 and all of the seniors. How would they know when they
9 want to, you know, (UNINTELLIGIBLE) things or
10 (UNINTELLIGIBLE) --

11 (Crosstalk.)

12 AMAR: That, you know, we -- it was
13 dependent, you know, like as a group, we always kind of
14 started on word of mouth, you know, because of our
15 prices. We've always, you know, the way that word has
16 always spread. Now, we have, you know, of course our
17 trucks are advertisements themselves to our shops, our
18 numbers, the things that we offer.

19 But you know, we haven't expanded as such to
20 go into the other streams of advertisement. You know,
21 we're in an aspect of things, we're a new business, you
22 know. If -- you know, this warehouse has existed for
23 four years. Prior to that, we had two shops, and over
24 the past four years we have expanded.

25 So, you know, we're taking a step at a time,

1 a step at a time. At the moment, you know, if you ask
2 me, what is your form, what's your main form of
3 advertisement, I will say social media. Any, you know,
4 any other things like, you know, we deal with a lot of
5 Middle Eastern communities, Caldean communities, and a
6 lot of, you know, whether this is somebody who had my
7 word during a church, or whether, you know, they're
8 sitting in a coffee shop in Dearborn, and hey, you
9 know, have you heard of Home Center? You know, and
10 sometimes it passes on that way.

11 So, you know, we get people from all ages,
12 and all aspects of life, whether you're just starting
13 your life now as a -- as a married couple or whether,
14 you just want to, you know, refurnish. So, you know,
15 we get all aspects of people, all ages. And you know,
16 step by step, hopefully we can improve wherever we're
17 lacking.

18 MS. BERNOUDY: And your employees, you'll see
19 that you'll employee some Southfield?

20 AMAR: Most -- most of my -- my employees, to
21 be truthful, are from Hamtramck borderline. Yeah, on
22 the 8 Mile strip. You know, most of -- most of my
23 employees are on the 8 Mile strip, down further 8 Mile
24 Road. I've got some employees from Dearborn, and my
25 land manager is actually from Southfield.

1 MS. BERNOUDY: I see that you have a total of
2 23 employees, you said?

3 AMAR: Yes.

4 MS. BERNOUDY: Thirteen will be in the
5 warehouse?

6 AMAR: Yes.

7 MS. BERNOUDY: And 10 for delivery?

8 AMAR: Absolutely.

9 MS. BERNOUDY: Okay.

10 AMAR: Absolutely.

11 MS. BERNOUDY: I really would ask you that
12 you would consider some Southfield employees, if there
13 is any way that you can.

14 AMAR: I promise you, I've tried. And we had
15 employees from Southfield.

16 MS. BERNOUDY: Just consider it.

17 AMAR: You know, we've contacted agencies,
18 you know, they brought us food. My -- my job is a
19 daunting job. It can be very daunting, sometimes, you
20 know. Some I've sat days, you know, doing nothing.
21 And other days, you know, you could get containers, and
22 we have to unload them, you know. Not everybody can --
23 can adapt to that lifestyle.

24 So, you know, like from every 200 employees,
25 I've managed to create about four teams out of them,

1 because I have -- always have a high turnover of staff.
2 You know, it's not -- it's not because of anything,
3 it's just the type of job that is, you know, a lot of
4 people have tried to do my job and they failed. You
5 know, but I've stayed in my job because I like my job.

6 And it depends on your personality. It
7 depends on so many aspects when it comes to employment,
8 finding the right employee, and the right attitude has
9 to be so many different balances you have to take on.
10 So, I promise you I have tried, you know, I've tried,
11 you know.

12 MS. BERNOUDY: Well, I appreciate your
13 honesty.

14 AMAR: Absolutely. If a good employee comes
15 and wants to work for me, I'll welcome with open arms.
16 But it's a hard job.

17 MS. BERNOUDY: Thank you so much.

18 AMAR: And yeah, absolutely.

19 MS. BERNOUDY: And especially for your
20 honesty. I appreciate that.

21 AMAR: Thank you, thank you.

22 V. CHAIR WILLIS: Thank you so much. It has
23 nothing to do with anything, but I grew up in Hamtramck
24 and so I know the area well. Mr. Paison?

25 MR. CROAD: Before you go to the

1 recommendation, if I could ask a few questions?
2 Because I'm going to be introducing this Monday night
3 and I wasn't here before, if I could?

4 Mr. Paison, what is the site currently
5 approved for?

6 MR. PAISON: Yeah, I'd have to look at
7 Sarah's records. I know she told me it was not
8 warehouse, that warehouse would require this special
9 land use, but I don't recall exactly what the prior
10 approved use was.

11 MR. CROAD: Because I know that this -- this
12 had a split zoning at one time.

13 MR. PAISON: Yes.

14 MR. CROAD: I mean a long time ago, it was a
15 furniture warehouse with a retail showroom in the
16 front. And it kind of sounds like that's what it's
17 going back to. And then, it was Camau [phonetic] owned
18 the property, and they wanted to use it for some
19 warehousing or storage.

20 MR. PAISON: Related to manufacturing.

21 MR. CROAD: Related to manufacturing.

22 MR. PAISON: Oh, that's right. You had a
23 warehousing related to manufacturing is a permitted
24 use, freestanding warehousing is a special land use.

25 MR. CROAD: Right. So that's, I just want to

1 be clear on what's triggering.

2 MR. PAISON: Yeah.

3 MR. CROAD: Because it, again, at one time it
4 was a furniture warehousing with retail on the front,
5 and it had a split; it had a B-3 zoning in the front
6 and industrial in the back. Then Camau took it over.

7 MR. PAISON: Yes.

8 MR. CROAD: Warehousing for manufacturing.

9 MR. PAISON: Yeah.

10 MR. CROAD: So, this is just, it's a change
11 in the special land use approval?

12 MR. PAISON: That's correct.

13 MR. CROAD: Okay.

14 MR. PAISON: Yeah, the prior -- the prior
15 manu -- when you have warehousing associated with a
16 manufacturing operation, that's actually a permitted
17 use by right --

18 MR. CROAD: Right.

19 MR. PAISON: -- associated with the
20 manufacturing.

21 MR. CROAD: Right.

22 MR. PAISON: Freestanding warehousing and
23 wholesale are both special land uses. And they're --
24 they're in the front. They're not like a large-scale
25 retail. This is their scratch and dent, like the stuff

1 they can't send to the regular stores. So, it's not,
2 you know, you said you may get one or two people a day,
3 maybe?

4 AMAR: If that. You know, like this week,
5 I've had two people come in, one today, one yesterday.

6 MR. CROAD: Right.

7 (Crosstalk.)

8 AMAR: (UNINTELLIGIBLE.)

9 MR. PAISON: So, that's why you don't
10 advertise for this location because it's primarily a
11 warehouse.

12 MR. CROAD: Right, right. I'm just trying to
13 get clear. How long have you been in there?

14 AMAR: It's coming to three years -- coming
15 to four years.

16 MR. CROAD: Okay. So, this is a lot -- a
17 nonconforming use because it looks like you're
18 occupying it already.

19 AMAR: The shop -- the shop is the --

20 MR. CROAD: I mean the warehouse looked --
21 the interior photos looks like you have this packed.
22 So, you're already there.

23 AMAR: Yeah.

24 MR. CROAD: Okay. And what is the -- what
25 are the brands that you sell?

1 AMAR: We deal with Cosmos, we deal with
2 Hughes, we deal with Furniture World, we deal with
3 Ashley.

4 MR. CROAD: Okay. So, a variety of brands.
5 Are they all scratch and dent or discontinued, or do
6 you just have a variety of things?

7 AMAR: No, everything -- everything is -- no,
8 everything is brand new. Everything's a brand-new
9 product.

10 MR. CROAD: Okay.

11 (Crosstalk.)

12 AMAR: (UNINTELLIGIBLE.)

13 MR. CROAD: So, you -- you have -- you have a
14 warehouse to support your other six or seven retail
15 locations?

16 AMAR: This is the warehouse.

17 MR. CROAD: And then, the small -- not
18 untypical of other warehousing, you might have a small
19 scratch and dent retail for people? Gorman's does
20 that, right?

21 MR. MARTIN: Yeah.

22 MR. CROAD: They have one on Haggerty and
23 Farmington.

24 AMAR: Absolutely.

25 MR. CROAD: They have their stores, and then

1 they have the scratch and dents or the returns.

