

CITY OF SOUTHFIELD

PLANNING COMMISSION REGULAR MEETING

Council Chambers - Southfield,  
Michigan Wednesday, June 25, 2005  
**2025\***

Video Recording transcribed by

JANENE CLEARY, Michigan CSR No. 16359

COMMISSION MEMBERS AND STAFF PRESENT:

Jeremy Griffis, Chair

Robert Willis, Vice Chair

Cynthia Bernoudy, Commissioner

Anthony Martin, Commissioner

Dr. Geralyn Stephens-Gunn, Commissioner

Terry Croad, Director of Planning

Michael (Alex) Bollin, Assistant City Planner

1 Planning Commission Meeting

2 Wednesday, June 25, 2005

3

4 (Meeting begins.)

5 CHAIR GRIFFIS: I'd like to call this meeting to  
6 order. This is the City of Southfield Regular Meeting of the  
7 Planning Commission. June 25th, 2025.

8 Can we all please stand for the Pledge of Allegiance,  
9 please.

10 (Pledge of Allegiance recited.)

11 CHAIR GRIFFIS: Can we have a roll call, please?

12 MR. BOLLIN: Yes, sir.

13 Commissioner Bernoudy?

14 MS. BERNOUDY: Present.

15 MR. BOLLIN: Commissioner Griffis?

16 CHAIR GRIFFIS: Here.

17 MR. BOLLIN: Commissioner Martin?

18 MR. MARTIN: Here.

19 MR. BOLLIN: Commissioner Willis?

20 MR. WILLIS: Here.

21 MR. BOLLIN: Commissioner Dr. Stephens-Gunn?

22 DR. STEPHENS-GUNN: Here.

23 MR. BOLLIN: Commissioners Goodwin-Dye and Gruber are  
24 excused, but we do have a quorum.

25 CHAIR GRIFFIS: Thank you.

1 Do we have a motion to approve the agenda?

2 MR. MARTIN: Through the Chair?

3 CHAIR GRIFFIS: Yes.

4 MR. MARTIN: Motion to approve the agenda as provided.

5 MR. WILLIS: Support.

6 CHAIR GRIFFIS: We've got a favorable motion on the  
7 agenda by Commissioner Martin, supported by Commissioner Willis.  
8 All in favor?

9 FULL COMMISSION: Aye.

10 CHAIR GRIFFIS: All right. The agenda proceeds.  
11 Announcements and communications tonight?

12 MR. BOLLIN: None at this time.

13 CHAIR GRIFFIS: All right. First item is Site Plan  
14 Review PSP25-0005 on Bush Street.

15 MR. BOLLIN: All right. So tonight we have a site  
16 plan review by Harpo Chain Construction at 23458 through 23488  
17 Bush Street. Current zoning is Attached Single Family. They're  
18 looking to construct a six-unit townhome development on the  
19 vacant land.

20 As you may well remember, this was before you earlier  
21 this year for a rezoning, and that rezoning was approved. Now  
22 they're just coming back for their site plan.

23 Currently, as I said, the current zoning is (RT)  
24 Attached Single Family with (R-1) Residential surrounding it.  
25 Future zoning is Moderate Density Single Family.

1           This is a site aerial. You'll notice the buildings  
2     fronting Telegraph, the industrial uses to the west of it. Here  
3     is the site plan that they have submitted. You see the row of  
4     parking there on the west side and then the six-unit townhomes  
5     with parking garages as well.

6           First Floor Plan, you see the kitchen, laundry room,  
7     the master bedroom, and then a living room. Second floor, you  
8     have two other bedrooms and the loft with the bathroom.  
9     Elevations, as you can see, typical, with the garage, the one  
10    entrance. I believe these windows are just for showing,  
11    basically. Those aren't shared windows between the two units.  
12    A little closer up of the elevation.

13           And I'll ask the petitioner to come up.

14           CHAIR GRIFFIS: Please state your name and address for  
15    the record, and tell us anything you'd like to add about the  
16    project.

17           MR. ALLEN: Good evening. My name is Kenneth Allen.  
18    My address is 6195 Oak Trail. Yeah. Southfield -- I'm sorry.  
19    West Bloomfield, Michigan. I want to say Southfield. West  
20    Bloomfield, Michigan 48322. I also have my architect here today  
21    I'm going to have --

22           CHAIR GRIFFIS: Anything else you'd like to --

23           MR. ALLEN: No. We -- we've been here before, and we  
24    talked to the -- this honorable body about this project. And  
25    we're just coming for today. Hopefully we can get approval.

1 CHAIR GRIFFIS: Okay. To the Commission.

2 Dr. Stephens-Gunn, any comments or questions.

3 DR. STEPHENS-GUNN: No, I'm all set with it.

4 CHAIR GRIFFIS: Commissioner Martin?

5 MR. MARTIN: I have several questions. The first  
6 question is, in looking at the property there, the property has  
7 a lot of woods along the back, and it's in the lot -- within the  
8 lots that you have. Are you -- are you clearing that land so  
9 that people -- or just leaving it so that you have the whole and  
10 whatever is currently cleared?

11 MR. ALLEN: No, we're not going to clear all of the --  
12 the lot there. We're going to still leave space for decking  
13 that's going to be across -- along the back, and some  
14 greenery -- you know, some greenery for grass. But, no, because  
15 there's another house just, you know, ways away in the back. We  
16 want to keep that -- that, like, buffer in between their yard  
17 and the back of this yard.

18 MR. MARTIN: I realize there's houses back there.  
19 Will there be markings for the lot lines so people behind them  
20 won't be infringed upon the property --

21 MR. ALLEN: Say that one more time. I'm sorry.

22 MR. MARTIN: Will there be markings for the lot lines  
23 at the rear of the property so that the houses behind and the  
24 houses to the east won't be infringed --

25 MR. ALLEN: Oh, yes. Yes. Yes.

1 MR. MARTIN: Okay. I also have a question -- you have  
2 16-foot garage doors on the -- on the plans and --

3 MR. CROAD: Excuse me for a second. Mr. Martin, is  
4 your mic on? And if you could make sure you turn your -- and  
5 pull -- pull your mics a little closer.

6 MR. MARTIN: Yeah.

7 MR. CROAD: I just got a note from cable.

8 MR. MARTIN: Yeah, I had turned mine off.

9 CHAIR GRIFFIS: Yeah. The same -- could you speak up  
10 a little bit, too?

11 MR. ALLEN: Yes, sir.

12 CHAIR GRIFFIS: Stay close to the mic. Thank you.

13 MR. ALLEN: Okay.

14 MR. CROAD: And -- and if I could just -- before you  
15 go onto your next item, our -- one of our conditions of  
16 approval, should you grant them approval, is, they still owe us  
17 a tree survey with trees to be removed or saved. So that's  
18 still yet to be done, and that would be a recommended condition  
19 of approval, that we would have final approval on that. So your  
20 point is well taken, and we -- we anticipate that they still owe  
21 us some -- some documents on the landscaping and tree removal.

22 MR. MARTIN: Right. Going back to the garage doors.  
23 Most garage doors for two-car garages are 20 foot, and you have  
24 16-foot garage doors. That seems kind of tight. Is that --  
25 you're set in stone that you're having 16-foot garage doors?

1 MR. ALLEN: It's -- it's -- not that it's, you know,  
2 set in stone as far as the doors. But, I mean, 16 is what we've  
3 been using in a lot of our properties. And the -- with a lot of  
4 these smaller EV cars -- they're -- they're small. People are  
5 driving a little bit more smaller cars.

6 At first they were driving trucks, and you couldn't  
7 get the trucks in the driveway -- into the -- into the garage.  
8 So, you know, it could be 16. It may -- we may change it up and  
9 make -- and do 20. It all depends on --

10 MR. MARTIN: Well -- and here, again, in pointing it  
11 out, people with smaller cars -- and EVs are generally smaller.

