

CITY OF SOUTHFIELD

PLANNING COMMISSION

Council Chambers - Southfield, Michigan

Wednesday, May 22, 2024 - 6:30 p.m.

Video recording transcribed by

Janice P. Yates, CER-9181.

COMMISSION MEMBERS AND STAFF PRESENT:

Robert Willis, Vice-Chair (Acting Chair)

Cynthia Bernoudy, Commissioner

Andrea Storch Gruber, Secretary

Anthony Martin, Commissioner

Dr. Geralyn Stephens-Gunn, Ede

Alex Bollin, City Planner

Thomas Paison, Deputy City Planner

1 Planning Commission Meeting

2 Wednesday, May 22, 2024

3 6:30 p.m.

4

5 (Meeting begins.)

6 V. CHAIR WILLIS: This is the City of
7 Southfield regular meeting of the Planning Commission.
8 Today is May 22nd, the time is 6:30. We will start
9 our meeting with the Pledge of Allegiance.

10 (Pledge of Allegiance recited.)

11 V. CHAIR WILLIS: Thank you. Mr. Paison,
12 can we have a roll call?

13 MR. BOLLIN: Yes, sir.

14 V. CHAIR WILLIS: Mr. Bollin?

15 MR. BOLLIN: Ms. Bernoudy?

16 MS. BERNOUDY: Present.

17 MR. BOLLIN: Ms. Goodwin-Dye is excused.

18 Mr. Griffis is excused as well.

19 Ms. Gruber?

20 MS. GRUBER: Present.

21 MR. BOLLIN: Mr. Martin?

22 MR. MARTIN: Present.

23 MR. BOLLIN: Mr. Willis?

24 MR. WILLIS: Here.

25 MR. BOLLIN: Dr. Stephens-Gunn?

1 DR. STEPHENS-GUNN: Present.

2 MR. BOLLIN: Mr. Chairman, we do have a
3 quorum to conduct business today.

4 V. CHAIR WILLIS: Thank you, thank you.
5 Next item on the agenda is the approval of the agenda.
6 Can we hear a motion for approval of agenda?

7 DR. STEPHENS-GUNN: Is there a motion -- I
8 make a motion to approve the agenda for May 20 -- for
9 the City of Southfield regular meeting of the Planning
10 Commission for May 22, 2024.

11 V. CHAIR WILLIS: Is there support?

12 MS. GRUBER: Support.

13 MR. MARTIN: Support.

14 V. CHAIR WILLIS: It's been motioned and
15 supported. All in favor?

16 FULL COMMISSION: Aye.

17 V. CHAIR WILLIS: Any opposed?

18 (No response.)

19 V. CHAIR WILLIS: That's a unanimous approval.

20 Mr. Paison, announcements and communications?

21 MR. PAISON: None at this time, sir.

22 V. CHAIR WILLIS: Thank you. I'd like to
23 take a second first of all to introduce myself. I'm
24 Robert Willis. I am Vice Chair taking the temporary
25 place of our Chair.

1 And we have a section of public comment, and
2 I like to just read that to control anything that may
3 happen with public comment. And that is, a person
4 addressing the commission shall be limited to a period
5 of three minutes unless such period of time is
6 extended by the presiding officer or by a majority
7 vote of the commission.

8 The following rules are enforced: that no
9 speaker will make personal or impertinent attacks upon
10 any officer, employee, or Planning Commission member
11 that is unrelated to their duties; employees or no
12 person shall be abusive or threatening to any other
13 individual when addressing the Planning Commission.

14 When you have an opportunity to speak, if
15 you're asked, we will assume that you are -- have read
16 and understood that announcement.

17 Then, Mr. Paison, can you tell us about our
18 first item, MDOT Michigan Shared Streets?

19 MR. PAISON: Yes, Mr. Chairman. We are
20 having a public input session here for this first
21 item. We are -- we've been given approval by City
22 Council to apply for a state grant; it's a one-time
23 grant that they're offering, up to \$200,000 with no
24 match, for improvements to Shared Streets and Spaces
25 Grant.

1 One of the things it includes is a variety
2 of things this funds. But one of the things it
3 includes is transit stop improvements, such -- and
4 sidewalk connections, and things like shelters,
5 lighting, signs, bike racks, repair stations, side,
6 you know, sidewalk extensions, the key walks, trash
7 cans, benches at bus stops.

8 So, we've been spending, the city, you know,
9 around \$100,000 a year for the last few years after we
10 did our plans, doing improvements to, you know, trails
11 and pedestrian respite center stations and transit
12 stations, or transit bus stops. And we're budgeted to
13 do that again this year. But this would give us like
14 three times as much money as we usual -- this would
15 give us another \$200 grand to spend. It would
16 accelerate our program by a couple of years, kind of
17 allow us to catch up.

18 So, the application deadline is June 7. So,
19 we're trying to get some public input. We're -- it
20 was talked about at the Arts Commission, it was talked
21 about at City Council, where they gave us permission
22 to apply. It was talked about -- it's gonna be talked
23 about at the City Centre, I think also. And then, we
24 did put out a notice in the paper and put it on the
25 agenda for the Planning Commission just to try to get

1 as much as we could.

2 This also was talked about at length during
3 the Non-Motorized Pathway and Public Transit Plan that
4 was developed in 2012. I actually highlighted the --
5 a section from that plan, talking about improving bus
6 stops with key walks and benches and trash cans. So,
7 we've been talking about this for a few years.

8 Then, a couple of years after this, we did
9 an actual transit stop study in 2019, where we
10 identified the conditions at all of our transit stops
11 in the city, and prioritized them based on ridership,
12 sidewalk access, and the amenities that were already
13 present or absent.

14 When we've been -- this is the map we've
15 been working off to do the improvements over the last
16 few years. I also note in the -- this got folded into
17 the updated community master plan that was adopted in
18 2022. As you can see, we had bus stop improvements,
19 specifically discussed in Chapter 8.

20 You actually see one of our improvements in
21 the top right there. And then in the left, it was
22 actually our five-year plan for doing improvements.
23 So, we really, kind of from 2012, we've really been
24 building this up, and we're in the process of doing it
25 now.

1 This is just a summary of what we've done in
2 the last couple of years and what we're in the process
3 of bidding out right now to do. So, if you look at
4 the green dots, that was 2022, we did 13. In 2023, we
5 did 23. And then, in 2024, we're doing another 21.
6 And you know, that's actually in process. Those --
7 that's been bid out, we've got the bids back in.
8 They're going to be installed this summer.

9 Under this budget, the FY 24-25 budget has a
10 similar amount allotted for it. But if we could get
11 this additional \$200 grand, we could really accelerate
12 this program another couple of years and really catch
13 up to that five-year plan that was in the community
14 master plan.

15 So, we just wanted to introduce this and
16 then open it up to see if there were any public that
17 wanted to comment on it. And this, admittedly with
18 grant applications, sometimes you got to check the
19 boxes, and trying to get public input on your grant
20 application is one of those boxes you have to check.

21 So, we'd love to hear from the public if
22 there's anybody who wants to comment on this because
23 we really, we've got to get that application in by
24 June 7th.

25 And they only announced it like a month and

1 a half ago. They usually give you like two months to
2 apply for a grant and they want public input. So, we
3 just put it on every board's agenda that we could put
4 it on, to try to get that as best we could.

5 I think also the fact that we did that
6 transit study in 2012, that non-motorized study in
7 2012 when we did the Master Plan -- it was in the
8 Master Plan that was updated in 2022, which also had
9 public input. We're going to reference that is also
10 public input in the plan. Because really, at this
11 point, we're implementing it. The plan's been done.

12 So, this is just another chance to leverage
13 that. So, if, I don't know, Mr. Chairman, I would ask
14 like if there's any comments from the commissioners,
15 we would like to hear those. But we'd also like you
16 to open to the floor if any of the public would like
17 to comment.

18 V. CHAIR WILLIS: Then, I will do that now,
19 open the floor to the public. If anyone would like to
20 comment on Item D, the MDOT Michigan Shared Street
21 Space Program, you'd have an opportunity to do so now.
22 And I would invite you to the mic. The floor is open
23 for anyone who would like to comment.

24 (No response.)

25 V. CHAIR WILLIS: I see no hands. Then, we

1 will close that opportunity to comment.

2 Commissioners, any comment?

3 MS. BERNOUDY: Yes, thank you. I would like
4 to congratulate MDOT for this, because along
5 Evergreen, which is the way that I walk a lot, to have
6 those benches there, it's very, very important.

7 Whether you're just stopping for a break or walking
8 with someone else, it's really such an improvement for
9 our city. And for you to be able to add more of these
10 around the city I think is just a win-win situation.

11 Thank you.

12 V. CHAIR WILLIS: Thank you. Commissioner?

13 MS. GRUBER: No comment.

14 V. CHAIR WILLIS: Commissioner?

15 MR. MARTIN: I think it's very nice for MDOT
16 to be able to have some place for pedestrians to sit
17 while they wait for the bus. We know, no matter how
18 much you schedule or plan, you're not going to be on
19 time all the time. And I think it's nice for people
20 that are using public transportation to be able to sit
21 down and wait on the transportation, rather than stand
22 there in the rain, in the snow, whatever, and be able
23 to at least have some comfort. Thank you.

24 V. CHAIR WILLIS: Commissioner Stephens-Gunn?

25 DR. STEPHENS-GUNN: I think that the

1 application is going to be very strong, given that it
2 fits right into what the master plan talks about, if
3 you're supporting your request based upon the current
4 things that you have in process, as well as the things
5 that have previously been done.

6 It also looks at the commitment that the
7 city has currently made of \$100,000. So, this will be
8 in addition to that. And it looks at how it will
9 accelerate the city's current transit stop improvement
10 program by two years. I think those things are going
11 to be very impressive, especially if this is a
12 competitive bid.

13 MR. PAISON: Yep.

14 V. CHAIR WILLIS: Thank you. My only
15 comment is to recognize the prior statements. But I
16 think as we transition to a less car-centered city,
17 this is an absolutely necessary step. I'm glad we're
18 doing it. And I think we're going in the right
19 direction.

20 So, commissioners, any further questions?

21 MS. BERNOUDY: No.

22 V. CHAIR WILLIS: Mr. Paison?

23 MR. PAISON: Yep. We would ask that -- we
24 have a resolution that we provided you, just
25 supporting the application, that we would ask if you

1 would enact if you're in support of it. It's -- it
2 was in your packets. It's a little long. It goes on
3 with the whereas's, doing -- basically describing much
4 of what I've already explained. You know, as we have
5 done a transit study and we've done a survey and we
6 put this in our Master Plan and we have expended
7 funds, we have an ongoing program, that this would be
8 in support of us applying and being awarded this to
9 continue and accelerate that program.

10 V. CHAIR WILLIS: Commissioners --

11 MR. PAISON: Pretty much right out of
12 Planner Croad's letter asking for the council's
13 permission to actually apply for the grant.

14 V. CHAIR WILLIS: Commissioners, hearing
15 that, can I hear a motion?

16 DR. STEPHENS-GUNN: I motion that the
17 commission -- that the Planning Commission accept the
18 proposed -- let's see, what is it called --
19 resolution. Is it a resolution?

20 MR. PAISON: Yes, ma'am.

21 DR. STEPHENS-GUNN: The proposed resolution
22 for the traffic stop improvement grant application.

23 MS. BERNOUDY: And I second that.

24 V. CHAIR WILLIS: Thank you. It's been
25 moved and seconded. All in favor?

1 FULL COMMISSION: Aye.

2 V. CHAIR WILLIS: Any opposed?

3 (No response.)

4 V. CHAIR WILLIS: That would be 100 percent
5 in favor. And Mr. Paison, I thank you so much.

6 The next agenda item is 18330 George
7 Washington.

8 MR. PAISON: Thank you, Mr. Chairman. This
9 is for a site plan approval for Phase 2 of the
10 McKinley School residential unit development. It's
11 district -- I believe it's actually called McKinley
12 Place now.

13 The renovation of the historic school
14 building is -- some work has been done there. They've
15 got a new roof on it. They've done some interior
16 demolition. They're just about ready to issue
17 interior work permits for that. And they are getting
18 ready to actually start the project for the Phase 2,
19 the two-family units on the site.

20 And when the residential unit development
21 district rezoning was approved, they approved the site
22 plan for Phase 1 as part of that approval, the council
23 and yourselves. But Phase 2 approval was reserved to
24 when it was ready, because they just wanted to be sure
25 they under -- you know, it's consistent with the

1 Master Development Plan.

2 So, just looking at the area, you've got
3 current zoning, Residential. There's a little bit of
4 Business and Office to the north and to the east,
5 which is consistent with the mass -- the future land
6 use map, Local Mixed Use Commercial and Low Density
7 Multi-Family, and then, Moderate Density Single
8 Family.

9 Just a site aerial showing the existing
10 situation. The -- I believe this giant modular school
11 building is now gone. That's been demolished already.
12 This aerial is a couple of years old. Let's see if we
13 can get to the next slide here. Some photos of the
14 site, facing Continental and Capital.

15 And here's the actual overall site plan.
16 This shaded area to the right is the Phase 2; that's
17 what's before you today for consideration. This was
18 reviewed against the Master Development Plan, that was
19 approved with the redevelop -- or residential unit
20 development district rezoning, and it is consistent
21 with that Master Development Plan.

22 There were very few changes. Some minor,
23 just I think a little bit of the curbline tweak, stuff
24 like that. But the number of buildings, type of
25 building, location of building, style of building, all

1 consistent with the original approval of the Master
2 Development Plan.

3 As you can see, it's a Tudor style for the
4 two families. The garages face the interiors, brick.
5 These are three bedroom. They've got kitchens and
6 living on the first floor, garage, and then, the three
7 bedrooms are upstairs. You've got a master bedroom
8 and two standard bedrooms.

9 There's a couple different types of unit.
10 There's two types of buildings: the Type 1 and Type 2
11 unit, and Type 3, Type 4 units.

12 And the landscape plan showing the green
13 areas. You've got lawn, foundation plantings around
14 the buildings, and then trees in the open areas.
15 Fairly consistent with a residential style.

16 And then, we do have, I believe is the
17 petitioner present? Someone present from Contour?

18 MR. EREBOR: Good evening, Anthony Erebor.
19 I am the site manager at Contour development.

20 V. CHAIR WILLIS: Could you give us your
21 address, please?

22 MR. EREBOR: My address is 29309 Willowick
23 Court, Southfield, Michigan.

24 V. CHAIR WILLIS: Thank you.

25 MR. EREBOR: And yes, we're seeking Phase 2

1 approval for the site plan. I am on site every day,
2 and it's a beautiful neighborhood and an exciting
3 project to be a part of. I'm a Southfield native. My
4 parents have lived here for 35 years. And I am so
5 excited to be a part of this development in this
6 capacity. And so, yes, there are many --

7 MR. MARTIN: Pull the mic closer to you,
8 please.

9 MR. EREBOR: Yes. I'm just excited to be a
10 part of this development. And I look forward to any
11 questions or comments you have. Thank you.

12 V. CHAIR WILLIS: Thank you.

13 MS. BERNOUDY: Thank you.

14 V. CHAIR WILLIS: If you can have a seat for
15 a moment. Commissioner Bernoudy?

16 MS. BERNOUDY: Yes, thank you. You
17 mentioned -- where'd he go?

18 MS. GRUBER: He's right over there.

19 MR. PAISON: There's no public hearing for
20 this one because it's a site plan. So, if you have
21 questions for him, you can go ahead and ask them right
22 now.

23 MS. BERNOUDY: I don't know if it was you
24 that mentioned at our last meeting, but you said that
25 there would be someone overseeing the rules and

1 regulations, you will have to put that together. Can
2 you expound on that at all?

3 MR. EREBOR: Yes, well, site safety is our
4 number one priority. We have the safety manual for
5 the site trades and people who come through the site,
6 there are requirements. But are you speaking to
7 specific to comments? This is my first time
8 attending, so I may be -- I'm unaware of what exactly
9 you're citing. But I can speak to what we --

10 MR. PAISON: I believe it was in relation to
11 the fact these are condominiums. So, there will have
12 to be condominium documents. There'll have to be a
13 master deed and bylaws drawn up and created for the
14 development, because it is a condominium development.
15 These will be potentially owner-occupied units.

16 MS. BERNOUDY: Right.

17 V. CHAIR WILLIS: Okay. And I'm gonna ask
18 you, if you could speak directly into -- I'm having a
19 difficult time hearing you.

20 MS. BERNOUDY: Yeah, me, too.

21 V. CHAIR WILLIS: Okay.

22 MR. PAISON: That mic, you kind of have to
23 be like right, like, not like popping it, but kind of
24 close.

25 MR. EREBOR: Is this better?

1 MR. PAISON: Oh, yeah, much better.

2 MR. EREBOR: Okay.

3 MS. GRUBER: Yeah.

4 (Laughter.)

5 MR. PAISON: Yeah, it's a little weird.

6 V. CHAIR WILLIS: Commissioner Bernoudy, are
7 you?

8 MS. BERNOUDY: Yes, I wanted to know, are
9 all of these going to be homeowner ownership or some
10 rentals or?

11 MR. EREBOR: Yes, 100 percent home ownership
12 condos.

13 MS. BERNOUDY: Thank you.

14 MR. EREBOR: No rentals.

15 MS. BERNOUDY: Thank you.

16 V. CHAIR WILLIS: Commissioner Gruber?

17 MS. GRUBER: I don't have any questions, but
18 it's an exciting development because we need more of
19 that kind of housing in Southfield.

20 V. CHAIR WILLIS: Commissioner Martin?

21 MR. MARTIN: Just for clarification, we went
22 over this ourselves before the meeting started, but I
23 wanted to make sure that I understand. The school
24 portion that's been in Phase 1 has one- and
25 two-bedroom units in it, and these condominiums are

1 all three bedroom units. Is that correct?

2 MR. EREBOR: Correct, yes.

3 MR. MARTIN: Okay. The summary we have has
4 it so that you would think that there are one --
5 two-bedroom units with the condos rather than just all
6 being three?

7 MR. EREBOR: Yes, yes. One bed -- one- and
8 two-bedroom units in Phase 1, and three-bedroom units
9 in Phase 2.

10 MR. MARTIN: All the unit -- what can you
11 tell -- what size, in the units you have, Type 1, 2,
12 3, and 4, I think they are on the floor plans, can you
13 tell me what size the rooms are, the bedrooms? Some
14 of them look kind of small, you know, in comparison to
15 what you would think.

