

CITY OF SOUTHFIELD PLANNING COMMISSION  
June 26, 2024

CITY OF SOUTHFIELD

PLANNING COMMISSION

Council Chambers - Southfield, Michigan

Wednesday, June 26, 2024 - 6:30 p.m.

Video recording transcribed by

Janice P. Yates, CER-9181.

COMMISSION MEMBERS AND STAFF PRESENT:

Jeremy Griffis, Chair

Cynthia Bernoudy, Commissioner

Ghana Adell Goodwin-Dye, Commissioner

Andrea Storch Gruber, Secretary

Anthony Martin, Commissioner

Dr. Geralyn Stephens-Gunn, Ede

Robert Willis, Vice-Chair

Alex Bollin, City Planner

Terry Croad, Director of Planning

CITY OF SOUTHFIELD PLANNING COMMISSION  
June 26, 2024

1 Planning Commission Meeting

2 Wednesday, June 26, 2024

3 6:30 p.m.

4

5 (Meeting begins.)

6 CHAIR GRIFFIS: I'd like to call this meeting  
7 to order. This is the City of Southfield regular  
8 meeting of the Planning Commission, June 26, 2024. Can  
9 we all please stand for the Pledge of Allegiance.

10 (Pledge of Allegiance recited.)

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

13 MR. BOLLIN: Yes, Mr. Chair. Ms. Bernoudy?

14 MS. BERNOUDY: Present.

15 MR. BOLLIN: Ms. Goodwin-Dye?

16 MS. GOODWIN-DYE: Present.

17 MR. BOLLIN: Mr. Griffis?

18 CHAIR GRIFFIS: Here.

19 MR. BOLLIN: Ms. Gruber?

20 MS. GRUBER: Present.

21 MR. BOLLIN: Mr. Martin?

22 MR. MARTIN: Present.

23 MR. BOLLIN: Dr. Stephens-Gunn?

24 DR. STEPHENS-GUNN: Present.

25 MR. BOLLIN: Mr. Willis?

1 V. CHAIR WILLIS: Here.

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

4 CHAIR GRIFFIS: Thank you. Can we have a  
5 motion to approve the agenda?

6 DR. STEPHENS-GUNN: I motion we approve the  
7 agenda for the regular meeting of the Planning  
8 Commission for June 26, 2024.

9 MR. MARTIN: Second.

10 CHAIR GRIFFIS: Okay. We got our favorable  
11 motion by Dr. Stephens-Gunn, second by Commissioner  
12 Martin. All in favor?

13 FULL COMMISSION: Aye.

14 CHAIR GRIFFIS: All right. Do we have  
15 announcements and communications today?

16 MR. BOLLIN: None at this time.

17 CHAIR GRIFFIS: All right. On to the first  
18 item.

19 MR. MARTIN: Could you ask the people to  
20 quiet down so we can -- because they're at court  
21 already.

22 CHAIR GRIFFIS: All right, I will. First  
23 item, we have 25155 Greenfield Road.

24 MR. BOLLIN: Yes, sir. So, this is a rezone  
25 of -- sorry, one second -- a rezone of the entire

1 parcel to (B-3) General Business, to construct a  
2 product storage building as an accessory use to the  
3 existing grocery store.

4 Their hours planned to be 8 a.m. to 8 p.m.,  
5 Monday through Wednesday; Thursday 8 a.m. to 9:30 p.m.;  
6 Friday 7:30 a.m. to 6 p.m.; Saturday closed; Sunday  
7 8 a.m. to 7 p.m.

8 Here we have the current zoning and the  
9 future land use. As you see, we have Residential to  
10 the west, General Business to the south, Office  
11 Service and Multiple Family to the north, right along  
12 Greenfield.

13 MR. CROAD: If I could point out through the  
14 Chair, if you notice that the (B-3) General Business,  
15 where the actual store is located, is completely  
16 surrounded by vehicular parking. And that's part of  
17 the reason why they're rezoning to B-3, so they can  
18 build this accessory structure in the vehicular  
19 parking area, which will now become B-3.

20 MR. BOLLIN: All right. Future land use  
21 shows local mixed use for the -- for the site. Here's  
22 an aerial of current conditions.

23 MR. CROAD: If you could, through the Chair,  
24 you can see there's a lot of outside storage, and  
25 they've been cited numerous times by codes for the

1 outside storage. That's part of the reason why  
2 they're building a storage facility, to keep  
3 everything inside.

4 MR. BOLLIN: Current conditions, I believe  
5 they went through the site plan approval a couple  
6 years ago. So, you'll see the new sign there. And  
7 then, facing east from Hilton Street, you see the  
8 current conditions. A few more photos as well.

9 This is the excess storage and rubbish that  
10 we see on the site. So, they plan on putting the  
11 storage area along right here, along the residential  
12 border. It's going to be just over 2400 square feet.

13 Here's the site plan, again showing the  
14 storage area. And that's, aside from a few minor  
15 updates, they're supposed to add a bike rack here.  
16 So, like I said, since they just went through the  
17 process recently, they're pretty much up to date with  
18 all codes.

19 Close up site plan for the storage area.  
20 Again, they are having the dumpsters right here on the  
21 rear side of the storage area.

22 And here is the renderings, north and south  
23 elevation for the building, as well as the east and  
24 west. And then, here's an actual rendering of what it  
25 will look like once it's finished.

1           Their landscape plan, they plan on doing  
2 green space along the back end of where the storage  
3 building is going to be.

4           And the petitioner is here, so, I'd invite  
5 them up.

6           CHAIR GRIFFIS: Can you please state your  
7 name and address for the record and tell us a little  
8 more about the project.

9           MR. KONIK: Richard Konik, I'm with Siegal  
10 Tuomaala Associates Architects, 29200 Northwestern  
11 Highway.

12           MR. CROAD: And so, if I could, can you just  
13 confirm, aren't you replacing the fencing or extending  
14 the fencing as well?

15           MR. KONIK: Yeah. There -- yeah. There is  
16 a current privacy fence that's in disarray back there.  
17 So, we're removing it and putting up a new one across  
18 the west property line. So, the manager and owner had  
19 talked to the neighboring resident behind there to  
20 make sure they were okay with this project, and they  
21 were on board with it, as long as they could get a  
22 better, you know, privacy fence there. So, that's --  
23 they wanted the 10-foot privacy fence that we're  
24 showing on the drawings right now. So, yes, we're  
25 replacing all that and putting up a new one there.

1           To the north of the new storage building is  
2 not dumpsters, that's a couple of parking spaces for  
3 vehicles for their truck -- delivery trucks. So,  
4 dumpster, there was a compactor off the corner of the  
5 building, the existing building there, that -- so, all  
6 their trash is basically internal compactor, bailer,  
7 whatnot.

8           So, I think Mr. Bollin and Mr. Croad have  
9 kind of covered the basis of why we're here with the  
10 external storage and trying to enclose it and get in  
11 compliance with the city, so.

12           MR. CROAD: So, if I could, this is a  
13 two-part; there's the rezoning first that needs to  
14 take place. So, we need a public hearing. And then,  
15 once that's been concluded, we can -- you can consider  
16 the site plan.

17           CHAIR GRIFFIS: Okay, thank you. So, the  
18 first item, the PZR24-0004 is a rezoning, so it's a  
19 public hearing. I'm going to open up the public  
20 hearing at this time, if there is anyone here from the  
21 public that would like to come forward and speak on  
22 this matter.

23           (No response.)

24           CHAIR GRIFFIS: Seeing none, I'll close the  
25 public hearing and open up to the commission for any

1 comments on the rezoning aspect only, and we'll take  
2 the site plan items after.

3 Dr. Stephens-Gunn?

4 DR. STEPHENS-GUNN: No comment.

5 CHAIR GRIFFIS: All right. Commissioner  
6 Martin?

7 MR. MARTIN: No questions.

8 CHAIR GRIFFIS: Mr. Willis?

9 V. CHAIR WILLIS: I may be close to the same  
10 thing. I was concerned that there would be another  
11 storage facility. I'm glad this is not a generic  
12 storage facility. And so, I'm real pleased with it.  
13 So, thank you.

14 UNIDENTIFIED SPEAKER: Excuse me, I'm sorry  
15 to interrupt, but it's -- we cannot hear you back  
16 here. It's like you're in a (INAUDIBLE).

17 CHAIR GRIFFIS: Okay, thank you. We --  
18 (CROSSTALK.)

19 UNIDENTIFIED SPEAKER: (INAUDIBLE.)

20 CHAIR GRIFFIS: We will try to speak into  
21 the microphone more clearly.

22 UNIDENTIFIED SPEAKER: (INAUDIBLE) here.  
23 Thank you.

24 CHAIR GRIFFIS: Thank you. Commissioner  
25 Goodwin-Dye, did you have any comments?



1 MS. GOODWIN-DYE: No, I don't have anything.  
2 Thank you.

3 MS. BERNOUDY: In reference to the large  
4 trucks that will be there --

5 MR. CROAD: If I could?

6 MS. BERNOUDY: Yes?

7 MR. CROAD: We're just considering the  
8 rezoning right now.

9 MS. BERNOUDY: Oh, okay.

10 MR. CROAD: And then, you'll have an  
11 opportunity to ask questions on the site plan. So, it's  
12 just the merits of going from vehicular parking to B-3  
13 commercial.

14 MS. BERNOUDY: In that case, I have no  
15 questions right now.

16 CHAIR GRIFFIS: Okay. Yeah, we'll circle  
17 back around to the site plan.

18 MS. BERNOUDY: Okay, thanks.

19 CHAIR GRIFFIS: Yeah, it was an odd site  
20 condition to -- it's almost on an island back there.  
21 So, it makes sense to just clean up the parcel, from  
22 my understanding.

23 Do we have a recommendation from the  
24 Planning Department?

25 MR. BOLLIN: Yes, sir. The Planning

1 Department recommends favorable recommendation of  
2 PZR24-0004, to rezone .7 acres of land at 25155  
3 Greenfield Road from (P) Vehicular Parking to  
4 (B-3) General Business, for the following reasons.

5           The Southfield Comprehensive Master Plan  
6 indicates local mixed use for this property, which  
7 calls for uses primarily business in nature, a mixture  
8 of neighborhood, commercial service, and office, with  
9 accessory multiple family uses. The proposed rezoning  
10 of the (P) Vehicular Parking to (B-3) General Business  
11 would allow for the modernization of the existing  
12 market by adding additional indoor storage of stock,  
13 the continuation and improvement of the market being  
14 consistent with the future land use designation of the  
15 site for local mixed use.

16           CHAIR GRIFFIS: Thank you. So, at this  
17 time, we're looking for a motion on the rezoning  
18 portion for this project.

19           MS. BERNOUDY: Mr. Chair?

20           DR. STEPHENS-GUNN: I motion --

21           MS. BERNOUDY: Go ahead, that's fine.

22           DR. STEPHENS-GUNN: I motion that we accept  
23 the Planning Department's favorable recommendation for  
24 PZR24-0004, rezoning.

25           MS. BERNOUDY: Now, I'll second that.

1 CHAIR GRIFFIS: Okay. We have a favorable  
2 motion by Dr. Stephens-Gunn, second by Commissioner  
3 Bernoudy. All in favor?

4 FULL COMMISSION: Aye.

5 CHAIR GRIFFIS: Any opposed?

6 (No response.)

7 CHAIR GRIFFIS: Okay, the rezoning is  
8 favorable. The same project, next item, is the site  
9 plan review for the same address. Anything additional  
10 that I know --

11 MR. KRONIK: No, I can stay and answer  
12 questions. So, if you have anything, so.

13 CHAIR GRIFFIS: Okay. And not a public  
14 hearing for the site plan only, so.

15 MR. CROAD: No. Can you go back to the site  
16 plan, Alex? So, this is the appropriate time for the  
17 commission to ask -- answer questions -- ask  
18 questions.

19 CHAIR GRIFFIS: Dr. Stephens-Gunn, we'll  
20 start with you.

21 DR. STEPHENS-GUNN: No questions.

22 CHAIR GRIFFIS: Commissioner Martin?

23 MR. MARTIN: I have a question. Right now,  
24 there's about a three- or four-foot brick wall along  
25 in the back area.

1 MR. KONIK: Correct.

2 MR. MARTIN: Is that going to remain?

3 MR. KONIK: Yes.

4 MR. MARTIN: And the privacy fence that  
5 you're talking about is the wood fence on the west  
6 side of that?

7 MR. KONIK: Correct.

8 MR. MARTIN: So, you're taking -- you're  
9 doing that all the way across the back of the site?

10 MR. KONIK: Correct.

11 MR. MARTIN: To the --

12 MR. KONIK: Yeah, the privacy fence,  
13 basically all follow the same length as that screen  
14 wall, all the way down that side.

15 MR. MARTIN: But not in the semi-circle  
16 that's there?

17 MR. KONIK: No, not in that semi-circle.

18 MR. MARTIN: Okay.

19 MR. KONIK: Just the west --

20 MR. MARTIN: Just to the end of the greenery  
21 that the edges are --

22 MR. KONIK: Correct, yeah, where it starts  
23 to break off the curve is where it will stop, so.

24 MR. MARTIN: Is there any work going to be  
25 done to the brick wall, because that seems to be

1 falling apart?

2 MR. KONIK: If it is, we'll clean it up.  
3 Yeah, we'll tuckpoint it and repair it if it needs it.  
4 So, sure.

5 MR. MARTIN: Okay.

6 MR. KONIK: (INAUDIBLE) --

7 (CROSSTALK.)

8 MR. CROAD: If I -- if I could point out,  
9 six foot is allowed. They're requesting 10 feet.

10 MR. MARTIN: Yeah.

11 MR. CROAD: So, they'll have to get a  
12 waiver.

13 MR. MARTIN: Yeah, that was --

14 MR. CROAD: And just to clarify, you're not  
15 putting the fence on top of the wall?

16 MR. KONIK: No.

17 MR. CROAD: It's going to be freestanding  
18 just inside the wall?

19 MR. KONIK: Correct, yes.

20 MR. CROAD: Yeah.

21 MR. MARTIN: Yeah. Currently, there's a  
22 wooden fence there.

23 MR. CROAD: Yeah.

24 MR. MARTIN: You're replacing that wooden  
25 fence with the new fence --

1 MR. KONIK: Correct.

2 MR. MARTIN: -- the privacy fence?

3 MR. KONIK: It's taller.

4 MR. MARTIN: Is there -- is -- because the  
5 ordinance states that currently that the 6-foot fence  
6 isn't a problem, is there any specific reason why  
7 you're going to 10 feet, rather than --

8 MR. KONIK: The neighbor requested it. So,  
9 we would -- thought we would try to get it if we  
10 could. So, that was all.

11 MR. MARTIN: Okay. The reason I ask is  
12 later on in today's session, we're going to talk about  
13 putting in 8-foot fences within there. And you know,  
14 you still going two feet above that, so.

15 MR. KONIK: Correct. It was just a  
16 recommendation by the adjacent resident, and we want  
17 -- we'll see if we can get it. So, if we can, then  
18 great.

19 MR. MARTIN: I understand, yeah. You can't  
20 beat the public. Okay, thank you very much.

21 MR. KONIK: You're welcome.

22 V. CHAIR WILLIS: Thank you. There's some  
23 parking back there. Do you plan to restripe the area  
24 around the structure or?

25 MR. KONIK: We could -- well, we were, for

1 the two new spots, we'll definitely restripe those. I  
2 think down the south side of the building had been  
3 restriped a couple of years ago when they redid the  
4 parking lot. So, it should all be pretty current.

5 V. CHAIR WILLIS: But that won't alter the --

6 MR. KONIK: No.

7 V. CHAIR WILLIS: Okay.

8 MR. KONIK: No, we're only changing in the  
9 back there, so, and adding a couple -- just a couple  
10 of spots for their delivery vehicles, so.

11 V. CHAIR WILLIS: Okay. No further  
12 questions, thank you.

13 CHAIR GRIFFIS: Commissioner Gruber?

14 MS. GRUBER: No questions.

15 CHAIR GRIFFIS: Commissioner --

16 MS. GOODWIN-DYE: Even with them taking away  
17 those parks, they still have plenty of parking for the  
18 allotted space?

19 MR. CROAD: Yeah. I don't believe those are  
20 designated parking spaces against their count. This  
21 was just their storage vehicles being parked back  
22 there.

23 MS. GOODWIN-DYE: Okay.

24 MR. CROAD: I believe they're consistent  
25 with the parking.

1 MR. KONIK: Yeah, we have about seven extra  
2 spots on the site, so.

3 MS. GOODWIN-DYE: Okay, thank you.

4 CHAIR GRIFFIS: Commissioner Bernoudy?

5 MS. BERNOUDY: Thank you. You mentioned  
6 there was one neighbor that had concerns about the  
7 fencing. And I wanted to know, were there any other  
8 neighbors that had concern?

9 MR. KONIK: Pardon me? I didn't --

10 MS. BERNOUDY: Was there any other neighbors  
11 that had concerns about the fencing, other than the  
12 one you mentioned?

13 MR. KONIK: No, that was all I'm aware of,  
14 so.

15 MS. BERNOUDY: Thank you.

16 MR. CROAD: I believe that's the only  
17 residence that's adjacent to this.

18 MS. BERNOUDY: Only one back there?

19 MR. CROAD: Yeah.

20 MS. BERNOUDY: Good. And in reference to  
21 your deliveries, your truck deliveries?

22 MR. KONIK: Yes?

23 MS. BERNOUDY: How often are they there, you  
24 know, to --

25 MR. KONIK: They're there most of the day,



1 so. But they're, you know, whenever they need to go  
2 out and, you know, pick up stuff -- because right now  
3 all their -- all their storage -- well, not all of it,  
4 but a majority of their storage is off site. So,  
5 they're wanting to condense all that back on site to --  
6 so they're not going out running around trying to bring  
7 it all in.

8 MS. BERNOUDY: Okay.

9 MR. KONIK: So, yeah.

10 MS. BERNOUDY: Thank you.

11 MR. KONIK: You're welcome.

12 MS. BERNOUDY: That's all.

13 CHAIR GRIFFIS: Commissioner Martin?

14 MR. MARTIN: Just one other question about  
15 the building, actually. I was there today, and I know  
16 it hadn't rained for a while, and there seems to be a  
17 lot of water coming off the building. That won't have  
18 an impact on the area?

19 MR. KONIK: We'll be repaving all that area  
20 and regrading all that for this project, so yeah.

21 MR. MARTIN: Okay. Because I, yeah, I did  
22 notice the water trails going.

23 MR. KONIK: Yeah.

24 MR. MARTIN: Okay, thank you.

25 MR. KONIK: You're welcome.

1 CHAIR GRIFFIS: All right. Commissioners,  
2 any other questions?

3 MS. BERNOUDY: No.

4 CHAIR GRIFFIS: Can we have a recommendation  
5 from the Planning Department?

6 MR. BOLLIN: Yes, sir. The Planning  
7 Department recommends favorable recommendation of the  
8 site plan review to construct a product storage  
9 building, an accessory to the existing grocery store,  
10 at 25155 Greenfield Road for the following reasons.

11 All development features are located so as  
12 to minimize the possibility of any adverse impacts on  
13 adjacent properties, and so as to relate properly to  
14 pedestrian and vehicular traffic safety. Site plan  
15 does show that access is provided to a major or  
16 secondary thoroughfare. Based on documents, facts,  
17 representations during the public hearing by the  
18 petitioner or their representatives is what the  
19 recommendation is based on.

20 Based on the following conditions. It would  
21 be subject to approval of the rezoning, PZR24-0004, by  
22 the City Council. Subject to the approval of City  
23 Council to substitute a 10 -- 10-foot-tall privacy  
24 fence in place of a 6-foot screening wall. Subject to  
25 approval of waivers by the Zoning Board for the rear

1 setback for the storage building, 15 feet is required,  
2 and they are short five feet. The fence height along  
3 the rear as well needs a waiver. As stated before  
4 they propose a 10 foot, compared to the six that's  
5 allowed in the code.

6 Site plan and building shall be developed in  
7 accordance with all submitted site plans submitted  
8 that are dated 6/11/24. Petitioner is to execute a  
9 perpetual maintenance agreement. Petitioner is to  
10 implement recommendations by the Southfield Police  
11 Department. And continuous compliance with all  
12 applicable ordinances, codes, and statutes.

