

CITY OF SOUTHFIELD PLANNING COMMISSION
July 24, 2024

CITY OF SOUTHFIELD

PLANNING COMMISSION

Council Chambers - Southfield, Michigan

Wednesday, July 24, 2024 - 6:30 p.m.

Video recording transcribed by

Janice P. Yates, CER-9181.

COMMISSION MEMBERS AND STAFF PRESENT:

Jeremy Griffis, Chair

Cynthia Bernoudy, Commissioner

Ghana Adell Goodwin-Dye, Commissioner

Andrea Storch Gruber, Secretary

Anthony Martin, Commissioner

Robert Willis, Vice-Chair

Alex Bollin, City Planner

Terry Croad, Director of Planning

Thomas Paison, Deputy City Planner

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1 Planning Commission Meeting

2 Wednesday, July 24, 2024

3

4 (At 6:30 p.m., meeting begins.)

5 CHAIR GRIFFIS: Good evening. I'd like to
6 call this meeting to order. This is the City of
7 Southfield regular meeting of the Planning Commission,
8 July 24, 2024. Can we all please stand for the Pledge
9 of Allegiance, please?

10 (Pledge of Allegiance recited.)

11 CHAIR GRIFFIS: Can we have a roll call,
12 please?

13 MR. BOLLIN: Yes, sir. Commissioner Bernoudy?

14 MS. BERNOUDY: Present.

15 MR. BOLLIN: Commissioner Goodwin-Dye?

16 MS. GOODWIN-DYE: Present.

17 MR. BOLLIN: Commissioner Griffis?

18 CHAIR GRIFFIS: Here.

19 MR. BOLLIN: Commissioner Gruber?

20 MS. GRUBER: Present.

21 MR. BOLLIN: Commissioner Martin?

22 MR. MARTIN: Here.

23 MR. BOLLIN: Commissioner Willis?

24 V. CHAIR WILLIS: Here.

25 MR. BOLLIN: And Commissioner Stephens-Gunn

1 is excused. We do have a quorum.

2 CHAIR GRIFFIS: All right. Can we have a
3 motion to approve the agenda, please?

4 MR. MARTIN: To the Chair, motion to approve
5 the July 24th agenda as provided.

6 V. CHAIR WILLIS: Support.

7 MS. BERNOUDY: Second.

8 CHAIR GRIFFIS: We've got a favorable motion
9 by Commissioner Martin, supported by Commissioner
10 Willis. All in favor?

11 FULL COMMISSION: Aye.

12 CHAIR GRIFFIS: Opposed?

13 (No response.)

14 CHAIR GRIFFIS: None. All right. The
15 agenda is approved.

16 Are there announcements and communications?

17 MR. PAISON: Not at this time, Mr. Chairman.

18 CHAIR GRIFFIS: All right. The first -- or
19 first address with three different items. There's a
20 public hearing conditional rezoning, a public hearing
21 special use, and a site plan review, all for 19991
22 West 12 Mile Road.

23 MR. PAISON: Just a correction on that. The
24 public hearings for this were held two months ago.
25 This is actually just for final action to answer your

1 questions.

2 CHAIR GRIFFIS: Okay.

3 MR. PAISON: I should have crossed that out
4 on the agenda. But I just wanted to clarify, the
5 public hearings were already held in May.

6 MR. CROAD: Right. They were held on
7 May 22, 2024. But the petitioner was directed to do a
8 traffic study and review drainage issues on the site.
9 So, they're here tonight, after Mr. Paison does a
10 brief introduction, to respond to those and share the
11 summary of the results from the traffic study.

12 CHAIR GRIFFIS: Okay.

13 MR. PAISON: Given that it's been two
14 months, I'll do a quick overview of the project just
15 to refresh everyone's memory. And then, we can move
16 on to the traffic study.

17 This is on the corner of Evergreen and
18 12 Mile. It is -- existing zoning is B-2 Planned
19 Business. There's proposed conditional rezoning to
20 B-3 General Business. The conditional rezoning is
21 actually, the use is being limited to just gas
22 station. It will be like a single-use conditional
23 rezoning.

24 They are doing daily operation, 6 a.m. to
25 10 p.m. They will have six full-time equivalent

1 positions, the max per shift will be one normally, two
2 during shift change.

3 Just a quick look at the current zoning,
4 B-2. As I said, that is being proposed to change to
5 B-3. And future land use, which is similar, it's a
6 local mixed use, which B-2 or B-3 would be consistent
7 with. Let me see if we can get this to advance.
8 There we go.

9 Current zoning, B-2; these are all the uses
10 that would be permitted in the B-2. There is a number
11 of office and commercial uses, restaurants, and
12 special land uses. With the proposed rezoning to B-3,
13 normally it would allow all these uses except for the
14 conditional rezoning being proposed; they're all being
15 crossed out except for gasoline station. So, this
16 will be -- anybody who wanted to do another B-3 use
17 would have to come back and get this conditional
18 rezoning modified in the future.

19 Just a site aerial showing the corner where
20 the existing branch bank is going to be demolished,
21 should this project be approved to produce the Kroger
22 fuel. Some existing photos of the site where the
23 branch bank is.

24 This is the site plan. You can see they've
25 got a small kiosk in the middle, where there'll be an

1 attendant. You've got your gas pumps, tanks are up
2 there at the north end, a couple of parking spaces, a
3 past walkway over to the sidewalk and to the bus stop.

4 This is actually the landscape plan. You
5 can see there are trees and shrubs on the frontage and
6 a little bit of a landscaped area there between them
7 and the interior drive to help control traffic
8 movement.

9 This is the floor plan of the building. As
10 you can see, it's quite small. It's the cashier
11 office area and a restroom; not much to it other than
12 that.

13 Elevations, you can see the canopy, the
14 pumps, and the small kiosk area for the attendant.
15 Side elevations. This is a rendering just showing
16 roughly how this would look with the store next door
17 kind of shown in the background. And off to the back,
18 there is the 12 Mile, where you can see the former
19 Huntington Bank across the street.

20 The traffic study recommendations, I'm just
21 going to summarize this. The traffic study was done
22 by a traffic engineer. He had a number of
23 recommendations. I put these on two slides. Then, we
24 have the traffic improvement plan that was provided by
25 the applicant.

1 First one was to add yellow cross hatching
2 adjacent to the curb along the storefronts to further
3 emphasize that this is no parking and no standing in
4 that area that is a fire lane. One of the problems is
5 that people are stopping vehicles and getting out and
6 grabbing stuff from like Kroger, the Subway, Little
7 Caesars. Upgrade the signage on that north site
8 driveway to Evergreen. Right now, there's one Do Not
9 Enter sign, I believe. They want to supplement the
10 second Do Not Enter sign on the other side of the
11 driveway, wrong way signs on both sides, to try to
12 make sure people understand that that really is not
13 ideal.

14 A long-term mitigation would be to
15 reconfigure the driveway as a right in, right out, and
16 close the existing median open -- median opening
17 located slightly north of the driveway where people
18 are crossing over, because that's why they're exiting
19 there.

20 I did talk to our traffic engineer at the
21 city, and he agreed that that crossover location is
22 causing a lot of unfortunate turning movements. And
23 then, when Evergreen is reconstructed at some point in
24 the future, because it was done not long ago, he would
25 recommend closing that crossover lane at that time.

1 But like we said, Evergreen was constructed just a few
2 years back. They probably won't be reconstructing
3 Evergreen for a few years yet. Though in Michigan,
4 you know, it's always -- roads are always up for
5 reconstruction eventually.

6 Number three, they want to install a stop
7 sign on the east side driveway approaching 12 Mile.

8 It looks like that's just a missing stop sign.

9 Install concrete bumpers on the grass area adjacent to
10 the Tim Hortons parcel, which is on the other side of
11 the shopping center, because people are cutting across
12 like the lawn area, you can see it. They looked at
13 the whole shopping center comprehensively.

14 Install pavement markings delineating all
15 driveways, inbound and outbound lanes, and ensure all
16 crosswalk markings are clearly visible. So, all that
17 needs to be refreshed. And create a larger striped
18 area from -- across from the Kroger entrance, so that
19 that is clearly not a place you should be parking or
20 stopping a car. That also will appear on the plan.

21 Additional Kroger pick-up signage to make it
22 clear that if you're doing a Kroger Clicklist pick-up,
23 you know where you're supposed to be; not in front of
24 the store, in the actual pickup spaces. And a
25 no right turn symbol sign on the Kroger fuel station

1 drive adjacent, so that they're not making a right
2 turn into that entrance-only.

3 So, this plan just sort of illustrates, you
4 can kind of see where they're making changes on here.
5 They've got it labeled and called out, the stop signs
6 that are being added, the wrong way, do not enter
7 signs, the no right turn signs, the added parking
8 blocks, the stop sign onto 12 Mile. This is just a
9 summary of those seven interventions. You can also
10 see that large bar area in front of the Kroger grocery
11 store there to create that pedestrian crossing. And
12 then, the other pedestrian crossings being in blue are
13 being enhanced.

14 I believe the petitioner is present, if they
15 can come forward.

16 CHAIR GRIFFIS: We'll ask the petitioner to
17 approach the podium. Please give us your name and
18 address for the record, and any additional information
19 about the new traffic study information and the
20 project.

21 MR. PISCO: Most certainly. Through the
22 Chair, my name is Matthew Pisco representing the
23 Kroger company in Michigan. Appreciate the
24 opportunity to present.

25 Mr. Paison did such a wonderful job on the

1 traffic control improvements. There's not much for me
2 to say, but I would like to bring up that we have the
3 entire team with us: Garrett Foley from Kroger
4 Construction, Caleb Stevens for store ops, Steve Bruce
5 from Colliers, who performed the comprehensive traffic
6 study, Ron Hall, the property manager, and Mr. Banno
7 [phonetic], the owner of the complex.

8 We took the recommendation seriously and
9 this reflects all of them, to help bolster the
10 existing no parking fire lane signage. The yellow
11 hatching didn't show up as well as we had hoped. But
12 it kind of goes around the entire front of the
13 shopping store, wraps around the sides. All the
14 crosswalks are freshened, and then all the stop signs
15 and the large path in front of the Kroger store.

16 And then, again, additional signage at the
17 northeast corner to replace the sign that was knocked
18 down. Restriped the direction, delineate the lanes,
19 so people have a very clear understanding as they
20 approach what the conditions are. And then, a second
21 set of Do Not Enter signs on the enter only at the
22 northwest corner.

23 I know I was galivanting around Ireland the
24 last public hearing. I apologize I missed it, but I'm
25 glad to be back. One of the other issues was the

1 flooding that occurred on the site. And the
2 supervisor of the drain crew for the city of
3 Southfield, Mr. Beck, vacced -- had vac trucks to try
4 and inspect at the site, inspected the sumps, and all
5 is clear. There should be no more flooding. So, that
6 was taken seriously and considered.