16 MR. EREBOR: I'd have to defer to the
17 architect on that question. But roughly, I don't have
18 the exact figure in front of me, but for 12 feet by 12
19 feet for one average bedroom, okay.

20 MR. MARTIN: Is the architect here?

21 MR. EREBOR: Yes.

22 MR. MARTIN: Well, could you have the
23 architect step up with you and maybe address the
24 issue? Please provide your name and address for
25 the --

1 MS. CARROLL: Hello, I'm Holly Carroll from
2 Design House Architecture, 3300 Auburn Road, Auburn
3 Hills, Michigan.

4 So, the average size of the bedrooms are
5 about 350 to 400 square feet.

6 MR. MARTIN: I'm sorry, I couldn't --

7 MS. CARROLL: The average bedroom size, is
8 that what you're referring to?

9 MR. MARTIN: Yes.

10 MS. CARROLL: It's about 350 to 400 square
11 feet.

12 MR. MARTIN: Okay. Just -- all right.
13 That's -- and what size are the, what's the square
14 footage of the units, then?

15 MS. CARROLL: The overall, I can get that
16 for you in just a moment.

17 MR. MARTIN: Well, I guess the livable space
18 in the units.

19 MS. CARROLL: So, the livable space is about
20 1500 square feet.

21 MR. MARTIN: Fifteen-hundred square feet?

22 MS. CARROLL: Mm-hmm.

23 MR. MARTIN: And I assume Type 3, you have
24 one unit that has I guess more of a bump out. And
25 those are a little bit larger than the others?

1 MS. CARROLL: Right, yep, that's correct.

2 MR. MARTIN: Okay, all right. Thank you.

3 No more questions at this time.

4 V. CHAIR WILLIS: Commissioner Stephens-Gunn?

5 DR. STEPHENS-GUNN: I live in that
6 community. And personally -- personally, I'm looking
7 forward to it. The work that is going on, other than
8 construction, road construction, it appears to be
9 moving along smoothly. The new windows look good in
10 the McKinley building. So, I'm really excited about
11 it. And I'm looking forward to hopefully next summer,
12 everything will be occupied. So, I'm looking forward
13 to it. Thank you very much.

14 V. CHAIR WILLIS: Commissioner Martin?

15 MR. MARTIN: Is there, in the building
16 process, you have all the plans. But are there any
17 modifications that someone could make during the
18 building process? Is it possible that you have
19 someone that wants to purchase a unit, but they want
20 to make some modifications while it's in the building
21 process?

22 MR. EREBOR: Yes. At this point, no, we do
23 not have a process for that. But we will -- we can
24 entertain that, certainly with the bylaws and whatever
25 we come up with as a community. Are you speaking to

1 before the the building is open or after it's occupied
2 or?

3 MR. MARTIN: Well, in thinking about it,
4 it'd be nice if someone could see it and decide that
5 they want to make modifications to it during the
6 building process. But for all practical purposes, I
7 guess it would be when the building is open that you'd
8 have to -- they'd have to approach the builder for
9 modifications, when it's in -- when it's -- when the
10 process -- when the project is actually in stage for
11 selling, so.

12 MR. EREBOR: Yes, sir. That's my
13 understanding.

14 MR. MARTIN: So, no modifications
15 beforehand?

16 MR. EREBOR: No, at this point.

17 MR. MARTIN: It makes -- it makes it cookie
18 cutter, yep.

19 V. CHAIR WILLIS: Okay, thank you. I have a
20 couple of questions. I think the last time we spoke
21 with someone from your company, you were not quite
22 finished with Phase 1. Is that part of your process
23 complete or do you have a completion date for it?

24 MR. EREBOR: Well, yes, we are still
25 awaiting the final building permit for Phase 1. So,

1 we have done interior demolition, we had a permit for
2 that. We had a roof permit and we finished the roof.
3 But there is additional work that needs to be done:
4 mechanical, electrical, plumbing, and all that sort of
5 thing. So, we anticipate being done with that end of
6 2025, fall 2025, I believe.

7 V. CHAIR WILLIS: And that's when you'll
8 start with your Phase 2?

9 MR. EREBOR: No, that's when Phase 2 would
10 finish as well.

11 V. CHAIR WILLIS: Okay, okay. When do you
12 expect the entire -- you expected the entire project
13 to be finished by fall?

14 MR. EREBOR: Yes, fall 2025.

15 V. CHAIR WILLIS: Okay. A year from, about
16 a year and a half from now?

17 MR. EREBOR: Yes.

18 V. CHAIR WILLIS: One of the concerns we had
19 is that you are building a condo, but we were
20 concerned with the possibility of renters. Is there
21 any language you anticipate in your condo association
22 bylaws to prevent that or is there a way that you
23 anticipate controlling that part of it?

24 MR. EREBOR: Yes, I will defer to the legal
25 counsel on that. We can certainly look at that and

1 draft that up now. That's an issue that I think is --
2 and it, you know, probably rife throughout Southfield,
3 excuse me. You know, renting and the issues that come
4 with that versus homeownership. And so, I, as a
5 community resident, am sensitive to the point that you
6 made, Mr. Willis. So, certainly in the bylaws or in
7 the program that we -- that we go forward with, that
8 can be a part of --

9 V. CHAIR WILLIS: Okay.

10 MR. EREBOR: -- a contingent, yeah, in the
11 bylaws.

12 V. CHAIR WILLIS: Thank you. I have no
13 further questions. Commissioners?

14 (No response.)

15 V. CHAIR WILLIS: Commissioners?

16 (No response.)

17 V. CHAIR WILLIS: Mr. Paison?

18 MR. PAISON: Yes, sir?

19 V. CHAIR WILLIS: Any recommendation?

20 MR. PAISON: Yes, sir. We are making a
21 favorable recommendation of the site plan request by
22 Contour Companies to construct Phase 2 of the McKinley
23 Place RUDD development.

24 The site is substantially consistent with
25 the Master Development Plan and Development Agreement

1 that was approved as part of the RUDD in 2021. The
2 recommendation is based on the facts, representations,
3 and stipulations on the record.

4 It is subject to the terms and conditions of
5 the McKinley Place RUDD Master Development Plan and
6 Development Agreement, and the site should be developed
7 in accordance with the submitted plans by Designhaus,
8 Glasser Bush Associates, and S.M. Engineers that are
9 before you, and continuous compliance on all applicable
10 codes, laws, and statutes.

11 V. CHAIR WILLIS: Thank you. Hearing that,
12 do I have a motion for a favorable motion?

13 DR. STEPHENS-GUNN: I motion that the
14 Planning Commission accept a favorable recommendation
15 of the site plan, Proposal PSP24-0003.

16 MR. MARTIN: Second.

17 V. CHAIR WILLIS: It's been moved and
18 seconded. All in favor?

19 FULL COMMISSION: Aye.

20 V. CHAIR WILLIS: Any opposed?

21 (No response.)

22 V. CHAIR WILLIS: That would be a unanimous
23 aye. I thank you so much for the presentation.

24 Mr. Paison, it looks like our next item is
25 going to be 19991 West 12 Mile Road, the demolition of

1 a vacant bank branch and construction of a new Kroger
2 fuel station.

3 MR. PAISON: Thank you, sir. This is a sort
4 of a three-part request. It's a conditional rezoning,
5 a special land use request, and a site plan approval
6 request to build a Kroger fuel station, where there's
7 a currently a defunct branch bank, at the corner of
8 12 Mile and Evergreen, out in front of the Kroger
9 grocery store.

10 They are looking at hours of operation of
11 6 a.m. to 10 p.m., and six full-time equivalent
12 positions. Normally there'd be, during a shift, one
13 person. There'd be two people there obviously during
14 shift change.

15 The current zoning is B-2, the corner there
16 to do the gas station would had to be rezoned to B-3
17 because that's the zoning that permits gas stations.
18 There is B-3 zoning on the other three corners, so it
19 would not be considered a spot zone.

20 The B-2 zoning district allows these uses:
21 medical offices, banks, libraries, governments, post
22 offices, private clubs, lodge, nursery schools,
23 photographic studios, personal services, retail
24 stores, restaurants without drive throughs or bars.

25 Special land uses in the B-2 were theaters

1 and certain other assembly uses, open air sales of
2 like garden and yard items. Arcades, hotels, motels,
3 restaurants with drive throughs bars and lounge would
4 be special land uses, and small box retail.

5 The proposed zoning, because it's a
6 conditional rezoning, would normally include a lot
7 more uses. But their proposed conditional rezoning is
8 for exactly one use; they literally excluded every
9 other use. So, the only -- if you were to approve the
10 conditional rezoning, the only thing that could
11 operate on this site would be a gas station.

12 Now, in the future, let's just say decades
13 from now, if gas station was not an appropriate use
14 anymore, someone would have to come back and get the
15 conditional rezoning changed to do something else. I
16 mean, a property can always potentially be rezoned.
17 That is -- the owner of property has a right to ask.
18 They don't have necessarily a right to the rezoning,
19 but they have a right to make a request.

20 So, while this box is in the property for
21 the current development to gas station, it doesn't
22 necessarily box the property in for eternity, just for
23 reference. But to change it again, they would have to
24 come back through this body and the City Council. But
25 it does -- it does mean you don't have to discuss any

1 of these other uses because if you approve this
2 conditional rezoning, none of them would be allowed.

3 Site aerial, just showing the existing
4 branch bank, the vacant CVS in front of the shopping
5 center. Existing conditions with the branch bank in
6 the location.

7 This is the proposal. There's no
8 convenience store. It's literally just five pump
9 islands, so 10 pumps, and a small kiosk for the actual
10 pay area. Then, there's a couple of parking spaces.
11 Obviously, the storage tanks to the north there,
12 landscaping around. There'll be a key wall, a walk
13 that goes out to the sidewalk and to the bus stop.
14 But there'll be the required bike rack and a bench and
15 trash can at the bus stop.

16 This is the floorplan. So, literally you've
17 got a cashier area, office, and a restroom. It's a
18 very small building. It's 22 1/2 by 8 foot 10. So,
19 it's a large closet.

20 This is just a landscape plan. The most of
21 the land -- the landscaping along the road frontage is
22 pretty much going to remain as it is with the trees
23 and shrubs. They're gonna have to do some new
24 landscaping, kind of where they're -- that south end
25 where they're modifying the driveways in and out of

1 the site to accommodate the vehicles coming in and out
2 and the tankers.

3 This is just the elevations of what it looks
4 like, pretty much as you would expect, a canopy with a
5 small kiosk building. There's the sides. And here's
6 the rendering, so you have a better idea of what it
7 would look like. This is actually looking at it from
8 I believe the interior of the shopping center, from
9 the Evergreen, kind of looking north.

10 And I believe we would do -- we have a
11 representative of the petitioner present.

12 V. CHAIR WILLIS: Thank you. If you could
13 give us your name and your address?

14 MS. SCHAWALDER: Sure. My name is -- excuse
15 me, Kristen Schawalder of 725 Washington Boulevard
16 Extension, Pittsburgh, Pennsylvania.

17 V. CHAIR WILLIS: Thank you. And you are
18 presenting?

19 MS. SCHAWALDER: Yes. So, I'm with Sevan
20 Multi-Site Solutions. I'm representing the Kroger
21 Company of Michigan.

22 V. CHAIR WILLIS: Okay. If you could add to
23 the presentation, we would really appreciate it.

24 MS. SCHAWALDER: Yeah, sure. Thank you for
25 the presentation, Mr. Paison. So, what Kroger is

1 proposing here is a conditional rezoning agreement for
2 the property at 19991 West 12 Mile Road, to
3 conditionally rezone from B-2 to B-3 for the purposes
4 of providing the fuel, retail fuel center.

5 So, we've previously provided some
6 conditions to go along with that rezoning. And at our
7 last meeting, we had some discussion. And we've
8 provided back some comments where, you know, we
9 modified our parking spaces to meet the town's needs.

10 We've added and updated some of the
11 landscaping per the request. We've talked about kind
12 of some of the fuel station traffic that would be
13 generated. So, studies performed by Kroger show that
14 60 percent of the Kroger retail fuel facility traffic,
15 it's generated from existing trips to the grocery
16 store. So, these are, you know, our loyal customers
17 that are already in that shopping plaza.

18 They'll be grabbing their groceries, they'll
19 be coming over to the gas station, just a one-stop
20 shop kind of deal. And the remaining trips would be,
21 you know, bypass trips. Since the gas station does
22 not have the convenience store, it's not going to
23 generate too many new trips.

24 You know, as you pointed out, we're not
25 really modifying any of the curb cuts on the main

1 drags. And we'll be taking the bank down. And we'll
2 be -- yeah, we'll be razing the bank for this -- for
3 this new use.

4 Some other things we modified, we provided
5 the trucker for the fuel deliveries, that truck route.
6 And I think those were the majority of the issues that
7 were addressed from last time.

8 Some of the benefits of our fuel center, you
9 know, we're going to take down a vacant building. We
10 will raze it, put in a new use. We'll employ the
11 equivalent of six full-time folks. And we, you know,
12 we'll be kind of good neighbors to the Kroger store
13 with the Kroger fuel center.

14 V. CHAIR WILLIS: Okay.

15 MR. PAISON: Mr. Chairman, I would note, as
16 was noted by the applicant, they did modify the
17 landscape to meet the Greenbelt requirements, or they
18 did eliminate one of the two variances they would
19 need. They still have the other variance for minimum
20 building size because the kiosk is small.

21 Typically, the minimum building size
22 required for this district is 750 square feet. That
23 buildings only 198. So, that one's unavoidable, given
24 the nature of the use. But they tweaked that top left
25 corner, pulled that in and provided the minimum

1 landscape buffer that's actually required on that
2 corner, the 12 1/2 feet. They were at 7 foot in the
3 previous version. It was stuck out further, but they
4 were able to reshape that to get that back in.

5 And they did modify the parking spaces to
6 meet the ADA requirement for a van-accessible space.
7 The previous version, the aisle was too narrow for a
8 van accessible space. It wasn't eight and eight. It
9 was like -- it was just a shy by a couple of feet.
10 There was room, it just wasn't configured properly.

11 We did know -- there was a considerable
12 discussion at the last meeting and when this was
13 generally discussed by City Council, when they were
14 just floating the idea, about the interior circulation
15 problems at the site. The response of the applicant
16 related to that was that they would work with the
17 shopping center owner to do some additional pavement
18 marking and directional signage.

19 Given the descriptions I've heard from the
20 folks who are local who've used this facility, that
21 didn't sound like it would be adequate. I know you've
22 noted in your package probably that we are actually
23 recommending postponement to a date certain, to give
24 the applicant time to address that issue a little more
25 fully. Because unfortunately, without it being

1 addressed, we felt like we would have had to otherwise
2 recommend denial. And that's -- just wanted to get
3 that out on the table as well.

4 I know there is a public hearing requirement
5 for the conditional rezoning and for the special land
6 use, and the public has arrived. We can still hold
7 the public hearings. And it's still the commission's
8 decision whether or not they want to postpone,
9 approve, make a recommendation for approval or denial.
10 That would still be your call. We just have our
11 current recommendation would be postponement to a date
12 certain to try to address the circulation issue.

13 V. CHAIR WILLIS: Okay. So, the three items
14 we're looking at, too, that we can continue on and we
15 have opportunity for public comment?

16 MR. PAISON: Yeah, the conditional rezoning
17 and the special land use, you can hold the public
18 hearings for those, take the public's comments,
19 discuss them, and then deliberate as to which course
20 -- which of the three courses of action before you or
21 what you actually want to do.

22 V. CHAIR WILLIS: I think we should have a
23 public --

24 MR. MARTIN: Public hearing, yeah.

25 V. CHAIR WILLIS: Okay.

1 MR. MARTIN: Conditional.

2 V. CHAIR WILLIS: Okay. Then, thank you.

3 We will use this opportunity for public comment. And
4 at this point, I am going to open the floor for the
5 public. And you can have a seat for a brief amount of
6 time.

7 MR. PAISON: And just to keep everything
8 correct, it should be a public hearing for the
9 conditional rezoning, then close that one. Then, a
10 public hearing for the special land use, then close
11 that one. Then, deliberation by the commission. Just
12 because each one of those items discreetly requires a
13 public hearing.

14 MR. MARTIN: Public hearing, yeah.

15 V. CHAIR WILLIS: Then, okay. Public --
16 number one is public hearing for?

17 MR. PAISON: The conditional rezoning.

18 V. CHAIR WILLIS: Conditional --

19 MR. PAISON: So, that's Item 1 under F.

20 V. CHAIR WILLIS: Okay.

21 MR. PAISON: And then, Item 2 under F also
22 needs its own public hearing.

23 V. CHAIR WILLIS: Which is?

24 MR. PAISON: That's the special land use.

25 V. CHAIR WILLIS: Okay.

1 MR. PAISON: Yeah. Site plans don't require
2 the public hearing.

3 V. CHAIR WILLIS: Gotcha.

4 MR. PAISON: But generally, folks concerned
5 about site plan issues could comment under the other
6 two.

7 V. CHAIR WILLIS: With that, we will open
8 the floor for comment, public comment on the first
9 paragraph on conditional rezoning. We would look for
10 if anyone who wants to address council, could you
11 please step to the podium, and it's a number of you.
12 Can I ask you to stand up, and then one at a time,
13 we'll be able to address the --

14 UNIDENTIFIED SPEAKER: I'm (UNINTELLIGIBLE)
15 sound system is a little bit (UNINTELLIGIBLE).

16 V. CHAIR WILLIS: I understand. I share
17 your problem. So, if you could give us your name.

18 MR. PENENY: My name is Doug Peneny. I live
19 at 28525 Regent Court South, Southfield, Michigan. I
20 live in Kingswood Place, which is the condominiums
21 directly --

22 V. CHAIR WILLIS: Okay.

23 MR. PENENY: -- south of Kroger. As Yogi
24 Berra would say, this is deja vu all over again. We
25 were here six to eight years ago over the same thing

1 with fuel station. I can say Lennie Taylor was
2 chairwoman of the commission then.

3 My objection to the fuel station is the
4 traffic on Southfield is bad already -- and Evergreen
5 is bad already. We don't need people pulling into the
6 service station all the time. And besides that, on
7 the southwest corner of Evergreen and 12 Mile is a gas
8 station. Directly across the street from it on the
9 northwest corner is a gas station. We don't need two
10 gas stations and a fuel -- and a fuel station.

11 Based on what I see of the Kroger on
12 Greenfield, where they have a fuel station, the prices
13 aren't going to be any cheaper of what we can get on
14 the corner. In fact, they're probably going to be a
15 little -- a little bit more.

