

**MINUTES OF THE CITY OF SOUTHFIELD PLANNING COMMISSION  
STUDY MEETING OF MAY 24, 2023  
6:30PM**

**Planning Commission Members Present:** Bernoudy, Griffis, Gruber, Martin, and Dr. Stephens-Gunn

**Planning Commission Members Excused:** Goodwin-Dye, Willis

**Staff Present:** City Planner Croad, Deputy City Planner Paison, Assistant City Planner Spence, Planner Bollin

Chair Dr. Stephens-Gunn called for a roll call. Planner Bollin called the roll and determined there was a quorum present to conduct business.

Approval of the Agenda. Motion by Martin to Approve the Agenda as amended. Supported by Bernoudy. Ayes: Bernoudy, Griffis, Gruber, Martin and Dr. Stephens-Gunn, Nays: None. Motion Carries.

Chair Dr. Stephens-Gunn asked if there were any Announcements or Communications.

Croad introduced the new Deputy City Planner, Thomas Paison. Planner Paison was welcomed by the Commission.

Croad gave a recognition to retiring Planner Jeffrey Lawrence Spence for almost 32 years of services of service to the City and to the Commission. The Commission expressed gratitude for Planner Spence's years of service and wished him well in retirement.

Chair Dr. Stephens-Gunn called for the first item.

**PSLU23-0004** is a Special Use Request of Dreams Cannabis to allow for Adult-Use Recreational Marihuana sales located at 28930 Telegraph Road, Sidwell Parcel 2417-226- 001, on the southeast corner of Telegraph Road and 12 Mile Road, Section 17, City of Southfield, Oakland County, State of Michigan.

**PSP23-0007** is a Site Plan Application of Hasham & Tarek Gayar, H&T Holdings, in order to receive an Adult Use Marihuana Retail Establishment License on property located at 28930 Telegraph Road, Sidwell Parcels 2417-226-001, on the southeast corner of Telegraph Road and W Twelve Mile Road, Section 17, City of Southfield, Oakland County, State of Michigan.

Bollin noted he would present both the Special Land Use and the Site Plan Request for this project together. He noted that the petitioner is seeking to obtain their Adult-Use Recreational Marihuana Licensing for Retail Sales. The project meets all the requirements of the zoning ordinance. The site is already established as a Medical Marihuana Facility; as such, it already is in line with current landscaping and all other ordinances. He then introduced Mr. Paul and Nadia Lufty to the commission.

Mrs. Lufy spoke about the current marihuana market and how sales are very low due to the relatively low demand for medical marihuana compared to adult-use recreational marihuana. She also discussed how they have helped with police and traffic investigations due to their outside security cameras. Ms. Lufy also noted that this would provide a safe, legal venue for adults 21 and older to purchase marihuana within the community to serve the local customers.

There were no other comments, so Chair Dr. Stephens-Gunn opened the Public Hearing for PSLU23-0004.

Dave Wilson, 24251 Farmbrook, stated he works for Mr. Lufy as a landscaper and thinks the site looks much better than it ever has before and is an improvement to the area. He also stated that it is better to have a legal venue for the purchase of marihuana in the community then have it remain in the criminal underground.

Michael Skaggs, 20720 Northome St, stated he suffers from medical issues that are not severe enough to warrant a medical marihuana patient card, but that marihuana does help him with those issues. He also stated that he supports having a safe and legal local option in Southfield for access.

Seeing no other public on this item, Chair Dr. Stephens-Gunn closed the public hearing.

Chair Dr. Stephens-Gunn opened the floor to the Commissioners for questions.

Martin asked about the difference between the medical and recreational marihuana products. Mrs. Lufy noted that the price is the same but recreational marihuana has a 10% excise tax added that goes to the state and in part to the City. She also noted that they will have separate point of sale stations for the different types (2 for medical & 6 for recreational) in order to be able to collect the taxes and track the sales per the applicable laws and regulations where they differ.

Martin asked if customers were allowed to access the product directly. Mrs. Lufy responded that the customers are not permitted direct access, this all must go through a one-on-one interaction with the staff. The product is supplied at the end of the transaction by staff in a sealed bag, this is the industry standards.

Griffis noted that he supports providing legitimate access to what is now a legal product to the City's residents, also that the City has been cautious moving forward on this to ensure that it is not over supplied locally and would be unlikely to create a nuisance.

