

CITY OF SOUTHFIELD
REGULAR MEETING OF THE PLANNING COMMISSION
COUNCIL CHAMBERS - SOUTHFIELD, MICHIGAN
WEDNESDAY, MAY 28, 2025
6:30 p.m.

Video Recording transcribed by
JANENE CLEARY, Michigan CSR No. 16359

COMMISSION MEMBERS AND STAFF PRESENT:

Jeremy Griffis, Chair
Cynthia Bernoudy, Commissioner
Ghana Adell Goodwin-Dye, Commissioner
Anthony Martin, Commissioner
Andrea Storch Gruber, Secretary

Terry Croad, Director of Planning
Thomas Paison, Deputy City Planner
Michael (Alex) Bollin, Planner

Planning Commission Meeting

Wednesday, May 28, 2025

6:30 p.m.

THE CHAIRMAN: Can we have role call, please?

MR. BOLLIN: Yes, sir. Commissioner Bernoudy?

MS. BERNOUDY: Present.

MR. BOLLIN: Commissioner Goodwin-Dye?

MS. GOODWIN-DYE: Present.

MR. BOLLIN: Commissioner Griffis?

THE CHAIRMAN: Here.

MR. BOLLIN: Commissioner Gruber?

MS. GRUBER: Present.

MR. BOLLIN: Commissioner Martin.

MR. MARTIN: Here.

MR. BOLLIN: Commissioners Dr. Stephens-Gunn and
Commissioner Willis are both excused, but we do have a quorum.

THE CHAIRMAN: Thank you. Are there any announcements
or communications?

MR. BOLLIN: Not at this time.

THE CHAIRMAN: All right. So I will skip the agenda.
Do we have any comments on the agenda, or, if not,
looking for a motion to approve the agenda?

MR. MARTIN: To Chair, motion to approve the May 28th
planning commission agenda as provided.

1 MS. BERNOUDY: Second.

2 MS. GRUBER: All right. Favorable motion on the
3 agenda by Commissioner Martin, supported by Commissioner
4 Bernoudy, all in favor.

5 THE PANEL: Aye.

6 MS. GRUBER: All right. The agenda proceeds as
7 written.

8 First item is at 28610 Northwestern Highway. That's a
9 site plan review. PSP25-0003.

10 MR. BOLLIN: Yes, sir. So as you guys remember last
11 year, these guys were before you for an approval for a marijuana
12 retailer. They're coming back now with some revisions to their
13 site plan. They did a parking study and decided to add a little
14 bit more parking. I know that that was a question by some of
15 the commissioners when they came through last year about the --
16 the number of parking spots that they didn't have. But,
17 essentially, it's at 28610 Northwestern Highway. It's already
18 B3, general business, which is the only district that allows
19 that type of use. And, as I said, it's to revise a previously
20 approved site plan to add parking.

21 The hours of operation is 9 a.m. to 9 p.m., as stated
22 in the ordinance, and they plan on having around 25 employees
23 total. Current zoning and future land use, as I said, B3,
24 general business, regional mixed use for future, aerial of the
25 site, you'll see the existing building to the -- what's the east

1 of the vacant site that they parceled off. This is the site
2 plan and landscape plan that they have.

3 Elevations, I don't believe those changed at all. You
4 guys remember we had a back-and-forth with them about their
5 facade, and they came back and improved it a little bit. East
6 and west exterior elevations as well. Again, nothing's changing
7 there, same renderings.

8 I'll invite the petitioner out to speak on the
9 project.

10 MR. PAISON: While he is coming up, I just wanted to
11 point out that one of the reasons this had to come back to this
12 body and couldn't be done administratively is, there's a rule
13 that if the approved parking changes by more than 10 percent up
14 or down, it has to come back for site plan approval by this
15 body. We can't approve it administratively.

16 MS. GRUBER: Okay.

17 MR. PAISON: Just to make sure that there aren't any
18 substantial changes. In this case, it was just like nine
19 spaces. But you can see if like, say there was a shopping
20 center that had 1000 spaces, they just wanted to get rid of 100,
21 that'd be probably a much more substantial change. But they did
22 provide a parking study that kind of looked into the needs of
23 similar facilities that was done by a professional traffic
24 engineer.

25 And as was noted, with the amount of staffing, this is

1 more like a service use, in that, when you're inside getting
2 service, it's like a one on one situation. So it's almost more
3 like a salon than it is like regular retail, like an Old Navy
4 where you'd have like one staff person for ten customers. Here,
5 you're like mostly one to one, or even sometimes more than one
6 to one if you count the backroom people, security folks, and
7 that sort of thing, you could actually have more staff than
8 customers on the site at any given time. So that's really kind
9 of what was driving those numbers when you look at the parking
10 analysis that was provided.

11 THE CHAIRMAN: All right. Could you give us your name
12 and address for the record and anything you'd like to add?

13 MR. MCCLOUD: Yes. John McCloud, 313 Park Avenue,
14 Detroit, Michigan. Thank you, Alex and Tom.

15 I think we've covered this earlier in the previous
16 meeting earlier this month. And as Alex pointed out, the doctor
17 who's not here with us tonight, she pointed out last year that
18 this was probably going to be a problem for us. And -- and
19 after doing the traffic study, we did, you know, definitely
20 indicated that we needed a little bit more parking. So
21 essentially that's what we did. We're still within our setbacks
22 and our landscaping and all that kind of stuff. You know, the
23 only thing that changed is we just added those nine parking
24 spots.

25 THE CHAIRMAN: Okay. Thank you.

1 Commission any further comments or questions from Mr.
2 Martin?

3 MR. MARTIN: No questions at this time. Thank you.

4 THE CHAIRMAN: Ms. Bernoudy?

5 MS. BERNOUDY: No questions.

6 THE CHAIRMAN: Ms. Goodwin-Dye?

7 MS. GOODWIN-DYE: No questions.

8 THE CHAIRMAN: I don't have any questions.

9 Planner Croad?

10 MR. CROAD: Yeah, hey John. I missed your
11 presentation at the study meeting, and you have a professional
12 traffic engineer that did the analysis, but I want to hear, just
13 in your own words, because I know we had some back and forth
14 about the need for extra parking. So maybe just, just for the
15 record, tell us, based on your other facilities, you know, why
16 you're requesting this extra parking?

17 MR. MCCLOUD: Absolutely. Yeah, so I mean, really
18 what it comes down to, and I think Tom pointed it out very well,
19 that the state laws mandate that it's a one to one interaction
20 between a customer and an employee. So it's not like a
21 traditional retail where you could have a sales floor full of
22 customers and one or two employees that are just helping them on
23 an as needed basis. So our staffing counts need to be a little
24 bit higher.

25 So imagine we have, you know, let's say, six

1 bartenders, those are the people that are actually helping the
2 customers, then you'll have two or three people back in
3 inventory, managing inventory, you'll have a couple of managers,
4 and then you'll have security. At that point in time, you're
5 talking 10 to 12 employees at a time for operational hours.

6 The problem that we had is, when the shift change
7 takes place, it's not a wholesale shift change, like in a hockey
8 game where you're changing all five players at the same time.
9 So the change in hours with the shift change, it always ends up,
10 no matter which way we tried to fit it, it just never worked out
11 with the -- with the parking count that we had, whereas we would
12 always have -- we would be tight in parking, and, we, don't want
13 to, you know, stretch out into neighboring parcels or any of
14 that kind of stuff or back out onto Northwestern Highway. So we
15 just want to be really conscious that we are a self-contained
16 site, and that's really what, what -- proposing the need for
17 this additional parking.

18 MR. CROAD: So just, again, for the chair, the reason
19 I want to make sure that's stated on the record is, we are
20 trying to reduce impervious surface. This is the first time
21 that we're going above the 20 percent maximum allowed. I do
22 believe this was justified based on the traffic engineering. I
23 don't want to set a precedent. I wanted to show that this is a
24 unique situation that's backed up by the data to allow for the
25 increase in parking. Thank you.

1 THE CHAIRMAN: Any further questions, Commissioner
2 Martin?

3 MR. MARTIN: So, Planner Croad, can we expect the
4 other facil -- the other two facilities we have to review their
5 parking to see if they need additional parking?

6 MR. CROAD: In both those other situations, they
7 haven't come to us requesting additional parking, but they have
8 adjacent parking lots that I believe they've been utilizing for
9 employees. So there's no need. This is a standalone facility
10 at the -- at this time. There may be future development. But
11 if you think about the other two locations, they have large
12 parking lots immediately adjacent to them. Now, whether they
13 have a formal agreement or informal agreement, I know that their
14 employees are -- are parking immediately adjacent to but
15 offsite.

16 MR. MARTIN: Okay. Thank you. I just wanted to make
17 sure that this wasn't something that we have to look to come
18 from the other facilities. I didn't think so because of the way
19 that their lots are located.

20 MR. CROAD: And I believe both of them have been open
21 for at least two years.

22 MR. MARTIN: Thank you very much.

23 MR. MCCLOUD: Okay. Thank you, Commissioners.

24 THE CHAIRMAN: Yeah. I think we've done a really good
25 job of arguing for less and less parking on -- on very large

1 expanses of asphalt around here. You know, taking a large
2 vacant office building and building a building out front and
3 proving that there's still enough parking. You talk about 15 or
4 20 spaces, that can easily, you know, five extra employees show
5 up for work, it gets full right there. So, I mean, that makes
6 complete sense to me. With that, I'm looking for a
7 recommendation from the Planning Department.

8 MR. BOLLIN: Yes, sir. Planning Department recommends
9 that PSP25-0003, the site plan review by Cloud Opportunity for a
10 revision to a previously approved site plan to build an adult
11 use marijuana retailer establishment at 28610 Northwestern
12 Highway, be approved for the following reasons and with the
13 following conditions.

14 Based on site plan standards of appearance, compliance
15 with zoning requirements, pedestrian circulation and access,
16 site design characteristics, vehicular circulation and access,
17 and with the following conditions, subject to special land use
18 PSLU24-0001, previously approved by city council. The site plan
19 and building shall be developed in accordance with the revised
20 site plan prepared by NF Engineers dated April 14th, 2025.

21 Also the -- the building and lighting plans, dated
22 April 16th 2025, be followed. The cash advance business located
23 at 26062 West 12th Mile, operated by ACSO of Michigan must cease
24 operations prior to approval of any permits for this facility.
25 This is due to the 1500 foot exclusion buffer per the ordinance.

1 Petitioner is to implement the recommendations made by the
2 Southfield Police Department and continuous compliance with all
3 ordinances, codes, laws, statutes.

4 THE CHAIRMAN: Thank you. With the res -- resolution
5 being, or the recommendation being read, looking for a motion on
6 this item?

7 MR. MARTIN: To the Chair.

8 THE CHAIRMAN: Commissioner Martin.

9 MR. MARTIN: I'd like to make favorable -- I'd like to
10 make a -- I'd like to make a motion for favorable approval of
11 PSP 25-0003.

12 MS. GOODWIN-DYE: Support.

13 THE CHAIRMAN: Sorry, support?

14 MS. GOODWIN-DYE: Goodwin-Dye.

15 THE CHAIRMAN: All right. So we've got a favorable
16 motion for approval by Commissioner Martin, supported by
17 commissioner Goodwin-Dye. All in favor?

18 THE PANEL: Aye.

19 THE CHAIRMAN: Any opposed?

20 All right. Thank you. Site plan is approved, or site
21 plan review is approved. Good luck.

22 The next item is at 19900 West 9 Mile Road. It's a
23 site plan and review. PSP25-0004.

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

25 As noted, we are looking at a site plan approval for a

1 reuse and after reuse of the former Specs Howard School at 19900
2 West 9 Mile to use as an outpatient rehabilitation and
3 residential facility for 12 adult foster care and 24 independent
4 apartment units, folks undergoing additional treatments at the
5 outpatient facility. The applicant will go into that in more
6 detail.

7 Permitted uses in the OS District that are included
8 are general administrative, professional offices, medical
9 offices, including clinics, labs, and facilities for human care,
10 such as hospitals, sanitariums, convalescent and nursing homes.
11 So all the uses involved in this are categorized as permitted
12 uses, that's why there's no special land use or rezoning
13 required. It's just a site plan approval.

14 Hours of operation, office and outpatient clinic
15 Monday through Friday to 6:00, pediatrics, hands on museum,
16 Monday to Friday, 8:00 to 6:00, possibly with some limited
17 weekend hours. And they're more working with the community,
18 residential rehabilitation, the residential units, daily 24
19 hours, obviously, people are living there in those units.

