

**MINUTES OF THE CITY OF SOUTHFIELD PLANNING COMMISSION
REGULAR MEETING OF JULY 28, 2021
6:30PM
VIA TELECONFERENCE**

Planning Commission Members Present: Culpepper, Griffis, Huntington, Martin, Miah and Willis

Planning Commission Members Excused: Stephens-Gunn

Staff Present: City Planner Croad and Planner Spence

Chairman Griffis called for a roll call. Planner Spence called the roll and determined there was quorum present to conduct business.

Chairman Griffis called for Approval of the Agenda. Motion by Commissioner Willis to Approve the Agenda as Written. Seconded by Commissioner Miah. Chair Griffis called for a Roll Call Vote.

Commissioner Culpepper – Aye
Commissioner Huntington – Aye
Commissioner Martin – Aye
Commissioner Miah - Aye
Commissioner Willis – Aye
Chair Griffis – Aye

Motion carries

Chairman Griffis asked if there were any Announcements or Communications. Planner Spence noted.

Chair Griffis called for the first item.

PSLU21-0004 is the Special Use Request of Fanar Salama to use an existing building for parking and general storage, and construct a fence on the property located at 23380 Telegraph Road, Sidwell Parcel 2428-351-038, Lot 32 & N 1/2 Of Lot 33 Supervisor's Plat Nine Mile-Telegraph Sub, on the east side of Telegraph Road between Nine and Ten Mile Roads, Section 28, City of Southfield, Oakland County, State of Michigan.

Planner Spence noted that staff is recommending this item be Postponed to a Date Certain being the August 25, 2021 Regular Meeting.

Chairman Griffis called for a Motion.

Commissioner Culpepper made a Motion to Postpone PSLU21-0004 to a Date Certain being the August 25, 2021 Planning Commission Regular Meeting. Seconded by Commission Willis. Chairman Griffis called for a Roll Call Vote.

Commissioner Huntington – Aye
Commissioner Martin – Aye

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Commissioner Miah - Aye
Commissioner Willis – Aye
Commissioner Culpepper – Aye
Chair Griffis – Aye

Chairman Griffis called for the next item.

PSV21-0001 is a Vacation Request by Armenian Apostolic Society to vacate the 40' wide Cardiff Place right-of-way adjacent to and north of Lot 557 and 20' wide public alley adjacent to and east of Lots 546 to 557 inclusive of Magnolia No. 1 Subdivision, City of Southfield, Oakland County, State of Michigan.

Planner Spence gave a brief overview of the proposal showing the alley to be vacated as well as talking about what happens to the alley upon vacation, meaning half the alley will go to one property while the other half goes to the other property owner. This will necessitate a lot combination of the resulting lots so they can be combined into one. The vacation request is proposed to clean up an issue that was thought to have been resolved with the State of Michigan many years ago. However, the vacation of the alley couldn't be found in Oakland County records so it needs to be resolved now so the owner can use the property. He introduced Mr. Mark Perry who is representing the Armenian Apostolic Society in this case.

Mr. Perry reiterated what Planner Spence had noted and didn't have anything more to offer. Father Aron Jebejian noted that they hoped to fix up the entry to the site off Winona where a car did damage to two monuments there. They will come back to the City later with plans to relocate the driveway.

Chairman Griffis noted that this was a Public Hearing so he opened the Public Hearing to the public. Planner Spence gave instructions to anyone listening online or watching cable on how to make comments related to this case. After the allotted time, Planner Spence noted we had received no calls on the item so Chairman Griffis closed the Public Hearing and opened the floor to discussion with the Commission.

Commissioner Culpepper noted this vacation made sense for the City and the petitioner.

Commissioner Miah noted she agreed with Commissioner Culpepper.

There being no other comments, Chairman Griffis called for the Planner's Recommendation. Planner Spence obliged.

The Planning Department recommends **FAVORABLE Consideration** of PSV21-0001, the alley vacation request of Mark Perry on behalf of the owner, Armenian Apostolic Society, to vacation the 40' wide Cardiff Place right-of-way adjacent to and north of Lot 557 and 20' wide public alley adjacent to and east of Lots 546 to 557 inclusive of Magnolia No. 1 Subdivision, subject to the following conditions:

1. Retention of the existing easements for maintenance of existing utility lines.
2. Future use of the subject property, including the vacated alley, will be subject to

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3. the requirements, standards and conditions of the Zoning Ordinance. Lot Combination shall be applied for through the Southfield Assessing Department.

This recommendation is made for the following reasons:

1. The alley serves no useful purpose as it has been developed on over the years.
2. The City will retain easements for access to underground utilities.
3. The vacation of the alley will not have an adverse effect on the adjacent properties.

There were no other comments so Chairman Griffis called for a Motion.

Commissioner Miah made a Favorable Recommendation for PSV21-0001. Supported by Commissioner Culpepper. Chairman Griffis called for a Roll Call Vote.

Commissioner Martin – Aye
Commissioner Miah - Aye
Commissioner Willis – Aye
Commissioner Culpepper – Aye
Commissioner Huntington – Aye
Chair Griffis – Aye

Planner Spence confirmed the Favorable Recommendation by the Planning Commission for PSV21-0001.

Chairman Griffis called for the next item.

