

**MINUTES OF THE CITY OF SOUTHFIELD PLANNING COMMISSION
REGULAR MEETING OF JULY 19, 2023
6:30PM**

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

Planning Commission Members Excused: Dr. Stephens Gunn

Staff Present: Deputy City Planner Paison

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

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

Griffis asked if there were any Announcements or Communications. Paison noted he had none at this time.

Griffis called for the first item.

PCZR23-0001(PUBLIC HEARING) is a Conditional Rezoning Request of Lahser & 10 Mile LLC, to conditionally rezone from OS Office Service to B-1 Neighborhood Business, property located on the east side of Lahser Road south of 10 Mile Road, Sidwell Parcel 24-27-101-003, Section 27, City of Southfield, Oakland County, State of Michigan.

PSP23-0011(SITE PLAN REVIEW) is a Site Plan Review for Lahser & 10 Mile LLC, to allow for the construction of 9,860 sq ft multi-tenant building including urgent care, pharmacy, and retail located on the east side of Lahser Road south of 10 Mile Road, Sidwell Parcels 24-27-101-003 & 24-27-101-004, Section 27, City of Southfield, Oakland County, State of Michigan.

Paison presented the basic information on the property and summarized the proposal. He noted that the rezoning would change the parcel from OS Office Service to B1 Neighborhood Business with conditions. He invited a representative for the project to speak in front of the commission.

Carol Thurber, of 48680 Van Dyke, Shelby Township, a representative of the project, spoke briefly and noted that revisions had been made based on the commissioners' comments. Revisions include a shift in vegetative plantings, as well as some text changes to include in their list of excluded conditions.

Martin asked about the number of barrier-free spaces shown on the plan and adding one-way signage for the north drive aisle. Thurber explained that the plan exceeds the requirements for the type of use proposed and that stated that they would add signage making it clear the north drive aisle is one-way.

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Gruber asked about the feasibility of including the drive thru window and expressed confusion whether or not the general public would be able to use the drive thru window or just patients. Thurber clarified that the window would be open to the public if needing to pick up any prescriptions.

Willis asked about the neighborhood business aspect of the zoning district and noted that he did not see any deterrents for children from the nearby school the crossing street to get to the proposed site. Thurber stated that after researching more into the current conditions she thought the fencing around the school site along Lahser would funnel children out nearer the crossing at the intersection.

Bernoudy asked for clarification on the use radius of the pharmacy. Thurber stated that general rule is a 2-mile radius of the site is who will get the most use out of a pharmacy.

Griffis stated moving the plantings over to its new location for land banked parking allows for the most flexibility for the site and also noted the use of the project is good for the area.

Griffis asked for the Planners Recommendation from Planner Paison.

Griffis called for a motion on PCZR23-0001. Martin made a motion for Favorable Recommendation, supported by Bernoudy. Ayes: Bernoudy, Goodwin-Dye, Griffis, Gruber, Martin. Nays: Willis. Motion carries.

Griffis called for a motion on PSP23-0011. Martin made a motion for Favorable Recommendation, supported by Goodwin Dye. Ayes: Bernoudy, Goodwin-Dye, Griffis, Gruber, Martin. Nays: Willis. Motion carries.

Griffis asked for the next item.

PSLU23-0009(PUBLIC HEARING) is a Special Use Request by Joseph Nativ to allow for a group daycare (maximum 12 children) in an existing home, located at **24346 Pierce Ave**, Sidwell Parcel 24-25-251-001, to the southeast corner of Pierce Ave and Stratford Dr, Section 25, City of Southfield, Oakland County, State of Michigan.

Paison presented a summary of the request. He then invited the applicants up to answer any questions the commission had.

Joseph and Deborah Nativ of 24346 Pierce Ave noted that they had taken the commission's comments into consideration concerning parking and traffic. Joseph noted that the current conditions allow for a total of 9 parking spaces. He also noted that their main clientele would be located within ½ mile of the site, and many would walk their kids to and from the home.

