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CITY OF SOUTHFIELD
SPECIAL MEETING CONDUCTED AS A REGULAR MEETING
OF THE PLANNING COMMISSION

The Special Meeting of the Planning Commission,
Taken at 26000 Evergreen Road,
Southfield, Michigan,
Commencing at 6:31 p.m.,
Wednesday, July 31, 2019,
Before Laurie R. Mayer, CSR-5385.

1 APPEARANCES :
2
3 STEVE HUNTINGTON
4 DONALD CULPEPPER
5 LATINA DENSON
6 JACQUETTA MIAH
7 JEREMY GRIFFIS
8 ANTHONY MARTIN
9 ROBERT WILLIS
10 JEFFREY SPENCE
11 TERRY CROAD
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1 Southfield, Michigan

2 Wednesday, July 31, 2019

3 6:31 p.m.

4

5 MR. HUNTINGTON: I will call this meeting
6 to order. Can we all please stand for the pledge of
7 allegiance?

8 (Pledge of allegiance)

9 MR. SPENCE: Roll call, please.

10 Mr. Culpepper?

11 MR. CULPEPPER: Present.

12 MR. SPENCE: Dr. Denson is not present.

13 Mr. Griffs?

14 MR. GRIFFIS: Here.

15 MR. SPENCE: Mr. Huntington?

16 MR. HUNTINGTON: Present.

17 MR. SPENCE: Mr. Martin?

18 MR. MARTIN: Present.

19 MR. SPENCE: Ms. Miah?

20 MS. MIAH: Present.

21 MR. SPENCE: Mr. Willis?

22 MR. WILLIS: Here.

23 MR. SPENCE: Mr. Chairman, you have a
24 quorum.

25 If I may, Chair, for your next item,

1 approval of the agenda, we would like to make a
2 request this evening before you approve that agenda.
3 We would like to actually move two of the items,
4 PZTA19-0001 and PZTA19-0002, to the very end of the
5 meeting this evening. You still have to hold public
6 hearings, but for the sake of the petitioners who are
7 here for this evening (inaudible), we thought it would
8 be a good idea to move those tax amendments down to
9 the end.

10 MR. HUNTINGTON: That's fine, no problem.

11 MR. CULPEPPER: To the chair?

12 MR. HUNTINGTON: Mr. Culpepper?

13 MR. CULPEPPER: I would just like to move
14 that the agenda be approved with the necessary
15 directions as stated by the claim department.

16 MS. MIAH: I second.

17 MR. HUNTINGTON: Moved by Commissioner
18 Culpepper, seconded by Commissioner Miah.

19 All in favor, aye.

20 THE BOARD: Aye.

21 MR. HUNTINGTON: Any opposed?

22 We'll second PZTA19-0001.

23 I would like to make a statement too. The
24 record also -- the Southfield Planning Commission is a
25 seven-member board appointed by the mayor and approved

1 by the city council. I would ask that the advisory to
2 pass it to the council to make recommendations on text
3 amendments to the Southfield zone ordinance, rezoning
4 request, special land uses, site plan reviews, the
5 Southfield master plan and the capital improvement
6 plan. All special meetings and the regular meetings
7 are open to the public in accordance with the open
8 meetings, which is PA267 of 1976. They are held on
9 Wednesdays at 6:30. The meeting agendas are posted on
10 Friday evenings for the next Wednesday meeting and are
11 available for viewing at cityofsouthfield.com. Copies
12 of plans, text amendments, the master plan, capital
13 improving plans are available for viewing at the
14 planning department offices. The current project can
15 be viewed using our online access on the planning
16 department's home page, planning department's projects
17 online. Contact the planning department at (248)
18 796-4150, the court, Monday through Friday 8:00 a.m.
19 to 5:00 p.m.

20 MR. HUNTINGTON: Are there any
21 announcements of communications?

22 MR. SPENCE: There are none at this time.

23 MR. HUNTINGTON: And there's no others to
24 speak?

25 MR. SPENCE: No, no one to sign the sheet

1 to speak under public comments this evening.

2 MR. HUNTINGTON: So I would like to open
3 the public hearing. First on the agenda is
4 PZR19-0004.

5 MR. SPENCE: Excuse me.

6 MR. HUNTINGTON: I'm sorry.

7 MR. SPENCE: Thank you, Mr. Chair.

8 MR. HUNTINGTON: PZTA19-0001.

9 MR. SPENCE: For the chair, we have a
10 couple of items that are going to be postponed this
11 evening, the first item, PZR19-0004, and the site plan
12 that goes along with that, PSP19-0004.

13 If you recall at the meeting that we had a
14 number of weeks ago, we did ask the petitioner to
15 provide to us some screening or at least some drawing
16 or design to help screen generators along the Red
17 River that's associated with this particular project.
18 We didn't get those items until -- a lot of the
19 information not until today. So we just did not feel,
20 obviously, that this project was ready to move forward
21 with the planning commissioner, having not only the
22 staff but the planning commission not having the
23 ability to at least review that information ahead of
24 time.

25 So, again, with regard to PZR19-0004,

1 PSP19-0004, the planning department is recommending
2 postponement to your August agenda. That would be the
3 August 28th meeting.

4 MR. HUNTINGTON: Commissioner?

5 MR. MARTIN: To the chair, to recommend
6 postponement of PZR19-000-4 and PZ -- P19000-4 to a
7 date certain of August 28th, 2019.

8 MR. CULPEPPER: Second.

9 MR. HUNTINGTON: So we have a motion from
10 Commissioner Martin to postpone and seconded by
11 Commissioner Culpepper.

12 All in favor?

13 THE BOARD: Aye.

14 MR. HUNTINGTON: Any opposed?

15 So we'll postpone the August 28th.

16 MR. CROAD: And for the chair, we will
17 have them come back to a second meeting prior to that.

18 MR. HUNTINGTON: Good. So we're back to
19 PZT --

20 MR. SPENCE: Actually, the two that I
21 mentioned at the very beginning, we're moving to the
22 very end of the agenda. So the next item is
23 PLSU19-0006. It does have an accompanying site plan
24 to go with it, PSP19-0005.

25 For the first item, PLSU19-0006, we have a

1 special use request of Abraham Hardan to allow for the
2 use of residential structures for non-residential
3 purposes, properties located at 16905 and 16915 West
4 Mile Road. The site plan portion is for the
5 construction of an addition between two existing
6 houses to create one building of 2,049 square feet for
7 use of an office with associated parking and other
8 amenities, obviously, the same property, 16905 and
9 16915. I will go to the screen portion of that so
10 we'll be able to look at those better.

11 MR. HUNTINGTON: Dr. -- Commissioner Denson
12 is here.

13 MR. SPENCE: Thank you. I appreciate that.

14 So these properties are located on the
15 south -- I'll say southwest corner of Glasgow West
16 Twelve Mile Road. You can see the properties there,
17 two existing houses with garages on them. This entire
18 section of Twelve Mile Road, especially on the south
19 side and north side are both zoned (inaudible)
20 service. That was done a number of years ago, and I
21 think the anticipation was that eventually these
22 particular houses could be used for office type uses.
23 So that is what the petitioner is coming before the
24 planning commission this evening for.

25 They would retain the two existing houses.

1 The two garages would be removed that also serves as
2 the property. And what they would end up doing is
3 putting, again, building in addition to the houses, to
4 go more than 2,000 square feet and then place a
5 parking lot on the south side of the parking lot, as
6 well. This building would be used strictly for
7 clerical type operation, copying, filing and so on.
8 For the building itself, the parking required is only,
9 I believe eight spaces or nine spaces, and they do
10 have 17 on site. So they do actually have more
11 parking than what they actually need for this
12 particular property. And one of the reasons why they
13 need that additional parking is because this
14 particular location is -- its function is to support
15 the racking directly to the east across Glasgow.

16 We know that there have been a number of
17 issues on these properties, specifically with regard
18 to parking. And the additional nine parking spaces on
19 this particular site will actually provide for some
20 relief for additional parking. We do know that I
21 believe the parking -- or the street aside from no
22 parking, but at least would provide safe parking
23 locations for those who will be going to the consulate
24 itself.

25 This is what the proposed bill looks like.

1 The top is the north elevation, so that would be the
2 one facing Twelve Mile Road. The bottom is the
3 portion that would be facing the parking lot on the
4 south side.

5 With that, I do know that the petitioners
6 are here this evening so we would like to give them an
7 opportunity to explain the project. Because the
8 special land use portion is a public hearing portion,
9 we would have to have a public hearing on special land
10 use. Again, that is to use the property for office
11 type use and non-residential use and residential
12 buildings. And then the site planning portion is not
13 required to use the site plan. You would only be
14 taking comments on the special use portion of this
15 particular project.

16 MR. HUNTINGTON: Thank you.

17 Please state your name and address for the
18 record.

19 MR. POTRAS: Imad Potras, (inaudible) &
20 Design Consultants at 520 East Twelve Mile Road,
21 Madison Heights, Michigan 48071.

22 I'm a design professional. We prepared a
23 site plan and the floor plan location for this
24 project. I would like to thank Jeff for his
25 presentation. As he mentioned, both properties were

1 zoned offices, but they cannot perform an office
2 because they don't meet the requirements for a minimum
3 2,000 square feet. So that was one of the reasons to
4 combine the two buildings with an additional 500
5 square feet, making 2,000 square feet functioning as
6 an office. Also, the requirements for parking, based
7 on the city requirements, we need only nine parking
8 spaces. We provided more so we can (inaudible) where
9 the consulate are using the parking. So this
10 particular building will be facilitating all the
11 processing for obligations, filing, copying, machines,
12 photographs. So when we have 17 parking spaces, we
13 will have 17 customers coming, parking in the park.
14 Following 10, 15 minutes, they will process the
15 application, leave, make it five seconds to the
16 consulate to make it more easy to function in all
17 their requirements for their applications. So
18 probably one hour, we'll have 15 customers served and
19 leave. Before I know, there was an issue with parking
20 and the street parking all across the street. Now, I
21 think this will absorb a lot of that problem, and with
22 the consulting with Jeff and Terry, we will try to
23 make this site work. We have their comments and try
24 to do as much as we can to meet the requirements, and
25 we came out with the site plan. We have now a

1 building, 2,000 square feet, 17 parking spaces,
2 landscape for necessary requirements, sidewalks,
3 screen wall behind the south side that are ready for
4 the residential area to separate this business from
5 residential. So, basically, I mean, we try to have
6 the best site plan we can, and we're here to answer
7 your questions.

8 And for the audience, we have Mr.
9 (Inaudible) who is presently the owner. Any legal
10 questions, he can answer all that too. Thank you.

11 MR. HUNTINGTON: Thank you.

12 This is a public hearing. If there is
13 anyone that would like to speak, step forward. State
14 your name and address for the record.

15 MS. ATKINSON: I've also got a display to
16 show because we live in the neighborhood, so I want
17 you guys to see what we deal with on a daily basis,
18 and then I'll state my name and stuff so...

19 MR. HUNTINGTON: You have three minutes
20 so...

21 MS. ATKINSON: I know. I'm sorry, but I
22 want you guys all to see what we deal with daily. I
23 live three houses south of the consulate.

24 MR. HUNTINGTON: Please state your name.

25 MS. ATKINSON: Gina Atkinson, 28754

1 Glasgow. As you can see, this is what we deal with.
2 I spoke to Mr. Abraham the other day, and he has owned
3 the house now for about five years. He's ran the
4 house at different times for copying purposes. This
5 is still what happens. There is no way that this
6 facility is going to help us. They -- the guests, we
7 have offered rides to in the past, because there are
8 handicaps. They have physically thrown up in our
9 yards. They have stolen stuff from us. When I
10 approached Mr. Abraham about this on Saturday, he then
11 told me that I should go to Dearborn and look at their
12 culture.

13 I have been living in this house since
14 1992. We were never ever asked about the consulate
15 coming in, but we deal with it on a daily basis.
16 we -- like I said, we have had things stolen, throwing
17 up. People have defecated in our yards. We have
18 picnics in our yards. The pictures are all there. We
19 all have home securities, cameras. We've had to have
20 this installed. Ten years, we've been dealing with
21 this. This is a great thing, but they have outgrown
22 their building. When they first came in, they had 17
23 different consulates approximately, maybe it was 9.
24 We're down to Los Angeles and us.