20 Number of employees, 36 office outpatient clinic
21 staff, residential rehabilitation, 20 staff working in shifts.

22 THE CHAIRMAN: Mr Paison, can you just put your mic a
23 little closer?

24 MR. PAISON: Yes.

25 THE CHAIRMAN: Thank you.

1 MR. PAISON: As we were -- there was a lot of
2 discussion at the last meeting in the study session about the
3 small group homes in the area. So we did a little bit of
4 research on those. This is an adult foster care, but it's not a
5 small group home. Small group homes are in regular homes with
6 six or less folks under care. This is a medium, probably
7 considered a medium sized facility in a commercial building.
8 You can't operate them this size in a residence.

9 So just to kind of clear this up, we did map all the,
10 as of earlier this month when I pulled the data from the state,
11 all the stars are licensed small group homes. You will notice
12 there's in the neighborhood on Evergreen, near 9 Mile, there's
13 three in the immediate neighborhood around, and there's three on
14 the south side, also 9 Mile near there, but they're also spread
15 out other areas of the city.

16 As we noted, small group homes by state law, we're
17 required to treat them as a single family residential use of
18 property. We cannot require any special approvals that we don't
19 require of a normal single family home. That was put into the
20 law in 2018. It became effective in 2019. So LARA, the state's
21 licensing department, is the overseeing body for this, and
22 they're -- they have a great deal of information on their
23 website rules, but they also have where you can file official
24 complaints related to these licensed facilities, and to report
25 unlicensed facilities because you are required to have a state

1 license.

2 MR. CROAD: Do want to mention that we've --

3 MR. PAISON: Yeah.

4 MR. CROAD: Provided a handout --

5 MR. PAISON: Yeah, outside at the -- we do have
6 handouts that the Board had in their packet with a map and a
7 list of the licensed facilities. This information and like,
8 some additional, and an additional MSU extension article that
9 kind of goes into more detail about what these facilities are
10 and how they operate and how the law works in relation to them.

11 Since 2018, as I said, we haven't really been able to
12 treat them any different from the single family residence, even
13 though they do operate somewhat differently. And there would
14 have to be a change in state law for us to be able to regulate
15 them on a more, you know, even if we just wanted to say, we
16 don't want an over concentration of them, we want to put a
17 limited space in between them, they'd have to change the state
18 law to allow that because we can't acquire any special approvals
19 that a normal single family home doesn't require. The law is
20 very clear on that.

21 So, you know, I'm not saying there aren't problems
22 with these small group homes. There are enough reliable reports
23 of poorly run ones that they can be a real serious issue for the
24 folks who live near them. But this facility that we're talking
25 about is not one of these. This is a professionally run medical

1 facility, not, you know, somebody who's set up a house and is
2 taking people in with minimal state oversight.

3 MR. CROAD: And we do want to separate, but we also
4 heard the concerns of the residents. So again, this fact sheet,
5 we did provide information to contact the state if they have any
6 specific complaints about any individual group home, as well as
7 our three elected officials that they can contact if they have
8 concerns.

9 So again, we wanted to separate these issues, but we
10 also know that they are, and can be a challenge for the
11 neighborhoods, and we did want to provide that follow up
12 information for the neighbors.

13 MR. PAISON: All right. So moving on to the case in
14 front of you. The zoning of the site is OS, Office Service.
15 The future land use designation is local mixed use. Those are
16 consistent. As we noted, the uses that are part of this project
17 are all permitted uses in the OS office service district. This
18 is the existing site -- site aerial from, a couple of years old,
19 but pretty well shows the current conditions.

20 So the existing photos of the site Evergreen and on, 9
21 Mile and then this is the site and landscape plan. As you can
22 see, one of the big features is, they're taking out, there no
23 longer be cut through traffic options. They're taking out a
24 bunch of the parking lot behind the building and adding a green
25 space for the patients, the staff, and folks who are living

1 there, and that'll reduce the cut through traffic.

2 And then they're reconfiguring the parking lots to
3 make them function better given the -- the change of use, adding
4 a playground outside for the pediatrics area and some other, you
5 know, sports areas and other areas for folks who are undergoing
6 therapy.

7 First floor plan on the south end, so this is closer
8 to 9 Mile. You can see the, like the main lobby on the south
9 end there. And then another lobby coming off the parking lot,
10 the main lobby over here. To the left side is mostly the
11 pediatric area. And then when you get to the right side, its my
12 understanding that's the adult therapy area. You can see the
13 car in the middle there where they teach people how to deal with
14 automobiles as they're recovering from physical, you know,
15 injuries and issues.

16 This is the remainder of the first floor. The rest is
17 kind toward the north. As you can see, there's kind of the
18 remaining of the therapy and support areas to the left. And
19 then as you get to the right, this is the, my understanding this
20 is the adult foster care floor, which is where the folks will be
21 staying here that are kind of under more attentive care.
22 They're not as independent. And I'll let them kind of go
23 through the details on that. I'm not an expert in that area.

24 This is the second floor, as you can see on the south
25 end, because you are closer to 9 Mile, its administrative office

1 and, you know, different support professionals. And then as you
2 get to the north end, it goes back to residential.

3 One of the concerns that was stated was, because
4 there's a home to the north, was about this being residential
5 was overviews into the house. There are no windows on that end
6 of the building. There are not intended to be any windows on
7 that end of the building. So the north end of the building that
8 faces that home has no windows on it and is not going to have
9 any windows on it. So it will be no less private than it is now
10 with regard to that.

11 Elevation renderings. This is what they're looking at
12 to kind of dress up the building, lighten up the colors, kind of
13 make it look somewhat less institutional that it does currently.
14 Nice signage, flags, sculpture, mural, you know, it's --
15 refreshed landscaping. This is the back of the building on the
16 parking lot side. You can see the green area where they're
17 removing some of the parking lot. So there won't be the cut
18 through traffic, and the playground at the bottom left.

19 Here we are with the green area from another shot, a
20 greenhouse, a little basketball court there, some outdoor
21 seating areas. This is the entrance on the south end of the
22 building. This is on the Evergreen side.

23 And then these are just some shots from interior
24 images, I think, from some of their other -- their other
25 facility, but also intentional of what they would like to do

1 here.

2 And then I know the petitioner's present if they'd
3 like to come forward. They've got a little presentation they'd
4 like to do.

5 MR. GARDEN: Thank you very much. My name is Nate
6 Garden, 25900 Greenfield Road, Oak Park, Michigan. I'm not sure
7 whether or not I should just present or what the order is that
8 the council would prefer?

9 MR. PAISON: Yeah. Go ahead and present, and then
10 they can ask questions afterwards.

11 MR. GARDEN: Okay. I have really two parts to the
12 presentation. We were here at the beginning of the month and we
13 heard some of the concerns from members of the community. We
14 did draft a letter. If the council will permit me to read it, I
15 can read the letter now?

16 THE CHAIRMAN: Yeah. I think that'd be helpful.

17 MR. GARDEN: Perfect.

18 THE CHAIRMAN: Or the highlights at least.

19 MR. GARDEN: The highlights? Well, it's not super
20 long, and I'll -- I'll try and make it quick, but there were, I
21 believe, 31 different questions or concerns that individuals
22 from the community had. And I tried to be as succinct as
23 possible. There was some overlap, but I wanted to really
24 address some of the concerns. We're going to be here working
25 and living in this neighborhood, and we want to be part of the

1 neighborhood. And so we did take some time. It's -- it's
2 probably a three minute read. I hope.

3 THE CHAIRMAN: Okay.

4 MR. GARDEN: Dear Mayor Silver, members of the
5 Planning Commission and City Planning Team, on behalf of Life
6 Skills Village and Life Skills Residential, we would like to
7 thank you for the opportunity to respond to the concerns raised
8 at the recent community meeting regarding the proposed
9 redevelopment of 19900 West 9 mile Road. We appreciate the
10 engaged and thoughtful participation of the neighborhood
11 residents and believe that constructive dialogue is essential to
12 strong neighborhoods.

13 We take every comment seriously and would like to
14 offer this summary to clarify our intentions and commitments.

15 Who we are. Life Skills Village and Life Skills
16 Residential are longstanding providers of neuro rehabilitation
17 services. We serve individuals recovering from traumatic brain
18 injuries, strokes, and related neurological conditions. Our
19 goal is to help people regain independence and return to their
20 families, work, and communities. This is not a psychiatric
21 hospital, a crisis center or halfway house or substance use
22 facility.

23 We are licensed and fully accredited, medically
24 integrated program grounded in clinical care. We provide
25 services to individuals across the lifespan from pediatric

1 therapy to geriatric rehabilitation. Many of our clients
2 already live in Southfield or nearby neighborhoods, and we are
3 committed to deepening our support for this community.

4 Why Southfield in this building? Our current facility
5 is rented in Oak Park and no longer meets our clinical
6 standards. We chose to invest in Southfield because it's a
7 centrally located, diverse and well-connected city that already
8 houses many of our patients and staff. The property at 19900
9 west 9 mile Road provides the space, access and infrastructure
10 needed to deliver services effectively and responsively.

11 Owning the facility gives us the ability to maintain
12 the site at the high standard we demand. It allows us to
13 consolidate services into a first class environment while
14 remaining accessible to the patients and families we already
15 serve.

16 The neighborhood fit and oversight. While a portion
17 of our residential beds will be licensed under the adult foster
18 care model, this is not a standard group home. Our residential
19 program includes intensive therapeutic programming, daily
20 schedules and clinical oversight that far exceed the minimum AFC
21 requirements. Residents are expected to participate in therapy
22 and maintain conduct standards. If they are unable to do so,
23 they are not appropriate for our programming.

24 Our facility is staffed 24 hours a day by license and
25 trained professionals. Residential support staff meet all LARA

1 requirements and are provided with additional training specific
2 to each resident's care plan. Our clinical staff include
3 licensed therapists, nurses, behavior analysts, and many other
4 providers, most who have extensive experience in rehabilitation
5 and healthcare.

6 We have a zero tolerance policy for staff substance
7 use during business hours, and we have never had an incident of
8 this kind in our Oak Park location.

9 Traffic, parking and noise. The building previously
10 operated as a school and office, both of which generated higher
11 levels of traffic than our program will. Outpatient therapy
12 program operates during normal business hours, and most
13 transportation is provided by professional services with
14 accountability standards. We are converting part of the current
15 lot to green space, eliminating its use as a pass through and
16 softening the site for neighborhood integration. Parking is
17 contained onsite and meets ordinance requirements. There will
18 be no off street overflow.

19 Our facility will be compliant with all city
20 regulations regarding lighting, noise and refuse. Services do
21 not generally amplify sound and garbage will be collected
22 regularly by licensed providers.

23 As far as privacy and community respect, the building
24 has been designed with privacy in mind. There are no windows
25 planned on the north facing side, which borders residential

1 property. A block wall exists between the site and adjacent
2 homes, and we are committed to using best efforts in design and
3 landscaping to maintain respectful separation and reduce visual
4 intrusion.

5 Our goal is to integrate quietly and respectfully.
6 Residents do not loiter or gather in groups outside. They're
7 engaged in therapy, community based work or structured daily
8 routines.

9 Community benefit and commitment. We understand
10 concerns about the density of care facilities in the
11 neighborhood. What we are offering is not duplicative. Our
12 facility brings a high standard of clinical care to individuals
13 who are medically stable but need support to rebuild their
14 lives.

15 We are proud to serve a wide range of patients,
16 including children in the Southfield school system. We look
17 forward to creating partnerships with local educators and
18 families to provide therapeutic support and community based
19 resources. This project is designed to be an asset to the
20 community. We are available to speak with residents, directly,
21 share our policies, and make reasonable accommodations to help
22 neighbors feel secure. We are also happy to offer tours of our
23 current locations for residents or commissioners who wish to see
24 our work first hand.

25 Thank you again for your time, your diligence and your

1 service. We look forward to working together to ensure this
2 project enhances the safety, stability, and inclusiveness of the
3 neighborhood.

4 I have a very brief PowerPoint as well.

5 THE CHAIRMAN: Thank you. I think that was very
6 helpful and informative, as you said.

7 MR. GARDEN: Thank you very much.

8 This is just a brief -- I know we're kind of looking
9 at some pictures that the Planning Commission has already
10 shared. So this is the plan. This is an overview of the site.

11 Again, we are a fully accredited with the joint
12 commission and accreditation facility. We have inpatient
13 programming. We serve a vast variety from infants all the way
14 to older adults, and we've maintained our standards through
15 reaccreditation and have never had any issues or reports
16 negative impacts on any of our licensing whatsoever. We've been
17 renewed without fail every single time we've submitted for
18 renewal.

19 These are just some of the services. One of our
20 speech therapists, I -- one of our -- one of our big, just to
21 know where we are and headed, one of our -- the -- the biggest
22 pushes that we have this year is working with older adults and
23 neurodegenerative and neurocognitive disorder. And it's a
24 campaign called More Time. It's promoting awareness. This is
25 really what we're about is providing quality of life for

1 individuals and helping people maintain their independence in
2 their own homes. Everything that we have is really to support
3 that. More Time is our campaign to allow people to understand
4 what therapies can really buy them more time when they have
5 memory or neurocognitive disorders. And that's really a big
6 part of who we are in the patients that we see every day.

