

**MINUTES OF THE JOINT MEETING OF THE CITY OF SOUTHFIELD PLANNING  
COMMISSION AND THE HISTORIC DESIGNATION ADVISORY BOARD  
REGULAR MEETING OF MAY 26, 2021  
6:30PM  
VIA TELECONFERENCE**

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

**Historic Designation Advisory Board Present:** Allen, Griffis, Gyure, Van Hoey, Booker,  
and Siver

**Historic Designation Advisory Board Excused:** Moffat and Croad

**Staff Present:** Planner Spence and Planner Bryce

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 Culpepper to Approve the Agenda as Written. Seconded by Commissioner Willis. Chair Griffis called for a Roll Call Vote.

Commissioner Culpepper – Aye  
Commissioner Martin – Aye  
Commissioner Willis – Aye  
Chair Griffis – Aye

Motion carries

Chairman Griffis asked if there were any Announcements or Communications. Planner Spence noted this is a Joint meeting with the Historic Designation Advisory Board with the Planning Commission serving as the host. He noted that the Historic Designation Advisory Board would be holding their meeting first for two Public Hearings related to two houses in the City and when they are done with their meeting they will Adjourn and the Planning Commission can then take up their items. He noted that the next item will be the opening of the Historic Designation Advisory Board Meeting and their Roll Call.

Planner Bryce called the roll for the Historic Designation Advisory Board and determined there was a quorum to conduct business.

The Historic Designation Advisory Board held their Public Hearings and adjourned their meeting.

Chair Griffis called for the first item for the Planning Commission

**PZR21-0004** is a Rezoning Request of Cellco Partnership d/b/a Verizon Wireless, to rezone 7.13 acres of land from OS Office Service and P Vehicular Parking to ERO Education Research-Office (+/-6.21 acres) and P Vehicular Parking (+/-0.92 acres) on property located at 24242 Northwestern Highway, Sidwell Parcel 2426-177-018 on the north side of Northwestern

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Highway between Mount Vernon and Lee Baker, Section 26, City of Southfield, Oakland County, State of Michigan.

Planner Spence gave a brief description of the proposal noting that Verizon Wireless was seeking to add additional staff and computer and electronic equipment to move to a data-based system. Per the recommendations of the City Planner and the Commission, additional landscaping was added to help screen the DTE substation from Northwestern Highway. He noted that there is one waiver required which is for an 8' high rolling gate. He introduced Mr. Scott Fisher from Midwestern Consulting.

Mr. Fisher noted that the rezoning of the property was necessary because Verizon was moving to a data-based system and Education Research-Office allowed that for data processing. He noted further the building was sited to get it as far from the single-family houses as possible. A pedestrian connection is made along the new proposed service drive and a gate will be controlled from the security desk in the building. New landscape was proposed to provide additional screening of the DTE area. He also noted he had reached out to DTE on the safety of being around these substations and noted he hadn't gotten a response but what he did know was that you would have to spend an awful long time right next to one for it to have a negative effect. He noted that there was an error on the plan related to the fence height; the rolling gate is only 6' high, not 8'.

Chairman Griffis opened the Public Hearing for PZR21-0004.

Mr. Fred Bunker 24201 Garner noted he thought this was a good idea and applauded the City of Southfield for allowing this use.

Planner Spence noted there was no one else on the line for the Public Hearing. Chairman Griffis closed the Public Hearing and opened the discussion to the Commissioner.

Commissioner Willis appreciated the response from Mr. Fisher on safety around substations.

Commissioner Culpepper noted this rezoning request fit with the Master Plan and thanked Mr. Fisher for looking out for the neighbors.

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

Motion by Commissioner Martin for Favorable Recommendation for PZR21-0004. Seconded by Commissioner Culpepper. Chairman Griffis called for a Roll Call Vote.

Commissioner Martin – Aye  
Commissioner Willis – Aye  
Commissioner Culpepper – Aye  
Chair Griffis – Aye

Planner Spence confirmed the Motion Carried.