16 So, I guess that's, yeah, that's all I'm
17 gonna say. That's what I have to say, and I'm not
18 going to change my story. I -- I just don't think
19 it's a good idea.

20 Furthermore, when Kroger came and said they
21 wanted a service station, like a spoiled child, they
22 said, if we don't get it, we're moving. Well, they
23 didn't get it and they didn't move.

24 So, I guess that's it. If anybody has
25 questions of me, I'd be more than happy to answer

1 them.

2 V. CHAIR WILLIS: I don't, but if you're
3 concluded, I would say thank you so much for your
4 comment.

5 MR. PENENY: Okay, thank you. Everybody
6 have a great evening.

7 MR. MARTIN: What was his --

8 V. CHAIR WILLIS: I'm sorry, sir, what is
9 your name?

10 MR. MARTIN: Sir?

11 V. CHAIR WILLIS: What is your name?

12 MR. PENENY: Like I said, my hearing is not
13 very good.

14 V. CHAIR WILLIS: What is your name?

15 MR. PENENY: Yeah, my name is Doug Peneny,
16 P-e-n-e-n-y.

17 V. CHAIR WILLIS: Thank you.

18 MR. PENENY: I signed -- I signed into the
19 sheet and all that. If anybody would like to get
20 ahold of me, I'd be more than happy to talk to them.

21 V. CHAIR WILLIS: Thank you so much.

22 MR. PENENY: And I appreciate everybody
23 giving me my say.

24 V. CHAIR WILLIS: Okay.

25 MR. MARTIN: You want to go down the list?

1 V. CHAIR WILLIS: No, let's go to the next
2 person.

3 MR. MARTIN: Okay.

4 V. CHAIR WILLIS: They may not want to.

5 MR. MARTIN: Yeah.

6 V. CHAIR WILLIS: Okay. Next person, if you
7 could give your name and your address?

8 MR. SHAMMAMI: My name is Habib Shammami,
9 29570 Meadowlane, Southfield, Michigan.

10 V. CHAIR WILLIS: And your comment?

11 MR. SHAMMAMI: My comment is, definitely no
12 for another gas station on the corner. Question is
13 here, I was told before -- I own the gas station
14 across the street. And I was told if they tried three
15 times, well, they get deep pockets, they could keep
16 trying. But three times they were denied, and they
17 cannot come back again. So, definitely they coming
18 back after I spend half a million dollars remodeling
19 one of the stations that knowing they not coming back.

20 So, I don't know what's changing here. I
21 mean, I -- I've been in front of the council three
22 times already, fighting not to bring a gas station
23 there. Some of the council people said, over my dead
24 body we're gonna put another gas station in the Kroger
25 because it's so crowded.

1 So, what's going on here? I don't even
2 know. Is the law letting them come back? I have no
3 idea. I mean, I would be careful before even I take
4 even their application. Because I was told the law,
5 they would not allow them after three times they were
6 denied. I don't even know what they doing here.

7 Thank you.

8 V. CHAIR WILLIS: Thank you. And next
9 person? Again, so you have three minutes. And could
10 you identify yourself, your name and your address?

11 MR. BOYLSTON: Yes. My name is Calvin
12 Boylston. I live at 20123 North Larkmoor Drive.

13 I want to say I don't think that it's a good
14 idea for another service station there. As he was
15 saying, we have two already; three would make it more
16 congested. As the representative of Kroger said, that
17 60 percent of the serve -- the service, that people
18 they would serve would be people already in Krogers.
19 It's the other 40 percent that's going to be added to
20 that intersection.

21 I go to the Krogers on Greenfield. It's on
22 a straight roadway. So, it's not that hard to get in.
23 But when you put an intersection there, you have so
24 many cars coming through back and forth, and it's
25 already congested. So, I think it's a bad idea to put

1 another gas station there.

2 I know people want the savings that they
3 get, but not too far on Greenfield, you can get the
4 same thing. And as I said, it's not at an
5 intersection. That intersection brings, excuse me,
6 cars in from all four ways: north, south, east, west.
7 And I just think it would be more congested, the
8 40 percent that aren't shopping that's going to be
9 added to that congestion at that intersection there.

10 So, thank you.

11 V. CHAIR WILLIS: Thank you. Thank you.
12 You have three minutes. Could you give us your name
13 and your address?

14 MS. CARTER: My name is Wanda Carter. My
15 address is 28405 Berkshire Drive. I'm in the Kingsley
16 Estates, which is just south of 12 and west of
17 Evergreen -- excuse me, Evergreen.

18 As they've already stated, there are already
19 two gas stations at that intersection. Another one is
20 not needed. I can't think of any other intersection
21 in the City of Southfield that, excuse me, has three
22 gas stations on one corner. I think that would be
23 overkill, bringing additional traffic into our area.

24 So, I do think this is a very bad idea for
25 the reasons that have been stated previously. Thank

1 you.

2 V. CHAIR WILLIS: Thank you so much.

3 MS. CARTER: I'm sorry?

4 MR. MARTIN: Nothing.

5 V. CHAIR WILLIS: And for the next person,
6 you have three minutes, and could you give us your
7 name and your address?

8 MR. MORROCCO: Thank you for the
9 opportunity. My name is Ken Morrocco. I live at
10 28476 East Larkmoor Drive in Southfield, Kingsley
11 Estates. I've been a resident there for about 34
12 years. I know I look young, but I've been there for
13 34 years and a resident in Southfield for over 40.

14 I'm dead against it. I have no axe to grind
15 with Krogers, none what -- none whatsoever. But that
16 intersection that I live with every day, sometimes two
17 and three times a day I have to go through, is just
18 congested as it is.

19 There's a problem. I think the fact that we
20 were told that there won't be any more curb cuts
21 means, well, okay, that's good, but not really,
22 because all of the additional gas buyers and shoppers
23 are now going to be captive in an area where they have
24 only two choices to leave. One is to turn out onto
25 Evergreen into the boulevard. And I don't know if any

1 of you have ever done that, but if you want to come
2 back to this way, you have to cut across and say your
3 prayers and then make the loop and come back.

4 And if you go over 12 Mile or past 12 Mile,
5 Evergreen goes down to one lane. Any more congestion
6 in that area, we're just asking for trouble.

7 Now, my backyard backs up to Evergreen. I
8 can see right through onto Evergreen Road. And
9 tonight, the traffic was backed up to where my house
10 is, four blocks from 12 Mile. There's enough
11 congestion. There's enough there now. Just because
12 you got room for a gas station doesn't mean you need
13 to put one there. We've got two. No, absolutely not.

14 Thank you very much.

15 V. CHAIR WILLIS: Thank you. I thank you.
16 You have three minutes, and could you give us your
17 name and your address?

18 MS. EISENHOWER: My name is Jeanette
19 Eisenhower. I live at 28459 Fontana, right around the
20 corner from the two gentlemen that have already
21 spoken. And I agree with them that we do not need a
22 third gas station there.

23 It's a very busy intersection. And as I
24 mentally went through the intersections in Southfield
25 in my mind this afternoon, I could not think of any

1 other intersection that has three gas stations. Two
2 seems to be the max, and I think that's perfectly fine
3 for our intersection. And I would not appreciate this
4 being changed to make a third gas station.

5 Thank you.

6 V. CHAIR WILLIS: Thank you. And is there
7 anyone else?

8 MR. WILLIAMS: Yes, sir.

9 V. CHAIR WILLIS: You have three minutes,
10 and if you would give us your name and your address,
11 please.

12 MR. WILLIAMS: Okay. My name is David
13 Williams. I live at 20216 North Larkmoor. My
14 subdivision is the beautiful Kingsley Estate. Every
15 year, we are always in the running for the best
16 subdivision in Southfield.

17 My fellow complainants have mentioned quite
18 a few objection reasons. Mine is environmental. This
19 will cause more fumes in the atmosphere. And I
20 remember the fight for 12 and Southfield, about not
21 accepting Walmart to come in. Now, you look back, we
22 are thankful that Walmart isn't there.

23 MR. MARTIN: Can you hold on, please?

24 Could you please meet outside to talk?

25 You're disturbing us all.

1 Go ahead, sir. I'm sorry.

2 MR. WILLIAMS: Yeah, thank you, and I have
3 five extra seconds, thank you.

4 And Kroger has not been a supportive or good
5 business companion with our neighbors. And I can
6 honestly tell you that most of Kingsley Estate
7 residents, 70 percent don't go to this Kroger because
8 for the last 15 years, we've complained. We've spoken
9 to the mayor about the utter disrespect of the
10 neighbors. And I can honestly tell you 12 and
11 Evergreen Kroger is the worst in the City of
12 Southfield. I also go down to the one on Greenfield.
13 It's cleaner, and they have more supplies.

14 So, to go back to my point, adding a gas
15 station with a company that doesn't respect or listen
16 to its neighbor in fixing or updating, instead of
17 building at a gas station, they should spend the money
18 and update the grocery store there.

19 Last but not the least --

20 V. CHAIR WILLIS: You have 15 seconds.

21 MR. WILLIAMS: Sure. Last but not the
22 least, I think that on Covington, there is an open
23 space, which has already been called for, and that is
24 an additional conjunction when the owner of the health
25 care build their facility. It is because of COVID

1 they haven't even done that. But this body has
2 approved them and that adds more congestion. So, the
3 place is already congested.

4 So, I hope you kindly listen to us. And
5 hopefully you will make the best judgment for
6 Southfield. Thank you.

7 V. CHAIR WILLIS: Thank you. Are there any
8 other that would like to make a comment?

9 MR. MARTIN: Please understand, sound echoes
10 from the back of the room and makes it hard to hear up
11 here. So, if you have to have a conversation, please
12 step outside and do it. Thank you.

13 MR. EISENHOWER: My name is Bill Eisenhower.
14 I live at 28459 Fontana Drive in Southfield. I am
15 Jeanette Eisenhower's husband; lucky to be. We've
16 been residents of Southfield since 1976. And we've
17 watched the city grow and prosper. We watched that
18 corner of 12 and Evergreen grow and prosper, also.

19 And looking at the map up there, I'm
20 concerned about the congestion. You've only got --
21 you've got an ingress and egress on this side and an
22 ingress and egress on the other side. Pulling in may
23 not be a problem. Exiting, since you can only exit
24 south out of the footprint, you're going to be exiting
25 right into the traffic that is already in the parking

1 structure -- its parking area there, to the north of
2 the Kroger.

3 Pulling out -- pulling out to the west to
4 get to Evergreen, you're going to be head on into that
5 northbound traffic. And as it was commented earlier,
6 if I wanted to come out of that footprint and go south
7 on Evergreen, I'd have to take my life in my own
8 hands, pull out and try to get across to that
9 turnaround on the other side and go back south. I'm
10 concerned about the congestion, and I think this is a
11 case of overkill.

12 But thinking ahead, I've watched that Kroger
13 store struggle at times. And now we have a brand new
14 one down at Greenfield and 11, which is competing with
15 that store. What happens to that footprint of the
16 fuel station if that Kroger goes out of business?
17 That's a consideration that --

18 V. CHAIR WILLIS: You have one minute.

19 MR. EISENHOWER: That's my comment. Thank
20 you very much.

21 V. CHAIR WILLIS: Sir, before you go, I'd
22 like to thank you for your service.

23 MR. EISENHOWER: Sure. Thank you.

24 V. CHAIR WILLIS: And thank you so much for
25 sharing that with us.

1 MR. EISENHOWER: Thank you.

2 V. CHAIR WILLIS: Again, if there any more
3 presenters? And again, sir, your name, your address
4 and you have three minutes.

5 MR. THOMPSON: Yeah, Robert Thompson, 28445
6 Fontana Drive. I've been a resident of Southfield for
7 I think about 50 years. And I just -- I'm in favor of
8 having a Kroger gas station located at 12 Mile and
9 Evergreen, and mainly because their prices for gas are
10 much lower than anybody else's.

11 And I just prefer to shop at Krogers. I've
12 been -- I've been a Kroger gas customer for probably
13 40 years or 30 or 40 years. And I would appreciate
14 having a Kroger at the corner of 12 Mile and
15 Evergreen.

16 Thank you.

17 V. CHAIR WILLIS: Thank you.

18 MS. BROWN: Good evening.

19 V. CHAIR WILLIS: And you have 30 seconds
20 [sic]. If you can give us your name and your address.

21 MS. BROWN: Thirty seconds? Hi, my name is
22 Cornea Brown [phonetic]. I live at 28436 Stratford
23 Drive. And as many of my other homeowners from
24 Kingsley Estates have mentioned, I am opposed to this
25 gas station for the same reasons. And along with the

1 congestion, as we all know that that stretch of
2 Evergreen tends to be under construction every other
3 year. And this is a year we're under construction.
4 So, we are already experiencing delays and congestion
5 now. And with the addition of a gas station over
6 there just only will exacerbate those problems every
7 year.

8 And like others have indicated, that
9 particular Kroger isn't always the best in providing
10 the best services or having the items and what you're
11 looking for. So, you know, that is something we
12 probably need to consider, that Mr. Eisenhower just
13 mentioned, that are they going to be there long term,
14 because they have this newer and much nicer facility
15 just a mile down the road.

16 So, that is my position. Thank you.

17 V. CHAIR WILLIS: Thank you. Is there
18 anyone else? If you -- and you have three minutes,
19 sir, if you could give us your name and your address?

20 MR. HALL: Hi, my name is Ronald Hall. And
21 my address is 9263 Cumberland Court, Commerce
22 Township.

23 V. CHAIR WILLIS: Go ahead.

24 MR. HALL: I'm very familiar with the
25 center. And I would like to point out that there are

1 five entrances into the center and four exits. And I
2 know that the Kroger customers would like to have the
3 gas station there because they save money. And I know
4 the developer just wants to make the center better for
5 the community.

6 And I think that it would be much safer to
7 have a Kroger gas station within the center where
8 their customers can save money, rather than having to
9 go across the street and get gasoline.

10 Congestion is a problem everywhere, and
11 especially at rush hour. But as was pointed out on
12 the last committee meeting, that planning session, the
13 Kroger customers do not get gas during rush hour.
14 Typically, they go and get gas throughout the day when
15 they go shopping.

16 That's it.

17 V. CHAIR WILLIS: Okay. Well, I thank you,
18 sir.

19 MR. HALL: Thank you.

20 V. CHAIR WILLIS: And again, are there other
21 presenters who hasn't presented?

22 UNIDENTIFIED SPEAKER: Would I be
23 (INAUDIBLE). I forgot a couple of things.

24 V. CHAIR WILLIS: That is generally not
25 approved.

1 MR. MARTIN: That's not approved
2 (UNINTELLIGIBLE).

3 V. CHAIR WILLIS: So, I'm sorry.

4 MR. PAISON: Well, there'll be a second
5 public hearing for the special land use. So, he could
6 always come up for three minutes then.

7 V. CHAIR WILLIS: Okay, thank you.
8 Commissioners --

9 MR. MARTIN: Have you closed the hearing?

10 V. CHAIR WILLIS: We can close the public
11 meeting. And at this point, the public meeting is
12 hereby closed.

13 MR. MARTIN: The public hearing.

14 MS. BERNOUDY: Public hearing.

15 V. CHAIR WILLIS: It's good.

16 MR. MARTIN: Okay. Commissioner Bernoudy?

17 MS. BERNOUDY: Thank you. I think those who
18 have spoken and made comments not in favor of this gas
19 station being there pretty much have answered all of
20 the questions that I had written down. So, I really
21 don't have anything else to add to that.

22 I am very concerned about the traffic and
23 the neighborhood. And one thing that one of -- one of
24 the gentlemen mentioned was the environmental problem
25 that may arise. So, with that, I'm done.

1 V. CHAIR WILLIS: Commissioner Gruber?

2 MS. GRUBER: Well, we talked a lot about the
3 traffic flow just in the parking lot -- forget
4 Evergreen and 12 Mile. And I guess I don't
5 understand. How do we ensure that the owner of that
6 shopping center and the applicant work together to
7 solve that problem? Do we just, I mean if we pass it,
8 is there any way to ensure that happens? Because it's
9 a mess just inside the parking lot.

10 MR. PAISON: That's why we were suggesting a
11 postponement to kind of send a clear signal that like
12 if they want this to move forward, they're going to
13 have to do something, positively engage that issue in
14 a more --

15 MS. GRUBER: Because the answers that were
16 provided in the sheet that we got didn't address the
17 traffic flow in the parking lot.

18 MR. PAISON: Yeah.

19 MR. MARTIN: That was one of our --

20 MS. GRUBER: Right.

21 MR. MARTIN: -- recommendations from last
22 meeting. That's --

23 MS. GRUBER: Exactly.

24 MR. MARTIN: -- part of our decision process
25 for tonight.

1 MS. GRUBER: Okay.

2 MS. BERNOUDY: Right.

3 V. CHAIR WILLIS: Commissioner Martin?

4 MR. MARTIN: As stated, one of the -- we had
5 two major issues last -- at the first meeting with
6 them, when we had just a general discussion of it.
7 One was the traffic flow. So, we asked for a traffic
8 study to see what the traffic flow is and would be.

9 The other was telling the builder of the gas
10 station that they need to work with the store, the
11 Kroger store, to do something about the traffic flow,
12 because right now everyone knows the traffic flow is
13 terrible and something needs to be done.

14 So, we've asked that the developer and the
15 Krogers get together to do something to try and
16 mitigate the traffic flow problem within the parking
17 lot and the traffic issue with traffic coming on and
18 off of Evergreen. So, those are two issues that we
19 have. And part of our decision on that will come up
20 and address those issues. Thank you.

21 V. CHAIR WILLIS: Commissioner Stephens-Gunn?

22 DR. STEPHENS-GUNN: Well, I've lived in
23 Southfield for 42 years, and I -- my favorite shopping
24 store was the Farmer Jack's on 10 Mile and Southfield.
25 Anybody remember that?

1 MR. MARTIN: Yeah.

2 DR. STEPHENS-GUNN: Okay. That was around
3 the corner. So, then when they closed that, I had no
4 choice but to go to Evergreen and 12 Mile. Sometimes,
5 I have to go twice a day because I forgot something.
6 It is a disaster. We talked about that last time.
7 Commissioner Martin has talked about it, Commissioner
8 Gruber's talked about it, Commissioner Bernoudy has
9 talked about it, and I again will talk about it.