7 That's really it in a nutshell. I don't
8 want to keep any longer than we have to. We've
9 addressed the concerns as it relates to internal site
10 traffic. And if you wanted to get into a deeper dive
11 in the traffic study, Mr. Russo [phonetic] is
12 available, or any of the other folks from Kroger. But
13 I'm glad to answer any questions you may have.

14 CHAIR GRIFFIS: Okay.

15 MR. PISCO: Thank you.

16 CHAIR GRIFFIS: Thank you. I'd just like to
17 remind the public that we -- that there was a public
18 hearing held for this matter on May 22, 2024. At the
19 end of this meeting or towards the very end of this
20 meeting, there's a public comment portion of the
21 meeting if you wanted to add additional public
22 comments on this project or any of the other projects
23 tonight. That chance is coming up later on in the
24 meeting.

25 And I received to my attention and I believe

1 all the commissioners, we received a letter from
2 Jeanette J. Eisenhower [phonetic] in regards to this
3 project, so we're gonna hand that over to the Planning
4 Department to enter that into the public record for
5 tonight's meeting, also. I believe that's everything
6 on here.

7 So, to the commission, now open up for
8 discussion if there's any additional questions or
9 concerns based on the new information presented
10 tonight. Commissioner Martin, do you have anything?

11 MR. MARTIN: I have a question in that, if
12 you go back to the surface area itself, the cashier
13 and that, there's a restroom. Is that a public
14 restroom or for the employee only?

15 MR. PISCO: It's employee only.

16 MR. MARTIN: Yeah, because that's --

17 MR. PISCO: Customers actually can't enter
18 the kiosk. It's through a transaction drawer at the
19 front, which is prototypical of 700 kiosks across the
20 enterprise.

21 MR. MARTIN: Okay. The traffic study.

22 MR. PISCO: Yes?

23 MR. MARTIN: The traffic study primarily
24 dealt with the traffic inside the Kroger area and the
25 gas station, nothing with the street, is that correct?

1 MR. PISCO: It took counts in and out of the
2 approaches to kind of quantify peak trips. And the
3 conclusion was it was a far less intense impact than
4 if the bank were still open. So, it really was
5 inconsequential contribution to either Evergreen or
6 12 Mile Road, which, much to our delight, it's what we
7 expected. We're capturing 30 percent of our traffic
8 from within, and then a great deal of the traffic
9 that's coming is already existing trips. So, we're
10 not a -- we're not a big trip generator. So, we were
11 very pleased with the outcome that it's not impactful
12 to either Evergreen or 12 Mile.

13 MR. MARTIN: If I remember correctly, there
14 were hourly increments, or several hour increments
15 throughout various, the days that it was done, but it
16 was done on just two specific dates, I think it was?

17 MR. PISCO: It was on a Thursday and a
18 Saturday to kind of capture that. Unlike traditional
19 go to or come home petroleum stations with a
20 convenience store, our vast majority of our business
21 occurs on the weekend. So, we're kind of counter
22 traffic for that business.

23 MR. MARTIN: So, and that's -- well, yeah.
24 Okay, thank you.

25 MR. PISCO: You bet.

1 CHAIR GRIFFIS: Commissioner Willis?

2 V. CHAIR WILLIS: Thank you. I have a
3 couple of questions. The first is, assuming a
4 favorable response from council, when do you
5 anticipate starting and how long will the project
6 take?

7 MR. PISCO: It's probably 15- or 16-week
8 construction duration. It's a little longer now
9 because we have to -- we have to raze the bank, which
10 also has a vault, so there's a little hair on that.
11 We would expect to break ground as soon as we can in
12 spring when the frost laws come off, we can get trucks
13 in and start razing the bank.

14 V. CHAIR WILLIS: Okay, thank you. And
15 second question, the second, the entrance road off of
16 12 Mile Road takes you into the parking lot. Is there
17 a directional indicator that would say, turn down this
18 lane to get to the gas or anything that -- or else --
19 or would they just wind up going through the entire
20 lot to find it?

21 MR. PISCO: Through the Chair, we could
22 certainly -- I mean, there's an island there that we
23 could put a sign, very much like we're doing for the
24 pick-up, that fuel would be this way, which would cue
25 them west in that kind of central way. But we would

1 expect that our customers who are a vast majority of
2 our business are going to know where it's at and
3 they're going to queue to it from internally.

4 And because we won't have any monument
5 signs, the sign is on the back of the canopy, they'll
6 be looking for it when they come out of the store.
7 So, hopefully, that'll be a big indicator. And
8 they'll be familiar with that, like there and many
9 others. We're not big into signs, but we can
10 certainly put a sign, create one that says fuel
11 center, turn right, and put it in that island.

12 V. CHAIR WILLIS: Okay. Are you suggesting
13 it just may not be necessary, though? I recognize too
14 many signs can also be a problem. But are you
15 suggesting no signs should be there, we'll just kind
16 of learn our way through it?

17 MR. PISCO: Our customers are smart. And
18 we're going to be disrupted for months and months and
19 months. There's gonna be a lot of curiosity around
20 it. If we can get temporary signage, we'll certainly
21 put signage up around the construction fence that
22 Kroger fuel will be coming soon.

23 V. CHAIR WILLIS: Okay.

24 MR. CROAD: Yeah. Through the Chair, just
25 to clarify, only Kroger customers that have a card are

1 able to use this gas station? It's not open to the
2 general public, is it? Or is that just an incentive
3 for cheaper gas?

4 MR. PISCO: Through the Chair, Mr. Croad,
5 that's a great distinction. We are not like Costco.
6 We are not a membership club, where you have to be a
7 Kroger customer to shop at a Kroger fuel station. But
8 if you are, at the bare bones minimum, you get a three
9 cent discount on per gallon of gas. And as you
10 accumulate purchases up to \$1, you can get up to \$1
11 off per fill up, up to 35 gallons.

12 So, there's definitely an -- we're
13 incentivizing our customers to be loyal, and we're
14 providing an opportunity to save money. If you're
15 shopping at our grocery store, it's a benefit and
16 another category, another convenience, which we're
17 always trying to build. As the grocery sector
18 matures, we have to keep growing the business to try
19 and figure out how to -- how to help our customers.

20 V. CHAIR WILLIS: Okay.

21 MR. CROAD: So, if I, just as a follow-up
22 question, so what percentage of users of the station
23 are non-Kroger, like just drive-by traffic?

24 MR. PISCO: I can tell you what comes off
25 the lot is 30. I would have to defer to Mr. Russo as

1 far as counts. But because there was the trips that
2 were already on the street --

3 MR. CROAD: I think it's important just
4 because, you know, some of the public have raised the
5 concerns about two other gas stations on there. So,
6 it's not like it's -- it's not a full service, open to
7 the public gas station; a lot of those gas trips are
8 coming from people already shopping there. But I
9 think it's worth the distinction to at least give us
10 an approximate on how many, let's call it pass-by
11 traffic that would be using the fuel station. I think
12 that's important to know for the record.

13 V. CHAIR WILLIS: I'm good, thank you.

14 CHAIR GRIFFIS: Yeah, if your -- someone
15 else from your team has that info, if you could maybe
16 bring them forward.

17 MR. PISCO: Sure. I will invite Mr. Steve
18 Russo up here as I'm reading through the traffic study
19 now, to say what the bypass trips are that would be
20 feeding it.

21 MR. RUSSO: Good evening, Commissioners.
22 Steve Russo, traffic engineer, Colliers Engineering
23 and Design. We did perform the traffic study for the
24 project. Pass-by trips for the gas station, we are
25 projecting per typical data, about a 63 percent of

1 traffic in the morning would be pass by, and then 57
2 percent in the PM and Saturday peak hours would be
3 pass by, meaning cars already on the road, turn in,
4 get their gas, and then kind of keep on going.

5 CHAIR GRIFFIS: Okay. I guess the specific
6 question was non-Kroger customers? Do you have any
7 idea if there'd be a new, just as it compares to
8 regular gas stations or whatever other competing gas
9 stations?

10 MR. RUSSO: That, I don't know that I would
11 have a good answer to. I mean, I would think it would
12 be typical as far as --

13 MR. CROAD: I'm sure you track the Kroger
14 points to know. If you could get that information to
15 us before the council meeting, just an approximate.
16 Because even if it's 30 percent, that's -- that's 30
17 percent less additional traffic happening, right,
18 because they're already there for another -- it's a
19 different destination trip than just driving by.

20 And if the concern is we got too many gas
21 stations at that corner, it's increasing traffic, we'd
22 like to know, well, actually 30 percent of all the
23 people that use the Kroger station are already
24 shopping there, versus, well, you're saying around 60
25 percent, okay. So, I think that's -- that's the

1 qualifier we'd like to know or the metric we'd like to
2 know before Council.

3 MR. RUSSO: Gotcha. So that, I actually,
4 your number of 30 percent is exactly spot on. That, I
5 do know. So, 30 percent of vehicles going to the gas
6 station are also patrons that are shopping at the
7 store at the same time. Like so those -- those are
8 what we call internal capture trips.

9 MR. CROAD: Right.

10 MR. RUSSO: So, those are trips that are
11 happening, you know, kind of sequentially type of
12 thing, where they either go to the gas station or the
13 store, or vice versa.

14 MR. CROAD: Okay.

15 MR. RUSSO: So, that number, you are
16 actually spot on. It is indeed 30 percent, based on
17 Kroger data that was provided.

18 CHAIR GRIFFIS: Okay.

19 MR. PAISON: Through the Chair, just a quick
20 question, since we have the traffic consultant here.
21 I'm assuming most of your standard gas stations with
22 C-stores, like the percentage of their customer
23 traffic that is pass-by traffic is probably very, very
24 high. Their destination occasionally, if somebody
25 wants a gallon of milk or, you know, something

1 specifically, they're just running to the corner store
2 for. But I imagine -- I mean, do you have a ballpark
3 on what the pass-by customer rate is for like a
4 standard fuel station with curb cuts on the road?

5 MR. RUSSO: It's slightly higher. I want to
6 say, you know, don't quote me on it, but I think just
7 based, if I can remember correctly, I want to say it's
8 in the neighborhood of like 10 percent higher of kind
9 of those numbers I just gave you. So, it's probably
10 closer to like the 70-75 percent range.

11 MR. PISCO: Through the Chair, if I could --
12 I don't want to guild the lily on our operations, but
13 you can see that the kiosk is 198 square feet.
14 There's no internal space for the customer. Our
15 convenience store is the grocery store. Our -- the
16 fuel station is actually a cash register that's
17 tallied in a store, serviced by Kroger employees. We
18 don't have coffee or any of the attractions that the
19 other corners do that have a full convenience store.

