

1 CITY OF SOUTHFIELD  
2 REGULAR MEETING OF THE PLANNING COMMISSION  
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5 The PLANNING COMMISSION MEETING,  
6 Taken at 26000 Evergreen Road,  
7 Southfield, Michigan,  
8 Commencing at 6:30 p.m.,  
9 Wednesday, April 24, 2019,  
10 Before Earlene Poole-Frazier, CSR-2893.  
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1 COMMISSIONERS :

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3 STEVEN HUNTINGTON, Chair

4 DONALD CULPEPPER, Commissioner

5 DR. LATINA DENSON, Commissioner

6 ANTHONY MARTIN, Commissioner

7 JACQUETTA MIAH, Vice Chair

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10 Terry Croad, Planning Department

11 Jeff Spence, Planning Department

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1 Southfield, Michigan

2 Wednesday, May 24, 2017

3 6:30 p.m.

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5 MR. HUNTINGTON: Okay. It's 6:30, I'd like  
6 to call this meeting to order. Please stand for the  
7 Pledge of Allegiance.

8 (Pledge of Allegiance recited at 6:30 p.m.)

9 MR. HUNTINGTON: Can we have roll call,  
10 please?

11 MR. CROAD: Yes. Thank you. Mr. Culpepper?

12 MR. CULPEPPER: Present.

13 MR. SPENCE: Dr. Denson is currently not  
14 here. Mr. Griffis as well. I believe, though,  
15 Mr. Griffis was going to be out-of-town this week.

16 MR. CULPEPPER: He was.

17 MR. SPENCE: He was. Okay. Mr. Huntington?

18 MR. HUNTINGTON: Present.

19 MR. SPENCE: Ms. Miah?

20 MS. MIAH: Present.

21 MR. SPENCE: Mr. Martin?

22 MR. MARTIN: Present.

23 MR. SPENCE: And then Mr. Willis is excused  
24 this evening. So you do have a quorum to conduct  
25 business.

1 MR. HUNTINGTON: May I please have approval  
2 of the agenda, please?

3 MR. CULPEPPER: To the Chair?

4 MR. HUNTINGTON: Yes.

5 MR. CULPEPPER: Thank you. I make a motion  
6 we approve the agenda as written.

7 MS. MIAH: I second it.

8 MR. HUNTINGTON: We have a motion by  
9 Commissioner Culpepper, seconded by Commissioner Miah.  
10 All those in favor?

11 (All stated aye.)

12 MR. HUNTINGTON: It passes. Any  
13 announcements or communications?

14 MR. SPENCE: There's none from staff at this  
15 time.

16 MR. HUNTINGTON: Okay. I'd like to read a  
17 statement. The Southfield Planning Commission is a  
18 seven member Board appointed by the Mayor with the  
19 approval of City Council. It acts in an advisory  
20 capacity to the Council to make recommendations on  
21 Text Amendments to the Southfield Zoning Ordinance,  
22 Rezoning Requests, Special Land Uses, Site Plan  
23 Reviews, the Southfield Master Plan, and the Capital  
24 Improvement Plan.

25 All study meetings and regular meetings are

1 open to the public in accordance with the Open  
2 Meetings Act, PA 267 of 1976, and are held on  
3 Wednesday evenings at 6:30. Meeting agendas are  
4 posted the Friday evening before the next Wednesday  
5 meeting, and are available for viewing at  
6 cityofsouthfield.com.

7 Copies of plans, Text Amendments, Master  
8 Plan, and Capital Improvements Plan are available for  
9 viewing at the Planning Department offices, and  
10 current projects can be viewed using our online  
11 interactive tool on the Planning Department's home  
12 page, Planning Department Projects online.

13 Contact the Planning Department at  
14 248-796-4150 for questions Monday through Friday from  
15 8:00 a.m. to five p.m. Okay.

16 First on the agenda we have PSLU18-0007.  
17 This is a public hearing.

18 MR. SPENCE: Thank you, Mr. Chairman. If  
19 you recall, at the meeting that we had a couple weeks  
20 ago, PSLU18-00007 and its companion site plan  
21 PSP18-00009 weren't quite ready to come before this  
22 Board for final recommendation, so they did request  
23 postponement to the May agenda. So we would like to,  
24 again, postpone both PSLU18-00007, Special Use  
25 Request, MTK Family Investments, and PSP18-0009, the

1 Site Plan Review Request of MTK Family Investments,  
2 postpone that to a date certain, that being your  
3 May 22, 2019 meeting.

4 MR. HUNTINGTON: Okay. May I have a motion,  
5 please, for the postponement?

6 MR. CULPEPPER: To the Chair?

7 MR. HUNTINGTON: Mr. Culpepper?

8 MR. CULPEPPER: Thank you. I so move that  
9 PSLU18-0007 and also site plan PSP18-0009 be postponed  
10 until our May meeting.

11 MS. MIAH: Second.

12 MR. HUNTINGTON: Okay. Commissioner  
13 Culpepper approved the moving to a date certain,  
14 seconded by Commissioner Miah. All those in favor?

15 (All stated aye.)

16 MR. HUNTINGTON: Okay. So that moves to a  
17 date certain.

18 MR. CULPEPPER: To the Chair?

19 MR. HUNTINGTON: Yes.

20 MR. CULPEPPER: Jeff, I didn't say it, did  
21 you say May the 27th?

22 MR. SPENCE: The 22nd, yes.

23 MR. HUNTINGTON: 22nd.

24 MR. CULPEPPER: Okay. May 22nd.

25 MR. HUNTINGTON: Next on the agenda we have

1 PZR19-0002.

2 MR. SPENCE: Mr. Chairman, it appears that  
3 the petitioner for that particular rezoning request,  
4 as well as PZR19-0001, and then there's also a  
5 companion PSP19-0001, the petitioner is not here at  
6 the moment, so if we can kind of move that to the end  
7 of today's agenda, possibly give them an opportunity,  
8 they could be on their way in here. With the parking  
9 kind of at an issue in the front of the building here,  
10 they may be just a little bit delayed. So if we can  
11 just move them to the end of the agenda, then.