13 MR. MARTIN: To the Chair?

14 CHAIR GRIFFIS: I had a clarification. I  
15 should have asked earlier, but go ahead first.

16 MR. MARTIN: I'd like to ask for  
17 clarification that or add to the recommendation that  
18 that brick wall be included, that it be tuckpointed or  
19 whatever is necessary to maintain its appearance.

20 CHAIR GRIFFIS: Is that covered in the  
21 general appearance standards or?

22 MR. CROAD: It's in the maintenance  
23 agreement.

24 CHAIR GRIFFIS: Yeah.

25 MR. CROAD: That covers all those things.

1 MR. MARTIN: Okay.

2 MR. CROAD: But we can add that as an  
3 additional comment, is that the existing wall be  
4 repaired. So, we'll just add that as part of the  
5 (INAUDIBLE).

6 MR. MARTIN: Thank you.

7 CHAIR GRIFFIS: My question is about the  
8 10-foot-high fence. I know we've discussed eight foot  
9 high, it seems more common out in the world. Ten foot  
10 high does seem tall, although if I was the resident, I  
11 would -- I would ask for that. Is there -- if the  
12 height doesn't get approved, you're going to negotiate  
13 back down somewhere between six and ten, is that the  
14 intent with the --

15 MR. CROAD: Yeah, I would imagine that ZBA  
16 may say 10 is an appropriate (INAUDIBLE) when we're at  
17 eight feet. So, we'd get a two-foot waiver.

18 CHAIR GRIFFIS: Okay. So, it won't have to  
19 come back in front of this body for any of that?

20 MR. CROAD: No.

21 CHAIR GRIFFIS: It just --

22 MR. CROAD: I mean, it's subject -- it's  
23 subject to the waiver.

24 CHAIR GRIFFIS: Okay.

25 MR. CROAD: And whatever the conditions are.

1 We'll have -- one of our planners usually attends the  
2 ZBA, so we'll make sure that that gets clarified.

3 CHAIR GRIFFIS: Okay, thank you. All right.  
4 If there are no other questions, I'm looking for a  
5 motion.

6 V. CHAIR WILLIS: To the Chair, I move for  
7 favorable consideration -- a favorable motion for  
8 PSP24-0008, with the additional provision that  
9 Commissioner Martin suggested.

10 MR. MARTIN: Second.

11 CHAIR GRIFFIS: Just to clarify, do we need  
12 to add the additional provision for the maintenance,  
13 site maintenance, or is that already covered?

14 MR. CROAD: The site maintenance is covered.  
15 We will add this as an additional condition, that the  
16 existing wall is going to be repaired.

17 CHAIR GRIFFIS: Okay, fair enough. So,  
18 we've got a favorable recommendation on the site plan  
19 PSP24-0008 by Commissioner Willis --

20 MS. GOODWIN-DYE: Support.

21 CHAIR GRIFFIS: -- seconded by Commissioner  
22 Martin already.

23 MS. GOODWIN-DYE: Oh, okay.

24 CHAIR GRIFFIS: So, all in favor?

25 FULL COMMISSION: Aye.

1 CHAIR GRIFFIS: Any opposed?

2 (No response.)

3 CHAIR GRIFFIS: None. Favorable, onto City  
4 Council. Thank you.

5 V. CHAIR WILLIS: Thank you.

6 MR. MARTIN: Thank you.

7 MS. BERNOUDY: Thank you.

8 MR. KONIK: Thank you. Have a good evening.

9 MR. CROAD: So, that's scheduled for July 1,  
10 next Monday, for discussion.

11 MR. KONIK: Okay.

12 MR. CROAD: Okay. We got a quick turnaround  
13 here.

14 MR. KONIK: Okay. What time?

15 MR. CROAD: It's six o'clock is when the  
16 meeting starts.

17 MR. KONIK: Six o'clock, okay. All right,  
18 thank you.

19 CHAIR GRIFFIS: All right. Next item is  
20 PSLU24-0012, at Northwestern Highway, 28681, gas  
21 station.

22 MR. BOLLIN: Yeah. So, another gas station  
23 coming for beer, wine, and liquor special use. They  
24 recently were here for site plan approval back in  
25 2022. Some of you may remember. They are currently

1 close to starting, or I believe they are close to  
2 starting construction on that.

3 Their hours of operation plan on being 24/7,  
4 with six to seven employees total, and a max of two  
5 per shift.

6 Here we have the current zoning, which is  
7 B-3 and B-1, along Northwestern, with some (R-T)  
8 Attached Single Family about half a block away. And  
9 then, with the future land use, we have regional mixed  
10 use planned with multiple family, low density, and  
11 moderate density right behind it.

12 This is a map showing the current locations  
13 for beer/wine or beer, wine, and liquor sales. As you  
14 see, we have a Family Dollar probably about a half  
15 mile away, a CVS and a Walgreens, and then a liquor  
16 store directly behind the gas station.

17 Here's a site aerial and the existing  
18 conditions; like I said, getting ready for the  
19 construction. And here is their approved site  
20 landscape plan. And then, this is the one where they  
21 propose to have a pavement mural on the property.

22 Flu -- sorry, approved floor plan. And they  
23 marked where the liquor or where the alcohol sales  
24 would be. You see it at the service counter, they  
25 have three shelf -- shelves full on the sales floor,

1 and then the walk-in cooler as well.

2 And then the approved elevations: north,  
3 south, east, and west.

4 And then, I'll invite the petitioner up if  
5 he's here.

6 MR. CROAD: And I'll just add that if you  
7 recall when they were approved, the provision for  
8 beer, wine, and liquor sales was not on the books.  
9 Also, council just approved the Marathon gas station  
10 across the street, but they were not requesting beer,  
11 wine, and liquor. So, this is just asking for the  
12 special land use to allow for beer, wine, and liquor  
13 sales.

14 MR. CAPPUSI: Good evening. I'm Tony with  
15 CMA Design Services. We're the construction managers  
16 for the construction for the Teer Group. We actually  
17 have a layout, I thought the city had received this.  
18 I have several copies. Can I give this to you?

19 MR. CROAD: I'll take them.

20 CHAIR GRIFFIS: Could you please finish your  
21 address for the record?

22 MR. CAPPUSI: Yes.

23 CHAIR GRIFFIS: Thank you.

24 MR. CAPPUSI: Our address is 8183 Rhode,  
25 Shelby Township, Michigan. Again, we are the



1 construction managers for the construction of the new  
2 facility. Teer Group is coming to you for this liquor  
3 license to add to, you know, to add to their sales.

4 CHAIR GRIFFIS: Okay.

5 UNIDENTIFIED SPEAKER: (INAUDIBLE.)

6 MR. CROAD: Could you speak into the  
7 microphone, please, and give your name and address?

8 MR. CAPPUSI: Yeah, so construction has  
9 begun. Foundations are in. The masonry is about to  
10 be delivered. We've got some of the approaches done  
11 along Northwestern. So, the infrastructure is in.

12 CHAIR GRIFFIS: So, just looking at this  
13 floorplan for half a second, it just looks like less  
14 display area than what was up on the screen.

15 MR. CAPPUSI: Yes, yes.

16 CHAIR GRIFFIS: Just a key point to this,  
17 okay.

18 MR. CAPPUSI: Yes, the impact is very  
19 little.

20 CHAIR GRIFFIS: Okay.

21 MR. CAPPUSI: A little bit distributed.  
22 And the coolers, he's got one rack behind the sales,  
23 any of the liquor will be behind the counter. And  
24 then, he's got a dedicated area in the middle of the  
25 floor just for some specialty items and stuff.

1 CHAIR GRIFFIS: Okay, thank you. This is a  
2 public hearing. Planner Croad, did you have something?

3 MR. CROAD: No, go ahead.

4 CHAIR GRIFFIS: This is a public hearing.  
5 I'd like to open up the public hearing at this time.  
6 If you could step back for a second or for a few.

7 If there's any members of the public that  
8 would like to come forward and speak on this item,  
9 please do so now.

10 (No response.)

11 CHAIR GRIFFIS: Seeing none, I'll close the  
12 public hearing and open up to the commission for  
13 comments. Dr. Stephens-Gunn?

14 DR. STEPHENS-GUNN: It appears based upon  
15 the new rendition, is that this is just -- it's not  
16 gonna be a full-fledged liquor store. It appears that  
17 it's just gonna -- you're looking to just provide  
18 additional options?

19 MR. CAPPUSI: Their model, he has other  
20 stores. It's very much a convenience store, gas  
21 station, open 24/7. And it's just a little added  
22 feature to the -- to the sales.

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

24 MR. CROAD: And if I could just clarify,  
25 you're limited, though, on the hours that you can sell

1 liquor, even though you're open 24/7?

2 UNIDENTIFIED SPEAKER: Yeah, we (INAUDIBLE).

3 MR. CROAD: Well, I just, for the record.

4 UNIDENTIFIED SPEAKER: Yes, we are limited,  
5 yes. You know, we have a certain, like we have  
6 certain hours and follow with the state. We have  
7 other stores, so we -- there is certain times when we  
8 cannot sell alcohol.

9 MR. CROAD: You can't sell past two in the  
10 morning.

11 UNIDENTIFIED SPEAKER: You cannot sell, yes.  
12 And Sundays, you know.

13 CHAIR GRIFFIS: Okay, thank you.  
14 Commissioner Martin?

15 MR. MARTIN: Actually, liquor sales are you  
16 can't sell between two in -- two in the mornings and 7  
17 a.m. in the morning, so.

18 UNIDENTIFIED SPEAKER: That's correct.

19 MR. MARTIN: So, okay. And that will be  
20 well signaged within the --

21 UNIDENTIFIED SPEAKER: Yeah, we have the --  
22 yeah, correct. We have all the signs.

23 MR. CAPPUSI: You follow the state.

24 UNIDENTIFIED SPEAKER: Yes, we follow, yeah.

25 MR. MARTIN: Unfortunately, when this --

1 when the gas station was initially approved, liquor  
2 was just starting to be talked about by the City  
3 Council. So, in essence, we're kind of sorry that you  
4 had to come back for a second go around on this  
5 because of --

6 UNIDENTIFIED SPEAKER: Correct, yes.

7 MR. MARTIN: -- a change in city code. But  
8 thank you very much.

9 CHAIR GRIFFIS: Commissioner Willis?

10 UNIDENTIFIED SPEAKER: So, we have a --

11 V. CHAIR WILLIS: I'm curious, you were here  
12 for site review before and you shared with us a number  
13 of employees, hours of operation, basically how you're  
14 going to do your day-to-day business. Will there be  
15 any changes that you make because now you're going to  
16 sell liquor?

17 UNIDENTIFIED SPEAKER: No.

18 V. CHAIR WILLIS: Okay. And one change I  
19 would wonder about is perhaps security door locks,  
20 that kind of thing.

21 UNIDENTIFIED SPEAKER: No, we have -- it's a  
22 24-hour store, so it's all controlled inside, you  
23 know, like inside the cashier. And most of the liquor  
24 is going to be inside within the cashier's area.

25 V. CHAIR WILLIS: Okay.

1 UNIDENTIFIED SPEAKER: And we follow, like  
2 our stores -- I just want to add this. Our stores,  
3 all our stores are ID must be scanned. Without the ID  
4 scan, sales aren't going to happen.

5 V. CHAIR WILLIS: Okay.

6 UNIDENTIFIED SPEAKER: It's -- there's no  
7 option. The cashier has no option. We changed that  
8 totally. So, tobacco, you know, any tobacco, any  
9 liquor, everything has to be -- ID has to be scanned.

10 V. CHAIR WILLIS: And I don't know if I  
11 meant the product, I meant, at the time of days that  
12 you're going to do business, the number of people that  
13 you would come in, I would wonder if that would  
14 increase perhaps your security profile. Would you  
15 then have one employee or two employees on premise,  
16 just if there would be any kind of modification  
17 because now you're selling beer and wine?

18 UNIDENTIFIED SPEAKER: During the day, we're  
19 going to have a manager, obviously, and we are going  
20 to have a cashier. You're gonna have two people  
21 during the day. At night, we -- I don't know. If we  
22 have to, we'll change if things need to be.

23 V. CHAIR WILLIS: Okay, okay.

24 UNIDENTIFIED SPEAKER: We can make changes  
25 based on what we -- what do we have, you know.

1 V. CHAIR WILLIS: Okay, thank you.

2 UNIDENTIFIED SPEAKER: You're welcome.

3 CHAIR GRIFFIS: Commissioner Gruber?

4 MS. GRUBER: No questions.

5 CHAIR GRIFFIS: Commissioner Goodwin-Dye?

6 MS. GOODWIN-DYE: I'm going back to

7 Commissioner Willis, because you have your -- your

8 wine and liquor out on the store floor, not behind the

9 counter. You don't consider that like a security

10 risk, someone might decide that they want to just take

11 it?

12 UNIDENTIFIED SPEAKER: No. We hope it

13 doesn't happen, but if it does, I said we're gonna

14 make some changes and we will move it back behind the

15 cashier. But the beer and wine has to be outside in

16 the coolers, you know. So, the coolers have to be

17 open. So, you cannot just bring everything behind

18 the --

19 MS. GOODWIN-DYE: Right.

20 UNIDENTIFIED SPEAKER: Yeah.

21 MS. GOODWIN-DYE: But you have wine and

22 liquor --

23 UNIDENTIFIED SPEAKER: Correct.

24 MS. GOODWIN-DYE: -- out on the floor?

25 UNIDENTIFIED SPEAKER: Yes. We have some,

1 yes.

2 MS. GOODWIN-DYE: Okay.

3 CHAIR GRIFFIS: Commissioner Bernoudy?

4 MS. BERNOUDY: Yes, based on that same  
5 question, will you require additional cameras that are  
6 going to be targeted toward those new products?

7 UNIDENTIFIED SPEAKER: Yes, the whole store  
8 will be covered inside out, outside the store and  
9 inside, there will be all cameras.

10 MS. BERNOUDY: Okay, thank you.

11 UNIDENTIFIED SPEAKER: You're welcome.

12 CHAIR GRIFFIS: Well, you're the, I don't  
13 know how many gas stations have asked for this  
14 addition of beer and liquor sales. So, it's not that  
15 we're not looking at your project closely, it's that  
16 we all have learned the rules and you've checked all  
17 the boxes in the presentation. So, it's -- it was a  
18 rule that changed and now you meet the new rules, as  
19 far as I see. So, can we have a recommendation from  
20 the Planning Department on this item?

21 MR. BOLLIN: Yes, sir. The Planning  
22 Department recommends favorable recommendation of a  
23 special use request by Teer Management to add beer,  
24 wine, and liquor sales to a gas station convenience  
25 store under development at 28681 Northwestern Highway,

1 for the following reasons and following conditions.

2 The proposed use will be of such size and  
3 character that it will be in harmony with the  
4 appropriate and orderly development of the general  
5 business district. The location, size, intensity, and  
6 periods of operation are designed to eliminate any  
7 possible nuisance likely to emanate there from -- from  
8 which might be adverse to occupants or any other  
9 nearby permitted uses.

10 The proposed use is in accord with the  
11 spirit and purpose of this chapter and objectives.

12 The proposed use is of such character and the  
13 vehicular traffic generated will not have an adverse  
14 effect or be detrimental to the surrounding land uses  
15 or adjacent thoroughfares. The proposed use is  
16 arranged so the site will eliminate any adverse  
17 effects resulting from noise, dust, dirt, glare, odor,  
18 or fumes.

19 The proposed use will not be adverse to the  
20 promotion of health, safety and welfare of the  
21 community. The proposed use is designed and operated  
22 so as to provide security and safety to the employees  
23 and general public. This recommendation is based on  
24 the documents, representations, and stipulations  
25 submitted with the application.



1           And also, with the following conditions. It  
2 is subject to compliance with the conditions of  
3 PSLU21-0011 and PSP21-0012, as previously approved by  
4 City Council in May of 2022. Continuous compliance  
5 with all applicable ordinance, codes, and statutes,  
6 and the petitioner must perform all work under the  
7 submitted plans and permits. And their hours of  
8 operation, 24 hours a day, and alcohol sales  
9 prohibited her state of Michigan regulations, which is  
10 no liquor sales between 2 a.m. and 7 a.m.

11           CHAIR GRIFFIS: Thank you. So, to the  
12 Planning Commission, looking for a recommendation on  
13 PSLU24-0012.

14           MS. BERNOUDY: To the Chair, I'd like to  
15 make a recommendation for PSLU24-0012.

16           V. CHAIR WILLIS: Support.

17           CHAIR GRIFFIS: Okay. We got a favorable  
18 recommendation by Commissioner Bernoudy, supported by  
19 Commissioner Willis. All in favor?

20           FULL COMMISSION: Aye.

21           CHAIR GRIFFIS: Any opposed?

22           (No response.)

23           CHAIR GRIFFIS: None. Thank you.

24           MR. CAPPUSI: Thank you very much.

25           MS. BERNOUDY: Thank you.

1 CHAIR GRIFFIS: On to the City Council  
2 meeting next.

3 MR. CROAD: So, Monday July 1, you'll be  
4 back here.

5 MR. CAPPUSI: Same time?

6 MR. CROAD: Mm-hmm.

7 CHAIR GRIFFIS: Okay. Next item is a new  
8 Glassman Kia vehicle showroom and service building.  
9 That is PSP24-0009.

10 MR. BOLLIN: Yes, sir. So, this is, like  
11 you said, the current Glassman car dealership.  
12 They're looking to add a second building that will be  
13 a Kia dealership. They require a special land use for  
14 the auto sales -- sorry, a special land use for auto  
15 sales was approved for the site in 2018. Off-site  
16 vehicle storage, they have on 8 Mile and was also  
17 granted special land use and site plan approval in  
18 2004.

19 Their planned hours of operation are 9 a.m.  
20 to 8 p.m. for their salesforce, Monday through  
21 Thursday; Tuesday, Wednesday, and Friday, 9 a.m. to  
22 6 p.m.; and on Saturday, 8 a.m. to 2 p.m. Meanwhile,  
23 their service department hours are 7:30 a.m. to  
24 6 p.m., Monday through Friday; and Saturday, 10 a.m.  
25 to 4 p.m., with 35 to 45 employees total.

1 Current zoning, we see (R-S) Regional  
2 Shopping, with (B-3) General Business adjacent to it,  
3 and little bit of Multi-Family touching it as well.  
4 For future land use, we have it labeled as regional  
5 mixed use.

6 Here's a site aerial. Current conditions,  
7 you see the mural on the building right there. And  
8 then, their landscape plan, they plan to spruce up  
9 along Northwestern Highway and on the back side. And  
10 then, here's their parking plan. They have used car  
11 and employee parking in yellow, Kia customer parking  
12 in blue, and then their display and storage, a light  
13 green. And then, they also have their snow storage  
14 here in the pink. And then with the new building,  
15 they also plan to have an EV inspection area.

16 Their floor plan, mainly just service bays  
17 and offices, with showroom on the front side. And  
18 then, yeah, again, here's the EV storage area.

19 The elevations as shown. I believe they're  
20 still in the works with Kia; they're trying to get  
21 whatever Kia requires. So, this is what we have at  
22 the moment. And then, a rendering of what the  
23 finished product would look like.

24 I'll invite the petitioner up.

25 CHAIR GRIFFIS: Please state your name and

1 address for the record and tell us a little more.

2 MR. MORELAND: Good evening. My name is  
3 Ken Moreland, 29895 Greenfield Road in Southfield. I  
4 am here with the applicant, Mr. Michael Glassman, to,  
5 as Alex had said, try to have a discussion about  
6 approval for a new Kia showroom. As you probably  
7 know, the Glassmans have been a member of the business  
8 community here in Southfield for decades. And they  
9 would like to construct a new building, which would  
10 include showroom and service, so that they can  
11 continue to serve the community for decades to come.

12 Are you having trouble hearing me?

13 MR. MARTIN: Yes.

14 MS. GRUBER: Yes.

15 MR. MORELAND: I'm sorry. Should I start  
16 over?

17 DR. STEPHENS-GUNN: No.

18 MR. BOLLIN: You probably can just go from  
19 there.

20 MR. MORELAND: Okay. I believe we have  
21 addressed the comments that we received when we were  
22 here before you for the study meeting. And with that,  
23 I would open up any questions you might have with  
24 regard to the project. I do know that, as Alex had  
25 said, we did not get a revised rendering from Kia.

