

Planning Commission Meeting
June 24, 2026

City of Southfield

PLANNING COMMISSION REGULAR MEETING

Council Chambers - Southfield, Michigan

Wednesday, June 24, 2026 - 6:30 p.m.

Video Recording transcribed by

JANENE CLEARY, Michigan CSR No. 16359

COMMISSION MEMBERS AND STAFF PRESENT:

Robert Willis, Chair

Andrea Storch Gruber, Commissioner

Geralyn Stephens-Gunn, Commissioner

Anthony Martin, Commissioner

Cynthia Bernoudy, Secretary

Kyle Bryce, Senior Planner

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3

4 (At 6:30 p.m., meeting begins.)

5

6 CHAIR WILLIS: This is the call to order of the City
7 of Southfield Regular Meeting of the Planning Commission. Today
8 is June the 24th. The time is 6:30. We are located in Council
9 Chambers.

10 And with that, I will ask for a Pledge of Allegiance.

11 (Pledge of Allegiance recited.)

12 CHAIR WILLIS: Thank you. May we have a roll call.

13 MR. BRYCE: Gruber?

14 MS. GRUBER: Here.

15 MR. BRYCE: Bernoudy?

16 MS. BERNOUDY: Present.

17 MR. BRYCE: Willis -- Chair Willis?

18 CHAIR WILLIS: I'm here.

19 MR. BRYCE: Martin?

20 MR. MARTIN: Here.

21 MR. BRYCE: And Dr. Stephens-Gunn?

22 DR. STEPHENS-GUNN: Here.

23 MR. BRYCE: Commissioner Griffis is excused. We have
24 not heard from Commissioner Goodwin-Dye, but regardless, you do
25 have a quorum to conduct business.

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1 CHAIR WILLIS: Thank you. Thank you so much.

2 By way of motion, can we have approval of the agenda?

3 DR. STEPHENS-GUNN: Through the Chair, I motion that
4 we accept the agenda for our planning meeting tonight, June
5 24th, 2026.

6 CHAIR WILLIS: Is there a second?

7 MR. MARTIN: Second.

8 CHAIR WILLIS: It's been moved by Stephens-Gunn;
9 seconded by Commissioner Bernoudy.

10 All in favor.

11 FULL COMMISSION: Aye.

12 CHAIR WILLIS: Any opposed?

13 (No audible response.)

14 CHAIR WILLIS: Thank you. That's approval.

15 Unanimous.

16 Do you have any announcements in communications for
17 us?

18 MR. BRYCE: I do, actually, Chair. Just a brief
19 statement over a matter that has come up recently with the
20 Department. The City has been made aware of apparent fraudulent
21 scams targeting applicants going through planning processes. Be
22 advised -- and this is to this body and the applicants here
23 tonight and anybody listening.

24 Be advised that payments for planning applications are
25 handled at the beginning of the process and will come in the

1 form of an email from BS&A with a link that takes you directly
2 to the City's BS&A page to review the invoice. The Southfield
3 Planning Commission itself will never send an invoice for
4 services, and the City will never request payment via wire
5 transfer.

6 So sometimes these scam emails have obviously fake
7 email addresses, but this may not always be the case. If you
8 ever have a question about a request for payment or an invoice,
9 please contact the Planning Department directly at
10 (248) 796-4150.

11 CHAIR WILLIS: Thank you. Completing that, we are --
12 we can take on our first site plan review. That is PSP26-0012.

13 MR. BRYCE: Thank you, Chair.

14 So this is the site plan review. Petitioner, DH
15 Homes, LLC. Address, it's part of the Northland City Center.
16 This is part of the Northland Project and for which this
17 received the ODD amendment a few months ago to allow for sports
18 domes. This is the site plan component. So although the sports
19 dome was discussed in concept of the ODD, this is the actual
20 site plan permitting the construction of the dome and its
21 associated site work.

22 The existing zoning is the Northland ODD, the Overlay
23 Development District. There's an underlying RS, Regional
24 Shopping, zoning underneath. The purpose of this is to
25 construct a sports and recreation dome.

1 On this slide, you'll see the current zoning, which
2 shows that purple underlying RS with the ODD overlaid on top of
3 it. There's also the future land use, which shows the -- as
4 part of the Downtown Development Authority.

5 This is the site aerial and existing conditions. So
6 you can see the Northland site. Looking north, you can see a
7 portion of Buildings A and B of the Northland Development on the
8 east along Greenfield, the mall in the middle. The Sports Dome
9 is kind of in the northwest area of the site abutting the mall
10 site.

11 This is the site plan. So obviously, the dome takes
12 up a large percentage of the site. It features parking on the
13 front and the rear. There is a front auxiliary building, which
14 is the main entrance for folks to go in and out. You also see
15 some concrete on the front side of the building. This is mostly
16 for HVAC and things like that. In addition, you will see a
17 vehicle airlock, so that is used for emergency vehicles to
18 access the site.

19 We have here the conceptual landscaping plan showing
20 the screening requirements that we typically include along with
21 numerous trees. In addition, we have a color landscape plan
22 here, just illustrating the difference between the greenery and
23 the concrete.