20 So, our business model is different. We're
21 more concerned about our Kroger customers and to
22 incentivize everyone with the cents off. That's
23 really our market.

24 CHAIR GRIFFIS: Okay, thank you.
25 Commissioner Gruber?

1 MS. GRUBER: Just two quick things. Do you
2 have EV charging stations at this gas station or it's
3 just gas?

4 MR. PISCO: Through the Chair, it's just
5 gas. Kroger doesn't have a national contract yet.
6 And if we did do EVs, it wouldn't be in the petrol
7 station, we would bring it offsite and build a bank of
8 parking spots so that their charge can occur while
9 people are grocery shopping.

10 MS. GRUBER: Okay.

11 MR. PISCO: Which would be kind of the same
12 model; they're going to come grocery shopping, get a
13 (INAUDIBLE) or they're going to come to the grocery
14 store and get gas.

15 MS. GRUBER: Okay. And the other thing, I
16 just wanted to comment that the signage that says "Do
17 Not Enter" was great. Because now, I think there's
18 one small sign there. And so, whoever did that,
19 that's amazing, because I've been in that parking lot,
20 and you barely see the sign that's there now.

21 CHAIR GRIFFIS: All right. Commissioner
22 Goodwin-Dye?

23 MS. GOODWIN-DYE: And I'm going back to some
24 of the stuff that they've already talked about. So,
25 you're going to increase the pass-by's traffic flow

1 into the store by about 30 to 40 percent, correct?
2 That's not including the people that are shopping,
3 because you said it's about 30 percent of the -- your
4 people coming to the gas station are Kroger customers
5 coming out?

6 MR. PISCO: If I can, they're not only --
7 it's -- the 30 percent is not only the Kroger
8 customers, but they're already in our parking lot.
9 So, they'll go grocery shopping, accumulate points,
10 and then immediately go to the fuel station or go to
11 the fuel that -- get fuel, and then park in the
12 grocery store field, and then go grocery shopping.
13 So, 30 percent are right off. I mean, we have good
14 counts on those.

15 MS. GOODWIN-DYE: Right. So, that means
16 that an additional 20 to 30 percent more will be
17 coming from just passers-by, correct? Because you
18 gave -- you gave me the -- gave us the amount of about
19 70 to 75 percent, correct?

20 MR. RUSSO: So, there's -- so right off the
21 gate, like --

22 MS. GOODWIN-DYE: Thirty percent off the 70.

23 MR. RUSSO: Thirty percent are down. So,
24 we're down to 70 percent. And then, there's, for this
25 particular, for the kiosk-type situation, it's about

1 60-ish percent that are assumed to already be out on
2 either Evergreen or 12 Mile. And then, that remaining
3 10 percent would be, you know, kind of new traffic to
4 the area.

5 So, in that case, you know, that's why, you
6 know, when the question was brought up about
7 operations on 12 Mile or Evergreen, it's really not a
8 significant impact at all to those existing volumes on
9 12 Mile or Evergreen.

10 MS. GOODWIN-DYE: Okay. So my -- I'm tying
11 this into that Do Not Enter.

12 MR. RUSSO: Yep.

13 MS. GOODWIN-DYE: Because you're still going
14 to have people that want to go out of there, correct?
15 I'm just being a typical person, because I've made that
16 same mistake, and I went out that Do Not Enter, okay,
17 because it's convenient.

18 I would like to know if there's any way that
19 you could make that cut a little deeper, so that you
20 can't turn out. And you make that curve, this more cut
21 this way, so that if you want to -- if you want to turn
22 out to go into traffic, you're going to have to go
23 across a curb. That would -- that would, in my
24 opinion, stop people from coming through there because
25 you cannot go out there and make a right-hand turn,

1 because you have to go over a curb. Do you understand?
2 Do you see what I'm saying?

3 MR. RUSSO: Yep.

4 MR. PISCO: Through the Chair, we've got to
5 get a tanker in and out. And if we make the movements
6 too steep, it can be problematic getting our truck in
7 and out. We can put stop bars. We can put -- we live
8 in Michigan, there's snow. We can put precursors. I
9 don't know how many ways we can show people.

10 MS. GOODWIN-DYE: The tank --

11 MR. PISCO: They are directly violating.
12 There's two Do Not Enter signs and arrows on the
13 pavement saying this is an entrance only.

14 MS. GOODWIN-DYE: And the tankers, where
15 would the -- where would the tankers come in and exit?

16 MR. PISCO: Give me a moment. The tanker
17 comes in the entrance only at the northwest corner.
18 It goes in the eastern approach to the fuel station,
19 circulates around the canopy, drops off the passenger
20 side, comes back out, and then heads through the
21 shopping center and departs on 12 Mile. So, that
22 entrance only is where our tanker is coming in.

23 MS. GOODWIN-DYE: Okay.

24 CHAIR GRIFFIS: Or else they would have to
25 drive in front of the store that's already very tight

1 with all the pedestrian traffic. So, that's the --

2 MR. PISCO: And truth be known, when the
3 tanker comes in, Michigan allows 12,800 gallons in a
4 tanker. You've seen them all, they're five axle, two
5 floaters, then a cab. It's a heavy truck. We don't
6 want to circulate a full truck through the shopping
7 center. We'd want the shortest, most direct path to
8 get in. And that is by far, that's heavy-duty
9 pavement already, and they can draw in there and
10 circulate around through the fuel station.

11 MS. GOODWIN-DYE: Okay. Those are my
12 questions.

13 CHAIR GRIFFIS: Commissioner Bernoudy?

14 MS. BERNOUDY: Thank you. First and
15 foremost that I'm concerned about is the heavy traffic
16 in that -- in that area. You mentioned that it would
17 be new traffic. It'll be 30 percent more traffic of
18 people who are not even grocery shopping, correct?

19 MR. RUSSO: I would say so. The percentages
20 I think can be a little misleading. If we look at
21 table one and the traffic study, we are predicting, as
22 far as new traffic to the area, we are projecting 28
23 trips and the AM peak hour and about 40 in the PM and
24 Saturday peak hour. And by a trip, that definition is
25 basically either a vehicle coming in or a vehicle

1 coming out. So, we have about 30 to 40 new vehicles
2 that will either enter or exit the entire area as a
3 result of the gas station, which by traffic metrics is
4 really not very much at all.

5 MS. BERNOUDY: Do you have any idea how long
6 it takes for those tankers to be there and disrupting
7 the traffic in that area? How long does it take them
8 to complete a --

9 MR. PISCO: Through the Chair, the tanker
10 can access the site, it'd probably take a minute for
11 them to pull in, pull in the fuel site, circulate, and
12 then would be --

13 MS. BERNOUDY: But how long are they there
14 at the station?

15 MR. PISCO: Twenty-five to 30 minutes, and
16 they're far enough away from the approaches, they're
17 parking at the north, between the back of the kiosk
18 and the underground storage tanks, with enough room
19 for people to continue to circulate around the site.
20 They're not blocking any entrances or any of the
21 grocery store parking. All that activity occurs
22 within the fuel station parking.

23 MS. BERNOUDY: So, there won't be any
24 disruption as far as blocking to those who are pumping
25 gas or anything like that? Because they seem --

1 MR. PISCO: They'd fire me if that was the
2 case. We have to -- we have to circulate the site and
3 drop fuel and allow our customers to continue to
4 operate and fuel.

5 MS. BERNOUDY: And the other question that I
6 have, how will those people who are shopping at
7 Krogers, how will they be impacted if you're having
8 all of the machines and all of that noise and whatever
9 going on while they're shopping? Will there be any --
10 I know it's across the street, but will they be
11 impacted at all?

12 MR. PISCO: I would say with a clear
13 conscience, no. The fuel operation is very quiet.
14 Unlike Speedway, there aren't Muzak, there's no TVs on
15 the dispensers. The only time there's any sound that
16 you may hear would be if somebody calls for help, the
17 attendant may say, do you need help, and they would
18 come out and assist.

19 But there's -- there's no -- the fueling
20 operations are very -- not only is it quiet, there's
21 no smells. You know, we have automatic vapor recovery
22 in most modern cars. When you drop fuel in the tanks,
23 we extract vapors as the product is being dropped into
24 the tanks. It's really a very, very low impact effect
25 on anyone.

1 MS. BERNOUDY: I see. I appreciate you
2 giving us the new traffic study because that's my
3 biggest concern is that, and also the impact that it
4 would have on property value, possibly. And you said
5 your station would only be for gas. I know the other
6 stations there, they provide a lot of other amenities
7 for the general public. And so, this would just be
8 gas and go, right?

9 MR. PISCO: It would be. And I don't want
10 to misrepresent. There are -- you can get -- there
11 are cigarettes above the rack. I mean, there are
12 small convenience items. But it is directly within
13 the front of the kiosk where the attendant is. We --
14 outdoor sales are prohibited, and that's one of the
15 conditions of the conditional rezoning. So, we don't
16 -- we don't have anything on the outside like other
17 petroleum stations may have, some firewood or ice on
18 the outside. We're a very, very low impact business.

19 MS. BERNOUDY: And any idea how long it
20 would take if you did do all of this work?

21 MR. PISCO: Fifteen to 16 weeks to raze or
22 to demolish the existing bank, and then prep the site,
23 drop the underground storage tanks in, and then
24 getting utilities and bringing in the kiosk canopy
25 erected, and pave, landscape, and ask for the

1 certificate of occupancy.

2 MS. BERNOUDY: Thank you.

3 MR. CROAD: Through the Chair, just a couple
4 of follow ups. How many fuel trucks come per week on
5 average?

6 MR. PISCO: One a day, I think would be.

7 MR. CROAD: Okay, one a day.

8 MR. PISCO: Yep.

9 MR. CROAD: And then, I thought you said
10 earlier, regardless of your timeline, it probably
11 wouldn't be until the spring of next year before you
12 start construction. You may start demolition this
13 fall?

14 MR. PISCO: That's correct. That's one
15 thing we can work in.

16 MR. CROAD: So, I wanted to be clear that
17 even though he said, you know, six to eight weeks,
18 it's not -- the project probably won't be completed
19 until next spring.

20 And then, if I could, while you have your
21 traffic engineer? What -- just review the difference
22 in trips generated with the bank with a drive thru
23 versus what this is. What's the net increase/decrease
24 for average peak?

25 MR. RUSSO: So, we are looking change in, if

1 we go off of new trips from gas station to bank, we're
2 talking about 12 additional trips in the AM peak hour
3 and PM peak hour, and then only four during the
4 Saturday peak hour. So, very marginal increase, as
5 compared to what was previously there.

