

**MINUTES OF THE CITY OF SOUTHFIELD PLANNING COMMISSION
REGULAR MEETING OF JUNE 28, 2023
6:30PM**

Planning Commission Members Present: Bernoudy, Goodwin-Dye, Dr. Stephens-Gunn, Gruber, Martin, and Willis

Planning Commission Members Excused: Griffis

Staff Present: City Planner Croad, Planner Bollin

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

Dr. Stephens-Gunn called for Approval of the Agenda. Motion by Willis to Approve the Agenda, supported by Martin. Ayes: Bernoudy, Goodwin-Dye, Dr. Stephens-Gunn, Willis, Gruber, Martin. Nays: None. Motion Carries.

Dr. Stephens-Gunn asked if there were any Announcements or Communications. Bollin noted he had none at this time.

Dr. Stephens-Gunn called for the first item.

- **PSLU23-0007 (Special Use)** Request of NTK Investments LLC, to allow for an Adult-Use Recreational Marihuana grow facility located at 21680 W. 8 Mile Road, Sidwell Parcel 24-34-358-020, on the north side of 8 Mile Road between Evergreen and Lahser Road, Section 34, City of Southfield, Oakland County, State of Michigan.
- **PSP23-0009 (Site Plan Review)** Review for NTK Investments LLC, to allow for an Adult-Use Recreational Marihuana grow facility at 21680 W. 8 Mile Road, Sidwell Parcel 24-34-358-020, on the north side of 8 Mile Road between Evergreen and Lahser Road Section 34, City of Southfield, Oakland County, State of Michigan.

Bollin presented the basic information on the property. Noting that the property owner had recently gone through the approval process for medical marihuana. Bollin invited the applicant, up to speak about his business and application.

A member of NTK Investments spoke for the project and asked the commission if they had questions.

The commissioners asked the applicant about the quantity of plants allowed, number of expected employees, marketing, and testing standards.

The applicant stated that the facility was licensed for 3,000 plants currently, but the facility can hold up to 10,000 plants. He stated that the number of employees was expected to increase from the 11 currently on site, to 30 employees once they have the licenses to increase their capacity.

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They stated that there would be marketing through online channels but that it would be business to business, and not business to consumer, because they will not be conducting retail or consumer sales on site.

Dr. Stephens-Gunn asked for the Planners Recommendation from Planner Croad.

Dr. Stephens-Gunn called for a motion on PSLU23-0007. Willis made a motion for Favorable Recommendation, supported by Martin. Ayes: Bernoudy, Goodwin-Dye, Dr. Stephens Gunn, Willis, Gruber, Martin. Nays: None. Motion carries.

Dr. Stephens-Gunn called for the next item. Planner Croad asked that the public meeting be moved forward before the presentation of the next item.

Public Comment:

Eddy & Flora Bennett of 25351 Fredricks St, Brenda Jones of 21690 Beech Street, Alva Shannon of 21755 Beech Rd, Cathy Hocum of 22715 Carleton Ave, Stacy Jackson of 21685 Rougewood Dr, Patricia Baker of 21930 Beech Rd, Harriet Weinbaum & Richard Weinbaum of 22305 Carleton Ave, and Paul Garrison of 22321 Carleton, all spoke in opposition to the project. Comments and concerns were on the noise level and increased traffic to the area, property values, maintenance and parks and recreations history of upkeep of the nearby sites. All spoke in support of relocating this project.

Dr. Stephens-Gunn closed the public comment portion for the project and asked for the next item.

- **PSLU23-0008 (Special Use)** Request by the City of Southfield to allow for the construction of a 6,710 sq ft recreational splashpad, located at 22200 Beech Road, Sidwell Parcel 24-32-151-004 & 24-32-151-005, to the south of Beechwoods Recreational Center and east of Beech Road, Section 32, City of Southfield, Oakland County, State of Michigan.
- **PSP23-0010 (Site Plan Review)** Review for the City of Southfield to allow for the construction of a 6,710 sq ft recreational splashpad, located at 22200 Beech Road, Sidwell Parcel 24-32-151-004 & 24-32-151-005, to the south of Beechwoods Recreational Center and east of Beech Road, Section 32, City of Southfield, Oakland County, State of Michigan.

