

**MINUTES OF THE CITY OF SOUTHFIELD PLANNING COMMISSION
REGULAR MEETING OF APRIL 28, 2021
6:30PM
VIA TELECONFERENCE**

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

Planning Commission Members Excused: Miah

Staff Present: City Planner Croad and Planner Spence

Chairman Griffis called for a roll call. Planner Spence called the roll and determined there was quorum present to conduct business.

Chairman Griffis called for Approval of the Agenda. Motion by Commissioner Willis to Approve the Agenda as Written. Seconded by Commissioner Martin. Chair Griffis called for a Roll Call Vote.

Commissioner Culpepper – Aye
Commissioner Huntington – Aye
Commissioner Stephens-Gunn – Aye
Commissioner Willis – Aye
Chair Griffis – Aye

Motion carries

Chairman Griffis asked if there were any Announcements or Communications. Planner Spence noted we have a large number of items on the Agenda this evening and he asked all petitioners and any public to place their devices on mute until it was their time to speak in order to minimize distractions.

Chair Griffis called for the first item.

PZRODD21-0001 is a Rezoning Request with Overlay Development District Development Agreement of Peter Stuhlreyer, representing Designhaus and the owner, Arbor Investment Group, to amend the existing Overlay Development Agreement for the property located at 20300 Civic Center Drive, Sidwell Parcels 2422-276-019, -020 & -021, on the northwest corner of Civic Center Drive and Central Park Blvd, section 22, City of Southfield, Oakland County, State of Michigan.

Planner Spence gave a brief overview of the proposal noting the floor plans were added to the presentation for the various units to see what was approved in 2016 versus what the petitioner is proposing now. The range in unit sizes is going from 500-1000sf to 400-1200sf. He turned over the presentation to Mr. Peter Stuhlreyer of Designhaus.

Mr. Stuhlreyer thanked the Planning Commission for bringing their proposal forward and felt Planner Spence had covered most of the items discussed at the last meeting. He stated these changes to the ODD were the result of conversations had with existing residents on what kinds of amenities they were seeking. He was happy to answer any questions the Commission or the public might have.

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Chairman Griffis noted that this was a Public Hearing for PZRODD21-0001 and opened up the discussion to the public. Planner Spence gave out the phone numbers to call in on and after the allotted timeframe announced there were no public on the line for the Public Hearing for the ODD.

Chairman Griffis closed the Public Hearing and opened the discussion to the Commission.

Commissioner Culpepper thought this was a good project and was glad to see the new building orientation on the north and south.

Commissioner Huntington liked the changes made and thought this was innovative thinking on the developer's part.

Dr. Stephens-Gunn thanked the petitioner for listening to the needs of the building residents.

Commissioner Martin asked what the occupancy of the current building was. Mr. Gaal Karp, owner, noted they are at 94% occupied.

Chairman Griffis was excited about the project and asked about the timing of construction. Mr. Stuhlreyer noted they hoped to start on the south side along Civic Center in 2021 and the north side in 2022.

City Planner Croad inquired about the Civic Center units and other amenities. Mr. Karp noted the dog park would be constructed right away to serve the existing owners.

Chairman Griffis asked for the Planners Recommendation.

Planner Spence noted the Planning Department recommends **Favorable Consideration** of PZRODD21-0001, to amend the existing ODD, Overlay Development District Development Agreement to amend the existing 2016 ODD Agreement for the Arbor Lofts property to allow for the conversion of three (3) carports to apartments, an eleven (11) unit garage-port structure, two (2) new carport structures on the north side of the existing building, a small dog park off the northeast corner of the building, and twelve to thirty-six (12-36) stacked multi-family units two to three stories in height on the north side of the property similar to the previous ODD but in a different layout for the Arbor Lofts building with underlying RC, Regional Center for 5.21 acres of land, for the following reasons:

1. The proposal will be consistent with the surrounding zoning classifications and is in accordance with the Southfield Comprehensive Master Plan that indicates City Centre Subarea for this parcel.
2. The proposal utilizing the ODD, Overlay Development District provisions, with underlying RC, Regional Center zoning will allow the petitioner to market the properties for redevelopment with mixed use land uses compatible with the abutting existing developments and will allow for development flexibility in accordance with the attached amended ODD Development Agreement

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3. The proposed rezoning will not have adverse effects upon any of the adjoining zonings or land uses.