10 The parking lot itself is a disaster, as
11 well as trying to navigate coming across. I live at
12 10 and Southfield, so I have no choice but to figure
13 out how to come down Evergreen because I can't go down
14 Southfield, because Southfield is now down to how many
15 lanes? One.

16 Okay. So, I just want to get my sugar and
17 go home. How am I gonna do that? I gotta figure out
18 how to get out the parking lot. The parking lot backs
19 up all the way in front of the Kroger entrance. Then,
20 I got to figure out how to navigate to make the
21 Michigan turn. And there's so many people, so people
22 are cutting across. If it's -- don't let it be rush
23 hour, people trying to go to work. It's one lane on
24 the other side of 12 Mile.

25 Come on, now. Y'all gotta do something

1 about this. That's ridiculous. And I will say, I
2 will publicly say, I will vote no. I'm done.

3 V. CHAIR WILLIS: I'm sorry. I -- to the
4 representative from Kroger, could I?

5 MR. PAISON: Please silence your phone.

6 V. CHAIR WILLIS: Thank you. I have a
7 couple of questions, too.

8 MS. SCHAWALDER: Sure.

9 V. CHAIR WILLIS: When we were last
10 discussing this lot, it's just many, many questions,
11 not just about the street because one of our
12 commissioners was concerned about the way cars would
13 turn from the street. We talked about the flow inside
14 of the parking lot itself. We talked about the
15 availability of parking, how sporadic it is. We
16 didn't talk about how you're going to get that huge
17 truck in to get gas in there, but I'm sure that's a
18 concern with all the commissioners.

19 We were -- we were under the impression that
20 there would be some way to address those concerns. We
21 were looking for lines. We were looking for -- and I
22 appreciate your comment that you looked at it, and I
23 don't know if you didn't see a need to. We just see
24 that as a concern. And I'm not sure if it's the kind
25 of concern we can overcome at this moment. But we see

1 that as a major concern.

2 And I'd like to hear your comment.

3 MS. SCHAWALDER: Yeah. So, you know, on
4 behalf of Kroger, we are looking at that one little
5 parcel, you know that, you know, .77 acre lot. So,
6 what we're trying to do is make that lot work for our
7 customers.

8 So, I understand that, you know, based on
9 the community and what you've just reiterated, that,
10 you know, some of these concerns are larger than just
11 Kroger, and that's why we have been working with the
12 developer.

13 At this point, we, you know, we haven't
14 engaged a traffic consultant or anything like that.
15 We have been in discussions about whether we're going
16 to or not, and that's ongoing.

17 But I think, you know, we -- we're asking
18 for a conditional rezone, so I understand that, you
19 know, we're looking to be a gas station. But the
20 other uses that are approved in this location are also
21 going to, you know, generate the traffic concerns that
22 you're talking about. So, you know, you could get it
23 for restaurants or, you know, other things that can
24 generate more traffic than this gas station.

25 So, that's why, you know, we're saying,

1 based on the facts, based on our numbers, based on the
2 information from our other stores that we've gathered,
3 all those customers are -- I shouldn't say all, I'm
4 sorry -- 60 percent of those customers that are using
5 the fuel center are already in that center.

6 So, you know, we can work with the
7 developer. I'm not sure what kind of options there
8 are. Because like I said, we only have that one
9 little bit, but.

10 V. CHAIR WILLIS: I'm hoping you don't feel
11 singled out. This commission would have a concern no
12 matter because of the parking pattern.

13 MS. SCHAWALDER: Yeah.

14 V. CHAIR WILLIS: And even there are times
15 when you're going to need a truck, snow removal for --
16 I am trying to picture it. And I am wondering where
17 that truck manipulates through the parking lot on a
18 crowded day.

19 So, I again, I just have concerns. And I'm
20 not hearing them being addressed at this moment. So,
21 and I'm going to do this. I'm not going to take all
22 of the time.

23 Commissioners, do you have any further
24 questions based on that conversation?

25 MS. BERNOUDY: No questions.

1 V. CHAIR WILLIS: Commissioner Martin, do
2 you have any further concerns based on that
3 conversation?

4 MR. MARTIN: Yes. We did ask for a study.
5 And if a study hasn't been done, that was one of the
6 things that we wanted. And here again, with what we
7 have, I think our recommendation from the Planning
8 Commission for -- from the planners is what we should
9 stick by.

10 V. CHAIR WILLIS: Okay.

11 MR. MARTIN: I was just trying to plan a
12 date for that certain.

13 V. CHAIR WILLIS: Commissioner Stephens-Gunn?

14 DR. STEPHENS-GUNN: To the Kroger
15 representative. Yes, we understand that what it is
16 you're trying to do. Unfortunately, you presented an
17 opportunity for us to bring up a larger issue. And
18 the larger issue has to be addressed in order for the
19 community to support your endeavor. So, please
20 understand, it's not -- it's not just the institution
21 that you're representing, is there's a larger issue
22 going on in that -- in that location.

23 V. CHAIR WILLIS: Any further questions?

24 MS. BERNOUDY: No.

25 V. CHAIR WILLIS: Mr. Paison?

1 MR. PAISON: Yes. We should probably do the
2 public hearing for the special land use, after which
3 if there are no further comments, you could make a
4 motion on the items.

5 V. CHAIR WILLIS: Mr. Paison, we've had a
6 good deal of questions on just this part, without
7 talking about the special land use. Would there be an
8 issue if we took it all as one?

9 MR. MARTIN: No.

10 V. CHAIR WILLIS: Or do you think we should?

11 MR. PAISON: I think the way I wrote the
12 motion, where you're taking all three and postponing
13 them to a date certain, because they're all linked.

14 V. CHAIR WILLIS: Okay.

15 MR. PAISON: Like without the rezoning, you
16 can't do the special land use.

17 V. CHAIR WILLIS: Right.

18 MR. PAISON: Because it's not a special land
19 use without the rezoning. And obviously, they can't
20 build it without the site plan.

21 V. CHAIR WILLIS: Okay.

22 MR. PAISON: Like they're -- all three of
23 them have to pass for the project to go forward.

24 V. CHAIR WILLIS: Okay.

25 MR. PAISON: So, if you're thinking about

1 the postponement, I think you could do that in one
2 motion after holding the public hearings for this
3 special land use.

4 V. CHAIR WILLIS: Okay.

5 MR. PAISON: The public hearing for the
6 special land use.

7 V. CHAIR WILLIS: Thank you. Then with
8 that, we're going to open up the public again for an
9 opportunity to speak. So, if you could have a seat
10 and stay with us. Thank you so much.

11 At this point, I'll open the floor for
12 public comment --

13 MR. MARTIN: Hearing, gotta be a hearing or
14 you can't comment.

15 V. CHAIR WILLIS: Public hearing for a
16 special land use on PSLU24-0009. Is there anyone here
17 that would like to make a comment? Anyone in the
18 public that would like to make comment or -- sir?

19 MR. MARTIN: Hello?

20 V. CHAIR WILLIS: Sir, is there anyone here
21 would like to make comment? Yes, if you may.

22 MR. FOUGHT: I'm Tim Fought, 24045 Woodland
23 Drive. I've been a resident going way back to college
24 at Lawrence Tech. And using the center, shopping at
25 Kroger, there's a few uniquenesses when it was a bank

1 that you would enter in, which would be on the right
2 side, and you'd go drive through and go around.

3 Now here, you have two-way traffic going in
4 and out in two separate spots. You have a two-way
5 traffic going perpendicular to that. And that's just
6 within itself on the site just does not work.

7 Needless to say, you have egress coming in, but not
8 exiting out. So, we have to go across that lane.

9 And then, to get down to where you can get
10 out onto Evergreen, it just doesn't make sense as far
11 as a planning standpoint. You just, it's congestion.
12 Just you have two -- two areas of two-way traffic
13 going into, in a short distance, another two-way
14 traffic that's perpendicular to it. That just doesn't
15 -- doesn't jive.

16 V. CHAIR WILLIS: Thank you so much. Again,
17 is there anyone else would like to make public? Yes,
18 sir?

19 And again, your name, address and you have
20 three minutes.

21 MR. WILLIAMS: Yeah, David Williams, 200216
22 [sic] North Larkmoor, Southfield, from the Kingsley
23 Estate. I just want to remind the committee that you
24 should also take in mind what has already been
25 approved. And I was trying to say that, but I wasn't

1 sure if I was -- if I communicated that real well.

2 On Covington and Evergreen, across the
3 street from our entrance, it's an open lot that was
4 sold about five years before COVID came. And the plan
5 was to build a healthcare brain injury. And that was,
6 I don't know if -- if it was because of COVID, that
7 that development has not been done yet. And I'm
8 thankful that it has not been done because it's next
9 to the daycare. And you know, there is a school
10 behind that plot. And we already have issues with
11 congestion.

12 So, if you change the site plan, or whatever
13 the number we are talking about now, whenever they
14 decide to finish the completion of that approved,
15 because it's been approved by the City Council -- the
16 land was sold and I don't know why they've not
17 developed that. So, that adds more congestion,
18 traffic flow. And we lost on the graphic, because we
19 are the final three of the architectural graphic,
20 because we fight for everything for our neighborhood,
21 and we are trying to link that part of 12 and 11 Mile
22 by 696 --

23 V. CHAIR WILLIS: You have one minute.

24 MR. WILLIAMS: Yes, sir, thank you. To the
25 rest of City Center. And anything that would disrupt

1 a possibility of keeping our neighborhood safe,
2 environmentally proper, will not be good for us. And
3 I've also stayed in the community or lived in the
4 community for the last 35 years, and I've seen all the
5 good growth, majority of it, wonderful. So, I thank
6 you very much for listening.

7 V. CHAIR WILLIS: I thank you. Again, is
8 there any more commenters? Yes, sir.

9 Once again, your name, address, and you
10 have --

11 MR. SHAMMAMMI: Habib Shammammi.

12 V. CHAIR WILLIS: -- three minutes.

13 MR. SHAMMAMMI: 29570 Meadowlane. I've been
14 living in Southfield since 1976. We the people of
15 Southfield, we're not afraid of a Kroger threatening
16 us telling us that, if we don't get this, we're going
17 to take our gasoline from Southfield to Oak Park. And
18 that's what I heard. That's what I missed the last
19 point I wanted to mention.

20 I know we all live in Southfield. We're not
21 afraid of that. I'm not afraid of their threats. So,
22 I hope you make a wise decision. Follow up. The
23 place is not for a gas station. They keep trying and
24 trying and trying. And it's not going to work. She
25 said a restaurant could cause more cars going through

1 than gas station. I don't think she ever worked in a
2 gas station. I did.

3 V. CHAIR WILLIS: Sir, if I could ask you
4 not to --

5 (Crosstalk.)

6 MR. SHAMMAMMI: No, but I mean, the --

7 V. CHAIR WILLIS: -- (UNINTELLIGIBLE)
8 individuals.

9 MR. SHAMMAMMI: The traffic that goes
10 through the gas station, there's no other business
11 besides Chick-fil-A or something these days, that
12 could cause more traffic.

13 V. CHAIR WILLIS: Thank you.

14 MR. SHAMMAMMI: So, if you want more traffic
15 into that center, instead of taking their money and
16 spend it inside that store where it needs it, and it's
17 for your decision to be made. Thank you.

18 V. CHAIR WILLIS: Thank you. Again, are
19 there any more comments?

20 (No response.)

21 V. CHAIR WILLIS: Once again, are there any
22 more comments for public? With that, I will close
23 public comment.

24 MR. MARTIN: Hearing.

25 V. CHAIR WILLIS: Mr. Paison?

1 MR. PAISON: Yep. As noted, we are propose
2 -- we are recommending a postponement to a date
3 certain, since the public held hearing has been held.
4 That would generally be because it would be a decision
5 making at one of your regular meetings, the meeting
6 next month is -- let me just check the calendar here.

7 MR. MARTIN: June 5, 12, and 26th.

8 MR. PAISON: The 26th, I believe, is June
9 26th.

10 MR. MARTIN: June 26th, yeah.

11 MR. PAISON: Or the one after would be July
12 24th. Since, you know, that what you're asking for is
13 a traffic study, and they haven't engaged a consultant
14 yet, that will take a certain amount of time. Thirty
15 days is probably not sufficient to both engage a
16 traffic consultant, get a traffic study done, meet
17 with the city and the city Planning Department and the
18 city engineer, and try to work out some form of, you
19 know, once an analysis is done, what the options are.

20 Well, you could set it for 30 days, and then
21 in 30 days, we could report back. And then, you could
22 always postpone it again for 30 days or you could
23 postpone for 60 days, you know, to the -- to the late
24 -- or the July meeting. That'd be your prerogative.
25 I doubt we'll actually have a solution to this problem

1 by the end of next month, just given how long it takes
2 to do that.

3 I mean even if they went out to market today
4 to hire a consultant, it would take at least a few
5 days to get them under contract. Then, they'd have to
6 go out and actually observe the site and do counts,
7 you know, trying to figure out what the actual
8 situation is.

9 V. CHAIR WILLIS: So, with that, you're
10 suggesting a 60 day is more of a reasonable?

11 MR. PAISON: They're more likely to be able
12 to achieve what you're looking for, which is a more
13 comprehensive analysis and solution to the problem --
14 to the issue. I think at this point, we have a lot of
15 anecdotal observation, but consistent anecdotal
16 observation; what we need is some actual, you know,
17 hard facts to address what really needs to be done
18 there in terms of a solution, what are the options.

19 So, you know, from a realistic standpoint,
20 the July 24th date is probably more realistic than the
21 June 26th date.

22 MR. MARTIN: To the Chair?

23 V. CHAIR WILLIS: Yes.

24 MR. MARTIN: I'd like to make a
25 recommendation that we postpone to a date certain all

1 actions on the PSZR24-0002, PSLU24-0009, and the
2 PSP24-0005 to a date certain of July 24, 2024.

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

4 DR. STEPHENS-GUNN: Second.

5 V. CHAIR WILLIS: All in favor?

6 FULL COMMISSION: Aye.

7 V. CHAIR WILLIS: Any opposed?

8 (No response.)

9 V. CHAIR WILLIS: We have a 100 percent
10 recommend -- favorable approval. This matter will be
11 adjourned for -- until the July date.

12 MR. PAISON: It will -- it will be on your
13 July 24th agenda for certain because you have
14 postponed it to a date certain. We'll see what we
15 have on the 24th of July.

16 V. CHAIR WILLIS: Thank you.

17 MR. MARTIN: To the Chair? Can we make
18 certain that the Planning Commission -- the Planning
19 Department makes the contractor aware that the traffic
20 study and the study for the Kroger store be completed
21 for that date?

22 MR. PAISON: The person who, from the
23 applicant here, works for the consulting firm that has
24 been handling all the design work. So, they are
25 present and they have heard. But we will also, I'll

1 reach out to them as well with -- I always reach out
2 to after the meetings with next steps on all of them.

3 MR. MARTIN: Well, the reason I said that is
4 you got comments back from the -- from the
5 consultants. But they didn't address the study that
6 we asked for at the first meeting. So, we want to
7 make sure that they're aware that those items were
8 requested.

9 MR. PAISON: Right, exactly. And I've been
10 doing this for about 20 years, and I have seen this
11 sort of thing happen before where you have a
12 consultant representing one party, the property owner
13 is a different party. The consultant only has so much
14 authority to act without the property owner and their
15 employer's approval.

16 You've just sent a fairly clear message that
17 they need to step it up and address this issue or this
18 is not going forward. So hopefully, now, the Kroger
19 Corporation and the property owner will get more
20 engaged and work with their consultant and with us to
21 get this study done and figure out if there is a
22 reasonable solution to this problem that could resolve
23 the majority of the issues.

24 V. CHAIR WILLIS: Before we close this item
25 completely, I had in front of me a petition signed by

1 a number of residents. I want to make sure that we
2 acknowledge that we are in receipt of that petition,
3 and that it will be made part of our record.

4 MR. PAISON: Yes, Mr. Chairman. We have it,
5 it will go in the file.

6 V. CHAIR WILLIS: Thank you. I believe the
7 next item is 28745 Northwestern Highway,
8 reconstruction and reconfiguring an existing gas
9 station. Mr. Paison?

10 MR. PAISON: Mr. Chairman, this is another
11 gas station. We've been getting a lot of gas stations
12 lately. This is Northwestern and Franklin.

13 MR. MARTIN: To the Chair, I'm sorry. I
14 wanted to make one comment, and I forgot to do it
15 before. Just as a point of information, until Dreams,
16 the marijuana store on the corner of 12 Mile and
17 Telegraph was built, that was a gas station. There's
18 a gas station on the north corner there and a gas
19 station across the corner on the street.

20 So, there was a corner, an obvious corner
21 where there were three gas stations. So, coming up
22 with not having three gas stations is not some
23 something that's new or unique to Southfield. We've
24 had that before. So, I wanted to make sure for the
25 record people were aware that we have had corners that

1 have three gas stations.

2 That's all. Sorry to interrupt you.

3 MR. PAISON: No concern. This is an
4 existing gas station at the corner of Northwestern and
5 Franklin at 28745 Northwestern. They are looking to
6 modernize. Really the site is, mainly what they're
7 actually going to do is expand the building. They're
8 going to add to the south to the building and then do
9 some other site updates and I'll get into those in
10 detail.

11 The pump islands and canopy are staying as
12 is, the curb cuts aren't changing. A lot of the site
13 features are not actually changing. The hours of
14 operation will be 6:30 a.m. to midnight, which is the
15 current hours. Number of employees, four, on the
16 largest shift.

17 One of the reasons this is coming to you is
18 the expanded building, they're looking to do alcohol
19 sales, and they're looking to do a Farrah Restaurant,
20 which triggered the special land use consideration.

21 The area is zoned B-3, so it already has the
22 correct zoning. The future land use map is Regional
23 Mixed Use, which is consistent with the B-3.

24 This is the existing site as noted, like
25 other than the building expanding kind of to the south

1 and a few other site changes, the actual curb cuts and
2 pump islands and canopy are to remain the same. Even
3 the underground storage tanks, none of that's being
4 touched. It's really primarily a building addition
5 and facade renovation.

6 Existing conditions on the site, Marathon,
7 pretty standard small C-store configuration. We see
8 here they've got the building is going to, basically,
9 from its current location expand sort of to the
10 southwest a little bit. They're gonna move the
11 dumpster enclosure, going to add the -- they're adding
12 the bike racks? They're not on the plan. Yeah,
13 there's the bike racks in the corner there.