24 Here's a floor plan of the Sports Dome showing some
25 conceptual sports layouts that could be done simultaneously

1 within the dome. And then the upper image shows that auxiliary
2 building which features bathrooms, a utility closet, front desk,
3 and the airlock. Here are the elevations. They do mimic the
4 mid-century modern Northland style, specifically, those kind of
5 gray-colored columns that go up vertically.

6 I'd like to call attention to the bottom portion of
7 this, which is the masonry brick veneer soldier course. So the
8 applicants, I think, since the last time they were here, added
9 that durable material along the base of this building. So
10 that's both the -- the brick color part and the part that is
11 EIFS. So at the bottom of the EIFS portion, there is the
12 durable material that we require.

13 Here are some renderings of the site. Just kind of,
14 if you're standing in the parking lot looking towards the dome
15 itself and the auxiliary building.

16 And, at this point, I'd like to turn it over to the
17 applicant.

18 MR. KLATT: Good evening. Thank you for your time.
19 I'm Jeff Klatt with Krieger Klatt Architects, 400 East Lincoln
20 in Royal Oak, Michigan. I am also here with Contour, the
21 development team, and our civil engineer as well. So if you
22 have any specific questions regarding the sites or the
23 development itself, they can address those.

24 So, again, thank you for your time. We have a brief
25 presentation. We won't take up too much of your time, if I can

1 figure out how to -- it's the left and right arrows, right?

2 MR. BRYCE: Yes.

3 MR. KLATT: So we appreciate all the feedback and
4 commentary you provided last time. That was excellent. And our
5 team went back to work, went back to the drawing board a bit and
6 made some modifications. So I'll run through just some of these
7 bullet points here of things that we changed that were different
8 from last time. And some of these were just mentioned too.

9 So the first one is, at the base of the dome, we
10 had -- we had a -- a concrete wall. It's about a 2-foot-high
11 concrete wall, give or take. Pretty plain. So what we did is
12 we're going to now do a brick-embossed concrete wall, and we'll
13 stain it to match the color of the brick around the -- the
14 development and the entry building itself.

15 We had previously proposed storage sheds outside the
16 dome flanking the right-hand side of the entry building and a --
17 and a concrete area as well for those. We're going to remove
18 those both as well too. Even the pad -- we're going to remove
19 that.

20 There was a question about the durable materials at
21 the base. We had proposed that EIFS or Sto product at the base
22 we have since changed that. And as you'll see in the -- in the
23 renderings, which was also just pointed out, we are now using
24 brick in those areas. So we -- we have very durable materials
25 at the base of the building.

1 From a site plan standpoint, we adjusted the parking
2 striping. We were showing single stripes. Now we have the
3 double stripe, which is more consistent with the development at
4 large.

5 And then there was also a question last time, too,
6 about how we came up with the parking count. So we have a few
7 scenarios we'll show you for more of our intense uses in the
8 building, such as soccer and/or baseball. So we'll show you how
9 we broke down those numbers to -- to come up with a parking
10 count.

11 And then we added a pedestrian access point from the
12 main sidewalk along the boulevard to the entry of the building,
13 which we didn't have before, which will make the building more
14 safer for our guests that are arriving by foot or by bicycle.

15 And then at the back of the site, too, we had a
16 conversation with Planning and the fire marshal to provide fire
17 truck turnaround access too. So I'll show that in the site plan
18 as well.

19 So, again, I don't need to waste your time with the
20 site. You guys all know where this is. Development. Again,
21 you know where this is located -- 8 Mile in Greenfield.

22 We did -- we did update the overall site plan too. We
23 had a few errors in the last plan that was sent over regarding
24 the drives that would be in place when this -- when the dome is
25 up. But again, we have access points from J.L. Hudson Drive,

1 Greenfield Drive, and then Northwestern Highway as well. So we
2 have multiple access points to get to this -- the facility.

3 MR. BRYCE: Yeah. And through the Chair, Mr. Klatt, I
4 think for -- for this slide -- I'm just looking at the overall
5 development plan -- I think one of the things that is a little
6 bit outstanding. So we just want an understanding the limits of
7 construction for what Contour is doing versus what the developer
8 is doing. So obviously, we don't need that here and now. But
9 as we move forward, we're just looking for a clearer picture
10 of -- for the, you know, approaches to this site, who's doing
11 what, just for the future.

12 MR. KLATT: Yeah. Oh. That's a great point. Thank
13 you. And I can let (inaudible) speak upon that in a minute
14 here, if that's okay. Thank you.

15 And then we have our -- our immediate site as well.
16 So you can see that -- that large gray rectangle in the mid --
17 in the middle is the dome. We do have 70 parking spaces out
18 front of the dome, right in front; and then there's 84 overflow
19 spaces at the back side of the dome too which are shared. And
20 there's other parking fields around this building too, as you
21 can see in the upper portion of the drawing. But immediately
22 for the dome, we have about 150 some odd spaces for use.

23 You can see that pedestrian point. I don't know if I
24 can point to it on the screen. But where that star is -- that
25 red star for the main entry to the -- the entry point to the

1 building, we do have a striped crosswalk leading from the main
2 sidewalk, the development, to our front door, if you will.

3 This is a typical layout. This was included last
4 time, but this is colored. That might help describe what may
5 take place in the dome. As you could see, the big piece on
6 the -- on the right would be the 11v11 soccer field. The
7 lacrosse field, we do have a smaller 7v7 field and the small
8 warmup area too.