12 Then if we could move to PZR19-0003 and  
13 PSP19-0003, that would be staff's recommendation.

14 MR. HUNTINGTON: Okay. That's a way of  
15 doing it. We'll move to PZR19-0003.

16 MR. SPENCE: Okay. Thank you. With regard  
17 to PZR19-0003, this is the Rezoning Request of  
18 RangeComm Development, on behalf of the owner, Chand  
19 Professional Properties, to rezone 3.59 acres of land  
20 to OS, Office Service, located at Sidwell Parcels  
21 2426-151-006 and 007, this is on the east side of  
22 Evergreen Road between Noel and the M-10 Freeway.

23 The companion to this is, as I noted,  
24 PSP19-0003. That's the Site Plan Review Request of  
25 RangeComm Development on behalf of the owner, Chand

1 Professional Properties, to construct 24,000 gross  
2 square foot skilled nursing facility with 24 beds,  
3 expandable to 36 beds in Phase 2, with associated  
4 parking and property located Sidwell Parcel, that I  
5 had mentioned earlier, 2426-151-006 and 007.

6 Staff will take each of these items  
7 separately and then allow the Planning Commission to  
8 have a public hearing on the rezoning request. The  
9 site plan does not require a public hearing. So then  
10 once we make our presentation, then you would need to  
11 kind of split both of those items up after that.

12 MR. HUNTINGTON: Okay.

13 MR. SPENCE: So with regard to -- and I  
14 can't get the -- thank you, I appreciate that. City  
15 Planner Croad is going to tap the machine over there  
16 so I can at least get slides moving here.

17 MR. HUNTINGTON: Okay.

18 MR. SPENCE: There we go. Okay. So give me  
19 an opportunity to kind of flip through the case here,  
20 and then we'll move on to the next one. So here is  
21 the rezoning request. Again, this is 3.59 acres of  
22 land. As you can see on the slide, this property's  
23 located on the east side of Evergreen Road, and we're  
24 between Noel and the M-10 Freeway, which is just to  
25 north of those properties.



1 Current zoning of the property was  
2 conditionally rezoned a number of years ago to OS,  
3 Office Service. What the -- generally what the  
4 ordinance states is that if nothing happens with that  
5 particular rezoning, then we go through the process of  
6 rezoning again either to the previous zoning or to a  
7 new zoning.

8 In this case, the petitioner is here this  
9 evening to rezone the property, basically, to the  
10 zoning in which it was conditionally rezoned, which is  
11 OS, Office Service. So they're looking for similar  
12 zoning to what was previously done. In this case,  
13 there's no conditional rezoning that goes along with  
14 it, it's just a straight rezoning.

15 A closer look at the properties. The  
16 existing conditions on either side, both north, south,  
17 east and west. Future Land Use: So the property from  
18 a future land use standpoint is shown as Office  
19 Research. Current zoning with R across the street to  
20 the west, R4 both to the south and to the east, and  
21 then OS, Office Service, directly to the north. And  
22 again, what the petitioner is proposing is to go to  
23 OS, Office Service.

24 The site plan portion, as I had noted, was  
25 for the construction of a 24,000 gross square foot

1 skilled nursing facility. They'll start with 24 beds,  
2 and be expandable to 36 in Phase 2, along with the  
3 associated parking. Obviously, the property is the  
4 same. This is the proposal for the site plan. You  
5 can see that the, at least from a first phase  
6 standpoint, three separate buildings, although they're  
7 connected by hallways. This would be a total of 24  
8 beds. The office therapy kitchen portion would be up  
9 there in the northwest corner. Directly to the east  
10 of that would be specialty care for 12 beds, and then  
11 to the south 12 as well. Now, you can see that green  
12 space area. That's the expandable area for additional  
13 12 beds, should they desire to do that in the future.

14 The building is a mix of brick and siding --  
15 or stone and siding. As required, they do have the  
16 stone along the base of the building for more durable  
17 material that we require. And the these are kind of  
18 images of the interior of the building. This is one  
19 that's currently constructed. But we can anticipate  
20 that the new building would have a similar look. And  
21 that's it for that particular item there.

22 Petitioner is here this evening. So we  
23 should probably give them an opportunity to explain to  
24 the Commission why they're looking to come to  
25 Southfield and then answer any questions that you

1 might have. Again, keep in mind that we do have the  
2 rezoning request before for you and the site plan. So  
3 after they give their presentation, make sure that you  
4 open it up for the rezoning request for a public  
5 hearing. Thank you.

6 MR. HUNTINGTON: Can I have the petitioner  
7 please come forward. Please state your name and  
8 address for record?

9 MR. HEELEY: Cliff Heeley, 1630 Des Peres  
10 Road, St. Louis, Missouri, 63131. I'm lead the  
11 project manager for RangeComm on the Southfield  
12 Specialty Care project. As staff mentioned, we are  
13 looking to rezone to Office Service, which we fill is  
14 consistent with the general area. The ultimate use  
15 will we a skilled nursing facility.

16 We've selected Southfield specifically for  
17 its access to multiple hospital systems and being in  
18 the center of it all. And we look forward to  
19 answering any questions you may have on this rezoning.

20 MR. HUNTINGTON: Okay. Can you please give  
21 us a little bit more of a view of what you're doing?

22 MR. HEELEY: Sure. Absolutely. As it  
23 relates to the facility itself, it's going to be a  
24 24/7 skilled nursing facility specialty care unit.  
25 This is going to be high acuity specialty care. The

1 average length of stay for a patient is going to be  
2 between 30 and 120 days. The project in and itself is  
3 going to be about a \$12 million investment. We  
4 anticipate producing 46 jobs in the first phase, and  
5 once the second phase would be complete and fully  
6 occupied, another 24 jobs would be brought to the  
7 community. This is predominantly RNs, LPNs, CNAs,  
8 directors of nursing, culinary staff. And that's a  
9 general of character of who we're looking to bring as  
10 our employees to this site.