7 Pediatric therapy. This is a picture of one of our
8 current pediatric therapy rooms. As you can see, it's centered
9 on play. I think there may be another picture as well coming
10 up. But in this facility, we're looking at about 3000 to 5000
11 square feet of pediatric space. So that space for children with
12 developmental disabilities, it's a much larger scale version of
13 this interactive physical space, as well as a hands on museum
14 aquarium type that will be a mercur for kids so that they can
15 get therapy and learn skills while still enjoying themselves and
16 being engaged. And that's something we're very proud of.

17 That's also something that we plan on opening up to
18 schools in the community as well with an educational curriculum
19 to use. We do -- we have our annual -- our annual family fund
20 fair. We have -- it's our third annual one coming up this year.
21 This is something that we've done for two years now in the city
22 of Oak Park, and we looking forward to hopefully doing in
23 Southfield as well. It's a big fair and festival. We like to
24 be engaged with our communities. We have over 1000 people show
25 up in the past two years, even though one year it was raining.

1 We have health vendors, people can get information. The kids
2 could have a good time. It's in the summer. It's just a great
3 way for parents to find time to -- or find something for the
4 kids to do in the middle of the summer. We do it in August.
5 It's something we hope to continue as well.

6 There -- there's some video here, and it's -- it's not
7 necessarily playing, but this is, these are some of the
8 residential buildings that we operate in today, which is an
9 apartment complex. The video is not playing, but we like
10 serene, quiet spaces. People rehabilitating are working hard
11 every day, and noise is not their friend. So we try and have
12 calm and peace.

13 This is just another image I think that was presented
14 before. And we have, I have some brochures here for anyone
15 that's interested in seeing programs that we currently offer and
16 support. Again, you'll notice that if you take a look at our
17 brochures or you've taken a look online, our outpatient
18 treatment is really designed for all ages, we're about the brain
19 and function, and people being able to really maximize their
20 achievements and be able to return to independence, or for kids,
21 be able to get to a point where kids are supposed to be and be
22 able to be devel -- at the developmental stage that they're
23 supposed to be at.

24 This is foster care. This is our AFC and our -- our
25 residential brochure, and I'll have these available. We run

1 number -- we run pediatric groups. We love the kids. That's
2 the most exciting thing, when we go to work and we hear the kids
3 running around and playing, that's the most exciting for us. So
4 we have a lot of programs in Oak Park. We get -- we have
5 probably 50 individual patients from the Oak Park and Southfield
6 area every summer that come into various programs. It's
7 something that we're looking to grow on. It helps kids really
8 engage and -- and get to the point where they need to be.

9 And that's it, I believe, in our presentation. So if
10 anyone has any questions.

11 THE CHAIRMAN: Okay. Thank you very much.

12 Any questions from the Commission? Commissioner
13 Martin?

14 MR. MARTIN: I have a question with your layout. Can
15 you pull up the slide, I think it's 27? Page 27.

16 MR. GARDEN: Page 27.

17 MR. MARTIN: Yeah. In the parking lot, you have the
18 green space with the play area in that, and I believe they're
19 parking spaces facing to the green area on both -- on both
20 sides. In the dia -- in the picture we have, or the diagram, we
21 don't see any parking stop blocks to keep cars limiting it. Do
22 you plan on having stop blocks in the parking lot so that cars
23 can't just go through and barrel through into the play area
24 where the kids are in the green area and that?

25 MR. GARDEN: Absolutely, yes. Bollards. So this

1 section, when -- when we went through the process on this
2 section, it's kind of been, we didn't know if we wanted to
3 actually ask to build interior -- an all season type space there
4 because it's outdoor structures, and we live here in Michigan,
5 and we have in the winter as well. So I don't think it was --
6 some of it was finalized. But I'm privileged to have our
7 architect, Kevin Brandon, our landscape planner, Jim Eppink, and
8 our builder, Evan Braun, are here today, and absolutely we -- I
9 don't know that -- we've talked about it, but I don't know it's
10 on the plans right now. But bollards make perfect sense.
11 Absolutely.

12 THE CHAIRMAN: It looks like there's a six inch curve
13 for much of it except for where the drop curve happens at the
14 ADA.

15 MR. MARTIN: The reason I ask is, if you look at the
16 top right corner, you can you see parking spaces facing the
17 southwest side. It looks like there's a small lip there to keep
18 cars from coming through. But on the south side looking -- on
19 the south side picture, looking north, you don't see any type of
20 barricade. That's what brought the question to mind.

21 MR. GARDEN: Absolutely. I agree completely.
22 Bollards are -- are important and in the parking lot,
23 especially, when you have different types of population,
24 absolutely to protect the -- the kids. Yes, sir. I agree.

25 MR. MARTIN: Yeah. That's -- that's my only question.

1 THE CHAIRMAN: Commissioner Gruber?

2 MS. GRUBER: I don't have any questions.

3 THE CHAIRMAN: Commissioner Goodwin-Dye?

4 MS. GOODWIN-DYE: Can you explain one more time,
5 what's the difference between your facility and the group homes?
6 Just one more time.

7 MR. GARDEN: So our facility is, so we have a 12 bed
8 AFC. It's part of a transitional plan of treatment. So the
9 patients that we get are patients that have undergone a
10 catastrophic illness or injury and are going to rehab and get
11 better.

12 So the beginning part of that process after discharge,
13 they tend to need more services than you can offer in a setting
14 that's unlicensed, because you'd be doing med management, you're
15 probably working on ADLs, like transfers to the shower into
16 beds, you're doing meal prep, and you can't offer those services
17 for more than two people in the state of Michigan without an AFC
18 license, which is why we have an AFC license.

19 But our program is -- is clinically run and
20 supervised, were staff 24/7. If you take a look at the plan
21 itself, if you could, if you could bring up again the actual
22 plans on the interior of the building, on the AFC side.

23 So if you take a look on the -- on this plan on the
24 north side of the building, you'll see all the access to our --
25 to the AFC comes through a centralized staff location. So while

1 it's designed like an apartment, it's -- this isn't --

2 MR. MARTIN: Excuse me. I'm sorry. Sir, could you go
3 to the hall to talk on the phone? The sound carries in the
4 room. Thank you.

5 MR. GARDEN: So it's designed like an apartment.
6 These are individuals that aren't in a nursing home are looking
7 to be in a facility for the rest of their lives, necessarily.
8 But the staff stations are there. The staff is present 24/7
9 that's trained in the care of these individuals.

10 The individuals in this home are not the -- the ones
11 in the AFC, by and large, are not mobile to the extent that the
12 rest of us in this room are mobile. So they may be -- they may
13 have orthopedic injuries, it may be brain injury or stroke, and
14 they have paralysis in the -- these aren't individuals that can
15 be alone in a building.

16 I believe the group homes that they're discussing in
17 the neighborhood are group homes for individuals with mental
18 health issues that they need help to get through life every day,
19 but they don't need help to get through life every minute. And
20 by and large, the patients in our AFC homes need help almost
21 every minute. These aren't individuals that would necessarily
22 be able to get to a toilet without assistance and help. And so
23 I think that's the -- the main difference.

24 So we're staffed to help with ADLs, activities of
25 daily living, the basic ones, bathing, eating, dressing,

1 toileting, medication, showering, hygiene. So I think that's
2 what distinguishes us. The group homes that are in residential
3 homes, by and large, you have more mobile patients. You have
4 patients that probably have long term chronic conditions, mental
5 health issues. And while they need help every day, I don't
6 believe it's to the extent our patients need help.

7 MS. GOODWIN-DYE: Thank you. That's my only question.

8 THE CHAIRMAN: Is there a -- I don't know if you can
9 put a time frame on how long someone would stay as they're
10 rehabilitating? And I'm sure it varies a lot. But is it a six
11 months, or is it a -- not a -- not five years?

12 MR. GARDEN: So we push very hard. You don't want
13 people stuck living in a facility. We have a transitional
14 program. We try and move them from AFC to a supervised level,
15 to an apartment, to back to their homes, to set them up in the
16 community. Most people don't want to live in a building full
17 time. And, in fact, the state doesn't want people living in a
18 building full time. They want people in homes, which is, I
19 believe, why they have these codes for group homes in the first
20 place. They don't want to see people put in massive facilities
21 and stacked up like cord wood.

22 So if you're asking on a timeline, every patient's
23 different. We have some patients that are in and out in 30 to
24 90 days, and we have others that take a year or two to make it
25 through the system. But by and large, most of our patients do

1 transition all the way through. And even the ones that don't
2 transition to a point where they wouldn't be at our facility,
3 we'd be trying to place them in supported living environments in
4 their communities, near their families.

5 THE CHAIRMAN: Thank you.

6 MS. BERNOUDY: Thank you for that explanation, I was
7 wondering myself about that. I'd also like to thank you for the
8 explanation and the answers to some of the questions that the
9 resident had. And you explained them very well, and I
10 appreciate that.

11 I also wanted to ask you about the pediatric facility
12 that you have. Can you expound on that a little more for me?

13 MR. GARDEN: So in 2018 we started treating kids. We
14 treat specific, mostly developmental delays, injuries, we treat
15 some congenital impairments. So I know today you hear a lot
16 more about autism and ABA therapies. We're much more
17 traditional in our therapies. There are ABA programs that we
18 work with. There are traditional therapeutic services like
19 speech and language pathology for speech delays, memory delays,
20 occupational therapy for functional physical therapy when it's
21 physical delays or movement, and then also we have a therapy
22 team for kids that are struggling with other emotional issues
23 and whatnot in a traditional setting.

24 So we're not -- I don't think, I think we're special
25 on how we offer our services, but the -- the medical and the

1 therapeutic treatments we provide our traditional standard
2 treatments that everyone is familiar with. It's -- and we're
3 trying to provide that in an environment that's more
4 ecologically valid. So as opposed to taking a five year old and
5 sitting in a room with four walls and white paint and a desk and
6 working on games and activities, the whole point with us is the
7 movement and engaging in things that they -- that have a
8 practical use every day. So the use of play therapies, things
9 that kids are supposed to be doing every day. It's not
10 necessarily natural to sit in a clinical hospital setting and
11 get therapy as a kid for occupational therapy, it's -- it's hard
12 to realize that and generalize that to their lives as kids
13 playing in school.

14 And the point of building out and doing the hands on
15 museum is to give them those experiences in those environments,
16 working with everyday things, whether that be taking cereal out
17 of a cabinet or working a cashier, or working with tools or
18 plumbing, experiences that kids are expected to be curious
19 about, expected to be interested in and things that most kids
20 normally develop in naturally. And so we're trying to find this
21 environment that really engages them. And -- and being very
22 frank and honest, I want something that doesn't just engage them
23 but impresses anyone that walks in the door. I think walking in
24 and seeing a bunch of toys is impressive to some extent, but I
25 want people to see a hands on museum and aquarium and fish. I

1 want parents to be excited. I want doctors to be excited. I
2 want school teachers who are huge referral sources for us on
3 developmental delays. I want them to be excited about it. This
4 isn't the same thing.

5 It may be the same therapies that are tried and
6 trusted, but this is done in a different environment. We want
7 kids engaged because engaged kids and engaged parents mean
8 quicker recovery time. And that, I think is our primary goal
9 with why we're developing out the pediatric program the way we
10 are.

11 MS. BERNOUDY: Thank you. So you, in your Old Park
12 facility, you have all of these things now?

13 MR. GARDEN: So we have a really fund and exciting gym
14 right now, which we plan on having as well. We don't have the
15 hands on component, but one of the pictures I show is kind of
16 that gym. So there are climbing walls, there are swings. It's
17 all inside. There's a billion toys. My six year old was just
18 in my office a couple of hours ago before I came here, I was
19 watching him, and he always wants to play in the room, but they
20 were doing therapy in there at the time. It's -- it's hard to
21 describe. It's an indoor play scape, I think --

22 MR. PAISON: If I -- if I could Tom, could you go to
23 slide 31, please?

24 MR. GARDEN: Yeah. So that's -- so there's a ball
25 pit, there are slides. You're seeing just a part of the room.

1 If you look around the room, there's a lot of activities in the
2 room. This one's relatively small. It's only really meant to
3 have four kids treating at one time in it. And realistically,
4 we only treat with two or three at a time because of the -- the
5 spacial constraints that we have. We're trying to treat a lot
6 more children than that. We have a high demand for it. It's a
7 fun space.

8 It looks kind of like, if you've ever been to a kid's
9 party at one of these jambor gyms and things like that, it looks
10 like that sort of space. In fact, we get asked frequently by
11 patients families if we can host parties there. But yes,
12 that -- that is operational Oak Park, and I would certainly
13 encourage you to come and take a look.