PZTA21-0004 is a Council-initiated Zoning Ordinance Text Amendments to amend Title V, Zoning and Planning, Chapter 45, Zoning, of the Code of the City of Southfield by amending various Articles and Sections of the Zoning Ordinance to establish Architectural Standards for building materials; adding definitions, including but not limited to: Indoor Recreation Centers, Dark Store and Ghost Restaurants, Personal Services and Health/Fitness Clubs, Automobile and Truck Rental, Dog Kennels and Pet Daycare; amending Parking Standards for Open Concept Hair and Nail Salons, and Salon Suites; removing distance requires and amending wall requirements for certain restaurants; allowing Data Centers in I-L Light Industrial and I-1 Industrial zones; allowing Religious Facilities as Places of Assembly; allowing Medical and General Office uses as Permitted uses in I-1 Industrial zones; and other amendments that may become necessary as needed for the above and the City of Southfield.

Planner Spence noted that Planner Bryce would be making the presentation on this item.

Planner Bryce noted that staff had taken the comments made by the Commission at the Study Meeting on July 14 and made some revisions. He continued to note the areas of the Zoning Ordinance that were being amended including Definitions and certain Sections related to Dark Stores, Data Processing and Computer Centers, Gyms, Health and Fitness Centers, Indoor

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Recreation, Kennels and Pet Daycare, Last Mile Deliveries, Logistic Centers, Personal Services, salon and virtual restaurants.

Chairman Griffis noted that this was a Public Hearing so he opened the Public Hearing to the public. Planner Spence gave instructions to anyone listening online or watching cable on how to make comments related to this case. After the allotted time, Planner Spence noted we had received no calls on the item so Chairman Griffis closed the Public Hearing and opened the floor to discussion with the Commission.

Commissioner Willis noted this has been a lengthy and tedious process and thanked the Planning Department for putting in the effort.

Commissioner Culpepper thought this was a great job.

Commissioner Martin agreed this was a great job. He did note that we may want to continue to look at extending the timeframe a pet can be housed in a kennel beyond 2 weeks since he personally has been on a vacation longer than that. He also noted A.C. filtration and circulation of air will be important in kennels.

Commissioner Huntington noted that this was a good job with so many variables to consider. It shows how important Zoning is.

Chairman Griffis was happy with the results of the Text Amendments.

There being no other comments, Chairman Griffis called for the Planner's Recommendation. Planner Spence obliged.

Planner Spence stated that the Planning Department recommends **FAVORABLE Recommendation** of PZTA21-0004 and the draft text amendment dated 7-27-2021, for the following reasons:

- 1.** The proposed text amendment will amend Title V, Zoning and Planning, Chapter 45, Zoning, of the Code of the City of Southfield by adding definitions, including but not limited to: Indoor Recreation Centers, Dark Store and Ghost Restaurants, Personal Services and Health/Fitness Clubs, Automobile and Truck Rental, Dog Kennels and Pet Daycare; amending Parking Standards for Open Concept Hair and Nail Salons, and Salon Suites; removing distance requires and amending wall requirements for certain restaurants; allowing Data Centers in I-L Light Industrial and I-1 Industrial zones; allowing Religious Facilities as Places of Assembly; allowing Medical and General Office uses as Permitted uses in I-1 Industrial zones; and other amendments that may become necessary as needed for the above and the City of Southfield.

This text amendment specifically addresses adding definitions, including but not limited to: Indoor Recreation Centers, Dark Store and Ghost Restaurants, Personal Services and Health/Fitness Clubs, Automobile and Truck Rental, Dog Kennels and Pet Daycare; amending Parking Standards for Open Concept Hair and Nail Salons, and Salon Suites;

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removing distance requires and amending wall requirements for certain restaurants; allowing Data Centers in I-L Light Industrial and I-1 Industrial zones; allowing Religious Facilities as

Places of Assembly; allowing Medical and General Office uses as Permitted uses in I-1 Industrial zones; and other amendments that may become necessary as needed for the above and the City of Southfield.

There being no other discussion, Chairman Griffis called for a Motion.

Motion by Commissioner Willis for Favorable Recommendation of PZTA21-0004. Motion supported by Commissioner Miah. Chairman Griffis called for a Roll Call Vote.

Commissioner Miah - Aye
Commissioner Stephens-Gunn – Aye
Commissioner Willis – Aye
Commissioner Culpepper – Aye
Commissioner Huntington – Aye
Commissioner Martin - Aye
Chair Griffis – Aye

Planner Spence noted the Motion Carries.

Chairman Griffis called for the Approval of the Minutes.

Motion by Commissioner Martin to approve the Minutes as written. Supported by Commissioner Culpepper. Chairman Griffis called for a Roll Call vote.

Commissioner Willis – Aye
Commissioner Culpepper – Aye
Commissioner Huntington – Aye
Commissioner Martin – Aye
Commissioner Stephens-Gunn – Aye
Chair Griffis – Aye

Planner Spence confirmed the Minutes are Approved.

Chairman Griffis announced the Public Comment section of the meeting. Planner Spence noted that due to the delay between the Webex PC meeting and the Cable version he would give any public who wished to speak a few minutes to call in and gave out the call-in numbers.

After the allotted time, Planner Spence announced there were no calls for Public Comment. Chairman Griffis closed the Public Comment portion of the meeting.

Chairman Griffis asked if there were any Miscellaneous items. Planner Spence noted that the next meeting of the Commission is on August 11, 2021 and staff had two items pending for that meeting.

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There were no other comments.

The meeting was adjourned at 7:30pm.

Anthony Martin 9/15/2021

Tony Martin (date)

Secretary/js

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