11 As I mentioned, it is a 24/7 operating  
12 facility. We'll have staggered shifts so that there's  
13 not too much traffic going on at any given point in  
14 time. From a site layout standpoint, we've done our  
15 best to push the site as far forward -- push the  
16 building pad as far forward as possible to allow as  
17 much space on the eastern side to the single family  
18 homes, as well as minimizing the look of asphalt and  
19 not having parking fields and that sort of a thing.

20 MR. HUNTINGTON: Okay. This is a public  
21 hearing. I'd like to open up to the public now. If  
22 there's anyone from the public that would like to  
23 speak, just move and come forward.

24 Seeing none, I would like to close the  
25 public hearing. Commissioners, any questions,

1 concerns?

2 MR. CROAD: Again, just if you wouldn't  
3 mind, just be specific to the rezoning at this point,  
4 and then we'll get into the site plan next.

5 MR. HUNTINGTON: Okay. Any questions on the  
6 rezoning?

7 MR. CULPEPPER: To the Chair?

8 MR. HUNTINGTON: Commissioner Culpepper?

9 MR. CULPEPPER: Thank you. I said in our  
10 study meeting I don't see an issue with this, because  
11 what we're doing is reverting back to what it used to  
12 be. It was Office Service, OS. So it stayed stagnant  
13 for so long that I don't see an issue of doing this.  
14 Because, number one, is you are putting a quality  
15 building in that area. And the zoning would fit  
16 perfect. It was that way before. So going back to  
17 OS, it's no problem with me at all. So I support this  
18 rezoning a hundred percent. Thank you.

19 MR. HUNTINGTON: Thank you, Commissioner  
20 Culpepper. Anyone else? Okay.

21 MR. SPENCE: Through the Chair?

22 MR. HUNTINGTON: Yes.

23 MR. CROAD: I just want to reiterate in the  
24 big picture that we have an aging population.  
25 Healthcare has become more and more of an issue as far

1 as providing healthcare and the healthcare business,  
2 and this, I think, skilled facility will lend itself  
3 to our changing demographics, not only in Southfield,  
4 but across the nation, the needs, as we grow older,  
5 live longer, have more healthcare issues.

6 MR. HUNTINGTON: Thank you. I, too, I  
7 agree. It's very necessary in the City of Southfield.  
8 We do have an aging population. It fits with the  
9 Master Plan. It's a good area for it. I think the  
10 rezoning is appropriate for it, and I do support it.  
11 Okay.

12 MR. CULPEPPER: To the Chair?

13 MR. HUNTINGTON: Yes, Commissioner  
14 Culpepper?

15 MR. CULPEPPER: One other comment. As we  
16 talked in the study meeting, I'm honored that you're  
17 taking such a high quality site to do this. I mean,  
18 the patients you're going to have in there, it's going  
19 to be high quality. And to bring in potential 46  
20 people in the beginning and adding 24 more, to give a  
21 total of 70 people in the area, we're talking about  
22 qualified physicians, because this is a place that  
23 they would only come for a short period of time. It's  
24 not like a convalescent home. I think it would fit  
25 perfect with what you're doing. Like Terry said, a

1 place like this is needed. So people can go some  
2 place and not feel like they're in a hospital. Again,  
3 I know we're on the OS, on the rezoning, but I think  
4 this would fit perfect in there. And you chose this  
5 place, basically, the other hospitals and the  
6 expressways are close. So you're going to have a wide  
7 variety of people come in there. I'm ecstatic, I  
8 can't wait to see it. Thank you very much.

9 MR. HUNTINGTON: Thank you, Commissioner  
10 Culpepper. Can I have a recommendation from the City  
11 Planner, please?

12 MR. SPENCE: Yes. With regard to  
13 PZR19-0003, the Rezoning Request of RangeComm  
14 Development, the Planning Department does recommend  
15 favorable recommendation to rezone 3.59 acres of land  
16 to OS, Office Service, for the following reasons:

17 Southfield Comprehensive Master Plan  
18 indicates Office Research for this property. Change  
19 in zoning would be compatible with and similar to  
20 existing adjacent land uses to the north and the  
21 south, and the proposal is in accordance with the  
22 standards for rezoning of property.

23 MR. HUNTINGTON: Okay. Thank you. Can I  
24 have a motion, please? Commissioner Miah?

25 MS. MIAH: Yes, due to favorable

1 recommendation of the Planning Department, I would  
2 like to make a motion that PZR19-0003 be accepted.

3 DR. DENSON: Second.

4 MR. MARTIN: Second.

5 MR. HUNTINGTON: Okay. Commissioner  
6 Marting?

7 MR. MARTIN: Second.

8 MR. HUNTINGTON: Okay. Moved by  
9 Commissioner Miah, supported by Commission Martin.  
10 All those in favor?

11 (All stated aye.)

12 MR. HUNTINGTON: Thank you.

13 MR. CULPEPPER: Good luck. Stay there.

14 MR. HEELEY: Thank you.

15 MR. HUNTINGTON: Now we're going to open up  
16 for Site Plan Review, PSP19-0003.

17 MR. CROAD: Do you want to add any comments  
18 to the site plan in your presentation?

19 MR. HEELEY: I believe the only things I  
20 wanted to point out was that we continue to advance.  
21 Some of our discussions from the study meeting gave us  
22 some good suggestions for adding some additional  
23 benches and landscape features to make it, you know, a  
24 more serene environment, particularly in the interior  
25 courtyards and in the future expansion area. So



1 that's something we're actively working on and we're  
2 very excited to be moving forward.

3 MR. CROAD: Through the Chair?

4 MR. HUNTINGTON: Yes.

5 MR. CROAD: If I could ask, unfortunately,  
6 through my own family issues I've spent a lot of time  
7 at similar types of facilities, and I know that it's  
8 always important for people who are recovering to have  
9 access to green space. Do you -- do you have any like  
10 pergola's or gazebos that can be incorporated in the  
11 outside so that you're providers some shade and  
12 protection for residents, if they want to be wheeled  
13 outside and get some fresh air?