25 As Mr. Abraham told me, everybody prefers

1 us over Los Angeles. I had a guy last year stand in
2 the middle of the street, strip down to his underwear,
3 in the no parking spot and change into a suit. We
4 have kids. I mean, I'm sorry, but our housing value
5 is decreasing, and I don't see how -- and, also, real
6 quick. This business in our neighborhood, we were
7 told by Abraham that we can't go in there and get a
8 copy made. It will be only to service the consulate.
9 So that business is not going to help the city of
10 Southfield at all.

11 MR. HUNTINGTON: Can you explain a little
12 bit what these pictures are?

13 MS. ATKINSON: This is our neighborhood
14 street. This is pretty much the wintertime. This is
15 how they park. This is even with the no parking
16 signs. This one was for four hours. My driveway was
17 blocked. As you can see, they destroyed my yard. I
18 have an asphalt driveway that is completely destroyed.
19 These pictures here were actually posted. I don't
20 know if you can see them. These are from the
21 consulate's Facebook page. They actually probably
22 post how crammed they are, and they also posted the
23 picture of our street view.

24 MR. HUNTINGTON: Can you move that a little
25 closer for us, please?

1 MS. ATKINSON: Yes. You can take your time
2 and look at it. You can see -- pretty much, I mean, I
3 have thousands and more videos, but I can't afford to
4 print every video. I mean, I have recorded -- right
5 now the house that Mr. Abraham owns, he has an
6 American and an Iraqi flag. I have videotapes of them
7 using it in the winter. There's nothing that will
8 change is our point, because he's already tried doing
9 it as a copier. And I can produce thousands more
10 pictures, but I can't afford to print them all. So I
11 just want you guys to see what we live with on a daily
12 basis. The police officers are the ones that got us
13 the no parking. We don't -- we're not against them.
14 They need a place. They need a bigger place. That's
15 our problem. We just want them to get a bigger
16 location. Parking is not an issue.

17 MR. HUNTINGTON: Thank you.

18 MS. ATKINSON: Yes.

19 MR. CULPEPPER: Thank you.

20 MS. ATKINSON: Yes.

21 MR. HUNTINGTON: Is there anyone else?

22 MS. MACE: My name is Judith Mace. I live
23 at 28724 Glasgow, and I live right next to Gina. I've
24 lived there for 54 years. I second everything that
25 Gina has said. The consulate has outgrown the

1 parking. The proposed two houses, the construction is
2 not going to do any good. It's just a Band-Aid on a
3 bigger problem. We have -- that area is high traffic.
4 We have a stop sign there at Twelve Mile and Glasgow.
5 We have traffic backed up at the light. We have
6 people coming out of the neighborhood trying to use
7 Glasgow. We have cars coming out of the consulate
8 trying to get out. And with the new proposal, we'll
9 have cars coming out of that parking lot. It's going
10 to be so jammed. We're going to have cars trying to
11 turn right to pull onto our street from Twelve Mile.
12 It's just going to be a congested area, and the
13 benefit will be so small, and we're going to create a
14 bigger problem, and that's my feelings.

15 MR. HUNTINGTON: Thank you.

16 Anyone else?

17 MR. HALABU: Good evening. My name is
18 Shamil Halabu. I'm the attorney for the owner of the
19 property. You know, I voted, everything, and I think
20 today's hearing is -- we're not the consulate. We
21 don't own the building. We're not trying to control
22 it, nor can we control it. That's something that's up
23 to you, and I don't know whether the rule says to
24 eliminate the problem that's being created by the
25 consulate.

1 The proposal that's here today is basically
2 very simple. And in reality, the problem that has
3 been presented to you, the existence of this office
4 and if you approve it is going to eliminate a good
5 amount of the congestion that the lady was talking
6 about. And let me clarify as to how.

7 She mentioned that the place was used
8 before. That's before Mr. Hardan knew that he had to
9 abide by certain rules. More importantly, the houses
10 didn't have any parking lots to accommodate the people
11 that were visiting at that time. And after he was
12 notified, he closed that place.

13 So right now, the proposal that's in front
14 of you is totally different. We have 17 parking
15 spaces. All the people that are going to come in are
16 the people that would have parked on the streets to go
17 to the consulate to take care of their affairs. Right
18 now, there's the parking lot that they can come in and
19 park and with the 10 or 15 minutes, whatever job they
20 have to take care of, the consulate will be taking
21 care of the people who leave. From the position, as
22 you can see, is the entrance right from Twelve Mile
23 directly to the very first building. It's not going
24 to affect any of the residents that are south of that.

25 So by allowing this project in here, we are

1 eliminating a good portion -- or I should say, a
2 substantial amount of problems that currently exist.

3 Now, again, if there's some complaints
4 against the consulate, whether they outgrew their
5 space, all these things, these are not something
6 that's under our control.

7 The city plan allows for these buildings to
8 be converted into an office building. So my client is
9 within his right to propose this for your approval.

10 Those other problems are created by other
11 neighbors should not affect ours. I didn't hear a
12 word as to how you approving this office building will
13 increase the problem. They even admitted that it will
14 eliminate the problem.

15 MR. HUNTINGTON: I'm sorry. Your time is
16 up. Thank you.

17 The public hearing is still open. Is there
18 anyone else who would like to speak? Please state
19 your name.

20 INAUDIBLE SPEAKER NAME: I live at
21 (inaudible) Glasgow Street. I live about two blocks
22 down from this building. And I guess the gentleman
23 that just cleared up -- he said that had nothing to
24 with the consulate and that the people would be there
25 temporarily and make copies, this and this, which,

1 again, isn't quite accurate based on my knowledge.
2 Because everyone that has parking on that street,
3 based on the amount of work that the consulate does
4 produce, they're usually there easily anywhere between
5 25 minutes to an hour and a half. So for people who
6 come in, I understand there's going to be an extra 18
7 spaces, but considering that usually both sides of the
8 street, even the side streets get filled up, that 18
9 is going to be very minimal to (inaudible) for the
10 parking, and those cars will not be staying there 15
11 minutes. And if they do because they're not allowed
12 to be there longer, because it's about the business
13 and not the consulate, then they still have to go
14 somewhere and park for the time being to go to the
15 consulate.

16 So, again, I understand it's nice to have
17 18 places, but that still is not going to be --
18 congestion -- all the vehicles. It's going to be more
19 because if they have to leave after 15 minutes, more
20 cars will be moving. And then if you've ever driven
21 towards the consulate during the day, the consulate
22 itself -- the employees don't have enough space
23 because they park literally three cars out so you have
24 one little spot. So they don't even respect the
25 parking within their own consulate.

1 Lastly -- I guess lastly doesn't matter. I
2 was just afraid that if it was owned by the consulate,
3 who would say that then Southfield would rule over it
4 if it became consulate property? But that's a moot
5 point now that he's clarified that. He has nothing to
6 do with the consulate. That's all. Thank you.

7 MR. HUNTINGTON: Thank you. Is there
8 anyone else? I'm going to close the public hearing.

9 Commissioners? Terry, do you have
10 something to say?

11 MR. CROAD: Yes. I understand that the
12 property is not owned by the consulate, but it was our
13 understanding that the additional parking was to help
14 relieve some of the parking issues at the consulate.
15 And we're fully aware that Glasgow has been an issue.
16 I know personally for several years, we've tried to
17 look at other solutions, and this solution came to us
18 as a proposal that certainly won't eliminate all the
19 problems, but we're hopeful it will help reduce the
20 amount of congestion. And we would be in favor of
21 supporting this if, in fact, it does help reduce with
22 some congestion.

23 So I would like clarification from the
24 applicants because it was my understanding that there
25 was at least some type of shared parking so that would

1 help relieve -- because if you're saying that this
2 project is supposed to stand completely on its own as
3 a separate office building, then I certainly would be
4 in support of so much parking. You know, I would be
5 in support of only the required amount of parking. If
6 there's a clarification that even though the property
7 is owned separately and it's going to operate
8 separately, that there was some type of reciprocal
9 parking agreement with the consulate to help relieve,
10 then we would be supportive of the initial parking
11 spaces. So I would like to get some clarification on
12 that from the representatives and the applicant.

13 Thank you.

14 MR. HUNTINGTON: Would you come up to the
15 mike, please?

16 MR. HALABU: S-h-a-m-i-l, H-a-l-a-b-u. The
17 business is going to come from the consulate to
18 support this office and the expenses that they have.
19 So cooperating with the consulate, and I'd like to
20 eliminate some of the problems that they have in
21 parking, will be the benefit of my client, of course.
22 So we will be cooperating within reason to make sure
23 that some of the parking that is not completely for
24 the customers that are going to be visiting is being
25 used by some of the members of the consulate. Some

1 kind of arrangement can be reached with them. Is
2 there any concern that I can address?

3 MR. CROAD: Well, I think it's an important
4 point because, again, we have a maximum amount of
5 parking that we would allow if this is a standalone.
6 We do allow shared parking, reciprocal parking if it's
7 within 300 feet. So since this is kind of a new
8 situation, Mr. Spence and I had a discussed possibly
9 recommending postponing this until we get some
10 clarification. That's why we postpone and we discover
11 additional information.

12 Again, take the opportunity for the
13 planning commission to ask the questions tonight while
14 the public is here, but since this is a new
15 development, I don't know if I feel comfortable moving
16 forward on this at this time.

17 MR. HUNTINGTON: Commissioner Willis?

18 MR. WILLIS: I've heard two statements.
19 One is that a person who will typically use your
20 facility for about 10 or 15 minutes, and the other
21 statement was that it could 45 minutes to an hour and
22 a half. Which one is the more accurate statement?

23 MR. HALABU: From our experience, the
24 services we're providing, okay? We're basically
25 filling in applications and taking pictures. These

1 will be documentations that are required for people
2 who are by the consulate for whatever documentation.
3 They need to file an application and they need to have
4 pictures, and we provide them with the services. That
5 service should not take more than 10, 15 minutes with
6 competent people who know what they're doing and
7 they're not afraid to take care of it. So I was
8 assured by the people that will be running it that it
9 should not take more than 15 minutes, so whatever --
10 yes, maybe the consulate will take 45 minutes. I
11 don't know that. I'm not sure, but I don't know what
12 their obligations are and how much personnel they have
13 to help the people that come in requesting those kind
14 of information.

15 MR. WILLIS: When you were last here, and I
16 had asked if you had spoken with the neighbors about
17 the project, I'm just wondering, has there been any
18 conversation with neighbors before you came here?

19 MR. HALABU: I did not. Mr. Harden
20 assured me that he talked to a good number of them,
21 including a lady that came up and asked.

22 MR. WILLIS: When you had that
23 conversation, were you able to see the pictures that
24 were provided to us?

25 MR. HALABU: I have not seen it, but my

1 client has described to me a situation in that area
2 for a while as when the consulate was -- my office
3 was just across the street for a number of years
4 there.

5 MR. HUNTINGTON: Commissioner Martin?

6 MR. MARTIN: Can you tell me how many
7 employees would be at the office?

8 MR. HALABU: Two to three, sir. That
9 should be more than enough to handle the flow of the
10 people during the day.

11 MR. MARTIN: So I assume that they won't
12 drive in the parking lot --

13 MR. HALABU: Yes. On the 17th, they will
14 be taking two or three parking spaces, yes. I don't
15 foresee them needing more than three employees for the
16 size of the building, as well as the flow of the
17 people that will be needing their services.

18 MR. CROAD: Do you have an idea of how many
19 people on average use the consulate? On an hourly
20 basis, how many would you say?

21 MR. HALABU: I would say --

22 MR. CROAD: You need to say your name and
23 address for the record.

24 MR. HARDAN: Abraham Hardan, (inaudible)
25 Drive, Sterling Heights, Michigan, 48310.

1 MR. CROAD: Excuse me. Could you just
2 spell your name for the record?

3 MR. HARDAN: A-b-r-a-h-a-m, H-a-r-d-a-n.

4 Based on the experience and being involved
5 in the community, when we say 15 minutes is pretty
6 close to whatever we have, and we're expecting
7 about -- right now, it's a little (inaudible) for the
8 open season. It's not winter. We're experiencing
9 about maybe 100 people clients to the consulate a day.