14 They've got bike racks, they've got the
15 dumpster enclosure moving, they're updating the
16 landscaping, they're gonna add down in the bottom
17 right corner there, they're gonna have a pit pad and
18 trash can and bench for the bus stop that's down
19 there. They are triggering the public art conditions,
20 so there'll be an art piece in that corner. You kind
21 of see it in the bottom south corner where the
22 landscaping is, some updates to the site.

23 This is the floorplan to the building. The
24 top is the north, facing toward the pumps. You see as
25 you come in the middle into the racking, you got

1 coolers in the back. As you come in the doors, it
2 will be on the left side of this image, the cashier.
3 The right side will be the carry-out restaurant with
4 its kitchen.

5 These are the elevations. They are looking
6 to fresh up -- freshen up the facade a fair bit, going
7 with a cultured limestone brick and with Hardie plank,
8 a little bit of EFIS. Come on. There we go.

9 And it's basically going to be like a --
10 it's more or less a gas station addition, but adding
11 that alcohol sale and carry-out use is really what
12 triggered it to go, okay, this is not just a site plan
13 issue, it's also a special land use issue.

14 So, we are looking at for this particular
15 project special land use approval and a site plan
16 approval.

17 I believe the petitioner is or the
18 representative is present.

19 MR. SHUKAYR: Good evening.

20 V. CHAIR WILLIS: Good evening.

21 MR. SHUKAYR: My name is Nassar Shukayr
22 [phonetic], 3241 South Telegraph, Dearborn. I'm
23 representing Mr. Najib Fadal [phonetic].

24 V. CHAIR WILLIS: I'm sorry, could you speak
25 into the mic? I'm having a difficult time hearing

1 you.

2 MR. SHUKAYR: Okay.

3 V. CHAIR WILLIS: That helps.

4 MR. SHUKAYR: So, I'm presenting my client,
5 Mr. Fadal. And I would like to talk about this gas
6 station. It's an existing gas station. I know
7 Mr. Paison talked about it. But I would like to note
8 that this gas station is a really tiny gas station.
9 It's about 500 square feet. We're tripling the size
10 of like 1600 square feet, adding a small kitchen,
11 carry-out only. And we're putting some --

12 V. CHAIR WILLIS: I'm sorry, sir. Could you
13 lift the mic up? I think we're having just a heck of
14 time.

15 MR. SHUKAYR: Now? Like.

16 MS. BERNOUDY: Good.

17 MS. GRUBER: Good.

18 MR. SHUKAYR: Okay, I'm sorry.

19 MS. GRUBER: Not your fault.

20 MR. SHUKAYR: Okay. So, we're enhancing the
21 site. In terms of landscaping, we're putting a piece
22 of art in there at the, I believe at the southwest
23 corner. And we're following what me and planning went
24 through step by step, so with this design. And I'm
25 seeking getting approval tonight on this.

1 This would be really a good project to do.
2 We're putting a modern building look, with the
3 freshing up the, I would say freshening up the whole
4 site to a better looking and enhancing the area around
5 there.

6 I'm here for any questions.

7 V. CHAIR WILLIS: Okay. Then, this is a
8 special use request and site plan. So, that would
9 open the door for any public --

10 MR. MARTIN: Hearing.

11 MS. BERNOUDY: Hearing.

12 V. CHAIR WILLIS: -- public hearing. Is
13 there anyone that would like to present to council?
14 And if I could ask you to just step aside for a
15 moment?

16 Is there anyone that would like to present
17 to the commission relative to this item? The floor is
18 open to do that.

19 (No response.)

20 V. CHAIR WILLIS: Hearing no one, then the
21 floor is going -- is that they had someone coming this
22 way? No. And seeing no one -- yes?

23 MR. FOUGHT: Tim Fought, 24045 Woodland
24 Drive. My question is, is how many liquor stores do
25 we need in such a small radius? You have one that's

1 just down around the corner that's solely a liquor
2 store. Then you want to introduce this one here. You
3 just have the new Cloverleaf down at 12 and Telegraph.
4 I gotta get my clients in there somehow. But anyway,
5 that's my question, and I'd like to have that
6 addressed.

7 V. CHAIR WILLIS: Thank you so much.

8 MR. BOLLIN: Through the Chair? If, when
9 the council was entertaining this idea last year, they
10 didn't entertain the idea of distance requirements.
11 So, that wasn't passed or included in the ordinance.

12 MR. PAISON: It was discussed, but they
13 opted not to do it.

14 V. CHAIR WILLIS: Okay.

15 MR. PAISON: Because it would have
16 eliminated -- it would have been almost no point in
17 authorizing alcohol sales at gas station, because the
18 existing CVS's, grocery stores, liquor stores would
19 have effectively prohibited all of them anyway. So,
20 it was determined if they were actually going to allow
21 beer, wine, and liquor sales at gas stations, putting
22 a distance requirement on them effectively would have
23 eliminated the use and would have been a pointless
24 action.

25 So, that was really why they -- they looked

1 at it again, and we did radius map recently. And
2 yeah, effectively, like if you started looking at all
3 retail sales of alcohol not on premise, but, you know,
4 package sale for consumption elsewhere, and you start
5 putting distances between them that are required, you
6 make almost all of them nonconforming, unfortunately.

7 It's just there's a lot more actual beer,
8 wine, and liquor sales in most communities than most
9 people realize, because they forget that like CVS
10 sells and the grocery store sells, and Target sells.

11 And you know, they just -- it's one of those
12 situations where once you actually pull the state list
13 and actually map the licenses, yeah, you'd make that
14 setback distance to not make everybody nonconforming
15 would be like 150 feet. Well, there's really no point
16 in having that as a restriction. You know, you
17 wouldn't really be limiting it much.

18 So, it's -- it was discussed, but at this
19 point, when they originally adopted that last year,
20 they decided not to do it. It's been talked about
21 since then. And really, it's not practical. All
22 retail sales of beer, wine, and alcohol really are by
23 state licensing equivalent, regardless of what kind of
24 building they're in or what other businesses they're
25 associated with.

1 V. CHAIR WILLIS: Okay. With that, the
2 opportunity for public is closed.

3 Commissioner Martin?

4 MR. MARTIN: Just as a point of information,
5 we have approved liquor sales at the gas station on
6 12 Mile and Northwestern, which is in the planning
7 stage for rebuilding, which is basically across the
8 street from this gas station. So, you know, here
9 again, the distances make it -- makes it a moot point.

10 And if you look in other communities, if you
11 go down any major -- if you go across Maple, every gas
12 station from I-75 west to Southfield has gas -- has
13 beer, wine, and liquor in the gas station. So, you
14 know, this is something that statewide. It's going
15 across the state, because the State Liquor Commission
16 in the state allowed it.

17 So, having a moratorium on them or reducing
18 the number of license is putting Southfield in a
19 detriment to the businesses, because the businesses
20 want it, not necessarily the individuals want it. But
21 that's what people do for business to try and have
22 more availability to sell products. And the only way
23 they're going to make money is to sell their products.
24 And if they can pump gas and sell alcohol at the same
25 time, that's what they want to do.

1 V. CHAIR WILLIS: Commissioner Stephens-
2 Gunn, any questions?

3 DR. STEPHENS-GUNN: To the petitioner.

4 MR. BOLLIN: Sir, if you could come back up?

5 DR. STEPHENS-GUNN: I stopped by your
6 station probably a couple of weeks ago. And it's
7 really, really tight. It's really tight. So, I see
8 the expansion. And I guess I'm concerned. I see the
9 layout, but it's still gonna be kind of tight on that
10 -- in that area.

11 Have you talked with the people who own the
12 property behind the station, where there's the --
13 they've got parking. They've got parking, so after
14 business hours, will they be interested or willing to
15 allow you to use some of those parking spaces, so
16 people can run around to go into the establishment to
17 make purchases?

18 MR. SHUKAYR: So, I believe we were meeting
19 the parking requirement, if I'm not mistaken. So, the
20 kind of facility that they're using, the carryout
21 restaurant, it's -- I don't know if you see them now
22 in most of the gas station where they have a kitchen,
23 they cook and put everything in a warmer. So people,
24 they grab, kind of they don't wait for their food,
25 they just grab and go. So, it's more fresh.

1 DR. STEPHENS-GUNN: I understand what you're
2 saying. But what I'm suggesting is, I have been there
3 during busy times. And it doesn't flow really well.
4 So, what I'm asking is, have you talked with or would
5 you would be willing to talk to the people who own the
6 property behind it, so I can park right there, run
7 around, pick up my chicken, and then run back around?
8 That gives a little bit more flexibility as opposed to
9 people trying to get gas, park, go get the chicken.

10 It's just, it's congested. It's just really
11 tight. That's what I'm suggesting. It appears to
12 satisfy the requirements for what you're requesting.
13 I'm just looking at other opportunities for citizens
14 to be able to visit your establishment during busy
15 times. That's all I'm asking.

16 MR. SHUKAYR: I doubt. I mean, I will ask
17 the owner if he approached the party next door. But I
18 doubt that they would lease him or give him any,
19 because I doubt anybody, like if -- I mean it's gonna
20 be like a little bit confusing, because he needs to
21 meet his requirement, we need to meet our requirement.
22 So, it's gonna be like, I don't know, I have to ask
23 the owner about that.

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

25 V. CHAIR WILLIS: Commissioner Bernoudy?

1 MS. BERNOUDY: Yes, thank you. The last
2 time that we met, you mentioned that you were going to
3 outsource the food products or the restaurant or
4 whatever. Do you have any additional information
5 about that?

6 MR. SHUKAYR: At the time being, not really
7 because it's a small facility, and it minimize any
8 franchise or, I mean, it minimize the options for any
9 big franchise to come in because the kitchen and the
10 area that we're using does not probably exceed 400
11 square feet. So, probably it's gonna be a -- like the
12 -- like a Chester fried -- a Chester Fries won't even
13 go in there. There is other like probably chicken
14 places and sandwiches that would go in, not big a
15 franchise into there.

16 MS. BERNOUDY: And in reference to the size
17 of the building, how will you store the addition of
18 the liquor or beer and all of that? Where will you
19 store it?

20 MR. SHUKAYR: We're not serving any beer or
21 liquor in there. It's only a gas station with a
22 convenience store.

23 MS. BERNOUDY: No, I mean you want to add to
24 the liquor, to have liquor as well as beer, right?

25 MR. PAISON: That was part of the request,

1 that they want to be able to sell retail beer, wine,
2 and liquor; not for consumption on site, but get your
3 six pack and go home.

4 MR. SHUKAYR: Okay.

5 MR. PAISON: That was on the request.

6 MR. SHUKAYR: Yeah, but the -- the -- if you
7 look at the floor plan, there is enough inside the --
8 we have like a lot of storage in that cooler at the
9 back. This is an 8-foot cooler. So, all that area in
10 the back, it would be shelves for stocking. And we
11 have the stock room next to it, and the kitchen for
12 the restaurant. I mean, there is a lot of space for
13 stocking there.

14 MS. BERNOUDY: So, all of your product will
15 be stored there? There won't be --

16 MR. SHUKAYR: I mean, like every other gas
17 station that we deal with, you know, they have their
18 weekly loading of their product inside their facility.

19 MS. BERNOUDY: Okay. What will your hours
20 of operation be as --

21 MR. SHUKAYR: Twelve o'clock --

22 MS. BERNOUDY: Pardon me?

23 MR. SHUKAYR: From the morning to 12 o'clock
24 -- morning, six o'clock to 12.

25 MS. BERNOUDY: Does that also include the

1 liquor sales?

2 MR. SHUKAYR: I'm not sure about the liquor,
3 because you bring always up to the curb. To my
4 knowledge now, there is no liquor or beer is going to
5 be selling inside that facility.

6 MR. PAISON: It was on the application
7 already.

8 MS. BERNOUDY: Thank you.

9 MR. SHUKAYR: Did he --

10 MR. PAISON: Yeah, he put it on the
11 application he wanted the approval.

12 MR. SHUKAYR: Oh, he did put it in there?
13 Okay, I'm sorry. I'm the architect. I did not know
14 if he put it in there or not.

15 MR. PAISON: He wanted the option to be able
16 to sell beer, wine, and liquor.

17 MR. SHUKAYR: The option, yes. Probably,
18 yeah.

19 MR. PAISON: Yeah. And it may be that like
20 if he doesn't sell enough volume, he might not
21 continue to do it. But that is -- it was in the
22 written request from the applicant. So, we included
23 it in the public notices.

24 MR. SHUKAYR: Yeah.

25 V. CHAIR WILLIS: Thank you.

1 MR. PAISON: The carry-out restaurant would
2 also require that, the special land use as well. So,
3 whether it was carry-out, whether it -- whether or not
4 he was going to require the beer, wine, and liquor, he
5 needed a special land use, regardless. So, it ended
6 up here anyway.

7 But almost every gas station so far, except
8 for one that I've talked to -- well not the Kroger
9 fuel, obviously, because they don't have a C-store --
10 but one other one, they're all looking to add this
11 because it diversifies their product line,
12 potentially.

13 They may not all keep doing it long term.
14 It's one of those things where like there are trends
15 in retail. Everybody be like, oh, that guy's making
16 money doing that, and then everyone starts doing it.
17 It turns out not everyone can make money doing it.
18 So, it may be one of those things that caps itself out
19 eventually.

20 But as Mr. Martin noted, all over the state
21 and many other communities, every gas station you go
22 in sells at least beer and wine, you know, or at least
23 beer.

24 MS. BERNOUDY: That's all, thank you.

25 V. CHAIR WILLIS: Commissioner Gruber?

1 MS. GRUBER: No, I have no questions.

2 V. CHAIR WILLIS: I have a couple of
3 questions. First of all, I think the elevation is
4 really attractive. I think we should have gas
5 stations that look that way instead of the traditional
6 gas station look. There was a building I was critical
7 of about a month ago, that would have been an ideal
8 picture of. But I first of all commend you on that
9 building.

10 MR. SHUKAYR: Thank you.

11 V. CHAIR WILLIS: During construction, will
12 you close?

13 MR. SHUKAYR: Yes, of course.

14 V. CHAIR WILLIS: For how long?

15 MR. SHUKAYR: I would, for a project like
16 this, for 90 days.

17 V. CHAIR WILLIS: Okay. And with that
18 closure, you have tanks. Will you empty your tanks or
19 how will you protect --

20 MR. SHUKAYR: Tanks are going to stay in
21 there, but there is one little one in the back, that's
22 going to get removed. And that would be monitored by
23 the state when we move it, when we remove.

24 V. CHAIR WILLIS: Okay.

25 MR. SHUKAYR: That is a small one in the

1 back behind the building. So, that is going to be
2 removed because the building is sitting right there.

3 V. CHAIR WILLIS: So, you're looking to open
4 for business about 90 days after you begin
5 construction?

6 MR. SHUKAYR: Yes, sir

7 V. CHAIR WILLIS: Okay. I'm going to assume
8 you can begin construction, assuming you get an
9 approval from City Council?

10 MR. SHUKAYR: What was that?

11 V. CHAIR WILLIS: I'm assuming you will
12 start as soon as you get approval from City Council?

13 MR. SHUKAYR: Yes, of course. Yes.

14 V. CHAIR WILLIS: Okay. How many employees?

15 MR. SHUKAYR: For the time being, as this
16 size, I mean, one to two. But when maybe at that
17 size, it would be like about three to four.

18 V. CHAIR WILLIS: Okay.

19 MR. SHUKAYR: Not all day even, sometime.

20 V. CHAIR WILLIS: Last question. I know
21 you're in a site that you've been in. Have you ever
22 -- are you -- do you have security concerns? And have
23 you done anything to either enhance security or to
24 make sure your employee and your property are safe?

25 MR. SHUKAYR: I think the only -- so,

1 sometimes the only way we can put safety in there is
2 if we put bulletproof on the counters at night. And
3 during the day, they open them, and that's how
4 everybody is doing it, and for safety. And it's only
5 the owner's option if he wants to bulletproof or not.

6 Because some workers, they don't want to
7 risk it after night. Like if you pass like, I mean,
8 when it gets dark, they're scared to be there. So, a
9 lot of a lot of people, they don't want to work
10 without the bulletproof. So, that's an option if the
11 owner, because this is a family business, maybe his
12 family is going to be there. I'm not sure.

13 V. CHAIR WILLIS: Okay, thank you.

14 Commissioners, with that, did that generate any
15 further questions? Commissioners?

16 MR. MARTIN: Yes.

17 V. CHAIR WILLIS: Yes.

18 MR. MARTIN: At present, if I understand
19 correctly, you're not aware of the liquor request.
20 So, you don't know if they've applied for a liquor
21 license?

22 MR. SHUKAYR: Give me a second, let me see.
23 No liquor. He just text me.

24 MR. MARTIN: Okay.

25 MR. SHUKAYR: So, for now, for the time

1 being, there is no liquor.

2 MR. PAISON: We'll reach out to him and have
3 him amend his application and then the notices for
4 counsel, if he's withdrawing that request.

5 MR. SHUKAYR: Yeah, they're just, they throw
6 it in because probably if in the future, someone
7 leases the gas station, like 10, 15 years, if he
8 retires and he want to lease it, he wants to put a
9 liquor, then he have that option. That's I think why
10 they put that.

11 MR. MARTIN: That wouldn't be --

12 MR. PAISON: Well, he either has to put it
13 in the request or not keep it in the request. You
14 can't have it both ways.

15 MR. SHUKAYR: Yeah. So, I mean, if he's
16 saying no, then he can -- he can amend that
17 application and (UNINTELLIGIBLE) --

18 MR. PAISON: I'll reach out to him tomorrow
19 for clarification with the owner.

20 MR. SHUKAYR: Yeah. We'll put only
21 restaurant in there, because that's -- that's why I
22 was like confused. You were saying liquor, and I know
23 the guy does not sell liquor, so.

24 MR. MARTIN: Okay.

25 MR. PAISON: Well, he can't right now. He

1 couldn't do until he had this approval.

2 MR. MARTIN: Yeah.

3 V. CHAIR WILLIS: Well, I thank you so much.
4 But have -- you can have a seat. And Mr. Paison?

5 MR. PAISON: Thank you. As we know, we are
6 looking at a special land use and site plan approval.
7 The special land use, we are recommending favorable
8 recommendation of the special land use for the
9 existing gas station and convenience store to add
10 beer, wine, and liquor sales, and carry out
11 restaurant.

12 In this case, I, you know, if he wants to
13 withdraw the request for beer, wine, and liquor, I
14 would need to hear that from the owner, not the
15 architect. Because the owner is the actual applicant,
16 he paid the fee and he's not here today. So, I'd be
17 loath to take it off without getting something filed
18 from him.