Mr. Nativ stated that according to the state licensing handbook, it encouraged users to utilize the nearby parks in addition to their home. He stated that safety training is required and that his wife also had 20 years of experience in childcare.

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Griffis opened up the public hearing for PSLU23-0009

Devorah Gold 15110 Dartmouth St of Oak Park stated that there is a statewide shortage of childcare facilities. Noted that the state licensing requirements are very comprehensive.

Yisrael Indich of 16435 Stratford Dr is a neighbor to Mr. and Mrs. Nadiv and spoke in support of the daycare.

Carmen Evans of 26443 Pebbleview is another neighbor to the applicants and also spoke in support of the daycare.

Ezra Rakowski of 24318 Pierce Street is another neighbor and spoke about the concern for parking issues in the morning during drop-off times being unnecessary. Stated that the normal pattern is staggered.

Hannah Stimitz of 25680 Southwood Drive is the director of a childcare center; she spoke of the shortage of childcare facilities and gave her support for the applicant.

Joe Farmer of 16951 New Jersey Street is a neighbor and asked about the maximum number of children allowed, (12) and spoke about the frequency of wildlife coming through and the safety aspect of the wildlife in the neighborhood.

Griffis closed the public comment

Mr. Nadiv addressed the comments made in the public comment section. Stated that the maximum number of children allowed is 12 but that there is no age limit. Mrs. Nadiv stated that most of the wildlife runs away when people come close.

Griffis offered the commission the opportunity to ask questions.

Martin asked for clarification on whether their own children counted towards the 12 children maximum allowed by the state. Mr. Nadiv stated that they did not.

Willis asked if they would be serving meals while they are there. Mrs. Nadiv stated the kids would bring their own lunches, but she planned to provide 2 snacks each day.

Goodwin Dye asked if the daycare would be open to all of the public or only close neighbors. Mrs. Nadiv stated she was open to all children but would be basing her schedule around the Jewish holidays.

Bernoudy asked about the safety issues addressed. Mr. Nadiv stated that there is one issue related to the number of egresses' that are required but stated that it was currently in the process of being addressed.

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Bernoudy asked for clarification on the number of children allowed and whether the applicants children counted towards the maximum. Mrs. Nadiv noted that according to state guidelines, they were allowed to have a maximum of 12 additional children in addition to their own children in the house.

Bernoudy asked about logistics of the number of bathrooms in the house. Griffis stated that they were sufficient according to the state guidelines.

The commission asked the planning department if the applicant would be limiting themselves by committing to the current hours of operation stated on the record. The applicant stated they would like to have the option to extend their hours to 7:30am – 6pm in the future. The commission found those hours acceptable.

Griffis asked for the Planners Recommendation.

Griffis called for a motion on PSLU23-0009. Goodwin-Dye made a motion for Favorable Recommendation, supported by Martin. Ayes: Goodwin-Dye, Griffis, Willis, Gruber, Martin. Nays: Bernoudy. Motion Carries.

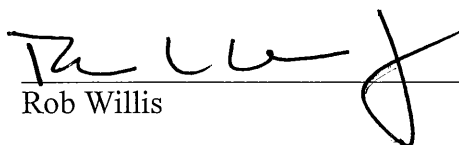
Griffis asked for approval of the minutes. Martin made a motion for approval of the minutes. supported by Goodwin-Dye. Ayes: Bernoudy, Goodwin-Dye, Griffis, Willis, Gruber, Martin. Nays: None. Motion Carries.

Griffis opened the Public Comment portion of the meeting.

Joseph Nadiv of 24246 Pierce Street asked if the city had any plans to repave, or improve the neighborhood roads in the near future? Noting the terrible state that the roads were in and the need for urgent work. Planner Paison suggested that the Engineering department would be good to reach out and if not, then the City Council.

Joe Farmer 16951 Pierce Street spoke on the need for the roads in that are to be repaired. He also noted that the surrounding neighborhood roads have been repaired but that it is still flooding during certain times.

Griffis adjourned the meeting at 7:36pm.


Rob Willis

08.23.2023
(date)