14 MR. HEELEY: Yeah, absolutely. One thing of  
15 the nice things about the interior courtyard design is  
16 so you can get some eaves and so you're not in the  
17 sun. I think it would be completely logical to put  
18 something like a pergola on the southernmost wing on  
19 the east side. So that's a more enjoyable area, and  
20 in addition, obviously, to the shade that would be out  
21 front.

22 MR. CROAD: Would you be willing to provide  
23 a small schematic of that prior to our Council  
24 meeting?

25 MR. HEELEY: Yes.

1 MR. CROAD: Okay. So I'd like to add that  
2 to our recommendation for approval.

3 MR. CULPEPPER: That's a good call. Good  
4 move.

5 MR. HUNTINGTON: Great. Commissioners, any  
6 other questions or concerns?

7 MR. CULPEPPER: Yeah, to the Chair?

8 MR. HUNTINGTON: Commissioner Culpepper?

9 MR. CULPEPPER: Thank you. Maybe I jumped  
10 the gun. I, too -- we talked about it in the meeting,  
11 I'm glad you're doing this, is to have some type of  
12 seating outside. Commissioner Huntington bought that  
13 up. Because, again, these people are immobile and  
14 they can't move around in these wheelchairs. And as  
15 Terry also alluded, people don't want to be quote,  
16 unquote, stuck in the room. And, again, let me  
17 compliment you, these rooms, the schematic shows it  
18 does not look like a hospital, and that's becoming.  
19 You don't have even have the hospital bed. If gives  
20 you the quality of almost being at home. I like the  
21 dining room area. I like the introduction area. But,  
22 you know, serenity, peace of mind is good. If they  
23 can be wheeled outside, be able to sit outside and see  
24 the sky, sit on the benches, that's great. So,  
25 hopefully, that would be included in the

1 recommendation, and you can give that to Jeff and to  
2 Terry before it goes to the City Council.

3 MR. HEELEY: Absolutely.

4 MR. CULPEPPER: Thank you.

5 MR. HUNTINGTON: Thank you. Commissioner  
6 Miah?

7 MS. MIAH: Just to piggyback a comment on  
8 Commissioner Culpepper, the plans are beautiful. If  
9 ever I get to that point, I knock on wood I don't,  
10 that's a beautiful facility. It looks homey. It's  
11 very roomy, so it's not tight and cramped like most  
12 facilities. It's very roomy and it's beautiful, and I  
13 think this will be an asset to the area. Thank you.

14 MR. HEELEY: Thank you.

15 MR. HUNTINGTON: Anyone else? Commissioner  
16 Martin?

17 MR. MARTIN: Just I remember our brief  
18 conversation about the buffer area. I noticed that in  
19 your drawing you have a nice big thick buffer area for  
20 your space to the homes together behind you. I think  
21 that's very good.

22 MR. HEELEY: Thank you.

23 MR. HUNTINGTON: Okay. Again, you know,  
24 what you're doing is important, it's necessary and  
25 needed. And, you know, hopefully, it will be done

1 professionally, so when you walk inside and everything  
2 smells nice and fresh, it's light and lively looking.  
3 I was kind of surprised that more effort was not put  
4 into the outdoor area for walking or sitting. It's so  
5 important to be able to get out on a nice day like  
6 today and get some fresh air and feel that sunshine  
7 coming in. So, hopefully, you guys give a little bit  
8 more thought and maybe put a little bit more into it  
9 as far as what's going on outside. But overall, I  
10 think the project is great, I think it's great for the  
11 City of Southfield. I think it fits well.

12 MR. HEELEY: Thank you.

13 MR. HUNTINGTON: Do I have a recommendation  
14 from the City Planners?

15 MR. SPENCE: Yes. Thank you, Mr. Chairman.  
16 The Planning Department does recommend favorable  
17 recommendation for the Site Plan Review Request  
18 PSP19-0003, of RangeComm Development, for the  
19 construction of 24,000 square foot skilled nursing  
20 facility with 24 beds, expandable to 36 beds in phase  
21 2, with associated parking, for the following reasons:

22 Receipt of waivers from the Zoning Board of  
23 Appeals of 15 feet for front yard landscaping; 30 feet  
24 required, 15 feet provided.

25 A final detailed landscape plan must be

1 approved by the Planning Department prior to the  
2 project being reviewed by City Council.

3 Exterior lighting will be shielded to  
4 prevent spillage of glare onto adjacent properties.

5 The petitioner is to provide a sprinkler  
6 system for all landscaped areas to encourage  
7 preservation of plant material.

8 The petitioner is to execute a perpetual  
9 maintenance agreement for the landscape and parking  
10 areas both on-site and the right-of-way, which  
11 includes maintenance of any stormwater detention  
12 system.

13 The petitioner is to implement the  
14 recommendations made by the Southfield Police  
15 Department's Crime Prevention Bureau regarding site  
16 security.

17 The building will be constructed in  
18 accordance with the elevations shown on Southfield  
19 post acute elevation sheet dated 4/3/19. Approval of  
20 the site plan and/or any building elevations  
21 represented herein does not constitute approval of any  
22 signage. Separate approval and signed permits must be  
23 obtained from the building department for proposed  
24 signs.

25 Bike racks shall be installed in accordance

1 with Article 4, Section 5.29, paragraph 12. And  
2 approval of the site plan by the City Council will  
3 also constitute approval of a tree removal permit for  
4 the project.

5 And, finally, the petitioner agrees to  
6 submit a schematic for the exterior outdoor spaces.

7 MR. HUNTINGTON: Thank you. Commissioner  
8 Miah?

9 MS. MIAH: Due to favorable recommendation  
10 by the Planning Department, I would like to make a  
11 motion we accept PSP19-0003.

12 DR. DENSON: Second.

13 MR. HUNTINGTON: Okay. We have a motion  
14 moved by Commissioner Miah, supported by Commissioner  
15 Denson. All those in favor?

16 (All stated aye.)

