

CITY OF SOUTHFIELD
PLANNING COMMISSION REGULAR MEETING
Council Chambers - Southfield, Michigan
Wednesday, April 30, 2025 - 6:30 p.m.

Video Recording transcribed by

JANENE CLEARY, Michigan CSR No. 16359

COMMISSION MEMBERS AND STAFF PRESENT:

Jeremy Griffis, Chair

Robert Willis, Vice Chair

Cynthia Bernoudy, Commissioner

Anthony Martin, Commissioner

Ghana Adell Goodwyn-Dye, Commissioner

Dr. Geralyn Stephens-Gunn, Commissioner

Andrea Storch Gruber, Secretary

Michael (Alex) Bollin, Assistant City Planner

Thomas Paison, Deputy City Planner

Terry Croad, Director of Planning

1 Planning Commission Meeting

2 Wednesday, April 30, 2025

3

4 (Meeting begins.)

5 CHAIR GRIFFIS: I'd like to call this meeting to
6 order. This is the City of Southfield regular meeting of the
7 Planning Commission, April 30th, 2025. Can we all please stand
8 for the pledge of allegiance.

9 (Pledge of Allegiance recited.)

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

11 MR. BOLLIN: Yes, sir.

12 Commissioner Bernoudy?

13 MS. BERNOUDY: Here.

14 MR. BOLLIN: Commissioner Goodwyn-Dye?

15 MS. GOODWYN-DYE: Present.

16 MR. BOLLIN: Commissioner Gruber?

17 MS. GRUBER: Present.

18 MR. BOLLIN: Commissioner Griffis?

19 CHAIR GRIFFIS: Here.

20 MR. BOLLIN: Commissioner Willis?

21 V. CHAIR WILLIS: Here.

22 MR. BOLLIN: Commissioner Martin?

23 MR. MARTIN: Here.

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

25 MS. STEPHENS-GUNN: Here.

1 MR. BOLLIN: Full quorum today.

2 CHAIR GRIFFIS: Thank you.

3 Do we have any comments on the agenda? If not,
4 looking for a motion to approve the agenda.

5 MR. MARTIN: Through the Chair.

6 CHAIR GRIFFIS: Okay.

7 MR. MARTIN: Motion to approve the April 30th agenda
8 as provided.

9 MS. STEPHENS-GUNN: Second.

10 MS. BERNOUDY: Second.

11 CHAIR GRIFFIS: All right. Favorable motion on the
12 agenda by Commissioner Martin, supported by Dr. Stephens-Gunn.

13 All in favor?

14 FULL COMMISSION: Aye.

15 CHAIR GRIFFIS: All right. Agenda proceeds.

16 Do we have announcements and communications tonight?

17 MR. PAISON: Not at this time, Mr. Chairman.

18 CHAIR GRIFFIS: All right. First property on the --
19 on the agenda -- there's two -- two projects here -- 27050
20 Lahser Road -- Special Use and Site Plan Site Plan Review.

21 MR. PAISON: Thank you, Mr. Chairman.

22 As you noted, this is a Special Land Use and Site Plan
23 approval for the rebuild of the gas station at 27050 Lahser
24 Road, corner of 11 Mile and Lahser. They are demolishing it
25 completely and doing a complete rebuild. So they also will be

1 adding -- this is a gasoline service station. So there's auto
2 repair; there will be alcohol sales, which is part of the
3 Special Land Use; and the carryout restaurant, which is also a
4 Special Land Use. So gas stations are a Special Land Use, and
5 those other two items require Special Land Use, so that's why
6 it's a Special Land Use across the board there.

7 As noted, the current zoning is B3. It's surrounded
8 by Neighborhood Shopping zoning. That is the correct zoning for
9 this use in our code, and it is consistent with the Future Land
10 Use Plan for Local Mixed Use.

11 Aerial photo just showing the location. You can see
12 the -- the gas station there at the site on the northeast
13 corner. There's a shopping center -- strip center to the east
14 there. And then just to the north is a vacant bank, also owned
15 by the owner of this property.

16 We just include this for reference when anyone asks
17 for the alcohol sales. It just shows all the other alcohol
18 sales in the area -- in the -- like, within a mile radius, more
19 or less. Shows the thousand-foot radius, but also shows you out
20 about a mile.

21 So you can see there's a few in that area. You got
22 Family Dollar Store, you'll have the proposed sales; across the
23 street at the CVS; the Majestic Market is down the street a
24 little ways; there's a Dollar General; and then you got
25 Spitzer's Hebrew Book and Gift Center that also has a license.

1 So there's a fair number of them right in that area.
2 Not all of them dealing in exactly the same products or having
3 the same hours. But this is just one of those things that
4 Council liked to see when these came up in the past, so we just
5 added it as a standard slide for reference.

6 This is, once again, another one of the standard -- it
7 just shows us the licenses across the city. The blue triangles
8 are the beer and wine sales, and the green circles are the
9 liquor sales. So it just kind of tells us -- they're generally
10 distributed near major intersections or along major roads. Not
11 surprising.

12 This is Existing Conditions. As you can see, the
13 photo on the top is just the way the station looks now with it
14 angled to the corner. Got the canopy out front. Got a -- just
15 a curb between it and the sidewalk. You can see the existing
16 Site Plan Survey in the bottom right.

17 See if I can get this to -- here we go. This is the
18 Proposed Site Plan/Landscape Plan. Building is getting
19 demolished. It's being kind of pushed up into the top corner
20 there, leaving just enough room, six feet, to get access to the
21 rear door for deliveries on the east side. They actually
22 narrowed that from eight to six so they could actually expand
23 the green belt on the front a little bit, tighten things up.

24 So that green belt -- right now, as I noted, when we
25 saw the photo, it's just got a six-inch curb there. There's no

1 green belt. Now it's going to have a green belt. Its going to
2 have a decorative pier and panel fence system. Brick piers and
3 fence panels and landscaping, both along Lahser -- or I'm
4 sorry -- yeah, along Lahser and along 11 Mile. So that's
5 actually quite an improvement in terms of getting that
6 separation from the pedestrians from the drive aisles in these.

7 Also they're eliminating the curb cut closer to the
8 intersection along Lahser. So now there's just the two curb
9 cuts that are -- previous, there were three.

10 They're opening an opening to the property to the
11 north, which gives access to those curb cuts further to the
12 north on Lahser. So if someone wants to make a left, they could
13 go up there and make a left further from the light, or they
14 could go up there and make a right and not have to deal with the
15 traffic near the intersection. So those are all improvements on
16 the property. Same number of pumps, and they've got the
17 dumpster closure out in front there. A couple of EV charging
18 spaces.

19 This is just showing -- the highlighted is where they
20 have -- they're making up their parking requirement by granting
21 themselves a parking easement on the neighboring former bank
22 property they own, which has excess parking. We ran a
23 calculation on that. So those are the spaces they're going to
24 be, basically, sharing with the other property by easement.

25 Also, they're extending the Landscape Plan onto the

1 bank property. If you notice it's showing that decorative brick
2 pier fence panel system and landscaping extending down in front
3 of the bank, and not just in front of the gas station. That was
4 one of the -- Planner Croad asked if they'd consider doing that,
5 and they did add it to the plan. So there -- it's an
6 improvement not only on this property, but they're actually
7 going to do a frontage improvement along the bank property as
8 well, so that's nice.

9 Now, when this first came before you and we
10 recommended denial and you denied the Site Plan, there were six
11 waivers required. They did eliminate two of those waivers. The
12 distance -- one was the distance of the -- from the intersection
13 and from the neighboring property for the curb cuts. The other
14 one was for parking. By using that parking easement, they
15 eliminated the requirement for the waiver.

16 They shrank three of the remaining waivers by
17 reconfiguring the site a little bit. The only one that got a
18 little bigger was that setback in the rear. But, like, went
19 from eight to six, but they did that to actually reduce the
20 other waivers. Because it is a tight site.

21 And if that property was addressed on 11 Mile and it
22 was a B3 -- like, regular B3 property, it wouldn't even require
23 a sign setback. It could be zero. The building could have been
24 right on the property line. But because it's a gas station,
25 this other requirement kind of came into effect.

1 But at this point, it -- the rear area setback is now
2 functional. They got enough room to do maintenance back there
3 on the back of the building. And they have enough room to get
4 access to that rear service door for deliveries.

5 This is just a Floor Plan showing the repair bays on
6 the right. And then you've got the C-store in the middle --
7 convenience store. And then on the left is their carryout
8 restaurant use.

9 They do have a little mezzanine area for storage and
10 office -- little stairs in the top left there. And then you
11 have restrooms as well near the restaurant end.

12 Elevations of the new building, the front and the
13 rear. And then there's the north elevation and south elevation
14 with the overhead doors for the repair bays.

15 You have a rendering of the -- what it's going to be
16 looking like. Nice modern architecture. Similar to the -- a
17 lot of the midcentury modern style you see in Southfield in some
18 ways.

19 If the petitioner is present, if they'd come forward.

20 CHAIR GRIFFIS: Please state your name and address for
21 the record and anything else you'd like to add about the
22 project.