1 They're still working on it. When we do, we'll  
2 certainly present it to you. I don't -- I'm hoping to  
3 have it by the time we go before council.

4 CHAIR GRIFFIS: Could you, other than the  
5 shape of the building jogging a couple more times,  
6 could you elaborate on what will be different? Same  
7 materials and?

8 MR. MORELAND: It's -- yes. It's the same  
9 materials as presented in our elevations. It's just  
10 that when there's an extra jog for, as we laid it out  
11 on the site, to provide them with all the things that  
12 they needed, they require -- the manufacturer requires  
13 with regard to the different showrooms' square  
14 footages, the offices.

15 We did manage to provide -- one of the  
16 comments from the last meeting was for the EV service  
17 bays, and there was a comment regarding the fire  
18 department and how they can access the vehicles if  
19 they were to catch on fire within. I reached out to  
20 the fire department a couple of times and did not get  
21 any response to where I could actually discuss it with  
22 them. But we will work with them to provide whatever  
23 it is they think they need.

24 We did provide an area just adjacent to the  
25 drive behind EV charging service bays, which will not

1 have any parking, for hopes of whatever apparatus they  
2 use will -- it'll suffice. But until I can talk to  
3 them, I'm not sure what it is that they're going to  
4 require or actually what they're going to use to winch  
5 the vehicle out of the building.

6 CHAIR GRIFFIS: Okay.

7 MR. MORELAND: So, that was the only thing  
8 that I couldn't really change.

9 CHAIR GRIFFIS: Okay. This item is not a  
10 public hearing. So, you may as well stay here because  
11 we will probably have questions for you.

12 MR. MORELAND: Okay.

13 CHAIR GRIFFIS: I'll open it up to the  
14 commission at this time for comments and questions.  
15 Dr. Stephens-Gunn?

16 DR. STEPHENS-GUNN: As I shared during the  
17 study session, thank you very much for retaining your  
18 business in the city of Southfield and expanding it.  
19 Thank you very much. Those are my comments.

20 CHAIR GRIFFIS: Commissioner Martin?

21 MR. MARTIN: With the reduction in lot space  
22 that you have for storage -- with the reduction in the  
23 current lot storage area you have by putting the new  
24 building, do you see a need for additional storage  
25 area on site? The reason I ask is that there appears

1 to be a large lot area behind your area, behind your  
2 parking lot, that's unused then. Just curious as to  
3 if there's a need for additional on-site storage.

4 MR. GLASSMAN: Thank you. Michael Glassman,  
5 27000 Telegraph Road, Southfield, Michigan.

6 Regarding parking -- can you guys -- hello,  
7 hello? Can you hear me?

8 MR. MARTIN: Yes, it's good.

9 MR. GLASSMAN: Regarding the parking, we do  
10 have some offsite parking that we've mentioned that we  
11 have is an avenue to park the additional cars. With  
12 regard to parking behind us, we've been in discussions  
13 with our neighbors to see what our options are. And  
14 we'd love nothing more than to have that option. And  
15 so, we're still reviewing what we can and can't do  
16 with our neighboring property owners.

17 MR. MARTIN: Yeah, I -- so, the only reason  
18 I ask is it appears that your neighbor has their  
19 portion that they use paved. And then, they have an  
20 unpaved, large area there. That was the only reason,  
21 then. It has no impact on what you're doing.

22 I think it's a good idea and improvement.  
23 So, I appreciate it, too. Thank you.

24 MR. GLASSMAN: Thank you.

25 CHAIR GRIFFIS: Commissioner Willis?

1           V. CHAIR WILLIS: Thank you. You showed a  
2 photo of the current condition, and what you could see  
3 very clearly was the mural on the old Toys "R" Us  
4 building. And one of the things that I've always  
5 thought is it adds something to the trip down 11 Mile  
6 Road. I recognize that you build your building based  
7 on, you know, other folks' design, but I'm wondering  
8 if it's possible, again, and perhaps it's my issue, I  
9 hope it's ours, to make sure that there's a visual,  
10 something that can be seen from 11 Mile Road.

11           From what I can see from the side of the  
12 building, the front of it is gorgeous; the side of it  
13 is stark. And from what I can see, if you could have  
14 a mural there or some art form or something that's  
15 attractive, so that when you drive down 11 Mile, you  
16 don't see what the equivalent of a factory, a building  
17 wall.

18           And so, with that, I do thank you. I see  
19 all of your buildings; I can see how they're taken  
20 care of. And so, I'm hoping that's an idea that can  
21 be incorporated. Thank you.

22           CHAIR GRIFFIS: Commissioner Gruber?

23           MS. GRUBER: I just have a question. You  
24 already have a Kia building north of that. So, what's  
25 going to happen to that building?



1 MR. GLASSMAN: That building is going to be  
2 reserved for future development for a franchise if one  
3 comes along. And right now, the requirements for Kia  
4 is they want a larger building. So, I have to start  
5 there and accommodate their needs.

6 MS. GRUBER: Okay. I was just curious.  
7 Thank you so much.

8 CHAIR GRIFFIS: Commissioner Goodwin-Dye?

9 MS. GOODWIN-DYE: My question is on the EV  
10 storage. Are there special materials that are going  
11 to be needed like for fire suppression, so that it  
12 doesn't expand if something blows up?

13 MR. MORELAND: That's a very good question,  
14 Commissioner. I don't know that they have -- each  
15 jurisdiction that we've provided for EV storage has  
16 their own rules. I know in speaking with the fire  
17 marshal that they were requiring a two-hour  
18 surrounding wall, masonry wall, that will separate the  
19 EV battery storage from the rest of the facility.

20 As far as the fire suppression goes, I don't  
21 think they know. They can't use water. They can't  
22 use -- there's been discussion about trying to create  
23 a chemical, some sort of kind of chemical. But right  
24 now, they don't have a way to put them out. And  
25 that's one of the concerns with, because they burn so

1 hot, that it's an issue that we have to address. But  
2 in my discussions with the fire marshal, he said we're  
3 going to require a two-hour wall around the entire  
4 battery storage.

5 MS. GOODWIN-DYE: A two-hour wall?

6 MR. MORELAND: Yeah.

7 MS. GOODWIN-DYE: Okay. So, that if there's  
8 a fire, it will burn -- it takes two hours for it to  
9 burn through?

10 MR. MORELAND: It would take two hours to --  
11 yes.

12 MS. GOODWIN-DYE: Okay, thank you.

13 MR. MORELAND: Which in that time --

14 MS. GOODWIN-DYE: Hopefully we'll have it  
15 out.

16 MR. MORELAND: Yeah.

17 MR. CROAD: Well, if I could, isn't one of  
18 the other options the fire department would tow or  
19 pull the vehicle out?

20 MR. MORELAND: The vehicle itself, yes.

21 MR. CROAD: Yeah.

22 MR. MORELAND: I was talking about the store  
23 -- was the question around the storage or around the --

24 MS. GOODWIN-DYE: Yes, yes. The battery  
25 storage, yes.

1 MR. CROAD: Yeah.

2 MR. MORELAND: I mean some of the  
3 manufacturers are trying to have their dealers provide  
4 a building, a separate building 50 feet away. And you  
5 know, it all sounds good, but do you have --

6 MS. GOODWIN-DYE: You gotta have the  
7 property.

8 MR. MORELAND: -- someplace that you can put  
9 a building 50 feet away. So, it's all kind of new  
10 terrain that we're trying to navigate. So, and I can  
11 assure you, we will work with the fire department to  
12 make sure we do what we can and what they want.

13 MS. GOODWIN-DYE: All right, thank you.

14 MS. BERNOUDY: Thank you.

15 CHAIR GRIFFIS: Commissioner Bernoudy?

16 MS. BERNOUDY: I'd just like to reiterate  
17 what Commissioner Gunn said. And last time you were  
18 here, you said you're the third-generation owners,  
19 correct?

20 MR. GLASSMAN: Yes.

21 MS. BERNOUDY: Well, thank you for staying  
22 in Southfield. I have no questions.

23 MR. GLASSMAN: Thanks for having us.

24 CHAIR GRIFFIS: Planner Croad?

25 (No response.)

1 CHAIR GRIFFIS: No, okay. I think it's a  
2 nice project, you know, to continue to build upon your  
3 run of buildings there in that area. And there's been  
4 a lot of redevelopment along this corner of the city.  
5 It's kind of almost a little bit of an island, a  
6 little bit hard to get to, but you've already got the  
7 draw and people are coming there for a reason. So, I  
8 think that's a good thing for all of us to see this  
9 continued redevelopment. It looks like a nice  
10 project, thank you.

11 Planner Croad, did you have something?

12 MR. CROAD: Yeah, I just wanted to point out  
13 with regards to the comment of the mural. So, the  
14 mural was required as part of a previous approval.  
15 So, they'll have to substitute that because it's not  
16 visible like it used to be. And then, the mural is  
17 one of many options that they can meet the art  
18 requirement. It could be a piece of sculpture, could  
19 be some additional fountain or decorative piece that  
20 the Arts Commission, or it could be a donation towards  
21 the art fund.

22 So, they still have to work out replacing  
23 the first art piece, and then whatever requirement  
24 they have for this new addition. So, that will be  
25 forthcoming.

1 CHAIR GRIFFIS: Okay.

2 MS. BERNOUDY: Okay.

3 CHAIR GRIFFIS: Commissioner Martin?

4 MR. MARTIN: Just one (INAUDIBLE) -- no.

5 CHAIR GRIFFIS: You don't have any?

6 MR. MARTIN: No.

7 CHAIR GRIFFIS: Can we have a recommendation  
8 from the Planning Department?

9 MR. BOLLIN: Yes, sir. Planning Department  
10 recommends favorable recommendation of the site plan  
11 review to a new vehicle showroom and service building  
12 at 27000 Telegraph Road, for the following reasons.

13 All development features are located so as  
14 to minimize the possibility of any adverse impacts on  
15 adjacent properties and so as to relate properly to  
16 pedestrian and vehicular traffic. The site plan does  
17 show that access is provided to a major thoroughfare  
18 -- sorry, major thoroughfare, freeway service drive,  
19 and a proper relationship exists between the major  
20 secondary thoroughfare and parking areas, in order to  
21 encourage pedestrian and vehicular traffic safety.

22 The site plan shall not -- shall not be  
23 approved unless all interior and abutting streets have  
24 sufficiently improved rights of way to accommodate the  
25 vehicular traffic generated by the uses permitted in

1 the district, or unless adequate provision is made at  
2 the time of the approval of a site plan for such  
3 sufficiently improved rights.

4 This recommendation is based on documents,  
5 facts, representations, and stipulations submitted  
6 with the application, and the following conditions.

7 Subject to compliance with the conditions of  
8 PSLU18-0001 and PSP18-0002, as previously approved by  
9 City Council in 2018. Subject to approval of waivers  
10 by the Zoning Board for the front setback, side  
11 setback, and rear setback. The side and building --  
12 the site and building shall be developed in accordance  
13 with the submitted site plan, revised for June 2024.

14 The petitioner is to execute a perpetual  
15 maintenance agreement for the landscape and parking  
16 areas on the site and in the rights of way, which  
17 include maintenance of the stormwater detention  
18 system. The petitioner is to implement the  
19 recommendations made by the Southfield Police  
20 Department regarding site security. And continuous  
21 compliance with all applicable ordinance, codes, laws,  
22 and statutes.

23 CHAIR GRIFFIS: Okay. I'm looking for a  
24 motion from the commission.

25 DR. STEPHENS-GUNN: I motion that the

CITY OF SOUTHFIELD PLANNING COMMISSION  
June 26, 2024

1 Planning Commission accept a favorable recommendation  
2 for PSP24-0009, Site Plan Review.

3 MS. GOODWIN-DYE: Support.

4 CHAIR GRIFFIS: Okay. We got a federal  
5 motion on PSP24-0009 by Dr. Stephens-Gunn, supported  
6 by Commissioner Goodwin-Dye. All in favor?

7 FULL COMMISSION: Aye.

8 CHAIR GRIFFIS: Any opposed?

9 (No response.)

10 CHAIR GRIFFIS: None. Thank you. Favorable  
11 recommendation, and next step is the City Council  
12 meeting.

13 MR. MORELAND: Thank you.

14 CHAIR GRIFFIS: Thank you.

15 MS. BERNOUDY: Thank you.

16 MR. GLASSMAN: Thank you.

17 V. CHAIR WILLIS: Thank you.

18 MR. MARTIN: Thank you.

19 CHAIR GRIFFIS: Next item, we have a  
20 rezoning, PZR24-0006, which is at 8 1/2 Mile Road and  
21 Midway.

22 UNIDENTIFIED SPEAKER: You guys keep fading  
23 in and out. It's hard to hear you.

24 CHAIR GRIFFIS: Okay.

25 MR. MARTIN: Come forward.

1 MR. CROAD: Want to move forward?

2 CHAIR GRIFFIS: This is the item at 21246  
3 8 1/2 Mile and 21251 Midway rezoning.

4 MR. BOLLIN: Yes, sir. So, as you said,  
5 it's the rezoning on 8 1/2 Mile and Midway. It is  
6 currently zoned (R-1) Single Family. The applicant is  
7 proposing a (R-T) Attached Single Family district,  
8 with a remainder of Midway Avenue -- the Midway Avenue  
9 parcel to remain (R-1) Single Family.

10 And then, on the 8 1/2 Mile parcels, the  
11 two, a part of -- I'm sorry, the two on 8 1/2 Mile  
12 will be completely rezoned to (R-T) Attached Single  
13 Family. And then, only a portion of the Midway  
14 property will be rezoned to R-T.

15 So, as I said, it's zoned (R-1) Residential,  
16 with future land use showing moderate density single  
17 family.

18 Site aerial, a bunch of trees, you can see a  
19 couple of houses. Current conditions from the  
20 8 1/2 Mile property, and then also from Midway.

21 And then, the petitioner sent this in.  
22 Currently, you can see the R-1 zone. And then, you  
23 see the R-T proposed zoning. As you can see, there is  
24 the 75 feet wide by 91 feet section of the Midway  
25 Avenue property, along with the full two parcels



1 fronting on 8 1/2 Mile.

2 And I'll invite the petitioner up for any  
3 comments.

4 CHAIR GRIFFIS: Do you happen to know the  
5 total depth of the block? You said 75 feet, 91 and --

6 MR. BOLLIN: Offhand, no.

7 CHAIR GRIFFIS: -- I was not.

8 MR. BOLLIN: It would be --

9 CHAIR GRIFFIS: Okay. Could you state your  
10 name and address for the record, and tell us anything  
11 about the project that you'd like to add?

12 MR. BOLLIN: Real quick, I can see it's  
13 230 feet for the two parcels, and then plus the 91  
14 feet on the back side.

15 CHAIR GRIFFIS: So, 230 is like, say the  
16 south half?

17 MR. BOLLIN: Yeah, 230 --

18 CHAIR GRIFFIS: Then, 91 more?

19 MR. BOLLIN: Yep.

20 CHAIR GRIFFIS: Okay, thank you. Sorry.

21 MR. NEUSER: My name is Max Neuser, and I  
22 reside at 21300 Wallace Drive here in Southfield.

23 CHAIR GRIFFIS: Okay. And then, just  
24 anything you'd like to add about the project? Why  
25 you're doing what you're doing?

1 MS. MONTGOMERY: Rebecca Montgomery, 21300  
2 Wallace Drive, Southfield. I believe we have  
3 additional slides that we sent.

4 MR. BOLLIN: Yeah, all right.

5 MR. NEUSER: If you just want to go ahead  
6 and run through those, then I can talk to any  
7 specifics.

8 MR. BOLLIN: So, they did send in what  
9 they're looking to do. This is --

10 MR. CROAD: So, through the Chair. Why  
11 don't you let the petitioner -- you can just control  
12 the slides, let the petitioner make the presentation.

13 MR. BOLLIN: Okay.

14 MR. NEUSER: So, yeah, the entire theme of  
15 the deck is to propose a pair of duplexes. There's a  
16 number of different styles and variations that I  
17 proposed as examples. I haven't settled on a design.  
18 That being said, this would represent my primary  
19 interest and proposal, which would be a pair of single  
20 stories, side-by-side arrangement. Just experience  
21 with previous housing, that seems to be better than  
22 upper/lower arrangements, just for noise and privacy  
23 and all of that; and also, for setting of land use.

24 You can notice that the existing lot lines  
25 currently will be shifted to give an equitable amount

1 of space to each unit as possible. So, this design  
2 represents a setback compliant design. The next  
3 slide, if you would, would be an alternate, which  
4 would be my primary pursuit to have even distribution  
5 of all of the land. That way, it's more or less, you  
6 know, design one, build two, and there's not much  
7 uniqueness to deal with each. And that way, also  
8 then, there's no need to share a driveway because  
9 there'll be enough separation, so everybody can have  
10 their own private space.

11 MS. MONTGOMERY: And so, there's the  
12 elevation. It would fit on both; it's just the  
13 setbacks that change. But allowing that smaller  
14 setback helps make them look more part of the  
15 neighborhood, which is our goal. We don't want to  
16 build something that sticks out. We do like the  
17 houses down the street and around the corner on  
18 Westland. There's currently one duplex; I believe  
19 they're building three more. So, we want them to fit  
20 into the neighborhood, and really just kind of blend  
21 in and not stand out, so.

22 MR. NEUSER: That's also the reason I'm  
23 trying to avoid the two story. It's -- there's a  
24 couple in the neighborhood, but it's uncommon.  
25 There's a lot of ranch-style housing. So, I'm just

1 trying to fit in. So, if you just want to slowly move  
2 through all the slides, I don't really have any  
3 additional comments. They're all very similar.

4 CHAIR GRIFFIS: This is a two story?

5 MS. MONTGOMERY: Yes.

6 MR. NEUSER: There -- yeah. There are a  
7 couple of different ideas.

8 MR. BOLLIN: But the first one would be the  
9 primary?

10 MR. NEUSER: Yeah, I'm trying to not bite  
11 off more than I can chew. And I figured doing my  
12 first new construction, single story would probably be  
13 easiest for management.

14 CHAIR GRIFFIS: Do you have a goal square  
15 footage or square footage that you're thinking of per  
16 unit?

17 MR. NEUSER: Somewhere between 1000 and 1500  
18 square feet a unit.

19 MS. GRUBER: Are there basements?

20 MR. NEUSER: No, this would be on crawl.  
21 The area tends to flood. That's why there's these  
22 giant culverts in that entire neighborhood. So, I'd  
23 prefer to build crawl to get it raised off the grade a  
24 little bit. We initially looked at maybe doing a  
25 slab. It is technically cheaper, but flooding does

1 occur very regularly in that area. So, to help  
2 protect the asset, just get it like a foot or two off  
3 the ground, make sure that there's not any water  
4 inside the house.

5 DR. STEPHENS-GUNN: Are we opening this up  
6 for questions?

7 CHAIR GRIFFIS: Yeah, I was --

8 MR. CROAD: After --

9 CHAIR GRIFFIS: -- watching the --

10 MR. CROAD: After he finishes his  
11 presentation, then we have to have a public hearing.  
12 And then, you can go to questions.

13 CHAIR GRIFFIS: It looks like we have a lot  
14 of options here. So, I'm wondering, you know, just  
15 trying not to confuse what you're proposing, or it  
16 sounds like you don't exactly know, but?

17 MR. NEUSER: The only message I got was to  
18 provide a couple of examples. So, but the first one  
19 is what I really want to do.

20 CHAIR GRIFFIS: Okay.

21 MR. NEUSER: The single-story, side by side.

22 MR. CROAD: And if I could clarify, we're  
23 only considering the rezoning --

24 CHAIR GRIFFIS: Rezoning for the possibility  
25 to build these.

1 MR. CROAD: The possibility. He would have  
2 to come back at a future point with an actual design  
3 for approval.

4 CHAIR GRIFFIS: Okay.

5 MR. CROAD: So, it's rezoning from the  
6 single family to the attached residential, to give  
7 them the option to pursue one of these further.

8 CHAIR GRIFFIS: Okay.

9 MR. CROAD: So, I, you know, it's helpful,  
10 we did ask for concept, so we can see if it fits into  
11 the neighborhood and the character. But really, we  
12 need to remove ourselves from an actual design to say,  
13 does the attached residential duplex makes sense  
14 zoning-wise and density-wise with the existing  
15 single-family neighborhood.