14 MS. BERNOUDY: Yeah. I would like to tour it.

15 MR. GARDEN: Absolutely.

16 MS. BERNOUDY: Thank you. That's all.

17 THE CHAIRMAN: Planner Croad, do you have anything to
18 add?

19 MR. CROAD: I don't have anything else. I believe
20 they have addressed all the concerns and issues that were raised
21 at our study meeting.

22 THE CHAIRMAN: Okay. I know there's a lot of
23 questions. They've explained a lot of the things today. I know
24 there was public comment at the previous meetings. Just, can I
25 get a show of hands if there's any people that are looking to

1 speak on this item? We don't typically do this, but. I've got
2 a few.

3 MR. CROAD: So you couldn't entertain. This isn't a
4 public hearing. You can entertain the public comment. The only
5 thing I would ask is that if -- if your question was previously
6 raised and answered, not to repeat -- repeat the same thing over
7 and over again. But we can give -- many of you came out on a --
8 on a work night and the weather isn't great, so we do want to
9 give you an opportunity to raise some last questions that we can
10 hopefully address tonight.

11 THE CHAIRMAN: Yeah. I think that's important because
12 this is -- this is so unique of a project. There's obviously a
13 lot of questions on it. If you wouldn't mind stepping back for
14 a second.

15 MR. GARDEN: Absolutely.

16 THE CHAIRMAN: We're going to take public comments,
17 even though this isn't a traditional public hearing. If you
18 could come up to the front in an orderly fashion. Keep your
19 comments to three minutes and under, start with your name and
20 address for the record, and please proceed.

21 MS. ALLEN: Sure. Good evening. My name is Tonya
22 Allen. I live at 23231 Maple Ridge Drive. I was here at the
23 our original meeting that we had. So really this is a
24 phenomenal program that's going forth that they're trying to get
25 going forth in our community. And as I stated before, my only

1 concern was about the extended the AFC facilities or the rooms.

2 So I know Mr. Paison said something about in regards
3 to this is different, AFC -- this particular AFC is different
4 from the others, which is, reside in our area. And with that
5 just being said, I just want to say that, although you all see
6 that it's different, how can anybody guarantee that it won't
7 operate in some of the same fashion that was one.

8 Also two, on the back wall that's adjacent to the
9 residence, I'm a part of the executive board and our
10 neighborhood association, and a couple of them residents wanted
11 to know about a six foot walk for more privacy, although, you
12 know, I know it has its own design, but that was a concern of
13 some of the neighbors.

14 Also too, with the construction, we were wondering how
15 the timeline would be for that, how long, making sure that the
16 construction people are -- making sure that they're keeping the
17 time that they're starting construction that is not disruptive
18 and noisy for the residents. Also to when it was brought up in
19 regards to the gentleman that was just speaking, he was saying
20 that, you know, the residents need quietness. I know that this
21 is 9 mile and Evergreen, and that's still a busy intersection.
22 So I don't know how much quiet -- it is a quiet neighborhood,
23 but still it is some -- it is a busy intersection. So just to
24 be mindful of that.

25 And also, too, we did send letters to our council. We

1 sent letters to the mayor, and pretty much this is a go. They
2 want this. The city wants this. The mayor wants this. The
3 council wants this. So I think this is just us voicing our
4 concerns. I don't think anything is going to be done because
5 they already said that this area is cited for this type of plan.

6 So with that understanding, I know that this will
7 probably go forth. But just so you all know where we are as a
8 community and how we feel about it. Thank you.

9 THE CHAIRMAN: Thank you for your comments.

10 Next, please. Name and address.

11 MR. WEBB: How are you doing? My name is Byron Webb.
12 I live at 23200 Evergreen.

13 Can we go back to that slide, Number 27?

14 THE CHAIRMAN: Just make that mic close to your mouth.
15 It's a little hard to hear.

16 MR. WEBB: All right. So you guys see that brown
17 house right next to that wall right there? That's mine. So
18 what we don't see in that is I got two big windows, which is my
19 bedroom, my son's bedroom. So for years, you know, we've been
20 taking care of that parking lot, cleaning up debris, things like
21 that. I even had a problem when Specs Howard was there, people
22 sitting on the wall smoking, throwing Mountain Dew bottles,
23 taunting the dogs because I have two Great Danes as well. And
24 also when the lights and all that stuff pull up, it pulls right
25 into my windows. So what could we do about that?

1 And also, I have three children, three boys, a 17 year
2 old, 10 year old, and a 3 year old. And I know we already have
3 a lot of adult foster clinics in our area already, and a lot of
4 times we stop those people, they walk down our driveway, they
5 sitting there talking to our children. So I know he said it's
6 going to house like 16 adult foster cares, and those people are,
7 like, kind of free to do whatever they wish, its just where they
8 live at. So would there be like some kind of curfew for them,
9 or what will stop them just from walking up right over to --
10 taunting the dogs, or just playing along that wall there? I'm
11 sorry.

12 THE CHAIRMAN: Okay.

13 MR. WEBB: So there's just a few concerns of mine just
14 right there. And also he said, I think at the last meeting that
15 the Evergreen exit right there will be used for, like, emergency
16 vehicles. So I know with these kind of facilities, we got,
17 like, you know, problems, fire trucks, police cars, EMS coming
18 throughout the night too. That's right next door. So that
19 that's my only concern. I think what you guys are doing is
20 really great, good idea. I just have the concerns about those
21 few items.

22 THE CHAIRMAN: Thank you.

23 MR. WEBB: Thank you.

24 MR. WILLIAMS: How are you doing?

25 THE CHAIRMAN: Good.

1 MR. WILLIAMS: I'm Anthony Williams at 23241 Maple
2 Ridge. My concern about is, you said it was three adult foster
3 cares on the north side of 9 mile?

4 MR. PAISON: Three licensed ones, according to the
5 state.

6 MR. WILLIAMS: Well, there's five over there.

7 MR. PAISON: Well, two of them may not be licensed
8 then.

9 MR. WILLIAMS: Well, we are going to have to do
10 something about that, right?

11 MR. PAISON: Yes.

12 MR. WILLIAMS: Because we got too many people, we got
13 too many people walking up and down the street out of the blue.
14 I mean, we got one looking like Jason. We got a few other ones
15 just, just doing stupid stuff, throwing bottles in everybody's
16 yard and everything else. Either that or they going to have to
17 have more police presence over there, or people will be taking
18 stuff in their own hands.

19 MR. CROAD: Mr. Williams, did you get -- did you get
20 one of these sheets on the adult foster care? They have contact
21 information for you to make complaints. As Mr. Paison said,
22 there's only three licensed, if there's two other ones --

23 MR. WILLIAMS: Okay. I know it's five over there. I
24 know it's five.

25 MR. CROAD: Okay. That means then they're unlicensed.

1 Okay. We need to report them.

2 MR. WILLIAMS: Okay.

3 MR. CROAD: So we can -- we can assist, but I do
4 want -- you have to give us an address and we'll make the
5 reports as well as you.

6 MR. WILLIAMS: Okay. Yeah. And see a few more police
7 cars now and then. Thank you.

8 THE CHAIRMAN: Thank you.

9 MS. GRUBER: Thank you.

10 THE CHAIRMAN: Name and address, please?

11 MR. MAXWELL: Vincent Maxwell, 23425 Lee Baker Drive,
12 Southfield.

13 THE CHAIRMAN: Can you speak closest to the mic,
14 please?

15 MR. MAXWELL: Vincent Maxwell, 23425 Lee Baker Drive,
16 Southfield. I have questions regarding, why didn't he locate
17 this -- his facility in Northville where he lives? Why, why all
18 the time, in Southfield. In Southfield. I live on Lee Baker.
19 There has gotta be at least ten group homes on my street, maybe
20 two or three are registered. Nothing ever gets done. The
21 neighborhood's tired of it, and we're ready to blow it up, not
22 physically, but we're ready to go to the media or wherever we
23 have to go with it. That's -- that's our frustration.

24 Second question I have. Does Word of Faith have any
25 involvement with your facility? And have they commented about

1 you being there? And why not put this facility in Northfield
2 where he lives? We are sick and tired of every group home,
3 everyone that's needy, I'm not trying to be offensive, that has
4 problems, whether its physical, mental. It's always in this 9
5 mile area where I live. And like the gentleman before me said,
6 I got people walking up and down my street all day and night, in
7 fact, where Laura meets Lee Baker, there's a little island
8 there, they drop the dope and the liquor there, so they can walk
9 down the street, pick it up and go back to their facility. I
10 sit there and watch them. I can see them from my front window.
11 I'm sick and tired of it. And this group home situation is --
12 is totally out of hand. It's to a point where the residents in
13 my street and the area are looking at suing the city, or
14 wherever we gotta go with it.

15 My daughter, bless her sole, is legal counsel for a
16 worldwide corporation. And she's offered to help us. And with
17 her connections, it'll be on the media. Don't get me wrong. It
18 will be there. And I'm just tired of people coming to our
19 neighborhood. With all kinds of people that have problems. I
20 feel bad that they have problems. But why there? You live in
21 Northfield. Did you look in Northfield to put you this facility
22 in Northfield? I'm just -- I'm tired of it. Thank you.

23 MR. CROAD: Mr. Maxwell, there's a sheet there with
24 contact information if you would like to make a complaint,
25 because it's -- because it -- it's run by the state. The state

1 regulates these group homes.

2 MR. MAXWELL: I'm on -- I'm on that case, I've
3 spoken --

4 MR. CROAD: Okay. But we hear you.

5 MR. MAXWELL: Enough is enough.

6 MR. CROAD: And we want to -- we want to help. But
7 the best thing that the neighborhood could do is to contact
8 that -- that office and contact your elected representatives.

9 MR. MAXWELL: They don't do shit. Excuse my French.
10 I've spoken to them. Apologize. I've spoken to them. Nothing
11 gets done. They tell me their hands are tied.

12 MR. CROAD: I'm just telling you, for someone that
13 sits here for 40 years, and you get enough people making
14 legitimate reasonable complaints, you'll get some movement. So
15 that's why we're asking the entire neighborhood to individually
16 contact them. I actually ran into two of our state elected
17 officials and shared your concerns last weekend. So --

18 MR. MAXWELL: And what's going to come of it?

19 MR. CROAD: Well, legislation that can change these
20 things, but it -- it takes -- it takes a number of people to
21 make legitimate reasonable complaints to get some movement.

22 MR. MAXWELL: We are going on years and years.

23 MR. CROAD: I understand.

24 MR. MAXWELL: And I've spoken with the Mayor. Ken and
25 I are -- are friends, I consider us friends. And it's -- it's

1 out of hand, and they all have good intentions, and they make
2 their presentation, and then, a short period of time, it all
3 heads south. And then we're stuck with all -- all the problems.

4 Just -- just in the, you know, the last year we've had
5 guys fall out on people's front lawns. We had a gentleman --

6 MR. CROAD: And we -- we understand that, and I don't
7 want to take up everyone else's time, but --

8 MR. MAXWELL: I just want to share our frustration.

9 MR. CROAD: I hear that.

10 MR. MAXWELL: With any kind of facility in -- in our
11 area. Put the damn thing in Northfield.

12 THE CHAIRMAN: Thank you. Okay. Thank you for the
13 public comments. Let's go back to --

14 MR. CROAD: So, if -- if I could, Nate, I wrote down a
15 few. We'll -- we'll try to address all of them.

16 I believe you already answered why you chose
17 Southfield because of the need and your current clients.

18 MR. GARDEN: Right. I am from Oak Park myself and one
19 of my partners is from Southfield. One of them graduated from
20 Southfield. Lives in Farmington Hills. So we are all local and
21 we currently run services in the area. I live in this area.

22 MR. CROAD: Okay. There was two comments regarding
23 the screening wall, and we have in our conditions of approval,
24 the screening wall is damaged, so it needs to be repaired. It's
25 not quite six feet, and we would -- we would like to, if the

1 Planning Commission decides to favorably approve this, work with
2 you about adding an additional one to two feet screening on the
3 wall to get it up to at least that six feet. That will help
4 with some of the -- the loitering, the noise, the light and so
5 forth.

6 So the -- the brick wall, I was out there this week
7 looking at the site again. I actually observed a post -- post
8 office truck cutting through the parking lot and I've, you know,
9 seen some of the garbage and debris. So I'm hope -- hopeful
10 that you'll work with us on just adding an extension to the top
11 of the wall that's appropriate, and repairing the wall.

12 With regard to maybe, you can talk about the overall
13 time for construction, but I know the city regulates hours 7
14 a.m. to 7 p.m. for noise regarding construction. And then you
15 would need a permit to operate outside of those hours around
16 weekends. But if you -- if you were to get approval, what's
17 your timeline for construction before you would move in?

18 MR. GARDEN: Well, I think one of the benefits is,
19 we're converting an existing building so there won't be the need
20 for the foundational work and the exterior work. Most of the
21 work that's going to take place after they secure the outside
22 and -- and redo the facade is all on the interior of the
23 building, which should hopefully help mitigate the noise.