10 MR. MARTIN: A day?

11 MR. HARDAN: Yes. So if we're expecting to
12 push people out here within 15 minutes turnaround
13 so...

14 MR. HALABU: Now those 100 are the same
15 people that show up to the consulate asking for these
16 services. So it's not an additional 100 people that
17 are coming -- visiting the consulate. They request
18 that the services be done in the consulate, and
19 they're not equipped to handle that amount of number
20 and get them out as fast as possible.

21 MR. MARTIN: Did you say this is the slow
22 season? Do you expect about 100 people a day?

23 MR. HARDAN: Yes.

24 MR. MARTIN: What about --

25 MR. HARDAN: That's going to be double.

1 MR. MARTIN: Did you say double?

2 MR. HARDAN: Double and quadruple, probably
3 we can push 15 cars away every 15 minutes, let's say
4 20 minutes. Max, one hour, we'll do 50, 60 cars, 50,
5 60 people, at least, maybe more, depending on how many
6 people ride in cars. These are the same people. This
7 is not additional people coming in, to verify that.

8 MR. MARTIN: You're saying 100 people a
9 day? And so 100 people, you have 100 cars, or is that
10 two people in a car, one person in a car?

11 MR. HARDAN: I'm saying 100 people.

12 MR. HALABU: Throughout the day.

13 MR. HARDAN: I'm not sure many cars. I
14 can't go out and count cars.

15 MR. MARTIN: Well, I was looking at --

16 MR. HARDAN: It could be a couple. Each
17 car, I could say, but sometimes they come with a
18 family and kids and even infants, and you can count
19 them as applicants too.

20 MR. HUNTINGTON: Commissioner Miah?

21 MS. MIAH: Yes. Due to the conflicting
22 violations that we have here and with residents
23 showing us pictures -- and there's two different -- we
24 didn't get that in the beginning so I would like --
25 myself, I would like to postpone it for now, if

1 possible.

2 MR. CULPEPPER: Support.

3 MR. HUNTINGTON: So we have a motion to
4 postpone to a date certain. What is that date? We
5 still have a few more questions on the table we would
6 like to get out while we have them here.

7 Does Commissioner Denson have a question?

8 MS. DENSON: You said that it was like 15
9 to 20 minutes per -- to do their service. But how
10 long is the waiting time for you to service them?

11 MR. HALABU: Well, with two or three
12 employees, ma'am, I mean, each one is 15 minutes. You
13 can serve three people within 15 minutes. So you can
14 multiply the numbers. I mean, again, these are all
15 people that -- I guess somebody is getting the idea
16 that these are additional people over and above what
17 shows up to the consulate. No, these are the same
18 people that show up to the consulate. We're taking
19 over part of the stuff that needs to be done for them.
20 They don't know how to fill out their application, and
21 most of the time, they come in with their application,
22 and the consulate says, you need to get a picture.
23 They have to walk all the way to the drugstore to get
24 their picture while their car is still parked at the
25 consulate or in the streets.

1 Now, if they come to us, we will take the
2 pictures all within a very short period of time and
3 have them go in and complete their application, and
4 they're on their way out. So the waiting period that
5 is currently being handled at the consulate is going
6 to be cut in much, much shorter time because of the
7 quality of services that we're doing and the ability
8 that we can -- and the knowledge that we have, that we
9 know what the applicants need to comply with the
10 consulate. The consulate cannot advise them of these
11 things, but they come to us, and we can, and we take
12 care of the certain items that the consulate needs but
13 they don't have the ability to take pictures. They
14 don't have somebody to fill in the application. So
15 you see people sit down in there and fill in their
16 application while they're there at the consulate. And
17 most of the time, they don't know what they're doing
18 and there's mistakes and it takes much longer versus
19 coming to our office, getting the professional,
20 knowing exactly how the application and what questions
21 need to be asked, take their picture, take their
22 (inaudible) and get done.

23 MS. DENSON: So the question was, how long
24 is the waiting period?

25 MR. HARDAN: At our office, if it happens,

1 it could be three to five minutes.

2 MS. DENSON: I'm talking about --

3 MR. HARDAN: You're talking about 15
4 minutes to come to the office, go to the consulate and
5 get it done.

6 MS. DENSON: Right. So, average, how many
7 people are in the building per --

8 MR. HARDAN: At one time, they don't come
9 at one time. It's throughout the day, as I mentioned,
10 100 people.

11 MS. DENSON: So possibly how many people
12 are in the building?

13 MR. HALABU: How many --

14 MR. HARDAN: I would say --

15 MR. HALABU: Four or five people.

16 MR. HARDAN: At the same time, yes, four or
17 five people.

18 MR. HALABU: So the number of employees, we
19 have to handle them, then hopefully that will expedite
20 the turnaround. I mean, we don't want them sitting in
21 there. It's not to our benefit. The faster we get
22 them out, the more money they will be making as people
23 in there. They're open for business to make money.

24 MS. DENSON: I was just wondering because
25 some of the pictures show that it was a big -- I mean

1 a full house.

2 MR. HARDAN: That's the consulate picture,
3 I believe.

4 MR. HALABU: We're talking about currently
5 right now. That's what we're proposing. Like I said,
6 it will eliminate a lot of these problems. At no
7 point is it going to add to the problem. There is no
8 way it's going to add to the problem. It's no way
9 it's going to be status quo either. If anything, it's
10 going to be an improvement. The question is, how much
11 of an improvement?

12 MS. DENSON: Thank you.

13 MR. HALABU: You're welcome.

14 MR. HUNTINGTON: So for clarification,
15 you're saying in the future, there's going to be four
16 or five people waiting at a time? Not right now, is
17 that what you're saying?

18 MR. HALABU: We don't have the business
19 right now, sir. I don't have records of that, and I'm
20 not the consulate like I said at the beginning. I
21 don't know how many people stand in there and for how
22 long. All I know is, they're not equipped for this.
23 They don't take pictures. They don't fill out
24 applications, but people come in and visit. And as
25 the visit, they're parking. How long are they there?

1 The neighbors will tell you more than I can tell you
2 because they're bothering them right now.

3 So what we're proposing and having that
4 service to eliminate the deficiencies that applicants
5 are seeing in the consulate, that the services that
6 they are not provided with at the consulate, which we
7 will be providing, I mean, it's a no-brainer that it's
8 going to eliminate a lot of the problems.

9 MR. HUNTINGTON: Commissioner Griffis?

10 MR. HARDAN: Mr. Chairman, I want to add
11 something here also for the neighbors. The other
12 visitors were applying at the consulate come from
13 different States, so they don't know their way around
14 and they come from all different application places or
15 somewhere to take their photos. That's what raise a
16 lot of problems too. They park anywhere, as the
17 neighbor said, it's true. But what can we do to help
18 them? That should be the question, not the answer.
19 We're trying to help out the neighbors.

20 MR. HUNTINGTON: Commissioner, you had a
21 question.

22 MR. GRIFFIS: I think on a simple level, a
23 2,000 square foot office with a few extra parking
24 spaces, they can share with the neighbors makes a lot
25 of sense. I'm not sure why this other building is

1 being brought into place so much right now. I
2 understand it's a chance for the neighbors to voice
3 their problems. But is there any consideration to the
4 consulate building across the road being noncompliant
5 with zoning or just public nuisance or what? It seems
6 like we're talking more about the property, not the
7 project that presented here tonight. So I don't have
8 a problem with the additional parking spaces per
9 square foot of a 2,000 square foot office building.
10 It sounds like there's more of a problem with the way
11 the business has been run and maybe the zoning wasn't
12 correct in the beginning, so I don't know if it's
13 that. In consideration of this meeting, really all
14 we're looking at is the 2,000 square foot office
15 building. Do you need a clarification on that?

16 MR. CROAD: I believe, because of the
17 consulate, because they have diplomatic jurisdiction
18 included in the zoning and approval for the site. And
19 based on the number of these types of consulates being
20 closed throughout the country, this has become one of
21 the very few. And people do come from all over the
22 States, and this has been a parking problem for the
23 neighbors, and we have tried to explore on a volunteer
24 basis to find additional parking across the street,
25 which is dangerous because people have to cross the

1 (inaudible). We've looked at (inaudible). And so
2 when this proposal just came to our office, we looked
3 it as not solving the problem but helping to reduce
4 the problem. We were under the understanding that the
5 photocopying administrative would be in support of the
6 consulate, which is half of what they said. And I
7 certainly can see that eliminating some of the long
8 wait times, because if people are coming in
9 unprepared, they don't have their full documentation,
10 then they're tying up. But the way it was introduced
11 tonight is a separate business and that people would
12 only be there for 15, 20 minutes, and they will have
13 to take their car and then have to go and find a
14 parking spot. I mean, personally, I think it would
15 make more sense to have the cars parked in these extra
16 17 spaces, and they go in and get their paperwork,
17 walk across the street, do their business and then
18 leave. And since there's some ambiguity with what was
19 originally our understanding, what was said tonight,
20 that's why we would like to take a pause, postpone
21 this to a date certain, meet with the applicants
22 again.

23 Because, unfortunately -- and we really do
24 feel for the neighbors. If this doesn't go in and
25 alleviate -- then the problem is not going to be

1 solved at all. And I know that the mayor and others
2 have tried diligently to try to come up with some
3 creative solutions to try to find additional parking
4 for the consulate. I do believe that if this is run
5 properly, it will reduce the wait time, ultimately
6 reduce the congestion on the streets. It's not going
7 to solve all the problems, and that's why we're
8 entertaining this. They do have a right to operate as
9 an individual office on special land use conditions.
10 But, again, if it's strictly separate and there isn't
11 any type of cooperation, then I certainly would be in
12 favor of the additional parking spaces. So we need
13 to vet this a little further before it goes to a
14 recommendation.

15 MR. HUNTINGTON: Commissioner Culpepper?

16 MR. CULPEPPER: Thank you. To the
17 applicant, Mr. Croad just gave my reason for support
18 for postponement of this.

19 Again, we have always looked at the
20 situation as being a good neighbor to the residents.
21 And what the resident is showing is looking at this,
22 it would in my opinion be an adverse position to the
23 neighborhood. I'm confused. You've got the consulate
24 over here. You have the office over here. You can't
25 do anything about the consulate, but you got the

1 parking spaces. I like the parking spaces but, to me,
2 in my mind, it's going to be an issue, so I think
3 there's more work that the planning department needs
4 to do and a deeper job on what they need to do because
5 they're just as confused as we are. So that is the
6 reason that I support postponing this until we get a
7 better clarification on what exactly is going to
8 happen over there. You've got the consulate over
9 there and you have no control. All you have control
10 over is your office space, right?

11 MR. HALABU: Yes.

12 MR. CULPEPPER: And I understand that
13 you're going to make room in there, but I have one
14 other question. You said you only have two to three
15 employees in there to serve the people coming in?

16 MR. HALABU: Yes.

17 MR. CULPEPPER: And you have, on a good
18 day, 100 people coming in?

19 MR. HALABU: Yes.

20 MR. CULPEPPER: And you get them out of
21 there in 15 minutes?

22 MR. HALABU: Yes.

23 MR. CULPEPPER: I'm not doubting you.

24 MR. HALABU: That doesn't mean I can handle
25 all the business that comes in. If 1,000 people come

1 in, that doesn't mean I have the capability of
2 handling them.

3 MR. CULPEPPER: I'm not examining that,
4 sir. I am just looking at the number of employees I
5 got working and the number of people that I service
6 and the time it takes me to service them. So, again,
7 I'm going to postpone this until we get a better
8 clarification on this.

9 And, again, let me say this. I know you
10 said you talked to the neighbors, but one of our
11 biggest concerns is, when someone moves into a
12 neighborhood or something, we want and would like them
13 to talk to your neighbors, try to work something out,
14 and I understand -- but to me, that's going to be a
15 big thing going forward is trying to help the
16 neighbors.

17 MR. HALABU: Okay. But would you give me a
18 suggestion as to what else we can offer the neighbors
19 over and above what's being done and recommended it in
20 here?

21 MR. CULPEPPER: At this time, I choose not
22 to do that. When you come back and we have better
23 clarification, we can give some recommendations, but
24 at this point in time, what I'm saying is, I'm not
25 comfortable making any decision.