19 You can proceed with your -- the
20 recommendation as I've stated it. And then, if he
21 wants to withdraw that, I can take it off before it
22 goes to council.

23 (Crosstalk.)

24 MR. MARTIN: (UNINTELLIGIBLE) --

25 MR. PAISON: So, you can make a

1 recommendation to approve it with both the carry out
2 and the liquor sale -- beer, wine, and liquor sales.
3 If he decides he doesn't want to pursue that, I'll
4 remove it from the app, the request before it goes to
5 council.

6 V. CHAIR WILLIS: My question, this is an
7 open meeting. And under the Open Meeting Act we will
8 make a decision. Would you have the freedom to make
9 that kind of decision once we approve of a --

10 MR. PAISON: The applicant always has the
11 right to withdraw their request.

12 MR. MARTIN: Does it have to go back through
13 for another approval?

14 MR. PAISON: No, I mean you could -- if you
15 make -- this is a recommendation. If you're making
16 final action, that'd be one thing. But this is a
17 recommendation. And if he wants to withdraw part of
18 his request, that's -- he has the right to do that as
19 the property owner.

20 Now, whether or not that causes council any
21 heartburn -- you know, if anything I over-noticed the
22 request, basically. You can always approve someone
23 for less than what they ask for. You can't approve
24 them for more than what they -- was in the notice.

25 MR. MARTIN: Okay.

1 V. CHAIR WILLIS: Okay. Then, any questions
2 generated from that conversation?

3 (No response.)

4 V. CHAIR WILLIS: Then, can I get a motion
5 for a special land use and for site plan?

6 MR. MARTIN: We have to do them --

7 V. CHAIR WILLIS: Did we need to do them
8 separately, separate motion for separate --

9 MR. PAISON: Yeah, we have the special use
10 motion, and then there'll be the site plan motion.

11 V. CHAIR WILLIS: Then, I'll ask for motion
12 for special land use.

13 MR. MARTIN: Oh, I'm sorry. To the Chair, I
14 make a motion for favorable recommendation for
15 PSLU24-0010. Thank you.

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

17 DR. STEPHENS-GUNN: Second.

18 MS. BERNOUDY: Second.

19 V. CHAIR WILLIS: All in favor?

20 FULL COMMISSION: Aye.

21 V. CHAIR WILLIS: Any opposed?

22 (No response.)

23 V. CHAIR WILLIS: No opposed, that would be
24 unanimous.

25 Then, I will also ask for a motion --

1 MR. MARTIN: No.

2 DR. STEPHENS-GUNN: I motion that we accept
3 a favorable recommendation for PSP24-0006, the site
4 plan review.

5 MS. BERNOUDY: I second that.

6 MR. MARTIN: I have a --

7 V. CHAIR WILLIS: I'm sorry?

8 MR. MARTIN: Didn't we have to get the plan
9 recommendation?

10 MR. PAISON: It's on the screen. I can
11 summarize it if you'd like. It is a favorable
12 recommendation. It does meet the general criteria for
13 approval for site plan in this district. It would be
14 conditioned on the special land use being approved,
15 the plans before you, perpetual maintenance --
16 perpetual maintenance agreement being entered into,
17 and compliance with any Crime Prevention Bureau
18 recommendations of the police department, and
19 continuous compliance with all applicable ordinances,
20 codes, laws, and statutes.

21 V. CHAIR WILLIS: We have a motion on the
22 floor. All in favor.

23 FULL COMMISSION: Aye.

24 V. CHAIR WILLIS: Any opposed?

25 (No response.)

1 V. CHAIR WILLIS: That's been --

2 DR. STEPHENS-GUNN: Was the motion second?

3 (Multiple responses.)

4 V. CHAIR WILLIS: We have the second.

5 MS. BERNOUDY: I'm here, thank you.

6 V. CHAIR WILLIS: Okay, thank you. Then,
7 that is unanimous approval. I think I've lost my
8 place. We're on the second page.

9 We have a site plan. Nope.

10 MR. MARTIN: Public hearing, PZR.

11 V. CHAIR WILLIS: We are PZ -- we're looking
12 at 28600 Lahser Road, public hearing PZR24-0003,
13 requests of Southfield Christian School and Highland
14 Park Baptist Church for rezoning.

15 MR. PAISON: Thank you, Mr. Chairman. This
16 is a rezoning request for the Highland Baptist Church
17 and Southfield Christian School at the corner of 12
18 Mile and Lahser.

19 The site is actually split-zoned presently.
20 I'll show it here. The north part of the site is
21 (R-M) Multiple Family Low Rise. The south part of the
22 site is (R-2) Residential, which matches the
23 surrounding homes. The future land use map is
24 actually Low Density Single Family, which matches the
25 R-2 zoning, not the R-M zoning that's on the northern

1 half of the site.

2 The school and religious institution use are
3 allowed in the R-2, but they are not allowed in the
4 R-M. So, for them to be able to later use, do the
5 athletic fields and the other activities related to
6 the school on that site, it really needs to be rezoned
7 to match the rest of the site at R-2. And given that
8 that is their long-term plan, that would make sense.

9 I note in the previous request up at the --
10 they were retaining a little bit of the R-M kind of up
11 in that northeast corner. But it wasn't not enough
12 acreage to actually make a developable R-M site; you
13 needed at least two acres. And they were going to use
14 that for accessory mission housing for their
15 missionaries.

16 And after discussing it internally with the
17 planning staff, we allow rectories and other like, you
18 know, convents and monastic buildings as accessory to
19 religious institutions for housing for the people who
20 have religious vocations as a normal accessory
21 activity on a religious institution.

22 So, it was determined like as part of an
23 approved religious institution of the site plan
24 approval, they could do that accessory housing without
25 retaining the R-M zoning. So, we suggested they just

1 rezone the whole site R-2. And then, later on, if
2 they want to do that housing, they just have to come
3 in for a revised site plan approval to include that.
4 Because they were just looking at a small building to
5 be able to -- right now, that building that you see
6 kind of by the parking lot over there, that's their
7 current mission housing, that's where the missionaries
8 stay.

9 So, that building is apparently getting old
10 and they wanted to maybe potentially replace that with
11 another building if they had enough funds later. We
12 said yeah, that would be accessory housing, like a
13 rectory or a convent or a, you know, monastery, I
14 guess, for lack of -- if you had brothers living on
15 the site. So, that was something we could work out on
16 a large facility like this.

17 I mean it was very common for Catholic
18 schools to have nuns living onsite. That was super
19 common up to a couple of decades ago. So, it isn't
20 unusual for that to be the case, and rectories on
21 church properties are still common to this day in some
22 religious institutions. So, it was -- as long as that
23 residential was of small scale and accessory to the
24 religious institution, it would be something we could
25 consider because of the way the code's written, it's

1 religious institutions and schools, and customarily
2 incidental accessory uses.

3 So, they're gonna go all R-2, which actually
4 solves the complexity, because that little piece of
5 R-M they had left was just kind of an odd situation
6 that was hard to explain. So, they did amend their
7 application and gave us this revised -- the revised
8 plan, which is right here, showing that whole northern
9 part and it now doesn't have to cut out. It's all
10 going to R-2. So, the entire parcel will be zoned R-2
11 as a result of this.

12 V. CHAIR WILLIS: Okay.

13 MR. PAISON: So, that is a simplification of
14 what was before you last time. And then, I know -- I
15 believe the petitioner has a representative present.

16 V. CHAIR WILLIS: Thank you so much. And
17 could you give your name and your address?

18 MS. VAN TINE: Yes, of course. My name is
19 Gina Van Tine, I'm with Inform Studio, 235 East Main
20 Street, that's Suite 102-B, in Northville, Michigan.

21 V. CHAIR WILLIS: Okay, if you could add to?

22 MS. VAN TINE: I really don't have anything
23 to add. Mr. Paison probably pretty much spelled it
24 all out for you. We decided that we would go ahead
25 and rezone the whole parcel, and that would be

1 contiguous with the rest of the site. So, it's pretty
2 simple.

3 V. CHAIR WILLIS: Okay, okay. This is a
4 -- what is this, rehearing for zoning? Then, I'm
5 going to ask you to have a seat if I could, and then
6 open up the public to have an opportunity for the
7 public to make any comment. That opportunity is open
8 now if anyone wishes to make a comment?

9 (No response.)

10 V. CHAIR WILLIS: Seeing no one, that
11 opportunity is now closed. Thank you. Commissioners?
12 Commissioner Bernoudy?

13 MS. BERNOUDY: Thank you. I have no
14 questions. I think the parking is very good for
15 rezoning. And the location is excellent. So, I have
16 no questions.

17 V. CHAIR WILLIS: Thank you. Commissioner
18 Gruber?

19 MS. GRUBER: No questions.

20 V. CHAIR WILLIS: Commissioner Martin?

21 MR. MARTIN: In the event that building is
22 done for the missionaries, how many missionaries
23 -- how many missionary apartments are currently on the
24 site?

25 MR. PAISON: Oh, geez. I believe it's more

1 of a house they share with bedrooms, but I --
2 Ms. Van Tine would know.

3 MS. VAN TINE: Sorry about that.

4 MR. MARTIN: It's all right.

5 MS. VAN TINE: Currently, there are four
6 apartments in that building, and they have determined
7 that that's plenty. So, the only reason that they
8 would look at, you know, doing that is not to add
9 more, but to replace.

10 MR. MARTIN: So basically, they'd just be
11 building a four room -- four bedroom house or
12 building?

13 MS. VAN TINE: It's actually four different
14 apartments.

15 MR. PAISON: Oh, okay.

16 MS. VAN TINE: So, there would be one to two
17 bedrooms in each apartment. It's currently what they
18 have now.

19 MR. MARTIN: Single story, two story? Just
20 right now, it's unknown, I take it, then?

21 DR. STEPHENS-GUNN: We're not looking at
22 that right now.

23 MR. MARTIN: Oh, sorry, I stand corrected.
24 I'll withdraw my question, then.

25 MS. VAN TINE: No worries.

1 MR. PAISON: It would be subject to site
2 plan review if they decided to do that.

3 (Crosstalk.)

4 MS. VAN TINE: Yeah, they have no plans for
5 that right now.

6 MR. MARTIN: (UNINTELLIGIBLE.)

7 MR. PAISON: So, there would be a level of
8 review.

9 MR. MARTIN: Thank you. Geez.

10 MR. PAISON: They'd have to submit a plan,
11 then we'd do the whole.

12 V. CHAIR WILLIS: Commissioner Stephens-Gunn?

13 DR. STEPHENS-GUNN: Thank you for your
14 patience with us this evening. That's my comment.

15 MR. MARTIN: Yes.

16 MS. VAN TINE: No problem, no problem. I
17 understand. You get a bunch of these thrown at you at
18 once.

19 V. CHAIR WILLIS: And you are in my
20 neighborhood. I appreciate the fact that I think I
21 recognize you as a championship sports team. It has
22 been a school that I've known about for a number of
23 years. And so, I am glad that this allows you to
24 prosper, to continue what you're doing.

25 MS. VAN TINE: That's great, thank you.

1 MS. VAN TINE: And again, with that,
2 commissioners, are there any other questions?

3 MS. BERNOUDY: No.

4 V. CHAIR WILLIS: Okay.

5 UNIDENTIFIED SPEAKER: We've got 24 athletes
6 that qualified for the state meet, so.

7 V. CHAIR WILLIS: Thank you. Mr. Paison?

8 MR. PAISON: Yes, sir. We are recommending
9 favorable recommendation of PZR24-0003, to rezone the
10 8.6 acres of land from R-M to R-2 to match the bulk of
11 the site.

12 It is consistent with the Master Plan for
13 Moderate Density Single Family with that zoning at
14 R-2, and it would allow the northern portion of the
15 site to be used for activities related to the existing
16 school and church, which would be consistent with the
17 R-2 zoning as well.

18 V. CHAIR WILLIS: Thank you. Again, with
19 that explanation, I'm assuming there are no further
20 questions. Can I get a motion?

21 MR. MARTIN: To the Chair?

22 V. CHAIR WILLIS: Yes, Commissioner Martin?

23 MR. MARTIN: I recommend favorable approval
24 of PZR24-0003.

25 V. CHAIR WILLIS: Do I hear a second?

1 MS. BERNOUDY: I second that.

2 V. CHAIR WILLIS: All in favor?

3 FULL COMMISSION: Aye.

4 V. CHAIR WILLIS: Any opposed?

5 (No response.)

6 V. CHAIR WILLIS: That would be approval,

7 unanimous. I thank you so much.

8 MS. VAN TINE: Thank you.

9 V. CHAIR WILLIS: Last and not least is
10 Item I, 27200 West 8 Mile Road, drive-thru restaurant
11 to existing multi-tenant shopping center. Mr. Paison?

12 MR. PAISON: Thank you, Mr. Chairman. This
13 is at 8 Mile and Seminole. They're looking at a
14 Biggby in the western end cap on this existing
15 shopping center with a drive-thru window. The hours
16 of operation would be 6 a.m. to 9 p.m. The total
17 number of employees, there'd be 16 to 24 maximum, five
18 per shift, just to kind of cover some of those bases.

19 It is currently (B-3) General Business,
20 which is consistent with the future land use map at
21 Regional Mixed Use. And the use is a special land use
22 in the B-3, which is one of the reasons it's before
23 you.

24 Noting the existing site area, you've got a
25 bank of parking out in front, and then there's quite a

1 bit of parking behind as well. There is a screening
2 wall in the back already. This is a good sight of the
3 front of the existing shopping center, that one in the
4 far left there at the top is the space the Biggby will
5 be going into, and the area behind the building where
6 the drive-thru will stack. This is the end of the
7 building where the drive-thru window will be.

8 A couple of items on the site plan that were
9 addressed. That utility pole area that Mr. Martin
10 mentioned last time, they've actually added a curved
11 island around that to provide additional protection
12 and to direct that traffic out and around it into the
13 stacking.

14 And then, we did check -- double-check with
15 the fire marshal at Planner Croad's request, just to
16 make sure they weren't concerned about the lack of a
17 little escape lane there. And the fire marshal was
18 not concerned. That's only about -- that area where
19 the cars are stacked is maybe 40 feet, and they have
20 plenty of access to it from Seminole or the parking
21 lot. They didn't see the need for an escape lane in
22 that case because they've get really good access right
23 off of Seminole if they had to get to somebody in a
24 car over there. And they weren't too concerned about
25 it.

1 Like I said, the fire marshal did verify
2 that they had considered that and found it acceptable,
3 as long as they had the lane around the building, they
4 can get all the way around the building, which they
5 can. The drive-thru strike still leaves them with a
6 good enough lane on that side.

7 There's -- other than that, they're adding a
8 pedestrian walkway from Seminole sidewalk over.

9 Because our point was, a lot of folks are going to
10 kind of come up from the neighborhood and probably
11 walk over to the Biggby, and they're going to cut
12 through the drive-thru anyway. So, let's put an
13 actual striped lane there, and like a, you know, yield
14 to pedestrians sign to make sure that people
15 understand like the pedestrians are going through
16 here, and the bike rack's there. Because, you know, a
17 coffee shop like that will attract some pedestrian
18 activity. People are like, oh, let's go for a walk,
19 let's get a coffee.

20 So, and there's a pedestrian access at the
21 other end off of 8 Mile, that goes to the other end of
22 the shopping center. They are going to be -- they're
23 -- those are the bike racks there. So, it looks like
24 they are adding, correcting some barrier-free markings
25 and signage as well as part of this project. But

1 otherwise, the site remains much as it is. There's a
2 little decorative fencing and pier and panel system,
3 similar to what's out front going on the side over on
4 Seminole as well.

5 Just a floor plan for the Biggby's. You can
6 see it coming in the front. You've got a small
7 seating area, kind of standard for Biggby. You've got
8 the coffee prep area at the back of house and
9 utilities.

10 Landscape plan, they're going to be planting
11 some new trees and shrubs along the Seminole side, and
12 then freshening up the landscape a little bit in other
13 areas. We will do, when they're finishing their
14 project, we do an inspection before we final out the
15 project. And if anything, like if anything needs to
16 be taken care of at that point before they get their
17 certificate of occupancy, then we have them take care
18 of it at that point in the other areas.

19 And I believe the petitioner is present. I
20 believe Mr. Fought is the architect of this project.

21 V. CHAIR WILLIS: And again, if you could
22 state your name and your address?

23 MR. FOUGHT: Tim Fought, 24045 Woodland
24 Drive, Southfield, Michigan.

25 V. CHAIR WILLIS: Thank you. And what can

1 you add to Mr. Paison's --

2 MR. FOUGHT: He's pretty much covered it
3 all, from the last meeting what we had was to pick up
4 the items with the utility pole, the barrier-free
5 parking out front, the crosswalk, making that
6 accessible. Also, just seen in showing the dimensions
7 for the drive aisle on the back to get out -- if
8 you're in line, you have the access to go out of line.
9 It's still a two-way or one-way traffic through the
10 back.

11 And then, we did close off the right turn
12 out onto Seminole Street, which was a recommendation
13 from the last meeting.

14 DR. STEPHENS-GUNN: Right.

15 MR. FOUGHT: Otherwise, it's pretty much
16 covered what's there.

17 V. CHAIR WILLIS: Okay. With that, I'm
18 going to have to open the floor for public comment. I
19 recognize that. So, with that, the floor for public
20 comment is now open.

21 (No response.)

22 V. CHAIR WILLIS: Seeing no petition --
23 there's no one in the room. The floor is now closed
24 for public comment. Commissioners, let me start with
25 Commissioner Stephens-Gunn.

1 DR. STEPHENS-GUNN: I think it's a wonderful
2 idea. I only drink one cup of coffee in the morning.

3 V. CHAIR WILLIS: Commissioner Martin?

4 MR. MARTIN: Can you go back to the slide
5 before with at the interior floor -- floor plan?

6 MR. PAISON: That one?

7 MR. MARTIN: Okay. Okay, thank you. Where
8 is the -- with the drive-in window to order, where's
9 the ordering? I need to go back again. Yeah.
10 Where's the -- where would you order?

11 MR. PAISON: On the order board.

12 MR. MARTIN: You know, do you get to the
13 window and place your order, or do you --

14 MR. FOUGHT: Oh, no. There's a sign out in
15 the back where you'd place your order, you'd be in
16 line, queued in line, and then you pick it up at the
17 window.