16 CHAIR GRIFFIS: So, maybe the site plan is  
17 more appropriate, one of the site plans is more  
18 appropriate to leave up?

19 MS. MONTGOMERY: So, this is that -- sorry,  
20 if you go back one. That is not our design; that is  
21 as close as we could find to the design that's  
22 existing down the road. So, it's maybe half a mile  
23 away.

24 MR. NEUSER: Yeah, it's in the same  
25 neighborhood.

1 MS. MONTGOMERY: So, yeah, I believe they're  
2 building three more in a similar design, if not  
3 exactly the same. But there is one standing there  
4 right now.

5 MR. CROAD: Yeah, if you recall, Habitat for  
6 Humanity built this first duplex, and then they got  
7 approved for three additional duplexes in a similar  
8 density scale neighborhood.

9 CHAIR GRIFFIS: And size of building, I  
10 remember.

11 MR. CROAD: Size of building, setbacks,  
12 height, to fit in with the character of the  
13 single-family homes. So, this is the prototype for  
14 considering rezoning.

15 CHAIR GRIFFIS: Okay.

16 MR. CROAD: So, with that --

17 CHAIR GRIFFIS: Okay.

18 MR. CROAD: -- we'll ask you to take a seat.  
19 We'll have the public hearing, and then you can open  
20 up for questions after the public hearing.

21 CHAIR GRIFFIS: Okay. This is a public  
22 hearing. We'd like to open up the public hearing at  
23 this time. If you want to speak, please come up  
24 orderly. You'll have three minutes. If you will  
25 always state your name and address for the record at

1 the beginning. There's a lot of other rules that  
2 we'll let you know if you -- speak clearly and don't  
3 attack anybody verbally.

4 MR. WADE: Fair enough. Brad Wade, 21252  
5 8 1/2 Mile Road. I just want to bring one point to the  
6 meeting here. He's asking for an R-T designation, and  
7 all of the talk has been about duplexes. I've read  
8 through the zoning regulations, and in order to have an  
9 R-T designation, you have to have a minimum of three  
10 units attached by party wall, with separate entrance and  
11 exits. I'm not even sure how a duplex would be  
12 considered for an R-T designation. Maybe that's my  
13 ignorance or maybe, you know, I read it wrong. But that  
14 does seem the first point to be brought up. Thank you.

15 CHAIR GRIFFIS: Okay.

16 V. CHAIR WILLIS: Thank you.

17 CHAIR GRIFFIS: We will try to keep track of  
18 all the questions and answer them after everyone has a  
19 chance to speak unless you want to --

20 MR. CROAD: No. We'll -- let's get all the  
21 comments.

22 CHAIR GRIFFIS: Yeah, we'll take -- we'll  
23 take all the comments and try to comment on --

24 MR. ECKERT: Hi, good evening.

25 CHAIR GRIFFIS: Hello.



1 MR. ECKERT: My name is Peter Eckert. I'm  
2 at 21217 8 1/2 Mile Road. My objection to the  
3 rezoning is just the fact of that the plan is to be an  
4 income property. And my opposition is to that based  
5 on, you know, what it attracts, and actually the space  
6 that, you know, that it's going to require to build.  
7 He's trying to put four units into that small space.  
8 I mean, that will quadruple, you know, with the  
9 activity over there, you know, and I'm just, you know,  
10 I want something to appeal to the neighborhood. And I  
11 don't think, you know, adding four units in that small  
12 area would.

13 I mean, the property has already gone from,  
14 you know, a forest like to all being all cleared out,  
15 you know, and I don't even know if that's, you know,  
16 what, you know, if that's part of the construction,  
17 you know, if that's allowed.

18 So, you know, I -- there's a lot of, you  
19 know, questions that need to be answered, you know,  
20 before, you know, I would, you know, be satisfied with  
21 a plan of building two duplexes. That's four units in  
22 that small area. So, I don't know.

23 I'm sure you guys have been over there to  
24 look at it, you know, and you know it's -- it'll be an  
25 undertaking for him to squeeze that, you know, into

1 that small area and it look, you know, uniform with  
2 the rest of the houses in the neighborhood. Thank  
3 you.

4 CHAIR GRIFFIS: Okay, thank you.

5 MS. EAGENWEST: Sorry I kept asking you to  
6 speak up. My name is Debbie Eagenwest. I live at  
7 21211 8 1/2 Mile Road.

8 My family has -- we built our home. We were  
9 here before Southfield was a city. And I don't know  
10 why we need to have a duplex in the neighborhood, when  
11 the majority of homes, they're all single-family  
12 homes. I mean, I don't think we need to have a  
13 duplex.

14 And the other thing is, what I don't  
15 understand is when he started clearing the property  
16 originally, I didn't see any permits to cut down the  
17 trees, or when he started having fires to put the tree  
18 limbs and branches in, because it's not real fun to  
19 wake up in the middle of the morning -- in the middle  
20 of the day, and you got all the smoke filling your  
21 house because the windows were open.

22 So, I probably am, you know, been on the  
23 street the longest of anybody talking, and I don't  
24 think we need to change from single-family homes to  
25 duplexes. Okay, that's all I have to say. Thank you.

1 CHAIR GRIFFIS: Thank you.

2 MS. ROMBLY: Good evening. My name is  
3 Jennifer Rombly [phonetic]. This is my husband, Mark  
4 Rombly. We live at 21228 8 1/2 Mile Road, right next  
5 door to the properties in question.

6 I am -- we are 100 percent opposed to do --  
7 a do -- two duplex being built in that area. We have  
8 lived in Southfield since -- I've lived in Southfield  
9 since 2009, and I left a condominium area. And I know  
10 they're talking about zoning. I am not well versed in  
11 zoning and R2-D2s and things like that. But I do know  
12 that when I purchased 21228 8 1/2 Mile Road, it was  
13 because of the area. The -- not only be aesthetics,  
14 but, you know, really just the community, the  
15 single-family homes there.

16 Now, I believe his name is Max; wonderful  
17 personality, however, entrusting him building the way,  
18 to piggyback off my neighbor Deborah, said before, I  
19 mean the safety of it. I mean, I've never seen a  
20 one-man crew of chopping down a 30-foot tree. And to  
21 hear that boom, crash, you know, it just goes into --  
22 wonderful guy, I'm sure -- the safety. What is -- how  
23 are these homes are going to be built? Are they going  
24 to be built with the same recklessness, a little bit  
25 of lackadaisical way?

1 I'm not a tree remover, but that's how the  
2 homeowner who had the home -- owned the home prior to  
3 mine, that's how he passed away, chopping down a tree;  
4 he owned a tree cutting business.

5 So, it's just, I mean, is that how he  
6 operates? So, what is -- are these going to be  
7 well-built duplexes? It brings that into question.  
8 Not to mention, I don't want a congested area. I left  
9 a condominium to have a little bit of space, and then  
10 to be subjected to four families in such a small area?  
11 To me, I just, I am completely opposed to it. Thank  
12 you for your time.

13 CHAIR GRIFFIS: Thank you.

14 MR. KELLEY: Good evening. My name is Brian  
15 Kelley. I live at 21227 8 1/2 Mile Road. And I  
16 believe what everyone is getting confused with is that  
17 with what's being proposed there.

18 My question is, if you look at the map  
19 that's up on the wall, everything is uniform.  
20 Everything has been already zoned, already  
21 categorized. And I believe everyone moved over there  
22 for their own reasons. They wanted the piece of  
23 having single-family homes there. They -- that's one  
24 of what attracted me to the area when I purchased my  
25 home 15 years ago.

1 I submitted a letter. I don't know if you  
2 all have it. And I submitted a letter expressing some  
3 concerns that I really had, because I did not believe  
4 that we would be here at this point. I understand  
5 change is inevitable and change is gonna come. But in  
6 looking at the sitemap, I just believe that it is  
7 going to be more of a nuisance than a benefit.

8 I believe that when you think about a  
9 single-family home and you look at the area, because  
10 most of us sit on a little less than a half of an acre  
11 in our area. So, it's very open, very wooded, and  
12 very peaceful, and I would like to keep it that way.

13 I'm not here to discuss what is going to go  
14 there. We're here to discuss if it's going to be  
15 rezoned or not. That's all I have to say about that.

16 CHAIR GRIFFIS: Thank you.

17 MR. CROAD: Through the Chair, if -- sir?

18 MR. KELLEY: Yes?

19 MR. CROAD: If you submitted your letter,  
20 we're going to read it into the record after everyone  
21 has had a chance to speak.

22 MR. KELLEY: Oh, okay. Yeah, I mean --

23 MR. CROAD: Could I just get your name  
24 again?

25 MR. KELLEY: I'm sorry, Brian Kelley.

1 MR. CROAD: Okay. Is that the one that we  
2 received?

3 DR. STEPHENS-GUNN: Mm-hmm.

4 MR. CROAD: Yeah, we traditionally read  
5 letters after the public has had a chance to speak.

6 CHAIR GRIFFIS: I was gonna suggest that a  
7 letter emailed to the Planning Department is a great  
8 way to get all your thoughts out without the fear of  
9 public speaking aspect of it. And it does -- it does  
10 get received and read and passed on to City Council.

11 UNIDENTIFIED SPEAKER: Even after this  
12 meeting?

13 MR. CROAD: Yes.

14 CHAIR GRIFFIS: Yes. Ma'am?

15 MS. BRIGHT: Yes, hi, I'm Kimberly Bright.  
16 My address is 21237 8 1/2 Mile. I'm directly across  
17 the street from the proposed zoning development.

18 And I basically came to the neighborhood in  
19 1986 because of the greenness, the peace and quiet.  
20 And I feel like that building two units with four  
21 families across the street might be a little bit too  
22 much noise and congestion for my liking.

23 So, I just came to make that statement and  
24 hope that the neighborhood -- actually there were some  
25 rental properties on the block that seem to have been

1 purchased now, and it seems like the neighborhood is  
2 really getting even more stable since that has  
3 occurred. So, I question bringing four rental  
4 properties in there. Just want to keep my peace and  
5 quiet. Thank you.

6 CHAIR GRIFFIS: Thank you.

7 MS. BERNOUDY: Thank you.

8 CHAIR GRIFFIS: Any other public comments?  
9 Yes.

10 MS. MOODY: My name is Janet Moody, and I  
11 live at 21256 8 1/2 Mile Road.

12 MR. BOLLIN: I'm sorry, can you -- can you  
13 say your name again?

14 MS. MOODY: Janet Moody. I'm another  
15 longtime resident. I moved into my house in 1976 for  
16 the same reasons that others have mentioned, because  
17 of the -- of the large lots, the quiet neighborhood.  
18 And I've stayed there for all these years because of  
19 that. And I feel that our neighborhood is a stable  
20 neighborhood.

21 I understand on Westland and some of the  
22 other streets, where the Habitat houses have gone in  
23 and going in, that those blocks may not have been  
24 quite as stable. I feel that we have a much more  
25 stable neighborhood. And while they may be benefiting

1 those neighborhoods, I don't see that we will reap the  
2 same benefit. I do have the concerns about increased  
3 traffic and increased congestion, and the potential  
4 for rental properties, which may attract a different  
5 group of people than people who are living in  
6 single-family dwellings that are perhaps more stable.

7 So, I oppose the rezoning.

8 CHAIR GRIFFIS: Thank you. Are there any  
9 other members of the public that would like to speak  
10 on this item?

11 (No response.)

12 CHAIR GRIFFIS: Seeing none, we'll close the  
13 public hearing. And --

14 MR. CROAD: We'd like to read the letter  
15 that we received into the record.

16 CHAIR GRIFFIS: Oh, yes.

17 MR. BOLLIN: So, the letter begins:

18 "Hello, my name is Brian Kelley. I'm a  
19 retired disabled vet and have called Southfield  
20 home for 15 years. I currently reside at 21227  
21 8 1/2 Mile, directly across the street. I'm  
22 writing this letter opposing the above proposal  
23 regarding the rezoning from (R-1) Single Family  
24 to R-T.

25 The property located at 21246 8 1/2 Mile



1 Road is currently zoned R-1, and when recently  
2 purchased, had a single-family dwelling  
3 located on the property in a residential area.  
4 The owner was aware of this at the time of  
5 purchase.

6 The owner is requesting that said property  
7 be rezoned from R-1 to R-T, although the  
8 property does not meet the criterion based on  
9 required land requirements and zoning, and is  
10 soliciting the neighborhood for an additional  
11 90 feet.

12 In addition, the owner has not provided  
13 official site plans, builder blueprints, nor  
14 do they have a concrete go-forward strategy.  
15 The owner has verbally communicated to me his  
16 intent. His intent is to build affordable  
17 housing, which includes a multi-unit duplex on  
18 the land as an investment property, as the  
19 owner does not intend on residing at the  
20 property.

21 Additionally, this proposal would change  
22 the entire landscape of 8 1/2 Mile Street,  
23 further compromising the aesthetics, defined as  
24 a branch of -- a branch of philosophy dealing  
25 with nature and the beauty -- and the beauty

1 and taste with a creation and appreciation.  
2 Aesthetic value of a community includes  
3 simplicity, balance, harmony, proportion,  
4 originality, and cultural significance.

5 Respectfully, I will be attending the  
6 meeting on 6/26/24 at 6:30. If you have any  
7 questions, please reach out."

8 CHAIR GRIFFIS: Thank you. Planner Croad,  
9 did you want to respond to some of the more tactical  
10 zoning questions --

11 MR. CROAD: Yeah, sure.

12 CHAIR GRIFFIS: -- that were asked at the  
13 beginning? That was a good question.

14 MR. CROAD: Sure. There was a question  
15 about R-T zoning is minimum three attached units,  
16 which is -- which it states in the ordinance, but it  
17 also on the subsequent paragraph says that the council  
18 may approve fewer attached units based on the density  
19 and character of the neighborhood. So, I believe  
20 that's how they approved the two duplexes for the  
21 Habitat, and they could have that option of approving  
22 a two-unit duplex for this, based on the character and  
23 density.

24 I'll -- we'll have to look into the tree  
25 removal and the fire burning. They're also, we did

1 ask the petitioner to provide some concept drawings,  
2 just so we have an idea, but I would like some time to  
3 actually vet because there is land area requirements  
4 based on the number of rooms over 80 square feet.

5 And we hold these public hearings to get  
6 comment from the neighbors, because there's sometimes  
7 we discover things that we're not aware of. So, we  
8 fulfill that, and we always appreciate when the  
9 neighbors come out, especially when they're orderly  
10 and reasonable, you know, with their comments, which  
11 they were tonight.

12 And given that, I am recommending that we  
13 postponed to a date certain, July 24; the neighborhood  
14 can come back. I'd like to work with the petitioner  
15 and actually review his proposed design to make sure  
16 it fits before we make -- we move it forward to City  
17 Council. And, again, we -- they meet the minimum land  
18 area to consider the rezoning, but I want to make sure  
19 that the land area is large enough, at least to move  
20 forward with what their proposed designs are.

21 And then, we'll bring it back on July 24 and  
22 have further discussion. And then, you can make a  
23 recommendation at that time.

24 CHAIR GRIFFIS: Okay.

25 MR. CROAD: So, then my recommendation is to

1 postpone to a date certain. Now, given that, I still  
2 would ask that the petitioner come up and answer any  
3 questions that you have, so that we can vet further  
4 information and have given him an opportunity to  
5 respond to some of the comments that were made  
6 tonight.

7 CHAIR GRIFFIS: Okay.

8 MR. CROAD: Just so that everybody that is  
9 here can hear that. Also, as you had stated, the  
10 neighbors have a right to submit additional written  
11 comments to our office prior to moving forward with  
12 the City Council. And there will be a second public  
13 hearing at council, which they will all be notified  
14 separately. So, there'll be additional opportunities  
15 for public comment.

16 CHAIR GRIFFIS: Okay. So, we can have our  
17 -- we can get a couple of questions out in the open --

18 MR. CROAD: We can still have our  
19 discussion.

20 CHAIR GRIFFIS: -- while everyone's here.

21 MR. CROAD: Yeah, ask your questions. The  
22 petitioner can answer, respond, and then, we can take  
23 further notes. But at this time, given the fact that  
24 we had such a turnout, I think it would be good to  
25 further vet this before you make a recommendation.

1 CHAIR GRIFFIS: Okay. To the petitioners,  
2 could you please come back up to the mic? And we're  
3 going to open up to the Planning Commission for  
4 comments and additional questions.

5 Dr. Stephens-Gunn?

6 DR. STEPHENS-GUNN: First of all, again, I  
7 appreciate your efforts. And I'm gonna give you an  
8 analogy. I'm a golfer. All good putts don't go in.  
9 That's my comment.

10 CHAIR GRIFFIS: Commissioner Martin?

11 MR. MARTIN: On one of the drawings you  
12 have, you know that there's a new lot line. That lot  
13 line would be for what's built, not for the actual lot  
14 line that exists currently?

15 MR. NEUSER: Right.

16 MR. MARTIN: Because you're not changing the  
17 lot lines, you're just aligning where --

18 MR. NEUSER: Right. It's just -- it's just  
19 how it would be divided up for the four units.

20 MR. MARTIN: Okay. Currently, there's a  
21 pile of -- well, currently there's a garage. Is that  
22 part of your -- just with the runoff of it?

23 MR. NEUSER: Yeah. So, the reason why  
24 that's --

25 MR. MARTIN: That's the one on the side of

1 the property line.

2 MR. NEUSER: Right. So, the reason why  
3 that's still there, I was going to proceed with  
4 demolition, but I wasn't sure if this is gonna get  
5 approved or not. So, long story short, there's a  
6 garage on the site, you're correct. And the reason  
7 why it's still standing is because in the event that  
8 this is declined and I can't rezone and I'm forced to  
9 build two single-family homes, my intent is to reuse  
10 the garage.

11 MR. MARTIN: Okay. As far as tree removal,  
12 have you removed trees from there?

13 MR. NEUSER: Yes, sir. And I cleared with  
14 the --

15 MR. MARTIN: With a city permit?

16 MR. NEUSER: Yeah. So, I talked with the, I  
17 forget the name of the department, but the people who  
18 deal with the tree permits.

19 MR. MARTIN: Yeah.

20 MR. NEUSER: I was told that dead, dangerous,  
21 imminent to life trees, ash trees, pine trees are  
22 allowed to be removed without a permit. So, so far,  
23 I've removed only trees that are allowed to be removed  
24 without a permit. There are five or six more trees  
25 that I would probably need to take down, depending on

1 the site plan, that are alive. I will need to apply  
2 for a permit for the live trees.

3 MR. MARTIN: Was there an ash tree removed?

4 MR. NEUSER: No, no ash trees. There were --

5 (INAUDIBLE CROSSTALK.)

6 UNIDENTIFIED COMMISSIONER: (INAUDIBLE.)

7 MR. NEUSER: -- two dead pine trees. There

8 was a --

9 MR. MARTIN: See, that's gotta be --

10 MS. MONTGOMERY: There hasn't been an ash --

11 I haven't seen an ash tree.

12 MR. MARTIN: Yeah, because --

13 MR. NEUSER: Yeah. I've taken pictures and  
14 videos of everything, if you need to know which ones I  
15 removed and what they looked like before they were  
16 removed.

17 MR. MARTIN: Have you burned any of the wood  
18 that was there, because that's a fire hazard and you  
19 have to have fire department approval for that.

20 MR. NEUSER: Yes. So, I talked with the  
21 fire department as well. They said open burning is  
22 allowed within Southfield city limits, as long as the  
23 firing is less than three foot in diameter.

24 The reason why I'm burning -- I actually  
25 don't want to burn. The reason -- I know somebody was

1 upset about that. I actually don't want to burn.  
2 Because I'm considered a construction site, I am  
3 currently not afforded the services which I'm paying  
4 for, which is garbage service, as well as chipping  
5 service. I'm denied both of those. So, I have to  
6 remove it somehow.

7 MR. MARTIN: And that's the reason for the  
8 cords of wood stacked?

9 MR. NEUSER: I did try putting it out on the  
10 street, and then I got an orange tag that said because  
11 you're a construction site doing land clearing, you're  
12 denied the service.