1 MR. HALABU: Well, with regard to your
2 concern, I mean, a client comes in and we're servicing
3 them for the purpose of the consulate, of course,
4 we're not going to tell them, move your car out, sir.
5 That's probably one of the reasons you allow more than
6 the recommended --

7 MR. CROAD: That's why we recommend
8 postponing this and set up an appointment with our
9 office. We're not here to design a solution tonight.
10 You can try to work something out. You can come back
11 to the study session. The planning commission will
12 give you input, and then we will come back in a month.
13 So we want to try to find a mutually beneficial
14 solution --

15 MR. HALABU: That's fine.

16 MR. CROAD: -- between the neighbors and
17 yourself, but as I stated, there were some issues that
18 were brought up tonight that we weren't fully aware
19 of. And, therefore, instead of taking up this time
20 tonight, you can schedule a meeting with our office,
21 and we'll bring it back to the planning commission.

22 MR. HUNTINGTON: Commissioner Denson?

23 MS. DENSON: Just one more question to you.
24 Were there any other comments like in writing or
25 anything?

1 MR. CROAD: No.

2 MS. DENSON: Thank you.

3 MR. HUNTINGTON: Let's move forward. I do
4 think additional parking will help quite a bit. I
5 think the problem is with the business end. We just
6 need to sit down and talk about it, iron some things
7 out. It can really work if it's done properly. As it
8 is right now, it's definitely not working. So we'll
9 need a little more time to talk about it and discuss
10 it and make sure it is right. We want to make sure
11 the neighbors are satisfied with the outcome.

12 MR. CROAD: We do have a motion on the
13 table. As a friendly amendment, we say August 28th.

14 MR. HUNTINGTON: August 20th?

15 MR. CULPEPPER: 28th.

16 MS. MIAH: Yes.

17 MR. HUNTINGTON: So we have a motion for
18 postponement to a date certain of August 28th.
19 Commissioner Miah, supported by Commissioner
20 Culpepper.

21 All in favor?

22 THE BOARD: Aye.

23 MR. HUNTINGTON: Any opposed?

24 So we'll be postponed.

25 MS. ATKINSON: Can I ask a question? Can

1 we speak at that or no?

2 INAUDIBLE SPEAKER: Just to answer the
3 question about whether they can speak --

4 MS. ATKINSON: Can we speak at the next
5 meeting?

6 MR. HUNTINGTON: Yes, yes.

7 MS. ATKINSON: Because I've got -- we've
8 got so much more to offer about this. Because we've
9 been to other meetings and it was canceled. That's
10 why I'm asking.

11 MR. CROAD: Two things. Just some
12 clarification. You can present the information to us
13 at our office prior to the next meeting. The public
14 hearing was held tonight, but there is public comments
15 at the beginning of the meetings. You can choose to
16 use that if you want, but we would certainly like the
17 information in advance of the next month's meeting.

18 MS. ATKINSON: Is there any way -- do you
19 guys have e-mails that I can e-mail you?

20 MR. CROAD: Yes.

21 MS. ATKINSON: I have a lot of e-mails. So
22 can I get your e-mail address?

23 MR. CROAD: Yes, I'll give it to as soon as
24 they make a motion on the site plan.

25 MR. HUNTINGTON: Motion?

1 MS. MIAH: I would like to make a motion
2 that PSP19-0005, the site plan, be postponed, as well,
3 to a date certain for August 28th of 2019.

4 MR. CULPEPPER: Support.

5 MR. HUNTINGTON: We have a motion on the
6 floor from Commissioner Miah, is supported by
7 Commissioner Culpepper, for postponement to August
8 28th.

9 All in favor?

10 THE BOARD: Aye.

11 MR. HUNTINGTON: Any opposed? So we'll
12 be -- site plan will be postponed to August 28th.

13 The next on the agenda is PZR19-0005.

14 MR. SPENCE: Thank you, Mr. Chairman. So
15 the next item actually has three components to it. We
16 have a zoning request, special land use on a site
17 plan. The first item, PZR19-0005, is the rezoning
18 request to rezone .49 acres of land from RT attached
19 single family to R-4 single-family residential,
20 property located at 22960 West Eleven Mile. This is
21 on the northeast corner of West Eleven Mile Road and
22 Bell Road. So as you can see the image on the screen
23 before you. The property currently does have a
24 single-family home on it with a detached garage. The
25 property is zoned RT, attached single-family as is the

1 property directly to the east and directly to the
2 north with R-4, single-family residential across the
3 street. The proposal is to resolve the .49 acres to
4 R-4 single-family residential similar to the property
5 directly across the street from this particular site.

6 The next portion -- or the next item
7 associated with this property is the special land use,
8 obviously for the same site, and this is to allow a
9 religious use on a single-family residential property.
10 Within the residential zoning district, should the --
11 rezoning the property to a single-family coming
12 forward. Special land use, if the property is zoned
13 residential, we do allow as a special land a variety
14 of different uses within a single-family residential
15 district. One of those does include churches or other
16 religious uses. So in this case, the petitioner would
17 be looking to use the property for Mikvah, which is a
18 ritual bath. There used to be one in Southfield.
19 That one has since closed and the closest ritual bath
20 is actually in Oak Park right now. So this will be
21 something that would serve as needed in the Southfield
22 community.

23 The site plan portion, I'll go right to
24 that. Also the site plan would be for a 1,400 square
25 foot building. It would have eight parking spaces

1 associated with it, so the existing structure would be
2 torn down or demo'ed, and then in its place, the 1,400
3 square foot structure. These are elevations that kind
4 of give you an opportunity to see what the building
5 would look like if it's constructed.

6 With regard to site plan portion, there are
7 some waivers that would be required. Because the
8 property is a rather small property, the site plan
9 portion -- do I have it right here? I do. So we
10 would be looking at waivers for front yard landscape.
11 We be looking also at waivers of setback from the east
12 side of the building and from the north side of the
13 building. What we were looking, at least from the
14 standpoint of setback -- I'll go back to the building
15 there. We would like to move the building as far back
16 from Eleven Mile Road as we can, so it would be
17 fronted right on Eleven Mile Road itself. Within the
18 R-4, the residential zoning district for religious use
19 requires a minimal foot setback on all sides. So that
20 is why the waiver for setbacks comes into play. So,
21 again, based on the location of the building, you can
22 see that that would not be a 50-foot waiver on the
23 north side, nor would it be the 50-foot waiver on the
24 east side of the property because of the location of
25 the building on the site.

1 From a landscape standpoint, again, with
2 regard to the setback, it's a 50-foot setback. Half
3 of that would require the (inaudible) landscaping, and
4 as you can see, they would not be able to meet the
5 landscaping requirements there, as well. So they
6 would be looking at the waiver of landscaping along
7 the Bell site.

8 With that, I do know that the petitioner is
9 here, give them an opportunity to (inaudible) this
10 evening.

11 MR. CROAD: I would like to just add --
12 point out that they are proposing permeable pavers for
13 the parking lot, as well, as -- even though it is a
14 religious use, the house size, scale and setbacks are
15 more in line with residential. That's another reason
16 we would be in favor of the waiver.

17 MR. WILSON: Good evening, my name is
18 Richard, last name, Wilson, W-i-l-s-o-n. I'm with
19 Declemente Segal (phonetic), 28105 Greenfield Road in
20 Southfield, Michigan. I'm representing Mrs. Sherry
21 Levy. And, thank you, Mr. Spence.

22 So in lieu of going through everything that
23 Mr. Spence did, I would like to say a couple
24 additional words. He did a fabulous job covering
25 everything that we are attempting to accomplish.

1 We are currently going through the process
2 of looking at developing the Eleven Mile Road side
3 more with landscaping retention possibilities. We
4 want this to be an environmental friendly facility
5 that blends with your existing community with regards
6 to scale and in regards to materials. Saying that, I
7 know that Mrs. Levy has something that she would like
8 to say, and then I will answer any questions
9 afterwards. Thank you.

10 MS. LEVY: Hi, good evening. My name is
11 Sherry Levy, 22334 Chatsford Circuit Street,
12 Southfield, Michigan 48034.

13 Good evening, planning commission, Mr.
14 Spence, Mr. Croad. The Mikvah board is very excited
15 and anxious to begin building our much needed Mikvah.
16 As you know, our previous Mikvah was demolished along
17 with the old community (inaudible) school building,
18 and our community has not had a Mikvah, a most
19 essential day-to-day institution.

20 Jewish life without a Mikvah in walking
21 distance to our residences gives an unnecessary
22 hardship to the members of our community. In fact,
23 without a Mikvah, it is possible that a potential new
24 community member may have second thoughts about
25 settling in Southfield and rather move closer to Oak

1 Park where they have an existing Mikvah.

2 Building this most essential institution
3 will entice more families to move to our community
4 and, in turn, increase the appeal and most likely the
5 property value in our neighborhood.

6 The design of the structure is congruent
7 with the style of homes in our Southfield community.
8 It is a small 1,400 square foot, unimposing, mid
9 century, modern structure that will only have very
10 light traffic flow and quiet visits. It
11 architecturally compliments the neighborhood
12 (inaudible) calmness and will complete the look and
13 create a welcoming entryway to Bell Road from Eleven
14 Mile Road and the Northwestern service drive.

15 With all the new developments and
16 beautification projects in our city of Southfield,
17 it's initiated by you, planning commission, and Mayor
18 Ken Siver, from the red pole park to Northwestern
19 Highway service drive (inaudible) to the library to
20 the fantastic wide sidewalks that have been put around
21 our city. We believe our Mikvah not only will provide
22 a necessary service for the thriving Jewish community
23 here but will also continue to add to the charm and
24 allure of living in Southfield. Thank you very much.

25 MR. HUNTINGTON: This is a public hearing.

1 If there is anyone from the public that would like to
2 speak, please step forward. You have three minutes to
3 speak.

4 MR. MORRIS: Good evening, commission, my
5 name is Yechiel, Y-e-c-h-i-e-l, Morris. I live at
6 22760 Kenwood Drive right around the corner from this
7 project. I'm also the rabbi at the (inaudible) of
8 Southfield located at 27705 Lahser Road. I don't have
9 much more to add other than, I don't think I've ever
10 done this in front of the commission.

11 Just a quick little story. One of the
12 chief rabbis (inaudible) small community, and he's
13 speaking for services Friday night. He said, it's
14 dark inside this building. So one of the members
15 before the Sabbath raised the lights, and the rabbi
16 said again, it's very dark in this building. They
17 were confused what he was referring to. He said,
18 there's no children in this building. It's very dark,
19 and one of the blessings that we've had here in
20 Southfield, particularly the central area of
21 Southfield here at Eleven Mile and Lahser, is an
22 influx of young families who have moved in over the
23 past, I would say since 2008, about 50, 60 families
24 that moved in during that time. And that's been
25 described as the Mikvah as an essential motive for

1 Jewish life, and it's critical to grow, to flourish,
2 for us to have that structure within the community.

3 And one of the beautiful things about the
4 Mikvah in terms of just the neighborhood is that the
5 Mikvah is primarily -- most exclusively used in the
6 evening. So during the day, (inaudible), the Mikvah
7 is not going to be in use. It will only be in the
8 evening, and even in the evening, we only expect a few
9 customers in the evening. It's not like a major area
10 that's going to attract a lot of traffic. And just as
11 someone who lives in the neighborhood in that area,
12 that corner is a quiet corner. It fits in very nicely
13 with some of the other residential, as well as the
14 apartments in the area, businesses across the street.
15 And I'm here to express my -- I'm in favor of this
16 project. Thank you again for considering this and,
17 generally, for your work you have for the residents in
18 the city of Southfield. Thank you very much.

19 MR. HUNTINGTON: Thank you. Will you step
20 forward?

21 MS. FABER: Good evening, commission, my
22 name is Jessica Faber, F-a-b-e-r, 22240 Tinkingham Way
23 Southfield, 48034.