23 MR. INAWA: Haithim Inawa (phonetic). 28124 Orchard
24 Lake Road, Farmington Hills, Michigan.

25 MR. GAPPY: Art Gappy. 27050 Lahser, Southfield.

1 CHAIR GRIFFIS: Thank you. Anything else you'd like
2 to state about the project?

3 MR. INAWA: No. I think it's going to -- you know,
4 with Mr. Croad's recommendation, extending the landscape into
5 the north, I think is going to tie the two properties together
6 and enhance the whole entire corner right there. And we're -- I
7 was actually very proud of that recommendation because I think
8 by us modifying it, it's going to probably bring more attention
9 to the building that's vacant right now.

10 CHAIR GRIFFIS: Okay. Well, this is a public hearing.
11 I'm going to ask you to step back for a second. We're going to
12 open up the public hearing at this time.

13 If any members of the public would like to come
14 forward and speak on this item, please do so.

15 Seeing none. Close the public hearing. I just have
16 to do it.

17 Please -- please come back to the podium for now. Now
18 we're going to open up the discussion to the Planning
19 Commission, so if they have any questions for you.

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

21 MS. STEPHENS-GUNN: Well, good evening. And, again,
22 thank you so very much for your willingness to invest in the
23 City of Southfield and to redo that facility on that corner. I
24 think it's going to be a beautiful facility. I do plan on using
25 it, especially the auto service the -- piece of it.

1 What is your timeline on it? How long do you think it
2 is going to take once you break ground?

3 MR. INAWA: This is going to be about -- a six- to
4 eight-month project.

5 MS. STEPHENS-GUNN: Six- to eight-month project.

6 MR. INAWA: Because of the -- because of the
7 demolition and removing the canopies and the dispensers, six to
8 eight months.

9 MS. STEPHENS-GUNN: Okay. Okay. Well, thank you
10 again very much for your investment in our city.

11 MR. INAWA: Thank you.

12 CHAIR GRIFFIS: Commissioner Martin?

13 MR. MARTIN: At the present time, I don't have any
14 questions.

15 I do suggest you let the surrounding neighborhoods
16 know that you'll be closing, but you're rebuilding, so that they
17 aren't struck in panic when they see it closes. There are only
18 two gas stations that provide vehicle service in Southfield, and
19 you are the one, so thank you.

20 MR. INAWA: Thank you.

21 CHAIR GRIFFIS: Commissioner Willis?

22 V. CHAIR WILLIS: Thank you. I need to say I
23 appreciate the fence paneling that you're going to have. I had
24 a great concern about how cars would look for people in the
25 neighborhood. But there is a small fence across the street at

1 the CVS. Will your design be anything like that one? Kind of a
2 continuity, or --

3 MR. INAWA: We do actually provide an elevation view
4 of the fence.

5 MR. PAISON: I think it's on --

6 MR. INAWA: It's on the Landscape Plan --

7 MR. PAISON: Yeah. I don't know if I have the
8 detail --

9 MR. INAWA: -- but it cropped out.

10 V. CHAIR WILLIS: Okay.

11 MR. PAISON: Yeah. I don't have the detail on the
12 slide.

13 V. CHAIR WILLIS: Okay. I didn't -- I didn't --

14 MR. INAWA: We will take a look at it. I mean, we
15 want it to be more modern. You know, the CVS was probably built
16 20 years ago. We want to do something that's, you know, going
17 to identify our building, our property. So -- but we'll try to
18 make it as -- you know, as close as possible.

19 V. CHAIR WILLIS: Okay. I thank you, and I appreciate
20 it.

21 MR. INAWA: Thank you.

22 V. CHAIR WILLIS: Okay.

23 MR. PAISON: Yeah. If you look on sheet SP-1 in your
24 packet, there's the detail of the actual fences --

25 V. CHAIR WILLIS: Okay.

1 MR. PAISON: -- on the bottom right corner.

2 CHAIR GRIFFIS: Commissioner Gruber?

3 MS. GRUBER: Well, I'd like to thank you for coming
4 back three times. And also, I live in the neighborhood, and
5 I've always admired how nicely you keep up the landscaping that
6 you have now. So I think this is only going to enhance that
7 corner, and I'm looking forward to seeing it. So thank you.

8 MR. INAWA: Thank you.

9 MR. PAISON: It's also on the Landscape Plan, LP-1.
10 You can -- it's details on both.

11 V. CHAIR WILLIS: Okay. I see it. Thank you.

12 MR. PAISON: Yeah.

13 CHAIR GRIFFIS: Commissioner Goodwyn-Dye?

14 MS. GOODWYN-DYE: I don't have anything. Thank you.

15 CHAIR GRIFFIS: Commissioner Bernoudy?

16 MS. BERNOUDY: Yes. Thank you. I would like to also
17 congratulate you on what your -- your -- you know, your intent
18 to do this -- this corner, because it's much needed. And I also
19 appreciate how the inside of the store, there's so many
20 varieties of things that people can choose from, and I'm just
21 looking forward to it. And thank you for your time and -- and
22 staying in Southfield.

23 MR. GAPPY: Thank you. Appreciate it.

24 MR. INAWA: Thank you.

25 CHAIR GRIFFIS: I think it's a nice looking project.

1 I think you're smart to keep the auto repair, as everyone has
2 said. At first, I -- it kind of seemed like a lot of building
3 for this site. But really, when you look at how you reorganized
4 everything, I think the best -- the best thing you're doing is
5 connecting with this northern property and allowing the cross --
6 cross flow -- cross access easement. I think that's going to be
7 smarter for the long run.

8 So that kind of offsets the what appears to be a
9 rather large building for the site, in my mind, because you're
10 doing everything else right: The landscaping and the -- the
11 cross access and -- removing that extra driveway that was out by
12 Lahser closer to the intersection, you know, that's -- that's
13 making the site a lot safer for cars.

14 With that, Commission, any other questions?

15 MS. BERNOUDY: No.

16 CHAIR GRIFFIS: Planning Department, do we have a
17 recommendation?

18 MR. CROAD: Yeah, before -- I just want to make a
19 couple of comments.

20 CHAIR GRIFFIS: Planner Croad.

21 MR. CROAD: Don't underestimate your repair facility.
22 So when you come to Council, make sure you talk about that
23 you're going to keep that repair facility, because, to the
24 Commissioner's point, there's only a couple in the city.

25 MR. GAPPY: Uh-huh.

1 MR. CROAD: So that's important.

2 And then I appreciate you adding the brick piers and
3 the fence. And I would say this is nicer than what CVS has.

4 V. CHAIR WILLIS: Okay.

5 MR. CROAD: So I wouldn't want them to match it.

6 V. CHAIR WILLIS: Okay.

7 MR. CROAD: Especially since CVS's paint is peeling.

8 V. CHAIR WILLIS: Okay.

9 MR. CROAD: But to protect your new fence, you need to
10 put bumper blocks in on -- on -- on those parking spaces
11 immediately adjacent to two feet off. So if you could just
12 revise your detail to show the bumper blocks, that'll protect
13 that investment that you're putting in for the fence.

14 But other than that, I'm happy with all the design
15 elements. And as Mr. Paison had stated, we appreciate reducing
16 the waivers wherever possible.

17 MS. GRUBER: Yeah.

18 MR. CROAD: So thanks for working with us on reducing
19 those waivers.

20 CHAIR GRIFFIS: All right. Do we have a
21 recommendation?

22 MS. BERNOUDY: Through the Chair.

23 CHAIR GRIFFIS: Oh, sorry. Commissioner Bernoudy, go
24 ahead.

25 MS. BERNOUDY: Yeah. I'd like to make a

1 recommendation.

2 CHAIR GRIFFIS: Oh, sorry. We got to listen to the
3 Planning Department recommendation.

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

5 CHAIR GRIFFIS: I'm sorry. I thought you had
6 another --

7 MS. STEPHENS-GUNN: So exciting.

8 CHAIR GRIFFIS: If you have another question or
9 comment -- but we'll come back to you.

10 MR. PAISON: All right. Yeah, we do have a
11 recommendation -- a favorable recommendation of the Special Land
12 Use for the gasoline service station, convenience store with
13 alcohol sales and carryout rebuild. We do find that it is
14 consistent with the Special Land Use standards for this
15 district, as noted in the -- the written resolution.

16 It is subject to a few conditions, one of which,
17 obviously, is approval of the Site Plan that we're going to deal
18 with next; approval by the Zoning Board of the four required
19 variances -- waivers; execution of the Easement Agreement for
20 the parking that is in the packet; and then compliance with the
21 Police Department's Crime Prevention Bureau recommendations for
22 site security, which is a standard we'll include; and then
23 continuous compliance with all applicable ordinances, codes,
24 law, statutes, and with -- under -- work done under permits and
25 inspections by the City. Another standard will be put into all

1 these just to make sure everybody's clear on that.

2 And then hours of operation: Gas station/convenience
3 store: 24 hours a day. Carryout restaurant: Daily, 10:00 to
4 9:00. Auto service repair: Monday through Friday, 8:00 to
5 5:00, closed on Saturday and Sunday. So that's -- those are all
6 the conditions related to the Special Land Use that we're
7 recommending.

8 CHAIR GRIFFIS: Okay. With that, we're looking for a
9 recommendation on the Special Use portion only at this time,
10 PSLU25-0001.