17 MR. HUNTINGTON: Okay. It passes and moves  
18 forward.

19 MR. HEELEY: Thank you.

20 MR. HUNTINGTON: Good luck to you.

21 MR. SPENCE: And you can coordinate with our  
22 office on the upcoming meetings with the Council.  
23 Thank you.

24 MR. HUNTINGTON: Okay. Do we have the other  
25 petitioners available? Doesn't look like.

1 MR. SPENCE: No, the petitioner, obviously,  
2 is not available.

3 MR. HUNTINGTON: Okay.

4 MR. SPENCE: They were made aware of this  
5 meeting, so they knew that this was coming for your  
6 final recommendation. Unfortunately, I don't know  
7 where they are this evening.

8 MR. CROAD: Through the Chair, I mean  
9 there's two courses of options, you can postpone to  
10 the next date certain. You can hold the public  
11 hearing, because it was advertised as a public  
12 hearing, and postpone taking action to the next  
13 meeting. So you have those two choices.

14 MR. HUNTINGTON: Okay. Commissioners,  
15 postponement to the next date certain.

16 MR. CULPEPPER: To the Chair?

17 MR. HUNTINGTON: Commissioner Culpepper?

18 MR. CULPEPPER: I'd like to propose that we  
19 have the public hearing and get that out the way, and  
20 let the petitioners know the Planning Department for  
21 them to come in. But since we advertised it, I'd like  
22 to have it. I support having it.

23 MR. HUNTINGTON: Okay.

24 MR. CROAD: If that's the pleasure of the  
25 Commission, we'd just like to introduce it on the

1 record first.

2 MR. HUNTINGTON: Okay. Is that good with  
3 you Commissioner Martin?

4 MR. MARTIN: I'd like to second.

5 MR. CULPEPPER: Okay. Commissioner Miah,  
6 Commissioner Denson?

7 DR. DENSON: Yes.

8 MS. MIAH: I agree with that. Yes.

9 MR. HUNTINGTON: Okay. So we're moving  
10 forward.

11 MR. SPENCE: Okay. Thank you. So the first  
12 public hearing was actually -- again, there's two  
13 public hearings on this particular project.

14 PZR19-0002, which is the rezoning request of Decora  
15 Construction, on behalf the owner, Tomorrow's Star  
16 Academy Daycare, to rezone .30 acres of land from R-2,  
17 Single Family Residential to OS, Office Service,  
18 property located at 19831 West Nine Mile Road, south  
19 side of West Nine Mile Road between Mapleridge and  
20 Evergreen.

21 The companion, Special Land Use, is  
22 PSLU29-0001, Special Land Use -- Special Use Request  
23 of Decora Construction on behalf of the owner,  
24 Tomorrow's Star Academy Daycare, to use an existing  
25 house of 2,000 square feet or more for daycare use,



1 property located at 19831 West Nine Mile Road.

2 Also, associated with this is the site plan  
3 portion, and that's PSP19-0001; which is, again, it's  
4 for the actual construction of the property in  
5 accordance with our zoning ordinance requirements to  
6 convert the existing house to a daycare with  
7 associated parking, child drop-off area, outside play  
8 area, et cetera.

9 With regard to the rezoning portion, as you  
10 can see on the screen, this property's located on the  
11 south side of West Nine Mile Road, we are just east of  
12 Evergreen Road. This petitioner actually owns the  
13 daycare center directly to the west. And so what has  
14 occurred is, over the years, she has a very popular  
15 location, and she's kind of run out of room, and she's  
16 looking to expand her use, her daycare use to the  
17 adjacent property.

18 The property currently is zoned for moderate  
19 density single family. And the property rezoned R-2,  
20 Single Family Residential. You can see the current  
21 use, the current property with daycare is already  
22 zoned OS, Office Service. So really moving to an OS,  
23 Office Service, seems like a reasonable use of the  
24 property. Generally, you will find OS directly  
25 adjacent to Single Family Residential along Twelve

1 Mile Road, along Ten Mile Road, along Nine Mile Road,  
2 so it's pretty consistent that OS, Office Service,  
3 would be adjacent to residential. So with regard to  
4 this particular request, the Planning Department does  
5 not have any problem with going to OS, Office Service,  
6 for this piece of property.

7 MR. HUNTINGTON: Okay.

8 MR. SPENCE: The PSLU portion, again, is to  
9 use the existing house of 2,000 square feet or more  
10 for a daycare use. This is very specific in the  
11 ordinance, that in OS, Office Service, you can use a  
12 house, existing single family for an office type use  
13 as long as it meets certain requirements.

14 In this case, that 2,000 square feet is a  
15 pretty solid number. If it's under 2,000 square feet,  
16 we have to look at it a little differently. But this  
17 is actually a structure that's over 2,000 square feet,  
18 so it meets the intent of the ordinance from the  
19 standpoint of the special use portion. So the staff  
20 is also comfortable with this particular use as well.

21 This is a kind of closeup view of the  
22 building. That's the existing house. There really  
23 are going to be no major changes to the house, except  
24 for the existing garage, which is located on the east  
25 side, and it's actually going to be converted over

1 into space for indoor child care. The back portion or  
2 the south portion of the house would be converted over  
3 to an outside play area.

4 What the existing looks like adjacent to.  
5 You can see that bottom, to the west, that's the  
6 existing daycare center that she currently owns.

7 The site plan portion, again, should the  
8 special land use go through, would be, again, to  
9 convert the house to daycare use, and then to make  
10 sure that the property itself conforms to all the  
11 zoning ordinance requirements with pedestrian  
12 connections, bike racks, the proper number of parking  
13 spaces, which they do meet. They do have the  
14 barrier-free space required with the -- the  
15 eight-foot barrier-free with the eight-inc access  
16 aisle. Also, a fenced playground area which I noted  
17 to the south, which would be on the top side of this  
18 picture.

19 So they do meet the ordinance requirements  
20 for parking. They will need waivers from the Zoning  
21 Board of Appeals. Because it's an existing condition,  
22 they will need waivers for landscaping on the front,  
23 as well as a side yard setback on the east side of the  
24 building. Current building is 10.3 feet away from the  
25 property line. The requirement is 15 feet. And with

1 that, that's it's for staff's presentation.