There were no other comments so Chairman Griffis called for a Motion.

Motion by Commissioner Huntington for Favorable Recommendation of PZRODD21-0001.
Motion supported by Commissioner Willis. Chairman Griffis called for a Roll Call Vote.

Commissioner Huntington – Aye
Commissioner Martin - Aye
Commissioner Stephens-Gunn – Aye
Commissioner Willis – Aye
Commissioner Culpepper - Aye
Chair Griffis – Aye

Planner Spence noted the Motion Carries.

Chairman Griffis called for the next case.

PZRRUDD19-0001 is a Rezoning Request to create a Residential Unit Development District by SF Community Renewal Corporation, to rezone 4.128 acres of land from R-4, Single Family to Residential Unit Development District (RUDD), property located at 18330 George Washington, between Southfield Road and Continental, Sidwell Parcel 2426-226-004, Alternate Plat of J Lee Bakers Wash Hts Sub Lots 210 & 211 Also Lots 213, 214 & 215 Also That Part Of Lot 212 & 278 & Vacated Chester Blvd Lying W Of Line Desc As Beg 2 Ft W of Pt Of Tangency Of Lot 278& In N Line Of George Washington Dr, Th N 00-52-50w To Pt Dist W 14 Ft From Pt of Tangency Of Lot 212 & S Lne Of Addison Dr, City of Southfield, Oakland County, State of Michigan.

Planner Spence gave a brief overview of the project noting the petitioner had provided diagrams of the previous proposal from 2019 showing the difference between what was proposed then and what is proposed now along with various elevations and floor plans. He introduced Mr. John Abela to complete the presentation.

Mr. Abela noted the proposal before the Commission is the result of meetings with the adjacent property owners as well as comments made during previous Planning Commission Meetings and one-site tours. Phase 2 was meant to look more like single family houses to fit in with the neighborhood. He noted a study was done of the typical house size in the Washington Heights Neighborhood and it was found to be in the 2200-2500sf range. The units proposed in Phase 2 are 1800-2200sf in the Tudor style. Traffic counts that were run show the number of daily trips will be down from when this site was used for a school. He would be happy to answer any questions the Commission might have.

Chairman Griffis noted that this is a Public Hearing and opened up the meeting to the public. Planner Spence read the rules for speakers and asked for the first caller to make their comments.

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Bernard Coleman 18439 George Washington – Inquired about what happens in the existing building. It was noted that a tally of the questions will be made and answered at the end of the Public Hearing.

Karen Ledford 18756 Capitol – asked how they can get copies of the information for this project. It's hard to see on tv.

Yehuda Kleiner 16750 Sherfield Place – believed the house lots will enhance the neighborhood and property values will go up.

Brian Koch 23270 Laurel Valley – Supported the project. Southfield needs diversity in our housing.

Mrs. Beal 18176 New Jersey – Against the project. Go make money elsewhere. Developer is trying to squish this in.

Margaret Parker 18321 Stratford – Against duplexes and condos!

Rae Townsel 24653 Lafayette Circle – Support

Deborah Moffat 25259 Ingleside – Support

D'Shonne Albert 24506 Connecticut – Against. Like their quiet neighborhood. Concerned about traffic this will bring.

Alisha May-Lite 24687 Martha Washington – Will bring undesirables to the neighborhood. Will raise our property taxes.

Louis Jefferson 18440 George Washington - Against

Danena Clements 18840 Capitol – Against.

Eric Burr 18420 New Hampshire – Against.

Melvin Mimms 18839 Addison – Not proper to do this to the neighborhood.

Mrs. Smith 18611 – wants to meet with Mayor Siver on this. Don't vote today.

Mr. Smith 18611 Capitol – No to the apartment complex.

Margaret Royal 18550 George Washington – This will destroy our community. Vote no!

Andrew Marshall 18894 Capitol – No!