13 MR. MARTIN: Yeah, okay.

14 MR. NEUSER: It was a lot of effort to move  
15 all that back.

16 MR. MARTIN: Yeah, yeah. And there's a lot  
17 of stuff to remove on the land currently, too.

18 MR. NEUSER: Yeah. So, I'm trying to do  
19 everything by the book. You know, the previous owners  
20 obviously didn't do anything by the book. I'm very  
21 much, you know, trying to find the guidelines and  
22 follow them.

23 MR. MARTIN: Are you doing it, physically?

24 MR. NEUSER: Yes, sir.

25 MR. MARTIN: Okay.



1 MR. NEUSER: I currently have a lot of time  
2 on my hands until I know where I can go with this.  
3 And then, I'll start hiring crews. I've got a builder  
4 lined up. He's currently doing reconstruction work  
5 down south until I'm ready. I've got my bank lined  
6 up. She's just waiting on which way we're going, two  
7 houses or two duplexes.

8 MR. MARTIN: And you -- you have the -- you  
9 purchased the land already, so.

10 MR. NEUSER: Yes. In cash.

11 MR. MARTIN: All right. So, I'm done for  
12 now. Thank you.

13 MR. NEUSER: Okay.

14 UNIDENTIFIED SPEAKER: I have a question.

15 (INAUDIBLE CROSSTALK.)

16 MS. GOODWIN-DYE: No, we're not taking  
17 questions.

18 MR. MARTIN: No, nope, no --

19 UNIDENTIFIED SPEAKER: (INAUDIBLE.)

20 MR. CROAD: Through the Chair -- hold on.

21 CHAIR GRIFFIS: We've already taken the  
22 public comments.

23 UNIDENTIFIED SPEAKER: (INAUDIBLE.)

24 CHAIR GRIFFIS: Please follow the process  
25 and --

1 DR. STEPHENS-GUNN: No.

2 UNIDENTIFIED SPEAKER: (INAUDIBLE.)

3 DR. STEPHENS-GUNN: No.

4 UNIDENTIFIED SPEAKER: (INAUDIBLE) or not.

5 CHAIR GRIFFIS: Commissioner Willis?

6 V. CHAIR WILLIS: Thank you. I'm not sure  
7 if this is directed to you as much as to Planner  
8 Croad. When I look at the grid design of the lot that  
9 you're on, you have a partial lot in back of it. It's  
10 just -- and I am wondering with that partial lot, if  
11 it in any way, to your knowledge, would it chill any  
12 future development, would it chill a subsequent  
13 purchaser if he hoped to build a home with --

14 MR. NEUSER: Oh, you're talking about the  
15 Midway property?

16 V. CHAIR WILLIS: Yes.

17 MR. NEUSER: So, we did look at that because  
18 we want to make sure that there was not a zoning  
19 misconformity [sic] -- I forget the name of the word.

20 MR. BOLLIN: Nonconformity.

21 MR. NEUSER: Yep. So, we did verify that  
22 that's not going to cause any issues with the site.  
23 In fact, the site is so built out, that it actually  
24 has run up against its lot line limits. Construction  
25 is like 30 percent of area allowance or something like

1 that. So, and the fortunate thing for me is the owner  
2 on Midway, he's a builder. He's very familiar with  
3 the code, and he's taken a look at it as well. He  
4 can't build any more on that property because of the  
5 rules. So, it's not going to disable anything on that  
6 property because you physically can't build any more  
7 as it's zoned, anyway.

8 V. CHAIR WILLIS: Okay.

9 MR. CROAD: And I can verify that Mr. Paison  
10 reviewed to make sure that he wasn't creating a  
11 nonconformity for that other single-family lot.

12 V. CHAIR WILLIS: Okay, fair enough. Thank  
13 you.

14 CHAIR GRIFFIS: Commissioner Gruber?

15 MS. GRUBER: When you were here the last  
16 time, we talked about are you going to rent these or  
17 are you going to sell them. Have you made a decision  
18 about that yet?

19 MR. NEUSER: No. And I do remember -- so,  
20 I'm just terrible with names. I know Mark, I forget  
21 your wife's name. But for example, they mentioned  
22 that one of their relatives is looking possibly for  
23 somewhere to live. I'd be very open to selling or  
24 renting. I haven't really made my mind up on the  
25 business case yet.

1 MS. GRUBER: Okay.

2 MR. NEUSER: I'm open to either. That's why  
3 I (INAUDIBLE) --

4 MR. CROAD: If you could -- excuse me. You  
5 need to --

6 UNIDENTIFIED SPEAKER: (INAUDIBLE.)

7 MR. CROAD: Excuse me. You need to direct  
8 your comments to the commission.

9 (INAUDIBLE CROSSTALK.)

10 CHAIR GRIFFIS: Yeah, just keep all your  
11 comments to the Chair.

12 MR. NEUSER: Yeah, I'm sorry.

13 MS. GRUBER: It's okay.

14 CHAIR GRIFFIS: So, the good thing is after  
15 this meeting, you get a chance to reach out to your  
16 neighbors and have an informal meeting where everyone  
17 can get face to face, but just part of the formal  
18 process that we're sitting in right now, just direct  
19 everything through the Chair.

20 MR. NEUSER: Yep.

21 MS. GRUBER: That was -- that was my only  
22 question.

23 MS. GOODWIN-DYE: My concern is for rental  
24 properties, is that it brings down the property value  
25 of all of the other homes in the area, okay.

1 MR. NEUSER: It does?

2 MS. GOODWIN-DYE: Yes, it does.

3 MR. NEUSER: Oh.

4 MS. GOODWIN-DYE: Second is, if -- when --  
5 if and when you build these homes, the area -- the  
6 environment is a wooded, serene area. How are you  
7 going to imitate that with taking down all of the  
8 trees and shrubberies and all of that?

9 MR. NEUSER: Well, the back half of the lot  
10 is still completely wooded. I'm only clearing where  
11 we need to be able to build, and I'm just trying to  
12 address the dead and dangerous trees at the moment.  
13 Actually, I took one down last weekend that's right on  
14 the bounded right edge, which was a big dead tree.  
15 I'm still in the process of cleaning that one up.

16 But we're going to try and maintain the feel  
17 of the neighborhood. There's lots of large, mature  
18 trees. We could plant some more after the  
19 construction. I'd be open to however the landscaping  
20 needs to be improved. Right now, it's just a lot of  
21 cleanup work. So, I haven't really designed what the  
22 future landscaping will look like. But we'll make  
23 sure that it keeps in theme with the area.

24 MS. GOODWIN-DYE: And the designs and  
25 facades of these units, will they blend in with the

1 community?

2 MR. NEUSER: Yes, yeah. We're gonna use  
3 similar materials of construction. So, most of the  
4 neighborhood at this point has vinyl siding and  
5 architectural shingle roofs, asphalt. So, we're gonna  
6 try and build in the same style as what's already in  
7 the neighborhood. Like we said, we're trying to blend  
8 in. We don't want somebody to go, oh, look at that  
9 ugly sore thumb that now sticks out in our  
10 neighborhood.

11 MS. GOODWIN-DYE: Yeah, because we, over in  
12 my area and Commissioner Gunn's area, there's a school  
13 that they're redoing and putting condos on. And we  
14 were very concerned about how it was going to make the  
15 area look, as well as the same concern for the  
16 residents, that there would be a lot more traffic,  
17 okay. But they -- those units have a lot more people.  
18 But the way it's designed, it blends in with the area  
19 very well.

20 MS. MONTGOMERY: So, most -- even just right  
21 now, most of our proposed designs are only two or  
22 three bedrooms, which is still considered a pretty  
23 small home. So, it wouldn't really even lend itself  
24 to a large family, maybe a couple with an office and  
25 maybe one child. So, they're not large density, like

1 you can't really fit a six-person family in there.  
2 So, that was never our intention because the lots just  
3 don't support it and neither does the neighborhood.  
4 To be entirely honest, it wouldn't make a lot of  
5 sense.

6 MS. GOODWIN-DYE: Okay.

7 MR. NEUSER: The other thing is, we live in  
8 the neighborhood.

9 MS. MONTGOMERY: About four blocks over.

10 MR. NEUSER: Yeah. And most of the area is  
11 actually --

12 MS. MONTGOMERY: Retired.

13 MR. NEUSER: -- retired individuals. So,  
14 that's actually who I figured might be interested in  
15 this area, is more retirees or people who are close  
16 thereto. Like we're not going to bring a whole bunch  
17 of college kids in or something like that, if that's  
18 the concern. I actually prefer a little bit more of a  
19 mature crowd. They're easier to deal with. They're a  
20 little more reasonable.

21 MS. GOODWIN-DYE: Okay, thank you.

22 MR. NEUSER: Okay.

23 CHAIR GRIFFIS: Commissioner Bernoudy?

24 MS. BERNOUDY: I don't have any questions at  
25 this time. But I'm in agreement that we should

1 postpone this and have more information from the  
2 residents, as well as any additional questions we may  
3 have. Because there's, just for me, there's too many  
4 ifs. Thank you.

5 CHAIR GRIFFIS: Yeah, I'm interested in a  
6 different type of housing, because we have a lot of  
7 high rises that I think are very antiquated in  
8 Southfield. They're very high density, and they may  
9 have some bad reputations. We have a lot of really  
10 large single-family homes, large lots.

11 There is this missing piece, we say the  
12 planning buzzword, missing middle housing. And that  
13 that is important, and it needs to happen. What does  
14 that look like? It's all new to everybody, so  
15 everyone's confused. So, I definitely want to talk  
16 about this more.

17 I'm glad we are postponing this, because I  
18 actually need to excuse myself in a minute to get to  
19 another commitment. So, it's interesting, it's new.  
20 And it's, you know, it's hard to visualize, looking at  
21 a wooded lot, how it's going to fit in and how it's  
22 going to change it. I'm not saying it's bad, I'm not  
23 saying it's good. I think there's a need for more  
24 housing.

25 I'm in the construction and design industry



1 as my day job, my night job, my weekend job, all of  
2 them. Housing is very expensive. Like you can't  
3 afford to rent a new house cheaply. You can't. So,  
4 like that, like the price that it needs to rent for  
5 after you build it to all the construction codes and  
6 everything, it does bring in a higher level of person,  
7 that you can't -- unless there's a lot of government  
8 subsidies, it's hard to do.

9           And I've sold rehab houses to retirees.  
10 I've sold rehab houses to young families in other  
11 cities. And there's not a lot of like nice move-in  
12 ready, no-maintenance properties in the world, or  
13 they're very expensive. So, that's definitely  
14 something that is missing in Southfield, and we need  
15 more of. And it's hard to do because there's so many  
16 rules, like --

17           MR. NEUSER: I'm trying.

18           CHAIR GRIFFIS: -- you can't take down a  
19 tree, you can't do this, the Building Department is  
20 looking at you. It's -- you can't come in and build a  
21 cheap, dangerous product. It's just, you can't do it.  
22 So, there's a lot of safeguards in place for new  
23 housing.

24           And personally, from my experience, I  
25 believe rentals are not a bad thing. It's a -- you

1 can get a different person. There's a lot of  
2 additional safeguards and inspections in cities like  
3 Southfield on rental properties. It has actually, in  
4 Southfield, has contributed to a lot of renovations  
5 and improvements for the people that do it by the  
6 book. And there's a lot of them that don't, but  
7 there's some good ones out there.

8           So, I don't, I don't like blanket statements  
9 like rentals are bad and people that rent are bad.  
10 Maybe you only want to be in a city for a year, and  
11 then you're -- you move on, you get married, you do  
12 whatever. And but I think new housing is always a  
13 good thing. And I think a different type of housing  
14 is -- we need some of it. It's just -- it's hard to  
15 be first. I don't have a golf analogy, unfortunately.

16           I do need to excuse myself. I do recommend  
17 that everyone would postpone this and talk about it  
18 again. Commissioner Willis, would you please take  
19 over as the Chair?

20           V. CHAIR WILLIS: I will.

21           CHAIR GRIFFIS: I will try not to leave  
22 meetings in the middle in the future.

23           V. CHAIR WILLIS: Okay.

24           CHAIR GRIFFIS: Thank you.

25           MR. CROAD: So, through the Chair, unless

1 there's any other questions, my recommendation is to  
2 postpone to a date certain of July 24.

3 MR. BOLLIN: Through the Chair?

4 V. CHAIR WILLIS: Yes?

5 MR. BOLLIN: I just wanted to clarify, even  
6 though we are postponing it until next month, that --  
7 and we invited the public to come to that, there will  
8 be no public hearing on that date. There will be the  
9 public hearing at City Council. But tonight fulfilled  
10 the public hearing requirement for the site.

11 V. CHAIR WILLIS: And that adjourn date will  
12 be?

13 MR. BOLLIN: July 25 [sic].

14 V. CHAIR WILLIS: Thank you, okay.

15 MR. MARTIN: To the Chair, recommend  
16 postponing PZR24-0006 to a date certain, July 24, 2024.

17 MS. BERNOUDY: I second that.

18 V. CHAIR WILLIS: Okay. Second?

19 DR. STEPHENS-GUNN: Second.

20 V. CHAIR WILLIS: All in favor?

21 FULL COMMISSION: Aye.

22 V. CHAIR WILLIS: Any opposed?

23 (No response.)

24 V. CHAIR WILLIS: That would be a unanimous  
25 vote. Thank you so much. We look forward to you --

1 MR. BOLLIN: I just wanted to clarify it  
2 was, you said the 24th. It's gonna be July 25.

3 MR. CROAD: Is that the Wednesday?

4 DR. STEPHENS-GUNN: July 24 is a Wednesday.

5 MR. BOLLIN: Oh, I was wrong.

6 MR. CROAD: July 24, because I went out to  
7 check the calendar.

8 DR. STEPHENS-GUNN: Yeah.

9 MR. CROAD: So, if you want to follow up  
10 with us, and to the audience, you can come back on the  
11 24th, you can submit a letter to our office prior to  
12 then. And then, you will also be notified a second  
13 time for City Council. But you won't receive  
14 additional notification for the 24th because we're  
15 announcing it tonight, okay? But you feel free to  
16 call our office and we can give you updates on that as  
17 well.

18 UNIDENTIFIED SPEAKER: Same time as this?

19 MR. CROAD: Same time, 6:30.

20 V. CHAIR WILLIS: So, the next item is --

21 MR. MARTIN: To the Chair?

22 V. CHAIR WILLIS: Yes?

23 MR. MARTIN: Can you allow them a minute to  
24 vacate?

25 V. CHAIR WILLIS: I can.

1 MR. MARTIN: Thank you, sir. It will cut  
2 down on the noise.

3 MR. NEUSER: And I'm often at the property.  
4 If anybody ever wants to talk to me, they're certainly  
5 welcome to say hi. If it's not raining, I'm working.

6 MR. CROAD: Max, why don't you try catch a  
7 few of them before they leave?

8 MR. NEUSER: Okay, thank you.

9 V. CHAIR WILLIS: Thank you.

10 MR. MARTIN: Thank you.

11 V. CHAIR WILLIS: I believe the next item is  
12 the special use of Lahser Park. Can we hear from the  
13 planner?

14 MR. BOLLIN: Yes, sir. So, this is by the  
15 Southfield Parks and Rec Department at Lahser Woods.  
16 They plan to improve the park.

17 V. CHAIR WILLIS: Could I -- can we do this?  
18 I cannot hear anything.

19 MR. CROAD: I can shut one door (INAUDIBLE).

20 V. CHAIR WILLIS: Thank you.

21 MR. MARTIN: Why don't you ask them to move  
22 away from the door?

23 V. CHAIR WILLIS: I thank you. That might  
24 be as quiet as we are going to get.

25 MR. BOLLIN: Okay. I'll restart. So, yeah,

1 this is by the Southfield Parks and Rec Department at  
2 Lahser Woods. They plan to add a dog park and also  
3 improve the existing park by adding a couple of  
4 amenities.

5 Currently, it's zone (R-4) Residential, and  
6 the future land use is public park and recreation.  
7 Site aerial, you see the parking lot over here off of  
8 Lahser, and the walkway between the --

9 MR. MARTIN: School --

10 MR. BOLLIN: I can't -- I can't think of the  
11 word.

12 MS. GRUBER: Stevenson School.

13 V. CHAIR WILLIS: Stevenson.

14 MR. BOLLIN: Okay, yeah. From Stevenson  
15 school off to the single-family area over here on  
16 Lincolnshire.

17 Here are the current conditions. As you  
18 see, a lot of green space, a lot of trees, small  
19 gravel parking lot.

20 Here is the overall concept plan. Again,  
21 they plan to expand the parking lot into the property,  
22 and then add to dog areas, area A and area B. And  
23 then, also add a walking pathway throughout the  
24 property.

25 Here's a site plan of the eastern area.

1 Again, just a little more in detail on the parking lot  
2 and the pathway. And then, you can see the outline of  
3 the two fenced-in dog areas. Another closeup of the  
4 parking lot. Typical double striped, standard  
5 spacing, sizing, all that. Dog park entry area, fence  
6 detail. Western area path, this is leading from the  
7 school to the single-family area. Again, just more  
8 and more of the site plan.

9 And I'll ask the petitioner to come up and  
10 answer any questions.

11 V. CHAIR WILLIS: Thank you. Terry, I think  
12 we know you, but we're gonna ask for your name and  
13 your working address, anyway.

14 MS. FIELDS: You betcha. You bet. Good  
15 evening commissioners and administration. Terry Fields,  
16 Parks and Recreation Director. And with me is Michael  
17 Donnellon, who is with Hubbell Roth & Clark, and has  
18 been working with us with the drawings and the planning  
19 for the dog park.

20 V. CHAIR WILLIS: Thank you.

21 MR. DONNELLON: Good evening, commissioners.  
22 As Terry said, my name is Mike Donnellon.

23 V. CHAIR WILLIS: May I ask for your name  
24 and address?

25 MR. DONNELLON: Name and address, Michael

1 Donnellon, and I'm going to give you our business  
2 address, 55 Hulet Drive, Bloomfield Hills, Michigan,  
3 which is Hubbell Roth & Clark.

4 V. CHAIR WILLIS: Thank you.

5 MR. DONNELLON: No problem. So, just to  
6 kind of briefly go over the site with you. The --  
7 what you see on the screen is really a future phase.  
8 If you can kind of back up to the Phase 1 site plan,  
9 that I'd like to start with. That's probably -- right  
10 there, that's perfect.

11 So, this is the Phase 1 site plan, that  
12 consists about 33 parking spaces, graveled parking  
13 spaces with wheel stops for vehicles, along with an  
14 8-foot-wide concrete sidewalk going from Lahser Road  
15 into the dog park entry area.

16 Off of that dog park entry area is about  
17 1400 linear feet of 8-foot-wide asphalt pathways. We  
18 are proposing -- there is one existing pathway going  
19 from the school back to Lincolnshire; that pathway  
20 will get replaced and renewed. And then, everything  
21 forward to that pathway towards Lasher are new  
22 pathways.

23 If you can kind of zoom in, go into the  
24 blow-up area of the dog entry area. So, this is the  
25 -- this is the entrance to the dog park. And



1 basically, it has a common space, an unleashing area,  
2 and then the gates into the -- into the dog park,  
3 which I affectionately call the launching zone, which  
4 is the arch areas that you see from the two gates  
5 going into those areas. That's going to be a surface  
6 that's kind of like a sports clay surface that you see  
7 in ball diamonds. It's fine. It doesn't bother the  
8 dogs, dogs' paws, or anything like that. But that's  
9 the wear point of any dog park is right there. And  
10 maintaining turf is almost next to near impossible.

11 So, again, you have the unleashing area.  
12 Just inside the common space, you can see there's a  
13 dog rinse area. This is to get all of the mud off the  
14 dog paws before they get into their car, or they walk  
15 down the road or wherever they came from. So, there  
16 will be a spigot there, seasonal spigot for doing  
17 that. And then, over across from that way is an  
18 accessible Port-a-John that is enclosed in a fenced  
19 area for restrooms and so on.

20 There will be a bike rack there as well in  
21 this common area, and plenty of open space for  
22 programmatic activities, such as registration days,  
23 or, you know, doggy toy day or something like that,  
24 that you can go up there. Terry has a whole bunch of  
25 those programs she could probably think of much

1 quicker than I can. But that's kind of where -- what  
2 that common space is.