12 MR. ALLEN: Right.

13 MR. MARTIN: But the EV population isn't great right  
14 now and --

15 MR. ALLEN: Right. That's true.

16 MR. MARTIN: -- it just seems a little tight. And  
17 that -- that -- that's -- that's just something to consider,  
18 20-foot doors rather than --

19 MR. ALLEN: I think my architect can speak more to it.

20 MR. BISHOP: How are you doing? Mike Bishop. 32821  
21 Wareham Court, Warren 48092.

22 16 foot is industry standard for -- for a garage door.  
23 So there are other issues with the LVL supports above the  
24 garage, too, that -- that has to be met for -- for support. So  
25 a 20-foot garage door is pretty -- pretty big for a residential

1 unit. So there are 18 -- there are 18-footers, but 16 is --  
2 you -- you'll look at -- you know, any typical residential home  
3 is typically 16 foot.

4 MR. MARTIN: And you mentioned that, and that's one of  
5 the reasons I brought it up. Because I went up and down my  
6 street, all the garage doors are 20 foot.

7 MR. BISHOP: Woah. Really? Okay. Well --

8 MR. MARTIN: Yeah. Yeah. So --

9 MR. BISHOP: -- different -- different --

10 MR. MARTIN: Yeah.

11 MR. BISHOP: -- different situation. But, I mean --

12 MR. MARTIN: I -- I -- I do understand. It's not --  
13 that's something to consider, you know, basically.

14 MR. BISHOP: Yeah.

15 MR. MARTIN: And everyone doesn't have a small car,  
16 so, you know, you -- you wonder about getting -- having problems  
17 with parking. If people have one car in the garage and another  
18 vehicle, are they going to be hitting garage door? Are they  
19 going to be hitting their vehicle? That -- that -- that's  
20 just -- you know, the width of it was just something I thought  
21 of.

22 Also, because the units are side by side, I assume  
23 that there is soundproofing between the units, so -- and  
24 that's --

25 MR. BISHOP: Yes, sir. That -- yeah. There's also



1 fire -- you know, fire code and fire restrict -- you know --  
2 requirements also in between the units.

3 MR. MARTIN: With the two-car garage and the parking  
4 spaces across the front -- the west side of the building, do you  
5 have any concerns about people -- the first two houses and the  
6 last two houses have the driveways in front of them. Do you  
7 have any -- see -- foresee any problems with people coming in  
8 for the center units because of people parking in front of their  
9 garage rather than in the garage?

10 MR. BISHOP: There is some curbing shown in between  
11 the units -- or in between the garage doors as well, so -- and  
12 that -- that type of stuff can be detailed, you know, as this  
13 moves -- moves further along. But those types of things can  
14 be -- can be addressed. I think on the -- if you look on the  
15 site plan view, there may be some -- some landscaping and some  
16 curbing in between the units. Yeah.

17 MR. MARTIN: Let me go back another direction.  
18 Because of the possibility of people parking in front of the  
19 garage, do you have -- and here I believe you were mentioning  
20 this would be a -- have a homeowner's association associated  
21 with it that they would have requirements so that people aren't  
22 blocking the -- so people can't get into the middle houses with  
23 the driveways?

24 MR. BISHOP: Well, each -- each unit has their own  
25 private drive.

1 MR. MARTIN: Right. No. The diagram has it -- has --  
2 has parking across the front. There's only two driveways, one  
3 on each end. So I'm saying, you have units one and two on the  
4 left on the north side, five and six on the right on the south  
5 side, what about three and four in the middle trying to come in  
6 the driveway and turning in? That's -- you see?

7 MR. BISHOP: I'm not -- I'm not following.

8 MR. ALLEN: In front of the garage -- I don't know if  
9 he can get -- there's parking -- private drive. There's islands  
10 in between each --

11 MR. BOLLIN: It's 24 feet, which is typical standard  
12 in parking lots. There's plenty room to maneuver still.

13 CHAIR GRIFFIS: Yeah, all the guest parking is against  
14 the street. And there's a drive that's a horseshoe that loops  
15 all the way through. And then everyone can turn into their --  
16 and it looks like -- do you know the distance --

17 MR. MARTIN: I understand the 24 feet, but --

18 CHAIR GRIFFIS: -- between the curb and the garage  
19 door? Maybe that's what he's -- it doesn't look like you can  
20 park a full car in front of the garage door without blocking  
21 the -- the north/south drive, which is left to right on our --

22 MR. ALLEN: Oh, I know what they're saying. They're  
23 talking about the --

24 MR. BISHOP: Oh, the depth -- the depth of the drive?

25 MR. ALLEN: Right. That's pictured, but you can't

1 really see it.

2 MR. BISHOP: Yeah.

3 MR. MARTIN: Okay. I understand what you're saying.

4 And thank you for the clarification, Mr. Griffin.

5 MR. BISHOP: Well -- and that could -- that could also  
6 be adjusted. We did have some comments that came back from the  
7 initial review to push everything forward. I mean, we have  
8 plenty of room in the rear setback, so if -- in order to meet  
9 that and, you know, have a full distance there for -- you know,  
10 for -- for the cars to sit there, it would just be a matter of  
11 pushing the -- the entire unit back, you know, 5 feet around in  
12 there, or something like that.

13 So it's -- it's definitely -- you know, there's  
14 definitely some adjustments that can be made. This is just kind  
15 of a conceptual layout just to get the approval. There's plenty  
16 of engineering that still needs to be done across the board,  
17 but, you know, this just kind of gives the conceptual layout  
18 to -- to look over.

19 MR. CROAD: Yeah. If I could? We just need a minimum  
20 of 18 feet from the garage door to the end of the -- that  
21 private drive aisle.

22 MR. BISHOP: Right. Correct.

23 MR. CROAD: And then you got 24 feet. And then you  
24 have -- you should have another 18 feet for visitor parking. So  
25 as long as you can comply with that. It's just not labeled.

1 And it does look -- to scale, it looks like it might be a little  
2 bit short.

3 MR. BISHOP: Yeah, I agree. I agree.

4 MR. CROAD: You know, when you -- when you submit your  
5 final plans, if this gets approved, we'll need to see that  
6 labeled.

7 MR. BISHOP: No problem.

8 MR. CROAD: And you'll want to maintain -- you know,  
9 again, the tree survey will show what trees are going to be  
10 impacted. If you have decks, are the -- that -- is that what  
11 the "D" is?

12 MR. ALLEN: Uh-huh.

13 MR. CROAD: Okay. So they're going to be inside your  
14 footprint and that extends further. So we'll just -- we'll just  
15 double check all that when we get the final layout.

16 MR. BISHOP: Yeah. And the 30 feet was the required  
17 rear yard. And I think we're --

18 MR. CROAD: Right. You got -- you got plenty of room.

19 MR. BISHOP: Yeah, plenty of room.

20 MR. CROAD: But it just might impact where -- certain  
21 trees.

22 MR. BISHOP: Correct. Yeah.

23 CHAIR GRIFFIS: Commissioner Martin?

24 MR. MARTIN: I just -- the other thing is, you have  
25 striping for the parking spaces up front. That's not going to

1 last forever. And you've got -- you know, people are -- are  
2 buying houses to stay there. And just stripe-- I mean, I can  
3 understand striping to identify the parking spaces, but is there  
4 anything else you can do so that it's more permanent? What I'm  
5 looking at is, is it possible to do ripple concrete between the  
6 spaces?