24 It's an existing building already, so we're not
25 destroying anything, outside of pulling up the parking lot and

1 repaving the parking lot, which should hopefully be a fairly
2 short --

3 MR. CROAD: So just roughly in -- in months, what are
4 you talking?

5 MR. GARDEN: I'm a pessimist, so I'm assuming it will
6 probably take 12 to 15 months.

7 MR. CROAD: Okay.

8 MR. GARDEN: There's a gentleman sitting behind me who
9 says he can do it in 10.

10 MR. CROAD: Okay.

11 UNIDENTIFIED SPEAKER: Definitely 15.

12 MR. MCCLOUD: Now, with regards to the noise, are you
13 going to be doing any sound proofing inside to reduce the -- the
14 traffic noise from 9 and Evergreen for your residents --

15 MR. GARDEN: Yes, absolutely. Sound proofing is very
16 important to us.

17 MR. CROAD: Okay. The lighting, we've commented on
18 the photometrics, that you can't exceed two foot candles at the
19 property line and all lights have to be shielded and directed
20 downward. I believe that we talked previously for your outdoor
21 use of your facility, you'd be turning the lights off, other
22 than for security lighting at a certain time at night?

23 MR. GARDEN: Correct. Yes.

24 MR. CROAD: Okay. And then, there were some comments
25 about the existing adult foster care, which we provided

1 information. Mr. Paison and myself will -- will look into. If
2 there's -- if there's any unregulated, unlicensed foster care,
3 if the neighbors would provide us with the addresses, we can at
4 least follow up on that.

5 But other than that, I believe that addresses all the
6 comments, unless you -- you heard something else that I didn't
7 take a note on?

8 THE CHAIRMAN: Obviously, we can't talk about other
9 cities and other properties that aren't before us for approval
10 or, you know, other rules that we're not here to enforce.

11 MR. CROAD: Right. We did -- we did speak, again,
12 that any one of us could -- could need a facility like this, we
13 are one accident, one traumatic health issue away from using
14 this. We know we have a growing older adult population in the
15 city. We are higher than the county average, higher than the
16 state of Michigan and higher than the nation as far as older --
17 older adults. Although we did hear that they provide services
18 from pediatrics to older adults. There is a growing need for
19 all types of medical facilities to service our -- our
20 population. And what we are also, being on this planning
21 commission as you know, we're always looking for adaptive reuse.
22 This is a permitted use on a facility that's been vacated for
23 several years. And again, driving through the site last week,
24 there's a number of windows boarded up and things happening
25 there when it's not occupied. They're reducing impervious

1 surface, greening the space up, providing some needs. And I
2 think it's really going to beautify that corner if -- with the
3 art and some of the other things they're proposing.

4 And, as you know, we're working with our partner
5 communities and developing 9 mile as a green way biking
6 corridor. So this facility would just complement everything
7 else that we've been working on a regional basis.

8 There was one question about the church. Do you have
9 any affiliation with the church across the street?

10 MR. GARDEN: We do not as far as I know, I don't -- we
11 may have some employees that belong there, but I -- we have
12 no --

13 MR. CROAD: And we have not received any comments one
14 way or the other from that.

15 MR. PAISON: They were sent notices, just like the
16 neighbors there within the radius, but we've had no -- no
17 response from them regarding that.

18 MR. GARDEN: If I can make one last comment. I live
19 in a neighborhood myself, and I'm -- I'm certainly empathetic
20 and I understand and it sounds like it's been a very difficult
21 run having open group homes in neighborhoods. We don't have to
22 stand here in front of a planning commission to do so. I think
23 the fact that we are running a large medical facility puts a lot
24 more eyes on us than any small group home that might exist in
25 the community. And I understand it's -- it's a good venue for

1 for residents to actually express some of the -- the concerns
2 that they have. But this is a -- this is a medical facility.
3 We're standing here in front of a planning commission. We have
4 licensing. We have accreditation that's voluntary. We -- we go
5 with TJC. They're the same accrediting body that accredits all
6 the top hospitals.

7 And so -- and we're staffed 24/7. This, I know the
8 word AFC sounds very scary, and I'm listening to it, and I get
9 it. I hear what everyone's saying. But the very fact that
10 we're here to talk about our project and program, it puts more
11 eyes on us and should hopefully serve to reassure the community
12 that there are eyes on us and we're expected to perform to a
13 different standard. And our patients are -- are rehabilitative
14 patients. The AFC is -- the AFC is a requirement from the state
15 that we have.

16 I can speak very candidly and let you know, the less
17 the state's looking at things that you do, probably is the
18 better, makes it easier for you. But we do have all this
19 accreditation, we do have this licensure from the state, and we
20 are a medical and a rehab facility and -- and all of our
21 therapeutic employees are licensed with the state and have to
22 maintain licensing and training and renew their licensing every
23 three years.

24 So I think the fact that we're standing here, whereas
25 these other homes licensed or unlicensed are not, should really

1 hopefully demonstrate that this isn't going to be a continuation
2 of what has been going on, but this is a separate standalone
3 type project in of itself.

4 THE CHAIRMAN: I believe there's another
5 clarification. Is it 12 total beds, or is it 12 multiple times?

6 MR. GARDEN: It's -- it's 12 beds for the AFC, and
7 then we have 24 transitional units that don't require licensing,
8 because we're not providing services that would come under the
9 AFC requirements.

10 THE CHAIRMAN: So 36 people potentially living there.
11 And then there was a question about is there a curfew, or some
12 sort of security?

13 MR. GARDEN: Sure, absolutely. So we have staff on
14 site 24/7. We took a look at the plans. I pointed out where
15 our stations, our staff stations are, between the rooms and the
16 doors. And we may not have gotten to that. There's no one that
17 leaves or enters our buildings without us being aware that
18 they're leaving and entering the building.

19 If someone is in distress or having difficulty, that's
20 our job. That's what we pay -- that's what we're paid to do.
21 That's what we're licensed to do, is to intervene in those
22 cases. So people walking in and out of the building in distress
23 or in conditions that may be off their normal conditions are --
24 that's exactly why they're in our program to begin with, and
25 that's why we have staff there.

1 So the access to the community we're -- we're they're
2 24/7 and have people engaged, there's no one just coming and
3 going. Can people come and go in the middle of the night?
4 Absolutely. But they're -- they're challenged on it. If I --
5 if I -- I don't really want to use too strong of a word, but
6 they're, where are you going? It's three o'clock in the
7 morning, right. That's not a normal time to just take a stroll
8 through the neighborhood. Right.

9 So we do have staff. They're on site. These are
10 individuals living in a much more restrictive environment than
11 any of us sitting here or anyone living in the neighborhoods, so
12 much tighter controls.

13 MR. MARTIN: Okay. I think you mentioned that the
14 residents are also more restrictive in their ability to do
15 things like that?

16 MR. GARDEN: Certainly the ones in the AFC, if --
17 they're the types of patients that if you see them wandering in
18 the community, chances are the news is already there because
19 we've done a pretty bad job. Right. These are individuals that
20 need assistance every day, and that's what we're there to
21 provide for. They don't have the capacity to be out and fending
22 for themselves in the community.

23 MR. MARTIN: Okay.

24 THE CHAIRMAN: I think that was most of the questions.
25 The concerns were obviously heard and broadcast on TV.

1 Mr. Martin?

2 MR. MARTIN: Your proposed hours of operation, in your
3 proposed hours, you have possible limited weekend hours?

4 MR. GARDEN: Right. So our -- our pediatric
5 programming, in the winter, when kids are in school between the
6 hours of 9:00 and 2:00 p.m., it's hard to make space for kids to
7 get therapy. And so a lot of our pediatric therapists will have
8 extended evening hours and potentially some weekend hours, but
9 it's not -- it's a much lighter operation over the weekend.

10 MR. MARTIN: Do they need to specify -- okay. Thank
11 you.

12 MR. CROAD: This is not a -- land use.

13 MR. MARTIN: Yeah. Okay.

14 MR. CROAD: We just -- we asked them to provide that
15 so we have an idea of volumes and the comings and goings.

16 MR. MARTIN: -- 24 hour daily. Yeah. Okay. Thank
17 you. No further questions.

18 THE CHAIRMAN: Okay. I think that's a lot of
19 questions, a lot of clarifications. Is there a recommendation
20 from the Planning Department?

21 MR. PAISON: Just give me a second to get there.

22 MR. CROAD: So Tom, when you get to that one about the
23 wall, I just want to make a recommended additional comment.
24 Yeah.

25 MR. PAISON: Yeah. As we are -- staff is recommending

1 approval of PSP25-004, the site plan review request to renovate
2 and reuse the vacant building at 19900 West 9 mile for
3 rehabilitation and residential component, 12 adult foster care,
4 24 transitional independent apartment units. Those are all
5 permitted uses.

6 The site plan review standards that were relevant to
7 the did review were appearance, coordination with adjacent
8 sites, compliance with zoning requirements. No waivers being
9 required from the Zoning Board. Pedestrian circulation and
10 access, privacy screening, site design characteristics, site
11 lighting, vehicular circulating and -- circulation and access.

12 The resolution is based on the documents, facts,
13 representations, stipulations submitted with the application and
14 put on the record here at the hearing. And the conditions that
15 are recommended are site and building to be developed consistent
16 with a revised plan set prepared by BMK Design and Planning,
17 Kieft Engineering and J Eppink Partners dated May 16th, 2025.
18 The potential to implement recommendations of the Southfield
19 police Department Crime Prevention Bureau. Regarding security,
20 proposed EV charging spaces to comply with Planning Department
21 EV Barrier Fee Policy, should they decide to put those in.
22 There was some discussion, but if they go in, they've got to
23 comply with that.

24 Continuous compliance with all applicable ordinances,
25 codes, laws, statutes and all work to be performed under plans

1 permits, inspections approved by the City of Southfield.

2 And then the screening walls, we had the
3 recommendation to be repaired where they are in poor and
4 deteriorated condition, but also, I think, to make
5 modifications.

6 MR. CROAD: Right, if you could put in an additional
7 requirement, that the applicant will work with the Planning
8 Department for additional screening height. And I've got some
9 ideas that we can work on, especially the one to the neighbor
10 immediately to the north. He does a great job with his
11 property. I -- we hear his concerns. I believe the existing
12 wall is about five feet. And then --

13 MR. PAISON: Its five, five and a half. It's not
14 quite six.

15 MR. CROAD: It's not quite six, and I have some ideas
16 that are cost effective, but also would be attractive, and it
17 will reduce some of the concerns that have been raised by the
18 neighbors. So I'd ask that that be an additional condition of
19 approvals should you approve this.

20 MR. PAISON: So the screen wall needs to be repaired
21 wherein -- condition and modified to achieve the six foot
22 screening?

23 MR. CROAD: Per -- well, I don't even -- I don't want
24 to say six foot, but per the city planner.

25 MR. PAISON: Okay. Per the city planner?

1 THE CHAIRMAN: Okay.

2 MR. PAISON: That's a modified tweak on that one.

3 This is a -- this is a site plan review, so we're
4 looking for a recommendation for approval with the conditions
5 stated just now. For PTZA -- or sorry, I'm skipping ahead.
6 PSP, because it is a site plan, PSP25-0004 do we have a motion?

7 To the Chair, Mr. Martin?

8 MR. MARTIN: Motion for favorable approval of
9 PSP25-0004 with the modifications added by the Planning
10 Department?

11 MS. GOODWIN-DYE: Support.

12 THE CHAIRMAN: A favorable motion for approval by
13 Commissioner Martin, supported by Commissioner Goodwin-Dye. All
14 in favor.

15 THE PANEL: Aye.

16 THE CHAIRMAN: All opposed?

17 Thank you. The project passes, and please coordinate
18 with the Planning Department to screen the -- the neighbor's
19 property as discussed.

20 MR. GARDEN: Thank you very much.

21 THE CHAIRMAN: Thank you. Good luck.

22 Next item PTZA25-0002, discussion for zoning text
23 amendment.

24 MR. MARTIN: Mr. Chair, can I suggest we give the
25 people, since people are clearing the auditorium, give a few

1 minutes so we are not disturbing the conversations --

2 THE CHAIRMAN: Yeah. Please continue all your
3 conversations out in the lobby, if you could, because all the
4 sound comes directly to my microphone up here.

5 MR. MARTIN: Thank you, sir.

6 THE CHAIRMAN: All right. Thank you. It looks like
7 we're ready.

8 MR. PAISON: Thank you, Mr. Chairman. As I noted,
9 this is a zoning text amendment, trying to -- it's another one
10 kind of similar to the one we dealt with last in the office
11 districts, adding some limited retail and restaurant. We're now
12 looking at the business districts, and we're going to add small
13 scale executive administration, professional offices as a
14 permitted use up to a certain scale, probably a little more
15 flexibility.