11 MS. BERNOUDY: Thank you. I would like to make a
12 favorable recommendation and the approval of PSLU25-0001.

13 MS. GOODWYN-DYE: Support.

14 CHAIR GRIFFIS: Got a favorable recommendation by
15 Commissioner Bernoudy, supported by Commissioner Goodwyn-Dye.

16 All in favor?

17 FULL COMMISSION: Aye.

18 CHAIR GRIFFIS: Any opposed?

19 (No audible response.)

20 CHAIR GRIFFIS: All right. The Special Use passes.

21 Next item for the same project is the Site Plan
22 itself, PSP25-0002.

23 MR. PAISON: Yeah. And we do have a -- we are
24 recommending. And this is, once again, under the new ordinance.

25 MS. STEPHENS-GUNN: Can I ask a question before we do

1 that?

2 CHAIR GRIFFIS: Okay. Sure. Go ahead.

3 MS. STEPHENS-GUNN: Planner Croad, with the -- the
4 waivers, can they proceed to City Council before the waivers?
5 Or they have to have the waivers before they proceed to City
6 Council?

7 MR. CROAD: No. The -- our rec- -- your
8 recommendation and Council's approval will be subject to the
9 waivers.

10 MS. STEPHENS-GUNN: Okay.

11 MR. CROAD: The way Council has set it up in the past,
12 they want to act on it prior to the Zoning Board of Appeals.

13 MS. STEPHENS-GUNN: Okay.

14 MR. CROAD: If, for whatever reason, the waivers are
15 denied, then it would have to come back.

16 MS. STEPHENS-GUNN: Okay.

17 MR. CROAD: But your recommendation and the Council's
18 approval will be conditioned upon the waivers being granted.

19 MS. STEPHENS-GUNN: Okay.

20 MR. CROAD: The Site Plan is also subject to the
21 Special Land Use being approved.

22 MS. STEPHENS-GUNN: Okay. Thank you.

23 CHAIR GRIFFIS: Good -- good clarification.

24 MS. STEPHENS-GUNN: All right. Sorry. I just wanted
25 clarification.

1 CHAIR GRIFFIS: No, that's -- that's good to hear.

2 MS. STEPHENS-GUNN: Yeah.

3 MR. PAISON: Yeah. Yeah, as noted, we are -- because
4 of the change in the ordinance last year, you have final
5 authority on the Site Plan. You denied the previous version.
6 They reapplied with the revisions. So this is approval of the
7 revised plan, PSP25-0002.

8 As noted here, we believe that it meets all the key
9 standards in the Site Plan Review section that are relevant to
10 this project. We listed them one through six. We also include
11 a -- a blanket number seven. We just -- that the recommendation
12 is based on the documents, facts, representation, stipulations
13 submitted in the application and on the record at the hearing,
14 just to make sure that, like, the -- it's always conditioned on
15 what they told you they were going to do, right?

16 And then the other conditions are subject to the
17 approval of the Special Land Use by City Council; subject to the
18 approval of the variances by the Zoning Board of Appeals; site
19 and building to be developed consistent with the plan set that's
20 before you tonight; execution of the parking easement, once
21 again, because that solves one of their zoning issues; and then
22 the implementation of any crime prevention recommendations by
23 the police department; and then continuous compliance with all
24 applicable codes, law, statutes.

25 Some of these conditions are boilerplate, but they're

1 good to include just in case we ever end up in a dispute with
2 someone.

3 CHAIR GRIFFIS: Okay. All right. Thank you.

4 With that, we're looking for a motion on the Site Plan
5 for this project.

6 MR. MARTIN: Through the Chair, I think we need the
7 bumpers? The --

8 MR. CROAD: The bumper blocks?

9 MR. MARTIN: Yeah, the bumper blocks along the --

10 CHAIR GRIFFIS: Oh, okay. So we're looking for a
11 recommendation, and you can add that condition.

12 MR. MARTIN: Yeah. Add that --

13 MR. PAISON: Yep. We will add as -- E, F -- G,
14 addition of bumper blocks on the bank property.

15 CHAIR GRIFFIS: Yeah.

16 MR. PAISON: Along the fence -- the proposed fence on
17 the bank parcel. Got it.

18 CHAIR GRIFFIS: Okay. So we've got a favorable -- do
19 you want to finish, or --

20 MR. MARTIN: Oh, no. That was -- that was it.

21 CHAIR GRIFFIS: Favorable motion by Commissioner
22 Martin with the additional condition about adding bumper blocks.
23 Do we have --

24 MS. BERNOUDY: I second it.

25 CHAIR GRIFFIS: Supported by Commissioner Bernoudy.

1 All in favor?

2 FULL COMMISSION: Aye.

3 CHAIR GRIFFIS: Any opposed?

4 (No audible response.)

5 CHAIR GRIFFIS: All right. Site Plan is approved,
6 subject to your next couple of meetings and waivers. The Site
7 Plan is approved.

8 MR. PAISON: You go to City Council on Monday.

9 MR. CROAD: Monday. Okay?

10 MS. STEPHENS-GUNN: All right.

11 MR. CROAD: You'll be back for a study session this
12 Monday.

13 MR. INAWA: Okay.

14 MR. GAPPY: Good.

15 MR. CROAD: That'll be next door.

16 MR. INAWA: 6:30?

17 MR. PAISON: 6:00.

18 MR. INAWA: 6:00.

19 MR. PAISON: I'll send you a reminder email as well,
20 but --

21 MR. CROAD: Yeah, at 6:00. They start a little
22 earlier.

23 MR. INAWA: Okay. Thank you so much.

24 CHAIR GRIFFIS: All right. Thank you.

25 MR. CROAD: And -- and you guys are going to be, like,

1 first on the agenda, so make sure you're there on time.

2 MR. GAPPY: Okay.

3 MR. PAISON: It's a short agenda, and you guys are
4 right at the -- at the top.

5 MR. GAPPY: Yeah.

6 MR. INAWA: All right. Thank you.

7 CHAIR GRIFFIS: Thank you. Good luck.

8 V. CHAIR WILLIS: Thank you.

9 MS. GRUBER: Bye. Good luck.

10 MS. STEPHENS-GUNN: Thank you.

11 MS. BERNOUDY: Good luck.

12 CHAIR GRIFFIS: Next item is at 25826 Southfield Road,
13 Special Use, PSLU25-0003.

14 MR. PAISON: All right. This is a existing gas
15 station on the corner of Lincoln and Southfield. It was
16 actually before you last year to get Special Land Use and Site
17 Plan approval to add alcohol sales. Subsequently, they decided
18 they'd also like to have to carryout restaurant in the facility,
19 which is another Special Land Use, so it's now back.

20 The Site Plan that was approved in '24 is still good.
21 Nothing needed to change for this to be added. So that Site
22 Plan still holds. We didn't make them apply for a new one,
23 because that one covered updating all of the things that needed
24 to be updated.

25 It is in B3. The hours of operation proposed for the

1 gas station convenience store: Daily: 5:00 to midnight.

2 Carryout: 10:00 to -- 10:00 to 9:00.

3 Current zoning: B3, which is the correct zoning for
4 gas station. And it is Local Mixed Use, which is consistent.

5 Site Aerial. As you can see, the -- one of the things
6 they've done recently is re-stripe the parking lot, because this
7 was before that. This aerial is from a couple of years back.

8 But this is generally the state of the site prior to them doing
9 the upgrades they did earlier -- or late -- did last year.

10 Existing Conditions. These are a little dated, but
11 still gives you a general feel of what the building location and
12 site and the canopies look like.

13 This is he the actual approved Site Plan that was
14 approved in 2024. So this is the Site Plan that's in effect
15 that they have to comply with now.

16 And this is the revised Floor Plan showing the
17 carryout restaurant on the -- it would be the north end of the
18 building, the left. That was going to be additional C-store
19 space, I believe, and they converted that into, like, a kitchen
20 for this carryout restaurant.

21 And the elevations are the same as what were shown in
22 2024. They're not planning any elevation changes.

23 And then if the petitioner would come forward.

24 CHAIR GRIFFIS: Please state your name and address for
25 the record.

1 MR. ARTESIA: Andrew Artesia (phonetic). 25826
2 Southfield Road.

3 MR. KERMO: Robert Kermo (phonetic). 1632 Angela
4 Road, Commerce Township.

5 CHAIR GRIFFIS: All right. Anything else you'd like
6 to add about the project?

7 MR. ARTESIA: I can't -- I can't wait to come to work
8 and eat fresh food every day.

9 MR. CROAD: Through the Chair, could you just talk
10 about -- you have an independent operator for the food?

11 MR. ARTESIA: Yeah.

12 MR. CROAD: I think it's important -- again, I --
13 you -- I think they were here last time --

14 MR. ARTESIA: Yeah, they were. Yeah.

15 MR. CROAD: -- that hopefully they can come for the
16 Council. But don't -- don't underestimate and don't undersell
17 yourself on that. We -- we've been talking about how these
18 small businesses become incubators, and then they grow into
19 their own space. And I don't want that to be overlooked. So if
20 you could just talk a little bit about the proprietor and what
21 they're going to sell, and then hopefully they're available to
22 come to the Council meeting either Monday or when they make
23 their final action. Okay?

24 MR. ARTESIA: Yeah. Drina, it's a family business.
25 They currently operate out of the new Abbey liquor store right

1 over there on 10 Mile in Southfield. They've been in business
2 for about five years over there.