9 I mentioned baseball. I -- I have a son that plays
10 baseball in these domes in the winter. And what they do is they
11 basically line up two fields in the corners, and they kind of
12 hit across at each other with a net in the middle. So you can,
13 essentially, have two baseball games going on, too, within the
14 dome. So -- but from a -- a number of people inside the
15 building, soccer would probably be the most intense use,
16 followed maybe by baseball.

17 So when I mentioned parking, this is a -- a soccer
18 scenario. So what it shows here is at the very top, it says The
19 Component, meaning, who would be in the building.

20 So let's look at in 11v11 soccer game. So we'd have a
21 total of 36 players, 18 players per team. There's 11 people
22 playing, but there's also subs. We have guests or family
23 members, what we see is a ratio of 1.5 per player. Sometimes
24 the kids are dropped off. Sometimes they carpool. Sometimes
25 both parents come. Sometimes one comes. So I think 1.5 is a --

1 is a -- is a good ratio to use for a number of family members
2 per player.

3 We have two coaches, one on each team. We have
4 referees. So a subtotal of -- of 95 for 11v11. And then if you
5 look at the 7v7 field, there's 63. So for the games and players
6 and family, that's about a 158 occupants. We'll have about two
7 staff members in the building.

8 And then we also factored in is a whole complete other
9 game in the queue. So we have one game going on. We have other
10 teams that are about to come in. Maybe they're warming up.
11 Parents are coming into the building. They're coming in.

12 So we looked at probably a worst-case scenario, we
13 have full two teams. Like I said, in a lot of cases, parents
14 will drop the kids off. They may run to the store. The kids
15 warming up. Then they come. So I don't think we'll ever have
16 that pure doubling, but, again, it's looking more of a
17 worst-case scenario.

18 So all that being said, if we look at, you know, 318
19 occupants, divide that by the four or one space per four
20 occupants, it's about 80 parking spaces. So we can generally
21 accommodate that in the front, but we have the overflow in the
22 backside of the building too.

23 And, again, these are for games. During the week when
24 it's practice, typically, the parent is dropping off, then
25 they'll come back and pick up. So during the week, we never

1 really see this much when there's just practice going on. It's
2 just for the games itself. So again, worst-case scenario.

3 Baseball, another one. So we can look at this too,
4 where we have same thing. Same setup where we have, you know, 4
5 teams times 11 players, 44 occupants. Coaches will have 12.
6 Family and guests will have 66. Umpires, 4.

7 So the one game going out would be, you know, 126.
8 And then if we factored in a queuing of that, we're showing 122
9 because the referees would be there in either scenario, and then
10 the same staff at two. That's about 242 to 250 occupants. So a
11 little bit less than soccer. So again, using that one per four
12 ratio, it's about 60 -- let's call it 63 spaces needed. So
13 again, it's not a -- not a very intense parking demand.

14 Floor plans. Those were already walked through. I
15 think you're pretty familiar with the -- the large dome on the
16 bottom. Then we have that very small entry building to the top.
17 And really, it's just restrooms and a lobby area.

18 And the part -- the -- there was a question last month
19 about the plumbing fixtures. So we have more plumbing fixtures
20 for that occupancy load for soccer than what's shown there is
21 needed for the building code -- the International Building Code.
22 So we have more than enough toilets and sinks for each gender
23 within the building itself, more than what the building code
24 requires.

25 And one thing to point about that too is usually

1 during the games, if the kids are playing, they're not using the
2 restrooms. So for that hour their game is going on, it could
3 just be the parents and guests that are occupying. Maybe after
4 the game, the kids could, but we never have a mass surplus of
5 all occupants that could use those anyways.

6 This is the entry or auxiliary -- auxiliary building
7 floor plan. At the top would be the entry point. Small lobby
8 area, restrooms. And then our airlock to get into the dome.

9 And again, we shared this with you last time. No
10 proposed change except at the base of the building. I don't
11 think these drawings do that justice, so we'll just jump to the
12 renderings.

13 These were the same images we shared last time of --
14 of what could happen inside the dome.

15 And again, it was mentioned, the mid-century modern.
16 So we really have the same layout that we proposed last time
17 that -- that fits the style of the J.L. -- the original J.L.
18 Hudson's building and the other buildings around the facility.

19 But the one thing to point out would be the base of
20 the building. So we are showing brick there now versus the EIFS
21 that we had before at those column elements -- the EIFS column
22 elements. So, again, it'll be much more durable, which is
23 required for the ordinance. So that's really the major change
24 that we have on the outside of the building would be just
25 that -- that material.

1 And then there's an image here that shows -- well, at
2 least I thought there was. There's an image that shows -- oh.
3 You can see it there. That text at the top left shows
4 brick-embossed concrete foundation wall.

5 So before, we get a plain concrete wall. It'll be a
6 stamped concrete wall that'll match the size of the actual brick
7 on the building, and it'll be stained to match. So I know we
8 can't paint it, which is a maintenance problem and not allowed
9 for the ordinance, so it'll be impregnated into the material
10 itself, so it will match.

11 So that's really it from an architectural standpoint.
12 We'll be more -- more than happy to answer any questions you may
13 have regarding the building, regarding the immediate site, the
14 development at large, or any of the questions related to
15 parking.