16 Just some context, we have got 1000 parcels that are
17 zoned commercial, nonresidential, constitute about 2500 acres of
18 land. The three B business districts make up about 397 parcels.
19 They average about 1.4 acres for a total of 544 acres in area.
20 District is dominated by multi-tenant strip centers and
21 freestanding small commercial buildings. Due to changes in
22 demand, amount, size, type and location and commercial space,
23 some of them have been struggling with vacancy and under
24 utilization for some time. Vacancies and under utilization can
25 lead to a variety of issues related to illegal occupancies, poor

1 site maintenance and deferred building maintenance. That's sort
2 of the reason why we're trying to engage this issue.

3 Opportunity. These buildings represent a latent
4 opportunity to grow local small businesses and entrepreneurship
5 by allowing them to act as incubators for wider variety of uses.
6 These potential local small businesses are more likely to be
7 women and minority owned, create opportunity to build
8 generational wealth within the community, provide local economic
9 boost as every dollar spent at local businesses circulates more
10 than the large businesses, typically two to four times more than
11 you see at nonlocal businesses.

12 Some other advantages, greater flexibility and
13 potential tenancy will make the acquisition and improvement of
14 these buildings more attractive and feasible for investors and
15 owners. Buildings that are fully occupied and cash flow
16 positive are typically better maintained and generate higher
17 property taxes to help support the services and facilities the
18 community wants and needs.

19 And these types of office uses have been permitted in
20 the NS Neighborhood Shopping, RS Regional Shopping, and RC,
21 Regional Center commercial districts for years, mixed in with
22 the other uses, with really no apparent negative effects on
23 those districts or the surroundings.

24 So what we're looking at is in the B-1 district, just
25 adding this on a permitted use list, the executive

1 administrative professional offices, up to 2000 square feet.
2 Right now, they're not allowed. So this would basically, you
3 know, if your little State Farm insurance office wanted to go
4 into a multi-tenant building or that little employment agency
5 that went into that one on 9 mile near Telegraph we dealt with a
6 year or so ago, they -- under 2000 square feet, and those small
7 tenant sizes tend to be smaller than that, we'd be able to go in
8 there with just a normal certificate of occupancy application
9 and a city inspection. It wouldn't have to go through any of
10 these board things, because it'd be a permitted use.

11 B-2, same issue. Going to add that as a permitted use
12 up to 2000 square feet, once again, your insurance offices, your
13 small real estate offices, your accountant, you know, those
14 folks would be able to have offices in those areas if they
15 wanted to.

16 And then B-3, adding that in is, once again, to the
17 permitted uses up to 2000. Now, the use was already allowed as
18 a special land use, so we're going to do is leave that in and
19 say, if you're over 2000, you could still do it in the B-3,
20 because it's the more intense commercial district, but then it's
21 a special land use. So it graduates, you know, just to kind of
22 make sure we're keeping that mixing uses more to the commercial
23 retail end with the B districts. But a lot of these
24 professional offices are offices that are more service oriented
25 and have customers coming in, would still be able to work out of

1 those areas.

2 As a note, this is a zoning text amendment so we do
3 have to hold a public hearing.

4 THE CHAIRMAN: This is a public hearing, I would like
5 to open up the public hearing for the zoning text amendment
6 discussion at this time. Seeing no members of the public still
7 in the room, close the public hearing.

8 MR. PAISON: All right.

9 THE CHAIRMAN: Commissioner's, any comments or
10 questions? Commissioner Martin?

11 MR. MARTIN: No questions at this time.

12 MS. BERNOUDY: No questions.

13 MS. GRUBER: No questions.

14 THE CHAIRMAN: Commissioner Goodwin-Dye?

15 MS. GOODWIN-DYE: No questions.

16 THE CHAIRMAN: This makes a lot of sense to me. This
17 is one of those things I go, why isn't this already in the
18 zoning ordinance? Because maybe it is in a lot of other cities.
19 It definitely is -- insurance agencies are the typical ones that
20 you see can afford a little more street facing storefront type
21 of a space versus the multi-tenant offices that they hired
22 architects in. Some bigger, you know, tax preparation firms is
23 great examples. So I think it makes a lot of sense.

24 If there's no further comments, do you have a
25 recommendation on this item please?

1 MR. PAISON: -- we're recommending the amendment, but
2 we're recommending favorable recommendation of PTZA25-0002.
3 This will go to council final adoption because it is an
4 ordinance amendment. Your reasons are -- the proposed text
5 amendment will amend the B districts to allow executive
6 administrative and professional offices in a reasonable and
7 appropriate, you know, nuance fashion. And then it will provide
8 for flexible use of existing B-1, B-2, B-3 zone buildings to
9 promote renovation and adaptive reuse of structures consistent
10 with the goals and objectives of the community master plan.

11 And the proposed amendment will promote orderly
12 development necessary to ensure the health, safety and welfare
13 of the community.

14 So that last one is kind of a boilerplate you put on
15 the end of every text amendment, because if it doesn't do those
16 things, you shouldn't be doing it.

17 THE CHAIRMAN: Mr. Martin?

18 MR. MARTIN: I have a question.

19 THE CHAIRMAN: Okay.

20 MR. MARTIN: Does a proposal like this have to have
21 legal review, approval?

22 MR. PAISON: I always have Dawn look at it, or a city
23 attorney just to make sure we're not stepping over. But this
24 one's a pretty straightforward modification to a use list.
25 There's really nothing that we're doing here that would be

1 considered, if anything, we're loosening up the rules and
2 becoming more flexible, not becoming tighter. So it's -- but
3 not in like a throw the barn door open and let everybody out.
4 It's more like, hey, why don't we open the door this much?

5 MR. MARTIN: Yeah. Put a crack in it. Okay.

6 MR. PAISON: Yeah. And then maybe one of those things
7 we find out working great, and we may get a few people who are
8 like, well, if I could get, if you would just allowed 2500
9 square foot, I could have done this. And we may be back looking
10 at it again in a year or two. Just as with the parking
11 requirements that were modified in 2018, that may be something
12 we revisit as we see how those are working. But as we're seeing
13 the out lot development and some more flexible use, it's -- it's
14 good. These ordinances are meant to evolve with the needs of
15 the community and as the community matures, the same rules that
16 works when you are building out don't generally work when your
17 buildings now need to be refreshed.

18 Also markets change, economies change, technology
19 changes. It's -- it's good to revisit the ordinances regularly
20 so you don't have to do major overhauls and you can make smaller
21 modifications to write the ship like these. There are some
22 bigger things we have got to do, like the change the way the
23 site plan review is done, discussions we're going to have about
24 ADUs and some other things that require a little more policy
25 modification. But some of these you're just -- they come up and

1 you're like, I don't know why we can't say yes to certain
2 things. And this allows us to say yes to a few more things that
3 we previously had to say no to.

4 MR. CROAD: Mr. Martin, the city attorney, is --
5 either reviews or aware of all of our zoning amendments.

6 MR. MARTIN: Thank you.

7 MR. CROAD: Sometimes they do a deeper dive.

8 MR. MARTIN: Yeah.

9 MR. CROAD: But there are many steps that lead up to
10 the council meeting, and they're involved in every step.

11 MR. PAISON: Yeah, they have a chance to get at us at
12 an earlier level, but yeah, and when -- anything we think's
13 going to become legally an issue, like, we definitely bring the
14 city attorney early on that discussion because we don't want to
15 put you in an awkward -- or the counsel in an awkward situation
16 in terms of, you know, litigation, if we can avoid it.

17 MR. MARTIN: Okay. Thank you. I just wanted to make
18 sure that -- and this is here now, but in essence, I'm looking
19 at when we do rezone it -- result.

20 MR. CROAD: Yeah, it's routinely reviewed by the city
21 attorney, and ultimately when it's adopted, its subject to the
22 city's attorney's final --

23 MR. MARTIN: Yeah. Thank you.

24 MR. CROAD: And if not weekly, sometimes daily, we
25 have conversations with the city attorney's office.

1 THE CHAIRMAN: Any additional questions?

2 MS. BERNOUDY: Nope.

3 THE CHAIRMAN: I am looking for a motion on this item.

4 MS. BERNOUDY: Mr. Chair, I'd like to make a motion
5 for approval of PTZA25 -- 0002.

6 THE CHAIRMAN: That would be a motion for favorable
7 recommendation.

8 MS. BERNOUDY: Favorable recommendation. Thank you.

9 MS. GOODWIN-DYE: Support.

10 THE CHAIRMAN: So we've got a motion for favorable
11 recommendation by Commissioner Bernoudy, supported by
12 Commissioner Goodwin-Dye.

13 All in favor?

14 THE PANEL: Aye.

15 THE CHAIRMAN: Any opposed?

16 That was for PTZA25-0002. Favorable recommendation is
17 approved. Thank you. Thank you.

18 MR. PAISON: Thank you.

19 THE CHAIRMAN: Many minutes from April 9th and April
20 30th, 2025?

21 MR. MARTIN: To the Chair.

22 THE CHAIRMAN: Mr. Martin.

23 MR. MARTIN: Motion to approve -- to approve the
24 minutes of April 9th comm -- study meeting and the April 30th
25 regular meeting of the Planning Commission.

1 MS. BERNOUDY: Second that.

2 THE CHAIRMAN: Favorable motion to approve the minutes
3 by Commissioner Martin, supported by Commissioner Bernoudy.

4 All in favor?

5 THE PANEL: Aye.

6 THE CHAIRMAN: Any opposed?

7 All right. Minutes passed.

8 MR. CROAD: Did you have anyone sign up for the public
9 comment?

10 THE CHAIRMAN: I did not see the sheet.

11 MS. GOODWIN-DYE: Its still out there.

12 MR. CROAD: Yeah. Just officially we have got to
13 call -- call out their names.

14 THE CHAIRMAN: Okay. Do you want me to read
15 everyone's name?

16 MR. CROAD: Just read them off.

17 THE CHAIRMAN: Okay. So this is the public comment
18 section of the meeting. We already took additional comments
19 earlier, but we had these members sign up. Anthony Williams,
20 Tricia Cunningham, Jennifer Barker, Byron Webb, A.V. Kroft,
21 and --

22 MS. GRUBER: Good luck with that.

23 THE CHAIRMAN: It looks like GLA Liggins. I see none
24 present. Close the public comment.

25 MR. CROAD: We do provide this to our paralegal who --

1 MR. PAISON: Transcriptionist.

2 MR. CROAD: Transcriptionist. So those that spoke
3 that match up with the names they have -- they have that
4 information.

5 THE CHAIRMAN: Okay.

6 Council item updates?

7 MR. PAISON: Yeah. We had, last council meeting,
8 which I believe was the 19th, we had three items approved. The
9 27050 Lahser Road gas station, service station rebuild was
10 approved.

11 The 25826 Southfield Road addition of the carry-out of
12 the existing gas station was approved.

13 And the OS District retail restaurant amendment was
14 also approved.

15 So all three items that you referred to council were
16 all approved. I don't know if there was anything else in that
17 council meeting that --

18 MR. CROAD: Not that I recall.

19 MR. PAISON: Okay.

20 MR. CROAD: I think the -- there was the estoppel
21 agreement for the Northland project was approved, giving the
22 developer some additional time for financing.

23 THE CHAIRMAN: Miscellaneous?

24 MR. PAISON: Miscellaneous. Next meeting is June 4th,
25 2025, which is next Wednesday. I'll get your packets out

1 tomorrow for that meeting. That's a study meeting.

2 We are recommending cancellation of the long range
3 study meeting on the 11th and then the addition of the joint
4 study meeting with the council on the 16th, so we'd like
5 probably a motion to modify the schedule accordingly.

6 MR. MARTIN: To the Chair. I'd like to make a motion
7 that we cancel the long range study meeting scheduled for June
8 the 11th and replace that with the joint meeting of the city
9 council and the planning commission June 16th in our planning --
10 in our meeting agendas.

11 MS. BERNOUDY: I will second that.

12 THE CHAIRMAN: Okay. We've got a motion to cancel a
13 meeting and a meeting by Commissioner Martin, second by
14 Commissioner Bernoudy.

15 All in favor?

16 THE PANEL: Aye.

17 THE CHAIRMAN: Any opposed?

18 Okay. And then you want to discuss the recommended --

19 MR. PAISON: Yes. In your packet was a draft agenda
20 for the June 16th joint meeting. I just wanted to, before we
21 kind of finalize this and send it to council for them to also
22 tweak, we want to get your feedback on this. Right now, we've
23 basically got the call to order, the rule calls for the two
24 bodies, kind of roundtable introductions again, and then items
25 for discussion, the evolving housing options, because we do want

1 to bring that discussion forward this year, probably later in
2 the year, so that maybe it doesn't go to council till after the
3 election, just to be -- so it doesn't become a hot button. But
4 we got accessory dwelling units, tiny homes.