3 And the current space they operate out of is around
4 250 square feet at that store. A very small space. But, you
5 know, they -- they make a lot of food out of there. And they're
6 popular in the area. I don't know if you ever heard of them --
7 Lillie Bell's food over there?

8 And so, you know, I -- my wife was pregnant, and she
9 was craving some lamb chops and --

10 MS. GRUBER: And the rest is history.

11 MR. INAWA: -- someone told me that they got good lamb
12 chops over there. So I went over there and I said, Wow. You
13 guys are -- and I just saw just a table full of, you know,
14 carryout. And I said, Wow. You guys are making this much food
15 out of here. And I said, Well, I got a gas station down the
16 street. Maybe you want to do an express model, you know?

17 And they came over. We just talked and, you know,
18 we -- we liked each other a lot. And -- and we decided to
19 make -- try to make something happen over there. And I'm
20 excited for it; it seems they're excited for it. So, you know,
21 if we get all this approved there, you know, hopefully we get
22 them cooking in the summer. You know, it's -- that's the plan.

23 CHAIR GRIFFIS: Awesome. All right. This is a public
24 hearing. I'll ask you to take a brief step back. Open up the
25 public hearing at this time.

1 Take a look around the room. See no public present.
2 Close the public hearing.

3 Thank you.

4 Open up to the Commission for comments again.

5 Dr. Stephens-Gunn?

6 MS. STEPHENS-GUNN: I'm very familiar with the
7 catfish.

8 MR. INAWA: Yeah.

9 MS. STEPHENS-GUNN: A quick question for you: When
10 are you planning to -- if this is approved, it goes through the
11 process, when are you planning to -- because you're going to
12 have to put in -- what do you call it? -- burners and, you know,
13 cooking stuff.

14 MR. ARTESIA: Yep. Like a (crosstalk). Yeah.
15 Kitchen --

16 MS. STEPHENS-GUNN: Yeah. When are you planning to --
17 to start the renovation? And how long do you think it would
18 take?

19 MR. ARTESIA: You know, after everything gets
20 approved, we submit it to building, Michigan Department of
21 Health -- as soon as I get all the approvals, you know, we're
22 starting right away. So hopefully by the end of August, I give
23 them a turnkey kitchen to work out of.

24 MS. STEPHENS-GUNN: Okay.

25 MR. ARTESIA: Yeah.

1 MS. STEPHENS-GUNN: Thank you.

2 MR. ARTESIA: Uh-huh.

3 CHAIR GRIFFIS: Commissioner Martin?

4 MR. MARTIN: Sorry.

5 Thank you and good luck.

6 MR. ARTESIA: Thank you. Thank you.

7 V. CHAIR WILLIS: And that was my question, too. And
8 thank you and good luck.

9 MR. ARTESIA: Thank you. Thank you.

10 CHAIR GRIFFIS: Commissioner Gruber?

11 MS. GRUBER: I don't have any other questions.

12 MR. ARTESIA: Thank you.

13 CHAIR GRIFFIS: Commissioner Goodwyn-Dye?

14 MS. GOODWYN-DYE: No questions.

15 CHAIR GRIFFIS: Commissioner Bernoudy?

16 MS. BERNOUDY: Thank you.

17 I did go over to your station, and I saw the area.

18 You mentioned that one of the areas that your food -- the ladies
19 that were here, that it was only 200 square feet. Well, inside
20 your -- your building, I saw it much, much larger than that.

21 MR. ARTESIA: Oh, yeah.

22 MS. BERNOUDY: So thank you for -- for doing that and
23 staying in Southfield. We look forward to it.

24 MR. ARTESIA: Thank you. I look forward to it, too.

25 MS. BERNOUDY: Me too.

1 MS. GRUBER: And so does your wife.

2 CHAIR GRIFFIS: Thanks, Planner Croad, for reminding
3 them to talk about the operator. Because it seems like so many
4 of these projects are speculative, and it just -- it's easier to
5 paint a picture with reality, and it's -- it's more feasible in
6 everyone's minds of -- that it's going to be a viable business
7 sooner. So I think that was important. Thank you for that.

8 Anything else, Commission?

9 MS. STEPHENS-GUNN: No.

10 CHAIR GRIFFIS: Do we have a recommendation from the
11 Planning -- Commissioner Martin, do you --

12 MR. MARTIN: I was just going to say don't take free
13 samples to the (inaudible).

14 MR. PAISON: But do have the propriety come. Because,
15 like, their story --

16 MS. STEPHENS-GUNN: Yeah.

17 MS. GRUBER: Yeah.

18 MR. PAISON: -- like, when they have it, it really is
19 pretty compelling.

20 MS. BERNOUDY: Oh, I had a question.

21 MR. PAISON: So I -- it sells itself. Like, if -- if
22 they're here talking about their business, it just helps.

23 MR. ARTESIA: Yeah. I'll try to get them here.

24 MR. PAISON: Yeah. If not Monday, maybe the following
25 meeting. But if one of those two meetings, it'd be great.

1 MR. ARTESIA: Okay.

2 CHAIR GRIFFIS: Commissioner Bernoudy, you had a
3 question?

4 MS. BERNOUDY: Yeah. My question -- based on the
5 previous petitioners, will you make sure that you have some type
6 of notice out front that would indicate you now have this, this,
7 this, and this, that you'll be having carryout food?

8 MR. ARTESIA: Yeah. Once everything kind of gets
9 finalized and approved.

10 MS. BERNOUDY: Yeah. Yeah. It would help because
11 that's a very busy area.

12 MR. ARTESIA: It is. It is.

13 MS. BERNOUDY: Yeah.

14 MR. ARTESIA: We're -- we'll put something out there
15 for sure. Yeah.

16 MS. BERNOUDY: Yeah. Thank you.

17 MS. STEPHENS-GUNN: Can I --

18 CHAIR GRIFFIS: Go ahead.

19 MS. STEPHENS-GUNN: As a suggestion, where they are
20 now, maybe work with that proprietor to share their new
21 location. Because a lot of people may not know where -- because
22 they go there for that services right now.

23 MR. ARTESIA: Yeah.

24 MS. STEPHENS-GUNN: And if you work with that
25 proprietor in order to direct them to you, which is right down

1 the street, that might be beneficial as well.

2 MR. ARTESIA: Well, thank you. Thank you. We will.
3 We will. Yeah.

4 CHAIR GRIFFIS: All right. Recommendation from the
5 Planning Department?

6 MR. PAISON: Yeah. Yeah. The Special Land Use
7 here -- we are making a favorable recommendation for the Special
8 Land Use to add this carryout restaurant to the existing gas
9 station/convenience store with alcohol sales. It does meet
10 the -- we do believe it meets the key standards for Special Land
11 Use in this district, that's one through six and seven.

12 And then we just have the usual -- you know, this
13 recommendation is based on the materials before you and that
14 have been presented subject to City Council's approval by -- oh,
15 actually, that's a mistake on the -- sorry. I got to -- I got
16 to strike that line about the Site Plan, because the Site Plan
17 was already previously approved. So A would be struck out of
18 that recommended resolution. Missed that one.

19 It would just be subject to approval of the special
20 land -- well, you're making recommendation. So it doesn't need
21 to be subject to that because the Council will approve the
22 Special Land Use. Sorry.

23 Continuous compliance with all applicable codes and
24 ordinances. Hours of operation: Gas/convenience store: Daily,
25 9:00 to 12:00 -- midnight. And carryout: Daily 10:00 to 9:00.

1 So just striking that recommended Condition A because
2 that would not be relevant.

3 CHAIR GRIFFIS: Okay. Thank you. I'm looking for a
4 motion on -- with the deletion of Item A on the screen there.

5 MS. STEPHENS-GUNN: Through the Chair, I
6 recommend favorable recommendation -- to accept the favorable
7 recommendation for PSLU25-0003, the special use for this
8 location.

9 V. CHAIR WILLIS: Support.

10 CHAIR GRIFFIS: Got a favorable recommendation by
11 Dr. Stephens-Gunn, supported by Commissioner Willis.

12 All in favor?

13 FULL COMMISSION: Aye.

14 CHAIR GRIFFIS: Any opposed?

15 (No audible response.)

16 CHAIR GRIFFIS: No. All right. Thank you. Favorable
17 recommendation.

18 V. CHAIR WILLIS: And we're looking forward to it.

19 CHAIR GRIFFIS: Good luck.

20 MR. ARTESIA: Thank you.

21 MR. PAISON: So that'll be in front of Council on
22 Monday at 6:00 p.m. in the room next door.

23 MR. ARTESIA: Okay.

24 MR. PAISON: But I'll send you a reminder email as
25 well, but --

1 MR. ARTESIA: Okay. Thank you.

2 MR. PAISON: -- but that's your next one. All right.

3 All right. Thank --

4 MS. GRUBER: Bye. Good luck.

5 CHAIR GRIFFIS: Next item. We have PTZA25-0001,

6 Zoning Text --

7 MR. PAISON: Yep.

8 CHAIR GRIFFIS: Zoning Text Amendment.

9 MR. PAISON: And as we discussed a few weeks back,
10 this is an amendment to the OS District to kind of widen out the
11 uses that are permitted in that district. The OS District is
12 the Office Service District, which is kind of -- it would allow
13 some retail and limited restaurant uses in that predominantly
14 office district.