3           There is drain tile that goes under the dog  
4 entry areas to keep the -- keep the area well drained.  
5 And also, the dog rinse area will be connected to the  
6 storm, too, as well. And it's important to note that  
7 that's a rinse area. It's not a wash area. There  
8 will be rules posted saying such, because we're just  
9 rinsing off, you know, just like you're rinsing off  
10 your car or your feet or anything like that. That's  
11 what the whole purpose is. So, Terry Fields and staff  
12 have indicated that we'll have rule signs up for no  
13 soaps and things along that line, so.

14           Fencing is five foot high all the way around  
15 the park. The front portion of the fencing is going  
16 to be what you see, this aluminum fencing. It's  
17 ornamental fencing. And then, the remainder of  
18 fencing to the rear of the entrance will be more of a  
19 farm fence, cedar post, wood with a four-by-four  
20 galvanized fencing fabric that will be stapled to  
21 those posts all the way around, as well as the  
22 interior.

23           We do have a one-area parking light in phase  
24 -- in Phase 1. And we're also proposing along the  
25 pathway solar bollard lights for nighttime lighting

1 and throughout the pathway, coming up and around the  
2 park area itself.

3 I am trying to think if there's anything I'm  
4 missing, Terry.

5 MS. FIELDS: I think just the explanation of  
6 the property along Lahser, taking the berm down, so  
7 that we have great sight lines into the park.

8 MR. DONNELLON: Correct.

9 MS. FIELDS: And that's also where the path  
10 will connect.

11 MR. DONNELLON: If you can zoom out. I  
12 don't know if you have the demolition plan, as far as  
13 specs, but if you look -- you can go back to that one  
14 right there.

15 If you notice up in the upper right corner,  
16 there is a berm there that the safety path will be  
17 going through. That berm is going to be removed, so  
18 that we can open the sight lines into the path, into  
19 the parkway itself. So, that's gonna be part of the  
20 demolition phase of the project.

21 And so, we got -- we have accessible  
22 parking, concrete pads for accessible parking, not  
23 gravel.

24 And then just briefly, if you kind of go to  
25 Phase 2, I just want to briefly touch on Phase 2.

1 We're showing this just to kind of give you an idea of  
2 what Phase 2 could look like. Of course, we would  
3 have stormwater detention involved in the space. But  
4 if this, the dog areas become popular in their use,  
5 this would be what the dog areas could look like in  
6 the future. This is not something that we're planning  
7 for in Phase 1. But we want to keep an eye on that  
8 future, because sometimes these do happen. And  
9 sometimes, you know, these improvements could be made  
10 at a later date. So, we wanted to include these in  
11 the plans to show you how we're planning for that, if  
12 and when that would happen.

13 Anything else you want to add, Terry?

14 MS. FIELDS: No, I think that's good.

15 MR. DONNELON: So, I'll open it up for  
16 questions for anybody that has any questions on what  
17 we have.

18 V. CHAIR WILLIS: We will, but I think this  
19 is a special use request.

20 MR. DONNELON: Oh, special use.

21 V. CHAIR WILLIS: So, we will have to take  
22 comments from public. So, if I could ask you to --  
23 thank you.

24 At this time, this is an opportunity for  
25 anyone from the public to speak on the special use of

1 Lahser Park. If you are, I would like for you to  
2 approach the microphone. This is the opportunity for  
3 any comment on the special use for Lahser Park. Going  
4 once.

5 (No response.)

6 V. CHAIR WILLIS: Hearing no comments, we  
7 will close the opportunity. Thank you.

8 MR. CROAD: So again, the first  
9 consideration is a special land use because this park  
10 has not received a previous special land use. And  
11 then, would be approving the site plan for these  
12 proposed dog park phases, including the walking path.

13 V. CHAIR WILLIS: Okay.

14 MR. CROAD: So, if we could take those  
15 separately.

16 V. CHAIR WILLIS: We'll take them  
17 separately. Commissioners, any questions?  
18 Commissioner Stephens-Gunn?

19 DR. STEPHENS-GUNN: What is your timeline?  
20 What is your timeline?

21 MR. DONNELLON: Pending approval from the  
22 Planning Commission and City Council, we're looking to  
23 bid out mid-July, with City Council approvals at the  
24 end of August, is what we're hoping for. And this is  
25 all pending the approvals that we are getting here for

1 tonight and from City Council, too, so.

2 MR. CROAD: So, if I -- if I could. If you  
3 pass this forward tonight, there'll be on the July 15  
4 City Council for a final approval. So, sometime after  
5 that.

6 DR. STEPHENS-GUNN: So, the dog park will  
7 probably be available for public use October?

8 MR. DONNELLON: We would like to hope so.  
9 You know, it's getting late in that season, too. I  
10 always like to be optimistic and would say yes, but we  
11 do have to go through that bidding process, and we do  
12 have to award the contracts.

13 MS. FIELDS: And weather.

14 MR. DONNELLON: And weather and all that  
15 stuff. So, I'm not gonna make any promises, but we  
16 would like a shovel in the ground this fall.

17 DR. STEPHENS-GUNN: Okay. But if we have  
18 one of the new Michigan winters -- new Michigan  
19 winters, I guess what I'm looking at is, when can we  
20 as pet owners in Southfield anticipate being able to  
21 take Rover to the dog park? So, I'm thinking  
22 Thanksgiving?

23 MS. FIELDS: No, I would say spring.

24 DR. STEPHENS-GUNN: Okay, okay.

25 MS. FIELDS: And I would say spring and love

1 to surprise you for Christmas.

2 DR. STEPHENS-GUNN: Okay, thank you. Thank  
3 you.

4 MS. FIELDS: You're welcome.

5 V. CHAIR WILLIS: Commissioner Martin?

6 MR. MARTIN: You mentioned that you were  
7 putting in solar lights. Those -- I know before there  
8 was a problem with the lights, I believe for the  
9 Jewish community. The other --

10 MS. GRUBER: Well, remember we talked about  
11 this, if they're motion sensed on the Sabbath and  
12 then holidays.

13 MS. FIELDS: Right. We're taking all that  
14 into consideration and certainly working with the  
15 rabbi.

16 MR. MARTIN: Okay. So, that's being taken  
17 into consideration?

18 MS. FIELDS: Absolutely.

19 MR. MARTIN: And you're taking out the  
20 concrete walkways that are there from the school to  
21 the walkway? You said -- didn't you say you were  
22 putting in asphalt?

23 MR. DONNELLON: Yeah, they're currently  
24 asphalt in poor condition, going between the school  
25 and Lincolnshire.

1 MR. MARTIN: Oh, okay. Yeah, sorry, I don't  
2 know why I thought that was concrete.

3 MR. DONNELLON: Yeah. They're -- up towards  
4 Lahser, there's going to be small segments of the city  
5 pathways that we were going to have to redo when we  
6 connect the asphalt, the new asphalt path to the --  
7 near the road. So, that's the only concrete that  
8 would be removed there.

9 MR. MARTIN: Okay. That asphalt tends --  
10 well, okay, that's fine. If there's a walkway, it's  
11 fine.

12 MR. DONNELLON: All right.

13 MR. MARTIN: No. No further questions at  
14 this time. Thank you.

15 V. CHAIR WILLIS: Commissioner Gruber?

16 MS. GRUBER: Is it going to be under  
17 construction like until the spring? And if so, is the  
18 park going to be fenced off? Not so much the front on  
19 Lahser, but what about in the back where now people  
20 use that path to get to Pontchartrain? Is that going  
21 to be closed off?

22 MS. FIELDS: I can't predict that. If  
23 there's a way for us to phase it in so that we can  
24 have people use the park safely, we certainly will  
25 have it open. If we have equipment out there or if we



1 have areas where people like to take their  
2 curiosities, and they might not be large people, they  
3 might be little people. So, we will take all  
4 necessary precautions through the construction period.  
5 I mean, we would love to have Carpenter Lake open,  
6 right, but we just can't do it right now because of  
7 construction.

8 MS. GRUBER: Okay. So, I understand that.  
9 So, you know, now the school is all closed off and  
10 people use that path to walk to the synagogue.

11 MS. FIELDS: And I can tell you as of  
12 yesterday, that that is something that's happening  
13 between the synagogue and the schools. And I talked  
14 to Rabbi Morris yesterday, and I have two or three  
15 calls into Mr. James Jackson. So, I'm doing  
16 everything I can --

17 MS. GRUBER: Oh, I know, I know.

18 MS. FIELDS: -- to try and make that happen.  
19 Because we had talked about some of those exact issues  
20 at our meetings. So, it's been a surprise for  
21 Rabbi Morris.

22 MS. GRUBER: Yeah.

23 MS. FIELDS: So, we're really trying to help  
24 in that -- in that area.

25 MS. GRUBER: Well, my concern, I was

1 thinking more like that Pontchartrain, which really  
2 isn't part of the school, the Pontch -- you know, the  
3 path through the park that goes to Lincolnshire?

4 MS. FIELDS: Sure, sure.

5 MR. MARTIN: Lincolnshire, yeah.

6 MS. GRUBER: Linconshire and Pontchartrain.

7 So, that's not part of the school.

8 MS. FIELDS: No, it's not.

9 MS. GRUBER: Right.

10 MS. FIELDS: But that part of the path will  
11 be redone as well.

12 MS. GRUBER: Right. But when you're doing  
13 the construction to the front part, is that going to  
14 be blocked off, too?

15 MS. FIELDS: We will make every effort to  
16 allow for travel to the synagogue that there currently  
17 is.

18 MS. GRUBER: Yeah.

19 MS. FIELDS: That's not proper English, that  
20 came out all wrong.

21 MS. GRUBER: No, no, I know what you mean.

22 MS. FIELDS: But yes, we will do everything  
23 we can so that we -- I mean, we really understand, and  
24 we've been a big proponent at the table with the  
25 synagogue and the schools. Even through the school's

1 construction period, they currently, right, they had  
2 it fenced off. They took the fence down for Friday  
3 and Saturday, and it was back up.

4 MS. GRUBER: Right.

5 MS. FIELDS: So, we're -- and I'm sure it's  
6 for safety reasons. But we have to be able to come to  
7 the table and help out and be able to figure something  
8 out.

9 MS. GRUBER: And absolutely, it's about  
10 safety. You don't want somebody in a construction  
11 zone.

12 MS. FIELDS: Sure.

13 MS. GRUBER: I totally get it. But in  
14 October, there are seven Jewish holidays where we have  
15 to walk. And so many people use that path, and people  
16 in the motorized carts, you know --

17 MS. FIELDS: Yes.

18 MS. GRUBER: -- older people.

19 MS. FIELDS: Yes.

20 MS. GRUBER: And so, I know, Terry, we've  
21 talked about this.

22 MS. FIELDS: I know. And this is June and  
23 that is October, and I really think that we can come  
24 together and figure something out for this, without it  
25 being last minute or putting everybody out on their own.

1 MS. GRUBER: Yeah.

2 MS. FIELDS: It is a -- it is a thoroughfare  
3 there. And it is -- it's a safe aspect, right? It's  
4 -- you come from the neighborhood, you go through the  
5 park, you're at the synagogue.

6 MS. GRUBER: Right.

7 MS. FIELDS: So, we can appreciate that.  
8 So, we will do everything we can to make that travel  
9 easier for sure.

10 MS. GRUBER: Okay, thanks so much. I really  
11 do appreciate it.

12 MS. FIELDS: You're welcome. It's a  
13 pleasure to work with everybody.

14 V. CHAIR WILLIS: Commissioner Goodwin-Dye?

15 MS. GOODWIN-DYE: I'm just happy we're  
16 getting a dog park.

17 MS. FIELDS: I'm just happy you're happy.

18 MS. GOODWIN-DYE: I'm real happy. I can -- I  
19 can drive from Mount Vernon right around to Lahser --

20 MS. FIELDS: Sure.

21 MS. GOODWIN-DYE: -- and let him run.

22 MS. FIELDS: Yeah, it's been -- it's been  
23 pretty exciting. I mean, we -- I just talked to the  
24 director over at Oak Park, and they've had theirs open  
25 since May, and they've been having pretty good luck,

1 because we're looking at the same FOB system that they  
2 are. We've been able to reach out and talk to some of  
3 our colleagues in the field since they've been doing  
4 it a long time. And we've learned, you know, the  
5 fence height. You know, we were gonna put it at four  
6 feet, Oakland County's moving to five feet. We're  
7 doing five feet. A dog can toss over four foot, not  
8 every dog, but they've had some experiences.

9 So, we really are fortunate to be able to do  
10 this and really address some of the things that have  
11 been happening at other dog parks, so that we're  
12 proactive. So, we appreciate your support and your  
13 good thoughts. Thank you.

14 V. CHAIR WILLIS: Thank you. Commissioner  
15 Bernoudy?

16 MS. BERNOUDY: Yes, I have a couple of  
17 questions. Hi, Terry.

18 MS. FIELDS: Hi.

19 MS. BERNOUDY: I wanted to know about the  
20 sanitation pick up, that kind of thing. That's number  
21 one.

22 MS. FIELDS: Sure. We will have doggie bags  
23 and the dog containers. We have those in our parks  
24 right now because folks who use their, you know, who  
25 use leashes for their dogs will walk through our parks

1 right now. We will have a schedule of pickup for  
2 trash at Lahser. It will be much more -- it will be  
3 much more often than it currently is right now. I  
4 think right now we got a couple of people hitting golf  
5 balls and folks walking the path. So, hopefully --

6 MS. BERNOUDY: Yeah. So, you'll have those  
7 -- what do they call those green bags, the pooper  
8 scoopers?

9 MS. FIELDS: The scoopers?

10 MS. BERNOUDY: Yeah.

11 MS. FIELDS: The scoopers, yeah.

12 MS. BERNOUDY: Yeah.

13 MS. FIELDS: So, we will -- we'll put all  
14 the amenities out there that make it easy for our  
15 residents to take care of the park.

16 MS. BERNOUDY: Okay. And you mentioned last  
17 time that you would have rules or regs, a sign --

18 MS. FIELDS: Absolutely.

19 MS. BERNOUDY: -- of some kind?

20 MS. FIELDS: Yeah. And Mike just talked  
21 about that, too. You don't want to assume that people  
22 know, right, that they've ever used a dog park before,  
23 even if we ask them to go through the training.  
24 Really, when you get out there in the dog park, it's  
25 an experience.

1 MS. BERNOUDY: Yeah.

2 MS. FIELDS: You were talking about the  
3 launching area. So, using the fob to get into that  
4 safety area where you can take your dogs off the  
5 leash, then you open up and go into the small dog  
6 area. That is a place that has so much abuse. And  
7 so, you know, what we're using there, Mike talked  
8 about the clay, but even the washing station. It's  
9 not a washing station, it's a rinse station. So,  
10 we're going to use those kinds of words that help  
11 educate. Because wash is soap, right? And we don't  
12 want soap. So, we will definitely make it easy for  
13 people to use the park safely.

14 MS. BERNOUDY: And will there be a cost to  
15 the residents?

16 MS. FIELDS: \$160,000 per person. This is  
17 gonna be a moneymaker.

18 (Laughter.)

19 MS. FIELDS: Yes, there will be a cost to  
20 residents for their fob. It'll be a registration, and  
21 at that time, they're gonna bring in their vaccination  
22 and their dog license. And that's --

23 MS. BERNOUDY: And you've already decided  
24 where they'll get, you know, the --

25 MS. FIELDS: Well, we're still working that,

1 too. I'm pretty sure it's going to be Parks and  
2 Recreation that's going to be doing that.

3 MS. BERNOUDY: Oh, gosh, another job for  
4 them.

5 MS. FIELDS: Yeah.

6 MS. BERNOUDY: All right, thank you.

7 MS. FIELDS: You're welcome. Thank you.

8 DR. STEPHENS-GUNN: To the Chair, I have  
9 another question.

10 V. CHAIR WILLIS: I'll answer --

11 MR. MARTIN: (INAUDIBLE.)

12 (Laughter.)

13 V. CHAIR WILLIS: I'm sorry?

14 MS. FIELDS: It's still spring.

15 DR. STEPHENS-GUNN: Regarding the  
16 vaccination records. How extensive are you looking?

17 MS. FIELDS: How extensive are we looking?

18 DR. STEPHENS-GUNN: Because you can get  
19 rabies, you can get -- there's all -- there's a whole --

20 MS. FIELDS: Bordetella and all that?

21 DR. STEPHENS-GUNN: Yeah, yeah. So --

22 (CROSSTALK.)

23 MS. FIELDS: We'll have that -- we'll have  
24 that --

25 DR. STEPHENS-GUNN: How extensive?



1 MS. FIELDS: We'll have that all out there --

2 DR. STEPHENS-GUNN: Okay.

3 MS. FIELDS: -- at the time. And we'll  
4 publicize this before we even open a dog park. We'll  
5 start to educate the public and get all kinds of  
6 frequently asked questions. And we're really going  
7 to, you know, we're really going to take steps so that  
8 people are comfortable using the park. And people who  
9 are not using the park, they're comfortable with the  
10 steps that we're taking. I know that there are some  
11 people who maybe are not fans, maybe they won't use a  
12 dog park, but, you know, their friends will, and  
13 they're glad for them, but they would never step in.

14 DR. STEPHENS-GUNN: Because you can get -- you  
15 can get a dog license with just rabies. But I don't  
16 want to take my dog to the dog park unless they've got  
17 kennel cough and all the other, you know, because they  
18 are more susceptible to those kinds of things. So,  
19 that's why I asked how extensive will the --

20 MS. FIELDS: Sure.

21 DR. STEPHENS-GUNN: -- vaccination record  
22 be?

23 MS. FIELDS: We will be able to answer those  
24 questions at a later date.

25 V. CHAIR WILLIS: Commissioner Martin?

1 MR. MARTIN: Security, do you plan on having  
2 any cameras there for any type of security or any kind  
3 of security system, other than the key fobs to get in  
4 and out of the --

5 MS. FIELDS: Eventually, but not through the  
6 first phase.

7 MR. MARTIN: Okay. That's all.

8 V. CHAIR WILLIS: I have a couple. I think  
9 you said you're going to take the berm down soon. Do  
10 you have a targeted date?

11 MR. DONNELLON: I think that'd be one of the  
12 first phases of the construction process. So, that  
13 would probably be sometime in the fall, if we get all  
14 the -- if everything, all the stars align, approvals,  
15 bids, you know, contract awards, and all that good  
16 stuff.

17 V. CHAIR WILLIS: Okay. You also, at one  
18 time, we talked about exercise stations. It was  
19 undecided if they would be spread throughout, a  
20 central location. Are they still part of the agenda?

21 MS. FIELDS: Not for the first phase.

22 V. CHAIR WILLIS: Pardon?

23 MS. FIELDS: Not for the first phase.

24 You're -- are you talking about the exercise  
25 equipment?

1 V. CHAIR WILLIS: Yes.

2 MS. FIELDS: Yeah, that's not part of the  
3 first phase.

4 V. CHAIR WILLIS: Okay. The paths are eight  
5 foot wide. One of the things that I see is, I see a  
6 number of people riding bikes. I see that becoming at  
7 least more and more popular. I guess, just in the  
8 light of that, I wonder if eight feet is sufficient  
9 width for a park for walking and if you're going to do  
10 anything with wheels.

11 MS. BERNOUDY: I thought it was five feet.

12 MR. DONNELLON: So, eight foot wide is kind  
13 of that common mid-ground between your ASTRO standards  
14 of, you know, 14 foot -- 14-foot-wide pathways. You  
15 sometimes get those standards out there, and people  
16 will think they're roads because they're that wide.  
17 In my experience with pathways, eight foot is a good  
18 compromise with the multi-use biking, walking. It  
19 gives you that that buffer through there, versus a six  
20 foot or five foot. So, I believe eight foot is a good  
21 compromise for those multi-use paths.

22 MR. CROAD: And I'll concur that eight foot  
23 is the minimum for shared-use pathway.

24 V. CHAIR WILLIS: Okay.

25 MR. CROAD: This is not going to be a

1 designated bike route, although people might ride  
2 their bikes. And that's where the 10 foot with the  
3 two-foot clearance on either side, you get 14. But  
4 for the level intensity of use here, eight feet is  
5 appropriate.

6 V. CHAIR WILLIS: Okay, fair enough. I  
7 think this is my last question. At one point, there  
8 was a discussion about an emergency exit, that might  
9 even be an inappropriate use of the word, where the  
10 school would need an alternative way to leave in the  
11 event something happened. And at one point, they  
12 talked about the park. But the -- what I see would  
13 not accommodate a vehicle. Is that something that's  
14 still part of the agenda or still part of the  
15 discussion?

