

**MINUTES OF THE CITY OF SOUTHFIELD PLANNING COMMISSION
REGULAR MEETING OF JULY 27, 2022
6:30PM**

Planning Commission Members Present: Bernoudy, Goodwin-Dye, Griffis, Martin, Stephens-Gunn, and Willis

Planning Commission Members Excused: Huntington

Staff Present: City Planner Croad and Planner Spence

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

Chair Dr. Stephens-Gunn called for Approval of the Agenda. Motion by Commissioner Bernoudy to Approve the Agenda. Seconded by Commissioner Martin. Chair Dr. Stephens-Gunn called for a Vote.

Motion Carries.

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

Chair Dr. Stephens-Gunn called for the first item.

PZRODD22-0002 is a Rezoning Request to establish an Overlay Development District with Development Agreement of Friedman Real Estate, for 11.175 acres of land for the construction of a mixed-use development on property located at 27400 Northwestern Highway, Sidwell Parcel 2416-302-031, on the north side of the Northwestern Hwy Service Drive between Bell Road and Telegraph Road, Section 16, City of Southfield, Oakland County, State of Michigan.

Planner Spence gave a brief overview of the proposal for Overlay Development District noting the use of the existing building for climate-controlled storage as well as out buildings for medical office and potential assisted living. He introduced Mr. Warren Hudson.

Mr. Hudson noted they were looking to reuse the existing building in lieu of tearing it down for storage and mixed use. The retail space on the west side of the building was increased so there could three distinct spaces created of 1,000sf each for mixed use. The office area on the east side remained the same. He assured the site would be maintained properly as it would be required. He would answer any questions the Commission may have.

Chair Dr. Stephens-Gunn noted this was a public hearing and invited anyone wishing to speak to come forward and opened the public hearing. Seeing no one, she closed the public hearing and opened the floor to the Commissioners.

Commissioner Griffis was satisfied with the changes.

Commissioner Martin asked about the increase in the square footage of the retail space on the west side and how a driveway was supposed to go through there. Mr. Hudson noted the interior driveway

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was removed as they found out the ceiling height was too short to allow a drive-thru facility now. Patrons would now enter the facility on the north side through a loading/unloading area.

Planner Spence was concerned that this item had not been communicated to staff prior to the meeting. He asked for further clarification on how the new north loading/unloading area would work. Mr. Hudson explained there would be a wide loading area with a door where patrons could unload and use an interior elevator to go to their unit. The area would be covered to keep people out of the elements.

Chair Dr. Stephens-Gunn noted that with this new development on the site plan and function of the storage facility going from a drive-thru to elimination of the drive-thru, further study by Planning staff and the Commission would be needed before the Commission could move forward. She recommended this item be postponed to a date certain to allow the petitioner to get new plans to the Planning Department for review and come back for Study with the Commission in August. She called for a motion to Postpone to the August 17, 2022, for a Special Regular Meeting of the Commission.

Motion by Commissioner Martin to Postpone PZRODD22-0002 to a Special Regular Meeting of August 17, 2022. Seconded by Commissioner Bernoudy. Chair Dr. Stephens-Gunn stated that all those in favor say Aye. There were 6 Ayes. Those against say Nay. There were no Nays. Motion passed.

Chair Dr. Stephens-Gunn called for the next item.

PSP22-0006 is a Site Plan Review Request of Kiwi Hospitality, LLC to convert the existing 5-story hotel to an assisted living/memory care facility on property located at 26620 Franklin Road, Sidwell Parcel 2420-201-015 and Part of 2420-201-016, on the west side of Telegraph Road between M-10 Lodge Freeway and Swanson, Section 20, City of Southfield, Oakland County, State of Michigan.

Planner Spence gave a brief overview of the proposal as the Commission had seen the project a number of times already. The petitioner was looking to repurpose the existing hotel building for an assisted living and memory care facility for upward of 80 rooms. The facility would be fully secured and operate 24 hours a day/7 days a week. He introduced Mr. David Dowling of Yukon Development.

Mr. Dowling noted he didn't have much more to add on the proposal that hadn't already been said prior. He would be happy to answer any questions the Commission may have on the site plan.

Planner Spence noted that this is a Site Plan, and a Public Hearing is not required.

Chair Dr. Stephens-Gunn opened the floor to the Commission.

Commissioner Griffis noted that with the Market Study, there is a need for this type of facility and over the next 15 years the need will only increase.

Commissioner Willis asked about unit size. Mr. Dowling noted they would be about 312sf rooms.

Commissioner Martin felt this was a good project.

Commissioner Bernoudy asked about the outside courtyard areas. Mr. Dowling noted they would be fully secured, and the general public would not have access to them. Commissioner Bernoudy then

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asked about interior activity space. Mr. Dowling noted there were activity areas on each floor including a library.

There were no other comments, so Chair Dr. Stephens-Gunn called for a motion.

Motion for Favorable Recommendation of PSP22-0006 by Commissioner Bernoudy. Seconded by Commissioner Griffis. Chair Dr. Stephens-Gunn stated all those in favor say Aye. There were 6 Ayes. All those against say Nay. There were no Nays. Motion passes.

Chair Dr. Stephens-Gunn called for the next item which was Minutes.

Motion by Commissioner Martin for Approval of the Minutes for June 8, 2022, Study Meeting and June 22, 2022, Regular Meeting. Seconded by Commissioner Griffis. Chair Dr. Stephens-Gunn stated all in favor say Aye. 6 Ayes were heard. Not in favor say Nay. There were no Nays. Motion passes 6-0.

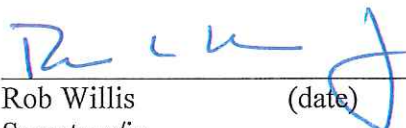
Chair Dr. Stephens-Gunn opened the floor to the Public for Public Comment. No one stepped forward so Chair Dr. Stephens-Gunn closed the Public Comment portion of the meeting.

Chair Dr. Stephens-Gunn asked if there were any Miscellaneous Items. Planner Spence noted he had no items.

There were no other items for discussion. The meeting was adjourned at 7:18pm.

Rob Willis
Secretary/js

(date)

 08.24.2022