15 Just context, we've got about 1,000 parcels in the
16 city that are zoned Commercial. They constitute about 2,500
17 acres of land. The OS District is the most common commercial
18 parcel. It's -- about 400 of those parcels are OS zoned. Their
19 average size is about one acre. So about 430 acres total.

20 The district is dominated by small office buildings,
21 typically several decades old, but well-built. Due to changes
22 in demand for the amount, size, type, and location of office
23 space, we've been struggling with some vacancy and
24 underutilization for -- in these buildings. And these vacancies
25 and underutilizations create a problem in that you end up with

1 illegal occupancies, poor site maintenance, and deferred
2 building maintenance.

3 And, you know, that can turn into blight. It can turn
4 into abandoned buildings. It can turn into a lot of problems
5 for the surrounding properties, including the residential
6 nearby. Abandoned buildings in poor condition are not good for
7 anybody in the vicinity, and not good for the community
8 generally, or the tax base, which pays for everything.

9 Opportunity. You know, I like to think of these --
10 these buildings represent a latent opportunity to grow local
11 small businesses. They are the right size. The rent structures
12 are probably appropriate for a startup business. You're not
13 going to go into one of the large towers that we have here in
14 the City Centre. And they -- they can support -- because
15 they're well-built, they can potentially support a wider variety
16 of entrepreneurship than they currently are.

17 We did add personal services back in 2018 as an
18 additional use allowed in this district. And that helped fill
19 some of the space, and certainly didn't really cause any
20 problems. So just looking at the trends, it was time to kind of
21 step up these -- especially these what they call, like, Class C,
22 Class D office buildings. They just kind of need -- they need a
23 level of investment, which is only going to come if an investor
24 is seeing cash flow or potential profitability.

25 So we look at these small businesses, more likely to

1 be women- and minority-owned. Statistics on that are really
2 solid. Great opportunity to build generational wealth within
3 your community.

4 Local businesses. For every dollar spent at local
5 business, two to four -- it circulates two to four times in the
6 local economy. More than -- you know, more than you see with
7 the larger businesses, the corporates that send their money off
8 to headquarters in Delaware, Texas, wherever. So it's -- it
9 really is like a boost on every level for your local economy to
10 grow those small businesses and to try to accommodate them.

11 Other advantages: Greater flexibility in potential
12 tenancy will make the acquisition and improvement of these
13 buildings more attractive and feasible for investors.

14 Buildings that are fully occupied and cash flow
15 positive are typically better maintained, generate higher
16 property taxes to help support the services and facilities in
17 the community.

18 And personal services were added in 2018 -- 20 --
19 sorry -- 2021, as I mentioned, and we really haven't seen any
20 issues with that, and it's been a few years now. It has allowed
21 some of those spaces to be filled, but there's a lot of space.
22 As I noted, 400 of these parcels. Not all of which are vacant,
23 but there's just a lot of them to absorb.

24 So there's a few -- this is getting into the actual
25 code amendment. This is out of the intent section. We had to

1 delete the section in red because it -- that section clearly
2 wouldn't allow you to do anything really other than office. So
3 to widen out the use, we just had to take out that language that
4 made it exclusively office to make sure we could have retail and
5 other activities like that, because it's the -- the specific
6 language.

7 Now, here's the verbiage going into the Permitted Use
8 section for retail. It's the same standard language we used for
9 retail in most of the other commercial districts, except for we
10 added two conditions: Max floor area 2,000 square feet. We're
11 looking for small retail. More specialty boutique retail.
12 Small businesses.

13 We're not wanting somebody to try to wedge in a dollar
14 store or any of these larger scale retail uses into these
15 districts. They tend to be smaller, shallower properties that
16 really can't accommodate those bigger uses anyway.

17 And then permitted hours of operation. This we
18 modified after the last meeting -- 7:00 a.m. to 7:00 p.m. -- to
19 kind of keep them along -- aligned with office hours. And then
20 if they want later hours, they can go to Council as a Special
21 Land Use. So it give the -- it's not impossible to get later
22 hours, but it gets an additional level of scrutiny, if you want
23 to be open past 7:00.

24 At least -- you know, when you open the door, you kind
25 of want to open it a little at a time because it's hard to close

1 it once you open it all the way. So this allows us to crack
2 that door open, try this out. If we find out the 7:00 a.m. to
3 7:00 p.m. -- maybe people are getting granted the Special Land
4 Use consistently -- is not a problem, we could always come back
5 and amend it later and expand those. But as an incremental
6 improvement, this is a lower risk of choice.

7 And then for the restaurants, we decided to put those
8 in the Special Land Use category. As was discussed here, they
9 got a little bit of different operating issues, so we wanted a
10 higher level of scrutiny on these. Once again, they're going to
11 be limited. And this is just reg- -- kind of regular
12 restaurants and carryout. No drive-throughs, no drive-ins, no
13 24-hours, no bars. Just, like, you're small bistro kind of deli
14 restaurants and your carryouts.

15 Max square footage: 2,000 square feet. It could be a
16 little pizzeria -- a pizza shop.

17 Permitted hours of operation: 7:00 to 7:00 or as may
18 be approved as a specific condition of special use approval by
19 the Council. So the default is 7:00 to 7:00, but since it's a
20 Special Lane Use already, if Coun- -- if they request more hours
21 and Council and the Planning Commission deem it appropriate, it
22 can be approved.

23 And then the exterior storage of waste grease,
24 prohibited. It's got to be inside of some kind of internal
25 containment system that meets the code. It's just -- that

1 external waste grease is just -- it's disgusting, it's messy,
2 it's difficult to manage, and it is the source of a lot of code
3 enforcement cases and conflicts between uses. Just having that
4 in a -- contained in an internal system that can be pumped out
5 directly into a truck by a recycler for that oil, is the easiest
6 way to deal with it.

7 And I did get this reviewed by the building official.
8 He was okay with this language. Because it basically just said,
9 Yeah, you'll have an internal system. And the code enforcement
10 were more than happy to see they're not being external waste
11 grease storage, because it's one of the things they have a lot
12 of complaints about that they deal with.

13 So then a couple of other small items: For the
14 pharmacies that are in there, the freestanding pharmacies,
15 they're listed as a Special Land Use now, but we're going to
16 allow the ones under 2,000 square feet, which would be your
17 local independent operators, as a permitted use under the rules
18 that we're talking about adopting. This would allow the ones
19 over 2,000 square feet to still be a Special Land Use. So
20 they're still available if you want to go over 2,000 square
21 feet, but now you're a Special Land Use. You got to show us you
22 fit.

23 And then for 5.105, the "no interior display" had to
24 be struck. Because, obviously, if you're going to have retail
25 and you've got windows, you may want to be showing product. I

1 mean, that's pretty normal for retail for the -- the product to
2 be visible through the window. So it was one of those
3 situations of if we're going to allow retail, then this no
4 longer makes sense. And I was just trying to make sure we
5 didn't paint ourselves in a corner somewhere and end up with
6 really weird zoning variances for no reason.

7 And as I noted, this is a required public hearing, but
8 the purpose really is just to try to make our OS District a
9 little -- and our zoning a little more flexible to meet --
10 evolve and meet modern demands, and hopefully get these
11 properties invested in and activated in a way that's beneficial
12 to the community as a whole and the property owners and the
13 businesses.

14 CHAIR GRIFFIS: All right. This is a public hearing.
15 I'd like to open up the public hearing for PTZA25-0001 at this
16 time. Seeing no public present. Close the public hearing.

17 Dr. Stephens-Gunn?

18 MS. STEPHENS-GUNN: Planner Croad, I got a question
19 for you. Okay. Go -- let's -- can we go back to Item K?

20 MR. CROAD: Item K. There we go.

21 MS. STEPHENS-GUNN: Okay. The excludes -- excludes
22 any restaurants with a drive-thru, drive-in restaurants with a
23 bar or lounge. Let's talk about the bar or lounge.

24 Remember the Skyline Club?

25 MR. CROAD: Right.

1 MS. STEPHENS-GUNN: It was a bar and a lounge.

2 MR. CROAD: Right.

3 MS. STEPHENS-GUNN: Would you consider a small, little
4 place for us to get together and have a cocktail on occasion?

5 MR. CROAD: Well, this is specifically OS, Office
6 Service. And there are plenty of places where bars and
7 restaurants are allowed. What we were trying to do is find a
8 balance of these older, smaller office buildings. Many of them
9 are immediately adjacent to residential. And as Mr. Paison has
10 indicated, we're trying to open this up for redevelopment, but
11 we also want to be sensitive of unintended consequences and
12 nuisances to adjacent residents.

13 When you buy a property next to an office complex, you
14 anticipate that they're going to be there Monday through Friday,
15 7:00 to 6:00 or whatever, maybe occasionally on the weekends.
16 And that's why we altered the hours of operation back to more
17 similar to what an office is. And then if -- if someone wants
18 to operate a little bit later, that's a Special Land Use, and
19 we're giving public notice.

20 So I think we want to take small steps first and see
21 how this goes. A coffee shop -- I can -- I've visited a number
22 of coffee shops that are in older houses that have some charm.
23 A sandwich shop. A pizza place. These are smaller retail.

24 We don't want drive-thru. We don't want fast food.
25 We don't want bars and restaurants. At least at the beginning,

1 just because of where they're located. They typically have
2 shorter depth along our mile roads. So for all those reasons,
3 that's why we've excluded -- excluded those types of uses to
4 start.