Gruber asked what they projected the sales increase would be if allowed to recreational marihuana. Mrs. Lufy stated that while it was hard to forecast, they were hoping for a 20% increase in sales.

Bernoudy asked about how they would handle the extra traffic from the added use. Mrs. Lufy responded that they were adding more staff and more point-of-sale systems to be able to provide good service to the new customers and that they always have a security guard present to help manage any lines. They will also have on-line ordering and curbside pickup.

Bernoudy asked if they provide or sell any products that would help manage potential odor issues, particularly in multi-unit residences. Mrs. Lutfy responded that they do provide information and resources to customers as part of the advising their staff provides during the sale process if the customer is interested in that.

Bernoudy asked if the maximum amount of marihuana that could be purchased by an individual remains 2.5 ounces for both medical and recreational marihuana. Mrs. Lutfy responded that this is correct.

There were no other comments, so Chair Dr. Stephens-Gunn called for the Planner's Recommendation on PSLU 23-0004.

**Recommendation:** The Planning Department recommends **FAVORABLE RECOMMENDATION** of the Special Use Request by Dreams Canna, on behalf of the owner, H&T Holdings, LLC, to establish an Adult Use Recreational Marihuana Provisioning Center on property located at 28930 Telegraph Road, Sidwell Parcel 2417-226-001, on the Southeast corner of Telegraph Road and W Twelve Mile Road, City of Southfield, Oakland County, State of Michigan for the following reasons and conditions:

1. Approval of PSP23-0007 by the City Council.
2. The proposed use is of such size and character that it is in harmony with the appropriate and orderly development of the General Business District.
3. The location, size, intensity, and periods of operation are designed to eliminate any possible nuisance likely to emanate there from which might be averse to occupants of any other nearby permitted uses.
4. The proposed use is in accord with the spirit and purpose of this Chapter and is not inconsistent with, or contrary to, the objectives sought to be accomplished by this Chapter and principles of sound planning.
5. The proposed use is of such character and the vehicular traffic generated will not have an adverse effect, or be detrimental, to the surrounding land uses or the adjacent thoroughfares.
6. The petitioner is to provide a Wastewater Control Plan for the property.
7. The petitioner is to provide a Security Plan for the property.
8. The proposed use is of such character and intensity and arranged on the site so as to eliminate any adverse effects resulting from noise, dust, dirt, glare, odor, or fumes.
9. The use will not be averse to the promotion of the health, safety, and welfare of the community.
10. The proposed use is designed and operated so as to provide security and safety to the employees and the general public. (Amended - Ordinance 1501 - 5/30/04)

Chair Dr. Stephens-Gunn called for a motion.

Motion by Martin for Favorable Recommendation of PSLU23-0004. Supported by Griffis. Ayes: Bernoudy, Griffis, Gruber, Martin, and Dr. Stephens-Gunn. Nays: None. Motion Carries.

Chair Dr. Stephens-Gunn called for the Planner's Recommendation on PSP23-0007.

**Recommendation:** The Planning Department recommends **FAVORABLE RECOMMENDATION** of the Site Plan Review by Dreams Canna, on behalf of the owner, H&T Holdings, LLC, to establish an Adult Use Recreational Marihuana Provisioning Center on property located at 28930 Telegraph Road, Sidwell Parcel 2417-226-001, on the Southeast corner of Telegraph Road and W Twelve Mile Road, City of Southfield, Oakland County, State of Michigan for the following reasons and conditions:

1. Approval of PSLU23-0004 by the City Council.
2. The final detailed landscape plan must be approved to the Planning Department prior to the project being reviewed by the City Council.
3. Exterior lighting will be shielded to prevent spillage of glare onto adjacent properties. A photometric lighting plan shall be submitted for review by the Planning department prior to this item going to the City Council.
4. The petitioner is to provide a sprinkler system for all landscape areas to encourage preservation of plant materials.
5. The petitioner is to implement the recommendations made by the Southfield Police Department's Crime Prevention Bureau regarding site security.
6. Approval of this site plan and/or building elevations represented herein does not constitute nor guarantee approval for signage. Separate approval and sign permits must be obtained from the Building Department for any proposed signs.
7. The facility shall be authorized to sell packaged adult use recreational marihuana and medical marihuana-infused products to registered qualifying patients.
8. Hours of operation shall be limited to Monday thru Friday 9:00a.m.-9:00p.m., Saturday 9:00a.m.-6:00p.m., and Sunday 10:00a.m.-6:00p.m.
9. The Adult Use Recreational Marihuana Provisioning Center will be subject to all conditions set forth in Article 4 Section 5.22-7 Medical Marihuana Facilities (2)(f)(1)-(29).
10. Meet the Southfield Police Department's Security Measures Checklist for Adult Use Recreational Marihuana Facilities.