16 MS. FIELDS: Not for this dog park. Not for  
17 this park. There is an access from the path to the  
18 school and from the path to the synagogue. It could  
19 be used as an emergency exit, but they are not relying  
20 on that to be that exit. So, they're still working  
21 through that with the synagogue and the schools.

22 V. CHAIR WILLIS: Okay, okay.

23 MR. CROAD: I would also imagine, we're not  
24 building it to carry vehicle weight.

25 MS. FIELDS: Right.

1 MR. CROAD: It's a different -- it's a whole  
2 different cost involved in that. Again, in an  
3 emergency, anything's --

4 MS. FIELDS: Absolutely.

5 MR. CROAD: -- plausible, but we're not  
6 designing it for vehicles.

7 V. CHAIR WILLIS: Okay. That's the only  
8 questions I have. Commissioners?

9 MS. GRUBER: I have another question. Is it  
10 an annual fee for the fob or one time?

11 MS. FIELDS: Mm-hmm.

12 MS. GRUBER: It is.

13 MS. FIELDS: It's an annual fee.

14 MS. GRUBER: So, it has to be renewed?

15 MS. FIELDS: Yes.

16 MS. GRUBER: And if it isn't renewed, you  
17 cut it off?

18 MS. FIELDS: Pardon?

19 MS. GRUBER: If it isn't renewed, it's  
20 deactivated?

21 MS. FIELDS: Yes.

22 MS. GRUBER: Okay.

23 MS. FIELDS: Yes. Just like if there was an  
24 incident in the park and we knew exactly who it was,  
25 and we did not want them to have access, we can

1 deactivate that fob.

2 MS. GRUBER: Okay, great. Thank you.

3 MS. FIELDS: You're welcome.

4 V. CHAIR WILLIS: Commissioners, any further  
5 questions?

6 MR. BOLLIN: Through the Chair, just real  
7 quick. If they are deactivated, are you expecting  
8 them to return the fobs, or are you just counting it  
9 as a loss?

10 MS. FIELDS: Detail to be determined.

11 MS. BERNOUDY: Just wondering.

12 MR. CROAD: So, if there's no further  
13 questions, if you could act on the special land use  
14 first, and then the site plan separately.

15 V. CHAIR WILLIS: Okay. Any further  
16 recommendations from Planning?

17 MR. BOLLIN: Yes, sir. I do have one.

18 The Planning Department recommends favorable  
19 recommendation of the special land use request by  
20 Southfield Parks and Rec Department to improve an  
21 existing city park at Lahser Woods. The residential  
22 character of the area shall be maintained.

23 The subject property is located so not to  
24 hinder the natural and presumed residential  
25 development of the area, nor negatively impact

1 existing woodlands and wetlands. The subject property  
2 will act as a buffer or transitional area between a  
3 residential development and a nonresidential  
4 development.

5 The location, size, intensity, and periods  
6 of operation of any such proposed use must be designed  
7 to eliminate any possible nuisance likely to emanate  
8 there, which might -- which might be adverse to  
9 occupants of any other nearby permitted uses.

10 The proposed use must be in accord with the  
11 spirit and purpose of the chapter. The proposed use  
12 is of such character and the vehicular traffic  
13 generated will not having an adverse effect or be  
14 detrimental to the surrounding land uses or adjacent  
15 thoroughfares. The proposed use is of such character  
16 and intensity and arranged on the site so to eliminate  
17 any adverse effects resulting from noise, dust, dirt,  
18 glare, odor, or fumes. The proposed use or changing  
19 use will not be adverse to the promotion of health,  
20 safety, and welfare of the community.

21 This recommendation is based on documents,  
22 facts, representations, and stipulations submitted  
23 with the application. And also, with conditions:  
24 subject to the approval of PSP24-0010 by the City  
25 Council and continuous compliance with all applicable

1 ordinances, codes, and statutes.

2 V. CHAIR WILLIS: Thank you. Can I get a  
3 motion?

4 MS. BERNOUDY: I'd like to make a motion for  
5 PSLU24-0013. I'd like a favorable --

6 V. CHAIR WILLIS: Thank you. Any support?

7 DR. STEPHENS-GUNN: Support.

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

10 FULL COMMISSION: Aye.

11 V. CHAIR WILLIS: Any opposed?

12 (No response.)

13 V. CHAIR WILLIS: That would be 100 percent  
14 unfavorable rating. Mr. Bollin, I'm sorry, we can go  
15 right into the site plan review.

16 MR. BOLLIN: Yes, sir. Planning Department  
17 recommends favorable recommendation of the site plan  
18 review request by the city of Southfield Parks and Rec  
19 Department to improve the existing park at Lahser  
20 Woods.

21 The residential character of the area should  
22 be maintained. The subject property is located so not  
23 to hinder natural and presumed residential development  
24 of the area, nor negatively impact existing woodlands  
25 and wetlands. The subject property will act as a



1 buffer or transitional area between residential  
2 development and nonresidential development.

3 The location, size, intensity, and periods  
4 of operation of any use is designed to eliminate any  
5 nuisance likely to emanate there. The proposed use  
6 must be in accord with the spirit and purpose of the  
7 chapter of the district. The proposed use is of such  
8 character and the traffic generated will not have an  
9 adverse effect or be detrimental to the surrounding  
10 land use or adjacent thoroughfares.

11 The proposed use is of such character and  
12 intensity and arranged so the site will eliminate any  
13 adverse effects resulting from noise, dust, dirt,  
14 glare, odor, or fumes. The proposed use or change in  
15 use will not be adverse to the promotion of health,  
16 safety, and welfare of the community.

17 This recommendation is based on documents,  
18 facts, and stipulations submitted with the  
19 application, as well as with the conditions, subject  
20 to approval of PSLU24-0013 by the City Council.

21 The site shall be developed in accordance  
22 with the submitted plans prepared by Hubbell Roth &  
23 Clark, with dated -- the date being 6/18/24. The  
24 petitioner is to implement the recommendations made by  
25 the Southfield Police Department, and also continue to

1 comply with all applicable ordinances, codes, laws,  
2 and statutes.

3 V. CHAIR WILLIS: Thank you. Mr. Martin?

4 MR. MARTIN: I have -- I'm sorry, I have a  
5 question.

6 V. CHAIR WILLIS: Yes.

7 MR. MARTIN: Are there any -- with the  
8 senior citizens' building next door, are there any  
9 considerations for the use by the seniors from the  
10 adjacent building?

11 MS. FIELDS: (INAUDIBLE.)

12 MR. MARTIN: Is that pertinent, Terry?

13 MS. FIELDS: I'm sorry, I didn't hear the  
14 question.

15 MR. MARTIN: With the senior citizens'  
16 building next door, are there any considerations for  
17 seniors in that building and using the park?

18 MS. FIELDS: Sure. They can use the park.

19 MR. CROAD: It's a public park.

20 MS. FIELDS: It's a public park, yep.

21 MR. MARTIN: No special considerations?

22 MS. FIELDS: Yep. That was one  
23 consideration, I appreciate you bringing the -- that  
24 particular audience into the picture because that's  
25 really why we want to put the benches along the

1 pathways, too. Because not everybody has a dog, but  
2 really cool to be able to watch kids and be able to  
3 watch dogs and along that path to be able to have some  
4 benches through there and just watch people, yeah.

5 MR. MARTIN: And they can bring folding  
6 chairs, so.

7 MS. FIELDS: Yeah.

8 MR. MARTIN: Thank you. I'm sorry.

9 MS. FIELDS: No worries. I appreciate the  
10 question.

11 MS. BERNOUDY: Maybe there will be a  
12 different cost for seniors.

13 V. CHAIR WILLIS: Does that open the floor  
14 for any other questions?

15 MS. BERNOUDY: No.

16 V. CHAIR WILLIS: Mr. Bollin, with that  
17 question, does your recommendation stay?

18 MR. BOLLIN: Yeah, it stays the same.

19 MR. MARTIN: Yeah.

20 V. CHAIR WILLIS: Okay, thank you.

21 MR. MARTIN: To the Chair?

22 V. CHAIR WILLIS: Yes.

23 MR. MARTIN: Motion for approval of -- a  
24 favorable approval for PSP24-0010.

25 V. CHAIR WILLIS: Do we have a support?

1 MS. BERNOUDY: Support.

2 V. CHAIR WILLIS: It's been moved and  
3 properly supported by Ms. Bernoudy.

4 All in favor?

5 FULL COMMISSION: Aye.

6 V. CHAIR WILLIS: Any opposed?

7 (No response.)

8 V. CHAIR WILLIS: With no opposition, that  
9 is 100 percent approval. I believe that closes that.  
10 And Terry, thank you so much.

11 MS. FIELDS: Thank you very much. I  
12 appreciate it.

13 V. CHAIR WILLIS: You take care.

14 MR. MARTIN: And you're out before nine.

15 MS. BERNOUDY: See you in the garden.

16 MR. MARTIN: Yeah.

17 V. CHAIR WILLIS: The next item is  
18 PZTA24-0001, public hearing on the Zoning Ordinance  
19 text amendment.

20 MR. CROAD: Yeah, through the Chair. I know  
21 we've discussed this multiple times. But it's part of  
22 being redevelopment ready to streamline the site plan  
23 review process and to eliminate an additional month of  
24 review time and possibly two meetings in attendance.  
25 This is especially important for our small businesses,

1 who have to pay for professionals to attend the  
2 meetings.

3 We also want to streamline, consolidate,  
4 clarify, and modernize and make consistent the  
5 procedures and policies and standards for site plan  
6 review.

7 So, what we're proposing is that, in  
8 essence, that pure site plans that meet certain  
9 thresholds would have their final approval here at the  
10 Planning Commission, and that the City Planner would  
11 have more flexibility on administrative review. So,  
12 we would be limiting the total number of site plans  
13 that go to City Council, and we would be limiting some  
14 site plans that come to Planning Commission.

15 For example, the ordinance only allows the  
16 City Planner to approve 1000 square feet or less of  
17 accessory use. And in many cases, those accessory  
18 uses exceed that, and they have to go through a 90-day  
19 review process. So, that hopefully will eliminate  
20 that.

21 And it's really, the essence is if you meet  
22 all the standards, you shall be approved. So, instead  
23 of making them go through some subjective review and  
24 time, developers know what the -- it becomes more of a  
25 transparent policy. And developers can look at the

1 ordinance and say, yes, we can meet all these things,  
2 and they'll get approved.

3           When I attended the International Council of  
4 Shopping Centers recently, the one thing we heard from  
5 major retailers is that time is money. They're  
6 willing to pay additional fees to get through the  
7 process quicker. And that they don't like things  
8 added on at the end of a multi-month review just  
9 arbitrarily, because that costs them time and money.  
10 So, we are trying to be more developer friendly and be  
11 competitive, while still being fair and reasonable  
12 protecting the public health, safety, and welfare.

13           And Mr. Paison has done a good job in  
14 reviewing the entire ordinance and outlining a summary  
15 of all the articles that need to be changed to address  
16 this.

17           I'll just go through these very quickly  
18 here. And then, we have a new site plan review  
19 section that's been rewritten with an intent,  
20 clickability, what the City Planner can do  
21 administratively, what the Planning Commission can do,  
22 and then what ultimately goes to City Council. So,  
23 anything that's still legislative, rezoning, special  
24 land use, or site plans that require a community  
25 impact statement or of such a large size or intensity

1 that they could have adverse impacts on adjacent  
2 property would still continue to go to City Council.

3 I would imagine that some site plans that  
4 are tied in with a special land use would be approved  
5 conditionally or time to come back to the Planning  
6 Commission after City Council has reviewed them.

7 And then, we've updated the submittal  
8 requirements, the procedures. Our ordinance has been  
9 hodgepodge put together for over 60 years. So,  
10 Mr. Paison has done a good job of going through and  
11 trying to streamlining and consolidate all these  
12 various sections. And it talks about the site plan  
13 review process, all the way through City Council. And  
14 then, these are all the new standards that will be  
15 reviewed as part of those site plan review process.

16 So, we've got three text amendments, three  
17 separate public hearings. I recommend we open the  
18 public hearing on the site plan review process, and  
19 then I'll be happy to answer any questions that the  
20 commission may have.

21 V. CHAIR WILLIS: Okay. What we will do at  
22 this time is take advantage of the public hearing, by  
23 inviting the public to make any comment they would  
24 find appropriate. So, this is the opportunity for  
25 public hearing for PZTA24-0001. Is there anyone that

1 wants to make comment for this item?

2 (No response.)

3 V. CHAIR WILLIS: Seeing no one, we will  
4 close the opportunity for comment.

5 Commissioners, I will start with  
6 Commissioner Stephens-Gunn.

7 DR. STEPHENS-GUNN: This is exceptional.  
8 Since I've been on the commission, this is -- I'm in  
9 my third year. This has this -- this has been needed.  
10 Mr. Paison's dedication to getting it done is  
11 exceptional and appreciated. I think that it will  
12 streamline the process for many of our small business  
13 owners and businesses, small businesses that want to  
14 come into the city. So, this is long overdue, well  
15 appreciated, and hopefully we'll get -- we'll get it  
16 through so that we can enact it relatively quickly.

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

19 MR. MARTIN: I think this will also lead to  
20 fewer questions or concerns that can't be answered  
21 initially. I think it's a great idea and project and  
22 work.

23 V. CHAIR WILLIS: Commissioner Gruber?

24 MS. GRUBER: Well done.

25 MS. BERNOUDY: Absolutely.



1 V. CHAIR WILLIS: Commissioner Goodwin-Dye?

2 MS. GOODWIN-DYE: Same.

3 MS. BERNOUDY: Yeah, well done. You said it  
4 all for us.

5 V. CHAIR WILLIS: I don't think I need to  
6 comment any further.

7 MS. BERNOUDY: No, no. I think --

8 V. CHAIR WILLIS: Well, let me use the word,  
9 the 21st century. It seems that we have gotten there  
10 with this. So, we appreciate your work.

11 MS. BERNOUDY: Yes.

12 V. CHAIR WILLIS: And so, we look forward to  
13 seeing it in action.

14 MR. CROAD: So, I don't know if we have a  
15 formal recommendation, but we were asking that you  
16 recommend this -- a favorable recommendation to City  
17 Council on these proposed text amendments. With that  
18 -- okay. And we'll do that.

19 DR. STEPHENS-GUNN: I motion that we give a  
20 favorable recommendation for PTZA24-0001 [sic].

21 MS. BERNOUDY: Second.

22 MR. MARTIN: P-Z-T-A.

23 DR. STEPHENS-GUNN: P-T-Z-A.

24 MS. BERNOUDY: I second that.

25 V. CHAIR WILLIS: I heard a motion and a

1 support.

2 DR. STEPHENS-GUNN: Is that it?

3 MR. MARTIN: Look at that. It's got two.

4 It's got two.

5 DR. STEPHENS-GUNN: Oh, PZTA24-0001.

6 V. CHAIR WILLIS: And we'll need a support

7 for that. Okay. It's been motioned and supported.

8 All in favor?

9 FULL COMMISSION: Aye.

10 V. CHAIR WILLIS: Any opposed?

11 (No response.)

12 V. CHAIR WILLIS: Thank you. That item

13 passed unanimously.

14 MR. CROAD: Our next amendment is a simple

15 amendment to the hours of operation for marijuana

16 sales, for both medical marijuana provisioning centers

17 and adult use marijuana establishments.

18 We did, Mr. Bollin did a survey of our

19 adjacent communities and their hours of operation. We

20 seem to be a little bit out of step with what our

21 competition is doing in adjacent communities.

22 Currently, we have hours of operation Monday through

23 Friday, 9 a.m. to 9 p.m.; Saturday, 9 a.m. to 6 p.m.;

24 and Sunday, 10 a.m. to 6 p.m. Based on requests by

25 provisioning centers, they are requesting to go to

1 9 p.m. So, the change would be Saturday, 9 a.m. to 9  
2 p.m., and Sunday 10 a.m. to 9 p.m.

3 V. CHAIR WILLIS: Thank you.

4 MR. CROAD: It's a pretty straightforward  
5 request. And we do require a public hearing on this.

6 V. CHAIR WILLIS: Thank you. This would be  
7 the opportunity for public hearing for item  
8 PZTA24-0002. We invite you for a public hearing. And  
9 if you would approach, we would ask that you state  
10 your name and your address, and you have three minutes  
11 for comment.

12 MS. LUTFE: I won't take that much time. My  
13 name is Nadia Lutfe [phonetic], 28930 Telegraph Road  
14 in Southfield. I'm -- we're the owners of Dreams  
15 Canna on Telegraph. And right now, most of the  
16 dispensaries around us close much later than us on  
17 Saturdays, particularly, and it is hindering our  
18 business. And if there's a security concern, I think  
19 it'll be safer to stay open till nine because we do  
20 have an armed security guard that is on site. So,  
21 it's three more hours of security on the premises.

22 And yeah, so for the hours, I know the  
23 ordinance is saying nine to nine on Saturdays and  
24 Sundays. Sundays, it's still -- we're still going to  
25 open at 10 because there's no need that early for us,

1 personally. And then, we'll probably still close a  
2 little bit earlier on Sundays, because that gives us  
3 time for staff meetings and whatever. So, basically,  
4 our ask is, most importantly, Saturdays till nine.

5 MR. CROAD: So, just for clarification, this  
6 -- these are the maximum hours that will be allowed in  
7 the ordinance.

8 MS. LUTFE: Right.

9 MR. CROAD: You are set based on your  
10 special land use for certain hours.

11 MS. LUTFE: Right.

12 MR. CROAD: So, you're going to have to come  
13 back and request the special land use change for  
14 whatever hours that you'd like within these -- within  
15 these hours.

16 MS. LUTFE: Okay.

17 MR. CROAD: So, this -- this will give --

18 MS. LUTFE: The flexibility.

19 MR. CROAD: -- the flexibility to request a  
20 change for existing businesses and new businesses.  
21 But since you were previously approved with the set  
22 hours, you need to submit a special land use to change  
23 your specific hours.

24 MS. LUTFE: Okay, got it.

25 MR. CROAD: And if you want to close

1 earlier, then you have that option. But I wouldn't --  
2 I wouldn't request to close at six on Sunday.

3 MS. LUTFE: Yeah, I would think it -- I  
4 think having the option to be open till nine, if it's  
5 a special event weekend or something, it would be  
6 helpful, yes.

7 MR. CROAD: Right, exactly. And that's kind  
8 of what we were taking into consideration.

9 MS. LUTFE: Yes.

10 MR. LUTFE: And I'm Paul Lutfe [phonetic],  
11 her husband. And you know, Nadia hit it on the nose.  
12 But the opportunity is that, especially on Saturdays,  
13 we close at six. We actually put pylons up so people  
14 don't come up because everyone thinks you're open  
15 anyways until eight or nine. And I'm across the  
16 street at the gas station, and we're 24 hours. Yeah,  
17 we don't want -- we don't want people going to other  
18 places because they can't get it in the area. And  
19 that's the main thing. And you want to have the  
20 opportunity to stay open until nine o'clock on both  
21 days.

22 MS. LUTFE: Right.

23 MR. LUTFE: To be competitive, that's all.  
24 Okay. Thank you very much.

25 V. CHAIR WILLIS: Then I have a question I

1 want to take out of order. For Planner Croad, you  
2 describe this as an administrative process, or will  
3 they need to come back through Planning?

4 MR. CROAD: No, because they were -- well,  
5 first we have to get the text amendment approved.

6 V. CHAIR WILLIS: Okay.

7 MR. CROAD: But they could -- they could in  
8 theory submit their special land use application that  
9 we'll piggyback on when council approves and the text  
10 amendment.

11 So, if you haven't already, I would suggest  
12 you get your special land use application in.

13 So, administratively, no. This -- this text  
14 amendment has to be approved by council, and then they  
15 have to come back for a special land use specific to  
16 their site to get the expanded hours.

17 V. CHAIR WILLIS: Okay.

18 MR. CROAD: They can choose not to open as  
19 late. But right now, they're capped at 6 p.m., based  
20 on the ordinance.

21 V. CHAIR WILLIS: Okay, thank you. Thank  
22 you. This is our opportunity for public hearing. But  
23 we see no public at this point. So, we will then  
24 close the public hearing.