16 CHAIR WILLIS: Okay. Well, I thank -- I thank you.

17 MR. KLATT: Thank you.

18 CHAIR WILLIS: Yeah. I'm going to start with our
19 commissioners and ask Commissioner Gruber if you have any
20 questions.

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

22 CHAIR WILLIS: Commissioner Bernoudy?

23 MS. BERNOUDY: Thank you. I have no additional
24 questions than those that I had when you were here before. So
25 thank you.

1 CHAIR WILLIS: Commissioner Stephens-Gunn?

2 DR. STEPHENS-GUNN: I just have one question regarding
3 the landscape plan. I don't think it was included as a part of
4 this.

5 And, Kyle, are we looking for it? They're going to
6 submit a landscape plan?

7 MR. BRYCE: Yeah. I mean, that -- I thought that was
8 included, but --

9 DR. STEPHENS-GUNN: Well, maybe I didn't see it.

10 MR. BRYCE: Yeah, it's in the -- it's in the packet.

11 DR. STEPHENS-GUNN: The reason why I'm mentioning it
12 is, I do like the landscape, the way it's laid out. If that's
13 what it's going to look like, it's going to be pretty. So
14 that's my only comment.

15 MR. KLATT: Thank you.

16 MR. BRYCE: Yeah, the landscaping plan is in the
17 packet.

18 DR. STEPHENS-GUNN: Okay.

19 MR. BRYCE: It's a little buried back there.

20 CHAIR WILLIS: Commissioner Martin?

21 MR. MARTIN: Two quick questions. One, I -- I believe
22 one was answered before. The floor. You're using AstroTurf or
23 something like that for the grass portion. What's underneath
24 there?

25 MR. KLATT: It -- it's a concrete. There's concrete

1 below. It's integral to the structure of the building itself,
2 but it will be a concrete base, and then the -- the turf will be
3 applied over the top of that.

4 MR. MARTIN: Okay.

5 MR. KLATT: I'm not an expert at turf, but --

6 MR. MARTIN: Yeah.

7 MR. KLATT: -- that's -- that's my understanding of
8 it.

9 MR. MARTIN: Yeah. And the other is just a safety
10 question. I -- I assume that there will be someone there if
11 needed for first aid, or is that something that the teams are --

12 MR. KLATT: Yeah. Mr. Hartzell mentioned last time
13 that there's no onsite nursing station, but each coach is
14 prepared for that with first aid kits. In a lot of cases, one
15 of our coaches on -- on the baseball teams, at least, has a
16 first aid kit that's available if something happens -- you know,
17 cuts and bruises, whatever it may be.

18 MR. MARTIN: We haven't any AEDs there at --

19 MR. KLATT: I -- I don't know for sure. If -- if --
20 possibly, but I don't know 100 percent if there's something like
21 that there, but they're very well could be. That's --

22 MR. MARTIN: It's, just a question. That's --

23 MR. KLATT: No, it's a great point. I -- I -- yeah,
24 it's a great point. Safety is critical, obviously, when you get
25 hard balls and soccer balls --

1 MR. MARTIN: Yeah.

2 MR. KLATT: -- and kids training, you know.

3 MR. MARTIN: You're beginning to see more and more
4 stations at stadiums in that, so that's the only reason I ask.
5 Thank you.

6 MR. KLATT: Yeah. No. And I know Mr. Hartzell
7 would -- runs a first class -- he has other facilities too. He
8 runs first class operation, and I know safety is paramount. But
9 thank you for that, though.

10 MR. MARTIN: Thank you.

11 CHAIR WILLIS: I -- I have a couple of questions in
12 a -- along a different vein. When -- when we were last here, I
13 asked about the number of spaces you had for bicycles, and you
14 were very comfortable with it that you'll have a number of
15 spaces for bicycles. I am now wondering what about the safety
16 of bicyclists as they go through the facility -- go through that
17 development. Are there anything in the works to ensure that
18 they can traverse with reasonable safety to do it. And if -- if
19 there's anything that you need to do to facilitate that?

20 MR. KLATT: Well, on this immediate site, I mean,
21 there is a sidewalk network, and I can let the team speak on
22 that in a bit more detail. But from -- from our site plan --
23 the site plan to the dome, there was that pedestrian walk. So
24 what we would assume is if somebody is coming through, either if
25 they're on the drive aisles or -- I know it's often frowned upon

1 to have bicyclists on sidewalks, but they could at least use the
2 pedestrian route created to the facility. Then there's a -- a
3 crosswalk that runs perpendicular to our entry building. It's
4 tough to see there, and I don't think I can really point to it.
5 Or maybe I --

6 MR. BRYCE: I've got the --

7 MR. KLATT: Oh. Got it. I don't know if we can point
8 to that little crosswalk right there?

9 MR. BRYCE: The one in front?

10 MR. KLATT: But -- yeah, there's a crosswalk that
11 leads from the main sidewalk, the development, to that building.

12 MR. MARTIN: Oh. Yeah.

13 MR. KLATT: So if it's -- they're on -- if they're on
14 foot, they would just walk that way, cars would stop. Or they
15 would, I assume, get off the bike, walk it up to the building
16 itself.