18 MR. PAISON: I think it's this little panel
19 right here maybe on the corner.

20 MR. FOUGHT: Well, that's -- that's where it
21 would be, because you have to place your order to get
22 in line. And that, yeah, I guess I didn't identify
23 that. But that's where it would be, you're correct.

24 MR. PAISON: Yeah, we should probably just
25 throw that on the plans so it doesn't it come up at

1 City Council, just to make it super clear where the
2 order kiosk is.

3 MR. FOUGHT: Yeah, we'll do that.

4 MR. MARTIN: Yeah, that needs to be
5 identified for City Council.

6 MR. PAISON: Yeah, because there's that
7 little panel right there, I think might be it. But
8 it's not labeled.

9 MR. MARTIN: Yeah.

10 MR. FOUGHT: That's -- okay. No, that's
11 fine.

12 MR. MARTIN: And the window?

13 MR. PAISON: The window is going to be down
14 here.

15 MR. FOUGHT: Yeah, the window

16 (UNINTELLIGIBLE) --

17 (Crosstalk.)

18 MR. PAISON: You can see it kind of on the
19 floor plan. It's right here. But it'd be good if it
20 was shown. Just kind of a, you know, like a double
21 line with a (UNINTELLIGIBLE) --

22 (Crosstalk.)

23 MR. FOUGHT: There was a second sheet to the
24 submittal package from our original and from the
25 meeting that showed the south elevation and where the

1 window was going in.

2 MR. PAISON: Yeah, I don't think I had that
3 in the presentation, but it's probably in the packet.

4 MR. MARTIN: Yeah.

5 MR. PAISON: Yeah, I have the elevation in
6 the packet.

7 MR. MARTIN: So, it's not in -- yeah, it
8 wasn't in. So, that was (UNINTELLIGIBLE) --

9 (Crosstalk.)

10 MR. PAISON: I can --

11 MR. FOUGHT: Because I only sent -- I only
12 sent the site plan for this meeting. I didn't send
13 the second sheet. So, I'll do that and follow up.

14 MR. PAISON: And it must have been in one of
15 the earlier submittals.

16 UNIDENTIFIED SPEAKER: (UNINTELLIGIBLE) in
17 the small version.

18 MR. PAISON: Oh, yeah, it's in the small
19 version, yeah.

20 MR. MARTIN: Okay. In the --

21 MR. PAISON: It's teeny-tiny on this sheet.

22 MR. MARTIN: Okay.

23 MR. PAISON: But you can see the window on
24 there, on the side there.

25 MR. MARTIN: Yeah, okay.

1 MR. PAISON: I'm just going to add it on
2 there.

3 MR. FOUGHT: And then, the floor plan that
4 was shown, that was just for reference. This is --
5 that's their general how they lay out a Biggby store.
6 This will be modified to the current space that's our
7 existing.

8 MR. MARTIN: I understand what you're
9 saying. We didn't have a floorplan. All we had was a
10 box. So, that made it difficult.

11 MR. FOUGHT: Oh, that was part of the
12 original package that we sent through. So, anyway,
13 that's fine.

14 MR. MARTIN: Blame him, not me.

15 MR. FOUGHT: I'm not blaming anybody.

16 MR. PAISON: Yeah, there were multiple
17 submittals, and we'll have to get an updated full
18 submittal --

19 MR. FOUGHT: Yeah, okay.

20 MR. PAISON: -- that's consolidated with the
21 most current prints.

22 MR. FOUGHT: That's fine.

23 MR. PAISON: Because the problem is getting
24 it in three or four sets like that is it doesn't
25 always get collated.

1 MR. MARTIN: Yeah. The other question I had
2 is, right now there's the landscape, the tree, and
3 that's on the side of the building. So, that's where
4 you're putting in the driveway, correct?

5 MR. FOUGHT: That's correct.

6 MR. MARTIN: Okay. And the handicap space
7 that you have, that's there for parking, is actually
8 further down.

9 MR. FOUGHT: Further down on the side.

10 MR. MARTIN: Like there's no handicap --

11 MR. FOUGHT: That's correct.

12 MR. MARTIN: Okay. So, you're not planning
13 on having any walk-in handicaps. This -- I guess my
14 thing is, the parking lot has handicapped spaces in
15 it, but they're a ways away from the actual location
16 for the --

17 MR. PAISON: Well, in a multi-tenant retail
18 center, no matter where you put the handicap spaces,
19 they're closer to some doors and further from other
20 doors.

21 MR. MARTIN: So, you don't worry about it,
22 okay.

23 MR. PAISON: Yeah, as long as there's a
24 handicap accessible route to that door.

25 MR. MARTIN: Okay.

1 MR. PAISON: But the problem is like if you
2 put it by the Biggby, now the stuff at the other end
3 isn't accessible.

4 MR. MARTIN: Yeah.

5 MR. PAISON: Putting it in the middle makes
6 it the closest to every door.

7 MR. MARTIN: I got you. I mean, I
8 understand, okay.

9 MR. PAISON: Yeah, it's a hard one to crack.

10 MR. FOUGHT: Well, there's rules, as far as
11 -- I believe it's 150 feet.

12 MR. PAISON: Yeah.

13 MR. FOUGHT: And some spaces to -- from the
14 front door to an accessible parking space.

15 MR. PAISON: Yeah, there's maximum distances
16 where you have -- that's why you'll see in large
17 facilities, they'll have multiple banks, because they
18 get beyond that point and they have to stick in
19 multiple banks.

20 MR. MARTIN: I just wanted to make sure that
21 we're recovering in that --

22 MR. PAISON: Yeah.

23 MR. MARTIN: -- within the limit that you
24 mentioned. I'm not sure what it is. But, you know,
25 I'd hate to have us approve something that's not

1 there, you know, it doesn't exist.

2 MR. PAISON: This was reviewed by the
3 Building Department. They found this configuration
4 acceptable. But the other ones you -- because that
5 stuff's spelled out in the Michigan Building Code.

6 MR. MARTIN: Okay.

7 MR. PAISON: So, we do have to rely on the
8 building official a little bit for that, in terms of
9 those distances, those travel distances.

10 MR. MARTIN: And if I heard you correctly,
11 you've done away with the right-hand turn on to
12 Seminole from the drive-thru lane?

13 MR. FOUGHT: Yes. That was a recommendation
14 from the planning meeting that we had.

15 MR. PAISON: If you look here, it's actually
16 -- he's actually changing the geometry of that
17 driveway to make it push them south. So, if you look
18 at the revised site plan -- not that one, this one.
19 Right here, you see that that driveway now kind of
20 curves to the left. And yeah, could someone still
21 make a right turn? But yeah, but it's discouraging
22 that as much as possible, and there's a sign.

23 MR. FOUGHT: There is signs, no right turn.

24 MR. PAISON: Yeah, no right turn signs on
25 both sides. So, it's --

1 MR. MARTIN: So, the drive-thru would be to
2 go back across the front of the building.

3 MR. PAISON: Yeah, they would come down to
4 the --

5 MR. MARTIN: Okay.

6 MR. PAISON: -- out either back out to
7 8 Mile if that's where they came from, or back around
8 at the front of the building if they want to park, I
9 guess. But yeah, it would be -- so, they'd go, this
10 arrow is an out. And then this curve encourages them
11 to turn left.

12 MR. MARTIN: No.

13 MR. PAISON: Heading out to 8 Mile.

14 MR. MARTIN: No, no, no. I'm talking about
15 the drive-thru. The window is on the side, right?

16 MR. PAISON: Yeah, the window is here.

17 MR. MARTIN: Okay. And when they pass the
18 window, they're gonna turn to the right or turn --

19 MR. PAISON: Yeah, they'll turn to the right
20 or they can turn left. They can actually turn either
21 direction.

22 MR. MARTIN: Because that's --

23 MR. PAISON: Because it's two-way in the
24 front.

25 MR. MARTIN: Okay. Well, our problem before

1 was that they were so close to 8 Mile, that that was
2 an issue with them turning to the -- turning, coming
3 out to drive in the drive-thru and turning to the
4 right onto Seminole because it was too close to the
5 corner.

6 MR. PAISON: Thing about drive-thrus is
7 while people stack up going into a drive-thru, they're
8 released in an orderly, limited fashion. They don't
9 -- they don't like let seven cars go at once.

10 MR. MARTIN: Well --

11 MR. PAISON: You get your coffee, you go.
12 The next guy pulls up, they get their coffee, then
13 they go. There's an interval between each car being
14 released from the drive-thru. It gives time for them
15 to clear.

16 MR. MARTIN: With traffic flow across
17 8 Mile, and there's a traffic light down the street.
18 So, if traffic is flowing across 8 Mile, you have a
19 better chance of having traffic stack up to turn to --
20 to turn onto Seminole and 8 Mile is right there.

21 So, you can stand -- you can actually block
22 traffic by -- with the light change on 8 Mile, traffic
23 headed to the west, you're blocking traffic that would
24 turn onto 8 Mile. So, you can have the people in
25 line, even with the break between cars, you can have

1 people stack up. Is that going to present a problem
2 for traffic on 8 Mile and on Seminole for people
3 wanting to turn right onto Seminole and traffic from
4 the coffee line is crossed -- is blocking the street
5 now? You see what I'm saying?

6 MR. PAISON: I mean, it could happen
7 occasionally.

8 MR. MARTIN: Well, before we had a problem
9 with -- before there was a problem with it because it
10 was so close to the corner. Now, you're saying they
11 could turn left or right, and we were saying you
12 didn't want the right-hand turn before in the prior
13 meeting because it was going to block 8 Mile. It was
14 going to block traffic.

15 MR. PAISON: Well, I -- my understanding is
16 we didn't want people turning right and cutting
17 through the neighborhood. So, we didn't want them
18 turning right on Seminole unless that's where they
19 came from. I mean going out here, you're going back
20 out to 8 Mile. The shopping center does that now,
21 they just don't have the drive-thru.

22 So, I mean, that's currently a problem with
23 this configuration, generally, where the curb cut to
24 the shopping center is this close to the intersection.
25 We typically require further spacing when they build

1 new now, because of that.

2 I mean you could encourage people to go to
3 the other driveway and exit out to 8 Mile that way. I
4 don't think -- I think there would be a problem
5 putting -- closing that curb cut, though, because that
6 would limit emergency access to the front of the
7 building. Like if an EMS unit or a fire engine has to
8 pull across the front of that building, they don't
9 want a dead end that long.

10 So, I don't think we can close that curb
11 cut. You could put signs up telling people turn left
12 only.

13 MR. MARTIN: We're not closing the curb cut.

14 MR. PAISON: Right. But I'm just trying to
15 figure how to discourage people from turning right.

16 MR. MARTIN: We're leaving the curb cut
17 open.

18 MR. PAISON: Like if that curb cut is open
19 and you're coming out of that driveway and you want to
20 turn right, you're gonna. You know, I mean, I can't
21 -- I don't know how we physically prevent that.
22 That's my only question is how -- what could the
23 applicant do that would physically prevent that from
24 happening, other than just declining the project if
25 you don't want the drive-thru in that location?

1 That's the only -- I mean I'm just saying, I don't
2 know what the -- I was trained as a landscape
3 architecture, and I just don't know how to design
4 that --

5 MR. MARTIN: Have we had that problem
6 before?

7 MR. PAISON: -- issue.

8 MR. MARTIN: Okay, all right. I'm done.

9 V. CHAIR WILLIS: Commissioner Gruber?

10 MS. GRUBER: Once you get approval, how long
11 will it take for the project?

12 MR. GASSO: We're going to start -- my name
13 is Najah Gasso. I'm the owner of the property. We're
14 hoping to start soon as we get approval from you guys.
15 And I appreciate that, so.

16 MS. GRUBER: Yeah, but how long will it take
17 to complete it?

18 MR. GASSO: Oh, how long, I'm sorry. Mid --
19 it should be about maybe 60 days.

20 MS. GRUBER: Okay.

21 MR. GASSO: Yeah, to get all that stuff
22 going.

23 MS. GRUBER: Okay.

24 MR. GASSO: (UNINTELLIGIBLE.)

25 MR. MARTIN: How many employees?

1 V. CHAIR WILLIS: Commissioner --

2 UNIDENTIFIED SPEAKER: It's on the data
3 sheet.

4 V. CHAIR WILLIS: Commissioner Bernoudy?

5 DR. STEPHENS-GUNN: The sheet

6 (UNINTELLIGIBLE) where you hand is at.

7 MS. BERNOUDY: I'm sure the other business
8 owners in that plaza is going to be very happy to see
9 you open. Will you be doing any other enhancements of
10 any kind?

11 MR. GASSO: Yes. To the west --

12 V. CHAIR WILLIS: Sir, could you speak --

13 MR. GASSO: To the west of the building,
14 we're adding a more nice wrought iron to match the
15 front. And I think that would look very nice as well.

16 MS. BERNOUDY: Okay, thank you.

17 V. CHAIR WILLIS: I believe Commissioner
18 Martin, did you have a question?

19 MR. MARTIN: I'm done. I'm done.

20 V. CHAIR WILLIS: Okay. Just have one.

21 Typically, how long does it take to go from one
22 customer to the next? How much time?

23 MR. GASSO: I'm not sure. But I know I can
24 assure you they're not busy as Starbucks or
25 McDonald's, all those. So, and they have a lot of

1 walk ins. And a lot of their customer will be from
2 other tenants walking in. So, I'm not sure exactly.
3 Maybe, I don't know, two minute, maybe, minute and a
4 half between the cars.

5 V. CHAIR WILLIS: Okay, okay.

6 MR. GASSO: But I can assure you that not as
7 busy as, like I said, McDonald's or Starbucks, so.

8 V. CHAIR WILLIS: Just looking for a
9 guesstimate. I didn't think anyone had a stopwatch.

10 MR. GASSO: (UNINTELLIGIBLE) from other
11 places, so I guess about a minute and a half or two
12 minutes for to complete the transaction.

13 MR. PAISON: The industry standard I've
14 heard for most fast food drive-thrus is one and a half
15 to three minutes, depending on the size of the order.
16 Like if you just ordered like a regular coffee,
17 nothing fancy in a cup to go, they could probably turn
18 you in a minute, minute and a half. You figure that
19 you've got to pay, there's a transaction that occurs.

20 If it's something a little more involved or
21 there's more items, it can -- I think their goal, the
22 average is usually like between two and three minutes.
23 Like they want to be below that because then the
24 customers will just keep going, like it takes too
25 long. They just don't want to mess with it.

1 V. CHAIR WILLIS: Okay. With that, any
2 further questions, commissioners?

3 MS. BERNOUDY: No.

4 V. CHAIR WILLIS: Mr. Paison?

5 MR. PAISON: Yes, sir, let me just slide
6 past all these. Okay, here we go.

7 The special land use, we are recommending
8 favorable recommendation of the special use by Grand 8
9 to reconfigure the existing multi-tenant center to add
10 a Biggby Coffee with a drive thru on the west end of
11 the building.

12 We do believe it is consistent with the
13 standards for site plan or special land use approval
14 and in the B-3 district, subject to approval of the
15 planning -- the site plan by the City Council,
16 continuous compliance with all applicable codes, laws,
17 and statutes. And their hours of operation they've
18 told is 6 a.m. to 9 p.m.

19 V. CHAIR WILLIS: Thank you. Can we get a
20 motion?

21 MS. BERNOUDY: I'll make the motion to
22 approve PSLU24-0011, public hearing special use.

23 DR. STEPHENS-GUNN: Second.

24 V. CHAIR WILLIS: We have a motion and
25 second. All in favor?

1 FULL COMMISSION: Aye.

2 V. CHAIR WILLIS: Any not in favor?

3 MR. MARTIN: No.

4 V. CHAIR WILLIS: Okay. Then, we have
5 unanimous approval. Do we need a discussion on site
6 plan?

7 DR. STEPHENS-GUNN: I motion that we accept
8 the favorable recommendation of PSP24-0007, the site
9 plan review.

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

11 MS. BERNOUDY: I'll second that, along with
12 coffee.

13 V. CHAIR WILLIS: All in favor?

14 FULL COMMISSION: Aye.

15 V. CHAIR WILLIS: Any opposed?

16 (No response.)

17 V. CHAIR WILLIS: Okay. It looks like we
18 have favorable approval for both. So, I thank you so
19 much.

20 MS. BERNOUDY: Thank you. Good luck to you.

21 MR. GASSO: Thank you very much.

22 MR. PAISON: I'll get like a consolidated
23 plan set.

24 MR. MARTIN: Can he have his document back?

25 MR. GASSO: Have a good night.

1 V. CHAIR WILLIS: Thank you.

2 MR. MARTIN: Thank you.

3 MS. BERNOUDY: Good night.

4 V. CHAIR WILLIS: Next agenda item, minutes.

5 MR. PAISON: We have two sets of minutes
6 from April, the study meeting on April 10th and the
7 regular meeting transcript on April 24th that were
8 presented to you. I believe the secretary has them
9 for signature if they pass.

10 V. CHAIR WILLIS: Okay. We accept a motion
11 for approval?

12 DR. STEPHENS-GUNN: I motion that we accept
13 the minutes as written for April 10, 2024, our study
14 meeting; April 24, 2024, our regular meeting.

15 MR. MARTIN: Second.

16 MS. BERNOUDY: Second.

17 V. CHAIR WILLIS: It's been moved and
18 seconded. All in favor?

19 FULL COMMISSION: Aye.

20 V. CHAIR WILLIS: Any opposed?

21 (No response.)

22 V. CHAIR WILLIS: Approved unanimous. Mr.
23 Paison?

24 MR. PAISON: We do have the general public
25 comment here, we should probably open and close, even

1 though no one's here.

2 V. CHAIR WILLIS: It would be the second
3 time. The floor is now open for public comment.

4 (No response.)

5 V. CHAIR WILLIS: As I see there's no one
6 remaining in the auditorium, the floor is now closed
7 for public comment. Mr. Paison, the next agenda item,
8 council item update.

9 MR. PAISON: Yep, just a few things to note
10 here. Last on Monday, because I was at the meeting
11 because Terry's out of town, we had the Greenfield
12 Gateway Signage that was -- we've been working on for
13 a while. It was approved by city council. So, we're
14 working on that.

15 There's a little example of it there. It's
16 going to be at 8 and 9 Mile on Greenfield by the
17 Northland development. We're working with the city of
18 Oak Park to kind of create a beautification to
19 Greenfield and do something with that boulevard to
20 kind of dress up that corridor. So, this signage is
21 going to be part of it.

22 There's going to be some landscaping around
23 the signage. We're going to do banners on the poles,
24 pole lights, and some other, you know, improvements as
25 we can have funds available and can layer them on.