7 MR. BISHOP: Well, the HOA will handle that with  
8 maintenance, typical maintenance, just, you know, to where -- if  
9 that needs to be re-striped or handled year to year --

10 MR. MARTIN: That's up -- that would be up to the  
11 individual homeowner, then. Okay.

12 MR. BISHOP: Well, not -- not -- not necessarily the  
13 individual homeowner, but the homeowner's association.

14 MR. MARTIN: Yeah.

15 MR. BISHOP: That way -- same thing with landscaping  
16 and, you know, just overall curb appeal out front, you know,  
17 there'll be some things that just get handled by that -- you  
18 know, by that association.

19 MR. MARTIN: Last but not least, I went through the  
20 city ordinances myself, and I can't believe that you have to  
21 have a back -- a bike rack for individual homes. But they --  
22 that's what it says, and you have it. So it's just a thought.  
23 I just -- you know, I like the plan. I like the ideas. And  
24 I -- I asked the questions for the things I had questions for.  
25 Thank you.

1 MR. ALLEN: Thank you.

2 MR. CROAD: Well, if I could. They only required one  
3 bike rack for the entire complex.

4 MR. MARTIN: Yeah.

5 MR. CROAD: It wouldn't be per -- per each home.

6 MR. MARTIN: Yeah. But if the bike rack is on one  
7 end, and there's five other houses down --

8 MR. CROAD: Yeah. But it's -- it's not a -- it's not  
9 a great distance.

10 MR. MARTIN: Well, hey --

11 MR. CROAD: And they get credit for one parking space  
12 for having the bike rack. So it's only because it's a  
13 multifamily that they're required to do that.

14 MR. MARTIN: Yeah. I mean, I understand it, and  
15 it's -- it's not an issue. It just -- when you look at  
16 residential homes, when you see someone building a new home, you  
17 don't see them having to put in a bike rack.

18 MR. CROAD: Because that's an individual --

19 MR. MARTIN: Because it's an individual home.

20 MR. CROAD: Right. This is a -- this is --

21 MR. MARTIN: And that's why I say, I went  
22 through it -- it just -- it just seems -- you know, I understand  
23 it, and I don't have a problem with it, it just seemed a little  
24 odd, that's all, for six homes and one bike rack on one end.  
25 It -- it -- I -- it's fine.

1 MR. CROAD: Okay.

2 MR. MARTIN: I'm done. Thank you. Sorry.

3 MR. ALLEN: Thank you.

4 MR. WILLIS: We've talked a couple of times.

5 MR. ALLEN: Yes.

6 MR. WILLIS: And I'm already comfortable. I wish you  
7 luck. But again, I believe you said you can get started in the  
8 spring, and complete the project when?

9 MR. ALLEN: We're hoping. Still got a little -- a  
10 couple of hurdles that we have to go through. Yes. Yes.

11 MR. WILLIS: Okay. No more questions.

12 CHAIR GRIFFIS: Commissioner Bernoudy?

13 MS. BERNOUDY: No. I'd like to thank you for engaging  
14 in a project in Southfield.

15 MR. ALLEN: Thank you.

16 MS. BERNOUDY: And I think most of the questions that  
17 I was thinking were already answered.

18 MR. ALLEN: Thank you.

19 CHAIR GRIFFIS: I got a couple of things, and I'll  
20 circle back.

21 I'll agree with you, 16 feet is the standard double  
22 door on any house. And this is, like, a -- a house next to  
23 another house next to another house. I've never drawn a 20-foot  
24 door in my career, but, you know, there's still time.

25 But these are -- this is a good average size garage --

1 22 foot wide, 22 foot deep. More urban cities, Birmingham,  
2 Royal Oak, we're doing a 20-foot garage or a 19-foot garage.  
3 You can't fit two cars in it, but, on paper, it's a two-car  
4 garage. This is an actual two-car garage that you can fit --  
5 you can't fit two F150s in it, but you can fit, you know,  
6 vehicles I have. I -- my garage is this size. I have two cars  
7 in there with a teenage driver and it's still standing, so, so  
8 far, so good.

9           The -- the garage door too, though, I think, is --  
10 it's a big block of a -- you know, it can be a statement, or it  
11 can be just nothing. I'd be in favor of a -- a little more  
12 interesting garage door or something with some window -- just  
13 some small windows up high so you can't see everybody's stuff.

14           MR. ALLEN: Yeah.

15           CHAIR GRIFFIS: I know that's a concern with your  
16 neighbors being so close. But, you know, there's a lot of nice  
17 doors that -- that are steel but look like wood, embossed or,  
18 you know, have some -- a little bit more interest because it's  
19 such a big part of the facade.

20           And also this -- the one in the center where there's  
21 two giant garage doors next to each other and a giant gable end,  
22 if you could just think about some kind of relief, even if it's  
23 an inch in the brick or something to -- to offset that, to give  
24 it a little shadow line or --

25           MR. ALLEN: Okay.



1 CHAIR GRIFFIS: -- make sure that -- that secondary  
2 gable has a little separation from the siding.

3 MR. ALLEN: Yeah, I know what you're talking about.

4 CHAIR GRIFFIS: I see you got two different accent  
5 sidings, but something that's like a -- like a shadow line of an  
6 inch or two makes all the difference in the world between a  
7 block of --

8 MR. BISHOP: Just not a big wall.

9 MR. ALLEN: Right. Not as a big wall.

10 CHAIR GRIFFIS: I mean, that's a -- that's a nice  
11 opportunity there.

12 I think this floor plan makes a lot of sense to create  
13 this kind of courtyards at the back, which is further away from  
14 the noise of Telegraph and looking out onto the trees that are  
15 back there. I think that's a -- a nice -- and -- and you've got  
16 the -- I believe it has a bedroom sticking out. Yeah. So  
17 that's going to kind of create some natural privacy between the  
18 units. I think that's a nice touch.

19 But, no, this -- this -- this is a -- an efficient but  
20 nice, you know, good size family -- it can be a family home. It  
21 could be a single person. It's -- you know, it kind of serves  
22 a -- a variety of -- of people at a -- at a good price point, I  
23 assume. So I think it's a -- it's a nice project.

24 I do agree with the -- it'd be nice to be able to park  
25 a car in front of the garage door, if the garage door is closed,

1 without blocking the driveway that everybody else needs to use,  
2 because the people with the -- the drive straight in have an  
3 easy time, and the other people have to swing around. Any kind  
4 condo I've -- I've ever been around, if you park in the wrong  
5 spot, somebody is either knocking on the door or calling you  
6 within about five minutes, from my experience.

7 MR. ALLEN: Right. That's true.

8 CHAIR GRIFFIS: I think that -- that'll self govern  
9 once people get up to speed.

10 MR. ALLEN: Okay.

11 CHAIR GRIFFIS: That's, I think, all of my comments.  
12 It looks like a nice project. I think it's a good spot for it.

13 Commissioner Martin, you had something else?

14 MR. MARTIN: I just want to say, I asked my questions,  
15 and I still think it's nice project.

16 MR. ALLEN: Okay.

17 MR. MARTIN: So I --

18 MR. ALLEN: Oh, no. Thank you. We --

19 MR. MARTIN: Okay. Thank you.

20 MR. ALLEN: We take it all in stride. Everything.

21 CHAIR GRIFFIS: And I would have gave you the design  
22 suggestions earlier. I think I missed the first meeting. But  
23 same thoughts back then as I had now.

24 MR. ALLEN: Yeah.

25 CHAIR GRIFFIS: Anybody else?

1 MS. BERNOUDY: No.

2 CHAIR GRIFFIS: Planner Croad?

3 MR. CROAD: Yeah. I agree with the Chair, if you  
4 could do something with the garage doors, windows or something.  
5 The shadow line is definitely going to help.