Eric Burr 18420 New Hampshire – No!

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Devoughn Owens 18725 Capitol – Our voices aren't being heard. Put on hold. Neighbors need to be a part of the process.

Bruce Morris 18581 Capitol – Neighbors aren't being given the same opportunity as others to voice concerns.

Business Owner 26677 W Twelve Mile – Will be devastating. Concerned about the number of units and cars this will bring.

Missed Name 24455 Lee Baker – Opposed!

Bernard Coleman 18439 George Washington – No!

Lysander Mendoza 24482 Lee Baker – 40 units = 80 cars!!

Bruce Morris 18581 Capitol – Wants to meet with the owners of the property. What does this development do for us?

Beulah Artis 18621 Capitol – No!

Missed Name 18439 George Washington – No!

Douglas Moore 24535 Lee Baker – Asked about next steps. When will neighbors have the opportunity for input? Is there a traffic study? What other considerations have been looked at? What goes into making a decision on this?

There were no other public comments so Chairman Griffis closed the Public Hearing and opened up the discussion to the Commissioners.

City Planner Croad and Mr. Abela attempted to answer the questions posed by the public. Mr. Abela wanted to state that the units are not rental's but are for sale at a market rate in the \$300,000 range.

Regarding traffic, Mr. Abela noted that based on the study there would be 500 less trips per day then when the schools was open.

Regarding trash pickup, Mr. Abela noted there will be no dumpsters on site but each resident would be responsible for putting their own trash out on their regular day.

Regarding parking, Mr. Abela noted the parking provide exceeds what is required and parking spaces were removed from the street because residents were concerned about parking there.

Commissioner Martin noted regarding the concern with taxes is that taxes don't go up unless the property is sold. He also noted that when you are paying that much for a house you take care of it. Nothing has been with this property for years – who is going to buy it? We have a developer willing to renovate the site and bring in new housing units.

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Dr. Stephens-Gunn noted she has lived in the area for 24 years. She asked if the development was secured and what the timeline is. Mr. Abela noted that plans are underway for this development but there is more that needs to be done. Dr. Stephens-Gunn noted this meets the RUDD Standards.

Commissioner Culpepper noted this seems to check all the boxes and he is in favor of the development.

Commissioner Martin noted that Mr. Abela needs to get additional info to the public.

Chairman Griffis noted he likes this kind of redevelopment. With Southfield Road just east of this site this is a good transitional use. It is a small project he believes is good for all.

There were no other comments. Chairman Griffis asked for the Planners recommendation.

Planner Spence noted the Planning Department recommends **FAVORABLE RECOMMENDATION** of PZRRUDD19-0001 to rezone 4.128 acres of land to Residential Unit Development District (RUDD) for 18 units in the former school as Phase 1, and up to an additional 22 units (11 structures) in new construction for a future Phase 2, for the following reasons and with the following conditions:

1. The Southfield Comprehensive Master Plan indicates Moderate Single Family for this property.
2. The change to RUDD would be compatible with and similar to the existing adjacent zonings and land uses to the north and west.
3. The proposal is in accordance with the standards for rezoning of property and the RUDD regulations.
4. Subject to the McKinley School RUDD Development Agreement.
5. Each phase of development shall be commenced within eighteen (18) months of the schedule set forth on the approved plan for the RUDD. If construction has not commenced within the required time period, approval of the plan shall become null and void.
6. Review and approval of final detailed Phase 2 development shall be required of the Planning Commission and City Council.
7. Unless waived or modified by the Development Agreement, the yard and bulk, parking, loading, landscaping, lighting, and other standards shall comply with those found in the Single Family Residential District standards (R-4).
8. Shall maintain 25% open space.
9. Must be located on a public thoroughfare with direct access to the thoroughfare.

Chairman Griffis called for a motion.

Motion by Dr. Stephens-Gunn for Favorable Recommendation of PZRRUDD19-0001. Supported by Commissioner Culpepper. Chairman Griffis called for a Roll Call vote.

Commissioner Martin - Aye

Commissioner Stephens-Gunn – Aye

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Commissioner Willis – Aye
Commissioner Culpepper – Aye
Commissioner Huntington – Aye
Chair Griffis – Aye

Planner Spence noted the Motion Carries.