2 MS. BERNOUDY: Yeah.

3 MR. CROAD: And occasionally, you go in there
4 and see if you can get a good bargain, okay.

5 MR. PAISON: Yeah, that's -- that's what
6 they're doing here.

7 AMAR: That's -- that's actually precisely
8 what it is.

9 MR. CROAD: Okay.

10 AMAR: Precisely what it is.

11 MR. PAISON: Ninety-five percent of the
12 building is warehousing.

13 MR. CROAD: Right. And then, Mr. Paison,
14 we've already, we have a separate site plan submittal?

15 MR. PAISON: Separate administrative site
16 plan submittal.

17 MR. CROAD: Okay. And then, I have the
18 authority to approve that. And I have some specific
19 comments on the site plan. But we're just here to talk
20 about the special land use tonight. And I just wanted
21 to make sure I'm comfortable with understanding how and
22 why we're here because we'll be back together Monday
23 night in front of council.

24 MR. PAISON: Yeah. You have another meeting
25 in front of council on Monday for introduction with the

1 council, and on the 15th will be their final item. So,
2 you have two more meetings. And then, you're -- then
3 you'll be done. They're gonna make a recommendation
4 tonight.

5 MR. CROAD: All right, thank you. Through
6 the Chair, thank you.

7 V. CHAIR WILLIS: Thank you. Then again, Mr.
8 Paison?

9 MR. PAISON: Let me move on to the
10 recommendation here.

11 V. CHAIR WILLIS: Yes.

12 MR. PAISON: Yeah, planner's depart --
13 Planning Department is recommending favorable
14 recommendation of the special use request for the
15 furniture wholesale and warehouse, furniture warehouse.

16 In this case, the use is harmonious with the
17 I-1 district. It's pretty much I-1 or I-L is where you
18 would typically find such a use.

19 Its size and intensity is appropriate for the
20 area and the use. It does fit the planning of the area
21 along 8 Mile there in the industrial district.

22 Minimal effect on major thoroughfares, given
23 that 8 Mile is designed as a major truck route in that
24 area. The noise, dirt, dust, fumes not expected to be
25 a problem. The only generators would be the actual

1 vehicles making deliveries.

2 The proposed use is not averse to health,
3 safety, and welfare of the community, and would be
4 based on the documents, facts, and representations
5 placed on the record.

6 We do have a couple of conditions here:
7 subject to the approval of the site plan by the City
8 Planner, the administrative site plan as noted; and
9 continuous compliance with all applicable ordinances,
10 codes, laws, and statutes; hours of operation, Monday
11 through Saturday, eight to five, Sunday closed.

12 V. CHAIR WILLIS: Thank you. We've heard the
13 recommendation. Mr. Paison, any --

14 MS. GOODWIN-DYE: To the Chair?

15 V. CHAIR WILLIS: Yeah, thank you, for a
16 motion.

17 MS. GOODWIN-DYE: I move that we accept the
18 favorable recommendation for, I'm sorry, PLSU24-0005.

19 V. CHAIR WILLIS: Thank you. Any support?

20 MR. MARTIN: Support.

21 V. CHAIR WILLIS: Thank you, Mr. Martin.

22 Move for the vote. For all approve?

23 FULL COMMISSION: Aye.

24 V. CHAIR WILLIS: Any opposed?

25 (No response.)

1 V. CHAIR WILLIS: Unanimous vote in favor of.
2 So, I thank you, sir, and good luck to you. I'm gonna
3 pay you a visit. I'm curious to see what you have.

4 MR. PAISON: The meeting on Monday is at
5 6 p.m. in this room with the council. So, Monday at
6 six o'clock.

7 AMAR: Monday at six o'clock.

8 MR. PAISON: Yep.

9 (Inaudible background conversation.)

10 V. CHAIR WILLIS: Planner Croad?

11 MR. CROAD: Yes.

12 V. CHAIR WILLIS: It looks like you're
13 presenting. I won't ask you to give your name or
14 address.

15 MR. CROAD: I'm here tonight, this is the
16 fourth step in our capital improvement program. As you
17 recall, we had a long-range study session on February 21,
18 where each of the department heads came in and presented
19 their capital improvement plan. Then, we met with the
20 Council Finance Committee on the 20th, and back to
21 Planning Commission for a long-range study meeting on
22 the plan itself.

23 Tonight is our regular commission meeting.
24 It's being televised. So, that's why we go through
25 this process, so that the public has an opportunity to

1 review it. And then, I'll be back in front of council
2 at our committee of the whole study to introduce the
3 CIP for -- on April 8. And then, Mr. Paison will be
4 back on the 15th for council's consideration of action
5 adoption.

6 Every year, I like to just remind everybody
7 what a CIP is. It's a schedule of public expenditures
8 for a six-year period, and inclusion of the annual
9 budget. So, year one is the proposed fiscal year
10 24/25 budget. Years two through six are best
11 guesstimates or wish lists from each of the departments
12 looking long range. Those could change.

13 It does not address all capital expenditures,
14 but it does include physical improvements that are
15 permanent in nature or substantial equipment purchases
16 needed by the city to function successfully. We
17 usually use, generally use a \$5000 or more threshold
18 per item.

19 And why is the CIP beneficial? Because it
20 allows for a systematic evaluation of all potential
21 projects at the same time, and provides coordination
22 between departments, and presents a unified plan for
23 financing.

24 It's also required by the State Enabling Act.
25 And the State Enabling Act specifically says that a

1 Planning Commission, you, as the body, after adoption
2 of a master plan, shall annually prepare a capital
3 improvement program of all public structures and
4 improvements. It also is a requirement of our
5 Redevelopment Ready Certification. So, it's best
6 practices.

7 And part of that State Enabling Act says
8 specifically that the CIP shall show those public
9 structures and improvements in the general order of
10 their priority based on year, and within the ensuing
11 6-year period, and each agency or department shall
12 provide that information with lists, plans, estimates
13 of time, and cost for the public structures and
14 improvements.

15 Our last CIP was successfully adopted in
16 March of 2023 for fiscal years 23/24 through 28/29.
17 And a full copy of the document can be found on the
18 Planning Department's homepage of the website under
19 Resources.

20 Again, we start this process in December of
21 each year, and generally, it takes about five months to
22 get through the process before council approves it. We
23 also time this so that council has this information
24 prior to their budget adoption and discussion in May
25 and June.

1 There are typically eight major categories
2 that are discussed in the CIP. They include equipment,
3 facilities, water and sewer, stormwater and
4 floodplains, parks and recreation, data management,
5 roads and bridges, and then finally, pedestrian
6 enhancements.

7 Equipment and facilities. So, the Southfield
8 Public Library also contributes to the CIP. They
9 recently celebrated their 20th anniversary last year.
10 They have an honored role in the community, not just
11 for Southfield, but surrounding communities. They
12 reintroduce their patrons to services and opportunities
13 the library provides to live their model, "We help
14 people succeed."

15 And libraries have changed over time. It's
16 not just about books anymore. They provide all kinds
17 of resources, business development, they lend out
18 laptops, they have labs, they have speakers, concerts,
19 just about any resource that you can think of. And
20 they have -- they're continuing to evolve to meet the
21 needs of the community.

22 The library is committed to creating access
23 and inclusion, so some of their spaces are being
24 redeveloped for Wi-Fi access points throughout the
25 building. They're introducing individual study booths.

1 They have a mobile lab, where laptops and furniture can
2 be moved throughout the library and taken to outreach
3 events throughout the community. They anticipate costs
4 in fiscal year 24/25 of \$140,000 for these upgrades.

5 They have to maintain their space. At
6 20 years old, some of their HVAC systems, including
7 their chiller replacement that keeps the computer
8 equipment and patrons from overheating. They have
9 air-val inspection and repair, exterior and interior
10 door replacement, and furnishings, such as carpeting,
11 windows, and lighting. They estimate that to be
12 \$1.8 million in the upcoming year.

13 They're focused on creative space. They are
14 creating a Mac computer lab. One of the new things
15 that was in response to patron survey is they're going
16 to provide a podcast recording studio. And they have
17 estimated costs of about \$170,000.

18 Our Southfield Police Department, as you've
19 seen, the life of some of their equipment is usually
20 rated at about five or six years. So, they're
21 continuing to rotate their stock of ballistic vests,
22 cameras, Tasers, and so forth. So, they anticipate
23 about \$31,500 a year for the next six years, total of
24 about \$189,000. So, every sworn officer is issued a
25 ballistic vest, and they do expire, and they require

1 replacement.

2 They also work with our IT department on
3 purchasing body cameras, cameras for their fleet of
4 vehicles, and their Taser program, and that also
5 includes training, repair, and upgrades for 24-hour
6 support; \$410,000 each year, for the upcoming years of
7 the plan, \$2.4 million.

8 This is something that was introduced a
9 couple of years ago. It's integrated with a number of
10 our adjacent communities, the Flock License Plate
11 Readers. A number of private businesses also had
12 purchased this for their parking lots, and they share
13 this information with the police department. So, the
14 City Centre has purchased five and put them at
15 strategic locations within the City Centre district.

16 And what happens is that if a license plate
17 is in the database anywhere in Michigan, otherwise, as
18 being stolen, involved in some type of criminal
19 activity or an abduction, these cameras, if they --
20 they get a hit on one of those license plates in their
21 database, they immediately inform the local police
22 department, and they are able to follow up and
23 investigate if there's any type of criminal activity.