17 CHAIR WILLIS: And this may not be a question for you,
18 but for those bicyclists that will attend, some will have to
19 cross streets like Greenfield, they will -- I can see
20 individuals coming across 8 Mile Road, and then the expressway
21 to the west, and, perhaps, this is to the Department.

22 Kyle, I -- I think this question is to the Department.
23 The safety of bicyclists coming to the complex now that we have
24 something that will attract kids on bicycles. So them crossing
25 the Greenfield, crossing 8 Mile Road, or crossing over where the

1 expressway is, I'm just wondering if there was anything in plan
2 to ensure their safety?

3 MR. BRYCE: Yes. I mean, as Contour continues to
4 develop this site, I know their road network is -- part of the
5 consideration that we're viewing that through is bicycle safety.
6 So bicyclists can either go on the sidewalk or on the -- the
7 network that's developing. We encourage people to cross at the
8 crosswalks, of course. So there are safe opportunities to get
9 into the site.

10 And obviously, we have to build additional
11 infrastructure to get to this site, and bicycle and pedestrian
12 safety are part of the reviews as we go through that.

13 CHAIR WILLIS: Okay. I hear that we're encouraging.
14 Is there anything designed -- one of the things that I
15 recognized is a 15-year-old boy has the sense of -- well, I
16 won't go that far. But a young kid usually will exhibit poor
17 judgment. Crossing the street like Greenfield could be a danger
18 to it.

19 MR. BRYCE: I -- I understand. And we design
20 everything up to city standards or county standards if it's
21 applicable, and we encourage safety all that we can, but I don't
22 know if we can always control every possible scenario,
23 unfortunately.

24 CHAIR WILLIS: Okay. I hear you. I hear you. Okay.
25 Those are the questions I have.

1 Commissioners, with that, any further questions?

2 MS. BERNOUDY: I have one in reference to the people
3 who will be living there in those high-end apartments that are
4 being built. Have you spoken or been in touch with any -- to
5 get any of their feedback on this project?

6 MR. KLATT: The -- the apartment users, that I'm
7 unsure of. I know Mr. Hartzell has reached out on several
8 occasions to hold community events, and I think he may have had
9 some online forums as well too, but I'm unsure about the actual
10 people that live in the apartment building themselves. I
11 don't -- I don't know the state of leases in those buildings or
12 whatnot.

13 MS. BERNOUDY: I'm concerned because this -- this will
14 not be something that they will be utilizing, I don't think.
15 And -- yeah, that's all I have.

16 CHAIR WILLIS: Okay. Thank you.

17 MR. KLATT: Potentially, with -- with children. If
18 they have children in the -- in the apartments, they potentially
19 could be using the facility, or even the adults, themselves, if
20 they -- there's adult -- adult leagues as well.

21 MR. KOWENOSKI: Permission?

22 CHAIR WILLIS: If you could -- if you could identify
23 yourself --

24 MR. KOWENOSKI: Hi. Scott Kowenoski. I'm with
25 Contour Development. So all of the apartment users and

1 businesses on the site of -- of Northland, it will be an amenity
2 for them to use. So there will be a certain amount of hours
3 each day that all of the residents of the entire community will
4 be able to go and use that as a free amenity for -- for living
5 within the development, essentially. So it'll be amenity for
6 them in addition to living -- living there for it, so --

7 MS. BERNOUDY: What -- what kind of amenities?

8 MR. KOWENOSKI: So they'll be able to go there and,
9 you know, use the soccer field, play a game, play catch, go
10 running, do whatever they want to do, kind of, as like a little
11 extra workout facility type of thing or gathering place for
12 their -- their friends or the community, essentially.

13 MS. BERNOUDY: Thank you.

14 Are there any other of the people that are here to
15 represent you? Do you have any additional information you'd
16 like to share with us?

17 MR. DEDVUKAJ: If you have any questions, I'm happy to
18 answer. Hi. Hi, folks. David Dedvukaj with development. I'd
19 be happy to answer any questions that you may have.

20 MS. BERNOUDY: No. I was wondering if you had any
21 additional information that wasn't presented to us.

22 MR. DEDVUKAJ: So we think the dome will be a use by
23 our residents in the apartments, especially after hours. We're
24 working closely with Henry Ford, so we'll have a lot of resident
25 doctors who work long shifts, long hours, and this could be a

1 good location for them to go for a walk, you know, use it,
2 essentially, as a -- another sports location, fitness location,
3 for walking in wintertime. Good for winter months as well.

4 MS. BERNOUDY: Okay. Thank you.

5 CHAIR WILLIS: Commissioner?

6 MR. MARTIN: None.

7 CHAIR WILLIS: No questions? No questions?

8 MR. MARTIN: None.

9 CHAIR WILLIS: Okay. With that. Any recommendation?

10 MR. BRYCE: Yes, Chair. We do. Let me pull it up.

11 Okay. So resolved is the recommended resolution.

12 Resolved that PSP26-0012, site plan review request of DH Homes,
13 LLC, to construct a sports and recreation dome at the Northland
14 City Center Development located in Section 36 of the City of
15 Southfield, Michigan, and bounded by M-10 J.L. Hudson Drive,
16 Greenfield Road, and Northland Drive, be given favorable
17 recommendation for the following reasons and with the following
18 conditions:

19 So it has coordination with adjacent sites in terms of
20 its features, circulation, parking, orientation, landscaping.
21 It has compliant pedestrian circulation and access. It has site
22 design characteristics that are appropriate and harmonious with
23 the city and the surrounding area. It has vehicular circulation
24 and access that is up to our standards in terms of drive aisles
25 and parking spaces and bicycle parking.