Chairman Griffis called for the next case.

PZTA21-0003 is a Council-initiated Zoning Ordinance Text Amendment to amend Title V, Zoning and Planning, Chapter 45, Zoning, of the Code of the City of Southfield by amending Article 2 Definitions Section 5.8 Definitions (N-S) and Article 4, Section 5.23 Nonconforming Uses and Nonconforming Lots; amending Article 4 Section 5.22-4 Sign and Commercial Building Lighting, adding a New Section 5.22-4-1 Exterior Lighting and Glare, and revising Article 4 Section 5.31 (15) to sufficiently illuminate areas for security and safety, and other amendments that may become necessary as needed for the City of Southfield.

This text amendment specifically addresses modifying the definition of “Nonconforming Use” in Article 2, and amending Article 4 Section 5.23 to clarify Non-conforming uses; amending Article 4 Section 5.22-4 Sign and Commercial Building Lighting to add “Commercial Building” to the Section title, adding a New Section 5.22-4-1 Exterior Lighting and Glare to provide standards and protections for adjacent properties from glare, and revising Article 4 Section 5.31 (15) to sufficiently illuminate areas for security and safety, and other amendments that may become necessary as needed for the City of Southfield.

Planner Spence gave a brief overview of the text amendments noting they cover nonconforming use definitions as well as commercial building lighting. City Planner Croad added that the definition included Residential Lighting as well.

Chairman Griffis opened the Public Hearing. After the allotted timeframe, Planner Spence noted there was no one on the line for Public Comment. Chairman Griffis opened the comments to the Commissioners.

Commissioner Martin noted that bright residential lighting has become an issue with LED lights being installed.

There were no other comments. Chairman Griffis asked for the Planners Recommendation.

Planner Spence noted the Planning Department recommends **FAVORABLE RECOMMENDATION** of the draft dated 4-28-2021, for the following reasons:

- 1.** The proposed text amendment will amend Title V, Zoning and Planning, Chapter 45, Zoning, of the Code of the City of Southfield by amending Article 2 Definitions Section 5.8 Definitions (N-S) and Article 4, Section 5.23 Nonconforming Uses and Nonconforming Lots; amending Article 4 Section 5.22-4 Sign and Commercial Building and Residential Lighting, adding a New Section 5.22-4-1 Exterior Lighting and Glare, and revising Article 4 Section 5.31 (15) to sufficiently illuminate areas for security and safety, and other amendments that may become necessary as needed for the City of Southfield.

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Chairman Griffis called for a motion.

Motion by Commissioner Huntington for favorable Recommendation of PZTA21-0003. Support by Commissioner Culpepper. Chairman Griffis called for a Roll Call vote.

Commissioner Stephens-Gunn – Aye
Commissioner Willis – Aye
Commissioner Culpepper – Aye
Commissioner Huntington – Aye
Commissioner Martin - Aye
Chair Griffis – Aye

Planner Spence confirmed the Motion carried.

Chairman Griffis called for the next case.

PSP21-0005 is the Site Plan Review Request of Nick Freund, Freund & Associates, on behalf of the owner, Truck-Lite Co., LLC, for approval the increased square footage of the existing building (totaling 49,017 sq. ft.) and required land-banked parking spaces on the property located at 20600 Civic Center Drive on the northeast corner of Drive and Northwestern Hwy, Sidwell Parcel 2422-201-026, Section 22, City of Southfield, Oakland County, State of Michigan.

Planner Spence gave a brief overview of the case noting that after the building was constructed, more square footage of interior space was added to the second floor of the building resulting in an increase in parking required. You wouldn't be able to tell from the outside because the footprint didn't change. The total number of new spaces required is 38 spaces that will be land banked until such time as they are needed. He introduced Mr. Nick Freund to explain further.

Mr. Freund noted he really didn't have anything else to add. The square footage on the interior was expanded that resulted in the requirement for more parking. The spaces aren't needed right now as it will be a while before the building is fully occupied.

Chairman Griffis opened the discussion to the Commissioners.