25 MR. CROAD: And again, it's a

1 straightforward recommendation. We're making a  
2 favorable recommendation to expand the hours of  
3 operation on Saturday from 9 a.m. to 9 p.m., and on  
4 Sunday from 10 a.m. to 9 p.m.

5 V. CHAIR WILLIS: Commissioners, are there  
6 any questions?

7 DR. STEPHENS-GUNN: No questions.

8 MR. MARTIN: No questions.

9 MS. GRUBER: No questions.

10 MS. BERNOUDY: No.

11 V. CHAIR WILLIS: That is absolute, there's  
12 no questions. Any recommendation? I think we've  
13 heard from -- so, no further recommendation. Then  
14 with that, can I hear a motion?

15 MR. MARTIN: To the Chair?

16 V. CHAIR WILLIS: Yes?

17 MR. MARTIN: Motion to approve PTZA24-0002  
18 [sic], to change the hours as stated.

19 V. CHAIR WILLIS: Any support?

20 MS. GOODWIN-DYE: Support.

21 DR. STEPHENS-GUNN: Support.

22 V. CHAIR WILLIS: It's been moved and  
23 seconded, I believe, Commissioner Goodwin-Dye. All in  
24 favor?

25 FULL COMMISSION: Aye.

1 CHAIR GRIFFIS: Any opposed?

2 (No response.)

3 CHAIR GRIFFIS: That is, again, unanimous  
4 decision. Thank you so much.

5 MR. CROAD: You're not gonna stay for the  
6 second half of the meeting? No, you can leave. I'm  
7 just joking. We're at halftime.

8 Our final -- our final text amendment and  
9 public hearing is to permit for administrative  
10 approval of 8-foot-tall fences for uses requiring  
11 enhanced security measures.

12 And our team put together many recent waiver  
13 requests for an additional couple of feet. Given this  
14 new climate of both domestic and foreign terrorism,  
15 especially at our more sensitive areas of utilities,  
16 and security is important, we've received numerous  
17 requests for security fencing. We still want to  
18 balance that with having it look nice.

19 But right now, the way that ordinance reads  
20 is you can only have barbed wire in industrial areas,  
21 which we're not proposing in changing, but it also has  
22 spikes and other measures, and it has to be at least  
23 seven feet. And our standard fencing, as you know, is  
24 only up to six feet, with a request to go to the ZBA  
25 for a waiver of two additional feet.



1           What we're proposing is one, that -- and I  
2 changed the wording slightly to say six feet or over.  
3 But these are examples of security fencing that are  
4 six feet or greater, that we'd like to be able to do  
5 administratively and save the time and expense of  
6 multiple months to go through a review process to go  
7 above six feet. So, we want to like have a city  
8 planner have the ability under security issues to  
9 grant above up to eight feet.

10           And then, ornamental fencing, we're defining  
11 it and we're also including some photos. So, an  
12 ornamental fence taller than six feet in height with  
13 anti-climb features can have posts, pickets, and so  
14 forth. Mr. Bollin -- and I'm recommending that you  
15 take this is a recommendation that we change it to say  
16 six feet or greater, as opposed to over six feet. I  
17 don't want to get into semantics, and someone measures  
18 it at six feet and say, well, it's not six feet or  
19 over.

20           And so, what we're proposing is that right  
21 now, it says, "Fences not to exceed six feet in height  
22 may be located within the yard, except the minimum  
23 front yard setback. The City Planner may approve  
24 fencing up to eight feet in height for uses that  
25 demonstrate the need for increased security measures.

1 Otherwise, fences above six feet in height must be  
2 requested through the Zoning Board of Appeals. Any  
3 8-foot-tall fencing along rights of way must be  
4 ornamental in order to be approved by the city  
5 planner."

6 So, recently, Fox Two had some break-ins and  
7 some protesting along Nine Mile. And they upgraded  
8 their fencing to a more decorative. It's just  
9 recently been installed, so if you want to take a look  
10 at it. But we want to bring the ordinance in line  
11 with what our recommendations have been with many  
12 businesses, without having them to go get a waiver  
13 every time. So, some commonsense approach.

14 And so again, where it says fence top spikes  
15 are to be over six feet above the ground, I would say  
16 six feet or greater. So, if Mr. Bollin, if you can  
17 make that amendment, and I would recommend favorable  
18 recommendation with those amendments being forwarded  
19 to City Council.

20 V. CHAIR WILLIS: Thank you. This is the  
21 public hearing. This is an opportunity for public  
22 hearing for PZTA24-0003. It gives me an opportunity  
23 to open the public hearing.

24 (No response.)

25 V. CHAIR WILLIS: And seeing no one, I will

1 now close the public hearing.

2 Mr. Croad, your statement -- you -- well,  
3 let's hear a recommendation, I'm sorry.

4 MR. CROAD: Well, our recommendation is a  
5 favorable --

6 V. CHAIR WILLIS: Okay.

7 MR. CROAD: -- approval to City Council,  
8 subject to the amendments that I stated tonight.

9 V. CHAIR WILLIS: Okay. Then Commissioners,  
10 any questions?

11 DR. STEPHENS-GUNN: No questions.

12 MS. BERNOUDY: No.

13 MS. GOODWIN-DYE: I have one. I have one.

14 MR. MARTIN: Second.

15 V. CHAIR WILLIS: Okay.

16 MS. GOODWIN-DYE: I have one.

17 V. CHAIR WILLIS: Not any questions, just --  
18 okay.

19 MR. CROAD: So, we have a motion on the  
20 floor. Now, you can have discussion.

21 MS. GOODWIN-DYE: I live in a condo  
22 association. We have a swimming pool. Would this be  
23 something that we could do for security?

24 MR. CROAD: Well, again, I think the  
25 swimming pools are governed by the building code as

1 far as minimum fencing.

2 MS. BERNOUDY: It is.

3 MR. CROAD: But yes, I would -- I would say  
4 that we could consider that as part of security  
5 fencing. So typically, right now, residential fencing  
6 are reviewed and approved by the Building Department;  
7 nonresidential fencing is reviewed by our office. And  
8 I think the multifamily is in a gray area.

9 MS. GOODWIN-DYE: Okay.

10 MR. CROAD: That might be considered our  
11 review. But this would -- this -- those types of  
12 situations could be taken under consideration.

13 MS. GOODWIN-DYE: Okay.

14 MS. BERNOUDY: Yeah, we have this.

15 MS. GOODWIN-DYE: That's my question. Thank  
16 you.

17 V. CHAIR WILLIS: Any further questions?

18 MR. CROAD: What we're -- the other thing  
19 is, just to point out, is what we're trying to avoid  
20 is, let's say fence that's 36 inches, 40 inches that  
21 has spikes, that deer can get impaled on or kids can  
22 be kids and try to jump it. So, there's a minimum  
23 height that we want to have for spikes, and in most  
24 cases, it has to do with security.

25 MS. GOODWIN-DYE: Yeah. I'm looking at that

1 fence right there where it has the spikes curving over  
2 and you can climb over it.

3 MR. CROAD: Right. And that's similar to  
4 what was put on Nine Mile. Is that photo the Nine  
5 Mile?

6 MR. BOLLIN: No, (INAUDIBLE).

7 MR. CROAD: So.

8 MS. GOODWIN-DYE: We were just having this  
9 conversation.

10 MR. CROAD: So, if I -- if I got this right,  
11 Mr. Martin made the motion and?

12 V. CHAIR WILLIS: Do we have support for the  
13 motion?

14 MS. BERNOUDY: I'd support it.

15 MR. CROAD: Ms. Bernoudy.

16 V. CHAIR WILLIS: And with that, all in  
17 favor?

18 FULL COMMISSION: Aye.

19 V. CHAIR WILLIS: Any opposed?

20 (No response.)

21 V. CHAIR WILLIS: That passed unanimously.

22 Next item, minutes, May 1, 2024, study meeting,  
23 May 22, 2024, regular meeting.

24 MR. MARTIN: To the chair?

25 V. CHAIR WILLIS: Yes.

1 MR. MARTIN: Motion to approve the  
2 May 1, 2024, study meeting, and the May 22 regular  
3 meeting minutes, for both of them.

4 V. CHAIR WILLIS: Any support for that?

5 MS. GOODWIN-DYE: Support.

6 MS. BERNOUDY: Support.

7 V. CHAIR WILLIS: All in favor?

8 FULL COMMISSION: Aye.

9 V. CHAIR WILLIS: Any opposed?

10 (No response.)

11 V. CHAIR WILLIS: Again, unanimous support.

12 MR. CROAD: And who was -- who is the one  
13 that supported that?

14 MS. GOODWIN-DYE: I did.

15 MR. CROAD: Goodwin-Dye. So, through the  
16 Chair, I have a list of people who signed up for  
17 public comment. I think you should just at least read  
18 it.

19 V. CHAIR WILLIS: Even though -- and this is  
20 a question, even though some --

21 MR. CROAD: Well, they signed up.

22 V. CHAIR WILLIS: Okay.

23 MR. CROAD: So, we just read them out, and  
24 if they're not here, then they don't speak.

25 V. CHAIR WILLIS: Then, if you --

1 MR. CROAD: But I do -- I do want to  
2 mention, though, that one of the gentlemen came in  
3 late, and he was here to speak on the Grove. And he  
4 got some misinformation about what time. So, I told  
5 him he can submit comments in writing, and that there  
6 would be an additional public comment at City Council.  
7 He is actually the neighbor adjacent to. So, it's  
8 unfortunate. I told him he could stay for public  
9 comment, and we would it in the record. And I saw  
10 that he left after probably an hour or so of waiting.

11 MR. MARTIN: Oh, Grove.

12 MR. CROAD: But we have his contact  
13 information.

14 V. CHAIR WILLIS: Okay.

15 MR. CROAD: And we can just follow up, just  
16 to get his comments prior to City Council. And I --  
17 the first one, Mr. Donnellon, he spoke on behalf of  
18 the dog park. So, we can -- you can just go down the  
19 list real quick.

20 V. CHAIR WILLIS: Without giving a public  
21 address, Mike Donnellon, Richard Konik, Tony Cappussi --

22 MS. GRUBER: Capuchio [sic]? It sounds  
23 good, right?

24 V. CHAIR WILLIS: Thank you, I almost got  
25 that. Debbie --

1 MS. GRUBER: Oh my gosh.

2 MR. CROAD: I believe -- I believe those are  
3 individuals that spoke on the residential.

4 V. CHAIR WILLIS: Okay.

5 MR. CROAD: But we still have to, just in  
6 case they're in the hallway or something.

7 V. CHAIR WILLIS: Okay, thank you, Debbie  
8 Eagenowski [sic], and Gregory.

9 MR. CROAD: Yeah, I think the Gregory was  
10 the gentleman that wanted to speak on Grove market.

11 V. CHAIR WILLIS: Thank you. And we'll just  
12 mention (INAUDIBLE) --

13 (CROSSTALK.)

14 MR. CROAD: Yeah, just Mr. Bollin will get  
15 the list there.

16 V. CHAIR WILLIS: We'll have it.

17 MR. CROAD: We'll put that as part of the  
18 record.

19 MS. GRUBER: Visigour, Visigor, something  
20 like that.

21 V. CHAIR WILLIS: Okay. With that reading,  
22 I think next item on the agenda is council item  
23 update.

24 MR. CROAD: Okay. It was only two days ago,  
25 and yet it seems like five weeks ago, So, I'm gonna do



1 my best. I was at the meeting.

2 So, our special use request for the gas  
3 station/convenience store, and add a carry-out  
4 restaurant was approved. The site plan review request  
5 to construct an addition to the existing gas station  
6 was approved. Special land use requests to configure  
7 existing multi-tenant shopping center for the Biggby's  
8 coffee shop was approved, as well as the site plan  
9 review request of Contour Companies for Phase 2 was  
10 approved. That was not a public hearing.

11 And then, the request to rezone 8.6 acres of  
12 land at Lahser from multifamily to single family, it  
13 was introduced and approved. But there was a lot of  
14 questions and concerns by counsel about site plan  
15 approval and athletic fields and fencing, the netting.

16 So, I said all they were doing at that point  
17 was approving the rezoning and that at some later  
18 date, they would have to come back for special land  
19 use and site plan approval. That was really the only  
20 real major concern on that item. So, that was  
21 introduced, so it should be enacted at our next  
22 meeting. And then, I don't think there was any other  
23 planning items.

24 The city did receive \$1000 donation to the  
25 art fund from a group that supports the arts. That

1 was an add on to the meeting. But we have all these  
2 items plus coming back on Monday, minus our proposed  
3 duplex. So, we'll have to work that out.

4 V. CHAIR WILLIS: Okay, thank you. Next  
5 item is miscellaneous.

6 MR. CROAD: I was honored to present to the  
7 Oakland County Planner's Group today to talk about the  
8 Northland Project. And I think 142 people had signed  
9 up, about half that many probably attended. But it  
10 was well received and there was a lot of good  
11 follow-up questions about the progress that we're  
12 doing.

13 So, this is something that many people in  
14 the area are interested, but I think it's relevant  
15 nationwide with all the mall closures and repurposing.  
16 My colleague that presented from Waterford talked  
17 about a closed big box Kmart store that was being  
18 proposed for a storage unit. It ultimately got  
19 denied, but the developer sold it to another developer  
20 who is more innovative and chopped up the building to  
21 the -- like an Amazon resale store. Then, a  
22 compatriot, it was called something, liquid sales.

23 So, these apparently, they get the returns  
24 from people. And then, day one is a certain price.  
25 And then, day two, it goes down, and then by day five,

1 it's so reduced that all the inventory is gone. And  
2 then, they start all over again.

3 They also added a restaurant/bar. And I  
4 don't know if it was a dance hall or a theater, and a  
5 gas station with a convenience store. So, I thought  
6 it was a very innovative approach to repurpose an old  
7 big box and parking and still have capacity for an  
8 additional outlet parcel.

9 So, we were -- the theme was repurposing big  
10 boxes and dead malls, and two practical examples of  
11 communities that are working innovatively to help  
12 address those issues.

13 V. CHAIR WILLIS: Okay. Yes?

14 MR. MARTIN: Was anything said or done about  
15 the Holiday Inn to a veteran center or the --

16 MR. BOLLIN: It's upcoming.

17 MR. MARTIN: Oh, okay. And 27000 Franklin?

18 MR. CROAD: I think it was -- I think it was  
19 well received under public -- under the discussion.  
20 They have to come back. Obviously, you'll see it at  
21 some point.

22 MR. MARTIN: There was another that I -- CRS  
23 that's in --

24 MR. CROAD: Yeah, So, that was a discussion  
25 item. No action was taken.

1 V. CHAIR WILLIS: It looks like --

2 MR. MARTIN: So, it's got to come back  
3 through, okay.

4 V. CHAIR WILLIS: It looks like under  
5 miscellaneous, we have Planning Commission study  
6 meeting July 10, and Planning Commission regular  
7 meeting July 24. And I just have an additional note.  
8 It looks like the Culvers on Southfield Road is now  
9 under construction.

10 MR. BOLLIN: The what?

11 MR. MARTIN: Culvers.

12 MS. GRUBER: Culvers.

13 V. CHAIR WILLIS: Culvers restaurant.

14 MR. CROAD: Okay. I just drove by there a  
15 week ago, I just -- I didn't see much activity, but I  
16 saw some large utility piping.

17 V. CHAIR WILLIS: Yep.

18 DR. STEPHENS-GUNN: They dug a hole. I saw  
19 it today.

20 MR. CROAD: Don't forget -- don't forget, we  
21 have our joint meeting on July 15.

22 DR. STEPHENS-GUNN: Yes.

23 MR. MARTIN: Yeah, July 15th, yep.

24 MR. CROAD: Yeah. So, we have our study  
25 meeting and regular meeting, but we have a joint

1 meeting at 4 p.m. in Parks and Rec, from four to six  
2 on July 15.

3 DR. STEPHENS-GUNN: Yeah.

4 V. CHAIR WILLIS: Right.

5 MR. CROAD: That is also the first day of  
6 our LTU summer camp.

7 MR. MARTIN: Yeah.

8 DR. STEPHENS-GUNN: Right, right.

9 MR. CROAD: So, I'll be busy. I have the  
10 week off before. I'll be coming right back to summer  
11 camp, and then coming from summer camp over to here.  
12 And then, at the end of that joint meeting, we've got  
13 11 Planning Commission items that have to be dealt  
14 with that night. So, that's gonna be a long day.

15 V. CHAIR WILLIS: Any other items?

16 MS. BERNOUDY: No, but --

17 V. CHAIR WILLIS: Concern?

18 MS. BERNOUDY: -- I meant to ask. You said  
19 that at the joint meeting, we're to bring some ideas  
20 or something?

21 MR. CROAD: Well, we -- we've kind of  
22 sketched out a list of talking points --

23 MS. BERNOUDY: Okay.

24 MR. CROAD: -- to help guide discussion.

25 MS. BERNOUDY: Okay.

1 MR. CROAD: So, we took -- we took some of  
2 your comments and what we had done.

3 MS. BERNOUDY: Okay.

4 MR. CROAD: So, we'll have that as part of  
5 the agenda.

6 DR. STEPHENS-GUNN: Okay.

7 MR. CROAD: I guess lastly, I'll mention,  
8 the pollinator garden phases one and two were  
9 completed as of last week. So, if you haven't had a  
10 chance to go over there, it's worth -- it's worth  
11 taking a look.

12 MS. GOODWIN-DYE: Where's that?

13 MR. CROAD: There'll be some fall bulb  
14 plantings, if you want to see --

15 MS. BERNOUDY: That's where the butterfly?

16 MR. CROAD: It's where the monarch butterfly  
17 is at, is that Eaton Court?

18 MR. MARTIN: Yeah.

19 V. CHAIR WILLIS: Okay.

20 MR. BOLLIN: Northwestern Highway?

21 MR. CROAD: Northwest Highway.

22 MR. MARTIN: That's where the -- yeah.

23 MR. CROAD: So, kitty corner across the  
24 highway from Red Pole Park --

25 MS. GOODWIN-DYE: Okay.

1 MR. CROAD: -- is the 14-foot monarch  
2 butterfly statue. We have a pollinator garden around.

3 MS. GOODWIN-DYE: Okay.

4 MR. MARTIN: Just past the church.

5 MR. CROAD: Yes.

6 V. CHAIR WILLIS: The synagogue.

7 MR. CROAD: So, it's southbound Northwestern  
8 Service Drive, past the church.

9 MR. MARTIN: Yeah.

10 V. CHAIR WILLIS: Okay.

11 MS. GRUBER: Okay.

12 MR. CROAD: And we have a phase three  
13 planting of bulbs that will bloom next year. And I'm  
14 just starting to get some quotes on an interpret -- an  
15 additional interpretive panel that talks about the  
16 plants and the pollinators in the garden. But my  
17 first day there, monarch butterflies flying around.  
18 Also, deer eating our plants.

19 SEVERAL: Yeah, yeah.

20 MR. BOLLIN: Before you guys pack up, can I  
21 get the paper clips back?

22 V. CHAIR WILLIS: I know where you live.

23 MS. GOODWIN-DYE: Pardon me?

24 MR. MARTIN: No.

25 DR. STEPHENS-GUNN: He wants the paper

1 clips.

2 MR. MARTIN: He wants the -- yeah.

3 V. CHAIR WILLIS: Okay. With that, do we  
4 have any other items in miscellaneous?

5 (No response.)

6 V. CHAIR WILLIS: Hearing none, meeting is  
7 adjourned.

8 (Meeting adjourned.)

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

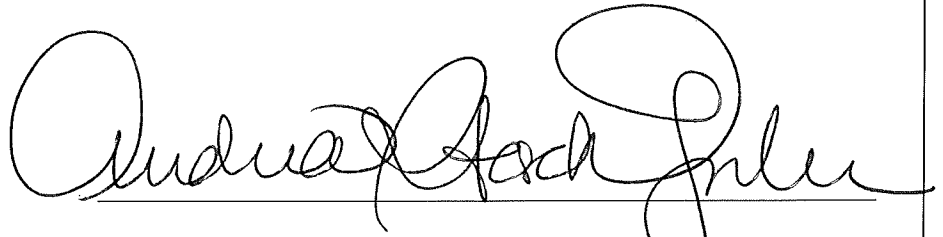
24

25





1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25



Andrea Storch Gruber  
Secretary

Date: 7/24/2024