6 You know, I just did the math. If I'm reading that  
7 right, it says 63 feet.

8 MR. ALLEN: Yeah.

9 MR. CROAD: So I don't know the width of your  
10 landscape area, but if you took away the 24-foot drive lane and  
11 18 feet, that leaves 21 feet. If that's 3-feet wide, that gives  
12 you 18 feet for the driveway in front of the garage. It just --  
13 I don't -- I don't think it's scaled properly, so we'd like to  
14 get that dimensioned.

15 MR. BISHOP: No problem.

16 MR. CROAD: You have what's on the north end, it looks  
17 like you have that sidewalk perpendicular that we require to --  
18 to get entrance into the residential units. Since everyone will  
19 be -- because it's a dead-end street, because everyone will be  
20 walking in from 9 Mile, could you flip the sidewalk on -- on the  
21 south -- south side of the driveway as opposed to on the  
22 northern end? So you got -- you got -- you -- you're required  
23 to have a sidewalk along the Bush Street.

24 MR. BISHOP: Okay.

25 MR. CROAD: And it looks like you've got a

1 perpendicular sidewalk at the north driveway entrance that  
2 connects into the residential units. Anybody that's going to be  
3 walking to the bus stop or -- or to church or -- or to the  
4 grocery store or biking is going to be coming from 9 Mile, which  
5 is the south. They're not going to go all the way to the north  
6 end to enter that sidewalk. So just put that sidewalk on the  
7 south end.

8 MR. BISHOP: Oh, I see.

9 MR. CROAD: You know, flip -- flip --

10 MR. BISHOP: You're saying on the -- on the boulevard  
11 side?

12 MR. CROAD: You -- you've got it -- you've got it on  
13 the north end --

14 MR. BISHOP: Right.

15 MR. CROAD: -- which is the furthest distance --

16 MR. BISHOP: Where the -- where the bike rack is at?

17 MR. CROAD: Yeah.

18 MR. BISHOP: Okay. So just mirror it to the other  
19 side.

20 MR. CROAD: Could you just flip -- can you flip the  
21 bike rack and the sidewalk and put it on the south end?

22 MR. BISHOP: Yeah.

23 MR. CROAD: And just -- just -- just swap those.

24 MR. BISHOP: Sure. That's no problem.

25 MR. CROAD: It just makes more sense. Anybody walking

1 or biking is going to -- going to come in from the south, which  
2 would be the right of the screen. Okay?

3 MR. BISHOP: Understood.

4 MR. CROAD: It shouldn't change -- it real -- it  
5 really shouldn't change the dynamics if you're swapping them.

6 And then, again, I think just final -- final  
7 dimensions, final landscaping plan, and identifying where the  
8 trees to be removed and to be saved. I think having that big  
9 wood lot behind it is an amenity for your -- for your residents.  
10 But I don't see how you fit this whole thing on there without  
11 impacting some of the trees. Even with some grading, you're  
12 going to impact some of the trees.

13 So we'll need a tree removal/tree replacement plan.  
14 And that's part of our recommendation that you make it subject  
15 to my final review. But, overall, this is a nice project.  
16 We're excited because we're trying to do more of the missing  
17 middle housing, and this is going to be looked at closely. And  
18 we want you to be successful just so we can have a -- a win on  
19 the books for the next one.

20 With that, my final comment is, this isn't a public  
21 hearing, but we did receive two comments from residents that ask  
22 to be read into the record. I think substantially -- every one  
23 of you have gotten a copy of that. The essence is they're just  
24 against the use, and the use has already been approved by  
25 counsel.

1 But through the Chair, if you -- if you would permit,  
2 because they did request us to bring it up. I'm going to have  
3 Mr. Bollin read it into the record.

4 CHAIR GRIFFIS: Yeah. We -- it's -- the rezoning was  
5 approved a year ago or something.

6 MR. CROAD: It was already approved.

7 CHAIR GRIFFIS: So that wasn't even up for discussion.

8 MR. CROAD: No. It was really just about the site  
9 plan issues.

10 CHAIR GRIFFIS: Okay.

11 MR. CROAD: But since they did ask us to bring it up,  
12 instead of reading in the record under public comment, which  
13 wouldn't make sense because you've already acted on it --

14 CHAIR GRIFFIS: Okay.

15 MR. CROAD: -- I'd like to ask that we have the time  
16 to do that.

17 CHAIR GRIFFIS: Yeah. Yeah.

18 Planner Bollin, are you going to read those in,  
19 please?

20 MR. BOLLIN: Yes, sir.

21 This is from Peg Pulaski (phonetic). To whom it may  
22 concern, at this time, I am not able to attend tonight's  
23 meeting. I do want to voice my opinion. Bush Street is one of  
24 Southfield's oldest neighborhoods. I do not see how putting  
25 this conglomeration into the neighborhood is going to be an

1 improvement. Many of us have voiced our opinion, and it has  
2 fallen on deaf ears.

3 I hear it will increase the tax base, so what happens  
4 when property taxes are deemed unconstitutional?

5 Next question, how is a turnaround going to be put in  
6 on this dead-end street? And where will you find the property  
7 to do so? How is something this large even going to fit in?

8 This all falls on deaf ears, but if it was going next  
9 door to you, I am sure you would also protest. Southfield is so  
10 concerned about the tax base. I think the time is coming for  
11 property owners to demand accountability and to do a complete  
12 DOGE on city finances.

13 This is from Mike Wilson. He says, Hello. My name is  
14 Mike Wilson. I live on Bush Street next to where this project  
15 is to take place. As I have written before, I am firmly against  
16 this, as it does not belong in a neighborhood zoned for  
17 single-family homes. There are homes here that were built in  
18 the 1930s, and it has been zoned Single Family for the better  
19 part of 90 years.

20 He has three lots and should build three single-family  
21 homes to keep the neighborhood intact, as it was meant to be.  
22 Also, I own three lots, and I have a 1,000-square-foot home  
23 along with a 500-square-foot garage. When I applied to build my  
24 barn on the third lot, I was restricted to 750 square feet,  
25 bringing me to a total of 2,250 square feet.

1 I don't see, for the life of me, how six units are  
2 going to fit on three lots going by the rules I was forced to  
3 follow. None of this is right. Nobody on the street agrees  
4 with this, as should've already been shown when they came door  
5 to door, unless that information was never passed on.

6 I would be there in person, but recently had knee  
7 surgery and am not mobile at this point. Please keep our  
8 neighborhood in the state it was intended to be. Nobody wants  
9 this. There was a lot of elderly people that cannot make it to  
10 these meetings because of health concerns, but I have talked  
11 with everyone on the street, and it is an overwhelming no.

12 Please honor the residents' wishes in this decision.  
13 I have lived here 42 years and don't want a conglomeration of  
14 that size next to my home. Thank you for your attention to this  
15 matter.

16 MR. CROAD: Again, to the Commission, this was rezoned  
17 to (RT) Attached Single Family by the council previously, so the  
18 zoning and the use is permitted, and they meet all the setback  
19 requirements, so no waivers are needed.

20 CHAIR GRIFFIS: Do we have a recommendation from the  
21 Planning Department and -- considering Planner Croad's  
22 additional conditions?

23 MR. BOLLIN: Yes, sir. The Planning Department  
24 recommends that PSP25-0005, the site plan review request for  
25 Harpo Chain Construction for a six-unit attached townhome



1 development at 23458 through 23488 Bush Street, be approved for  
2 the following reasons and with the following conditions:

3           Based on the appearance. Compliance with zoning  
4 requirements; emergency vehicle access; site design  
5 characteristics; vehicle circulation and access. This  
6 resolution is based on the documents, facts, stipulations,  
7 representations submitted with the application and placed on the  
8 record during this -- this hearing.