1 And then this resolution -- this resolution is based
2 on the documents, facts, representations, and stipulations
3 submitted with the application and placed on the record during
4 the public hearing by the petitioner or their representatives.

5 The conditions. I'd like to read through these. And
6 I did add Conditions F and G as a -- kind of like a just in
7 case. Terry and I were discussing this earlier, and I think,
8 based on our conversation, we might be able to cut or amend one
9 of these.

10 Condition A: The site building are to be developed
11 consistent with the revised plan set prepared and submitted by
12 Krieger Klatt Architects and Felino A. Pascual & Associates
13 presented at the meeting.

14 Condition B: The petitioners to implement the
15 recommendations made by the Southfield Police Department's Crime
16 Prevention Bureau regarding site security.

17 Condition C: Continuous compliance with all
18 applicable ordinances, codes, laws, and statutes; and all work
19 must be performed under plans, permits, and final inspections
20 approved by the City of Southfield.

21 Condition D: Project is subject to the Public Art
22 Requirement, Section 5.22-5.

23 Condition E: The architectural treatment of the
24 foundation of the dome is subject to final approval by the city
25 planner.

1 Condition F: The developer shall identify the outdoor
2 seating area and provide an accessible pedestrian route, subject
3 to final approval by the city planner.

4 I think that one we can cut because that was
5 discussed. This is the concrete area by the auxiliary building,
6 and the applicant note that he would like to remove that
7 entirely.

8 Is that still correct?

9 MR. KLATT: Yes, that is correct. I mean, there is
10 discussion for some outdoor storage to support the dorm at some
11 point, but if the applicant -- if Mr. Hartzell needs that in the
12 future, I'm sure he'd go through the proper channels to get that
13 approved with your blessing.

14 MR. BRYCE: Okay. So I -- I think Condition F can be
15 amended to note that the -- the plan shall be revised to remove
16 the concrete area adjacent to the auxiliary building to be
17 reviewed by the city planner.

18 And then Condition G: The developer shall provide
19 emergency vehicle turning radius information for all interior
20 service roads to the site.

21 CHAIR WILLIS: Thank you.

22 Commissioners, are we ready to take a vote?

23 DR. STEPHENS-GUNN: Through the Chair.

24 CHAIR WILLIS: Yes.

25 DR. STEPHENS-GUNN: I motion that the Commission

1 accept the favorable recommendation of PSP26-0012 with the
2 modifications identified for Item F and Item G as detailed by
3 the Department.

4 CHAIR WILLIS: Fair enough. Thank you.

5 Any support for that?

6 MR. MARTIN: Support.

7 MR. BRYCE: And -- and through the Chair, I just want
8 to remind everybody that we are making a recommendation to the
9 City Council for their final approval for this project. So this
10 is not the end of the road for this project, they will go back
11 to City Council for the final vote.

12 CHAIR WILLIS: Understood. Thank you so much.

13 It's -- it's been moved by Commissioner Stephens-Gunn;
14 supported by Commissioner Martin.

15 All in favor?

16 MS. GRUBER: Aye.

17 MR. MARTIN: Aye.

18 DR. STEPHENS-GUNN: Aye.

19 CHAIR WILLIS: Any opposed?

20 I oppose.

21 MS. BERNOUDY: Oppose.

22 CHAIR WILLIS: You oppose?

23 MS. BERNOUDY: Yeah.

24 CHAIR WILLIS: Okay. We have two oppose.

25 And -- and I -- I want to just make my statement. I

1 oppose specifically because I'm concerned with safety. I think
2 it's a matter that needs to be talked about a little more with
3 kids crossing the street at Greenfield and at Southfield and at
4 8 Mile Road. But, for that, I wouldn't -- you would have my
5 support, but I -- I oppose on that reason.

6 Well, with that then --

7 MR. BRYCE: Yeah. I mean, do we need to do a roll
8 call vote? Was it 3-2? Do -- do I have that understanding
9 correctly?

10 MS. GRUBER: Uh-huh.

11 MR. BRYCE: Okay.

12 CHAIR WILLIS: Then a roll call vote would be in
13 order.

14 MR. BRYCE: Gruber?

15 MS. GRUBER: Aye.

16 MR. BRYCE: Bernoudy?

17 MS. BERNOUDY: Oppose.

18 MR. BRYCE: Martin?

19 MR. MARTIN: Pass.

20 MR. BRYCE: Dr. Stephens-Gunn?

21 DR. STEPHENS-GUNN: Pass.

22 MR. BRYCE: And Chair Willis?

23 CHAIR WILLIS: Oppose.

24 MR. BRYCE: The motion still passes, so this will go
25 on to City Council with a favorable recommendation.

1 CHAIR WILLIS: With three? I think it would take
2 four. With the seven person, we would have to pass with the
3 majority.