24 I just wanted to add a little personal
25 note. I am a member of this community, and since Mr.

1 Spence spoke to how our Mikvah that used to be in the
2 Southfield community has been closed down, we no
3 longer have a ritual bath that is walking distance for
4 our community, and it is a fundamental means for the
5 Jewish community, which has been thriving in
6 Southfield for over 50 years. For our community to
7 continue thriving, this is something that we need to
8 build and the structure is, as Sherry indicated, very
9 congruent with the community. The -- it's -- the
10 ritual bath is a very private visit that people will
11 be making, as the rabbi indicated, in the evening
12 hours, so there will be minimal noise, no noise. They
13 have no traffic, one person at a time. It's a very
14 private service that will be provided. And I can't
15 express enough how much I support it, as one who will
16 be using it in the community and the need for it. So
17 thank you very much for your time. And if you have
18 any questions, I will be happy to answer.

19 MR. HUNTINGTON: Thank you.

20 Anyone else like to speak?

21 MS. POSNER: Good evening, my name is
22 Esther Posner, and I live at 28422 Tavistock Trail,
23 Southfield, Michigan 48034. I have lived in my house
24 for 45 years, and before that five more years on Ten
25 and Greenfield area in Southfield south of Ten Mile.

1 I would just like to tell a little personal
2 story. I've been doing some research on my family,
3 which came originally from Germany. I settled in
4 Holland where I was born in Amsterdam. And I decided
5 several years ago that I needed to know the full
6 story. And one of the things I was really interested
7 in was finding out what their lives were like and what
8 countries they lived in. So I've done research on
9 Germany, and this particular book is about the Jewish
10 community and some very tiny villages in Germany where
11 my family came from. And when the Jewish family
12 decided to settle somewhere, they had to get the
13 approval of the person who's in charge of the
14 community to see if they could move in. And the first
15 thing they ask for and they needed was first of all a
16 cemetery, a Jewish cemetery, where they could bury
17 their dead. Because it was a young family, and the
18 life expectancy was very short for women of young
19 child bearing age. They would need a cemetery right
20 away, and another thing that they needed was a Mikvah.
21 I have here plans for the 1800s. It doesn't quite
22 look like this, but at that time, Mikvahs were in the
23 basement of the house and you walked down the steps
24 and used it. But it has been a part of Jewish life
25 for centuries and thousands of years.

1 I appreciate your consideration of this
2 issue for all of us that are living here, and we hope
3 our community will continue to grow (inaudible).
4 Thank you very much.

5 MR. HUNTINGTON: Thank you.

6 Is there anyone else who would like to
7 speak? Seeing none, we'll close the public hearing.

8 MR. CROAD: Chair, I just want to note that
9 we received 14 letters of support or e-mails for this
10 project.

11 MR. HUNTINGTON: That's great.

12 MR. CROAD: And I would just remind you to
13 take each one of these items separately. So we're
14 only focusing right now on the rezoning, and then
15 you'll have to open up the public hearing on the
16 special land use.

17 MR. HUNTINGTON: Okay. Commissioners, any
18 questions on the rezoning? Commissioner Martin?

19 MR. MARTIN: If I can remember correctly,
20 in the study meeting, there was something said that
21 because this is directly across the street from the
22 synagogue, that this is the wrong change in zoning.

23 MR. CROAD: Well, what I had stated is that
24 if you recall, when there's an individual lot that's
25 less than an acre, we look at adjacent zoning.

1 And because the synagogue across the street is an R-4
2 zoning, a request for an R-4 is continuous, and that's
3 why we would consider all parcel to be rezoned if it's
4 less than an acre, because it's adjacent to the bigger
5 district, which is greater than an acre.

6 MR. HUNTINGTON: Commissioner Miah?

7 MS. MIAH: I think it makes sense if you
8 have a synagogue across the street, and I think it
9 makes sense to have your Mikvah right across the
10 street. I think it makes sense and it's beautiful.

11 MS. LEVY: Thank you.

12 MR. CULPEPPER: To the chair?

13 MR. HUNTINGTON: Mr. Culpepper?

14 MR. CULPEPPER: I also agree that this
15 should be rezoned because it does meet the rezoning
16 standards. It's consistent with the master plan, and
17 it's (inaudible) when we try to look at the areas that
18 have an acre or more, but this is adjacent to it, and
19 I think it's a compatible site. It's compatible use
20 so it fits right down with the master plan, and I
21 support the rezoning 100 percent. Thank you,
22 Chairman.

23 MR. HUNTINGTON: Thank you.

24 Commissioner Martin -- Commissioner Willis?

25 MR. WILLIS: This is a little bit off

1 topic, but I would just like to say hello to my
2 neighbors. We have a neighborhood here, and just
3 where they are, and so hello, everybody.

4 MR. HUNTINGTON: I think the rezoning makes
5 a lot of sense right here. It's a beautiful
6 structure. It's going to be great in the community,
7 and we're looking forward to it.

8 MS. LEVY: Thank you.

9 MR. HUNTINGTON: Do I have a motion?

10 MR. MARTIN: Approve.

11 MR. HUNTINGTON: Commissioner Martin. We
12 have a motion.

13 Are we ready to vote on this rezoning?

14 MS. MIAH: To the chair.

15 MR. HUNTINGTON: Commissioner Miah?

16 MS. MIAH: I would like to make a motion to
17 the chair that we have a favorable response from the
18 planning department that we accept PZR19-0005, rezone.

19 MR. WILLIS: Second.

20 MR. HUNTINGTON: We have favorable
21 consideration from Commissioner Miah and seconded by
22 Commissioner Willis.

23 All those in favor?

24 THE BOARD: Aye.

25 MR. HUNTINGTON: Any opposed? So the

1 zoning request does pass.

2 Next on the agenda, we have PSLU19-0007,
3 special use request.

4 MR. CROAD: And, again, just to clarify,
5 this is a special land use request of Lahser Road to
6 allow for religious use for single-family residential
7 property located at 22960 West Eleven Mile Road. So
8 now we're just focusing on the use itself.

9 MR. HUNTINGTON: Right. Petitioner, do you
10 have anything else you want to add to this as far as
11 the special use portion?

12 MR. WILSON: I do not.

13 MR. HUNTINGTON: Back to the public. If
14 anyone has any questions or concerns about the special
15 use request, you may step forward.

16 Seeing none, the public hearing portion is
17 closed on the special use.

18 Commissioner, do you have any questions or
19 concerns about the special use of the property?

20 MR. CULPEPPER: To the chair.

21 MR. HUNTINGTON: Commissioner Culpepper?

22 MR. CULPEPPER: I support this special use
23 because, again, looking at the special use of
24 standards and requirements, I think this exceeds
25 what's needed in the area, so I'm 100 percent behind

1 this because it does meet the requirements of the
2 special use. Thank you.

3 MR. HUNTINGTON: Commissioner Martin?

4 MR. MARTIN: To the petitioner, at the
5 study, we asked that you talk to the neighbors in your
6 neighborhood to ask if they had any concerns.

7 MS. LEVY: So I actually spoke with Mr.
8 Spence and got the addresses of everyone who was
9 notified from the city of Southfield, and I sent him a
10 separate letter specifying that if he had any
11 questions or concerns to please contact me. I gave
12 him my e-mail address and my phone number. I did have
13 one woman contact me, but she wanted to find out if we
14 were interested in buying her house. I said not at
15 that price. So no one has approached me with any
16 questions, but if anyone has any questions, I'm
17 available and ready to answer them.

18 MR. HUNTINGTON: Terry?

19 MR. CROAD: Yes. The one thing, because
20 this is a special use, you had indicated (inaudible).
21 We would just like clarification on what your proposed
22 hours of operation are. And they might be different
23 on the weekend versus the week, but just to know that
24 per se, perchance that nobody is going to be there
25 after midnight or -- if you could just clarify that

1 for the record, and we will put that as part of the
2 conditions.

3 MS. LEVY: The usage of the ritual bath has
4 to begin after sundown in the evening. So the first
5 person that would be able to use it would be after
6 sundown. That changes as -- in the summer, we know
7 sundown is much later. The latest time someone would
8 be in the ritual bath would be 11:00 p.m. We would
9 plan to close the Mikvah by 11:15 p.m.

10 MR. CROAD: So, for the record, we'll just
11 say after sundown up until 11:30 p.m. And would that
12 be Monday through Sunday, or on the Sabbath, is it
13 still permitted?

14 MS. LEVY: Yes, on the Sabbath also.

15 MR. CROAD: So that would be one of those
16 special land uses. Thank you.

17 MR. HUNTINGTON: Commissioner?

18 MR. GRIFFIS: I just want to compliment the
19 extra design attention to this building. It's very
20 quaint and simple and a beautiful structure. As you
21 said, there's a lot of modern buildings in Southfield
22 in certain areas and family designs that have big
23 century modern (inaudible) also. I also appreciate
24 the environmental, the low impact of approaches that
25 have been made to the site. And, although, I didn't

1 mention in the rezoning board, because of the lack of
2 intensity, the downgrade and the use from one zoning
3 district to a less intensive zoning district, that
4 will factor in my decision, as well. So I think it's
5 a really interesting project and a good location for
6 the residents.

7 MS. LEVY: Thank you, Commissioner, I
8 appreciate that.

9 MR. HUNTINGTON: Now, I think the special
10 use request is going to be good for the city, and I
11 think it's going to help build a strong community.
12 It's something you need, and I think it's something
13 that the city of Southfield needs. So I'm all for the
14 special use request.

15 Any questions or concerns, Commissioners?
16 Are we prepared to -- actually, recommendation from
17 the planning department.

18 MR. SPENCE: Yes. Thank you. So the
19 planning department does recommend favorable
20 recommendation for the special use request, Lahser
21 Road Mikvah, to allow for religious use on
22 single-family residential property located at 22960
23 West Eleven Mile Road for the following reasons. This
24 is subject to PZR19-0005 to rezone property from RT
25 attached single-family to R-4 single family

1 residential by the city council. The submitted
2 special use, with any conditions recommended by the
3 planning department and the planning commission, will
4 be of such size and character that it will be in
5 harmony with the appropriate and orderly development
6 of the R-4 single-family residential district. The
7 location, size, intensity and periods of operation of
8 the proposed use is designed to eliminate any possible
9 nuisance likely to emanate therefrom which might be
10 adverse to occupants of any nearby permitted uses.
11 The proposed use is in accordance with the spirit and
12 purpose of this chapter and is not inconsistent with
13 or contrary to the objective sought to be accomplished
14 by the chapter and principles of sound planning. The
15 proposed use is of such character and vehicular
16 traffic generated will not have an adverse effect, or
17 be detrimental to the surrounding land uses or
18 adjacent thoroughfares. The proposed use is of such
19 character and intensity and arranged on the site so as
20 to eliminate any adverse effects resulting from noise,
21 dust, dirt, glare, odors or fumes. The proposed use
22 will not be adverse to the promotion of the health,
23 safety and welfare of the community. The proposed use
24 is designed and operated so as to provide security and
25 safety to employees and the general public, and that

1 the proposed use will be allowed after sundown to
2 11:30 p.m. seven days a week.

3 MR. HUNTINGTON: Thank you. The
4 commissioners are prepared to vote. Does anyone have
5 any questions?

6 Commissioner Willis?

7 MR. WILLIS: I would move for favorable
8 approval of PSW (sic) 19-0007, the special use of
9 request of Latson Road.

10 MR. MARTIN: I would second that.

11 MR. HUNTINGTON: I have a motion for
12 favorable consideration by Commissioner Willis,
13 seconded by Commissioner Martin.

14 All those in favor?

15 THE BOARD: Aye.

16 MR. HUNTINGTON: Any opposed?

17 So the special use request does pass and
18 move forward.

19 We have the site plan, PSP19-0006.

20 MR. SPENCE: Again, this is just a
21 reminder, 1,400 square foot building. As I noted,
22 there are some requirements for waivers only because
23 of the religious use on the property itself.

24 MR. CROAD: And to the chair, I mentioned
25 about some additional landscape screening of the

1 parking lot along Eleven Mile, and I think you alluded
2 to some retention?

3 MR. WILSON: Correct.

4 MR. CROAD: If you could address that.

5 MR. WILSON: Again, we wanted to create an
6 environmentally stable area. So in our last city
7 council meeting, we had discussed providing additional
8 landscaping to conceal parking and to address 100-year
9 storms (phonetic) too. So one direction is to provide
10 permeable pavers so doing an asphalt, typical asphalt
11 service, we would do a paver system. That would allow
12 the water to drain and then also to provide some
13 retention towards the south, which would then also
14 help conceal the parking.