6 MR. CROAD: So, I just wanted -- I just want
7 you to know that distinction. I know the bank has
8 closed now, but when the bank was operating versus
9 what this is, it's minimal amount of increased trips.

10 CHAIR GRIFFIS: And 12 trips is essentially
11 six cars come in and go? Okay.

12 MR. RUSSO: Yep.

13 CHAIR GRIFFIS: This is confusing, as
14 traffic studies always tend to be. All right, thank
15 you. Commissioner Martin, you had another?

16 MR. MARTIN: You kept mentioning kiosk. I
17 assume the customers would walk up to the window, pay,
18 or pay at the pump itself?

19 MR. PISCO: Yes.

20 MR. MARTIN: And if they wanted cigarettes
21 or something, or something, like you said, that they
22 do have in at the cashier, they would have to walk up
23 there?

24 MR. PISCO: That's correct. Traditional
25 behaviors are that people are going to try to do

1 credit card reader if they're not interested in buying
2 any of those sundries at the kiosk. But if they're
3 having issues with their points or they want to buy a
4 lottery ticket or cigarettes or something, they would
5 have to go to the kiosk. Then, you can't -- you can't
6 call through the dispatcher to interface. You
7 actually have to go over there to make a purchase.
8 But I would say the vast majority of our purchases are
9 direct card readers. They fill, close their gas tank,
10 and be on their way.

11 MR. MARTIN: Okay. And just so I have a
12 clear understanding, you're saying for the fuel
13 trucks, they'll come in the north entrance, which is
14 now marked one way, Do Not Enter?

15 MR. PISCO: Yes.

16 MR. MARTIN: Yep. Go in, do a loop around
17 the gas station, and go out that northern driveway
18 over to the 12 Mile?

19 MR. PISCO: That's correct.

20 MR. MARTIN: Okay. So, they're not going to
21 add to traffic on Evergreen northbound. Because right
22 now, one of the big issues is 12 Mile and Ever --
23 Evergreen, I'm sorry. And going northbound on
24 Evergreen, you have traffic that backs up for the
25 traffic light. And cars trying to exit Krogers by the

1 center or lower ramps or entrances and exits get stuck
2 trying to get out onto the northbound Evergreen,
3 either to go northbound or to make the northbound and
4 then make the left, the Michigan left --

5 MR. PISCO: Yes.

6 MR. MARTIN: -- to go around the island.

7 That's where all the concern comes in. I understand
8 your traffic study showing traffic coming in and out
9 of the gas station. But it's not. You're saying the
10 number of trips, the additional trips aren't going to
11 impact that traffic that's already going to be backing
12 up, is that correct, Mr. -- I'm sorry, I forgot your
13 name?

14 MR. RUSSO: No worries, Steve Russo. Yes,
15 that is correct. So, when we -- so, we went out
16 there. We did counts on I think Thursday, I forget
17 the exact date. Then, we did another count that
18 Saturday. And then, me and someone else in my office,
19 we actually went out the following Tuesday and
20 Wednesday, just to kind of observe site operations.
21 So, we've definitely looked at this area pretty
22 extensively.

23 And yes, it should not, you know, based on
24 our observations, we did see a little queuing along
25 Evergreen Road, but we did not see it come back as far

1 as, you know, that, especially not that middle
2 driveway to the south. We did not see it extend back
3 that far. So, I mean, if there's, you know, there
4 really shouldn't be much -- much issue. Because it
5 looks like cars were able to get out of there pretty
6 easily.

7 But to get an answer to your question, this
8 really is not -- we're not adding very much traffic at
9 all to this, so it shouldn't exacerbate anything.

10 MR. MARTIN: And then, to currently, I
11 guess, between the hours of three and five is when we
12 have the heaviest traffic flow there, and that's when
13 we had the backup. So, it's not going to impact that
14 time of day very much?

15 MR. RUSSO: Yep.

16 MR. MARTIN: That's where you have the small
17 number of --

18 MR. RUSSO: Yep.

19 MR. MARTIN: -- I think you said 12 to 14
20 different additional cars coming in and out. Okay. I
21 like the idea of the gas station. People talk about
22 there being two gas stations there, then why have a
23 third? Well, that's fine. But there are other
24 corners where at one time in Southfield there were
25 three or four gas stations, at the corner of Telegraph

1 and 12 Mile, there were three gas stations until
2 Dreams took over and put the marijuana store in one.

3 So, you know, I understand the issue. And I
4 understand that there are other locations where the
5 number of gas stations might seem high. But the other
6 thing is that there are a large number of cars. Right
7 now, Michigan has over 3 million cars. And on a daily
8 basis, I don't know how many cars are going by that
9 area. So, you know, the need for gas, as long as
10 there's cars, there's going to be a need for gas. So,
11 you know, it's a balance issue. And I just know
12 there's only so much you can do. Thank you very much.

13 V. CHAIR WILLIS: I have no questions.

14 CHAIR GRIFFIS: Any other commissioner
15 comments?

16 MR. CROAD: Did Mr. Willis, did you have a
17 question?

18 V. CHAIR WILLIS: No.

19 MR. CROAD: Oh, okay.

20 V. CHAIR WILLIS: No.

21 CHAIR GRIFFIS: Okay. So, regarding the
22 public hearing, conditional rezoning, PCZR24-0002, do
23 we have a Planning Department recommendation?

24 MR. PAISON: Yes, sir. I do want to note
25 before we get into this, this is going back to this --

1 this will be in front of City Council next month for
2 its actual final approval, for anyone in the audience
3 who's concerned. This is not the final approval.
4 This is a recommendation. It'll be back at council on
5 the 19th for introduction on the 26th for another
6 public hearing. So, there will be another chance for
7 the public to get involved before this has final
8 approval.

9 We are making a favorable recommendation for
10 the rezoning. It is consistent with the Master Plan.
11 The proposed conditional rezoning with the restriction
12 to gas station kind of takes a bunch of the potential
13 concerning uses off the table. And it will require an
14 execution recording of a conditional rezoning
15 agreement, subject to review and approval by the city
16 attorney.

17 CHAIR GRIFFIS: Okay, thank you.

18 MR. PAISON: We can go through these one at
19 a time and take a motion on each.

20 CHAIR GRIFFIS: Yeah. So, we'll have --
21 there's two additional items here. If there's
22 additional comments and questions that come up with
23 each item, we could continue that. So, the first
24 item, the conditional rezoning, looking for a motion
25 on that item.

1 V. CHAIR WILLIS: Through the Chair?

2 CHAIR GRIFFIS: Yes.

3 V. CHAIR WILLIS: Move for favorable
4 recommendation for PC -- PCZR24-0002.

5 MR. MARTIN: Second.

6 CHAIR GRIFFIS: I've got a favorable motion
7 by Commissioner Willis, second by Commissioner Martin.
8 And this is just for the conditional rezoning at this
9 time. All in favor?

10 CHAIR GRIFFIS, MR. WILLIS, MR. MARTIN,
11 MS. GRUBER: Aye.

12 CHAIR GRIFFIS: Any opposed?

13 MS. GOODWIN-DYE, MS. BERNOUDY: Opposed.

14 CHAIR GRIFFIS: So --

15 MR. CROAD: Four-two.

16 CHAIR GRIFFIS: Four to two.

17 MR. CROAD: Motion passes.

18 CHAIR GRIFFIS: Okay. So, a favorable
19 recommendation on a conditional rezoning, four to two.
20 Any additional comments or questions on the special
21 use portion of this to be a gas station, which is the
22 only allowable use, in theory, with the conditional
23 rezoning? Any additional questions or comments,
24 Commissioner Bernoudy?

25 MS. BERNOUDY: No.

1 CHAIR GRIFFIS: None? Seeing none, we have
2 a Planning Department recommendation on that portion?

3 MR. PAISON: Yes, sir. This is for the
4 special land use, which specifically addresses the gas
5 station use in a B-3 district. Obviously, this would
6 be conditioned on the rezoning being approved by City
7 Council.

8 Yes, it does appear to meet the requirements
9 for special land use. We've got the size and
10 character in harmony with appropriate orderly
11 development of the general business district.
12 Location, size, intensity, periods of operation
13 designed to eliminate any possible nuisance likely to
14 emanate from the site. In accordance with the
15 principles of the sound planning in the chapter and
16 the ordinance.

17 Proposed use is of such character and
18 vehicular traffic generated will not have an adverse
19 effect or detrimental effect on the surrounding area
20 and thoroughfares. As we've noted, the traffic impact
21 is relatively minor compared to the prior bank.

22 The proposed use is of character and
23 intensity as not to have any adverse effects of noise,
24 dust, dirt, glare, and odor and fumes. That was also
25 commented on in terms of the fume capture and the fact

1 that it is a relatively quiet operation.

2 The proposed use promotes the health and
3 safety and welfare of the community. As Mr. Martin
4 noted, you know, fuel stations are a necessity. The
5 proposed is designed and operated and secure and
6 safety for the employees and the general public.

7 This recommendation is based on the
8 documents, facts, and representations and stipulations
9 based on the record.

10 We do have a few conditions, one of which is
11 obviously approval of the conditional rezoning by City
12 Council, approval of the site plan by City Council,
13 subject to the approval of waiver by the Zoning Board
14 of Appeals for the minimum floor area, and then
15 compliance with the recommendations of the Kroger fuel
16 station traffic study. And hours of operation, daily,
17 six to ten; and continuous compliance with all
18 applicable codes, ordinances, laws, statutes, and
19 permits issued by the city of Southfield.

20 CHAIR GRIFFIS: Okay. So, looking for a
21 motion now on the special use aspect of this,
22 PSLU24-0009.

23 V. CHAIR WILLIS: Through the Chair?

24 CHAIR GRIFFIS: Yes.

25 V. CHAIR WILLIS: I move for favorable

1 recommendation of PSLU24-0009 special use.

2 MR. MARTIN: Second.

3 CHAIR GRIFFIS: Okay. We got a favorable
4 recommendation by Commissioner Willis, supported by
5 Commissioner Martin. All in favor?

6 CHAIR GRIFFIS, MR. WILLIS, MR. MARTIN,
7 MS. GRUBER: Aye.

8 CHAIR GRIFFIS: Any opposed?

9 MS. GOODWIN-DYE, MS. BERNOUDY: Opposed.

10 CHAIR GRIFFIS: Okay. We've got four --
11 four --

12 V. CHAIR WILLIS: Two.

13 CHAIR GRIFFIS: Four yes and two opposed.

14 V. CHAIR WILLIS: It passes.

15 CHAIR GRIFFIS: Last item is the site plan
16 review aspect of this project, PSP24-0005. Any new
17 questions or comments?