4 MR. BRYCE: My understanding is, the -- the quorum of
5 those present.

6 MR. MARTIN: It's the majority.

7 CHAIR WILLIS: I think it's the majority. Then I'm --
8 I'm sorry. I do think it's the majority, and -- and I just
9 think it is such an important --

10 MS. GRUBER: Don't we have quorum, though?

11 CHAIR WILLIS: We have a quorum, but we would have to
12 pass with a quorum. We would have to have four members to pass.

13 DR. STEPHENS-GUNN: No.

14 MR. MARTIN: No. No. It's the majority.

15 DR. STEPHENS-GUNN: Not when you have a quorum. When
16 you have a quorum, majority rules.

17 MS. BERNOUDY: Yeah, it'd pass.

18 DR. STEPHENS-GUNN: Google it.

19 CHAIR WILLIS: You know, I would defer to the
20 Department with that if --

21 MR. BRYCE: My understanding, it's still at 3-2,
22 it's a -- the motion is successful.

23 CHAIR WILLIS: Then if it does, I would -- I would
24 accept that as passing, and we could move it on to Council?

25 MR. BRYCE: (Affirmative nod.)

1 CHAIR WILLIS: Okay.

2 MR. BRYCE: That's what I think.

3 CHAIR WILLIS: Okay. You've heard the -- yes?

4 MR. MARTIN: Through the Chair. I agree that the
5 quorum is here and it should be passed, but just in case there's
6 any further, leave it up to the Planning Department director to
7 clarify for the Board in case there's a difference in opinion?

8 CHAIR WILLIS: My feeling is that if there is a
9 difference, it would probably need to come back, and I would
10 hate that.

11 MR. MARTIN: Okay. I agree then. Okay. But then --
12 so here again, it passes, so --

13 CHAIR WILLIS: And -- and I would -- I would also pass
14 accepting the idea that a majority --

15 MR. MARTIN: Yes. Yeah.

16 CHAIR WILLIS: -- of a quorum is -- is sufficient to
17 pass.

18 MR. BRYCE: Okay.

19 CHAIR WILLIS: Okay.

20 MR. MARTIN: Yeah.

21 CHAIR WILLIS: Then, with that, the matter passes, and
22 I thank you.

23 MR. MARTIN: Thank you. Sorry for the repeat visits
24 being necessary.

25 MS. BERNOUDY: Yeah.

Planning Commission Meeting
June 24, 2026

1 CHAIR WILLIS: Next item on the agenda, Item E:
2 Review and approval of draft minutes.

3 MR. MARTIN: Through the Chair. Motion to approve the
4 Study Minutes of May 6th, the Long Range Planning Minutes of May
5 13th, and the Planning Commission Regular Meeting Minutes of
6 May -- March -- May 27th of 2006 [sic].

7 CHAIR WILLIS: Thank you.

8 Do I hear a second.

9 DR. STEPHENS-GUNN: Support.

10 CHAIR WILLIS: That has been moved by Commissioner
11 Martin; supported by Commissioner Stephens-Gunn.

12 All in favor?

13 FULL COMMISSION: Aye.

14 CHAIR WILLIS: That is passed unanimously.

15 Next item on our agenda is for public comment. A
16 person addressing Commission may be limited to a period of three
17 minutes unless such period of time is extended by myself. We
18 would ask for a cordial and straightforward presentation. Is
19 there anyone here that would like to address Commission?

20 MR. MARTIN: Mr. Bryce is going to get the list of --

21 CHAIR WILLIS: Okay.

22 MR. MARTIN: -- sign-in -- the applicants --

23 CHAIR WILLIS: Okay.

24 MR. MARTIN: -- from the sign-in sheet.

25 CHAIR WILLIS: Okay. And you can proceed.

1 MR. MARTIN: But I guess we'll wait for his return.

2 MS. GERALD: Oh. I didn't know you had a sign-in
3 sheet out there. You don't normally have that.

4 CHAIR WILLIS: Yes --

5 MS. GRUBER: Every week.

6 MR. MARTIN: It's always on the desk when you enter.

7 MS. GERALD: Oh.

8 CHAIR WILLIS: And you may proceed. And I -- and I
9 can't hear. If you could give us your address and -- thank you.

10 MS. GERALD: I didn't hear what you said.

11 CHAIR WILLIS: That you may proceed.

12 MS. GERALD: Oh. Okay. Wonderful. Pamela Gerald.
13 P.O. Box 155 Southfield, Michigan 48037- 0155.

14 I'm happy to see that the Planning Commission made a
15 favorable recommendation. Every time I go down 275 headed
16 towards Plymouth, I see their dome, and I have a sense of
17 jealousy about it. You know, this community has changed, and
18 it's still evolving. The people that I considered my elders
19 have aged some, and I know that because I'm now in my 60s, and
20 I've been around for almost 45 years.

21 And you keep talking about, as a city, that we want to
22 attract people, younger families with children to come. And if
23 that's what we want, we have to do those types of projects and
24 those communities where having children and younger families and
25 it's all trending. So I'm glad that you gave it a favorable

1 recommendation.

2 And I just want to encourage this Planning Commission
3 to not be so quick to push or inquire about a deadline.
4 Building takes time, and we don't want some of the debacles that
5 we've had in the city. For example, Pebble Creek. They did
6 Pebble Creek really fast, and six or seven months after it
7 opened up and those people purchased their homes, they came to
8 City Council because they had foundation issues.