15 We would be asking for the variance for the
16 setbacks to the west and to the north. We do have a
17 small area to work in. The intent is to be
18 considerate to the neighbors. I mean, we've done that
19 in regards to scale and in regards to material, adding
20 additional planning to the north, allowing a minimum
21 of 35 feet to the west. We would be able to add
22 additional landscaping. And then as I had just
23 mentioned, the south, we would hope not to have a
24 waiver in regards to landscaping requirements. And
25 when we do meet on the 12th, we will have an updated

1 site plan.

2 MR. CROAD: We were just speaking, I
3 believe, the parking that's proposed accommodates a
4 future addition?

5 MR. WILSON: It does accommodate a future
6 addition.

7 MR. CROAD: So we would recommend that you
8 show those additional couple spaces as to future.

9 MR. WILSON: Correct.

10 MR. CROAD: So that you're not in the over
11 20 percent maximum range. That be one less waiver.
12 And, again, the future, if you want to add any
13 addition and come back at that time.

14 MR. WILSON: Thank you.

15 MR. HUNTINGTON: Commissioners, any
16 questions, concerns about the site plan?
17 Commissioner Denson?

18 MS. DENSON: You mentioned additional
19 landscaping on the -- off of Eleven Mile?

20 MR. WILSON: Off of Eleven Mile on the
21 south side of the property.

22 MS. DENSON: How does it affect the vision
23 of people who are driving down Bell Road?

24 MR. CROAD: Chair, they're required to meet
25 a 25-foot site clearance on the corner, so no lanes

1 can be higher than 30 inches or less than 7 feet. And
2 we would make sure that proposal meets the
3 requirement.

4 MS. DENSON: Thank you.

5 MR. CULPEPPER: To the chair?

6 MR. HUNTINGTON: Commissioner Culpepper?

7 MR. CULPEPPER: Let me say thank you for
8 being so congeal and the steps that it will take
9 leading to the corner. I especially voted on that
10 earlier when you said that you were going to beautify
11 that Eleven Mile Road and put landscaping down that
12 Bell Road. I'm quite sure Commissioner Willis would
13 like that as long as it doesn't distort any view. But
14 let me say thank you for doing this. Adding drainage
15 on the Eleven Mile Road area is great, and beautifying
16 that area is great. So, again, it meets the needs and
17 I think it's an asset. I think that corner is going
18 to be lovely. It's going to be something that's going
19 to be talked about. Pictures are going to be taken,
20 and my hats off to you. You have my support 100
21 percent. Thank you.

22 MS. LEVY: Thank you.

23 MR. HUNTINGTON: Commissioner?

24 MR. GRIFFIS: Again, just figuring out the
25 load testing, the way the building was sited, and it's

1 small. To say that you're still penalized at 50 feet
2 is now available on all sides, because you made an
3 extra effort to get a design to fit the building in.
4 So I would be in support of waivers because, again, of
5 the additional landscaping and the thought that was
6 put into the design. Thank you.

7 MR. HUNTINGTON: Are we prepared to go over
8 the site plan? Recommendation?

9 MR. SPENCE: With regard to PSP19-0006, the
10 planning department does recommend favorable
11 recommendation of the site plan review request of
12 Lahser Road Mikvah, to demolish the existing house and
13 garage on site, constructing a 1,400 square foot
14 Mikvah ritual bath with associated parking and other
15 on-site amenities, property located at 22960 West
16 Eleven Mile Road for the following reasons and the
17 following conditions. Subject to approval, the
18 conditions of PZR19-0005 to rezone .49 acres to R-4
19 single-family and PSLU19-0007 to allow a religious use
20 on residential property. Screen wall required on all
21 sides adjacent to residential zoning. Receipt of
22 waivers from the Zoning Board of Appeals for 21' of
23 landscaping on the west side (25' required, 4' average
24 provided), 5' of landscaping on the north side (25'
25 required, 20' provided), 11'-8" of east side building

1 setback (50' required 38'-4" provided), and 32' of
2 north side setback (50' required, 18' provided). The
3 final detailed landscape plan must be approved by the
4 planning department prior to the project being
5 reviewed by the city council. Exterior lighting will
6 be shielded to prevent spillage of glare onto adjacent
7 properties. The petitioner is to provide a sprinkler
8 system for all landscape areas to encourage
9 preservation of plant materials. The petitioner is to
10 execute a perpetual maintenance agreement for the
11 landscaped and parking areas both on the site and in
12 the right-of-way, which includes maintenance of the
13 storm water detention system. The petitioner is to
14 implement the recommendations made by the Southfield
15 Police Department's Crime Prevention Bureau regarding
16 site security. The building will be constructed in
17 accordance with the elevations shown on sheet A-201
18 dated 7/9/19. Approval of this site plan and/or
19 building elevations represented herein does not
20 constitute nor guarantee approval for signage.
21 Separate approval and sign permits must be obtained
22 from the building department for any proposed signs.
23 The bike racks shall be installed in accordance with
24 Article 4, Section 5.29 (12).

25 MR. HUNTINGTON: Thank you. Commissioners?

1 MS. MIAH: I would like to make a proposal,
2 and we propose that PSP19-0006, site plan review due
3 to a favorable recommendation by the planning
4 department, that we accept and we propose that
5 PSP19-0006 be adopted.

6 MS. DENSON: Second.

7 MR. HUNTINGTON: I have a motion for
8 favorable consideration from Commissioner Miah and
9 seconded by Commissioner Denson.

10 All in favor?

11 THE BOARD: Aye.

12 MR. HUNTINGTON: Any opposed? So the site
13 plan review does meet the requirements. Thank you.
14 Good luck to you.

15 MS. LEVY: Thank you very much.

16 MR. HUNTINGTON: Thank you.

17 Next on the agenda we have PZTA19-0001.

18 MR. SPENCE: We will move forward with
19 PZTA19-0007. This was a site plan request of Jackson
20 Dawson/Cityscape Architects on behalf of the owner,
21 Ari-El Enterprises, to demolish an existing retail
22 building on site and construct a 3,002 gross square
23 foot Comerica Bank with associated parking and
24 other-site amenities.

25 I will move right to the plan. So this is

1 the property. It's located on the south side of the
2 Northwestern Highway just west of Franklin Road and
3 Inkster Road. The particular building in question is
4 looking to be demo'ed and then reconstructed with
5 Comerica Bank is shown in red here in the red circle.
6 It's going to give you an idea of the buildings around
7 it. We'll move to the site plan. So, again, the site
8 plan is for a 3,000 square foot Comerica Bank with a
9 drive-through. You can see the tellers located on the
10 east side of the building. It does meet all of its
11 parking requirements. We do have a landscape waiver
12 that will be required. The minimum setback for the
13 building is 25 feet, and the ordinance requires that
14 50 percent of that being landscaped, so we will need a
15 waiver for landscaping along the Northwestern Highway
16 side.

17 I will point out, as I go back to the
18 image, there's considerable landscaping already in the
19 right of way. So, at least in this case, while they
20 may only have -- or a waiver of landscaping, there's a
21 lot of landscape already between Northwestern Highway
22 road and then the site, the property itself.
23 Elevations for the building, you can see there on all
24 four sides.

25 I do know that at the meeting that we had a

1 couple weeks ago, there was a question with regard to
2 what the interior space would look like, and I'm sure
3 the petitioner will go into that. This is kind of a
4 new concept for Comerica Bank, not so much with regard
5 to having a teller station or a booth but a more open
6 floor plan. I'm sure the petitioner will talk about
7 that in a minute, but this is the proposed floor plan
8 for the building. This does kind of give you a
9 rendering or a view of what that might look like. And
10 with that, I will turn it over to the petitioner.

11 MR. WOODS: Thank you, Mr. Spence.

12 My name is Luke Woods with Cityscape
13 Architects. That's W-o-o-d-s. Cityscape Architects
14 is located at 40850 Grand River Avenue, Suite 200, and
15 that is in Novi, Michigan 48375.

16 I appreciate the introduction. As he
17 mentioned, the interior of that building has a lot to
18 offer that was pointed by the Commission that they
19 would like to see some of the aspects that are going
20 on there. There's a big focus on customer engagement,
21 meeting the customer right at the door, bringing them
22 into the space, and I feel like that would be a great
23 asset to the community and push towards that.

24 As you mentioned, this is a new prototype.
25 So we're very excited that Comerica Bank is looking

1 forward to having their first branch right here in
2 Southfield.

3 A couple of additional points, we've noted
4 the public art requirement. Comerica is comfortable
5 writing a check for the public art fund for an amount
6 that we have yet to determine with the commission here
7 and the planners. I'm looking to get some additional
8 feedback on that. The number that we would use, we
9 had an occupant on our previous site plan approval
10 form, so that's the intent, along those lines.

11 I appreciate the bringing up of the front
12 yard requirement for the 50 percent. To that end, I
13 actually have an additional note. We spoke with Dave
14 (inaudible) today actually. And the fire marshal had
15 mentioned that he's looking for that front northern
16 drive to be 20 feet rather than the 16 that we had
17 previously shown on the plan. So we're looking to see
18 some resolutions towards that hard thought
19 (inaudible). I was looking to push that drive an
20 additional four feet north. This will still allow for
21 hedges in between the drive and the right of way
22 there, as well. So I am looking to get some
23 additional feedback on those points from the planning
24 commissioners, and, hopefully, we can find something
25 agreeable that works out here. It's our goal to get

1 this building on site. So I appreciate all the
2 points. Other than that, I'm open for any comments or
3 questions, and I appreciate your time.

4 MR. HUNTINGTON: Commissioners, any
5 questions, concerns on this project?

6 MR. CULPEPPER: To the chair?

7 MR. HUNTINGTON: Commissioner Culpepper?

8 MR. CULPEPPER: What you have in front of
9 you there, is that the construction of the building,
10 the outside?

11 MR. WOODS: That is correct.

12 MR. CULPEPPER: I missed it last week. Can
13 I see them?

14 MR. WOODS: Yes, absolutely.

15 MR. CULPEPPER: This is the outside?

16 MR. WOODS: That is correct, yes.

17 MR. SPENCE: If I may, to the chair and the
18 petitioner, with regard to the document that some of
19 you are now seeing, I did have a conversation with the
20 fire marshal, (inaudible) and myself earlier and that
21 they were requiring that that driveway be 20 feet
22 instead of 16. I would like to try to retain as much
23 of the landscaping as we can on site.

24 MR. WOODS: I'm with you.

25 MR. SPENCE: So is it possible to move

1 south with that four feet, or does that kind of cause
2 a problem with --

3 MR. WOODS: I appreciate that point. So in
4 moving the building south and losing the landscaping
5 to the south of the building there, unfortunately,
6 it's kind of a toss-up either way. I feel like we
7 have some opportunities to accomplish that.

8 MR. CROAD: So if you can work with us, we
9 would just like to see more green space between that
10 service drive and the road --

11 MR. WOODS: Sure.

12 MR. CROAD: -- whether you take it out of
13 the green space in front of the building or move the
14 building back. That's up to you, but maybe we could
15 go back to the drawing board before you meet with
16 council on the 12th.

17 MR. HUNTINGTON: Anyone else?

18 MR. WOODS: Thank you.

19 MR. HUNTINGTON: Commissioner Miah?

20 MS. MIAH: I'm just anxious coming from --
21 as a youngster coming from that background, I'm really
22 anxious to see this new design. I can't wait to see
23 the interior and how that works. I would like to see
24 that. I can't wait to see the interior, and the open
25 floor plan, I would love to see that. I think it will

1 be an interesting prototype.

2 MR. WOODS: I look forward to it, as well.
3 We have a few slides and renderings here showing some
4 of the tall windows. We're looking for loads of
5 daylight. There we go. So the vestibule, there's
6 some acoustic clouds that are going on in there, some
7 of the blue boxes with the die on the corners of the
8 platforms where the branch manager and some of the
9 other staff are looking to engage a little bit more
10 collaboratively with the customers.

11 Also, on the plan about dead center in
12 there, there's a little hospitality -- including a
13 coffee maker, a fridge and plenty of additional
14 seating. The intent is that the additional furniture
15 that's provided throughout the lobby is where the
16 staff would engage with the customers in a bit more of
17 an informal setting.