Chair Dr. Stephens-Gunn called for a motion.

Motion by Martin for Favorable Recommendation of PSP23-0007. Supported by Griffis. Ayes: Bernoudy, Griffis, Gruber, Martin, and Dr. Stephens-Gunn and 0 Nays: None. Motion carries.

Chair Dr. Stephens-Gunn asked for information on the next agenda item:

**PSLU23-0005** is a Special Use Request for Lume Cannabis Company to allow for Adult- Use Recreational Marihuana sales located at 26760 Lahser Road, Sidwell Parcel 2422-102- 012, on the northeast corner of Coral Gables Street and Lahser Road, Section 22, City of Southfield, Oakland County, State of Michigan.

**PSP23-0008** is a Site Plan Application of John Abbo, Attitude Wellness LLC, in order to receive an Adult Use Marihuana Retail Establishment License on property located at 28930 Telegraph

Road, Sidwell Parcels 2422-102-012, on the northeast corner of Coral Gables Street and Lahser Road, Section 22, City of Southfield, Oakland County, State of Michigan.

Bollin stated he would present both the Special Land Use and the Site Plan Request for this project together. Again, noting that the petitioner is seeking to obtain their Adult-Use Recreational License for Retail Sales. The project meets all the requirements of the zoning ordinance. The site is already established as a Medical Marihuana Facility; as such, it already is in line with current landscaping and all other ordinances. He then introduced John Abbo of Attitude Wellness for questions by the commissioners.

Mr. Abbo noted that Lume had been approved and open for medical marihuana but had to temporarily close as a result of losses due to a poor market. They have kept up the site and their financial obligations during the interim. They are hoping to expand the market for the business with this approval and reopen with 15 employees.

There were no other comments, so Chair Dr. Stephens-Gunn opened the Public Hearing for PSLU23-0005. Seeing no one approaching to speak, Chair Dr. Stephens-Gunn closed the Public Hearing.

Chair Dr. Stephens-Gunn opened the floor to the Commissioners for questions.

Martin asked how the medical and recreational marihuana differs and how it is tracked. Mr. Abbo responded that the two types are logged at check out to differentiate because while the same state database is used, they have to be logged under different licenses. He noted there will be 1-2 point of sale systems used for medical and 5 for recreational.

Martin asked if many of the 15 new hires were local. Mr. Abbo indicated most of the new hires were local, many within 5 minutes of the store.

Gruber inquired about store security and staffing. Mr. Abbo responded that they always have a security guard present when open and that staffing will vary by date/time based on typical volumes of business from 3 to 7.

Griffis noted that this site has a good site plan and location for the use, it is an attractive building and is pleased with the compliance with codes he sees here.

Bernoudy noted the 2.5 ounce per customer limit permitted at these establishments and asked how they advertise. Mr. Abbo responded that most of the advertising is on-line. That the business model is as much retail service as sales since they provide 1 on 1 education and consultation to each customer.

There were no other comments, so Chair Dr. Stephens-Gunn called for the Planner's Recommendation on PSLU 23-0005.

**Recommendation:** The Planning Department recommends **FAVORABLE RECOMMENDATION** of the Special Use Request of Lume Cannabis Co, on behalf of the

owner, Attitude Wellness LLC, to establish an Adult Use Recreational Marihuana Provisioning Center on property located at 26760 Lahser Road, Sidwell Parcel 2422-102-012, on the east side of Lahser Road between M-10 Lodge Freeway and the I-696 Freeway, Section 22, City of Southfield, Oakland County, State of Michigan., for the following reasons and conditions:

1. Approval of PSP23-0008 by the City Council.
2. The proposed use is of such size and character that it is in harmony with the appropriate and orderly development of the General Business District.
3. The location, size, intensity, and periods of operation are designed to eliminate any possible nuisance likely to emanate there from which might be averse to occupants of any other nearby permitted uses.
4. The proposed use is in accord with the spirit and purpose of this Chapter and is not inconsistent with, or contrary to, the objectives sought to be accomplished by this Chapter and principles of sound planning.
5. The proposed use is of such character and the vehicular traffic generated will not have an adverse effect, or be detrimental, to the surrounding land uses or the adjacent thoroughfares.
6. The petitioner is to provide a Wastewater Control Plan for the property.
7. The petitioner is to provide a Security Plan for the property.
8. The proposed use is of such character and intensity and arranged on the site so as to eliminate any adverse effects resulting from noise, dust, dirt, glare, odor, or fumes.
9. The use will not be averse to the promotion of the health, safety, and welfare of the community.
10. The proposed use is designed and operated so as to provide security and safety to the employees and the general public. (Amended - Ordinance 1501 - 5/30/04)

Chair Dr. Stephens-Gunn called for a motion.

Motion by Griffis for Favorable Recommendation of PSLU23-0005. Supported by Bernoudy. Ayes: Bernoudy, Griffis, Gruber, Martin, and Dr. Stephens-Gunn. Nays: None. Motion Carries.

Chair Dr. Stephens-Gunn called for the Planner's Recommendation on PSP23-0008.

**Recommendation:** The Planning Department recommends **FAVORABLE RECOMMENDATION** of the Site Plan Review Request of Lume Cannabis Co, on behalf of the owner, Attitude Wellness LLC, to establish an Adult Use Recreational Marihuana Provisioning Center on property located at 26760 Lahser Road, Sidwell Parcel 2422-102-012, on the east side of Lahser Road between M-10 Lodge Freeway and the I-696 Freeway, Section 22, City of Southfield, Oakland County, State of Michigan., for the following reasons and conditions:

1. Approval of PSLU23-0005 by the City Council.
2. The final detailed landscape plan must be approved to the Planning Department prior to the project being reviewed by the City Council.
3. Exterior lighting will be shielded to prevent spillage of glare onto adjacent properties. A photometric lighting plan shall be submitted for review by the Planning department prior to this item going to the City Council.

Planning Commission Regular Meeting of May 24, 2023

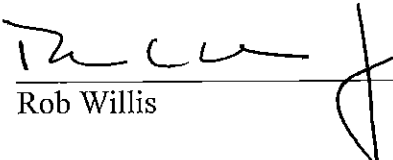
4. The petitioner is to provide a sprinkler system for all landscape areas to encourage preservation of plant materials. The petitioner is to provide an Odor Control Plan for the property.
5. The petitioner is to provide a Wastewater Control Plan for the property.
6. The petitioner is to provide a Security Plan for the property.
7. The petitioner is to implement the recommendations made by the Southfield Police Department's Crime Prevention Bureau regarding site security.
8. Approval of this site plan and/or building elevations represented herein does not constitute nor guarantee approval for signage. Separate approval and sign permits must be obtained from the Building Department for any proposed signs.
9. The facility shall be authorized to sell packaged recreational marihuana and recreational marihuana-infused products to qualifying patients.
10. Hours of operation shall be limited to Monday thru Friday 9:00a.m.-9:00p.m., Saturday 9:00a.m.-6:00p.m., and Sunday 10:00a.m.-6:00p.m.
11. The Adult Use Recreational Marihuana Provisioning Center will be subject to all conditions set forth in Article 4 Section 5.22-8 Adult Use Marihuana Establishments (2)(f)(1)-(29).
12. Meet the Southfield Police Department's Security Measures Checklist for Adult-use Marihuana Facilities.

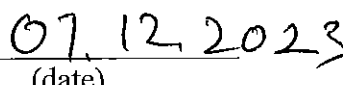
Chair Dr. Stephens-Gunn called for a motion.

Motion by Martin for Favorable Recommendation of PSP23-0007. Supported by Griffis. Ayes: Bernoudy, Griffis, Gruber, Martin, and Dr. Stephens-Gunn. Nays: None. Motion carries.

Croad discussed the last Council Meeting and provided the commission with updates on what was passed and what upcoming items would be on the agenda.

Chair Dr. Stephens-Gunn adjourned the meeting at 7:30pm.

  
Rob Willis

  
07.12.2023  
(date)