5 I mean, we're getting calls about and inquiries about
6 accessory dwelling units fairly regularly. We're like, it's
7 maybe weekly, maybe, it's a couple times a month, though,
8 easily.

9 MR. BOLLIN: I keep a list of people's --

10 MS. GRUBER: Can you describe what those are? Just
11 give me an idea, I am sorry?

12 MR. BOLLIN: The --

13 MS. GRUBER: Yeah. Like, what's an example?

14 MR. BOLLIN: So an accessory dwelling unit, like lets
15 say you put a shipping container out in your yard, it doesn't
16 have to be a shipping container but, you make a little --

17 MR. PAISON: Tiny house.

18 MR. BOLLIN: -- your college son --

19 MS. GRUBER: So what's the difference between that and
20 a tiny house?

21 MR. CROAD: Well okay --

22 MR. PAISON: So the tiny homes could be -- don't have
23 to be accessory to a main house. A tiny house could just be a
24 small house on a lot.

25 MR. CROAD: So typically, especially -- you have a

1 detached garage, an old carriage house, that could be converted
2 to an apartment to rent or a mother-in-law apartment is what's a
3 common name, right?

4 MS. GRUBER: Yeah.

5 MR. CROAD: But there -- but there's still a principal
6 single family unit with the detached accessory dwelling units.
7 A tiny home, a tiny home is -- is what it says. It's maybe a
8 400 to 600 foot square foot principal single family use. They
9 could be clustered. You could have several tiny homes, but
10 it's -- it's usually just for one family, one person unit.

11 THE CHAIRMAN: Okay. Yeah.

12 MR. CROAD: And that could be on a single lot.

13 MR. PAISON: So a tiny home could be an accessory
14 dwelling if it's on a lot with a regular house.

15 MS. GRUBER: Yeah (crosstalk) the difference, okay.

16 THE CHAIRMAN: -- less than the minimum required
17 square footage for a house.

18 MR. PAISON: I think in most of the districts we
19 require at least 1000 or 1100 or 1200 square foot, depending on
20 which district you're in. And those are bigger than -- tiny
21 homes typically cap out around 600 square feet.

22 MR. CROAD: Yeah 400 to 650.

23 MS. GRUBER: Right.

24 MS. GOODWIN-DYE: And they can be moved, too.

25 MR. CROAD: Some can. Yeah.

1 MS. GRUBER: Okay. Thank you.

2 MR. PAISON: And then also on here, we got the one to
3 four unit buildings, your duplexes, tris and quads, like a lot
4 of states now in other areas are actually making those just
5 normal permitted uses. It hasn't happened in Michigan yet. But
6 like, as we found out with the duplexes that Habitat did, they
7 fit in okay, they're -- they're fine, it's just -- it's -- it's
8 like when the other gentlemen who tried to get the duplex thing
9 approved, it becomes very highly uncertain when that level of,
10 like, instead of approving where they're allowed and setting
11 rules for them, we do them all as one off exceptions where it
12 becomes a fight with the neighborhood every time.

13 So it -- it's a question of whether or not maybe we
14 should just define some good rules for those and allow them,
15 without them becoming this special -- football situation, or --
16 or not. Like that's a discussion. Right. Is that something
17 the community wants to do?

18 MR. CROAD: We just had that rezoning that's going to
19 be coming back for site plan approval.

20 MR. PAISON: Yeah. The Bush Street townhouses.

21 MR. CROAD: Bush Street. How many units was that?

22 MR. PAISON: Six.

23 MR. CROAD: Six. So that's -- that's another
24 unique --

25 MR. PAISON: Yeah, that would fall into the next

1 category of the missing middle.

2 MR. CROAD: Yeah. And that -- and that's kind of that
3 missing middle.

4 MR. PAISON: Yeah. So that'd be the next one missing
5 middle housing, 5 to 16 dwelling units. That's what that Bush
6 Street one's going to be. And then also just the office
7 building hotel reuse as residential is another thing we're
8 seeing. We see a lot more of the hotels getting -- it turns out
9 offices are harder to convert.

10 MR. CROAD: Because of the ceiling height and the
11 plumbing requirements.

12 THE CHAIRMAN: In New York, they're doing that all
13 over the place. It's amazing.

14 MR. PAISON: Yeah. The land values in New York are so
15 high though. And the other one, we have it on here because it's
16 been kind of a, the woodland and tree preservation ordinance
17 is -- was adopted, I think, in the nineties, and it's got a lot
18 of difficult odd provisions, and it sucks up a lot of time for
19 what looks like minimal gain. And we just want to kind of talk
20 about that.

21 MR. CROAD: Yeah, we average 175 permits per year.
22 That's outside of site plan review. These are single family
23 homes that want to take a couple of trees down, either for new
24 construction or existing. We don't collect any fees. There's a
25 lot of hand holding. A lot of other communities exempt single

1 family homes and tree removals under an acre. So we want to
2 talk to council about, either do they want us to continue to do
3 this, do they want us to continue to do this with a fee? Do we
4 want to exempt single family homes under an acre or some size?

5 MR. PAISON: Do we want to focus more on the woodland
6 preservation, less on individual tree preservation?

7 MS. GRUBER: Is this new construction?

8 MR. CROAD: No.

9 THE CHAIRMAN: This is like, if I want to take a dead
10 tree down --

11 MR. CROAD: Well, not a dead tree, because there are
12 exemptions. If your tree's dead, dangerous or about, you know,
13 to cause injury, you can take that down. We're -- we're talking
14 about a lot of times where you have a perfectly healthy tree in
15 your lawn and you don't want to rake leaves anymore and you want
16 to just cut that tree down. We have that all the time. We --
17 we more often than not that's a reason why someone wants to take
18 the tree down because they don't want to maintain it. And so we
19 know the benefits of trees. And we will -- will investigate,
20 and then we say, okay, if you do want to take this healthy oak
21 tree of a certain size, you have to replace it with five other
22 trees. You either plant them on the site or you put money into
23 our -- our tree trust fund, and then we'll plant them in the
24 parks or rights away. But we know the value of the trees, and
25 we just don't want people cutting them down because --

1 MS. GRUBER: So we're talking healthy trees. Okay.

2 MR. CROAD: For the most part. And there's exemptions
3 for storm damaged trees or trees that are causing damage to your
4 house or foundation or are dead. And again --

5 MR. PAISON: Or interfering with utilities.

6 MR. CROAD: Right. If it's an imminent danger, you
7 can just take it down. But if there's not an imminent danger,
8 we'd like to just come out and verify that what you're telling
9 us is true, but that -- that takes a lot of time, and we want to
10 make sure it's done safely. And that's the other thing. We do
11 know of people who try to take trees down by themselves or get
12 weekend warriors that are unlicensed and uninsured. And
13 unfortunately, there's a young man that was electrocuted because
14 an electrical wire -- he worked for another arborist, but he
15 tried to do some work on his own.

16 We know of examples where people tried taking trees
17 down on their own and the tree falls on the neighbor's house or
18 car, or into the street. So we want to make sure that tree
19 removal companies are licensed and insured so that there's some
20 protections in there because it's a dangerous job.

21 And so there are some good things, but as Mr. Paison
22 has indicated, the woodlands ordinance was really to preserve
23 large acreage of woods, and it's evolved into individual single
24 family homes and removal of trees. And I don't think that was
25 the original intent. And that's why we want some clarification

1 from council. So if we have time, we'd like to talk about it.
2 If not, we're going to bring it to a -- probably the legislative
3 committee and then a further study with the council, but if we
4 have the opportunity to lease talk about it jointly, that's what
5 we'd like to do.

6 MR. MARTIN: One of the things I'd like to suggest is,
7 there are a lot of old growth trees in Southfield, and a lot of
8 trees have life -- life expectancies. And a lot of these trees
9 are old, and it doesn't -- it takes a small storm to make them
10 dangerous. And we need to look at, okay, how old is this tree
11 and is it -- is it at an age where it's going to die soon? And,
12 you know, there -- there's certain circumstances. The tree next
13 door to me was a -- tree, it was 70 foot tall, got struck by
14 lightning twice. The arborist said, fine, it's -- it's fine.
15 It was fine until the guy next door was sitting on the toilet
16 and a six inch branch came through the ceiling. You know, you
17 gotta -- you gotta look at things and if you're not paying
18 enough attention to it when they do -- and we have to make sure
19 that we're doing it so it's safe for the citizens, too.

20 MR. CROAD: Yeah. And then there's a lot of volunteer
21 trees, birds poop out the seeds, and they grow in the fence, and
22 then those are usually the utility quarters that cause problems
23 later. We're not talking about that. Utility companies can
24 come in and maintain and cut those trees down that could be
25 dangerous. We're talking mostly individual trees on single

1 family lots.

2 MR. PAISON: The tree has got to be at least six inch
3 diameter to even be regulated under this ordinance. And the
4 landmark trees tend to be on average 18 inches in diameter or
5 larger. Some -- there are some species that become landmark,
6 are a smaller size, they don't get that big. But typically 18
7 inches is -- 18 inches is kind of the cut off of when things
8 become landmark trees. And that's where you're like, if you
9 take down a landmark tree, you're going to lose a substantial
10 amount of your local canopy. You know, you're just going to
11 lose that shade and that -- and trees, they -- they, you know,
12 they intercept a lot of storm water. They do a lot of cooling
13 effects that you don't get in more urban areas. There's like,
14 they do a lot of -- there's a lot of, like, value in what the
15 trees provide you, but there's a kind of a trade off of, like,
16 how much can we -- and then there's been some recent court cases
17 too, where in Michigan the government has to do a better job of
18 proving the legitimate community interest to regulate individual
19 trees on individual people's residential properties.

20 Because we're a strong -- we're a strong landowner,
21 right state. So you really have to make a stronger case. Now
22 for a woodland, particularly if it's, you know, wetland area, we
23 can probably make that case pretty easily. An individual maple
24 that may be 80 years old on somebody's front yard compelling
25 government interest on that might be a little harder to prove.

1 So that's -- that's where it's getting also. There's just been
2 some case law recently. Canton had its tree ordinance pretty
3 much struck down and they had to rewrite it. So they're in the
4 process of doing that. So there's been some recent cases that
5 also made us question, you know, like how we do this. Also,
6 we've been only charging 300 Bucks a tree for replacement. It's
7 cost us \$600 to plant trees. So that number is way off.

8 So, there's just a lot of parts of that ordinance.
9 There's an appeal process that's really strange, because if it's
10 not part of a site plan approval and if people want to remove
11 trees, they can do a separate tree permit. Because it's not
12 part of a sight plan approval, we have to do a direct mailing to
13 everybody abutting the property, and they've got, I think, 30
14 or -- days to respond --

15 MR. CROAD: Then there's like, again, another 50.

16 MR. PAISON: And then if the city planner, having
17 received the response, decides to approve the permit, we have to
18 give them a notice that the permit's going to be approved and
19 give them 60 days to appeal to the council. That comes up --
20 it's -- it's like this dual appeal process. It really should
21 be, application comes in, we review it for the ordinance, make a
22 determination, and perhaps we inform the neighbors that
23 determination is going to be made and the tree permit's going to
24 be issued and they have X amount of time to appeal it. Not kind
25 of appeal then appeal. You know, just one appeal would be

1 probably the better way. It's just -- it's a little -- it's a
2 lot of paperwork to, like, make all that happen. And I don't
3 think we've actually not ended up issuing the permit in the end,
4 anyway.

5 MR. CROAD: And then the ordinance gives the city
6 planner the responsibility for tree removals on private
7 property, gives the park superintendent responsibility for tree
8 removals on parkland, and gives the city engineer responsibility
9 for tree removals in the rights of way. So there's also a lot
10 of overlapping jurisdiction.

11 MR. PAISON: Yeah. It's a -- it's an unusual -- I
12 think that ordinance really could be streamlined and probably
13 modernized.

14 MR. MARTIN: -- your document on tree removal, publish
15 it for the subdivision and sent it out to everybody.

16 MR. CROAD: Yeah. So we -- did we did have a
17 technical assistance that reviewed our ordinance a few years ago
18 and increased the tree replacement and lowered the -- the
19 threshold for tree removals. And that was more of a green
20 initiative and sustainability than it was what -- what -- what
21 are the legal rights and the practicality of enforcing this
22 ordinance? So it's -- it's time for us to review it.

23 MR. PAISON: Yeah. And but the real reason we --
24 we -- those are two that, as long as you agree, we'll leave them
25 on because those are two that the Planning Department has kind

1 of wanted to see moved forward, but we also wanted to see if
2 there were any other additional topics this body wanted added to
3 the agenda. And you know, that -- that was important to get
4 your input on that as well. Is there any thoughts on any other,
5 like planning or zoning issues that you would like to see
6 discussed?