18 MR. WILLIS: Just out of curiosity,
19 individuals that will meet the customer, will they
20 have some form of tablet in hand, either shown here,
21 where there's a location where there's a device where
22 you would have access to your account?

23 MR. WOODS: To that point, I feel like the
24 bank is currently reviewing the multiple technology
25 place of contact. So rather than having something

1 (inaudible) on the furniture, along those lines, it's
2 something that they may carry over to the spaces.
3 Whereas in a platform, you get about five corners in
4 the lobby on the floor plan area is where they might
5 review on the larger screen and have more -- aware of
6 technical data.

7 MR. HUNTINGTON: Commissioner Griffis?

8 MR. GRIFFIS: I want to compliment the
9 exterior design. It's a good thing, two beautiful
10 buildings coming to Southfield. Just out of
11 curiosity, do you know how many square feet the
12 building that you're tearing down is and this building
13 is around 3,000 square feet?

14 MR. WOODS: Sure, yes. As he had
15 mentioned, the existing building, I think, is like
16 8,700 or something like that. We are at just about
17 3,000 square feet.

18 MR. GRIFFIS: I think that's an important
19 point that you're maybe a little shy on the
20 landscaping in a couple areas, but you're still
21 probably overall (audible) area, so it should be
22 approved.

23 MR. HUNTINGTON: Anyone else?

24 I think this is actually a wonderful site
25 for you. It fits well. Traffic flow should be good.

1 Additional landscaping definitely will help and, of
2 course, you're going to need the fire department, but
3 overall, I think this is a good site for you. I think
4 it will work out well for you and the city of
5 Southfield. Do we have reservations from the city
6 manager?

7 MR. SPENCE: With regard to PSP19-0007, the
8 planning department does recommend favorable
9 recommendation of the site plan review request of
10 Jackson Dawson/Cityscape Architects on behalf of the
11 owner, Ari-El Enterprises, to demolish an existing
12 retail building on site and construct a 3,002 square
13 foot Comerica Bank with associated parking and other
14 on-site amenities, property located at 29333
15 Northwestern Highway for the following reasons and
16 conditions. Receipt of waivers from the Zoning Board
17 of Appeals for 5.5' of landscaping in the front yard
18 (12.5' required, 7' provided). The final detailed
19 landscape plan must be approved by the planning
20 department prior to the project being reviewed by the
21 city council. Exterior lighting will be shielded to
22 prevent spillage of glare onto adjacent properties.
23 The petitioner is to provide a sprinkler system for
24 all landscape areas to encourage preservation of plant
25 materials. The petitioner is to execute a perpetual

1 maintenance agreement for the landscaped and parking
2 areas both on the site and in the right-of way, which
3 includes maintenance of the storm water retention
4 system. The petitioner is to implement the
5 recommendations made by the Southfield Police
6 Department's Crime Prevention Bureau regarding site
7 security. The building will be constructed in
8 accordance with the elevations shown on sheet A-2
9 dated 5/31/19. Approval of this site plan and/or
10 building elevations represented herein does not
11 constitute nor guarantee approval for signage.
12 Separate approval and sign permits must be obtained
13 from the building department for any proposed signs.
14 Bike racks shall be installed in accordance with
15 Article 4, section 5.29(12). The site shall be
16 designed and developed to contain public works of art
17 in accordance with Section 5.22-5 public art, Article
18 4 general requirements of the zoning ordinance, unless
19 exempted based on the written stipulations.

20 MR. HUNTINGTON: Commissioners, are you
21 prepared to vote on this issue? Can I have a motion?
22 Commissioner Martin?

23 MR. MARTIN: I would like to propose
24 approval of PSP19-0007, site plan review.

25 MR. WILLIS: Second.

1 MR. HUNTINGTON: I have a favorable
2 recommendation from Commissioner Martin and seconded
3 by Commissioner Willis.

4 All in favor?

5 THE BOARD: Aye.

6 MR. HUNTINGTON: Any opposed?

7 So the site plan does move forward. Thank
8 you.

9 MR. WOODS: Thank you.

10 MR. CULPEPPER: Thank you. Good job.

11 MR. SPENCE: Now, if I may, to the chair.
12 Those two items that we had moved to address at the
13 very end of today's meeting. PZTA19-0001, and Mr.
14 Croad will be making those presentations this evening.

15 MR. CROAD: To the chair, PZTA19-0001,
16 which is the zoning ordinance text amendment to amend
17 title V, zoning and planning, chapter 45, zoning of
18 the code of the city of Southfield, which regulates
19 essentially sexually oriented businesses.

20 These text amendments specifically address
21 definitions, prohibited conduct, prohibitions related
22 to children and alcohol, licensing requirements,
23 locations, hours of operation, area requirements, and
24 other revisions as might become necessary for the city
25 of Southfield.

1 In essence, we are updating our zoning
2 ordinance as it hasn't been touched in probably 50
3 years regarding sexually oriented businesses. As a
4 matter of fact, as clarified in the definitions,
5 prohibited sexual encounters, and I know that we've
6 studied this extensively, and we will be making a
7 favorable presentation for you to consider regarding
8 those amendments.

9 We're required to have a public hearing,
10 and I'll be happy to answer any question after the
11 public hearing has been closed.

12 MR. HUNTINGTON: I would like to take this
13 time to open this to the public. If anyone has any
14 questions or concerns, please step forward. State
15 your name and address for the record, and you'll have
16 three minutes to speak. Seeing none, I'll close the
17 public hearing, and we'll present it to the
18 commissioners. Any concerns or questions?

19 MR. CULPEPPER: To the chair.

20 MR. HUNTINGTON: Commissioner Culpepper.

21 MR. CULPEPPER: Again, as I've stated
22 numerous times in our study sessions, I applaud the
23 planning department for being proactive. Currently,
24 we do not have any of these establishments set up in
25 Southfield, and hopefully we don't. But what the plan

1 is is to have regulated (inaudible) for just in case
2 something happens. So, again, I applaud this
3 amendment, this text, because if something comes up,
4 we know the directions and we know the regulations
5 that we can have in place. So, again, I am 100
6 percent behind this text for those reasons. Thank
7 you, chair.

8 MR. HUNTINGTON: Anyone else?

9 I think it's important that we do changes
10 on zoning. It's very old, outdated. You know, things
11 have changed, morals have changed, and it's time that
12 we change our zoning, to check and preserve our
13 planning of zoning for the health and safety and
14 welfare of our customers, of our patrons of the
15 business, as well as the citizens of the union. It's
16 important that we have our zoning intact, and we can
17 regulate these type of businesses and control these
18 types of businesses because they will continue to grow
19 as morals change, situations change into the future.
20 So I think it's great for the mayor to take the time
21 to look at the zoning and make appropriate changes to
22 the zoning.

23 Commissioner Martin?

24 MR. MARTIN: I have a question. In the
25 hours of operation, the hours listed are from 12:00

1 a.m. to 7:00 a.m. Can we -- in the study session
2 change it from 2:00 a.m. to 7:00 a.m.? I was
3 wondering if that was a change.

4 MR. SPENCE: Yes, if I may, to the chair,
5 here in our discussion with the city attorney, the
6 city attorney did recommend the change from midnight
7 to 7:00 p.m.

8 MR. HUNTINGTON: That's it?

9 MR. MARTIN: Yes.

10 MR. HUNTINGTON: Commissioner Willis?

11 MR. WILLIS: I have one question with the
12 definition. I think we discussed the word, lewd,
13 during one of our study sessions. And it is just --
14 it's included in one of the statements, but it's not
15 been found in the statute. I'm just wondering -- I'm
16 looking for -- is it under prohibited conduct? I
17 found it.

18 MR. CROAD: For the chair, we would
19 recommend that you move this forward and we get
20 clarification from the city attorney. If it's found
21 in the state law, then we don't need to do anything.
22 If not, we will add it to the regulations that are
23 moving forward to city council.

24 MR. WILLIS: My concern is the one word. I
25 would accept that.

1 MR. HUNTINGTON: Any other questions or
2 concerns?

3 MR. CULPEPPER: To the chair.

4 MR. HUNTINGTON: Commissioner Culpepper?

5 MR. CULPEPPER: I recommend favorable
6 recommendation for PZTA19-0001, with the caveat that
7 the planning department does clarify the word, lewd,
8 up for the chair.

9 MS. MIAH: Second.

10 MR. HUNTINGTON: We have a motion for fair
11 consideration from Commissioner Culpepper and seconded
12 by Commissioner Miah.

13 All in favor?

14 THE BOARD: Aye.

15 MR. HUNTINGTON: Any opposed?

16 So the zoning has passed and moves forward.
17 Thank you. Go ahead.

18 MR. SPENCE: Our next public hearing is
19 PZTA19-0002, which is a council-initiated zoning
20 ordinance text amendment to amend Title V, zoning and
21 planning, chapter 45, zoning of the code of the city
22 of Southfield by amending Article 2 definitions and
23 Article 4 general requirements, Article 9 office
24 service district, Article 10 ERO/ERO-M education
25 research office district/education research office,

1 limited district, Article 18 general business
2 district, Article 19 I-L light industrial district,
3 and Article 20 I-L district and other amendments as
4 needed.

5 These text amendments specifically address
6 anything from medical marijuana facilities to growers,
7 processors, safety compliance centers and provisioning
8 centers/retail establishments in the city and amends
9 the Northland Overlay Development District regulations
10 to allow for medical marijuana facilities, as well as
11 car dealerships and other revisions as may become
12 necessary for the city of Southfield.

13 Again, basically, this is outlining or
14 proposing. One of the items through our investigation
15 is reviewing the definition of a hotel related to
16 updating the definition of hotel. I think the
17 definition that was used is 50 years old and it needs
18 to be modernized. We also are excluding from
19 prohibited uses, automobile new sales, as well as
20 marijuana facilities and allowing them as use of
21 (inaudible).

22 Scheduled regulations, the five medical
23 marijuana facilities, including safety compliance
24 facility, growers, processors, secure transporters,
25 provision center, the definitions come from the state

1 law. The maximum in the city is basically per zoning,
2 meeting our zoning requirements. Potential zoning
3 districts are based on similar types of uses and some
4 of the regulations are detailed. Again, our
5 separation requirements are based upon what the state
6 law allows, as well as other types of similar uses
7 that are regulated currently by the city of
8 Southfield. The hours of operation that are being
9 proposed are basically 9:00 a.m. to 9:00 p.m. Monday
10 through Friday; Saturday, 9:00 a.m. to 6:00 p.m. and
11 Sunday, 10:00 a.m. to 6:00 p.m. for grower, processor
12 and provision center. We've added an additional half
13 an hour before and a half an hour after for secure
14 transport. The safety compliance facilities similar
15 to our medical labs do not have any restrictions on
16 the hours of operations.

17 And we have a breakdown for each of them.
18 We have mapped out potential areas set for each of the
19 five medical marijuana facilities. The safety
20 compliance facility would be allowed a B3 OSEROEROM
21 where our current medical labs are (inaudible). The
22 grower is most similar to light industrial, and there
23 are potentially 27 sites in our light industrial
24 districts located along Eight Mile and Telegraph Road,
25 exclusive of Parkland (phonetic) would be our

1 processors most similar to light industrial,
2 industrial districts. And, again, there's
3 approximately 27 potential sites that would qualify,
4 the secure transporter, similar to other similar uses
5 in our light industrial districts. And, again,
6 there's -- in this particular case, there's a
7 potential of 31 potential sites. And then our
8 provision centers are similar to our highest
9 classification of retail, our general business. And
10 given the setback requirements, there's a potential of
11 24 sites exclusive to Parkland.

12 When we look at the Northland property,
13 we've done an analysis of potential locations on the
14 Northland site, excluding day care buffer, religious
15 institution buffer and residential buffer. And those
16 are parcels that haven't been already allocated to
17 another type of use. There's a potential from
18 anywhere from 49 to 57 acres that would qualify.

19 Now, we had done an analysis of if
20 residential were added to the mix of Northland, given
21 the previous exclusion zones that were on the
22 Northland site property that would be developed. But
23 since this is a self-contained development, we have
24 eliminated any buffer requirements within the parcel,
25 and they still have to be buffer requirements for any

1 use outside of the former Northland Center site.