2 MR. CROAD: Through the Chair.

3 MR. HUNTINGTON: Thank you.

4 MR. CROAD: Jeff, have they extended the  
5 sidewalk across the frontage?

6 MR. SPENCE: Yes, they showed that as well.

7 MR. CROAD: I can't tell.

8 MR. SPENCE: Yeah, this particular is  
9 cut-off. The site plan does show that they do extend  
10 the sidewalk across the entire frontage to what would  
11 be their eastern property line. There is a sidewalk  
12 across the frontage of their existing location.  
13 Actually, if I could probably go back to the -- you  
14 can see it on the left-hand side of the screen. You  
15 can see the sidewalk there. You can also see it along  
16 Nine Mile Road. There's no sidewalk currently in  
17 front of the property, but they are proposing one as  
18 part of their site plan.

19 MR. HUNTINGTON: Thank you, Jeff. This is a  
20 public hearing. I'd like to take this moment to open  
21 it to the public.

22 Okay. Seeing none. I declare the public  
23 hearing closed. Commissioners, any questions?

24 MR. CROAD: Through the --

25 MR. HUNTINGTON: Any questions?

1 MR. CROAD: So I just want to be clear. We  
2 just closed the public hearing on the rezoning.

3 MR. HUNTINGTON: On the rezoning.

4 MR. CROAD: We still have to hold one on the  
5 special land use. The reason I'm saying this, is  
6 because we are being televised, and that's why I  
7 wanted to go through this so that the audience at home  
8 has the ability to see what's going on.

9 MR. HUNTINGTON: Okay. Are there any  
10 questions as far as rezoning, any concerns?

11 MR. CULPEPPER: To the Chair?

12 MR. HUNTINGTON: Commissioner Culpepper?

13 MR. CULPEPPER: This is to Jeff. Does that  
14 house have a circular driveway?

15 MR. SPENCE: Yes, it does.

16 MR. CULPEPPER: Okay. Because I went by  
17 there today and looked at it, and it does have a  
18 circular driveway. And I was trying to find it on the  
19 picture off of Nine Mile, because I've got a question  
20 about the circular driveway.

21 MR. SPENCE: Okay.

22 MR. CULPEPPER: If they're coming down Nine  
23 Mile going west and they turn into that driveway and  
24 park in that circular driveway, that circular driveway  
25 can only have three or four cars. I'm looking at the

1 site plan, it won't be encompassing. But that  
2 circular driveway isn't very big, so the parking, are  
3 they going to use that circular driveway as a drop-off  
4 area? I see they have one on the print. But it  
5 also --

6 MR. SPENCE: Yeah, the intent is, it does  
7 say, it says right on the sheet itself, for the site  
8 plan it says: No parking. There is a drop-off area  
9 in front of the building itself, in front of the ramp  
10 that would go to the building. They do meet -- for a  
11 one-way drive, we require a minimum of 20 feet. They  
12 do show 21 feet. So they do have enough room for a  
13 one-way drive to go through. Obviously, with the  
14 drop-off there, there is a possibility that it could  
15 back up traffic.

16 MR. CULPEPPER: That was the concern, you  
17 know, that you turn that circular drive, which is  
18 two-way, into a one way, and whoever pulls into that  
19 daycare first to drop off doesn't pull up far enough,  
20 that could cause a little problem with cars coming or  
21 going east on Nine Mile. Yeah, because I went by  
22 there today again to take a look at it to make sure I  
23 was seeing what I thought I saw two weeks ago.

24 MR. SPENCE: If I may, through the Chair, to  
25 Mr. Culpepper, we are talking about the rezoning

1 portion right now. I know you have a question about  
2 the driveway, which is more of a site plan question  
3 than a rezoning question.

4 MR. CULPEPPER: Okay. Thank okay.  
5 Correction on my statement. Sorry, Jeff.

6 MR. HUNTINGTON: Okay. Anyone have any  
7 concern on the rezoning?

8 MR. CROAD: So I think the appropriate  
9 motion would be to postpone the decision to a date  
10 certain, which would be the May 22nd meeting under the  
11 rezoning.

12 MR. HUNTINGTON: Any motions?

13 MR. MARTIN: Motion to postpone --

14 MR. HUNTINGTON: To a date certain.

15 MR. MARTIN: Yeah. I'm sorry. Motion to  
16 rezone to a date certain of rezoning of PZR, I'm  
17 sorry --

18 MR. CROAD: 19.

19 MR. MARTIN: Yeah, PZR19-0003 to a date  
20 certain of May 22nd.

21 MR. CROAD: 2.

22 MR. MARTIN: I'm sorry, 0002, to a date  
23 certain.

24 MR. CROAD: Of May 22nd.

25 DR. DENSON: Second.

1 MR. HUNTINGTON: Okay. Moved by  
2 Commissioner Martin, supported by Commissioner Denson.

3 DR. DENSON: Yes.

4 MR. HUNTINGTON: All those in favor?  
5 (All stated aye.)

6 MR. HUNTINGTON: Okay. Any opposed? Okay.  
7 So that will be postponed to a date certain. Let's  
8 move to the site plan.

9 MR. CROAD: Special land use.

10 MR. HUNTINGTON: Special land use.

11 MR. CROAD: You want to open the public  
12 hearing for the special land use.

13 MR. HUNTINGTON: Okay.

14 MR. CROAD: To the Chair, I think it would  
15 be appropriate to open the public hearing for the  
16 PSLU19-0001.

17 MR. HUNTINGTON: Okay. Let's open the  
18 public hearing again for PSP19-0001.

19 MR. CROAD: Just a friendly amendment, it's  
20 PSLU19-0001, Special Land Use Request of Decora  
21 Construction.

22 MR. HUNTINGTON: Okay. There it go. Yeah.  
23 PSLU, I'm sorry, 19-0001, Special Land Use Request is  
24 now open to the public.

25 Okay. Seeing none, the public portion is



1 closed. And I will turn it over to the Commissioners.

2 MR. CULPEPPER: To the Chair?

3 MR. HUNTINGTON: Commissioner Culpepper?

4 MR. CULPEPPER: Let me reinstate what I just  
5 said. I don't have a problem with the Special Land  
6 Use. I looked at the -- I looked at the Special Land  
7 Use Standards, and I think this proposed use does fit  
8 the size and character of that neighborhood area,  
9 because they're building -- they already have one  
10 facility there, so moving next door isn't a problem.