9           The following conditions are required, the site and  
10 building shall be developed in accordance with the revised site  
11 plan set prepared by MB Drafting and Design per the revision  
12 submitted May 30th, 2025. Revised tree removal and replacement  
13 plan, as well as the landscaping grading and stormwater  
14 management plan to be approved by the city planner and the city  
15 engineer.

16           The petitioner is to implement the recommendations  
17 made by the Southfield Police Department's Crime Prevention  
18 Bureau. And then continuous compliance with all applicable  
19 codes, ordinance, laws, and statutes.

20           MR. CROAD: And if I -- if I could through the Chair?  
21 Item E, they'll -- you're required to do a lot combination for  
22 your three lots, otherwise you won't -- you won't meet the  
23 setback requirements.

24           MR. ALLEN: Correct.

25           MR. CROAD: So make that. And then we talked about

1 flopping the location, the sidewalk, bike racks; and then  
2 recommendation that windows be added to the garage doors and  
3 shadow lines be added to the front facade. I think that covers  
4 everything.

5 MR. BISHOP: Could we have one additional item maybe  
6 noted for 7B also? We discussed the -- the retention pond and  
7 the engineering that was potentially required for that -- that  
8 the retention pond was not going to be required.

9 MR. CROAD: Well, it -- as stated, it says subject to  
10 approval of the city planner and city engineers.

11 MR. BISHOP: Okay.

12 MR. ALLEN: Okay.

13 MR. CROAD: So I know there's been some conversation  
14 with her.

15 MR. BISHOP: Correct.

16 MR. CROAD: But she has the final say on --

17 MR. BISHOP: Okay. That's fine.

18 MR. CROAD: -- on water retention -- stormwater. So  
19 regardless of what we say --

20 MR. BISHOP: No problem.

21 MR. CROAD: -- if she had indicated that she would  
22 review this under different standards, that's up to her.

23 MR. BISHOP: Understood.

24 CHAIR GRIFFIS: Okay. I'm looking for a motion from  
25 the Planning Commission.

1 DR. STEPHENS-GUNN: Through the Chair? I recommend  
2 that the Planning Commission accept the recommendation for  
3 PSP25-0005.

4 MR. MARTIN: Second. Support.

5 CHAIR GRIFFIS: Okay. We've got a motion for approval  
6 of the site plan, PSP25-0005, with the conditions noted by  
7 Dr. Stephens-Gunn, supported by Commissioner Martin.

8 All in favor of approval of the site plan?

9 FULL COMMISSION: Aye.

10 CHAIR GRIFFIS: Any opposed?

11 (No audible response.)

12 CHAIR GRIFFIS: Thank you. Project is approved with  
13 the conditions. Good luck.

14 MR. ALLEN: Thank you very much. Thank you.

15 CHAIR GRIFFIS: All right. Thank you.

16 MR. CROAD: So if you could just follow up with our  
17 office on those final details.

18 MR. ALLEN: Yes, we will. Okay.

19 MR. BISHOP: Thank you.

20 CHAIR GRIFFIS: Thank you.

21 Next item is at 27301 West 11 Mile. This is Overlay  
22 Development District rezoning.

23 MR. BOLLIN: Yes, sir. So as you noted, this is a  
24 rezoning for an ODD by Friedman Real Estate at 27301 West 11  
25 Mile. Current zoning is (B-2) Planned Business. And they are

1 proposing to do an ODD, Overlay Development District, with the  
2 underlying B-2 zoning remaining. This is to rezone the property  
3 in order to permit a wider range of tenant uses that would be  
4 allowed under the ODD use list.

5 Current zoning. As stated, the site is zoned B-2 with  
6 residential -- attached residential surrounding it, and then  
7 regional center to the north. Future land use is local mixed  
8 use for the site.

9 Here is a site aerial. As you can see, it was a  
10 multi-tenant building complex with plenty of parking.

11 Current conditions, facing east from Inkster, and then  
12 facing south from 11 Mile.

13 And then this is the previously approved landscape  
14 from 2020. This was done administratively.

15 Proposed Tenant Spaces and Uses, they plan on having  
16 an indoor recreation company, as well as some retail and some  
17 tech research and development, as well as some office for a tech  
18 company. And then up here in the corner, you can see a little  
19 data center being proposed.

20 So permitted uses in the Planned Business District,  
21 medical office and clinics, banks, libraries, post offices,  
22 private clubs and lodges, nursery schools and daycare centers,  
23 photo studios, interior design studios, personal services, such  
24 as a barbershop, nail salon, retail -- general retail is also  
25 allowed, and then dining room and carryout restaurants are

1 permitted by right.

2           And then special uses within the B-2 include theaters,  
3 assembly halls, religious institutions or similar, open air  
4 retail, such as, like, a greenhouse for plant sales, arcades,  
5 bowling alleys, hotels and motels, drive-through restaurants,  
6 restaurants with a bar and lounge, 24-hour restaurants, and then  
7 small box retail would be a special use in the B-2.

8           In addition to that, with the ODD being added, all of  
9 these uses become permitted as well. These include educational  
10 facilities, general businesses, convention centers and banquet  
11 facilities, medical research, micro brews, mixed use  
12 residential, health, wellness and fitness centers, hospitals,  
13 general office, rec center -- or recreational uses and  
14 facilities, residential uses, including multifamily, research  
15 facilities, pharmacies, professional businesses and offices,  
16 public safety, self-storage facilities -- as an accessory use  
17 though, technical research and development centers, and then  
18 universities and colleges, and civic organizations as well.

19           And I'll invite the petitioner to come up and speak on  
20 the project.

21           CHAIR GRIFFIS: Could you give us your name and  
22 address for the record, and anything else you'd like to add?

23           MR. WOLFE: Sure. John Paul Wolfe. Friedman Real  
24 Estate Group. 34975 West 12 Mile, Farmington Hills.

25           CHAIR GRIFFIS: Thank you.

1           MR. WOLFE: Nothing more to add. I think just general  
2 context is that it -- it -- this -- you know, it sort of  
3 historically was zoned for retail use. It was never really ever  
4 utilized in that nature. So really, this is just sort of  
5 correcting what probably should have been. This has always been  
6 more of an office R&D type establishment, and, so, I think this  
7 is just correcting what should have been here.

8           CHAIR GRIFFIS: Okay. This is a public hearing. I'm  
9 going to ask you to take a step or two.

10          MR. WOLFE: Sure.

11          CHAIR GRIFFIS: I'm going to open up the public  
12 hearing at this time. Take a breath. I see no members of the  
13 public present. Close the public hearing.

14          Could you please come back to the podium?

15          Any questions, Dr. Stephens-Gunn?

16          DR. STEPHENS-GUNN: Hi. This question is for Planner  
17 Croad. On the list -- on the list that -- that was just read,  
18 they had nursing home and assisted living. So if they -- if  
19 something happens and they -- the -- the businesses that they're  
20 thinking about putting in now decide that they don't want to  
21 come, and they're going to put a nursing home in there, so they  
22 wouldn't have to come back to us, but they still would have to  
23 satisfy state regulations, correct.

24          MR. CROAD: Yes. They -- anything that's licensed by  
25 the State, they would have to comply with. They would either

1 have to come back for an administrative or site plan review if  
2 it created a change in the plan that gets adopted --

3 DR. STEPHENS-GUNN: Okay.

4 MR. CROAD: -- through this process.

5 So they're -- for example, let's just say it is a  
6 senior congregate assisted living, and they add a -- have to add  
7 a canopy for EMS for drop-off/pickup, that's something we can  
8 probably do administratively.