24 And in one case recently, a car that was
25 reported stolen was coming up Evergreen northbound.

1 There was a patrol officer going southbound. It
2 crossed one of these cameras, it got a hit. He was
3 able to hit his lights, do a Michigan left, and
4 apprehend the suspect almost within minutes of being
5 notified. And we've had a very high success rate in
6 discouraging crime and getting the bad guys because of
7 these.

8 They also have a need for a mobile command
9 center. Their current one is 20 years old. Again, a
10 lot of this technology needs to be updated. They're
11 anticipating about a half a million dollars to fully
12 purchase and outfit this product. And they're
13 anticipating the need in the next fiscal year.

14 SWAT handgun transition, they're trying to
15 provide similar handguns and equipment that are
16 compatible with each other throughout the force.

17 They're -- currently, they have a program
18 with Oakland County's animal control to take overflow
19 because we closed our shelter. But after hours, the
20 dogs or whoever that -- pets are apprehended are put in
21 cages and are being stored in the police department's
22 parking structure.

23 So, they want to provide a more humane way of
24 taking animals into custody and providing for their
25 care. So, they need some additional equipment for that

1 and they're working on making some upgrades to the
2 former shelter, just for department police use on a
3 temporary basis.

4 They have ongoing building repairs, just like
5 most of our facilities here that are 50, 60 years old.
6 Crime lab, they have some repairs and organization
7 that's being mandated by the state. They are out of
8 space, they need more storage area, they need more
9 areas to process lab findings.

10 The Southfield Fire Department does a great
11 job on tracking their vehicles, their mileage, and
12 their wear and tear. And they -- they have projected
13 their needs over the next six years; some higher than
14 other years, depending on the piece of equipment.

15 And we're finding, we're hearing that it's
16 anywhere from 18 months to up to three years to have
17 this -- these vehicles fully built and equipped out,
18 based on the backlog and logistics and supply. So,
19 even if they ordered something this year, it might be
20 two or three fiscal years before they are able to
21 receive the equipment because it's so specialized.

22 They also have support equipment, such as
23 thermal imaging, forcible entry door prop, life support
24 radios that they constantly rotate.

25 And what I've learned going through this

1 process of CIP, the fire personnel have a very high
2 rate of heart attacks due to the stress and heat. And
3 so, physical conditioning is very important. And these
4 treadmills need to be upgraded so that they can stay in
5 condition to be at their optimum when they're fighting
6 fires or rescuing people. So, it's not just a luxury
7 item anymore.

8 And then, the entire City Hall complex, as
9 well as the fire stations, are all getting upgraded
10 fob-key system to get in and out of particular
11 buildings. They have data reporting, and there's
12 Stryker preventative maintenance. That's the former
13 gurney stretcher type of thing that helps reduce back
14 injuries to the fire personnel, and can lift oversized
15 individuals in the need, and help with lifting and
16 extracting people out of difficult situations.

17 They currently have five facilities, all of
18 various ages and needs. We are reviewing two of them
19 for some upgrades on their site for compliance with
20 their parking lot and accessibility. They do have some
21 longer, more major infrastructure at each of these
22 facilities. I know that in some cases, they don't have
23 separate men's and women's locker rooms or men's and
24 women's restrooms or accessible areas. So, they have
25 to make some upgrades there.

1 So, the chief has, based on their reports and
2 studies, projected that it could cost \$27.5 million
3 dollars to do either complete remodeling or tear down
4 and rebuild of the stations, and their station priority
5 is listed above. So, New Station #1, which is the one
6 located on 9 Mile closer to Northwestern Highway, that
7 needs a complete rebuild. That's projected to be about
8 \$20 million.

9 And then, facilities need constant renovations
10 and work -- Fire Department exterior. So, we installed
11 the state-of-the-art fire tower a year or so ago. But
12 they never were able to complete all the flat work and
13 some of the other infrastructure to support that fire
14 tower. So, they have that scheduled for this upcoming
15 year. And their pit for pump testing and so forth needs
16 some upgrades.

17 With regard to maintenance, and in the past,
18 I know the question has been asked, the facilities team
19 has come with doom and gloom about a lot of different
20 facilities needing a lot of different work.

21 But because the city is under investigation
22 of doing a major overhaul with building additions and
23 reorganization, for now they said we need some
24 additional equipment just to help maintain what we
25 have; that they have turnover and difficulty in hiring

1 custodial staff to do this type of manual labor; and
2 that by purchasing a few of these automated machines,
3 can redirect some of their limited resources to other
4 areas that need attention. And these automated floor
5 scrubbers, as well as the vacuuming, are basically plug
6 and go, and they just -- it can be monitored by staff
7 while they're doing other things.

8 DPW Motor Pool has a constant need for
9 upgrading their equipment, making repairs, and buying
10 the latest and greatest to provide outstanding services
11 here in Southfield.

12 Engineering usually has a good handle on
13 three to five years in the future because it's based on
14 funding and priorities and bidding. So, there's
15 several sections of the city that are designated for
16 upgrades. I was speaking to the City Engineer earlier
17 today. At 9 Mile Road, that's going to be put on a
18 road diet from four lanes to three between Evergreen
19 and Lahser. Staging is scheduled to begin mid-April.
20 And then, there will only be one way of traffic opened
21 up; and then, at some point during construction, it'll
22 switch over to the other direction as they're doing
23 different parts of the road.

24 So, we got 8 Mile under construction, major
25 water infrastructure improvements; 9 Mile is going to

1 be under construction. 696, she said you haven't seen
2 anything yet, if you thought you got some headaches
3 with that. Everybody's rerouting. So, be forewarned
4 to plan your -- your trips accordingly. As I take
5 9 Mile in and out of the city every day, I'm gonna have
6 to change my route of travel pretty soon here.

7 But the good news is that we still have a
8 pretty robust road resurfacing, reconstruction, and
9 maintenance. We're at the very end of our \$99 million
10 road bond that we've used very successfully to leverage
11 other federal and state dollars. But this is the
12 proposed construction schedule for the next five to six
13 years.

14 Storm -- the nature of stormwater management
15 has changed from gray infrastructure to green
16 infrastructure. The county has recently updated their
17 stormwater standards that everybody has to adhere to.
18 We try to use low impact design and green infrastructure
19 wherever feasible.

20 There are a number of stormwater and
21 floodplain project locations because of the Tamarack
22 Drain and the Rouge River. We've been very successful
23 in receiving a number of grant dollars to help with
24 this, these issues, and some of our local parks and
25 green spaces are going to benefit from it.

1 In regards to parks and recreation, we've had
2 some recent successful conversions of neighborhood
3 parks to meet the needs of today: Some of the old
4 basketball tennis courts have been converted to
5 pickleball, some of the old tennis courts have been
6 converted to basketball, walking paths and new
7 playground equipment have been upgraded in many
8 neighborhood parks. And the city supervises and takes
9 care of almost 775 acres of parkland and open spaces,
10 as well as seven park facilities.

11 On the left is what's been completed, on the
12 right is what's in progress. Carpenter Lake should be
13 opening up for their improvements late spring, early
14 summer. Lahser Woods is scheduled for a dog park and
15 other pathway improvements. And we're partnering with
16 Oakland County to make significant improvements to
17 Beech Woods. The southern 39 acres is going to be
18 managed by Oakland County Parks, and turned into a
19 passive recreational trail, with some passive
20 amenities. And the northern part are going to see
21 some upgrades to parking and circulation, playgrounds,
22 and picnic shelters.

23 Some recent improvements have been made to
24 or are planned for the tennis and racquetball courts
25 here at the municipal facility. The golf course is

1 going to see some improvements to their golf cart
2 trails. And Freeway Park is getting some additional
3 work, and maintenance equipment is being purchased as
4 well. This is the projected funding revenues to be
5 spent.

6 Our data management is constantly keeping up
7 with the threats for cybersecurity. So, they have
8 evaluation, strengthening, and training to protect the
9 network. We as employees are constantly being tested
10 to not open up phishing emails, and every once in a
11 while, we get busted. But we -- we also have routine
12 training every six months to make sure that we don't
13 have any security breaches.

14 Computers are being replaced, older desktops
15 are being replaced with new software demands, servers
16 are being upgraded. What I didn't realize is our
17 phones actually are tied in with our computers, so
18 they all have to jive with each other. Management
19 software, everybody's using the BS&A system now.
20 We're all integrated from various departments for
21 everything from looking up our own paychecks, to
22 changing our W-2 forms, to managing site plan reviews,
23 to coordinating with compliance issues with the
24 Building Department, to financial data.