5 MS. STEPHENS-GUNN: To start?

6 MR. CROAD: Yep.

7 MS. STEPHENS-GUNN: Okay.

8 MR. PAISON: Yeah. I would say another thing: From a
9 political reality standpoint, we didn't want to ruin our chances
10 of getting this by throwing bars and lounges immediately into
11 the mix. I'd almost like to make those, like, a future separate
12 amendment, so we're just talking about that use --

13 MS. STEPHENS-GUNN: Okay.

14 MR. PAISON: -- and we don't throw the baby out with
15 bath water.

16 MS. STEPHENS-GUNN: Okay.

17 MR. MARTIN: And you don't (indiscernible) starving.

18 MS. STEPHENS-GUNN: Right.

19 V. CHAIR WILLIS: Yeah.

20 CHAIR GRIFFIS: Commissioner Martin?

21 MR. MARTIN: No comment.

22 CHAIR GRIFFIS: Commissioner --

23 V. CHAIR WILLIS: No questions.

24 CHAIR GRIFFIS: I was just going to say there's a lot
25 of recently vacated pharmacies -- large pharmacies on corners

1 that would be in a zoning that might allow a bar.

2 MR. PAISON: Yeah.

3 CHAIR GRIFFIS: So maybe that -- and a lot of banks
4 that are all also in the intent zonings that would be good
5 for --

6 MR. PAISON: Yeah. Most of those are going to be in
7 B3s or B2s probably.

8 CHAIR GRIFFIS: Bar or restaurants.

9 MR. PAISON: And a bar could go into any of --

10 CHAIR GRIFFIS: There's plenty other places you can
11 build a bar.

12 MR. PAISON: Besides, you're going to have the
13 Barkside dog bar pretty soon, so why would you go anywhere else?

14 MS. GRUBER: I was thinking that bank next to the gas
15 station would be a good bar.

16 CHAIR GRIFFIS: Yeah.

17 MS. GRUBER: And they have that decorative wall,
18 right?

19 CHAIR GRIFFIS: Yeah.

20 MS. GRUBER: And it's in the neighborhood.

21 CHAIR GRIFFIS: There you go.

22 MS. GRUBER: I have no questions.

23 MS. GOODWYN-DYE: I have no questions.

24 CHAIR GRIFFIS: Planner Croad?

25 MR. CROAD: Yeah. I think Tom has done a great job

1 here.

2 Tom, the only other thing is could you go to that last
3 section reserved, Required Conditions. I only -- as I was
4 thinking about this -- and I totally agree -- if it's retail,
5 you want to have display space, but maybe we can limit that to
6 display windows that are adjacent to rights-of-way? Because I
7 could see possibility of -- you've got residential behind an
8 office complex. We certainly don't want people advertising,
9 lights, and everything on the rear of the property.

10 CHAIR GRIFFIS: Yeah.

11 MR. CROAD: So I think the intent is good. Maybe we
12 just redefine it by "display windows adjacent to road
13 rights-of-way only" to start.

14 MR. PAISON: Facing the road right-of-way?

15 MR. CROAD: Facing -- something like that.

16 MR. PAISON: Uh-huh.

17 MR. CROAD: I think about the dollhouse down the
18 street, too, you know? That's visible from -- from -- from the
19 road and the parking lot. But there was a -- there was a house
20 behind it at one time. And I'm just -- again, want to take a
21 slow step forward on this. But I think he has done a great job
22 with covering all the bases here.

23 CHAIR GRIFFIS: Absolutely. With that, do you have a
24 recommendation also on this item?

25 MR. PAISON: Yeah. Here we go. Yep.

1 Planning Department recommends favorable
2 recommendation of PTZA25-0001 based on the fact that it is
3 consistent with the Master Plan. And I did actually add a
4 section in here that listed all the Master Plan stuff it was
5 consistent with. Because I reminded myself -- I'm like, Oh,
6 yeah, when you're doing a zoning amendment, you should always
7 reference the part of the Master Plan that support it. So I --
8 I listed a bunch of those in there that was in addition from the
9 last time. And that the proposed amendment will be orderly --
10 orderly and help ensure health, safety, and welfare of the
11 community.

12 And if we want to add a -- you know, with the
13 provision, when -- when a motion is offered, that we modify the
14 display requirement to be only permitted facing right-of-way, I
15 can make that modification before it goes to Council.

16 CHAIR GRIFFIS: All right. Thank you. With that,
17 we're looking for a motion on PTZA25-0001 with the modification
18 mentioned.

19 V. CHAIR WILLIS: Through the Chair, I move for a
20 favorable recommendation of PTZA25-0001 with the modification as
21 adjusted.

22 MS. BERNOUDY: Seconded.

23 CHAIR GRIFFIS: I've got a favorable motion by
24 Commissioner Willis, supported by Commissioner Bernoudy.

25 All in favor?

1 FULL COMMISSION: Aye.

2 CHAIR GRIFFIS: Any opposed?

3 (No audible response.)

4 CHAIR GRIFFIS: All right. Motion passes.

5 MR. PAISON: All right. Excellent.

6 CHAIR GRIFFIS: Next we have minutes from March 5th,
7 March 19th, and March 26th.

8 MR. PAISON: We do the general public comment section,
9 but there's nobody here.

10 MR. BOLLIN: (Inaudible.)

11 MR. PAISON: Oh, minutes are first. Sorry.

12 CHAIR GRIFFIS: Yep.

13 MR. PAISON: I got it wrong. I got the slides in the
14 wrong order, apparently. Or I didn't put it a slide in for the
15 minutes.

16 But yeah, we have three sets of minutes available from
17 March. One is a study meeting, the other two are actually
18 transcripts. And we are looking for approval of those at this
19 time.

20 CHAIR GRIFFIS: Any comments on the minutes? If not,
21 looking for a motion to approve.

22 MS. STEPHENS-GUNN: Through the Chair, I motion that
23 we accept the minutes from March 5th, 2025, March 19th, 2025,
24 and March 26th, 2025.

25 V. CHAIR WILLIS: Support.

1 CHAIR GRIFFIS: We've got a favorable recommendation
2 on the minutes by Dr. Stephens-Gunn, supported by Commissioner
3 Willis.

4 All in favor?

5 FULL COMMISSION: Aye.

6 CHAIR GRIFFIS: Any opposed?

7 (No audible response.)

8 CHAIR GRIFFIS: All right. The minutes passed.

9 This is a public comment portion of the meeting. I'd
10 like to open up the public comment section at this time. I see
11 no members of the public.

12 MR. BOLLIN: Wait. There's one coming.

13 CHAIR GRIFFIS: Is there.

14 MS. GRUBER: No. He's --

15 CHAIR GRIFFIS: I was all, you got -- you got an angle
16 I don't have.

17 Still no public -- no public present. Closed.

18 MS. GRUBER: You said that with such a straight --

19 CHAIR GRIFFIS: I -- I did -- I believed you. Thank
20 you.

21 MS. GRUBER: It was perfect.

22 CHAIR GRIFFIS: I was really hoping someone was going
23 to come in with something really good.

24 Council items update?

25 MR. PAISON: Yeah. We had Council on Monday. And

1 I'll let -- Terry can go into more detail, but I can get the --
2 the oil change of 24412 Southfield was, I believe, unanimously
3 approved.

4 MS. GRUBER: Yay.

5 V. CHAIR WILLIS: Yeah. Yeah.

6 MR. PAISON: So that -- that finally got through the
7 process. Now they got to go to the Zoning Board of Appeals for
8 those couple of waivers they need, but that's in process.
9 They've got them applying for that. So hopefully they'll be
10 moving forward, have all their approvals in hand in June -- I
11 believe the next ZBA in June -- and then be able to move on to
12 permitting and -- and -- with their project.

13 21375 Telegraph -- that's that old Tesla ODD that
14 didn't work out. That -- rezoning back to I-1 was approved.
15 It'll be enacted and then become effective by the end of May.
16 So it's -- so there's a -- you know, it's, like, they approve
17 it, they introduce it, then it has to be enacted, then it has to
18 be published. So it's -- there's a -- there's kind of a lag,
19 even after the approval, before it becomes effective.

20 The 27600 Northwestern Highway conditional rezoning
21 behind the Glassman property, that also was passed and will, in
22 the same case, need to be enacted and -- and public -- or -- or
23 enacted and then published. But all those should be
24 effective -- there's some conditions on that one related to
25 consent judgment. We can't really actually make it effective

1 until the court approves the modification to the consent
2 judgment. My understanding is the legal filings are in place.
3 They're just waiting for the court to act on it.

4 All the parties involved have signed off. But, you
5 know, the -- the wheels of justice grind slowly at the court.
6 So it'll -- it'll get there, but -- our part is more or less
7 done. We're just waiting for the courts to get onto their part.

8 And then we were approved -- we were going to apply
9 for a planning grant -- a Planning Assistance Grant through
10 SEMCOG. We have our -- to -- it's a \$45,000 grant. We think we
11 have a good case because SEMCOG is doing a lot of stuff with
12 pedestrian improvements and multimodal transportation. We want
13 to go after a planning grant to update our 2012 Non-motorized
14 Pathway and Public Transit Plan and our 2019 Bus Stop
15 Improvement Survey & Plan.