9 DR. STEPHENS-GUNN: Okay.

10 MR. CROAD: There's certain rules for minor and major  
11 modifications. If it's a major modification, then, you know,  
12 there's -- there's guidelines on how that happens. So -- but,  
13 again, as -- as long as they stay within the footprint, as long  
14 as they comply with whatever dimensional regulations that we  
15 come up with as part of this ODD, then -- then they can -- they  
16 can move forward.

17 DR. STEPHENS-GUNN: Thank you.

18 CHAIR GRIFFIS: Commissioner Martin?

19 MR. MARTIN: I just have a question about the plan.  
20 Could you go to page 20- -- that one right there. Along the  
21 back of the building they show greenery. Is there greenery back  
22 there? I drove by there today, I don't remember seeing greenery  
23 along the back.

24 MR. BOLLIN: I mean, that is -- that is an older  
25 photo, so --

1 MR. MARTIN: Oh, okay.

2 MR. CROAD: Can you go to the concept layout where  
3 they -- the colored buildings there. Yeah.

4 So, again, a couple years ago they did an  
5 administrative site plan approval for landscaping. So they got  
6 to comply with that. And then any -- any additional landscaping  
7 that might be triggered by a reuse, we -- we would just -- we  
8 would review that.

9 MR. MARTIN: So let me understand then. You're saying  
10 the landscape that's there was planned before?

11 MR. CROAD: Yeah. So, like, for example, along  
12 Inkster Road, when -- when they had a change of use -- I think  
13 when you had the Sun --

14 MR. WOLFE: Sun Research.

15 MR. CROAD: -- Sun Research --

16 MR. WOLFE: Yeah.

17 MR. CROAD: -- went in there, we did an administrative  
18 review on landscaping, and we had them upgrade the landscaping  
19 to, you know, the standards of that day. So that's why I think  
20 Mr. Bollin read the previous landscape plan is in compliance.  
21 Now, if something dies or needs to be replaced, then that would  
22 be under their maintenance.

23 If they have to change something for a new entrance or  
24 new tenant, and they have bump-outs or building or parking,  
25 then -- then we would make -- have them upgrade the landscaping



1 at the time.

2 MR. MARTIN: Okay. But my -- my point is that along  
3 Inkster there is no problem. The back of the building, the east  
4 side of that, I -- my question is, there -- there's no landscape  
5 there; is there, along the back of the building?

6 MR. WOLFE: I don't -- I don't know.

7 MR. MARTIN: From what I remember when I drove by  
8 today, it was all parking places, no -- no greenery.

9 MR. CROAD: So, again, what's required is landscaping,  
10 screening, parking spaces adjacent to rights of way. There is  
11 no specific requirements for landscaping, let's call it, on the  
12 east end of this building, but they are -- this is conceptually  
13 showing that there is going to be some trees planted. But  
14 there's no requirement to have foundation plantings --

15 MR. MARTIN: And here, my thing --

16 MR. CROAD: And -- and I -- I can't tell you because  
17 it's been a while. I can't tell you if there's any existing  
18 landscaping or not.

19 MR. WOLFE: I haven't looked.

20 MR. CROAD: But that's something we would work out if  
21 needed.

22 MR. WOLFE: Sure.

23 MR. MARTIN: Okay. That -- that was my point.

24 MR. CROAD: Yeah.

25 MR. MARTIN: We see it on the diagram, but there's

1 none there.

2 MR. CROAD: Well, this will be part and parcel to the  
3 approval.

4 MR. MARTIN: Yeah.

5 MR. CROAD: So if it's showing the -- this is what we  
6 call a master development plan.

7 MR. MARTIN: Yeah.

8 MR. CROAD: It gets attached to the ODD requirement.  
9 If they have any specific site plan, then they'd have to give us  
10 site plan approval with the landscape schedules, specific plant  
11 materials, location, and so forth. But since they're just  
12 looking at this point to rezone and to have the uses altered so  
13 they can move into the existing space, that necessarily wouldn't  
14 trigger any additional landscape requirements.

15 MR. MARTIN: Okay. I see. I'm going ahead of what --  
16 what we're doing. Sorry. Thank you.

17 CHAIR GRIFFIS: Commissioner Willis?

18 MR. WILLIS: Thank you. I'll keep it simple. I  
19 recognize this is a rezone, but I love the elevations that  
20 you've shared, and that's all I have to add.

21 MR. WOLFE: Okay.

22 CHAIR GRIFFIS: Commissioner Bernoudy?

23 MS. BERNOUDY: Yeah. I agree with that. It's --  
24 you've got a lot of possibilities with this, and I approve as  
25 well.

1 CHAIR GRIFFIS: I guess I just need a clarification.  
2 The color diagram -- diagram that's showing indoor recreation,  
3 is that -- that's a concept of, like, someone there --

4 MR. WOLFE: We had -- we had an interested party. I  
5 don't know if that'll make it all the way, you know, through to  
6 a signed deal, but, yeah, we have -- we had an indoor recreation  
7 user that was looking at roughly 40,000 square feet. And then  
8 we have a 15,000 square foot office R&D that's about 50 -- or  
9 actually -- yeah, about 50/50, I think, office and tech. And,  
10 so, those were the two uses that we were looking at doing here  
11 that sort of prompted us to take a look at the zoning.

12 CHAIR GRIFFIS: So with approving the ODD, that box  
13 could shift over to another part of the building, and it could  
14 be a different user, and it's -- we're just -- we're opening up  
15 opportunity.

16 MR. WOLFE: Correct. Yeah. But we can't -- we can't  
17 even proceed with those LOIs until if we know that they can do  
18 their use there.

19 CHAIR GRIFFIS: Yeah. Okay.

20 MR. WOLFE: Yeah.

21 MR. CROAD: Yeah. This -- so, again, this is a  
22 conceptual master development plan.

23 CHAIR GRIFFIS: Okay. Yeah. I mean, I'm --

24 MR. CROAD: And, again, to your point, it could switch  
25 around within the use list --

1 CHAIR GRIFFIS: Yeah.

2 MR. CROAD: -- and within the other components, but we  
3 need -- we needed some guide of how they plan to use this. And  
4 to their point, they can't move forward with the potential user  
5 without getting the proper zoning because it is currently zoned  
6 B-3, and it doesn't --

7 MR. BOLLIN: B-2.

8 MR. CROAD: -- B-2, it doesn't allow some of these  
9 things.

10 CHAIR GRIFFIS: Okay.

11 MS. BERNOUDY: Yeah.

12 MR. CROAD: And even though, as you pointed out, it's  
13 been zoned retail for all these years, and it always looked like  
14 an office industrial research place.

15 MR. WOLFE: Yeah.

16 MR. CROAD: And there's been some loose  
17 interpretations in the past about who could go in there. This  
18 cleans everything up.

19 CHAIR GRIFFIS: Okay.

20 MR. WOLFE: Yeah.

21 CHAIR GRIFFIS: Yeah. I'm always in favor of mixed  
22 use and just, like, moving to the market. You know, just, like,  
23 allowing uses to come in, knowing that somebody else gets to  
24 review it.

25 MR. WOLFE: Yeah, it -- it -- it was one of those

1 sites that, you know, was zoned -- you know, I think the way it  
2 was laid out, it was intended to be retail. But it -- you know,  
3 it's been back office for a bank, historically. You know, it  
4 was called Sun Research Park most recently, but you can't even  
5 really do the research portion of it in there. So, yeah,  
6 it's --

7 MR. CROAD: And then I'll just add, we routinely get  
8 inquiries from title companies that are doing searches for loans  
9 for sales and stuff, and the first thing they ask is, Is the  
10 proposed use in compliance with your zoning ordinance? And  
11 if -- if there was an office tech R&D that was looking for it,  
12 we'd have to say, No, it's not in compliance, and that could  
13 kill the deal.