18 My only comment is just remembering the
19 previous version of this design that was on the
20 eastern portion of the site. This just seems a lot
21 cleaner. And there's been a lot of -- it seems like a
22 fair amount of improvements to this center in five,
23 six, seven years it's been since the, I guess, failed
24 attempt at putting a Kroger fuel station in this
25 location.

1 So, I don't think this is a perfect site
2 plan, but just keeping, you know, in mind that there
3 was a bank, which is a busy use, and this small kind
4 of kiosk-only model of a gas station seems very
5 comparable, or I'm thinking a little less trips, even,
6 but you said a couple more.

7 So, I don't think there's a major difference
8 in that. The site plan seems -- it's a congested
9 site, but I think you made the appropriate moves to
10 make it as safe as possible. Planning Department, any
11 recommendation on this one?

12 MR. PAISON: Yes, Mr. Chairman. We are
13 making a favorable recommendation on the site plan
14 review as well. We do note that it is designed in
15 such a way that to avoid adverse impacts on adjacent
16 properties and relates properly to pedestrian and
17 vehicular traffic. It does have its access from major
18 or secondary thoroughfares. And once again, based on
19 the information before the commission.

20 Conditions will be subject to the
21 conditional rezoning, subject to the special land use
22 being approved by City Council, subject to the Zoning
23 Board approval, subject to the plans before you
24 created by Sevan Engineering, subject to the
25 recommendations of the traffic study, and committing

1 to implementing any recommendations of the Southfield
2 Police Crime Prevention Bureau, and continuous
3 compliance with all applicable ordinances, codes,
4 laws, statutes, and permits under the city of
5 Southfield.

6 CHAIR GRIFFIS: Okay, thank you. Now
7 looking for a motion on the site plan portion, which
8 is PSP24-0005. May I have a motion, please?

9 V. CHAIR WILLIS: Through the Chair, I move
10 for favorable consideration of PSP24-0005, site plan
11 review.

12 MS. GRUBER: I'll second it.

13 CHAIR GRIFFIS: All right. I've got a
14 favorable motion by Commissioner Willis, supported by
15 Commissioner Gruber. All in favor?

16 CHAIR GRIFFIS, MR. WILLIS, MR. MARTIN,
17 MS. GRUBER: Aye.

18 CHAIR GRIFFIS: Any opposed?

19 MS. GOODWIN-DYE, MS. BERNOUDY: Opposed.

20 CHAIR GRIFFIS: Okay. We have four
21 favorable and two opposed on this. Your next steps
22 are on to the City Council meeting.

23 MR. CROAD: Right, on August 19th. And I'm
24 going to ask if you can provide us that truck
25 circulation map to Mr. Paison as a slide. And I think

1 it would be helpful, these photos in your traffic
2 report, especially this one. If you can provide those
3 as additional slides to supplement your recommendation
4 -- recommended improvements on the site, that would be
5 helpful.

6 MR. RUSSO: Yep.

7 CHAIR GRIFFIS: Okay, thank you.

8 MR. PISCO: Through the Chair, thank you
9 very much for your consideration, and to Mr. Croad.

10 CHAIR GRIFFIS: The next item is 19111 West
11 10 Mile Road. This is mixed use corridor district
12 rezoning.

13 MR. PAISON: Actually, the next item is
14 Item E; it's 21246 8 1/2 Mile.

15 CHAIR GRIFFIS: Oh, yeah. I scribbled past
16 that already on my agenda. My mistake. So, this is
17 the 8 1/2 Mile and Midway rezoning project.

18 MR. PAISON: Yes, sir.

19 MR. CROAD: And just as a reminder, a public
20 hearing was held on June 26, 2024, on this item.

21 MR. PAISON: As noted here, just a quick
22 overview. We're looking at rezoning from R-1 Single
23 Family to R-T Attached Single Family. You've got the
24 two lots on 8 1/2 Mile, which are the main subject
25 property, then a portion of the lot along Midway under

1 -- which is under separate ownership, but that owner
2 has agreed to participate in the rezoning to reach the
3 minimum one acre to avoid a spot zoning situation,
4 which would make this rezoning illegal under state
5 law.

6 Just a quick look at the zoning. It is an
7 R-1 zoning, Moderate Density Single Family is
8 consistent with that, and potentially attached
9 duplexes. Looking at the area here, a lot of trees.
10 So, it's a little hard to see what the ground profile
11 is. The two lots along 8 1/2 Mile, one of them is
12 vacant, the other one has a home on it that's to be
13 torn down. It's in poor condition.

14 Some photos of the area. You can see the
15 properties here on Midway, and then the property on
16 8 1/2 Mile. This is the existing zoning, and after
17 the rezoning request for R-T.

18 This is the applicant's preferred duplex
19 site plan option. We wanted to evaluate this against
20 the ordinance requirements to see how it would stack
21 up. This is what this unit would -- approximately
22 size and layout. It's a ranch-style duplex, side by
23 side, one story.

24 We did do a code review here, comparing the
25 R-1 requirements to the R-T requirements to the

1 proposed. So, you can look at like for building
2 height, all three. R-1 and R-T both allow two
3 stories, 25 feet. The proposed building is one story
4 and less than 25 feet.

5 Setbacks, minimum 40-foot front setback in
6 the R-1, the 30-foot setback in the R-T proposed is
7 30. The west side and east side in the R-1, you only
8 have to have 8-foot side setback. And then, the total
9 of the two sides has to equal 20. In the R-T, you
10 actually have to have 30-foot side setbacks, and then
11 effectively ends up just being 60 the way it adds up.
12 There's not a specific total sides. They are
13 proposing a 20 foot. This would require a variance
14 from the Zoning Board of Appeals.

15 The reasoning behind that is they didn't
16 want to put the interior -- the driveways for the
17 middle units side by side. They wanted to leave a gap
18 between them, because side-by-side driveways are --
19 they can work, but they can be a source of conflict
20 between neighbors. I've lived in a house that had one
21 one time, and I saw some of that. Rear setback, 35.
22 The requirement in the R-T is 30. They're actually
23 proposing 140.

24 Minimum unit size are 1000 square feet, R-T,
25 1000 square feet. The units being proposed are 1000

1 square feet.

2 Site area, for four units, if you had like
3 four single-family homes being built on separate lots,
4 you'd need 36,000 square feet, 9000 square foot per
5 unit. The R-T has an interesting calculation. It's
6 2000 square feet per room 80 square feet and larger,
7 per unit. And the way that adds up from that
8 floorplan that was provided, they needed 32,000 square
9 feet.

10 The site itself is 36,809, a little over
11 that 36,000. That doesn't include the part that's
12 being rezoned on the other half-lot area, but the
13 actual development site. So, it meets the same -- if
14 you built single-family homes on single lots, it's
15 about the same, the density is very similar. You end
16 up with four homes on 36,000 square feet one way or
17 the other.

18 This is the alternate where they wouldn't
19 need a variance, where they could do the 30-foot
20 perimeter setbacks, but they end up with that, the
21 driveways for the two middle units end up side by
22 side, and with no gap between them. And like I said,
23 that can be functional, but it can also get a little
24 awkward.

25 And I believe the petitioner is present, if

1 they would come forward please.

2 CHAIR GRIFFIS: Please again state your name
3 and address for the record, and any additional
4 information you'd like to add about your project.

5 MR. NEUSER: Maximillian Neuser at 21300
6 Wallace Drive, here in Southfield. And yeah, that's
7 very accurate. That's almost exactly what I would
8 explain. So, I don't really have too much more to
9 input. Happy to answer any questions you guys have.

10 CHAIR GRIFFIS: Planner Croad?

11 MR. CROAD: Yeah, I know one of the concerns
12 from the neighbors is traffic generated. Mr. Paison
13 and I looked at the Institute of Traffic Engineers.
14 The average daily traffic for a single family is 9.57.
15 They could build two single-family homes, that's 18,
16 19 trips per day if it's two single families.

17 MR. PAISON: I've actually got it in the
18 recommended motion. It would be, two detached
19 single-family homes would be 19.14 trips, average
20 annual daily trips; whereas four attached
21 single-family homes would have an average annual daily
22 trips of 23.44.

23 MR. CROAD: So, my point is, it's a slight
24 increase. Four additional trips, that means two out,
25 two in. It's not -- it's not double the number if it

1 was four single-family units.

2 MR. PAISON: Yeah, attached homes typically
3 have fewer cars and fewer people living in the
4 households. They tend to be smaller households.

5 MR. CROAD: And based on lifestyle, fewer
6 trips. The other thing I just wanted to mention, that
7 if you look at the scale and the size of them, they're
8 very comparable to the single-family units in the
9 area. And the setbacks, everything can -- now, we're
10 only considering the rezoning right now. But we feel
11 comfortable that the scale, size, density can fit into
12 that neighborhood. And especially if it's positioned
13 properly, where a number of the mature trees can be
14 saved, there'll be little impact or noticeable impact
15 on the neighborhood.

16 One of the things, as you know, at our joint
17 Planning Commission meeting, council wanted us to
18 explore accessory dwelling units, more of the middle
19 missing housing, tiny homes. This is a niche that
20 falls in that general category of providing more
21 affordable housing, even though these will be market
22 rate, affordable in the sense that the rents tend to
23 be more achievable for more people.

24 So, I -- we spent a lot of time looking at
25 this and being sensitive to the concerns of the -- of

1 the neighbors. So, I just wanted to add those
2 comments as you discuss this further.

3 MR. PAISON: The only other comment I would
4 make, Mr. Chairman, is that because this is -- this
5 would be, if it were rezoned to R-T, this would
6 require site plan review for these units to be built.
7 So, after the rezoning, then it would have to go
8 through site plan review. And buildings of less than
9 three units each in the R-T, actually, those still
10 have to go to City Council.

11 So, you would still be in this case a
12 recommending body in site plan review to the council,
13 because it's -- if you build single-family or
14 two-family homes in an R-T, that requires a special
15 approval. That's not one of the things being changed
16 in the amendments, because the R-T really is more
17 traditional. We've used it for more attached
18 townhouses and typically three to six units per
19 building. But we did want to leave some flexibility
20 where you had smaller properties, where you're doing
21 in-fill development with just this sort of fit, if it
22 works in the neighborhood.

23 So, even if the rezoning is approved, it
24 still has to go through site plan approval, and they
25 have to get through another step where these plans get

1 further refined and better defined, to the point where
2 you're really nailing down exactly what it's going to
3 look like. This is a -- these are models that are of
4 the type being suggested that would fit.

5 CHAIR GRIFFIS: Okay, thank you.

6 MR. NEUSER: If I may make a comment,
7 duplexes are the intent. We're not going to be doing
8 townhouses.

9 MS. GOODWIN-DYE: I can't hear you.

10 MS. GRUBER: Wait, can you say that again?
11 Yeah, we couldn't hear you.

12 MR. NEUSER: Duplexes are definitely the
13 intent. We're not looking at building row houses.

14 MS. GRUBER: Okay.

15 CHAIR GRIFFIS: It would be I guess an
16 option if you had more width of property in the
17 future, if you continue to acquire.