7 MR. MARTIN: Yes.

8 MR. PAISON: All right.

9 MR. MARTIN: I keep hearing about the star theater,
10 what's going on with that? We need to do something about -- the
11 -- the star theater was approved and nothing's happened that we
12 know of. And it's almost -- it's been a year and a half now.

13 MR. CROAD: So you know, again, I don't think that's
14 something that is necessarily an appropriate joint discussion.
15 The city attorney's office contacted me today specifically about
16 that site because there was a temporary special use that
17 happened and there were some complaints about it. So again, I
18 would ask any thing is open for discussion, but things that are
19 relevant between the Planning Commission and -- and joint, you
20 know, the city council. Now, if you have a concern about what's
21 happening with a particular property, you can convey it to us
22 and we can follow up and investigate.

23 MR. MARTIN: Yeah.

24 MR. PAISON: But I think this -- this meeting is
25 really more about policy. You know, you're a recommending body

1 as the Planning Commission who deals with the planning issues
2 every day. The council has to make the kind of final call on,
3 like, rezonings and text amendments. So it's that dialogue of,
4 you know, in the last year or so of cases that you've seen, and
5 ordinance amendments we've done, and discussions that have been
6 had, are there policy issues that you think, you know,
7 additional policy issues that should be given priority to be
8 moved forward and, you know, that way you can bring that up, and
9 if the council says, yeah, you're right, then we know, but we
10 need to bring that sooner than rather than later.

11 So I think council is going to bring some of those
12 issues up. But I'd like to know, if this body has some issues
13 that you're seeing, like, why do we keep getting appeals that do
14 X, why don't we keep getting, you know, that's -- that's -- that
15 this is like a good way for, like, you guys to make sure we are
16 on the same page so that, if we get a direction from both bodies
17 of, hey, you should be looking at planning for this or zoning
18 amendments for this, when we bring them, you'll know why we're
19 bringing them, and you'll know that there's some shared interest
20 in that from both bodies so that it's not a waste of our -- of
21 our time, your time and the council's time to get into a, you
22 know, something that's not going to move forward.

23 Especially the more complex voting amendments.
24 There's a lot of writing, rewriting, reviewing and prepping, and
25 then the hearings that we hold and the council holds, I don't

1 like to make that effort unproductive. That's why this is a
2 good forum for getting that out there and say, here's some of
3 our priorities for the next year, but we want to see movement.

4 THE CHAIRMAN: I feel like we were just educating of
5 why can't we just get somebody to spend ten million dollars on
6 this building. And then we got people that say, I chose your
7 community because of this location and this building. And
8 everyone complains -- it's like, you can't have, you can't have
9 everything, like people look, if -- if a business owner wants to
10 build a business, they look, and they got a bunch of criteria
11 they look at of will my business do well in this community and
12 does that community allow my business? And that's who they're
13 going to pursue. I mean, that's -- I think our zoning ordinance
14 is -- is flexible and open, especially with all these adaptive
15 reuse zonings.

16 So in the last 10, 15 years, the -- the changes we've
17 made to -- to allow redevelopment is huge. And that was like an
18 education piece at the last meaning I think that we had on that.
19 But it's, you can't just say take your money and buy this
20 person's property that's not for sale and put your business
21 there, its just not how it works. Like, its allowed here,
22 and -- it's.

23 MR. CROAD: And to your point, we get asked often, why
24 can't you just get a number of five star restaurants? And what
25 I try to also explain to your point is, most businesses are

1 looking at traffic count and household income. If you don't
2 meet those two criteria, unless you heavily subsidize them,
3 they're not going to come to a certain location. And everyone
4 needs to understand that.

5 Now is the process easy to go through? Are you
6 redevelopment ready? Are -- do you have a city commission staff
7 and council that are willing to work with you? Because if you
8 get a bad reputation, like some communities, then you're less
9 like -- you don't even know who's not coming to you, because
10 they just don't come. So creating flexibility that's
11 reasonable, streamlining the process like we've done by
12 eliminating a month for straight site plan review, and I'm sure,
13 maybe we'll get some feedback on what we've been six, eight
14 months now that you've had site planning?

15 THE CHAIRMAN: Site planning. Approval.

16 MR. CROAD: You know, this was one of the first ones
17 where we had some more robust discussion with the neighborhood,
18 and -- and hopefully we -- we tried to get in front of it by
19 educating the neighborhood and also letting the council know
20 that we had 30 people show up at this one study session about
21 this one project so they're not caught off guard, because that's
22 what part of what we sold is that, we're knocking off a month,
23 we're knocking off two meetings for -- for businesses that are
24 paying their consultants to attend. We're taking some of the
25 heat for the elected officials, and we're still making sure that

1 complies with the ordinance and regulations they ultimately
2 adopt.

3 So maybe some of that will come up, but I think
4 it's -- it's important for us to meet on a regular basis. Tom
5 and I do the best we can to -- we started sharing what happens
6 at the council. We're sharing now all the agendas and
7 information, we're sharing with the council what's on the
8 Planning Commission, and we try to keep everybody as informed as
9 possible.

10 MR. PAISON: And we could add an item on there that's
11 just basically a discussion of sort of more development, both
12 residential and commercial, development redevelopment, reuse
13 approaches or improvements that could be considered. You know,
14 maybe there's a dialogue to be had, at least on that item of,
15 we've made some improvements, what further? There's always more
16 that you could do, of course, and what the, anybody's thoughts.
17 That might be a good dialog to have, just like, now we've done
18 these couple of minor amendments, is there some other things
19 that would be -- because I know that it's not just business, we
20 would like more residential development, too.

21 MR. MARTIN: How did they like the -- the site
22 approval?

23 MR. PAISON: Yeah.

24 MR. MARTIN: How does that work for you?

25 MR. PAISON: Yeah, that's -- that's a great change.

1 And like some of these other things we're doing. And if there's
2 more of that sort of thing people would like to see, then, you
3 know, what we're working to work at it. We're trying to work on
4 streamlining, you know, we -- we take our applications
5 electronically now instead of having, you know, 12 sets of paper
6 turned in. We're getting back to people using, you know, more
7 responsive through e-mail or response letter -- review letters
8 go out, they can check status of their reviews online. That's
9 all, you know, modernization we're doing. So it's -- it's
10 moving in the right direction. There's always more you could
11 do. And sometimes you don't, like, a lot of these, like were
12 brought up, like these were cases that we've dealt with since I
13 got here. Like, oh, yeah, that little -- that little employment
14 agency probably should have been able to go into that strip mall
15 without a special land use. It wasn't that big of a deal. It
16 was 1000 square feet of unleashed space that they would lease
17 for that purpose for their outward facing operations. I was
18 like, oh, and like, when it was here, the Planning Commission
19 asked, why are we making this special land use? The council
20 asked the same question, and I went, well, if I got both bodies
21 asking me that, maybe I ought to look at that. Right.

22 And that's where we looked -- and we looked -- and
23 then maybe think about the OS buildings that I see vacant when
24 I'm moving around the city and we're doing inspections and
25 dealing with ones that have issues. That's like, we need to be

1 more flexible on a lot of this stuff, like, mixed use is not --
2 like, it's actually -- can be more robust. It doesn't have to
3 be a weakness. It doesn't have to be a problem.

4 If you go back to the roots of zoning, where you think
5 about, like, you're preventing common or obvious nuisances from
6 occurring, and that's why you do it. Like, if you go back to
7 that first principle, it's like, okay, why are we limiting that
8 use? Well, sometimes this happens. Well, how about we just
9 limit that thing from happening instead of limiting all the
10 other uses? It's -- it's that approach. It's kind of going
11 back to that first principle of, yeah, we don't want to damage
12 anybody else by allowing things, but maybe there's more nuance
13 ways to manage that than just prohibiting things.

14 So it -- it -- that is an interesting dialogue, and
15 you really have got to kind of think your way through it and
16 discuss it. But I could add that, like, the general topic onto
17 the agenda. If that's something, like the more dev -- you know,
18 residential and business development flexibility or flexibility
19 tools, how do we -- we've done some good stuff. What -- what
20 are we going to build on next? I think that's a fair -- it's
21 always -- that's always a good discussion to have.

22 THE CHAIRMAN: This stuff takes time. It's like, why
23 isn't that project -- why isn't that project done yet that we
24 approved a year ago? Like that's not -- that's nobody's goal to
25 spend all this money with design, get it approved, and not get

1 0it open and actually make money the way they were trying to do
2 it. But it's like, I've got projects I've been involved in for
3 years that we keep making it smaller and smaller and still, you
4 know, like, sometimes finances just don't work on projects.
5 It's unfortunate. It's like, they always want to build it as
6 fast as they can. It's just the reality of getting millions of
7 dollars or even hundreds of thousands together is -- is
8 difficult.

9 And that's why I think these -- these mixed uses have
10 always been so important because buildings are so expensive and
11 staff is so expensive. And if you can have, like, the shared
12 office part that now you don't need two separate buildings and
13 two separate maintenances, and then, you know, with -- with
14 something like that has insurance payments and things like that,
15 that might fund something that wouldn't normally make economic
16 sense, and if it's under one roof, it really happens, you know,
17 it really works out well, but then it's -- it's something that
18 hasn't been done before, which is why isn't it just defined in
19 the zoning ordinance, so...

20 MR. CROAD: And to your point, a lot of development
21 needs the approval before they can get the financing. And then
22 financing changes. And then you have external forces, like
23 tariffs or supply chain or material shortages or labor shortages
24 or interest rate, or COVID.

25 THE CHAIRMAN: Everyone talks about it, its like, I

1 can't sign the contract. You know, you have got to sign the
2 contract now.

3 MR. CROAD: Yeah. And those are all out of our
4 control. And -- and sometimes we drive by, I might drive by
5 site for a year, see no activity. I take a couple of days off.
6 I come back and somebody broke ground. So we -- we don't know
7 that until they request an inspection for a temporary or
8 final -- sometimes. So I think we got a good -- good start
9 here. And obviously there's going to be some free flow
10 discussion. Council might add some items as well, but we want
11 to at least give you one last crack at the apple. We're going
12 to share this with our council president and -- and then
13 hopefully we'll have a productive meeting on the 16th, right, of
14 June?

15 MR. MARTIN: I noticed this is not on the schedule
16 council meeting date, which was nice.

17 MR. PAISON: Yeah, that was one of the reasons why the
18 council president suggested it because it wouldn't conflict with
19 normal council meetings, so they wouldn't have to run off. They
20 could, you know, they were like, okay, we frequently have
21 meetings from Monday from 6:00 to 8:00 so it's just another, you
22 know, and we're going to be in the -- the large parks and rec
23 room we were in last time. I'm going to have to set it up as a
24 kind of a U-shape again so we can look at each other and use
25 that room as well.

1 MR. MARTIN: 115, the big room?

2 MR. PAISON: Yeah.

3 MR. CROAD: The only other miscellaneous is, if you've
4 noticed, the work out front, the promenade --

5 MS. BERNOUDY: Yeah.

6 MR. CROAD: -- is just being finished, and then we'll
7 be starting adding furnishings and other things to it.

8 MS. BERNOUDY: How long would that take?

9 MR. CROAD: Well, this -- once the concrete cures and
10 they get the finish, we're -- they're planning having it done by
11 this weekend so that I think parks and rec has their first
12 activity, and then we have our Eat to the Beat, do you know the
13 date, Alex?

14 MR. BOLLIN: June 12th.

15 MR. CROAD: So after -- after we get used to the this
16 having all this extra space for food trucks and electrical,
17 we're going to be working on lighting and furnishings. That
18 might take some time. But it'll make the front lawn much more
19 accessible and usable.

20 MS. BERNOUDY: Yeah.

21 MR. CROAD: And that ties in with the mid-block
22 crossing, which ties in with Middlepointe, which has been on the
23 books since at least 2015.

24 MR. PAISON: Yeah. But now that they've got the
25 transformational Brownfield approved, that project is much

1 closer to going somewhere. So that's good.

2 THE CHAIRMAN: All right. Great. Thanks a lot.

3 (At 8:22 p.m., meeting adjourned.)

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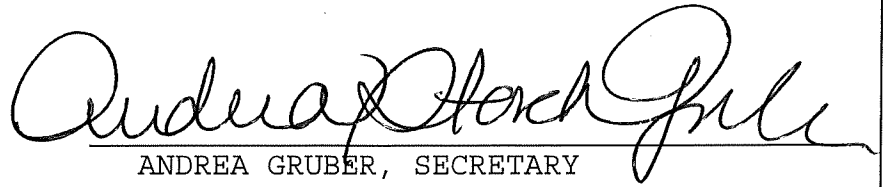
I FURTHER CERTIFY that I am not of counsel or attorney for either or any of the parties to said proceedings, nor in any way interested in the events of this cause, and that I am not related to any of the parties thereto.

DATED this 10th day of JUNE 2025



JANENE CLEARY, Michigan CSR No. 16359

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ANDREA GRUBER, SECRETARY

Date: 7/9/2025