16 So we were approved to apply for that grant. Alex is
17 going to be taking the lead on that. It needs to be in by, I
18 believe, the 23rd, I think --

19 MR. BOLLIN: Yeah.

20 MR. PAISON: -- of May. So we got a few weeks to get
21 it done. The application form is not overly complex. The
22 trickiest part is they always want, like, some kind of, like,
23 proposed budget. And the point is, like, Okay, well, we're just
24 planning on, like, bidding this out and getting a consultant to
25 come in and help us out because we're busy.

1 But we're -- we're hopeful. We've had -- I think
2 we've got a good proposal. Like, we're doing a lot of -- we've
3 implemented a lot of stuff from our plans. We need to update
4 those plans for what we're going to do next.

5 You know, we built a lot of that pathway still. Terry
6 has been involved. We improved a lot of those bus stops. The
7 real question is kind of get our information up to date, and
8 then what's our priorities for the next five to ten years?

9 And then that can roll in as an amendment to the
10 Master Plan, which is what we would generally do. We would
11 adopt that plan, and then we would roll it in as an amendment to
12 the Master Plan, which also meets our state need of updating our
13 Master Plan periodically. So it serves a lot of good functions.
14 I think it's a good fit, from what they say in the -- the letter
15 for the grant.

16 I don't know if Terry wanted to talk a little bit more
17 about any of this?

18 MR. CROAD: Yeah. I just -- I've got a couple of
19 things to add. Even prior to this, at the previous Planning
20 Commission meeting, the Council approved the CIP plan, and they
21 were very complimentary. And I wanted to shout out to
22 Mr. Martin, who came to the meeting, sat through the meeting to
23 support us. So thank you for doing that.

24 MR. MARTIN: No problem.

25 MR. CROAD: But Ms. Banks (phonetic) thought it was

1 the best presentation to date, and we got a number of kudos for
2 that.

3 Southfield Oil Change, we rearranged the agenda,
4 anticipating a big crowd. We moved it up front. And
5 thankfully, only the security representative of the church
6 spoke. The key to that success was that the applicant finally
7 met with the church in private on their own to resolve whatever
8 issues that they were concerned with.

9 Mr. Paison and I have a suspicion that the church had
10 some issues with the previous property owner. And once they
11 found out that it was a different property owner, all of their
12 concerns seemed to have gone away. So we were glad that that
13 was resolved.

14 The church thought we could have done a better job
15 notifying them on the change of ownership, which is really out
16 of our control. And they had plenty of opportunity to speak
17 both officially and unofficially throughout the process, so I --
18 I thought that was a little bit unreasonable on their part. The
19 applicant kind of fell on the sword and apologized, even though
20 I don't think he -- he needed to apologize.

21 The bottom line is, they had their best chance of
22 getting approved, and they worked with the church to resolve
23 those issues. And Council was complimentary, I think, because
24 the room wasn't packed with people complaining. So it worked
25 out.

1 Now, standard, as you know, whenever we anticipate any
2 controversy, we -- we always tell the developer or applicant,
3 Go -- go meet with the neighborhood group. It's usually
4 misinformation or the fear of the unknown. Just let them know
5 what you're doing. See if you can resolve the issues.

6 Commission -- I just had this conversation with
7 another homeowner group that are concerned about development
8 this morning -- all of you guys live in the community. You have
9 the best interest in the community. You're here to protect the
10 community, and you make your recommendations based on reasonable
11 concerns.

12 And that's what I stated, is if it's a reasonable
13 concern, we'll try to address it. But when it's unreasonable or
14 unfounded, it's -- it's hard to address those issues. So at the
15 end of the day, it took a while to get to that point, but we
16 were thankful that they met, and we were thankful that things
17 went smoothly.

18 And on all these other items, really passed without
19 much -- much fanfare. Mr. Cruz (phonetic) asked a question
20 about conditional rezoning, and we explained that -- how that
21 works and why that's a tool that's available -- but, yeah.

22 MR. PAISON: And one of the interesting things was, he
23 was curious why the Northwestern Highway was a conditional --

24 MR. CROAD: Right.

25 MR. PAISON: -- because it wasn't limiting uses. In

1 this case, the condition was used to tie the rezoning to the
2 repeal of the consent judgment. Because it was tricky. Like,
3 we couldn't really rezone the property officially while the
4 consent judgment was still in place.

5 So the way that -- actually, the applicant's attorney
6 suggested, Well, why don't we make it a conditional rezoning, so
7 the rezoning doesn't go into effect unless the consent judgment
8 is repealed. And I went, Oh, yeah. That's another good use of
9 that tool. And we looked at the law and the ordinance, and it's
10 not prohibited that -- it's -- it's really a flexible tool.
11 Like, I know we've done -- usually use restrictions, but if you
12 remember, that building that was built -- going to be built on
13 Lahser south of the high school, their condition was they
14 actually dedicated the rear portion of the property as a
15 conservation easement, which did restrict the uses, but not
16 through change in the use list, just by putting a conservation
17 easement on it.

18 So it's a tool that does have some flexibility built
19 into it. And it -- that was the part I think a lot of people --
20 what we typically see is them just eliminating uses off the
21 list. And that is the most common use. But there are other
22 things it can be used for. And I give credit to the applicant's
23 attorney at that time for, like, Do you guys allow conditional
24 rezonings? Maybe we could do it this way. And Don looked at
25 it, our attorney, and said, Yeah, that -- there's no reason why

1 it couldn't be used that way, so --

2 MR. CROAD: And -- and remember, the state law does
3 allow condition of zonings, but it's a one-way. We can't
4 negotiate.

5 MR. PAISON: Yep.

6 MR. CROAD: So the applicant can propose. We can
7 either accept or -- or deny it.

8 MR. PAISON: Yep.

9 MR. CROAD: But sometimes it makes sense to have the
10 conditional zoning, especially when we had consent judgments and
11 agreements on some parcels.

12 MR. PAISON: Yeah. Yep.

13 MS. STEPHENS-GUNN: Through the Chair, I have two
14 questions.

15 CHAIR GRIFFIS: Go ahead, Dr. Stephens-Gunn.

16 MS. STEPHENS-GUNN: Question number one: Planner
17 Croad, when is our joint meeting?

18 MR. CROAD: We're -- we're working on a June -- June
19 date. We're starting multiple budget hearing meetings starting
20 next week, so we want to get through that. But we have reached
21 out to the Council president, and we're working on a June
22 date --

23 MS. STEPHENS-GUNN: Okay.

24 MR. CROAD: -- to be determined.

25 MS. STEPHENS-GUNN: Question number two: How is the

1 lighting project coming?

2 MR. CROAD: Which lighting project?

3 MS. STEPHENS-GUNN: The lighting project at Greenfield
4 and 8 Mile?

5 MR. CROAD: I just looked today. There is about
6 \$22,000 raised out of the 50,000. And we have till, like, May
7 23rd. So we're about halfway there. And we'll keep monitoring
8 that.

9 The mayor is, you know, pushing, so -- I think he has
10 a few potential donors in reserve if needed to get us over the
11 hump. We're meeting Friday, actually, to talk about the MDOT
12 permit process, and then we've -- we're also working on the
13 bid -- bidding package. And the mayor has been talking to DTE
14 about possibly having them install the lighting. So there are
15 some things that we're still working on.

16 MS. STEPHENS-GUNN: Oh, okay.

17 MR. CROAD: I have a couple more updates, unless you
18 have any more questions.

19 MS. STEPHENS-GUNN: No, I'm -- I'm good.

20 MR. CROAD: I don't know if you've been by Beech and
21 9 Mile recently, but they did start the pathway. It's been
22 graded, and they've got the stone down. So that project is
23 moving very quickly.

24 And then we've been working with the DDA on reviewing
25 their strategic plan. We did a comprehensive review of their

1 preliminary draft. I just got the revised draft this week.
2 Once it's been adopted by the DDA, it will be brought to the
3 Planning Commission and taken through the public hearing process
4 to be adopted as a subarea plan to the Master Plan.

5 MS. STEPHENS-GUNN: Okay.

6 MR. CROAD: So that -- that'll be coming down the
7 pipe.

8 And -- and then finally, I'm going to ask once the
9 meeting is officially closed, if you will indulge me for two
10 minutes, I have a little game/exercise and a little token prize
11 from the Denver conference for the winner. So if you can just
12 stick around for two or three minutes, I'd like to try this out.

13 MS. STEPHENS-GUNN: Okay.

14 CHAIR GRIFFIS: Wow. That long, huh? All right.

15 V. CHAIR WILLIS: I do have a comment. One is Lahser
16 Park, if you ever drive by there, they are making great progress
17 putting the dog park and the walking trail together.

18 MR. CROAD: Yeah. I think their -- their target is
19 July 1st, but I -- they're hopeful it'll be completed before
20 then.

21 V. CHAIR WILLIS: Okay. And -- and I don't know if
22 this one is selfish, but I drove by 12 Mile and Northwestern and
23 looked at the number of projects we were involved in.