14 MR. WOLFE: Yep. Yeah.

15 MR. CROAD: That's -- I'm oversimplifying it, but I  
16 just -- I just --

17 MR. WOLFE: Yeah. And, again, it's hard for the  
18 tenants to spend money on attorney's fees and -- and planning  
19 and whatever else if they don't know that they can actually  
20 use -- you know, go into the space.

21 CHAIR GRIFFIS: Absolutely. All right. Thank you.

22 Any other questions.

23 All right. I'm looking for a recommendation from the  
24 Planning Department.

25 MR. BOLLIN: Yes, sir.

1 Planning Department recommends favorable  
2 recommendation of PZRODD25-0002 to rezone the parcel at 27301  
3 West 11 Mile to ODD, Overlay Development District, reaffirming  
4 the previously approved site plan for the site, PASP20-0054, as  
5 the Master Development Plan and creation of an ODD agreement to  
6 permit the reuse of the existing site and buildings for the  
7 wider range of uses permitted in the ODD ordinance and the  
8 SmartZone subarea in addition to those permitted per the  
9 existing and underlying B-2 zoning of the site for the following  
10 reasons and following conditions.

11 The Southfield Comprehensive Master Plan designates  
12 this parcel for local mixed use. And as part of the SmartZone  
13 subarea designation, the proposed rezoning is consistent with  
14 the provisions of the Overlay Development District regulations  
15 generally, and for the SmartZone subarea in particular.

16 The proposed ODD would allow the petitioner to occupy  
17 the property with a wider range of uses that are consistent and  
18 compatible with the design of the facility and other uses in the  
19 area. The proposed rezoning will not have adverse effects upon  
20 any of the adjoining zoning districts or land uses.

21 It is also based on the following conditions:

22 The buildings and site improvements are to be  
23 maintained consistent with the approved site plan, PASP20-0054.

24 And the petitioner is to work with the Planning  
25 Department and city attorney to finalize the Overlay Development

1 District Development Agreement.

2 CHAIR GRIFFIS: We're looking -- Commissioner?

3 MR. MARTIN: (Inaudible.)

4 CHAIR GRIFFIS: Well, looking for motion. Do you have  
5 another question?

6 MR. MARTIN: No.

7 CHAIR GRIFFIS: Do you want to make a -- or would you  
8 like to make a motion?

9 MR. MARTIN: Motion for approval for PZRODD25-0002.

10 MS. BERNOUDY: Second.

11 CHAIR GRIFFIS: Got a -- do you want -- we've got a  
12 favorable motion by Commissioner Martin, seconded by  
13 Commissioner Bernoudy.

14 All in favor of recommending this project say "Aye."

15 FULL COMMISSION: Aye.

16 CHAIR GRIFFIS: Any opposed?

17 (No audible response.)

18 CHAIR GRIFFIS: All right. Thank you.

19 MR. WILLIS: Thank you.

20 MR. CROAD: John Paul, I just want to make sure that  
21 we have at least the draft ODD agreement before it goes to  
22 Council.

23 MR. WOLFE okay.

24 MR. CROAD: So we're -- we're not chasing after the  
25 fact. And you might have already done that with Tom, but he --

1 MR. WOLFE: We -- we already presented it to you guys.

2 MR. CROAD: He's -- okay. I just want to make sure.  
3 He's -- he's on vacation this week, so I didn't have a chance to  
4 check with him.

5 MR. WOLFE: Yeah. You guys have a copy of it, so it's  
6 in your part.

7 MR. CROAD: All right. Sounds good. Okay.

8 MR. MARTIN: Thank you.

9 MR. CROAD: All right. Thank you.

10 MR. WILLIS: Thank you.

11 MS. BERNOUDY: Thank you.

12 CHAIR GRIFFIS: Thank you.

13 Next item, we have PTZA25-0003, zoning text amendment.

14 MR. BOLLIN: Yep. So as we stated earlier at the  
15 previous meeting, this zoning amendment is to provide for a  
16 specific regulation of taller flagpoles. This amendment is  
17 intended to fill a gap in the current ordinance and provide  
18 consistent administrative review and processing of requests  
19 related to the taller flagpoles. Time to time, the Planning  
20 Department receives some questions related to possibly  
21 installing taller flagpoles at businesses. The current zoning  
22 ordinance do not directly address this issue, which leads to  
23 case-by-case evaluation through the site plan and possible  
24 zoning waivers through the ZBA.

25 Sustainable Southfield Master Plan Goals and



1 Objectives related to the proposed amendment review, ordinances,  
2 codes, regulations, and permitting processes to eliminate or  
3 modify conflicting and excessive requirements, and to streamline  
4 the regulatory review process.

5 And then streamlining the approval process and work  
6 towards having site plans for permitted uses approved  
7 administratively or by the Planning Commission.

8 So the addition to the ordinance would directly  
9 address the height of the flagpoles, stating that if it exceeds  
10 the permitted maximum height in the zoning district, it also  
11 creates a safe fall zone. And the flagpole height shall be  
12 limited to the minimum distance from the base of the flagpole to  
13 the nearest property line. A structural engineer would need to  
14 certify each flagpole that it was specifically designed for the  
15 site, and then the building official may approve a smaller  
16 setback.

17 Again, with the proposed changes, the height of  
18 flagpoles, this section applies if a proposed flagpole exceeds  
19 the permitted maximum height in the applicable zoning district.  
20 To create a minimum safe fall zone, the flagpole height shall be  
21 limited to the minimum distance from the base of the flagpole to  
22 the nearest property line, again, with a structural engineer.  
23 This does require a public hearing.

24 CHAIR GRIFFIS: Okay. I'd like to open up the public  
25 hearing at this time for PTZA25-0003.

1 I see no members of the public present. Close the  
2 public hearing.

3 Dr. Stephens- --

4 MR. CROAD: Could I just make an extra comment?

5 CHAIR GRIFFIS: Yeah. Sure.

6 MR. CROAD: Yeah. So I think as time is outlined and  
7 Alex has summarized, we have one-and-a-half-time fall zone  
8 required for cell towers and other things like that. We don't  
9 specifically cover flagpoles. There's a certain limit the  
10 flagpole can go to. And so whenever we get a request to go  
11 above that, we have to make an interpretation.

12 And this -- this makes it just clear that if they got  
13 a certified engineer, and sometimes they're designed to do  
14 self-collapsing, they don't need to meet that one and a half  
15 fall time zone. And then we put it in our schedule regulations  
16 under Exceptions. And, so, as long as they certify to the  
17 building official, then we don't have to go through a -- a  
18 formal process for review.

19 CHAIR GRIFFIS: Okay. Thank you.

20 Any comments or questions, Dr. Stephens-Gunn?

21 DR. STEPHENS-GUNN: No.

22 CHAIR GRIFFIS: Commissioner Martin?

23 MR. MARTIN: Other than it makes the absolute sense,  
24 no.

25 MS. BERNOUDY: Yeah, it does make sense.

1 CHAIR GRIFFIS: Fine with me. It makes complete  
2 sense.

3 Is there a recommendation on this?

4 MR. BOLLIN: The Planning Department recommends  
5 favorable recommendation of PTZA25-0003 for the following  
6 reasons, the proposed text amendment will amend Title V, Zoning  
7 and Planning, Chapter 45, Zoning of the Code for the City of  
8 Southfield by amending Article 22 to update the Exceptions to  
9 height standards to specifically address flagpoles.

10 The amendment will address a lack of clear regulation  
11 related to flagpole height and setbacks, providing them with  
12 similar treatment to telecommunication towers and freestanding  
13 wind energy structures. The proposed amendment will promote  
14 orderly development and is necessary to ensure the health,  
15 safety, and welfare of the community.