2 We also amended the Northland development
3 standards matrix, eliminating some of the more
4 stringent setback requirements and minimum standards.
5 We've allowed drive-through restaurants as an endcap
6 building when attached to three other retail
7 establishments. We've eliminated the building 2
8 requirement and the number of the zones and the
9 minimum square footage of a large format retail. And
10 then based on the design concepts' landscape
11 screening, we've added the four potential landscape
12 screening elements, including ornamental screen fence,
13 (inaudible) green screen hedge, artistic screen fence
14 and stone screen wall. And, finally, under permitted
15 uses we've allowed auto/truck sales and showrooms in
16 our shopping district. We've allowed all five of the
17 medical marijuana facilities as licensed by the state
18 within the Northland Center property.

19 So that is a summary of the proposed
20 changes. You would have the specific regulations in
21 your packet. And at the public hearing, I would be
22 happy to answer questions that the commission may
23 have.

24 MR. HUNTINGTON: Thank you.

25 I want to say one thing too. I know

1 (inaudible) taking pictures. This information, is
2 that something you can pull up on-line?

3 MR. CROAD: This information is available
4 at the counter in the building department, and it's
5 anytime between 8:00 and 5:00. And they can come up
6 and request to review it. We will post this on our
7 interactive websites so that people can look at the
8 PDF version of this, or you can contact our office to
9 make copies. Thank you.

10 MR. CULPEPPER: This is a public hearing.
11 I would like to take this time to open it to the
12 public. If anyone has any questions or concerns about
13 this ordinance, just step forth, please. State your
14 name and address. Seeing none, I close the public
15 portion.

16 And commissioners, do we have any questions
17 or concerns about this change?

18 MR. MARTIN: Mr. Chair?

19 MR. HUNTINGTON: Commissioner Willis? I
20 mean Martin.

21 MR. MARTIN: Under provisions on page 6 of
22 the document, item 35, school means that include
23 building use (inaudible), I believe that should be
24 changed because of the school we have closed. The
25 schools being used or previously used to identify the

1 schools because --

2 MR. CROAD: Well, to the chair, if the
3 school building is not being used for school purposes,
4 it's a separation of the use, not the building itself.
5 Because we take our separation from the property line
6 of those uses that we're trying to protect. So if
7 there's a vacant school building that's not being used
8 for school purposes, then we wouldn't take the setback
9 requirement from there.

10 Now, in the future, if a school use entered
11 into it, in the future, the medical marijuana facility
12 would have to meet that setback.

13 MR. MARTIN: The point being that if the
14 school -- and it closes, you allow medical marijuana
15 facilities to be there and then the school reopens,
16 which we have no control over, you violate -- you put
17 the school in the medical marijuana location. We're
18 in violation of --

19 MR. CROAD: Well, I can't specifically
20 address the drug-free zone, which is a federal law,
21 which requires a 1,000 foot separation. However,
22 they -- those medical marijuana facilities that are
23 established prior to -- legally established prior to
24 change of use would become legal, so they would not be
25 in violation.

1 And, again, it's hard to postulate what any
2 future use may be. We have to -- we always have to
3 look at what the current standards are.

4 MR. MARTIN: Moving along to north
5 facilities, item 13, minimal waste shall be properly
6 moved and properly assisted, the waste disposal or
7 maintaining adequate -- I believe that the state has
8 solid waste -- has solid hazardous waste regulations
9 on it. And I think that should be represented at the
10 generality as line 13.

11 MR. CROAD: Fair enough. And a legal
12 business is licensed through the state, still have to
13 comply with state requirements regardless of what we
14 have in ours, but point taken. We'll take a second
15 look at it as it goes forth.

16 MR. MARTIN: I'm not saying rule out the
17 whole thing, just reference that the state has
18 outlines that they have to follow rather than having
19 to go back and look it up. So you know it's pointed
20 out that they have requirements that they have to
21 be -- that's basically it.

22 MR. HUNTINGTON: Thank you, Commissioner
23 Martin. Anyone else? Commissioner Denson?

24 MS. DENSON: I'm glad that we are
25 addressing the medical marijuana.

1 UNIDENTIFIED SPEAKER: Turn your mike up.

2 MS. DENSON: I'm sorry. I'm okay with it
3 except for putting it in the Northland Overlay
4 District. And, also, I don't know -- I mean,
5 I don't -- I don't think that it's (inaudible). But
6 in the future, I think that the medical and the
7 recreational marijuana will be the same. So that's
8 why -- and we -- I thought we had a plan for the
9 Northland -- and the Northland site plan -- or
10 planning, and it didn't include marijuana, you know
11 either medical or -- marijuana, period. It didn't
12 include it and so I don't think we should include it
13 now.

14 Now, if we have a plan and it's a good
15 plan, then maybe we can consider it, but in terms of
16 just allowing it or -- yeah, allowing it in the
17 ordinance without a plan, I mean, I don't think -- I
18 don't feel it should be allowed.

19 MR. CROAD: If I could -- again, you're
20 entitled to your comments. This is council directed
21 for us to allow it. If you look on the screen,
22 there's probably three dozen permanent uses at
23 Northland originally, although, truck sales and
24 showrooms and medical marijuana were prohibited.
25 Counsel has directed to add them as one of the three

1 dozen permanent uses. So the plan is still the plan.
2 It's just allowing these additional uses to be part of
3 the mix of mixed uses. And, again, this is council
4 directed. So if we try to come up with reasonable
5 regulations based on what the state statute says based
6 on other similar type of uses, we're just adding these
7 similar uses.

8 So, again, you can all vote the way you
9 feel but this is -- again, council was directed to
10 come up with regulations for all these five businesses
11 and to come up with parameters and where they're
12 located. I just wanted to state that for the record.

13 MR. HUNTINGTON: Thank you. Anyone else,
14 comments?

15 I just wanted to say too, I think as
16 marijuana becomes more socially acceptable and
17 considered legal, it's time that we do address our
18 issues. And I think actually it's a good move to
19 really allow it in this district. It's not saying
20 it's going to be there. But if the plan is right, it
21 could be, which is always a possibility for the city
22 of Southfield and for the developers to develop this
23 large property, but things will change. New
24 regulations are changing every day as we speak, so
25 it's time that we get with the change also. I think

1 adding this new regulation and even for car
2 dealerships, there's plenty of land there, there's
3 plenty of space. If it's done properly and it's a
4 good plan, I think it can work out, but we do need to
5 address it. And all we know right now it's a
6 possibility for it to be there. I'm not saying it's
7 going to be there.

8 MR. CROAD: And I just want to point out
9 that should there be a proposal for any of these types
10 of uses, it has to come back through the process of
11 the planning commission and the city council. So this
12 is, again, just allowing the eligibility should there
13 be a plan for medical marijuana facilities, truck
14 sales showrooms, restaurants, hospitals, whatever, it
15 has to come back through the process.

16 MR. HUNTINGTON: Right. Anyone else?
17 Commissioner Griffis?

18 MR. GRIFFIS: I think that was the greatest
19 part of these (inaudible) districts is that the
20 increased creativity in the plans and a higher level
21 of design standards, it sounds like that's still here
22 and just the additional ability to review the projects
23 and really push for the best design for that project
24 and any adjacent uses. The Northland master plan was
25 very ambitious, very exciting. I hope it still gets

1 built the way it's designed for the most part.
2 Somebody has to go first, you know, so I think, like
3 you said, while it's just -- it's not a green light,
4 it's not a rubber stamp. The rules are still here,
5 and the additional levels of the designs are still
6 here. So I don't know that it's really that big of a
7 change right now to do the -- to what could be the
8 full development at the end, so I'm not opposed to it.

9 MR. CROAD: And, again, if I could point
10 out that those development standards are still in
11 place. I've shared those with you, all the perimeter
12 and landscaping, the gateway features, the wall
13 designed with common theme and element to the
14 (inaudible), whether this gets developed as 100
15 separate pieces or five major pieces, they will all be
16 designed with the same higher standards for
17 architected landscaping screening and so forth. So at
18 the end of the day, whether it's 20 or 30 years from
19 now, it will look like a fully developed, beautified
20 project.

21 MR. HUNTINGTON: Commissioners? Anyone
22 have questions, concerns? Do I have a motion?

23 MR. CROAD: I would suggest a roll call
24 vote on this.

25 MR. HUNTINGTON: Let's do a roll call vote

1 once a recommendation is made. Motion?
2 MR. CULPEPPER: To the chair?
3 MR. HUNTINGTON: Mr. Culpepper?
4 MR. CULPEPPER: I recommend favorable
5 consideration for PZTA19-0002.
6 MR. WILLIS: Support.
7 MR. HUNTINGTON: I have a favorable
8 recommendation from Commissioner Culpepper, supported
9 by Commissioner Willis.
10 We're going to do a roll call vote.
11 MR. SPENCE: Mr. Culpepper?
12 MR. CULPEPPER: Yes.
13 MR. SPENCE: Dr. Denson?
14 MS. DENSON: Nay.
15 MR. SPENCE: Mr. Griffis?
16 MR. GRIFFIS: Yes.
17 MR. SPENCE: Mr. Huntington?
18 MR. HUNTINGTON: Yes.
19 MR. SPENCE: Mr. Martin?
20 MR. MARTIN: Yes.
21 MR. HUNTINGTON: Ms. Miah?
22 MS. MIAH: Nay.
23 MR. SPENCE: Mr. Willis?
24 MR. WILLIS: Perhaps my most reluctant yes.
25 MR. CROAD: The motion carries 5 to 2.

1 MR. HUNTINGTON: Motion carries.

2 Commissioner Denson?

3 MS. DENSON: I just wanted to state that I
4 would like -- the way that we are addressing the
5 marijuana, I just don't like it, and the Northland
6 so...

7 MR. HUNTINGTON: Thank you. I appreciate
8 your comment.

9 So next on the agenda, we have the approval
10 of the minutes.

11 MR. CULPEPPER: To the chair?

12 MR. HUNTINGTON: Commissioner Culpepper?

13 MR. CULPEPPER: I recommend we go through
14 the minutes from the June 10th, 2019 study meeting,
15 also the June 26th, 2019 regular meeting.

16 MR. WILLIS: Support.

17 MR. HUNTINGTON: I have a motion by
18 Commissioner Culpepper and supported by Commissioner
19 Willis.

20 All in favor?

21 THE BOARD: Aye.

22 MR. HUNTINGTON: Next on the list, we
23 have -- agenda, we have miscellaneous. Do we have any
24 miscellaneous today?

25 MR. SPENCE: If I may? Through the chair,

1 for your August meetings, we will not have a meeting
2 next week. We are preparing on the (inaudible)
3 project for you for the school. That will be your
4 RDDP, so of the residential development district plan
5 will be coming before you. It was something that was
6 approved by council a couple months ago. So we do
7 have our first residential development plan coming to
8 the planning commission next month. That will be on
9 August 14th so we will not have a meeting next week.

10 MR. HUNTINGTON: Thank you. If there's no
11 other business, this meeting is adjourned.

12 (Meeting concluded at 8:39 p.m.)

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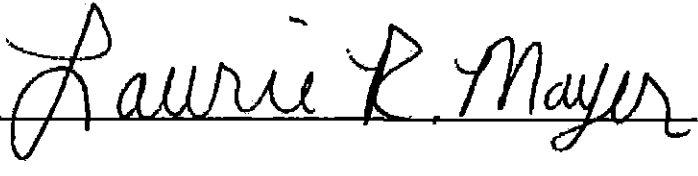
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1 CERTIFICATE OF REPORTER
2
3 STATE OF MICHIGAN)
4) SS
5 COUNTY OF WAYNE)
6
7 I hereby certify that I reported
8 stenographically the foregoing proceedings and
9 testimony under oath at the time and place
10 hereinbefore set forth; that thereafter the same was
11 reduced to computer transcription under my
12 supervision; and that this is a full, true, complete
13 and correct transcription of said proceedings.
14
15
16
17
18
19
20 
21 _____
22 Laurie R. Mayer, CSR-5385
23 Notary Public
24 Wayne County, Michigan
25 My Commission expires: August 9, 2019