18 MR. NEUSER: It's mostly financial that
19 we're not doing it. It also doesn't fit the
20 neighborhood at all. Ironically, it would actually be
21 easier to comply with the design requirements doing a
22 row house because -- but we're intending for duplexes.

23 CHAIR GRIFFIS: Okay, thank you.
24 Commissioner Martin?

25 MR. MARTIN: The rezoning of the lots and

1 then the addition of the parcel lot on the Midway
2 area, is that going to make that lot nonconforming?

3 MR. PAISON: No, we did check that. They
4 would not be able to build any more accessory
5 structures in the back part of their lot, the Midway
6 lot. But I did talk to the owner about that. He has
7 no intention of building. Because you build from that
8 minimum eight-foot setback for those accessory
9 buildings to a 30-foot, it effectively eliminates any
10 new structures in that back part of the lot.

11 But I explained this in great detail to the
12 property owner on Midway, and he was fine with it. He
13 understands fully what he's getting himself into. It
14 doesn't make anything nonconforming. It just means
15 you can't build any more structures back there in the
16 back part of the lot.

17 CHAIR GRIFFIS: You're talking the lots on
18 the top of the --

19 MR. PAISON: No, on Midway, yeah --

20 (Inaudible crosstalk.)

21 MR. PAISON: It's a partial rezoning lot on
22 Midway.

23 CHAIR GRIFFIS: Can you bring that slide up,
24 so I can just visually?

25 MR. PAISON: Yep. So, this back 91 feet,

1 yeah, he wouldn't be able to build any accessory
2 buildings back there.

3 CHAIR GRIFFIS: The owner to the north,
4 you're saying?

5 MR. PAISON: Yep, on Midway.

6 CHAIR GRIFFIS: The owner to the top, okay.

7 So --

8 MR. PAISON: Yeah, that one right there.

9 CHAIR GRIFFIS: -- this project is in red,
10 shown in red on this?

11 MR. PAISON: Yes.

12 MR. MARTIN: Yeah.

13 MR. PAISON: But yeah, that partial lot.

14 The other -- the other applicant who owns the Midway
15 lot who agreed to participate on the rezoning, I spent
16 -- I was on the phone with him for an hour and
17 explained that in great detail to him. And he -- he's
18 a builder, so he understood.

19 CHAIR GRIFFIS: Okay.

20 MR. PAISON: And he had no concerns. Well,
21 he is here if you want to hear from him directly, the
22 other property owner.

23 CHAIR GRIFFIS: Okay.

24 MR. MARTIN: I guess what's really confusing
25 to me is that you have two homes -- two lots, and

1 you're using a third lot to make the two lots
2 conforming or --

3 MR. PAISON: Yeah. To get over that one-
4 acre minimum to avoid spot zoning, that's -- it really
5 is a -- it's a legal workaround, but it is a little
6 strange to partially rezone another lot to actually
7 make this happen. And I know that they spoke to
8 several of the neighbors, and they finally found one
9 that would -- was contiguous who would agree.

10 MR. CROAD: And if I could, there are a
11 number of situations, especially in nonresidential,
12 where there are multiple zoning districts over a
13 single parcel. So, it's not unusual in that sense.
14 And in order to make it comply, we had to have minimum
15 one-acre contiguous lots. We would not be in favor of
16 this if that made that parcel on Midway nonconforming.
17 But their remaining lot is conforming for single
18 family.

19 MR. PAISON: Yeah, it would still meet all
20 the dimensional requirements.

21 MR. MARTIN: So, the lot that's not attached
22 to the Midway lot is going to be conforming because
23 it's still considered part?

24 MR. PAISON: Yeah.

25 MR. CROAD: In all practical purposes, if

1 you went out there, you would not know the difference.
2 Physically, that property is not changing. It's just,
3 it's a zoning designation. It's the overlay of that
4 parcel.

5 MR. PAISON: Yeah, the only real impact is
6 the increase in that back part of that north lot from
7 an 8-foot minimum setback to a 30, which effectively,
8 because the lot is 75 feet wide, leaves you 15 feet in
9 the middle that's potentially buildable for say a
10 shed. But he's already -- I believe he already has a
11 -- he has a garage and a shed already, if I remember
12 correctly looking at the aerials. So, he wasn't
13 intending to build any further structures.

14 MR. MARTIN: No further questions at this
15 time.

16 CHAIR GRIFFIS: Commissioner Willis?

17 V. CHAIR WILLIS: I think that was my
18 questions, but I have no further questions on my own.
19 Thank you.

20 CHAIR GRIFFIS: Commissioner Gruber?

21 MS. GRUBER: There are going to be no
22 garages with your units, just driveways?

23 MR. NEUSER: Yes, ma'am.

24 MS. GRUBER: Okay. I just wanted to verify
25 that. Thank you so much.

1 CHAIR GRIFFIS: Commissioner Goodwin-Dye?

2 MS. GOODWIN-DYE: I don't have any
3 questions.

4 CHAIR GRIFFIS: Commissioner Bernoudy?

5 MS. BERNOUDY: But you did say -- I'm sorry,
6 thank you.

7 CHAIR GRIFFIS: Go ahead.

8 MS. BERNOUDY: You did say you would have
9 driveways, right?

10 MR. NEUSER: Yes, ma'am.

11 MS. BERNOUDY: And how many cars can the
12 driveway accommodate?

13 MR. NEUSER: So, it's required at least one
14 and a half cars by code, but two are intended to fit
15 there.

16 MS. BERNOUDY: Okay, thank you. No more
17 questions.

18 MR. CROAD: And again, if I could, this is
19 similar to the Habitat side by sides that were
20 previously approved by the Planning Commission.

21 MR. PAISON: Yeah, those driveways are
22 approximately 55 feet long, and it's 20 foot -- 18
23 feet is a parking space. So, it definitely can fit
24 two cars up in those driveways.

25 CHAIR GRIFFIS: I think -- I think this is

1 really interesting, and it's something that we don't
2 have a lot of in the city of Southfield or really any.
3 There's some new buildings being built, a duplex or a
4 two to four unit. There's a, seems to be too many old
5 high rises that are kind of run down. There's a bunch
6 of single-family homes that are maybe too big for
7 people to stay in if they can't take care of them in
8 their older age.

9 We talk a lot about missing middle housing,
10 and I think this is -- this is a step towards it. And
11 it's new to everybody, I think around here in this
12 city at least. It's very common in many other cities
13 around.

14 So, I think it's really interesting. The
15 leftover lot to get you to one acre, really it's trees
16 and it's a landscape buffer. That's the good part
17 about it. It's just the land underneath the zoning
18 changes, but what's growing up from the land, which
19 can't be a building, as they've said, because of the
20 shape of it. You know, so it's a good thing. It's a
21 landscape buffer between your neighbor like it always
22 was, a heavily treed area.

23 So, it's interesting. You said many, many
24 times you want to fit into the neighborhood visually,
25 and I think it does. It's the right size of a

1 building. If this reverts someday back to a
2 single-family house, it's still only like 2000 square
3 feet, which financially might not make sense, but you
4 know, somebody could make -- buy two and make it a
5 house at the end of the day.

6 I think like the future to have a garage is
7 important to consider on these sites, which further,
8 you know, proves your goal of spreading them out
9 farther, so that you could have individual driveways
10 that could drive, you know, to a detached garage
11 beyond, maybe even a one-car garage. Just it's a
12 small unit, I don't think you have a basement. So,
13 there's not a lot of space to store anything, and
14 people like things. There's a self storage, you know,
15 there's a perceived or actual self storage, you know,
16 need around the city of this many people and this
17 size. So, that's a different debate.

18 MR. NEUSER: We did think about that a
19 little bit. In the future, if this was all successful
20 and executed, if we were to add garages to the site,
21 they would likely be extended off the rear of the
22 house. Because we have the setback requirements we'd
23 have to adhere to, it would be easiest just to attach
24 them to the houses. So yes, that is a future upgrade
25 plan.

1 CHAIR GRIFFIS: Okay. That would be my one
2 comment, if we were talking about this specific site
3 plan today, that you should try to fit a garage
4 someday.

5 All right. Well, it's an interesting
6 project. Was there any other comments from the
7 commission?

8 MS. BERNOUDY: No.

9 CHAIR GRIFFIS: No? Can we have a
10 recommendation?

11 MR. CROAD: So again, we're just making a
12 recommendation on the rezoning, not on the site plan
13 or the layout.

14 MR. PAISON: Yeah, let me just one more
15 slide. Here we go.

16 Yes, the Planning Department recommends
17 favorable recommendation of PZR24-0006 to rezone one
18 acre of land, actually slightly over, on 8 Mile and
19 Midway from R-1 Single Family to R-T Attached Single
20 Family for the following reasons.

21 The Southfield Comprehensive Master Plan
22 indicates moderate density single family for these
23 properties, which calls for single-family homes on
24 lots less than 20,000 square foot, and permits
25 complimentary small scale institutional uses.

1 And what people forget is single-family
2 homes can be attached. They don't -- it doesn't say
3 detached single-family homes. It just says
4 single-family homes. So, townhouses, which are
5 occupied by a single family are still single-family
6 homes. It's just one of those distinctions. When
7 ordinances mean to -- they'll say attached or detached
8 when they mean to make that distinction.

9 The ITE Trip Generation Manual, the average
10 annual daily trips for two detached single-family
11 homes is about 19.14 trips, while the AADT for
12 attached single-family homes is expected to be 23.44.
13 The small increase in trips with two additional
14 residents is understood to be the result of smaller
15 households typically living in attached units, having
16 fewer people and fewer cars per dwelling unit. And as
17 Planner Croad mentioned, somewhat different lifestyle
18 choice. So, we're not expecting a heavy additional
19 amount of additional cars or traffic compared to two
20 single-family homes.

21 The proposed rezoning from R-1 to R-T would
22 permit the in-fill construction of two family attached
23 residences, consistent in scale and configuration to
24 the single-family homes in the area, similar to prior
25 rezonings nearby on Westland.

1 CHAIR GRIFFIS: Can I have a motion from a
2 Planning -- do you have a question or a motion?

3 MR. MARTIN: Oh, I'm sorry, I have a motion.

4 CHAIR GRIFFIS: Go for it.

5 MR. MARTIN: Motion to approve PZR24-0006.

6 V. CHAIR WILLIS: Support.

7 CHAIR GRIFFIS: I've got a favorable motion
8 by Commissioner Martin, supported by Commissioner
9 Willis. All in favor?

10 FULL COMMISSION: Aye.

11 CHAIR GRIFFIS: Any opposed?

12 (No response.)