25 The Cisco switch replacement, again, that's

1 dealing with the desk phones. I mentioned the in-car
2 laptop and docking station replacements, not only for
3 the police department, but for our codes and DPW. And
4 we also have UPS devices throughout the city locations
5 that need to be upgraded.

6 We're all going through a secure badging
7 system upgrade. So, we'll look more like a credit
8 card swipe. Then, I have the old with my picture ID.
9 I think Mr. Paison, Mr. Bollin, do you have the fobs?

10 MR. PAISON: Yeah, I do.

11 MR. CROAD: So, they have to carry two
12 things, this will be one. And this I think will also
13 be integrated with your phone and computer. So,
14 everything will be tied in.

15 As a department head, I get reports on when
16 everybody comes and goes in various buildings. So, I
17 know when people show up and when they leave. But if
18 I had a part-time employee or intern, I could restrict
19 the hours that they have access and to where they have
20 access, as well as any -- any employee. But that's a
21 way of tracking, and if somebody is terminated or they
22 go south on us, we can turn off their access
23 immediately.

24 The old days where I used to work, when they
25 escorted an employee out, the locksmith is sitting in

1 the truck waiting to come in and change the locking
2 and issue 36 new keys. We don't have to do that
3 anymore.

4 And then finally, pedestrian enhancements
5 are usually mostly run out of our department, in
6 coordination with other departments, wherever we can
7 cost share or leverage funding. But as I constantly
8 report to Planning Commission, council, and others,
9 that walkability and bikeability is always in the top
10 three requests of residents here in the city.

11 And we're also in the business of attraction
12 and retention of our employees and our business
13 community. We have robust academics here, with
14 Lawrence Tech University and others. And it's
15 important that we continue to strive to change the
16 direction from the 1960s, where we were auto dominated
17 for 50 years. And when we do a pathway right,
18 everybody benefits: Persons with disabilities, young
19 mom with children, older adults, healthy individual
20 that just wants to go out for a walk at lunchtime or a
21 run, all benefit from these shared use pathways.

22 And with the pathways, that's the major
23 infrastructure is the placemaking, the layering, the
24 art installations with signage, with wayfinding, with
25 lighting, with pedestrian amenities. And all those

1 things give a sense of well-being to the community.
2 And I also often say, even if you're in your car
3 driving and you're not out walking, when you see
4 people out, they have an opportunity to stop and talk
5 with each other. It says something positive about the
6 community when you see the vitality of people being
7 out in the public realm engaging with each other.

8 We have always developed at least a 5-year
9 master plan for our trails, for our signage. What I'm
10 really excited about is that all the hard work that
11 we've done for the last 10 years, we're starting to
12 really develop a system that eventually will link up
13 to more of a regional system. And we've always kind
14 of been looked down upon a little bit by our regional
15 partners and organizations as, well, that's a nice
16 local system. But until you connect to the regional
17 system, you really haven't made it.

18 And our development of the trail in the City
19 Centre, which is our highest density residential and
20 business community, and providing access to other
21 major facilities, such as the Civic Center to Lawrence
22 Tech, Lawrence Tech to OCC, the City Centre to the
23 DDA, the hospital and so forth, and all of the
24 residents that live within a quarter mile on either
25 side, we're really extending the network to provide

1 heart healthy activity, transportation networks for
2 individuals who need to take public transit or like to
3 walk or bike to work, or to the library, or any other
4 services.

5 And then, as we develop this 9 Mile Greenway
6 corridor, then we start linking in with our adjacent
7 communities, and then eventually, the I-275 corridor,
8 the Joe Louis Greenway, and some of the other regional
9 networks. Which is -- I spent some time with our
10 graphic sign support team to come up with potentially
11 20 additional regional trails that represent hundreds
12 of miles of greenways and trails that someday
13 Southfield residents will be able to literally walk
14 out their door, get on our system, and then connect to
15 any of these regional systems.

16 We've been involved with our partner
17 communities on the 9 Mile corridor. We have plans
18 working with the Arts Commission, Parks Department,
19 Engineering, the Downtown Development Authority, to
20 fully develop this corridor, to make it pedestrian and
21 bike friendly, to use Bauervic Woods Park and Beach
22 Woods as trailheads.

23 And the mayor, as you know, working with the
24 Friends of the Public Art, has commissioned a
25 significant unique piece by Sebastián, well known

1 international artist out of Mexico City, to build a
2 97-foot-tall sculpture at 9 Mile Crossing, which will
3 be a signature piece that will be seen not only from
4 9 Mile, but the Southfield Freeway/Northwestern
5 Highway interchange.

6 This year, in addition to the 9 Mile
7 corridor diet, we will have an extension of about
8 three quarters of a mile of our pathway. So, the
9 southern part of 9 Mile is being extended 12 feet of
10 green -- additional green space by the elimination of
11 one lane of road. And that will provide the room to
12 put a 10-foot-wide bike path on the south side, where
13 there currently is no sidewalk or pathway at all. And
14 that will link up to what we've done at Bauervic Woods
15 Park.

16 Council approved the further study of 9 Mile
17 the other night. So, we'll have some additional
18 engineering. We're waiting to hear on a TAP grant in
19 April from Evergreen to Northwestern Highway. And
20 we're really starting to build this pathway network.
21 Council also authorized the other night, last Monday,
22 study of the Valley Woods Trail, from 12 Mile down to
23 10 Mile, to do the engineering analysis and cost
24 estimates, so that we can be in a best position to
25 apply for additional funding to fully develop this

1 trail as an accessible trail and greenway, not only in
2 Southfield but as a major attraction in southeast
3 Michigan and southern Oakland County.

4 We continue to develop our branding, not
5 only in the City Centre, but in the SmartZone, our
6 DDA. We're working in partnership with Oak Park on
7 developing Greenfield beautification. We're starting
8 to upgrade our entranceway signs, our street
9 furniture. And then, as you're aware, we're in a
10 pilot program with APT Solar. We have 20
11 motion-detected, solar-powered, bollard lighting along
12 a stretch south of Red Pole Park. And so far,
13 everything's been pretty successful.

14 But at the end of this study -- we're
15 helping this entrepreneur that started out of our
16 incubator at Lawrence Tech. If they can -- they can
17 get the funding to mass produce these, this will lower
18 the cost and it would provide a benefit to all our
19 parks and trails throughout the city without the
20 expensive cost of hard wiring electrical lighting.

21 Again, we're at the final stages of our
22 implementation of our streetscape and wayfinding
23 within the City Centre, and we're starting to broaden
24 that throughout the rest of the city. I'm also
25 working on improving our trail system and trailhead

1 signage.

2 We're continuing to develop the Northland
3 one-and-a-half-mile perimeter road. Earlier today,
4 Mr. Paison and I met with representatives of Triumph
5 Church, and they will be developing their parking lot
6 right in here, which is about five to six acres. So,
7 there'll be resurfacing, putting stormwater
8 management, and there'll be -- along their entire
9 frontage, they'll be putting in a 8- to 10-foot
10 pathway, and the streetscape, brick piers, and runner
11 and fencing that we've had installed as part of the
12 Costco Business Center.

13 And then, you've got the development here on
14 Greenway -- on Greenfield. Ascension Providence
15 Hospital has another parking lot. So, we're starting
16 to build the -- the pieces of this one-and-a-half-mile
17 perimeter that will eventually link in to the 9 Mile
18 Greenway corridor, potential JL Hudson Pathway in the
19 median, and then link up with our City Centre trail at
20 Magnolia Center.

21 And then, this is some of the Greenfield
22 beautification that we're working in partnership with
23 Oak Park and the Downtown Development Authority, that
24 sometime early summer, you'll start seeing some new
25 banners, new signage. These are some of the

1 contenders for new branding that will be at the north
2 and south side of the median, and be incorporated into
3 our banners and signs, in partnership with the City of
4 Oak Park.

5 And then, Mr. Bollin and Ms. Hannah and
6 others have been implementing our bus stop priority by
7 installing key walks at all our bus stops and making
8 sure that there's at least an accessible concrete pad
9 with bench and trash receptacle. We've been averaging
10 12 to 15 of these each year.

11 And here's our totals for the last three
12 years. We're putting a bid package together for an
13 additional 15 to 20. They'll be going out to bids
14 shortly. And this is our projections of for the next
15 three years of what our needs are at the high priority
16 bus stops.

17 And then, we continue to invest in our
18 infrastructure, especially at some of our more
19 strategic areas where people are walking and biking in
20 our neighborhoods. And then, we have some long,
21 long-range plans for the front lawn of the Civic
22 Center to make it more accessible.

23 One of the projects that got approved last
24 year will that -- we'll be rolling out soon. We're
25 just on the final stages of approving the graphics.

1 We've pur -- we're going to purchase seven sets of
2 these solar-powered compactors, recycling and trash,
3 and put them around the campus as a test. And if
4 they're successful, then we'll start implementing them
5 in our parks and other park facilities.