There were no comments from the Commission. Chairman Griffis called for the Planners Recommendation.

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Planner Spence noted that the Planning Department was making a **Favorable Recommendation** for PSP21-0005, the Site Plan Review Request of Mr. Nick Freund, Freund & Associates, on behalf of the owner, Truck-Lite Co. LLC for 38 land banked parking spaces for an additional 9,017gsf of useable square feet within the existing Clarience (Truck-lite) building on property located at 20600 Civic Center Drive, Sidwell Parcel #2422-201-026, on the northeast corner of Civic Center Drive and the Northwestern Highway Service Drive, City of Southfield, Oakland County, State of Michigan, with the following conditions:

1. 38 land banked spaces shall be constructed on an as-needed basis.
2. Landscaping shall be installed in accordance with the attached Tree Preservation Plan and Landscape Plan Sheets L1, L2 & L3 dated 3/21/19.
3. The petitioner is to provide a sprinkler system for all landscape areas to encourage preservation of plant materials.
4. Exterior lighting for the land banked spaces shall be constructed when the parking spaces are constructed and will be shielded to prevent spillage of glare onto adjacent properties.

There was no other discussion so Chairman Griffis called for a Motion.

Motion by Commissioner Martin for Favorable Recommendation of PSP21-0005. Supported by Commission Culpepper. Chairman Griffis called for a Roll Call vote.

Commissioner Willis – Aye
Commissioner Culpepper – Aye
Commissioner Huntington – Aye
Commissioner Martin – Aye
Commissioner Stephens-Gunn - Aye
Chair Griffis – Aye

Planner Spence confirmed that the Motion carries.

Chairman Griffis called for the next item.

PSP21-0006 is the Site Plan Review Request of Epicentre LLC to construct a 100,000gsf multipurpose athletic facility dome east of the existing building on property located at 18000 W Nine Mile Road on the northeast corner of W Nine Mile Road and Northwestern Hwy, Sidwell Parcel 2425-352-006, Section 25, City of Southfield, Oakland County, State of Michigan.

Planner Spence gave a brief overview of the project noting the petitioner had provided updated plans for the site. Mr. Al Aceves, Downtown Development Authority Director, noted that the DDA Board had reviewed this proposal in March and very excited to have it in the DDA especially since it could spur additional development in the 9 Mile Corridor. Mr. Neil Rosenzweig, purveyor of the facility, noted that there is a need for this type of facility in the area and they have talked with a number of local universities and school districts who are interested. Planner Spence inquired about a pick up and drop off plan. Mr. Ammar Tank, owner of the property, noted that there would be a striped drop off in front of the door on the north side of the dome. City Planner Croad asked that a little more detail on the drop off area be provided.

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Chairman Griffis opened the discussion to the Commissioners.

Commissioner Willis asked about handicap and wheelchair accessibility. It was noted by Mr. Tank that there is a flat area leading to the front door and Mr. Rosenzweig noted that the inside of the dome is flat as well. There was nothing that should get in the way of a handicap or wheelchair bound person from using the facility.

Commissioner Huntington asked who had the responsibility for supervision in the dome. Mr. Rosenzweig noted that each team has the responsibility of looking after their own. Outside supervision is handled by the owner of the property. Mr. Tank noted that new security cameras were recently installed in the parking lots. Commissioner Huntington then asked about medical personnel. Mr. Rosenzweig noted each team has their own people to administer medical needs should they arise. Commissioner Huntington then asked how time at the dome is scheduled. Mr. Rosenzweig noted that teams book appointments.

Commissioner Martin noted he expected use in both the Summer and the Winter. Are accommodations made to heat and cool the building? It was noted that there would be heaters for the Winter but wasn't sure about AC in the Summer.

There were no other questions so Chairman Griffis called for the Planners Recommendation.