11 Location, size and intensity isn't an issue,  
12 so they meet that qualification. It's in accord with  
13 the spirit and chapter what we proposed and consisted.  
14 Because as I said before, I'm honored that someone  
15 would take this many kids in at an early age to try to  
16 take care of them to help our residents. So I applaud  
17 that. It's a good place.

18 The only issue that I had and I mentioned  
19 before, out of content, is looking at the new  
20 building, when you're going east on Nine Mile and  
21 you're making that right turn into the building,  
22 that's a circular driveway. But I understand that  
23 that driveway will become a one-way so, therefore, I'm  
24 assuming that we won't have a backup on Nine Mile with  
25 people coming in at the same time, three or four

1 different cars and pulling into that driveway and  
2 dropping off kids and you have a backup on Nine Mile.  
3 That was my only concern. Because I went by there  
4 again today to make sure I was seeing the right thing.  
5 But as Jeff said before, before I spoke too fast, that  
6 that will become a one-way on the way in and,  
7 hopefully, that doesn't cause a problem on Nine Mile.  
8 So I'm okay with that. Thanks, Jeff.

9 MR. HUNTINGTON: Okay. Anyone else? Yeah,  
10 I think -- Commissioner Martin?

11 MR. MARTIN: I believe that one of the  
12 things that should be considered is that we ask the  
13 petitioner to have instructions for their clients,  
14 that if cars are backed up or at the end of the  
15 driveway to use the daycare, the primary building as a  
16 turn around point so that they don't block traffic.  
17 There's room to go into their parking lot at the  
18 daycare, and then turn around to come out to go into  
19 the new building rather than blocking traffic. So  
20 that's something we should ask the petitioner to  
21 consider to they tell their clients so that they don't  
22 cause any traffic delays on Nine Mile.

23 MR. HUNTINGTON: Okay. Thank you,  
24 Commissioner Martin. Commissioner Denson?

25 DR. DENSON: Thank you. When we had the

1 study meeting, did they say that it's going to be 24  
2 hour or just that other building?

3 MR. SPENCE: No. Yeah, the existing use of  
4 the daycare that they currently have is actually open  
5 24 hours. I remember that I was concerned about that  
6 when I heard 24 hours, because it was not mentioned as  
7 being a part of this particular use. And she  
8 confirmed that this will not be 24-hour use, this  
9 particular one.

10 MR. HUNTINGTON: Yes, daycare is definitely  
11 something that's needed in Southfield. I've raised a  
12 couple kids in Southfield, so I know how important  
13 daycare is, a good quality professional run daycare.  
14 I was out to the property also today, and that was my  
15 concern about the traffic flow. We're looking at 30  
16 kids possibly coming in per day, and traffic flow is  
17 going to be important. You know, you see the parents,  
18 they always in a hurry, they always running late, kids  
19 are running all over the place, you know, jumping out  
20 the cars and stuff. So that's really my main concern  
21 with this project, is the traffic flow and how it's  
22 going to flow. And it would be to have the  
23 petitioners here to speak about it, give a little more  
24 clarification on. Commissioner Miah?

25 MS. MIAH: Yes. Will they be required to

1 have a sign stating which way is the one-way?

2 MR. SPENCE: Yeah, generally we would ask  
3 that, that they need to have at least a one-way in,  
4 one-way out sign on that property, yeah, so there's  
5 not the potential for a mixup in coming the  
6 easternmost drive, instead of using the westernmost  
7 drive, yes.

8 MS. MIAH: Also, I believe in the study  
9 session, I believe there was an issue with the fence.  
10 Are they gonna -- I think the fence, they were going  
11 to take care of the fence. I think there was an issue  
12 with the fence.

13 MR. SPENCE: There's a wall required.

14 MS. MIAH: I think there's a fence there in  
15 back.

16 MR. CULPEPPER: In the back there is.

17 MS. MIAH: Yeah, the fence is kind of  
18 rickety.

19 MR. SPENCE: Yeah, so the fence that's  
20 behind this particular property would have to be  
21 changed over to a wall.

22 MS. MIAH: Okay.

23 MR. SPENCE: Yeah, as a requirement the  
24 zoning ordinance says whenever you have residential  
25 adjacent to non-residential, in this case, OS, a wall

1 is required.

2 MS. MIAH: Or just for the safety for the  
3 children, the fence that's back there now is quite  
4 rickety. So that's my concern back there, especially  
5 with children, small children.

6 MR. SPENCE: Now, it's possible from the  
7 standpoint of a fence that we do have the ability,  
8 instead of doing a masonry wall that maybe is not as  
9 conducive to a residential type location, that we can  
10 use like a fence instead of a wall, it's a little bit  
11 softer, it's not as harsh as a brick or masonry wall  
12 would be in that residential kind of scenario.

13 MR. HUNTINGTON: Okay. Thank you, Jeff.  
14 Commissioner Martin?

15 MR. MARTIN: Through the Chair, I believe at  
16 the meeting I mentioned the ricketiness of the back  
17 fence. And they mentioned that a new fence would be  
18 installed and would be up to six-feet tall. So they  
19 did mention the fencing in the study session.

20 MR. HUNTINGTON: Okay. Do I have a motion  
21 for postponement?

22 MS. MIAH: Yes.

23 MR. HUNTINGTON: Commissioner Miah?

24 MS. MIAH: I would like to make a motion  
25 that we postpone, P -- let me see which one is it,

1 PSLU 19-0001, Special Use Request, postponed to a date  
2 certain, which is May 22nd, 2019.

3 DR. DENSON: Second.

4 MR. HUNTINGTON: Okay. Moved by  
5 Commissioner Miah, supported by Commissioner Denson.  
6 All in favor?

7 (All stated aye.)

8 MR. HUNTINGTON: Okay. So that will be  
9 postponed to a date certain. Next on the agenda we  
10 have a site plan for the same project, PSP19-0001.