6 If you go to any of major cities nowadays,
7 you'll see these. I saw these recently in
8 Philadelphia. I actually noticed Ferndale has them,
9 and other major communities have been implementing
10 this.

11 We're trying to improve our average for
12 recycling. And we have a number of programs that are
13 supported by some recent surveys that we've done. And
14 we also are the first, I believe, community, not only
15 in Michigan, but in the nation, that's doing a food
16 waste reduction pilot program for the next six months.

17 And so, Ms. Hannah, our sustainability
18 planner, and Mr. Bollin has been working with a number
19 of ad hoc advisory groups on finding ways to reduce
20 food waste, which ultimately reduces methane gas and
21 landfills and transportation costs. And we have all
22 this excess food, and yet we have a lot of people that
23 are underfed and undernourished in this community and
24 in our country. And so, we can do a better -- better
25 at that.

1 So, that's a high-level overview. As you
2 recall, I think this took three and a half hours at
3 our study session, two and a half hours at Finance
4 Committee, and I think I did this in about 30 minutes
5 here, so.

6 MR. MARTIN: Thirty minutes, yes.

7 MR. CROAD: Yes?

8 DR. STEPHENS-GUNN: I have a question
9 regarding Northland Drive. If they're, the church is
10 gonna do some things and the development is coming
11 along, when are they going to do the road?

12 MR. CROAD: Well, that is in -- that's in the
13 pipeline. It's -- there's some preliminary engineering
14 that are being done right now. Obviously, we've got to
15 find the funding. But that was part of what I was
16 speaking to Ms. Schultz [phonetic] about is some of the
17 more immediate temporary pedestrian improvements that
18 we can do there, without spending too much money before
19 we know that the whole road is going to be redone.

20 And everything from putting that on a road
21 diet; conceptually, I'm looking at putting a pathway in
22 the middle of the median, but the median could go away,
23 things could be shifted, there might be a way of
24 consolidating the road on a diet and increasing the
25 amount of land for development. So, all those -- all

1 those things are in the works.

2 With regards to the Costco in the south, I
3 think the south is Providence Drive; JL Hudson's in the
4 north. Some of the congestion with the buses and the
5 bus stops, that was always a temporary situation. Some
6 of that will be improved as Northland continues to be
7 developed. We have been working with SMART on finding
8 a new park and ride, and a respite for their bus
9 drivers as they're doing their routes.

10 And then ultimately, as Northland gets
11 developed, the buses will be integrated, their routes
12 will be integrated through the development, and
13 there'll be additional bus and bus transit stops built
14 into the system.

15 So, right now everything is kind of temporary
16 while -- while this development is happening. But we
17 work -- work closely with DDOT, SMART, and our
18 Engineering Department and Northland and others to
19 coordinate this during the transition.

20 DR. STEPHENS-GUNN: Okay. The walkway that
21 you talk about that the church is gonna do on Northland
22 Drive, is it gonna extend in front of the daycare
23 center all the way to that -- well, I don't know the
24 name of that street.

25 MR. CROAD: Well, what we're talking, we're

1 talking specifically about, is if -- maybe there's --
2 so, if you look up here, they -- they own this roughly
3 five or six acres. Triumph Church is right across the
4 street. So, if they have, I don't know, 500, 700
5 parking spaces here, they have to provide pedestrian
6 access across the street. So, they're, when I talk
7 about pedestrian improvements, all of their frontage
8 will be upgraded from a 5-foot sidewalk to an 8- to
9 10-foot sidewalk, depending on the right of way. And
10 then, they have to provide some type of mid-block
11 crossing.

12 So, you're -- the daycare is over here. That
13 will eventually be taken care of. But what I'm saying,
14 this is the first major piece of this whole strip
15 that'll start seeing the improvements.

16 DR. STEPHENS-GUNN: Okay.

17 MR. CROAD: And then, if let's just say
18 Ascension Providence Hospital comes in, they'll have
19 the same pieces here. When this northern part of the
20 former Northland Mall gets done, this piece will get
21 done. And then, all of a sudden, now you've got all of
22 this connected. And then, at some point, you're going
23 to get to a point where it's just a couple of gaps.
24 And then, the city or whoever can go in and complete
25 those gaps.

1 DR. STEPHENS-GUNN: Okay.

2 MR. CROAD: I know sometimes it seems
3 frustratingly slow, but every one of these pieces is
4 part of a larger jigsaw puzzle that gets you to the
5 ultimate goal that we're looking for.

6 DR. STEPHENS-GUNN: Okay, thank you.

7 MR. MARTIN: Terry, along with the Costco
8 development and Northland Drive there?

9 MR. CROAD: Yes.

10 MR. MARTIN: There's bus stations along
11 there, two bus stops. And there were lights there
12 before they started the Costco project. We have
13 employees or people out there at night in the dark with
14 no lights because they took the lights out, and now
15 they're in the dark. Is anything going to be done to
16 light those?

17 MR. CROAD: Well, like I said, those were
18 just temporary. One of those had been relocated right
19 here on the corner. So, there's a new bus shelter and
20 pedestrian pickup. This used to be the park and ride
21 location previously.

22 MR. MARTIN: Right.

23 MR. CROAD: So, some of those shelters have
24 been relocated over here. And as you know, the Costco
25 is pretty well lit.

1 MR. MARTIN: The problem -- the problem is
2 the one that's in the Costco here, it's -- there's a
3 shed there, and it's in pitch black at night.

4 MR. CROAD: I understand that.

5 MR. MARTIN: Yeah. And I'm --

6 MR. CROAD: And I'm just saying that as the
7 development happens, there'll be street lighting and
8 other things that are -- that are brought in place.
9 And those -- those shelters will go away. And I know
10 we have a temporary situation, but it's not as easy as
11 when we have --

12 MR. MARTIN: Yeah, right.

13 MR. CROAD: Soon, I'm hopeful, will be a
14 major announcement of a major new development right at
15 that spot. And so, to invest the time and money --

16 MR. MARTIN: Yeah.

17 MR. CROAD: -- to put something in that will
18 be ripped out almost immediately afterwards. And
19 again, that was always just supposed to be a temporary
20 location. But it's duly noted. I think our -- the bus
21 transit people are aware of it, we're aware of it. And
22 again, we're working towards a larger -- larger
23 redevelopment.

24 MS. GOODWIN-DYE: I'm going to inquire about
25 the city streets. I live on Mount Vernon, and it's

1 horrible in Mount Vernon, between Northwestern all the
2 way down to Greenfield. And I don't see anything that
3 says that they're going to be doing any improvements
4 over in that area, as well as over in the area between
5 Mount Vernon, Greenfield, and Southfield, that
6 community, the roads over there are pretty bad, too.

7 MR. CROAD: So, which sec -- what section is
8 that?

9 MS. GOODWIN-DYE: Maybe I can't see that.

10 MR. CROAD: Isn't that 25?

11 MR. PAISON: Yeah, the green

12 (UNINTELLIGIBLE) --

13 (Crosstalk.)

14 MR. CROAD: Isn't that Mount Vernon?

15 MS. GOODWIN-DYE: Yeah, Washington Heights.

16 MR. CROAD: Yeah. So, see, it's scheduled,
17 Mount Vernon is scheduled for 2028, plus part of that
18 neighborhood is scheduled for 2028.

19 MS. GOODWIN-DYE: And then how far does that
20 go because --

21 MR. CROAD: It goes from Greenfield to
22 Southfield Road.

23 MS. GOODWIN-DYE: From Greenfield to
24 Southfield?

25 MR. CROAD: Here's Greenfield, Southfield.

1 MS. GOODWIN-DYE: Well see, I'm -- I'm in the
2 purple area, the yellow. So, '27?

3 MR. CROAD: Over here?

4 DR. STEPHENS-GUNN: No.

5 MS. GOODWIN-DYE: No.

6 (Unintelligible crosstalk.)

7 MR. CROAD: That's '27.

8 MS. GOODWIN-DYE: I'm looking at the year of
9 the yellow.

10 DR. STEPHENS-GUNN: What (UNINTELLIGIBLE)?

11 MR. MARTIN: 2028.

12 MS. GOODWIN-DYE: Right, '28, '28 section.

13 MR. CROAD: Well, that's scheduled for 2027,
14 the yellow.

15 MS. GOODWIN-DYE: Yeah, because all of that,
16 from 28 through 25 --

17 MR. CROAD: Right.

18 MS. GOODWIN-DYE: -- is just horrible.

19 MR. CROAD: Right. So, that's on the --
20 that's on the schedule for 27/28, and part of it in
21 2026. And you may or may not have heard, so each road
22 gets evaluated I think every two years.