13 CHAIR GRIFFIS: None. Good luck. So, their
14 next step is City Council?

15 MR. CROAD: Yeah, it'll be August 19 for
16 discussion, and then August 26 for the public hearing.
17 So, the public will have an opportunity to speak at
18 that public hearing.

19 CHAIR GRIFFIS: Okay, thank you.

20 MR. PAISON: And we'll send another set of
21 notices will go out as well to the public, so they'll
22 know about the hearing.

23 CHAIR GRIFFIS: Okay, all right.

24 MR. NEUSER: Thank you very much.

25 CHAIR GRIFFIS: All set, thank you.

1 MS. GRUBER: Good luck.

2 CHAIR GRIFFIS: All right. Next item is
3 19111 West 10 Mile Road.

4 MR. PAISON: Thank you, Mr. Chairman. This
5 is a Mixed Use Corridor District rezoning. It's
6 taking an office building that has fallen into
7 substantial disrepair on 10 Mile, using our new Mixed
8 Use Corridor District overlay district to try to
9 repurpose that facility, get it renovated, give it
10 some new life.

11 They're looking to convert it to a mixed-use
12 commercial up along the 10 Mile frontage, and then
13 multi-use residential apartments on the upper floors.

14 The current zoning is OS Office Service,
15 that whole -- most of that corridor. Future land use
16 map has it as Local Mixed Use, which would be
17 consistent with the Office Service or the Mixed Use
18 Corridor District, specifically.

19 Site aerial just showing the office building
20 as it sits, surrounded by a large parking field, and
21 then the general arrangement of that parking field on
22 that site. Also, with the neighboring homes, kind of
23 outlined in that bottom right corner, just you can get
24 a distance. The one home directly behind would be
25 remain. It is and would remain about 140 feet from

1 the office building.

2 This is what the building looks like now.

3 You can see the facades getting into disrepair, on the
4 sides here.

5 And then, we do have the site plan, which is
6 showing the general layout of the parking. The
7 building itself is going to be opened up in the middle
8 somewhat to sort of change the size of the units and
9 provide air and light and windows into the interior
10 where the residential is. The commercial will be
11 along the front. There's a little plaza, additional
12 landscaping, dumpster enclosure, pedestrian
13 connections, bike racks, the usual improvements we see
14 on sites being upgraded.

15 This is the landscape plan. Colorized, you
16 can see the landscape along 10 Mile there being
17 improved greatly. You've got some parking lot
18 landscaping going in as well, and then some in that
19 opened up courtyard area in the middle of the
20 building.

21 This is just the first floor plan. So, you
22 see the first floor, you've got the commercial units
23 up there on the 10 Mile side, and then you've got the
24 core providing some support uses and access to the
25 upper floors.

1 Second floor, it has some color coding on
2 the different sizes of units here with these
3 apartments, and then you've got the core with some
4 additional support uses and access. Third floor,
5 similar.

6 And then, these are the elevations -- the
7 elevations of the building. It is going to get a
8 fairly substantial makeover on the exterior.
9 Rendering, just kind of how that's actually going to
10 be a little more visual with this look and with the
11 landscaping, including the plaza in the front. You
12 can see the parking still tucked underneath there off
13 to the right side there.

14 This is that plaza area with the commercial
15 frontage on the front, 10 Mile. This is from, I
16 believe, the rear of the building, south side, looking
17 into the parking into the core area.

18 These are the -- you can see the bridges and
19 the covered bridges and the corridors around to access
20 the apartments and the little plaza area around the
21 core of that building.

22 Here's the actual like balcony areas that go
23 around and access the apartments. This is a good shot
24 showing the bridges areas, where they're covered on
25 top, all the way down to the courtyard underneath,

1 allowing all that daylight to get down into there to
2 all those windows, both in the core and in the
3 apartments, really opening that up.

4 This is the rooftop garden, there is a
5 skylight there in the middle that goes down to the
6 floor below, but there's also, if you notice, there's
7 a screen kind of around there, both for privacy and
8 safety on that upper floor. It looks like it's about,
9 I would say, four-and-a-half to five-feet tall. So,
10 that really does kind of keep that space a little more
11 insular and a little more private.

12 This is a shot just kind of showing you what
13 like your view would be looking over the side of that
14 wall if you were to go to one side. Yeah, you can see
15 the roofs of the other houses, but not a lot because
16 of the way the angle is and, you know, the trees.
17 Now, if that was open, it would be different, but like
18 with that four-and-a-half, five-foot-tall screen, it
19 really does kind of limit your sight lines.

20 I believe the petitioner is present if they
21 will come forward.

22 CHAIR GRIFFIS: Please again give your name
23 and address for the record, and if you'd like to add
24 any additional information about the project.

25 MS. RIEGER: Hi, my name is Jessica Rieger.

1 I'm here representing JSN at 3856 12 Mile in Berkeley.

2 MS. BERNOUDY: Could you speak up a little?

3 MS. RIEGER: Oh, sorry.

4 MR. PAISON: You've got to be fairly close
5 to the mic here to get it to pick up, unfortunately.

6 MS. RIEGER: I'm sorry.

7 MR. MARTIN: It's adjustable.

8 MR. PAISON: Yeah, you can kind of do this.
9 I think you can bring it down a little bit more, and
10 you need to be about two inches from it.

11 MS. RIEGER: Okay. Am I better now? Sorry.

12 CHAIR GRIFFIS: That's better.

13 MS. BERNOUDY: It's okay.

14 MS. RIEGER: Again, Jessica Rieger from JSN.
15 I'm here representing, we want to bring life back to
16 this building, the building on stilts as I've learned
17 it to be regarded as. And I believe everything was
18 covered. So, I can answer -- oh, sorry. I am also
19 here with my principal and owner of the building. So,
20 yeah, I can answer questions, and they can jump in
21 when I get stumped.

22 CHAIR GRIFFIS: Okay, thank you. So, this
23 one, the public hearing is tonight.

24 MR. PAISON: Yes, sir.

25 CHAIR GRIFFIS: Just to confirm, since we've

1 had the -- okay. So, we need to open the public
2 hearing now.

3 MR. PAISON: Yes, sir.

4 CHAIR GRIFFIS: And then, return to the
5 committee, okay. Thank you.

6 Thank you. Could you please have a seat
7 nearby? This is a public hearing. I'd like to open
8 up the public hearing for this item at this time. Any
9 members of the public here that wish to speak on this
10 item, please come forward. You'll have three minutes.
11 Please state your name and address for the record.

12 MS. BARIX: Hello, Miani Barix [phonetic],
13 19150 Edison Drive, Southfield, Michigan.

14 CHAIR GRIFFIS: Could you speak up a little
15 bit?

16 MS. BARIX: You can't hear me? Miani Barix,
17 19150 Edison Drive. So, I'm directly behind the
18 building. And I don't know if I missed it, but I
19 think last time I just mentioned the landscaping,
20 which you showed the wall. But that picture with the
21 trees is that -- I'm not sure if that's current, or
22 what is going to be, because there is no trees between
23 my house and that building. My view from my kitchen
24 is the building.

25 My neighbors to the left and the right have

1 trees. I'm the house right in the center of the
2 building. There's no trees. One of the neighbor's
3 trees was pretty large, and the branch kind of
4 slightly covered a little bit of the building.
5 Unfortunately, maybe a couple of weeks ago, that tree
6 fell down into my property. So, right now we're just
7 looking dead at this gray building.

8 And as I said before, that was a huge
9 concern for me because the wall that separates us from
10 the building currently is pretty short. It looks
11 tall, but -- like I want to say yesterday, there was
12 probably some people on site, and I could see
13 everything from my kitchen. The cars pulling up, guys
14 walking around the property having conversations. As
15 I said last time, I've seen music videos and photo
16 shoots in that parking lot. So, that's my only
17 concern.

18 I'm happy that the building is getting a
19 facelift, obviously. But that part of us not having
20 trees, and we've tried several times to plant trees.
21 It looks like the previous homeowners also tried to
22 plant trees, but the deer just won't let us with the
23 resources that we have. So, we have like two baby
24 trees that have been babies for the past two years.

25 That was my only concern.

1 CHAIR GRIFFIS: Okay.

2 MR. PAISON: To the Chair, if I could ask?

3 Is this your home here?

4 MS. BARIX: Yes.

5 MR. PAISON: This one right here?

6 MS. BARIX: Yes, it is.

7 MR. PAISON: Okay. So, that is the gap in

8 the --

9 MS. BARIX: Yes.

10 MR. PAISON: You can see it in the aerial

11 photo, the gap in the tree cover along the wall. It

12 looks like the other homes here have fairly

13 substantial tree cover, but that lot is lacking. I

14 just wanted to make sure we clarified that for

15 everybody.

16 MS. BARIX: Yeah. Yep, both neighbors have

17 trees, really big trees. We're the only -- we

18 actually have one tree on the property, but it's not

19 big enough to cover that. So, we open our kitchen

20 window, it's the building. For the most part, it's

21 been empty. But now, there's tons of people in and

22 out.

23 CHAIR GRIFFIS: Thank you.

24 MS. BARIX: Thank you.

25 CHAIR GRIFFIS: Any other members of the

1 public wish to speak on this item?

2 (No response.)

3 CHAIR GRIFFIS: Seeing none, we'll close the
4 public hearing portion of the meeting. I'll open up
5 to the commission for comments. Commissioner Martin?

6 MR. CROAD: The petitioner, you want to come
7 up and respond to questions, please.

8 CHAIR GRIFFIS: Okay. We're gonna -- we're
9 gonna mix it up. Commissioner Bernoudy, you need to
10 start first.

11 MS. BERNOUDY: Well, first of all, I'm
12 really happy to see that there's going to be something
13 on this property. It's been empty for quite a while.
14 Pardon me. The outside, the back wall there. It's a
15 low, cement kind of wall. Are you going to be doing
16 anything when you do all of this? Will you be taking
17 care of the cement structure and all of that, as well
18 as all of this beautiful pictures we're looking at?

19 MS. RIEGER: So, it's not -- if it's broken,
20 we'll fix it.

21 MS. BERNOUDY: Yeah.

22 MS. RIEGER: And as of right now, I'm not
23 too -- I haven't inspected the wall. But for right
24 now, I haven't or we haven't talked about doing
25 anything with the wall as of yet.

1 MS. BERNOUDY: Okay.

2 MR. CROAD: Well, through the Chair, I mean,
3 since this is a mixed-use development district, to
4 address this neighbor's concerns and maybe your
5 concerns, we can incorporate some additional
6 screening, raising the wall, planting of landscaping,
7 that it would be appropriate conditions to this.