9 So we want things to be built in the city to be solid,
10 to be built with the best materials, and to not have those
11 issues a year, seven months, two years after they have opened
12 up.

13 So thank you for the opportunity, and thank you for
14 that recommendation.

15 CHAIR WILLIS: Thank you.

16 This would be an opportunity for anyone else.

17 Seeing no one in the audience, public comment is -- is
18 now closed.

19 DR. STEPHENS-GUNN: Through the Chair.

20 CHAIR WILLIS: Yes.

21 DR. STEPHENS-GUNN: I have information regarding
22 parliamentary on, quote, quorum votes.

23 In parliamentary procedure, a quorum is the minimum
24 number of members who must be present to legally conduct
25 business. Voting determines the outcome of motions based on

1 this quorum. Organizations rely on their bylaws to define these
2 rules but generally default to the standard set by Robert's
3 Rules of Order Newly Revised. A quorum ensures that decisions
4 represent the collective body rather than just a small fraction
5 of the group.

6 Standard default, a majority of the total members on
7 the group's rosters.

8 Voting, once a quorum is established, different types
9 of votes are used determining on the significance of the motion.

10 Majority vote, the standard for most motions. It
11 requires more than half of the members who are present and
12 actually voting to agree. Abstentions do not count toward the
13 final tally.

14 There you go.

15 CHAIR WILLIS: Thank you. Thank you for that reading.
16 It's part of the record too.

17 DR. STEPHENS-GUNN: Yes.

18 CHAIR WILLIS: Thank you.

19 Okay. For the Planning, Council item updates.

20 MR. BRYCE: These are displayed on the screen. So at
21 the last two Council meetings, June 8th, they had a Study
22 Meeting for the Meat Market Conditional Rezoning up at Evergreen
23 and 12 Mile.

24 And then they reviewed the Hope Apartment Site Plan at
25 21800 Franklin.

1 They also reviewed the 12 Mile and Evergreen Kroger
2 Fuel Station that has been postponed. The applicant has to
3 continue to work on some traffic circulation issues, so that is
4 still being worked through and is forthcoming.

5 And then at the June 15th Regular Meeting, they
6 approve the award of contract for the 9 Mile and Rutland Drive
7 Streetscape improvement. So this is going to be located along
8 the 9-Line Trail. We've got some kind of small trailheads,
9 streetscape elements. So it's going to have some of the brick
10 piers that we've seen over at Northland and the fencing and
11 benches. So it's going to liven up that area quite a bit and
12 provide an attractive entrance to Oakland Community College.

13 So those items at the top -- the top two are going to
14 go back to Council for consideration of final approval at the
15 end of this month.

16 CHAIR WILLIS: Thank you.

17 Any questions presented with that?

18 Last item, miscellaneous.

19 MR. BRYCE: So we have a Standard Regular Study
20 Meeting on July 8th.

21 July 15th, we have our Long Range Study Meeting. We
22 can consider for cancellation, but I will ask that we hold off
23 until the 8th to make that decision. We'd like to hold that
24 just in case a topic comes up.

25 And then, for the 20th, we have the Joint City Council

Planning Commission Meeting
June 24, 2026

1 Planning Commission Meeting. Please note the time. This is at
2 4 p.m. -- 4 to 6. We are still looking for potential items on
3 the agenda. So we don't need to brainstorm now, but if you
4 bring any ideas to the July 8th meeting, that would be really
5 helpful.

6 So these are things like Zoning Ordinance amendments,
7 Zoning Ordinance policies, procedures, any kind of council
8 feedback or anything, stuff you want them to know, vice versa.
9 So please just bring any concepts or ideas to the July 8th
10 meeting.

11 And then, of course, our -- our last meeting of that
12 month will be July 29th.

13 CHAIR WILLIS: Thank you. My -- my problem is, I
14 can't believe it's July, but we've gotten here quickly.

15 Prior to closing, Commissioners, any questions? Any
16 concerns? Any statements?

17 DR. STEPHENS-GUNN: Through the Chair.

18 CHAIR WILLIS: Yes.

19 DR. STEPHENS-GUNN: I motion that we adjourn the
20 meeting.

21 CHAIR WILLIS: You have support for that motion?

22 MR. MARTIN: Support.

23 CHAIR WILLIS: All in favor?

24 FULL COMMISSION: Aye.

25 CHAIR WILLIS: It's passed. Meeting adjourned.

Planning Commission Meeting
June 24, 2026

1 (Meeting adjourned.)

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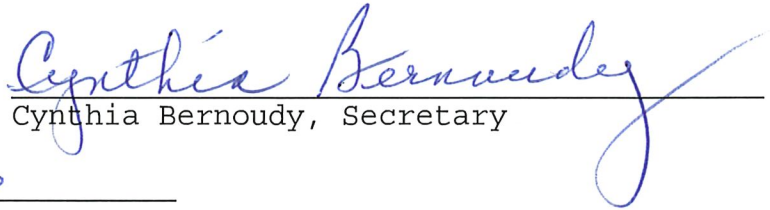
DATED this 14th day of JULY, 2026

A handwritten signature in black ink that reads "Janene Cleary". The signature is written in a cursive, flowing style.

JANENE CLEARY, Michigan CSR No. 16359

Planning Commission Meeting
June 24, 2026

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Cynthia Bernoudy, Secretary

Date: 7-29-26