23 MR. MARTIN: Two years.

24 MR. CROAD: It's called the Pacer rating.

25 So, they look at, first of all, we have three different

1 jurisdictions. There's the State of Michigan that has
2 certain roads, like Telegraph, 8 Mile. There's the
3 Road Commission of Oakland County, so the even mile
4 roads, 10 and 12, all the way across, is Road
5 Commission of Oakland County. Greenfield, Lahser, and
6 I think Inkster, I could be wrong on Inkster.

7 But I know Greenfield and Lahser and
8 north/south are all Road Commission of Oakland County,
9 10 and 12 is Road Commission of Oakland County. Then,
10 you got your major highways, right, so those are state
11 and 10, 696, Southfield Freeway. Southfield Road, I
12 believe is Road Commission of Oakland County. And
13 then, you have your local roads.

14 So, with regards to the local roads, every
15 two years, they look at the condition of the road, they
16 look at the volume of traffic, and they look at what
17 the infrastructure is. It costs about a million
18 dollars per one lane per one mile of road for basic
19 repair. If they have to do major reconstruction, so
20 something that's really old, they gotta rip everything
21 out and put all new base and stuff in there, that's
22 going to even be more. And then, if there's additional
23 engineering costs and so forth.

24 So then, they say, okay, we have a limited
25 pot of money. We could do this two miles of complete

1 reconstruction, and that's all we could do because
2 that's all the money allows. So, what they do is they
3 try to look at roads that are fair or poor condition,
4 what do we need to do to extend the life of those roads
5 that are less costly? So, if the average road is good
6 for 20 years, can we get an extra 10 years by doing
7 some joint replacement and some spot -- spot patching?
8 So, that extends the number of roads that they can
9 handle in any, you know, given year or given capital
10 improvement.

11 Then, they would constantly, if the Pacer
12 rating shows scores high, then it might be eligible for
13 MDOT or SEMCOG funding, then we can use our money and
14 we put 20 cents on the dollar, as opposed to 100
15 percent of the dollar. So, 9 Mile is one of those
16 roads that qualified with the lane reduction to get
17 high priority funding. And so, the money that we would
18 have spent out of our pocket 100 percent, including the
19 pathway, we're getting 80 cents on the dollar. So,
20 we're only putting up 20 percent.

21 So, all those things get factored, and
22 unfortunately, the small local road, that's a
23 20 to 25 mile an hour road that has limited amount of
24 traffic, and it may have a bunch of potholes, but it
25 doesn't really classify as the worst, that's gonna be

1 lower priority. But the city and the engineers still
2 try to address that, but they've got to address that
3 with the local dollars in that local pot of money. And
4 that's -- that's why they come up with this five or six
5 year plan, so.

6 MS. GOODWIN-DYE: Well, it's been like that
7 for years now.

8 MR. CROAD: It could be --

9 MS. GOODWIN-DYE: And with the -- with the
10 new business that opened up at the vacant building
11 there on Mount Vernon and Northwestern, there's a lot
12 more traffic coming through. And we have big semis
13 that come through there. And it's a detour road. I
14 mean, it's very highly used all the time. So, I don't
15 know how their studies say that it's very minimal used,
16 because we have complaints all the time about the
17 traffic going through there.

18 MR. CROAD: I'm not -- I'm not debating that.
19 But compared to, I don't know how many, 360 miles of
20 roads we have.

21 MS. GOODWIN-DYE: Yeah.

22 MR. CROAD: All I would say is, that's my
23 high-level understanding.

24 MS. GOODWIN-DYE: Yeah.

25 MR. CROAD: I would strongly suggest and

1 recommend you contact Leigh Schultz, the City Engineer,
2 because she can give you detailed information of why
3 it's rated that way and how it got rated and why it's
4 part of a priority.

5 MS. GOODWIN-DYE: Yeah.

6 MR. CROAD: And I know the council gets calls
7 all the time. There's only a limited amount of money.
8 And we have had a pretty robust, the city administrator
9 will tell you that our road millage and our road
10 infrastructure, you know, pound for pound, dollar for
11 dollar, foot for foot, we're as good as anybody based
12 on our population size.

13 DR. STEPHENS-GUNN: I have a question. Okay.
14 I'm in 28, where they're doing the drains and sewers,
15 the drains and sewers. Nobody told us it was gonna be
16 this bad. It's bad. It's really bad.

17 (Crosstalk.)

18 MS. GOODWIN-DYE: (UNINTELLIGIBLE.)

19 MR. CROAD: You've heard about the NIMBY-ism,
20 not in my backyard.

21 MR. MARTIN: Yeah.

22 (Unintelligible crosstalk.)

23 MR. CROAD: And we have -- we have some
24 members saying, our roads are horrible, why don't you
25 fix it? And then, when we go to fix it, you're taking

1 too long, it's a mess. When are you going to be done?

2 DR. STEPHENS-GUNN: Terry, I live on one
3 block. I can't get out on one end. The road --

4 MR. CROAD: I understand. It's like
5 short-term pain, long-term gain. And again, I would --
6 I would strongly encourage you, don't tell her I said
7 this, call Ms. Schultz.

8 DR. STEPHENS-GUNN: If they would have just
9 given us -- they sent us the information. But nobody
10 told us it was gonna be this bad.

11 MR. MARTIN: You should read between the
12 lines.

13 MR. CROAD: Well, again, you know, I know you
14 know these public hearings and notices, we notify
15 people, nobody shows up. And then, as soon as
16 construction begins, everybody shows up, so.

17 V. CHAIR WILLIS: Well, commissioners, are
18 there any questions, further questions about the plan
19 itself?

20 (No response.)

21 V. CHAIR WILLIS: No questions. There -- I
22 was listening to this. And I'm trying to find a way to
23 quantify what you've just shared with us. And the only
24 thing I can think of is this is probably the most
25 democratic, small d, document I've seen. It kind of

1 tells us where we are and where we're going, what the
2 thought process is. I don't have to get to know you or
3 somebody else specifically to find out what's going on.
4 This tells us where we want to go tomorrow.

5 And I think I appreciate this. I see it
6 every year. I appreciate it more each year, as I can
7 see how it fills in all of those blanks. And so, I'm
8 just going to say it's a job well done. I appreciate
9 the document. I feel I have learned, you know, even
10 though I'm sitting here, I'm learning stuff, too, about
11 things. And so, that's -- that's kind of my comment
12 about this plan. And are we to take a vote on whether
13 or not we're going to approve it?

14 MR. CROAD: Yeah, I would ask that you make a
15 vote to recommend approval to the City Council.

16 V. CHAIR WILLIS: Okay.

17 MR. CROAD: And then, I'll have just a couple
18 closing remarks.

19 V. CHAIR WILLIS: Okay. And with that, I'll
20 take a recommendation.

21 MS. BERNOUDY: I make that recommendation.

22 V. CHAIR WILLIS: Okay. Support for it?

23 MS. GRUBER: Support.

24 V. CHAIR WILLIS: Show of hands -- well, with
25 an aye?

1 MR. MARTIN: Aye.

2 V. CHAIR WILLIS: All those who would
3 approve?

4 FULL COMMISSION: Aye.

5 V. CHAIR WILLIS: Any object?

6 (No response.)

7 V. CHAIR WILLIS: Then, I think we have a
8 good plan, and think -- I think we have approved of it.
9 And I think it's just good work by all the departments.
10 And Terry, I have to single you out, too. I think it's
11 a great job. And obviously, it kind of focuses on your
12 department. And I don't see how you can do it any
13 better. So, thank you.

14 MR. CROAD: Well, thank you. And again, I
15 always -- it takes our entire team. In particular, I
16 need to always shout out Sarah Mulally, because she's
17 our project coordinator. She deals with all the
18 departments. And I've said this to you in the past,
19 when Mr. Schratt [phonetic], who was our City Manager,
20 who was formerly the accountant, the head of fiscal
21 services, he used to just prepare this on his own with
22 no input from the departments or little. And then, he
23 would give it to us and say, this is what you got to
24 work with.

25 And so, we had to change the culture. And

1 when we -- when we, you know, specifically me coming on
2 board, I'm like, hey, this is the state -- State
3 Enabling Act. This is a requirement. The Planning
4 Commission is the body that they give the authority and
5 duty to coordinate between all the departments.

6 And so, the first year or two, there was a
7 lot of fighting and pushback and give and pull. And
8 we'd get one about halfway done, and then he'd just
9 take it. And he was a great administrator, don't get
10 me wrong. But again, we had changed the culture.

11 And then, when we first started asking the
12 departments, how dare you ask us what our budget is,
13 and we don't want to have to do this, and this is a lot
14 of work. And so, again, it was like pulling teeth in
15 the beginning.

16 And it put a lot of work and stress on our
17 department and Sarah specifically, because we still had
18 the responsibility of pulling this together, whether
19 the departments played nice or not. And the city
20 administrator gave us his full support and said, if
21 it's not in the CIP, don't even bother coming at budget
22 time and asking us for the money. And then, working
23 with OMB and Mr. Michaels, our Fiscal Services
24 Director, and saying he was going to support that.