Planner Spence noted that the Planning Department was making a recommends **Favorable Recommendation** of the Site Plan Review Request of Epicentre LLC to construct a 100,000gsf multipurpose athletic facility dome east of the existing building on property located at 18000 W Nine Mile Road on the northeast corner of W Nine Mile Road and Northwestern Hwy, Sidwell Parcel 2425-352-006, Section 25, City of Southfield, Oakland County, State of Michigan, with the following conditions:

1. Landscaping must be installed in accordance with the Approved Landscape Plan prior to the issuance of a Certificate of Occupancy unless the season of the year does not permit installation. In that instance, a bond must be submitted to the Building Department to cover the cost of the installation and a Temporary Certificate of Occupancy shall be given. Upon completion of landscaping and approval of the same by the Planning Department, the bond will be returned and a Final Certificate of Occupancy shall be given.
2. Exterior lighting will be shielded to prevent spillage of glare onto adjacent properties. A photometric lighting plan shall be submitted for review by the Planning department prior to this item going to the City Council.
3. The petitioner is to provide a sprinkler system for all landscape areas to encourage preservation of plant materials.
4. The petitioner is to execute a perpetual maintenance agreement for the landscaped and parking areas both on the site and in the right-of-way, which includes maintenance of the storm water detention system.
5. The petitioner is to implement the recommendations made by the Southfield Police Department's Crime Prevention Bureau regarding site security.
6. Approval of this site plan and/or building elevations represented herein does not constitute nor guarantee approval for signage. Separate approval and sign permits must be obtained from the Building Department for any proposed signs.

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7. Bike racks shall be installed in accordance with Article 4, Section 5.29(12).
8. The building is to be constructed in accordance with the submitted elevations shown on sheet A2.1.
9. Hours of operation shall be 7:00A.M. – 10:00P.M. Monday through Friday, and 10:00A.M. – 10:00P.M. Saturday and Sunday.

There was no further discussion so Chairman Griffis called for a Motion.

Motion by Commissioner Culpepper for Favorable Recommendation of PSP21-0006. Supported by Commissioner Willis. Chairman Griffis called for a Roll Call vote.

Commissioner Culpepper – Aye
Commissioner Huntington – Aye
Commissioner Martin – Aye
Commissioner Stephens-Gunn – Aye
Commissioner Willis – Aye
Chair Griffis – Aye

Planner Spence confirmed the Motion carries.

Chairman Griffis called for Approval of the Minutes.

Commissioner Martin noted that revisions had been made to the Minutes to correct the March 3 and March 24 Minutes and he sent them to the Commissioners. Commissioner Culpepper made a Motion to approve the Minutes as corrected by Commissioner Martin. Supported by Commissioner Willis. Chairman Griffis called for a Roll Call vote.

Commissioner Huntington – Aye
Commissioner Martin – Aye
Commissioner Stephens-Gunn – Aye
Co Commissioner Culpepper – Aye
Commissioner Willis – Aye
Chair Griffis – Aye

Planner Spence confirmed the Minutes are Approved.

Chairman Griffis announced the Public Comment section of the meeting. Planner Spence noted that due to the delay between the Webex PC meeting and the Cable version he would give any public who wished to speak a few minutes to call in and gave out the call-in numbers.

17378 Gateway – Can't believe the Commission approved the Dome project. They don't want it.

17652 Gateway – Oppose the Dome. There are other ideal locations in the area. This will just bring more transient people in their neighborhood.

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17652 Gateway – Against the project. It will bring noise, litter, traffic and security issues. It should go on the OCC property. Build a brick wall to screen this project from the Vistas Neighborhood.

17450 Gateway – There are 3 domes in the SE Michigan area. Why do we need another one? Hours of operation until 10pm is late. Put somewhere else. Where are the kids who use this facility coming from? It was noted the operator had talked with Southfield schools and universities.

17315 Gateway – We like peace and quiet. This is an eyesore.

17359 Gateway – Disrespectful to us!

17356 Gateway – Walking traffic will come into our community.

After the allotted time, Planner Spence announced there were no more calls in for Public Comment. Chairman Griffis closed the Public Comment portion of the meeting.

Chairman Griffis asked if there were any Miscellaneous items. Planner Spence noted that the next meeting of the Commission is on May 5, 2021.

There were no other comments.

The meeting was adjourned at 10:15pm.

Tony Martin 5/27/2021
Tony Martin (date)
Secretary/js