Planner Croad presented the project to the commission and invited the project manager, Chris Riggert, and Parks & Recreation Director Terry Fields, on behalf of OHM Advisors and the City of Southfield to explain the project in more detail.

Riggert provided a thorough overview of the project from park master planning through to the current design. Addressed some concerns brought up by the residents, including noise reduction measures, traffic and parking, and capacity of the site.

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

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The Commissioners asked the applicants about the traffic study that was conducted, parking design of the site, and the underground storage tank for the splashpad. Dr. Stephens-Gunn stated her disappointment in what she had heard tonight and encouraged more collaboration between the city and the neighborhood.

Dr. Stephens-Gunn called for a motion on PSLU23-0008. Martin made a motion for Favorable Recommendation, supported by Bernoudy. Ayes: Bernoudy, Goodwin-Dye, Dr. Stephens Gunn, Willis, Gruber, Martin. Nays: None. Motion Carries.

The chair then asked for a motion on PSP23-0010. Willis made a motion for Favorable Recommendation, supported by Martin. Ayes: Bernoudy, Dr. Stephens Gunn, Willis, Gruber, Martin. Nays: Goodwin-Dye. Motion Carries.

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

- **PZTA23-0002** is a Zoning Ordinance Text Amendment to amend Title V, Zoning and Planning, Chapter 45, Zoning, of the Code of the City of Southfield by amending Article 2, Sections 5.6 and 5.8; Article 4, Sections 5.28, 5.37-1, and 5.46; Article 5, Sections 5.64 and 5.69; Article 18, Section 5.169; Article 20, Section 5.185-A; and Article 22, Sections 5.193 and 5.195 to permit the sale of alcoholic beverages in conjunction with gas station uses and subject to certain criteria and associated amendments, to clarify requirements pertaining to fencing materials and residential fencing in the side yard, and to limit the height of residential accessory structures to fifteen feet (15') maximum.

Croad presented a group of proposed zoning amendments in order to either streamline or reduce confusion on certain ordinance interpretations.

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

The commissioners asked about the beer, wine, and liquor sales within gas stations and the elimination of exterior sales items and ice chests.

Dr. Stephens-Gunn opened the Public Comment on the Text Amendment items. No Public Comment. Dr. Stephens-Gunn closed the public comment portion for the item.

Commissioners asked that term “drugs’ in the new definition of Retail (Subsection 27) be changed to “over the counter drugs” for greater clarity and specificity.

Dr. Stephens-Gunn asked for a motion on PZTA23-0002. Goodwin-Dye called for a motion of recommendation, supported by Willis. Ayes: Goodwin-Dye, Dr. Stephens Gunn, Willis, Gruber, Martin. Nays: Bernoudy. Motion carries.

Chair Dr. Stephens-Gunn opened the Public Comment portion of the meeting.

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Sharkey Haddad of 3012 Dalton Dr stated that Southfield was 1 of 2 other townships in the county that did not allow gas stations to sell beer, wine, and liquor.

A Southfield resident of Greenfield Rd spoke about the change in business dynamics for gas stations and the need to be able to sell beer, wine, and liquor.

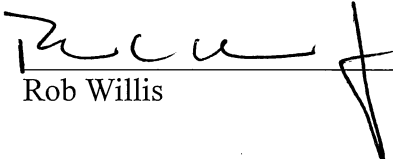
Stacy Jackson of 21685 Rougewood spoke in opposition to the text amendment allowing liquor and alcohol sales in gas stations.

Dr. Stephens-Gunn closed the Public Comment portion of the meeting.

Dr. Stephens-Gunn asked a motion to approve the May 3 and May 24 meeting minutes. Motion by Martin, supported by Bernoudy. Ayes: Bernoudy, Goodwin-Dye, Dr. Stephens Gunn, Willis, Gruber, Martin. Nays: None. Motion carries.

Croad gave an update on the last city council meeting and discussed the commissions next meeting would be on July 12.

Dr. Stephens-Gunn adjourned the meeting at 9:32 pm.

 07.19.2023
Rob Willis (date)