11 MR. CROAD: It just might be appropriate to  
12 postpone that right at this time until we get the  
13 petitioner here.

14 MR. HUNTINGTON: Okay. Can I have a motion,  
15 please?

16 MS. MIAH: Yes.

17 MR. HUNTINGTON: Commissioner Miah?

18 MS. MIAH: I would like to make a motion  
19 that we postpone PSP19-0001, Site Plan Request, that  
20 we postpone to a date certain, which is May 22nd,  
21 2019.

22 MR. CULPEPPER: Second.

23 MR. HUNTINGTON: Okay. Moved by  
24 Commissioner Miah, seconded by Commissioner Culpepper  
25 that the site plan will be moved, postponed to a date

1 certain. All those in favor?

2 (All stated aye.)

3 MR. HUNTINGTON: Okay. Moves forward to a  
4 date certain. Next on the agenda we have approval of  
5 the minutes. Commissioner Martin?

6 MR. MARTIN: Motion to approve the minutes  
7 of the March 6th study meeting and the March 20th  
8 study meeting, long range study meeting, and to accept  
9 the minutes for those two meetings as written. To  
10 make minor update corrections to the minutes of the  
11 November -- I'm sorry, the March 27, 2019 meeting, as  
12 I previously communicated to the Planning Department.

13 MR. HUNTINGTON: Okay.

14 MR. CULPEPPER: To the Chair?

15 MR. HUNTINGTON: Okay. Commissioner  
16 Culpepper?

17 MR. CULPEPPER: I second that motion, along  
18 with the changes that need to be made to the  
19 March 27th, 2019 regular meeting.

20 MR. HUNTINGTON: Okay. Approval of the  
21 minutes have been moved by Commissioner Martin and  
22 supported by Commissioner Culpepper. All in favor?

23 (All stated aye.)

24 MR. HUNTINGTON: Okay. The minutes are  
25 approved as stated. Is there any miscellaneous?

1                   MR. CROAD: I just want to make a couple of  
2 brief comments. I just returned from the National  
3 Planning Conference. And I'd just like to read a few  
4 notes of certain themes that were consistent  
5 throughout many of the sessions that I went to that  
6 are pertinent, I think, to the first case. But one of  
7 the health issues that they talked about that we are  
8 now facing is called the Nature Deficit Disorder. So  
9 people who have lack of access to nature or green  
10 space have higher stress levels, have higher mental  
11 disabilities, and have slower and longer recovery from  
12 other health issues.

13                   So they talked about, you know, the speed of  
14 things in urban environments, chronic stress. They  
15 talked about the importance of connection to nature.  
16 They are now measuring walk shed and walkability more  
17 than they have ever before. Japanese have this  
18 concept of nature bathing. So just like you bathe to  
19 clean yourself, it's important to go into nature to  
20 clean your stress levels and your souls.

21                   They talked about the importance of eco  
22 cities. They are now tracking visits by millennials  
23 through cell phone pings. I mentioned the Nature  
24 Deficit Disorder. The old adage used to be grow old  
25 in place, now it's grow up in place. So from birth to



1 aging, having a community that can accommodate all  
2 people of all ages.

3 Let's see. Living shoreline. They talked  
4 about naturalizing important of time, seeing change.  
5 They talked about how golf courses and golf usage is  
6 down by a third since 2007. I went to an interesting  
7 session regarding adaptive reuse of golf courses for  
8 passive parks, equestrian trails, biking, hiking,  
9 playgrounds, and just connection to nature.

10 They also talked about, you know, engaging  
11 youth. Today's youth are tomorrow's leaders. And  
12 they showed many examples, examples near Los Angeles  
13 where some underprivileged children took the  
14 initiative to take back an alley that was taken over  
15 by drug dealers and others. They connected their  
16 school to their home and cleaned it up and created a  
17 bike trail and nature plants and so forth. But I've  
18 seen a lot of sessions dealing with social equity.  
19 And so there's been a big shift from just the physical  
20 development to more of a holistic sense of place.

21 They did talk about, you know, the standards  
22 of why art is important in place making and  
23 pedestrian. But this is the first time I've seen  
24 overlapping themes about the importance to connect to  
25 nature. And even patients in a hospital who can even

1 see a tree or green space recover quicker than those  
2 who can't.

3 So I think all the things we talked about in  
4 the first item, and the things that we've been working  
5 on a site by site basis, the things we've been doing  
6 in the City Centre, the trail development all were  
7 reinforced by what I saw at the national level. So I  
8 just wanted to share that with you.

9 MR. HUNTINGTON: Thank you, Terry. That's  
10 good information. Like you said, that does fall hand  
11 in hand with the nursing facility that we discussed  
12 earlier today. Thank you.

13 MR. SPENCE: If I may, through the Chair, a  
14 miscellaneous item. So you do have a study meeting  
15 next week, next Wednesday. Obviously, we have these  
16 postponed items. I would think that those would just  
17 go right to your 22nd meeting. But we do have a new  
18 plan in for an alley location, which those rarely, we  
19 rarely have those, but we do have a petitioner who is  
20 looking to close an alley for his own use, and we'll  
21 be bringing that to the Planning Commission next week.

22 MR. HUNTINGTON: Great. Anything else? All  
23 right. Meeting's adjourned. Thank you.

24 (The meeting was concluded at 7:22 p.m.)

25

1 CERTIFICATE OF NOTARY

2 STATE OF MICHIGAN )

3 ) SS

4 COUNTY OF OAKLAND )

5

6 I, Earlene Poole-Frazier, certify that this  
7 deposition was taken before me on the date  
8 hereinbefore set forth; that the foregoing questions  
9 and answers were recorded by me stenographically and  
10 reduced to computer transcription; that this is a  
11 true, full and correct transcript of my stenographic  
12 notes so taken; and that I am not related to, nor  
13 counsel to either party nor interested in the event of  
14 this cause.

15

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19

20

21 Earlene Poole-Frazier

22 EARLENE POOLE-FRAZIER, CSR-2893

23 Notary Public,

24 Oakland County, Michigan

25 My Commission expires: March 4, 2025