25 And then this year, finally, we have

1 integrated a new software system that makes it a lot
2 easier. Instead of people turning in hand sheets and
3 us typing it up or having to photocopy and scan it,
4 everything can be done in real time by each of the
5 departments, and then it gets folded in. And then, we
6 have kind of the master plan and OMB has access to it.

7 And so, yeah, we just continue to strive and
8 make better work. I think it's one of the best tools
9 and exercises if I was a resident. You as the Planning
10 Commissioner are privileged to go through it, the
11 staff. And I learn each and every year how important
12 all the departments and all the hard work and all the
13 projects that they do. I see a lot of it because I'm
14 at most of the council meetings, and I'm hearing
15 approvals.

16 But if you really want to feel good about
17 your community, I think every resident should be part
18 of this process, and at least viewing and understanding
19 all the hard work, and all the things that we do. We
20 all like to look in microcosm on our own little
21 neighborhood, our own little block, or our own little
22 park, or our little circle, and we don't see all the
23 other things that are going on.

24 And just think about it. We have 26 and a
25 half square miles that we have to balance, and

1 everybody's diverse needs and everybody handing, you
2 know, holding out their hand more, we want more. So,
3 it's worked good. And for all the reasons that I
4 introduced, why this is important that we do this.

5 And I would have to say now the last eight
6 years, still a lot of work, but much more cooperation,
7 much more partnership, much more teamwork, and much
8 more streamlined than it's ever been. And yet, we can
9 still continue to improve. So, thank you for all of
10 your time on this and the planning team.

11 And we've got two more steps. So, on the
12 8th, I'll be doing this again with council. And then,
13 Mr. Paison will be here, hopefully for the adoption on
14 the 15th. Thank you.

15 V. CHAIR WILLIS: All right, thank you.

16 (Unintelligible background conversation.)

17 V. CHAIR WILLIS: Mr. Paison, minutes?

18 MR. PAISON: Just the slide on the -- speed
19 through slides. Here we go. All right. Yeah, we do
20 have the February meetings in your packet: February 7,
21 February 21, and February 28. We are looking for
22 approval of those minutes, if possible, at this
23 meeting.

24 V. CHAIR WILLIS: Thank you. I'll take a
25 recommendation -- a motion.

1 MR. MARTIN: To the Chair, I'd like to make a
2 motion that we accept the February 7th and 21st study
3 meetings, and the February 28th regular meeting
4 minutes, as provided.

5 V. CHAIR WILLIS: There's a meeting -- did
6 you give three meetings?

7 DR. STEPHENS-GUNN: No, we only have two.

8 MR. MARTIN: The -- I said the 7th, the
9 21st --

10 V. CHAIR WILLIS: Okay.

11 MR. MARTIN: -- and the regular meeting of
12 the 28th.

13 V. CHAIR WILLIS: Thank you. So, I have
14 motion. Do I have support?

15 DR. STEPHENS-GUNN: Support.

16 V. CHAIR WILLIS: Are we ready to vote?

17 MS. BERNOUDY: Yes.

18 V. CHAIR WILLIS: Vote for approval?

19 FULL COMMISSION: Aye.

20 V. CHAIR WILLIS: Any -- any opposed?

21 (No response.)

22 V. CHAIR WILLIS: Public, then for public
23 comment. There is no public here. I open up the
24 opportunity for public.

25 (No response.)

1 V. CHAIR WILLIS: And I close the opportunity
2 for public comment. Planner, do we have council
3 update?

4 MR. CROAD: Did anybody watch the council
5 meeting Monday night? I feel like I just got home an
6 hour ago.

7 MR. MARTIN: One of the --

8 MR. CROAD: It was five hours. The --
9 everything got approved, not -- not unanimously, I'll
10 just say that. But the gas station alcohol sales,
11 probably about half an hour to 40 minutes of the
12 general public comment were taken up by comments on
13 that, even though they were told they would be given
14 opportunity. And then, when we finally got to that
15 item, there was an hour worth of public comment, pro
16 and against, relatively civil, interesting arguments on
17 both sides. But ultimately, it was approved 5-1.

18 And some of the -- some of the ills or
19 concerns that the residents had really needs to be
20 taken up to the Liquor Control Commission, because we
21 just follow their rules. And there were -- there were
22 some interesting arguments that were brought up,
23 especially, as you've heard, about the ills of alcohol
24 on social norms, and drinking and driving, and property
25 values, and pedestrian conflicts and all that, that

1 were being made by the liquor store owners.

2 MR. MARTIN: Made by the liquor store owners.

3 MR. CROAD: And they had rallied the troops.
4 So, I think there was five liquor store business owners
5 that came from all over the city to object. And then,
6 you had people that made arguments like, well, I'll
7 still go to the liquor store for my variety and
8 service, but if I'm at a gas station, it's a
9 convenience, and how much they love the chicken.

10 And then there was, you know, comments, pro
11 and con. Interesting, one of the last residents that
12 came up and spoke just said it the way it was. It is
13 odd that the liquor stores are talking about all these
14 social ills. Why don't they just be honest and say
15 they don't want the competition? That would be just
16 more truthful.

17 V. CHAIR WILLIS: Yeah.

18 MR. CROAD: And the -- the owners of the
19 liquor store had several family members speak, that all
20 were put through law school because of the liquor
21 store. And they were very well spoken, young,
22 articulate. All made good points. And again, we
23 respect everybody's opinion. But I think ultimately,
24 one of the council persons said, we've tried
25 legislating morality before, and it hasn't worked so

1 good for us. And it's really still the individual who
2 has to make the choices about drinking and driving and
3 other things.

4 And we had one resident speak, or I guess
5 public commenters speak about other ills, like
6 oxycodone, domestic violence, and other things that are
7 really, in her opinion, more -- more of a concern. So,
8 there was good arguments, pro and con.

9 And then, ultimately, I think the council
10 said, if they -- if they meet the requirements of
11 liquor control, police department has not seen any
12 uptick in crime, they -- the facts are that other
13 communities that have alcohol sales at gas stations
14 haven't seen any uptick in crime, and that there will
15 be significant upgrades to the site and so forth, that
16 there was really no reason not to approve them.

17 Some of the issues, again, about separation
18 that were brought up, are items that the Liquor Control
19 Commission can weigh in on. And if -- if this was just
20 any other retailer that was selling alcohol, they
21 wouldn't have to come to the council at all; they'd
22 just get their license. And the city has 21 of the
23 beer and wine, still based on their population, to
24 issue.

25 So, if it was just a neighborhood store, a

1 liquor store, a drugstore, or a grocery store, they can
2 just pay their fees, go to Liquor Control, and they can
3 get their license. And the only reason that there is a
4 public hearing is because of the gas station, because
5 gas stations are special land uses. The carry-out
6 restaurant is a special land use. And I said the
7 reason we have public hearings is to get input from the
8 -- from the neighbors and the businesses, just so
9 council can make an informed decision.

10 The one item that was brought up about
11 separation, and we looked into it, and we'll look into
12 a little further is, and this is what they were
13 arguing, is that if a gas station or -- let's -- let me
14 put it this way. If off-premise sales of liquor, wine,
15 or beer is within 500 feet of a school or a religious
16 institution, the Liquor Control Commission have to
17 notify those institutions that there's a pending
18 application and give them an ability to comment. And
19 they may deny based on that. But it's not a, you have
20 to be 500 feet to be considered. It's a, if they're
21 within 500 feet, we notify them that there's an
22 application, they are given a period to comment, and
23 then we take that into consideration before we make a
24 decision.

25 And I think the argument was, well, they're

1 within 500 feet or whatever, and then it's -- is it
2 from door to door, is it from property line to property
3 line, it's all about how you measure it.

4 MR. MARTIN: Measure it, yeah.

5 MR. CROAD: And these guys apparently, I
6 think already received their license. So, they would
7 have already gone through that process with the Liquor
8 Control License, either determined that notification
9 was required, or they did notify and there was no
10 objection. So, we don't have any standing to deny in
11 those cases.

12 Then, there was some discussion about whether
13 there should be a moratorium in place. And we talked
14 about the fact that for a long time, the city did not
15 have allow liquor sales in gas stations. We actually
16 had a moratorium in place, if you recall, on outside
17 sales and ice chests. And as a result of that
18 moratorium, and the requests of council to come up with
19 regulations on the sale of gas, we tried to fix some of
20 the ills in some of the nonconforming situations.

21 And then council just recently as, I think
22 August or fall, approved these conditions. And so,
23 what is the standing to create a moratorium now,
24 because we're not studying anything more. We didn't
25 put separation, we didn't limit the number because the

1 number are being limited by the fact that our
2 population only gets so many or in Oakland County, an
3 applicant can transfer it in based on the availability
4 of licenses.