24 MS. BERNOUDY: Yeah.

25 V. CHAIR WILLIS: We did a strip mall that is

1 occupied; a gas station that's nearly complete; the one that's
2 on the corner of Northwestern and 12 Mile, they're in
3 construction; I think we did the Savvy Slider right across the
4 street from that. So all of it seems to be --

5 MS. GRUBER: And the car wash.

6 V. CHAIR WILLIS: Right. And all of it seems to be
7 coming together, so --

8 MR. CROAD: Yeah. Plus Road Commission of Oakland
9 County is redoing 12 Mile between Telegraph and Northwestern.

10 V. CHAIR WILLIS: Right.

11 MR. CROAD: And I -- we had to go out there because of
12 some of the bus stop improvements that we've done. And I don't
13 know if you noticed, but SMART has put up solar-powered, digital
14 schedules that get updated by the minute on when the bus is
15 coming.

16 V. CHAIR WILLIS: Okay.

17 MR. CROAD: And they've invested those in the places
18 we've invested our bench and trash receptacle. So to your
19 point, when I was out there as well. And then Mr. Paison and I
20 were doing some inspections today, and I was saying how
21 incrementally the work that we've done over these many years --
22 15 for me -- we're really starting to, you know, see a
23 significant difference in the upgrading of our -- our street
24 presence --

25 MS. BERNOUDY: Yeah. Right.

1 MR. CROAD: -- and so forth. So congratulations to
2 all of you. And that's why we do what we do, right?

3 And each of these projects, even the ones we talked
4 about today, are significant improvements over what's been
5 around for 50 or 60 years. So we keep -- keep fighting a good
6 fight. And we got these large buildings that need to be
7 occupied.

8 But I started thinking about all the housing projects
9 recently with the veterans, the Towers to Tunnel, Wellspring.
10 Tom and I have been recently working on finalizing the RUDD
11 agreement, the many other housing projects that we have --

12 MR. PAISON: The New Foster Care.

13 MS. GRUBER: Yeah.

14 MR. CROAD: So, yeah, that's -- that's been a missing
15 component. And I'm, you know, really proud of all the pathway
16 work and -- that we continued to do.

17 And we were also out this week on two new art
18 sculpture installations working through those issues. And a lot
19 of good things happening.

20 MR. MARTIN: Do you know anything going on with the
21 Obelisk on 11 Mild Road?

22 MR. CROAD: Do I know when?

23 MS. GRUBER: Do you -- any update on the Obelisk?

24 MS. STEPHENS-GUNN: Yeah. That was knocked down.

25 MR. CROAD: As a matter of fact, they're going to be

1 there tomorrow. Tomorrow.

2 MR. MARTIN: Oh, okay.

3 MR. CROAD: Weather permitted.

4 MS. BERNOUDY: Yeah. Yeah.

5 MR. CROAD: We don't hear from them for anything. And
6 all of a sudden this buzz was going around today, and I reached
7 out to the artist, and he's like, Yep, tomorrow morning.

8 MR. MARTIN: All right.

9 MS. STEPHENS-GUNN: All right. Congratulations.
10 Yeah.

11 MS. BERNOUDY: Wow. That's wonderful.

12 MR. CROAD: Yeah, that was the -- that was the good
13 news.

14 MR. PAISON: Yeah.

15 MR. MARTIN: The other thing that we had talked
16 about -- well, we approved the building going on Lahser just
17 south of 10 Mile. They've got the land cleared. They've got
18 the steel there.

19 V. CHAIR WILLIS: Yeah. Yeah.

20 MR. MARTIN: They're working on that. That was a --

21 MR. CROAD: Yeah. Yeah.

22 MR. MARTIN: -- five-segment building going up.

23 MR. CROAD: Yep. Saw that.

24 MR. MARTIN: Lots of things that have gone by us are
25 in development or being built.

1 MS. BERNOUDY: Right. Already operating.

2 MR. MARTIN: And it's -- it's nice to see and know
3 that you've worked on this, so you approved this
4 (indiscernible).

5 MR. CROAD: Yeah. You know, and then it's
6 disappointing when you have, like, the Plum Hollow Market fire.

7 MR. MARTIN: Oh, yeah.

8 MS. STEPHENS-GUNN: Oh, gosh.

9 MR. CROAD: Because they were in with some beautiful
10 plans to update that.

11 And -- and then there's other projects we drive by for
12 months, don't see anything. And then one day you -- you go by
13 and steel is going up.

14 MS. STEPHENS-GUNN: Yeah. Yeah.

15 MR. CROAD: Oh. And you probably heard about across
16 the street, the Middlepointe got their Transformational
17 Brownfield.

18 MR. MARTIN: Right. It was approved, yeah.

19 MR. CROAD: Another \$110 million. And Mr. Paison and
20 I were working with their -- their transportation expert on fine
21 tuning the parking structure. But that one -- it's very
22 possible they'll be breaking ground, at least pushing dirt by
23 the end of this year.

24 MS. STEPHENS-GUNN: Wow.

25 MR. CROAD: And maybe that first phase will start

1 going up next year. They still got some work to do, but that
2 was a huge hurdle and very -- you know, were very fortunate
3 because the state doesn't give out Transformational Brownfields
4 very often. So that was a significant win. And that's been a
5 15-year project, because those buildings were tore down the
6 summer I started in 2010.

7 MS. BERNOUDY: Yeah, they were -- I watched them
8 (inaudible) them.

9 MR. CROAD: Yeah, so hopefully we'll start seeing some
10 good things across the street as well.

11 MS. STEPHENS-GUNN: So are the owners of Plum Hollow
12 going to rebuild? Or have they decided yet?

13 MR. CROAD: We -- again, it's too early to know
14 officially because a lot of it has to do with insurance.

15 MS. STEPHENS-GUNN: Okay.

16 MR. CROAD: So we are hopeful, but I haven't heard one
17 way or another.

18 CHAIR GRIFFIS: Yeah.

19 MS. BERNOUDY: And also you mentioned about the
20 veterans. I, a couple of weeks ago, went in that building.
21 It's beautiful. Indoor pool. I mean, it's -- it's just -- you
22 know, just beautiful.

23 MR. CROAD: And, you know, the Specs Howard that
24 you'll be seeing you next week --

25 MR. PAISON: Yep.

1 MR. CROAD: -- that's another, you know, good project.
2 That building has been vacant for quite some time, and they'll
3 be doing some significant outside improvements as well.

4 MR. PAISON: Yeah.

5 CHAIR GRIFFIS: Cool. Well, let's adjourn this
6 meeting.

7 MR. PAISON: Wait. I got one more item for you.

8 CHAIR GRIFFIS: Oh, okay. Go ahead.

9 MR. PAISON: In terms of the meetings next month, we
10 have a study meeting on the 5th, we have a long range study for
11 the 14th, and a regular on the 28th. We only have the two site
12 plans and one small zoning amendment, so I'm recommending
13 cancellation of the meeting on the 14th. We just don't need
14 that third meeting with that -- with that agenda.

15 MR. MARTIN: I've got May 5th and May 7th on the --

16 MR. PAISON: Oh, jeez. Yep.

17 MS. STEPHENS-GUNN: It's the 7th.

18 MR. PAISON: I got it wrong on the slide.

19 MS. STEPHENS-GUNN: 7th.

20 MR. PAISON: It's right on the schedule, but it's
21 wrong on the slide.

22 MS. STEPHENS-GUNN: It's the 7th.

23 MR. PAISON: The 7th is correct.

24 CHAIR GRIFFIS: Okay. May 7.

25 MR. MARTIN: I won't be here.

1 MR. PAISON: But, yeah, the 14th is the meeting that
2 would be the following week, the long range study, and that
3 one -- with only two site plans and one small zoning amendment,
4 we don't really need a third meeting to (indiscernible).

5 MS. STEPHENS-GUNN: Through the Chair, I recommend
6 that we accept the recommendation to --

7 CHAIR GRIFFIS: Cancel the meeting?

8 MS. STEPHENS-GUNN: -- cancel the long range meeting.

9 MS. BERNOUDY: I second it.

10 V. CHAIR WILLIS: Support.

11 Okay. Take that one.

12 CHAIR GRIFFIS: All right. Yeah, we got a favorable
13 recommendation to cancel.

14 Do we have to vote on that? I forget.

15 MS. STEPHENS-GUNN: Yeah.

16 V. CHAIR WILLIS: Yeah.

17 CHAIR GRIFFIS: Okay. By Dr. Stephens-Gunn, supported
18 by Commissioner Bernoudy.

19 All in favor of canceling the May 14th meeting?

20 FULL COMMISSION: Aye.

21 CHAIR GRIFFIS: No opposition?

22 V. CHAIR WILLIS: None.

23 MR. MARTIN: Closed.

24 V. CHAIR WILLIS: Oh, you've got to --

25 CHAIR GRIFFIS: You want -- you want some extra things

1 to do? I'll give you some of my to-do list. No.

2 All right. Meeting adjourned.

3 (Meeting adjourned.)

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CERTIFICATE OF TRANSCRIBER

I, JANENE CLEARY, Michigan CSR No. 16359, do hereby
certify that I was authorized to transcribe the foregoing
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way interested in the events of this cause, and that I am not
related to any of the parties thereto.

DATED this 15th day of MAY 2025

A handwritten signature in black ink that reads "Janene Cleary". The signature is written in a cursive, flowing style. The first name "Janene" is written with a large, looped 'J' and the last name "Cleary" is written with a large, looped 'C'. The signature is positioned above a horizontal line.

JANENE CLEARY
Michigan CSR No. 16359

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Andrea Storch Gruber, Secretary

Date: May 28, 2025