1 And so, that was, you know, it's a nice
2 looking sign. It was designed by Sign Graphics for
3 us. It kind of combines our logo and a little bit of
4 the color scheme from ours and Oak Park. It gives it
5 a distinct identity and it was well received.

6 In terms of things that were before Planning
7 Commission last month, Superior Fence was approved on
8 8 Mile. City Council was glad to see that building
9 being put back into productive use by a company moving
10 to Southfield. So, that was appreciated.

11 The 30835 Greenfield gas station was
12 approved. One of the things that's evolved on that
13 project is the landscaping up at the corner of the
14 intersection, they've agreed to work with us on like a
15 brick knee wall, with a welcome to Southfield sign on
16 that corner. So, that's coming along. That'll
17 probably fulfill a portion of their art requirement to
18 do that improvement to the site. We're still working
19 on that with them.

20 But otherwise, the site was well received.
21 The fact that they were -- they had acquired
22 additional land and were expanding on the adjacent
23 property to provide a modern gas station with modern
24 amenities was appreciated.

25 It seems like there's more reception to see

1 the existing gas station operators modernize their
2 facility rather than new ones being built. That's the
3 impression I'm kind of getting from council. They're
4 not a, you know, they also think maybe we've got
5 enough gas stations, but they'd like to see the
6 existing ones upgraded because some of them are small
7 and they're a little tired and they just need, you
8 know, they need updating.

9 And I would say, one of the things we've
10 seen with the passage of the ability to sell beer,
11 wine, and alcohol is we've got existing gas station
12 owners that are willing to make substantial
13 investments in their property for upgrade. So, you
14 know, if the alternative is keeping them kind of old
15 and out of date and kind of crummy versus having them
16 updated, I guess I'm in favor of at least them being
17 nice gas stations.

18 The next item up was the ODD development for
19 the out-lot development in front of the Onyx office
20 building on Telegraph near Farmbrook. That also was
21 well received. That trend of filling those parking
22 lots with additional development, really, like
23 yourselves, the City Council sees that as a coming
24 trend. They see a lot of empty parking lots when they
25 drive around the city, too. And you know, seeing some

1 more tax base and employment is superior to seeing
2 stuff that's just generating stormwater and a heat
3 island effect.

4 Hooper Boulevard, the Wellspring
5 development, that passed unanimously at council. They
6 had a study -- they had it at their study meeting
7 between their two meetings because they have questions
8 and concerns still, but those all got responded to
9 effectively. And that was unanimously approved.

10 There were some very, I would say Councilwoman Houge
11 did an excellent job of like explaining the value to
12 the community and the fact that like, we can't just
13 throw people away. We have to have a better option
14 than that. I thought she said that pretty well, and I
15 respect that.

16 Miscellaneous, we've got next month, we've
17 got a study meeting on the 5th. We've got a long
18 study meeting on the 12th. And on the 12th, I'll be
19 bringing you the site plan review procedure changes.

20 I just finished drafting those today. They're,
21 because of the so -- I have to touch 28 sections of
22 the ordinance. It's 35 pages long. So, a good time.

23 And then, we're also going to be looking at
24 the marijuana retail operating hours and fence
25 ordinance with regard to height for security fencing.

1 Unlike the last couple of times we did amendments, I'm
2 not combining those all into one amendment because
3 those are three totally different things. So, all the
4 site plan amendments will be one amendment, the
5 marijuana hours will be another amendment, the fence
6 will be a third amendment, because, you know, really
7 those are such different issues, I think you need to
8 be able to vote on them separately.

9 Also, it's just easier to explain them that
10 way. You put them all together, and it's hard to
11 explain to people why they're all lumped into one
12 amendment. So, we'll be bringing those in the
13 long-range study meeting to discuss, and if they're in
14 good shape, I'm going to put them on the agenda for
15 the regular meeting for action.

16 If, at the long-range study meeting, we find
17 out they need more work and they're not going to be
18 ready for the long -- the regular meeting, we can
19 always postpone. But I'm going to put them into the
20 public notice, so that if we think they're ready, we
21 can move them to council, and then council can look at
22 them in July.

23 We did get some dates, potential dates and
24 times from the council president for the joint
25 Council/Planning Commission meeting. And I just

1 wanted to get people's thoughts on -- the five dates
2 that were given to us were June 10th, 17th, and 24th
3 or July 1st or 15th, starting at 4 or 5 p.m. So, it
4 would be before a regularly scheduled council meeting.
5 I guess that's kind of how it was done before. So,
6 they could be with you in the study room, and then,
7 once that's done, they can convene in here for
8 whatever their regular meeting is. Or if they have a
9 study meeting that day, they can continue there at
10 their study meeting.

11 So, are any of those dates blackout dates
12 for you? Are there any of them that don't work at
13 all? Do you prefer four or five? My guess is they'll
14 be, if it's four or five, there'll probably also be
15 food, because council is going to want to eat. So,
16 we'll figure that out.

17 V. CHAIR WILLIS: Do you need a response to
18 this now or?

19 MR. PAISON: If there are any blackout
20 dates, otherwise, you could get back to me. I mean,
21 you could email me with any, if you want to check your
22 calendars on these. We do need to kind of get back to
23 the council president so he can get this on their
24 calendar, because the 10th is their next meeting.

25 So, I need to make -- if I need to get stuff

1 on their agenda for the 10th, I would need to have
2 something in to the administration by next Thursday.
3 Because generally, like to get on their agenda, you've
4 got to put something in with the administration about
5 a week and a half ahead of the meeting. Because we
6 have like this middle, and then we have an agenda
7 staff meeting, and council president's meeting, and
8 then we have the actual council meeting. There's a
9 lot of backwards steps on that.

10 So, if you could let me know. And I can put
11 this out as an email to the whole commission, so we
12 get Goodwin-Dye and Griffis's feedback, too. But I
13 wanted to get it on the actual agenda agenda, to make
14 sure people know we're talking about it. So, please
15 look at your dates, let me know. I will send that out
16 as an email as well to the whole commission.

17 And then, once we get feedback on a date and
18 time that seems to work for most people, I can then --
19 and if we get more than one or if we have an option of
20 like two or three dates, I'll give that to the council
21 president and he can take his pick on when to do that.

22 But it'd be nice to get it done, June or
23 July would be good. We could get it, you know, going
24 into the new fiscal year and kind of prioritizing
25 accordingly, see what we need to be working on to be

1 prepping for our annual report at the end of next
2 year, you know. So, that's where we're at with that.

3 And that's -- I believe that's all I have.

4 V. CHAIR WILLIS: I have a couple of
5 questions.

6 MR. PAISON: Sure.

7 V. CHAIR WILLIS: Savvy Slider presented to
8 us; I'm wondering what's the status with their
9 proposal. And we had a gas station, smaller grocery
10 store on the corner of 12 and Northwestern, that
11 hasn't -- I haven't seen any progress on that.

12 MR. PAISON: Oh, that little triangle one --

13 V. CHAIR WILLIS: That's right.

14 MR. PAISON: -- that Mr. Martin was
15 mentioning? We now have a different developer
16 purchasing this to do a car wash there.

17 V. CHAIR WILLIS: Okay.

18 MR. PAISON: So, apparently the gas station
19 looks like it's not happening.

20 (Crosstalk.)

21 MS. GRUBER: (UNINTELLIGIBLE) gas station,
22 now we've got a car wash.

23 V. CHAIR WILLIS: Okay.

24 MR. PAISON: Yeah, so it's our second
25 favorite thing.

1 V. CHAIR WILLIS: Okay.

2 MR. PAISON: But it competes between that
3 and storage, right. So, yeah, that, we got a carwash
4 looking at that one. And they actually made their
5 soft pitch to council at the study meeting, not this
6 last meeting, but the meeting before. And council was
7 receptive. And the council's response was, we'd
8 rather have a nice car wash than another gas station.
9 And I'm like, well, that's awesome.

10 So, that one, and now the Savvy Sliders on
11 12 Mile, they literally just contacted us again,
12 because they were trying to get permits, but they
13 still haven't actually complied -- according to what
14 Terry said, anyway, they haven't complied with all the
15 conditions of their approval with their revised site
16 plans. We have a meeting with them I believe on
17 Tuesday to go over the approved plans versus their
18 current plans and see what's going on with that.

19 V. CHAIR WILLIS: The (UNINTELLIGIBLE) --
20 (Crosstalk.)

21 MR. MARTIN: Savvy Sliders on 12 Mile?

22 MR. PAISON: Yeah, where that little bank
23 branch was.

24 MR. MARTIN: They've got a for sale sign up
25 there.

1 MR. PAISON: Yeah, apparently they're now
2 back, like they were -- like I -- Jeff Spence handed
3 that off to me when I started.

4 MR. MARTIN: Yeah.

5 MR. PAISON: I contacted them to see what
6 they needed. They said they were talking to incorporate
7 about different changes to the façade, the canopy over
8 the drive-thru, and there were some landscape issues
9 in the place of fencing they were supposed to address.
10 And they've done some of that stuff, but not all of
11 it. And we haven't seen a revised plan from them.

12 So, it's one of those things where, we'll
13 hopefully, Terry will give them a -- he's pretty firm
14 on like you got to follow your approved plan or you
15 got to give us revised plans. So, I think at the end
16 of that meeting, he'll be like, okay, I see all these
17 changes you want to make, submit revised plans and
18 we'll review them.

19 V. CHAIR WILLIS: What about the one on
20 8 Mile?

21 MR. PAISON: The one on 8 Mile, that one's
22 fallen through. We had an independent restaurant,
23 too, who wanted to go in there, but they didn't want
24 to do any of the site improvements. Like we just want
25 to reoccupy it and put a restaurant, a fast food

1 restaurant in there and not do any improvements to the
2 site. And Terry was like, no.

3 V. CHAIR WILLIS: Okay.

4 MR. PAISON: That's not what was approved.
5 So, those guys literally wanted to spend as like --
6 they just wanted to spend money painting the exterior
7 and doing their inside renovations and that was it.

8 V. CHAIR WILLIS: Okay.

9 MR. PAISON: And the landscaping there is
10 looking tired, like it needs -- it needs some updates.

11 MR. MARTIN: It looks dead.

12 MR. PAISON: And I think the updates that it
13 needs, landscaping and like a walkway and a bike rack
14 are not even much. I think it was the escape plan
15 around the drive thru was where they were balking.
16 But once again, there's pavement there that needs to
17 be redone, anyway. So, you know, it was -- they just
18 literally wanted to see what they could get away with.
19 And Terry was just like, well, when you're ready to
20 actually do something with the site, come back, but.

21 MS. BERNOUDY: I have a question, if you
22 (UNINTELLIGIBLE).

23 MR. MARTIN: Just this --

24 MS. BERNOUDY: Do you have any information
25 that you could share, so that I can share them with

1 the residents at my building about the Evercentre,
2 right across the street?

3 MR. PAISON: I know there's a lot of going
4 back and forth on that project to try to figure out
5 how to make it pencil out financially. And the city
6 administration has convened like a working group like
7 they used to have, like Northland Center, to really
8 work that. And they're meeting like every other week
9 on that. So, they're trying to figure it out, but
10 apparently, there's a pretty big financial gap because
11 of the parking decks and things, in terms of making
12 the thing financially feasible for financing.

13 MS. BERNOUDY: So, the picture that's right
14 there on the corner?

15 MR. PAISON: Yep.

16 MS. BERNOUDY: Will it look like that when
17 they find developers or?

18 MR. PAISON: They've got an approved plan,
19 it's just a matter of figuring out the financing part.
20 It's supposed to be multiple buildings, mixed use.
21 And it really is like, the main problem is they
22 haven't been able to close the financing gap to get
23 the project to be viable. Like they could start it,
24 but they couldn't finish it; they don't have enough
25 money lined up.

1 So, there's, I know the city administration
2 is looking at trying to put together a couple of
3 projects in the same area, maybe get a
4 Transformational Brownfield Plan going that would give
5 a bigger tax increment that would close that financial
6 gap. But it's apparently tough going at the moment
7 from what I understand. Like they haven't given up
8 hope on it, but there's a lot of work to get that
9 financial component to work.

10 MS. BERNOUDY: Yeah, yeah.

11 MR. PAISON: And the last thing you want
12 them to do is break ground on something that can't
13 finish. Because the only thing worse than like no
14 building is a half-finished building.

15 MS. BERNOUDY: Absolutely.

16 V. CHAIR WILLIS: A hole in the ground.

17 MS. BERNOUDY: The new monument right here
18 on the roundabout, it's really nice. It looks so
19 nice.

20 MR. PAISON: Yeah.

21 MS. BERNOUDY: They have that back up. I
22 just hope that a driver won't do the same thing and
23 tear it down.

24 MR. PAISON: Yeah. Yeah, we were lucky to
25 sculptor was still living and able to do the work. He

1 actually reconstructed that. He actually said -- I
2 met with him. That's the (UNINTELLIGIBLE) sculpture
3 out in the roundabout, the orange one. Yeah, he
4 actually said he likes this version better than the
5 original. He said, I really like -- he's like, like I
6 refined it a little more.

7 MR. MARTIN: Do you know what's going on
8 with the obelisk that was on 11 Mile.

9 MR. PAISON: Dr. Massey [phonetic], I
10 believe, is either been approved to or has removed it
11 for storage.

12 MR. MARTIN: It's removed.

13 MR. BODFISH: He removed it --

14 MR. PAISON: Yeah.

15 MR. BOLLIN: He removed it last week or
16 earlier this week. He's working on restoring it. He
17 found that once he had it in storage, there was more
18 damage.

19 MR. MARTIN: To the base, yeah, because the
20 base was crooked.

21 (Several speaking at once.)

22 MS. BERNOUDY: (UNINTELLIGIBLE.)

23 MR. PAISON: Yeah.

24 MR. MARTIN: Yeah, I saw that.

25 MR. PAISON: Yeah, yeah.

1 MS. GRUBER: He's restoring it. It's more
2 than that (UNINTELLIGIBLE).

3 (Crosstalk.)

4 MR. PAISON: It's been removed, put into
5 safe storage, and it's -- they're working on it.

6 MR. MARTIN: Yeah.

7 (Unintelligible cross conversations.)

8 MS. BERNOUDY: That lady died.

9 MS. GRUBER: Really?

10 MR. BOLLIN: Yeah, we have to -- we have to
11 re -- we have to do stuff to the base to get it flat
12 again because the car hit it so hard.

13 MR. PAISON: Yeah, that massive piece of
14 concrete, they actually managed to move it.

15 MR. MARTIN: Move it, yeah.

16 MR. PAISON: They were going so fast. So,
17 yeah. When I went out there after the accident, I'm
18 like, yeah, that's not plumb anymore. And that thing
19 is a massive piece of steel-reinforced concrete, it
20 goes deep.

21 V. CHAIR WILLIS: Just had a lot of speed
22 into taking it to that.

23 MR. MARTIN: Yeah. Just as a point, we're
24 talking about the June 10th meeting --

25 MR. PAISON: Yeah.

1 MR. MARTIN: -- and the rush to get it? Why
2 don't we just eliminate the 10th, so that -- because
3 it --

4 DR. STEPHENS-GUNN: Oh, good. That would be
5 great because I wasn't going to be able to make it.

6 MS. GRUBER: Me, neither.

7 MR. MARTIN: Yeah, eliminate the 10th --

8 MR. PAISON: It's probably too close to the
9 10th, anyway, to make it work feasibly.

10 MR. MARTIN: Yeah.

11 MR. PAISON: So, let's just say, we'll look
12 at the 17th, 24th, 1st, and 15th. I'll send that out
13 to the commission and get a poll from everybody.

14 DR. STEPHENS-GUNN: Thank you.

15 MS. GRUBER: Thank you.

16 MR. MARTIN: Yeah. I mean --

17 MR. PAISON: And just let me know which
18 dates you're available for, and then, I'll see if
19 there's one where like everybody's available, we can
20 get at least six of the people.

21 DR. STEPHENS-GUNN: I'm fine with all the
22 rest of them, but the 10th --

23 MR. PAISON: I know getting into summer,
24 people got vacations.

25 MR. MARTIN: I'm on vacation all the time.

1 MR. PAISON: So, it's one of those
2 situations.

3 MR. MARTIN: No, I'm not.

4 MS. GRUBER: Don't brag.

5 MR. MARTIN: No, I'm not. No, I'm not.

6 V. CHAIR WILLIS: I'm on vacation right now.

7 MR. MARTIN: Yeah.

8 MR. PAISON: And hopefully -- hopefully
9 Kroger will -- and the shopping center will get
10 serious.

11 MR. MARTIN: Well, as I've mentioned to Dr.
12 Stephens-Gunn, is I go to Kroger's on Maple and
13 Lahser. Forget about the one on Evergreen.

14 MS. GRUBER: That's (UNINTELLIGIBLE) --

15 MR. MARTIN: And I'm -- and that's in my
16 neighborhood, so.

17 MS. GRUBER: (UNINTELLIGIBLE.)

18 MR. PAISON: Yeah. I've got a Kroger near
19 me in Dearborn that I don't go to because the traffic
20 circulation is terrible, just like that one.

21 V. CHAIR WILLIS: I've heard a motion to
22 adjourn.

23 MR. PAISON: All right.

24 V. CHAIR WILLIS: Meeting is adjourned.

25 (Meeting adjourned at 9:00 p.m.)

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CERTIFICATE OF TRANSCRIPTION

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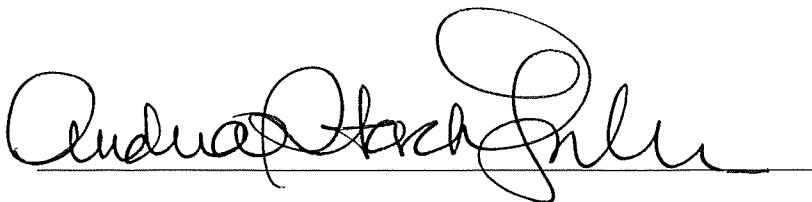
I, JANICE P. YATES, hereby certify the transcription of the foregoing proceedings. These proceedings were recorded on video; said video was not recorded by me nor under my supervision or control. I certify that this is a full, true, complete, and correct transcription of the video to the best of my ability.



JANICE P. YATES, CER-9181
Notary Public,
Kent County, Michigan

My Commission expires: December 2, 2029

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A handwritten signature in cursive script, reading "Andrea Gruber", written over a horizontal line.

Andrea Gruber, Secretary

Date: July 15, 2024