16 CHAIR GRIFFIS: Looking for a motion on PTZA25-0003.

17 MS. BERNOUDY: I'd like to make that. I'd like to  
18 make the motion to approve PTZA25-0003.

19 MR. MARTIN: Second.

20 CHAIR GRIFFIS: Okay. Got a favorable motion by  
21 Commissioner Bernoudy, seconded by Commissioner Martin.

22 All in favor of recommendation?

23 FULL COMMISSION: Aye.

24 CHAIR GRIFFIS: Any opposed?

25 (No audible response.)

1 CHAIR GRIFFIS: None.

2 MR. CROAD: So if I could, I just had, like, a senior  
3 moment. You did do a call for the public? I know there is  
4 nobody here. I just missed that when I was making notes, so --

5 CHAIR GRIFFIS: We did.

6 MR. CROAD: Okay. Thank you.

7 CHAIR GRIFFIS: Next is the minutes from May 7th and  
8 May 28th.

9 MR. BOLLIN: Yep. The minutes are in your packets.  
10 Typically, I don't print the transcribed one because that's like  
11 100 pages for everybody. So what I have been doing is just  
12 doing the last page for Andrea to sign. With her not being  
13 here, I didn't need to do that tonight, but I'll get her next  
14 time.

15 CHAIR GRIFFIS: Okay.

16 MR. MARTIN: Through the Chair?

17 CHAIR GRIFFIS: Yep.

18 MR. MARTIN: Motion to approve the study meeting  
19 minutes of May 7th and the regular meeting minutes of May 28th.

20 MS. BERNOUDY: Second it.

21 CHAIR GRIFFIS: We've got a motion to approve the  
22 minutes by Commissioner Martin, seconded by Commissioner  
23 Bernoudy.

24 All in favor.

25 FULL COMMISSION: Aye.

1 CHAIR GRIFFIS: All right. The minutes are approved.  
2 Got a public comment portion of the meeting. Open up  
3 the public comment section at this time. We did have Ken Allen  
4 and Mike Bishop sign the list, but I believe they were the  
5 petitioners for the first item.

6 I see no other members of the public present. Close  
7 public comment.

8 And Council items update.

9 MR. CROAD: Yes. So this must be two meetings ago?

10 MR. BOLLIN: Yeah.

11 MR. CROAD: The office use in the B District was  
12 approved, and the sustainability action plan consultant was  
13 awarded the contract. However, we're having some negotiation  
14 issues with that contractor right now, and we're hoping to have  
15 it resolved by Monday, but we might need to go to the next  
16 qualified bidder.

17 And this past Monday, Council awarded the bid for the  
18 bus stop furnishings installation, and they awarded the bid for  
19 the mini gateway signs. So those were two items that just  
20 happened Monday night. So I think that covers the last two  
21 meetings that we had.

22 CHAIR GRIFFIS: Okay. Miscellaneous?

23 MR. BOLLIN: Yeah. Our next meeting will be July 9th  
24 for the month's study meeting. We are recommending that we  
25 cancel the July 16th, which would have been the long-range study

1 meeting. So we need a motion for that.

2 MR. WILLIS: If I may? One of the things that tends  
3 to kind of pop up during the meeting is whether or not we're  
4 going to look at our relative income. I think even during the  
5 meeting with the council, it was mentioned that we're making 20  
6 bucks a meeting; is that fair? Should we continue where we're  
7 going?

8 I would love to have a discussion on it during the  
9 study meeting of amounts and why. If this amount is the  
10 appropriate amount, I'm happy with it. But I think a discussion  
11 could -- could make sense.

12 MR. MARTIN: Can I just make a point? One of the  
13 things that -- that you mentioned is that they have to do an  
14 investigation to find out if they're legally paying us.

15 MR. WILLIS: But even that would be important.

16 MR. MARTIN: Yeah.

17 MR. WILLIS: I think if they're --

18 MR. MARTIN: Yeah. But, I mean, they have to -- they  
19 need to determine if we should be paid in the first place before  
20 you can discuss -- before you discuss an amount.

21 MR. BOLLIN: And I'll let Terry, you know, add his  
22 comments, but I think -- I don't think doing that in a Planning  
23 Commission study meeting is the place, because you're just  
24 looking at, Hey, I'm getting paid this amount, and I think it  
25 should be more. That is -- that's something for council, but

1 like Commissioner Martin was saying, that's something for  
2 council to study and determine.

3 MR. WILLIS: I hear you. I -- what -- I've seen other  
4 councils -- I think I saw the highest amount, somebody was  
5 making 100 grand a year with council. Nothing that could ever  
6 apply here.

7 But I don't -- I don't know. I think -- we could  
8 express our feeling to hear from, let's say, legal to understand  
9 why it is at this amount. If it's -- if it's a illegal to pay  
10 us, I'm good with that, too. But I just -- you know, I just  
11 want to make sure I understand, you know, all the reasons why.

12 MR. BOLLIN: Well, I think --

13 MR. CROAD: If I could? I would rather come back to  
14 you at a study session and report. We did give a previous  
15 report.

16 MR. WILLIS: Okay.

17 MR. CROAD: I don't think the regular meeting is a  
18 time to get into this discussion, and I don't want anyone to say  
19 something that may not be valid at this time.

20 So let us -- let us do our due diligence. I know Tom  
21 looked into this before, and we'll come back and report it at a  
22 study meeting. And then if you want to make a recommendation to  
23 take action, that would be appropriate to do that at a -- a  
24 subsequent regular meeting.

25 But I -- I don't think it's -- we don't -- we didn't

1 have this on our agenda, I don't think it's appropriate to be  
2 discussing this, and we're not prepared to discuss it tonight,  
3 okay?

4 DR. STEPHENS-GUNN: Through the Chair?

5 CHAIR GRIFFIS: Yes.

6 DR. STEPHENS-GUNN: I make a recommendation that we  
7 cancel the long-range planning study session meeting for July  
8 16th, 2025.

9 MS. BERNOUDY: Second it.

10 CHAIR GRIFFIS: I've got a recommendation to cancel  
11 the July 16th meeting by Dr. Stephens-Gunn, supported by  
12 Commissioner Bernoudy.

13 All in favor?

14 FULL COMMISSION: Aye.

15 CHAIR GRIFFIS: Any opposed?

16 (No audible response.)

17 CHAIR GRIFFIS: Okay.

18 DR. STEPHENS-GUNN: Through the Chair?

19 CHAIR GRIFFIS: Dr. Stephens- --

20 DR. STEPHENS-GUNN: I make a recommendation that we  
21 end this meeting.

22 MR. BOLLIN: I like it.

23 CHAIR GRIFFIS: I don't disagree. Meeting adjourned.  
24 Thank you.

25 (Meeting adjourned.)



## CERTIFICATE OF TRANSCRIBER

I, JANENE CLEARY, do hereby certify that I was authorized to transcribe the foregoing recorded proceeding; and that the transcript is a true and accurate transcription, to the best of my ability, taken while listening to the provided recording.

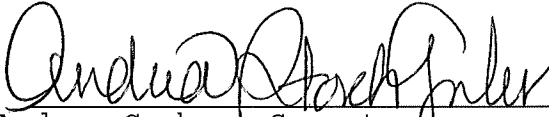
I FURTHER CERTIFY that I am not of counsel or attorney for either or any of the parties to said proceedings, nor in any way interested in the events of this cause, and that I am not related to any of the parties thereto.

DATED this 16th day of JULY 2025

A handwritten signature in black ink that reads "Janene Cleary". The signature is written in a cursive, flowing style. The first name "Janene" is written with a large, looped 'J' and the last name "Cleary" is written with a large, looped 'C'.

JANENE CLEARY, Michigan CSR No. 16359

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Andrea Gruber, Secretary

Date: August 28, 2025