Chairman Griffis asked if there were any questions on the Site Plan for Verizon.

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**PSP21-0007** is the Site Plan Review Request of Cellco Partnership d/b/a Verizon Wireless, for the demolition of a portion of the existing building and construction of a new 43,951gsf building addition for administration, plus computer and electrical equipment necessary to support the mobile network, on property located at 24242 Northwestern Highway, Sidwell Parcel 2426-177-01,8 on the north side of Northwestern Highway between Mount Vernon and Lee Baker, Section 26, City of Southfield, Oakland County, State of Michigan.

The Commission had no comments. Chairman Griffis called for a motion.

Commissioner Martin made a Favorable Recommendation for PSP21-0007. Seconded by Commissioner Willis. Chairman Griffis called for a Roll Call Vote.

Commissioner Willis – Aye  
Commissioner Culpepper – Aye  
Commissioner Martin – Aye  
Chair Griffis – Aye

Chairman Griffis called for the next case.

**PSLU21-0005** is a Special Use Request of The Luxe Ballroom, on behalf of the owner Solo Company, LLC to allow for an event center as a place of assembly located at 23835 Greenfield Road, Sidwell Parcel 2425-401-018, on the southwest corner of Greenfield Road and Mt Vernon Street, Section 25, City of Southfield, Oakland County, State of Michigan.

Planner Spence gave a brief overview of the proposal noting the petitioner was moving her business from Farmington Hills to Southfield because her business had quadrupled and she needed a larger space. The 4,200sf tenant space and the parking required are small by comparison to the rest of the shopping plaza and shouldn't have a negative effect on the rest of the tenant in the plaza. In fact, there is a hope this use will trigger additional uses to fill up the shopping plaza since Kroger and others have left. He introduced petitioner, Ms. Denthea Fletcher.

Ms. Fletcher noted the space should handle about 100 people. They will not have Teen parties, Sweet 16 parties or ticketed events. There will be 5 full-time employees and valet service for those who would like to take advantage of that.

Planner Spence noted that Al Aceves, Director of the Downtown Development Authority (DDA), was on line and he asked Mr. Aceves if he had some comments.

Mr. Aceves noted that the DDA Board had a meeting on May 21, 2021 and approved this proposal for the DDA area.

There were no other comments so Chairman Griffis opened the Public Hearing for PSLU21-0005.

Planner Spence gave out the phone numbers for the Public Hearing inviting people to call in and comment after providing their name and address for the record.

Ms. Allen from the Historic Designation Advisory Board noted she thought this would be a great addition to the area.

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After the allotted time, Planner Spence noted there was no one else on the line for Public Hearing on this item. Chairman Griffis closed the Public Hearing and opened the discussion to the Commissioners.

Commissioner Culpepper noted this was a great presentation. Security is being provided and he felt Ms. Fletcher would be a great neighbor.

Chairman Griffis thought this would be a good use for the shopping center. It's small by comparison to the rest of the center.

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

Commissioner Martin made a Favorable Recommendation for PSLU21-0005. Seconded by Commissioner Willis. Chairman Griffis called for a Roll Call Vote.

Commissioner Martin – Aye  
Commissioner Willis – Aye  
Commissioner Culpepper – Aye  
Chair Griffis – Aye

Chairman Griffis called for Approval of the Minutes.

Planner Spence noted that Commissioner Martin had requested changes to the Minutes and those had been sent 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 Willis – Aye  
Commissioner Culpepper – Aye  
Commissioner Martin  
Chair Griffis – Aye

Planner Spence confirmed the Minutes are Approved with the correction by Commissioner Martin.

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.

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 there are no cases for the June Agenda of the Planning Commission so there would be no meetings held in June.

There were no other comments.

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The meeting was adjourned at 8:00pm.

*Anthony Martin*      9/15/2021

Tony Martin                      (date)

Secretary/js

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