5 So, there's already some controls built --
6 built in into the system. And there will be further
7 discussion. We're going to have to come back and do
8 more work out with the council on how they want to
9 proceed in the future on this. But under the current
10 situation conditions, that applicant deserved to go
11 through its due process, because there was a motion or
12 discussion about put a moratorium in place and stop
13 this one applicant right now and then.

14 We have processed three existing gas stations
15 for alcohol sales -- that was the third -- and one new
16 build on Northwestern. But it's very likely, based on
17 what we're hearing, that they're not going to move
18 forward because some of the underground contamination
19 on the site. And then, we have one in the pipeline.
20 And there could be future ones, but right now, out of
21 the 37 gas stations, we've only processed three with
22 one -- one in our system.

23 MR. PAISON: And one that I have for you, I
24 got an email this week related to another one that's
25 likely to submit next week, so.

1 MR. CROAD: Right, but until we officially
2 hear --

3 (Crosstalk.)

4 MR. PAISON: (UNINTELLIGIBLE) --

5 MR. DANOU: Until we officially get it --

6 MR. PAISON: (UNINTELLIGIBLE) money, it
7 (UNINTELLIGIBLE) yet.

8 MR. CROAD: Yeah, and not everybody, I mean,
9 if you take the attorney that was representing the gas
10 station owner at his word, it cost several hundred
11 thousand dollars between the licensing, and apparently,
12 they have to have a minimum amount of stock. They've
13 got to have like \$70,000 worth of alcohol sales
14 inventory. So, if you add that up, plus the cost of --
15 the cost of the license and the cost of improvements,
16 not every gas station is going to be eligible to do
17 that. Every -- not every mom and pop is going to do
18 it, and not every store is going to be big enough to do
19 it. So, I don't, I don't see that all gas stations are
20 going to come in and request that.

21 That's a five-hour meeting in a nutshell. I
22 left here --

23 MS. GRUBER: Did anything else get approved?

24 MR. CROAD: Everything else got approved.
25 And I'm glad he put that up there because I'll tell

1 you, two days ago seems like it was three weeks ago.
2 We had the State of the City that day. I had a special
3 display. And then I got home, and I was on the
4 (INAUDIBLE) at midnight, and I had to be back here
5 early the next day.

6 So, I -- yeah. Panda Express, that got
7 approved. There was a few -- few comments about that
8 and fine dining versus fast casual. Bloom, that went
9 through without any hitch. Philippine American
10 Cultural Center went through without any hitch. The
11 carwash was very favorably received by council, they
12 liked the buildings. They didn't really get into the
13 weeds. So, four of those five major items got approved
14 relatively easily, although there was 11 separate
15 approvals that were required for those five issues.
16 Plus, we had two other things on -- two administrative
17 things on the council's agenda that night.

18 V. CHAIR WILLIS: Okay.

19 MR. CROAD: The one last thing I do want to
20 say is I don't want to lose sight of a joint meeting.
21 And I, Tom and I need to really come down with a date.
22 But wasn't there a date in May, Tom, that we, early in
23 May, one of the early calls or discussion items,
24 where --

25 MR. PAISON: Yeah, there's a bunch of

1 tentative meetings scheduled during the budget in May.
2 Maybe one of those could be converted or it could be
3 stacked in with -- we'll talk to Art [phonetic] about
4 it, but we could --

5 MR. CROAD: Yeah, so what I think, speaking
6 to the council president, instead of trying to schedule
7 a special council meeting with all the extra budget
8 meetings that we have, and try to coordinate your
9 seven, I think what we did last year was schedule a
10 joint meeting an hour -- hour or so before the regular
11 meeting.

12 DR. STEPHENS-GUNN: Yeah.

13 MR. CROAD: We could have in a different
14 room, then it's -- there's a clean break, and then we
15 adjourn and come in and council can have their -- their
16 meeting, so that we're not -- we're not asking or
17 burdening an additional meeting for two bodies, public
18 bodies.

19 So, I think we're going to, we're going to
20 try to target one of those early May meetings.

21 DR. STEPHENS-GUNN: Because that's what we
22 did last year.

23 MR. CROAD: Yes, I'm just saying that I think
24 that worked best.

25 DR. STEPHENS-GUNN: Yeah.

1 MR. CROAD: Than trying to find a Tuesday or
2 Thursday or a different night where everybody's here,
3 because councils already have additional budget
4 hearings in May and June. So, there's already
5 additional nights that they're working on, plus our
6 regular Arts Commission and everything else that we
7 have to do.

8 DR. STEPHENS-GUNN: And I don't think that
9 this -- this year -- last year was the first time that
10 we had a joint meeting in a long time. So, I think
11 that this year's meeting, that there are no real
12 issues. And last year we had an issue. So, I don't
13 think this year, there is no clear-cut issue. It's
14 just making -- just reaffirming what it is, the
15 relationship.

16 (Crosstalk.)

17 MS. GRUBER: Getting on the same page.

18 DR. STEPHENS-GUNN: Yeah, make sure we're all
19 on the same page. So, I don't even, I think an hour --
20 45 minutes, I think will be good.

21 MR. CROAD: I agree, except that it's
22 interesting how two new members and one newer member.

23 MR. MARTIN: It's so (UNINTELLIGIBLE).

24 MR. CROAD: In essence, we have three newer
25 members on council. And you know, we've had a couple

1 of comments about, is this your vision of the city by
2 bringing gas stations to us? Well, now we actually
3 have a master plan that has 12 vision items and umpteen
4 goals and objectives. And it's just about education
5 and orientation and working together.

6 So, I still think the joint meeting will be
7 fruitful for you to share your concerns as residents
8 and Planning Commission members with the council, and
9 have the new council members share some of their
10 concerns or understanding about what we do --

11 DR. STEPHENS-GUNN: Okay.

12 MR. CROAD: -- and what, you know, all that
13 stuff. So, it's just interesting how two or three
14 people on the board can change the whole dynamic of how
15 -- how they work as a body.

16 DR. STEPHENS-GUNN: That's true.

17 MR. CROAD: And we, when we were presenting
18 the site plan conditions, we took a little time to take
19 a step back and do a high-level overview of the master
20 plan and the visioning. And I offered to come back at
21 a future study session, and we can spend an hour
22 talking about the master plan, especially for the newer
23 members, so.

24 V. CHAIR WILLIS: Okay. With that,
25 miscellaneous?

1 MR. PAISON: Yeah, miscellaneous, we'd just
2 note in the April meetings, you've got a study meeting
3 on April 10 at 6:30. We do have a few items that will
4 be coming forward. I think we have four items on the
5 agenda at this point, projects that are coming to you:
6 RUDD and ODD and a couple of special land uses. So,
7 it's -- so, the RUDDs and the ODDs are always kind of a
8 little more interesting. There's a lot more kind of
9 going on with those projects. So, I think that'll be
10 -- what's happening with these four projects, two of
11 them have a lot more kind of bells and whistles on them
12 that we will need to talk about. So, I think that'll
13 be an interesting meeting.

14 The 24th, we'll just bring in those items
15 back to move them along. And we are working on,
16 planning on next Friday carving out some time to start
17 writing the site plan review amendments and the
18 marijuana hours amendments and the urban agricultural
19 minutes.

20 I'm pretty much blocking out like a day, just
21 so I can write and start drafting those zoning
22 amendments because I've got to -- it's not one of those
23 things you do when you get in -- you -- it's not
24 something you can work on and get interrupted every 15
25 minutes. You really need to apply your mind to it and

1 really be looking at the details. If you get
2 interrupted too much, you lose track, you lose things,
3 and it just gets difficult. So, I've gotta carve some
4 time out just for that. But it's on the schedule.
5 I've got it blocked out.

6 V. CHAIR WILLIS: Thank you so much. I'd
7 like to remind everyone the State of the City is here
8 tomorrow. I believe it's tomorrow at seven?

9 MR. MARTIN: Seven o'clock, yeah.

10 V. CHAIR WILLIS: Okay. And does anyone have
11 any other comments or items for the good of the?

12 (No response.)

13 V. CHAIR WILLIS: Then, with that, I declare
14 the meeting adjourned.

15 (Meeting adjourned at 9:02 p.m.)
16
17
18
19
20
21
22
23
24
25

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

CERTIFICATE OF TRANSCRIPTION

STATE OF MICHIGAN)

) SS

COUNTY OF KENT)

I, JANICE P. YATES, hereby certify the transcription of the foregoing proceedings. These proceedings were recorded on video; said video was not recorded by me nor under my supervision or control. I certify that this is a full, true, complete, and correct transcription of the video to the best of my ability.



JANICE P. YATES, CER-9181

Notary Public,

Kent County, Michigan

My Commission expires: December 2, 2029

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Andrea Gruber, Secretary

Date: _____

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Andrea Gruber

Andrea Gruber, Secretary

Date: 5/1/2024