8 So, I'd like to have a discussion with the
9 applicant and the owner about addressing those
10 concerns. I think those are legitimate concerns. If
11 it's a low four-foot-high wall now, then maybe we
12 recommend that it gets built to six feet. Maybe
13 there's some parking spaces that can be relocated or
14 removed, we can plant a couple of trees. Maybe they'd
15 be willing to plant a few trees on the neighbor's
16 backyard.

17 I mean, those are -- those are items that
18 we've worked out in the past that aren't cost
19 prohibitive. So, I think that's something. I've made
20 a note that I'd like to have it addressed before it
21 goes to council.

22 MS. BERNOUDY: Thank you. Also, I think it
23 was asked at our last session about the EV parking or
24 parking underneath. Will you have access to the EV
25 parking, and how would you handle that?

1 MS. RIEGER: We have not considered EV
2 parking as of right now. We do not plan, if there are
3 to be, that they're not under the building. They'll
4 be located on the outer edges of the property for
5 safety.

6 MS. BERNOUDY: Okay, thank you.

7 CHAIR GRIFFIS: Commissioner Goodwin-Dye?

8 MS. GOODWIN-DYE: I'm just excited. And
9 Director Croad has addressed the issues that I have
10 for the neighbor. But I'm really excited. I've been
11 bragging about this project to my daughter this
12 weekend, okay. So, that's how excited I am. Because
13 it is -- it is an eyesore right now, and very happy
14 that you're, you know, repurposing this building.
15 Because it is a beautiful building, the design is
16 beautiful, but it needs some work. So, I can't wait
17 to walk my dog past and say, oh wow, look at this.

18 CHAIR GRIFFIS: Commissioner Gruber?

19 MS. GRUBER: I agree. But I also want to
20 address the neighbor's concerns, and we want her to be
21 happy, too. So, as long as you do that, it sounds
22 like a good plan.

23 MS. RIEGER: Of course.

24 CHAIR GRIFFIS: Commissioner Willis?

25 V. CHAIR WILLIS: Thank you. I'd ask if you

1 had intended the units to be condos or to be market
2 rent kinds of units?

3 MS. RIEGER: We're intending apartments
4 only. We're not considering condos or condominiums.
5 We're just -- just apartments.

6 V. CHAIR WILLIS: Okay. I think that's my
7 question, thank you.

8 CHAIR GRIFFIS: Commissioner Martin?

9 MR. MARTIN: You've color coded the
10 apartments so that you can readily identify the one
11 bed -- the one bedroom, two bedroom, studio, okay,
12 which is nice.

13 I still have a concern about the bridges
14 going across. The second and third floor -- no, the
15 second -- the first -- the second floor is covered.
16 Is there a cover over the third floor?

17 MS. RIEGER: Yes. Yes, they're -- all
18 bridges are covered, so that they're protected from
19 the weather in all cases.

20 MR. MARTIN: Okay. They're covered, but not
21 -- the sides are open?

22 MS. RIEGER: Correct.

23 MR. MARTIN: So, you just fight the weather?

24 MS. RIEGER: Well --

25 MR. MARTIN: In the rain or snow or?

1 MS. RIEGER: We're hoping that it being
2 interior, that the core will help block some of -- any
3 sideward rain or floating snow, that it will be,
4 because there's such a small space for it to enter,
5 that the bridge -- the roof covers will be able to
6 stop what does come in.

7 MR. MARTIN: What type of lengths are the
8 bridges from -- to the -- from the edges to the
9 center, I guess?

10 MS. RIEGER: Fifteen feet, 15, 20. I
11 haven't measured them recently, but it's about that.

12 MR. MARTIN: Okay. No further questions at
13 this time. Thank you.

14 CHAIR GRIFFIS: Commissioner Willis?

15 V. CHAIR WILLIS: Yeah, straight, relatively
16 straightforward. Assuming council approves of this,
17 how long before you can -- how long before you start?
18 And how long do you think it will take the project
19 from start to finish?

20 MS. RIEGER: We -- I don't have a direct
21 timeline about when it will start. We're still
22 looking through numbers and, you know, talking to
23 contractors to see what all this project entails. I
24 can -- we do have the owner, so.

25 CHAIR GRIFFIS: Yeah, could you state your

1 name and address for the record?

2 MR. BROKUS: Hello, my name is Shmuel Brokus
3 [phonetic]. I'm from Jacksonville, Florida,
4 2827 Forest Mill Lane. We appreciate all the support
5 on everything.

6 But yeah, we're -- once we have kind of an
7 outline from you guys what we would need on top of
8 what we're proposing, we're going to be able to put a
9 better plan together for exactly the timeline and
10 things like that. If everything's economical and
11 works out on our end, we want to get it done as
12 quickly as possible. So, I can't imagine more than a
13 year.

14 V. CHAIR WILLIS: Okay. Do you have any
15 idea who your potential tenants are, anyone that's
16 asked about it, or if you build it, they will come
17 kind of approach?

18 MR. BROKUS: Yeah, that's kind of where
19 we're at right now. Obviously, once we have our
20 approvals, we'll go kind of into more detail on
21 everything.

22 V. CHAIR WILLIS: Okay.

23 MS. RIEGER: Sorry. I do want to add that
24 LT is also just down the road. I'm not saying that
25 we're going to want rowdy adults-ish around, but I am

1 also an LT alum. And when I moved out on my own, it
2 was nice finding an apartment nearby. And I'm not a
3 partier. I studied all the time. But so, I expect
4 the community and maybe some outside of the community
5 that are coming for schooling might be interested.

6 V. CHAIR WILLIS: Okay. I think the last
7 time we were here, we were -- it was an open
8 discussion whether or not you would have EVs park, and
9 we discussed the fire hazard. And I like your
10 response today. Do you think you have EV stations
11 there, I mean charging stations on site? Is that a
12 plan? Or do you have any idea where that's going?

13 MS. RIEGER: I currently -- we're not --
14 it's not in the plan as of yet. So, I am unsure if
15 that will come into play as of now.

16 V. CHAIR WILLIS: Okay, okay. Thank you.
17 I'm good.

18 CHAIR GRIFFIS: Planner Croad?

19 MR. CROAD: Yeah, I'm really excited about
20 this project. When we created the mixed use corridor
21 district, this is exactly the adaptive reuse that I
22 had envisioned and hoped for, plus some.

23 I like the fact that they have retail on the
24 front. They're doing this adaptive reuse of this mid-
25 century modern building that has sat vacant and

1 dilapidated for a long time. They're opening up to
2 these great interior spaces, a courtyard, the rooftop.
3 And it's within walking distance of our core city
4 center.

5 I think this is going to be an attractive
6 apartment complex that will rent out quickly because
7 of all the unique design features, the walkability,
8 the fact that, you know, depending on what retail, you
9 go get a coffee or a sandwich, just go downstairs.
10 And it takes a building that has been an eyesore for
11 quite some time. And I love the materials, the modern
12 approach, even the etching of the screen on the roof.
13 Those are amenities that anybody would love. We don't
14 have enough of these unique housing options.

15 While the owner is here, though, I am hoping
16 -- I'd like to hear a commitment that you'd be willing
17 to work on the screen wall and address -- why don't
18 you come on up -- address the neighbor's concerns in
19 the scope of this big project. I don't think it's
20 going to be a substantial --

21 MR. BROKUS: No, absolutely, I would be --

22 MR. CROAD: And many of these older walls,
23 the four, four and a half feet poured in place
24 concrete stamp, they're just -- they're very dated.
25 And I'd like to see some investment there. And even

1 if it's a combination of the wall with a nice
2 residential fence, that's something I'd like us to
3 address before the next -- the next meeting. And
4 maybe there's some unique areas, we can be creative
5 with some landscape planting in addition to the screen
6 wall.

7 But I'm really excited about this, and I
8 think having this, if this is all successful, this
9 very first one happening will just help the entire
10 corridor and have people take a second look at some of
11 these older tired buildings along this corridor.

12 CHAIR GRIFFIS: I want to just piggyback on
13 a lot of things Planner Croad said. This one, I drive
14 by constantly. I think about, you know, what you
15 could do to it. And you're doing a lot of the, I
16 think really essential things, carving holes through
17 the building, getting light through, getting it kind
18 of down to the right size for residential units. I
19 think that makes a lot of sense.

20 The putting the first floor retail is a must
21 have. It's a mixed-use district, after all. I'm a
22 little concerned about the -- just how short that
23 building appears. I don't know how tall it really is.
24 Do you know, did you verify? Is it like, nine feet?
25 Is it seven foot nine or?

1 MS. RIEGER: So, we actually, we all went to
2 the building earlier today and just did a quick walk
3 through, you know, showed the owner around a little
4 bit. And it is quite short. And we did talk about
5 going -- dropping the floor only for the retail, maybe
6 to be -- because in the front, there is a hill. But
7 the sidewalk out front is lower than where the parking
8 lot level is. So, we have thought about dropping it
9 the same level to give more headroom for the retail.

10 CHAIR GRIFFIS: Yeah, I just -- it has to be
11 retail, but I just hope that doesn't limit your
12 prospects of who you're gonna get. Just looking at
13 the site plan, it looks like you might touch four
14 neighboring residential properties, four or five.

15 I'm always in favor of buying your neighbor
16 a tree, because you have parking right up against your
17 fence and then paving. There's just nowhere to plant
18 a tree big enough to block the building. But if you
19 put the tree 20, 30 feet onto their property if
20 they'll allow it, you know, that's something the city
21 can help coordinate. It'll be a lot more effective
22 and give them privacy and the separation between the
23 commercial and the residential.

24 I like the, I guess kind of wild exterior
25 that you have. My concern is that looks very

1 expensive to me. What's plan B? If you, you know, if
2 that's -- if this interesting, custom siding is too
3 expensive, what's -- because it's a mixed-use
4 district, we're approving this design. What if they
5 have to scale back the budget?

6 MR. CROAD: There's, I mean, I have some
7 administrative approval authority. However, they're
8 going to have an art requirement, and the building
9 itself could qualify as the art.

10 CHAIR GRIFFIS: Okay.

11 MR. CROAD: So, I'm hopeful, one way or the
12 other, they'll figure out a way to do it. And once
13 you've showed this to us, there's no going back, so.

14 CHAIR GRIFFIS: Right.

15 MS. RIEGER: Of course, of course. We have
16 -- we're talking to a company to help us with that.
17 But as you can assume, it's very expensive. But our
18 contractor today that we're talking to said we can do
19 it. We can cut it out, we can make it happen.

20 CHAIR GRIFFIS: Let's see it happen.

21 MS. RIEGER: So, we have -- we're gonna find
22 a way.

23 CHAIR GRIFFIS: Okay. And the other thing,
24 too, one of the greatest parts about this is the
25 rooftop deck, also very expensive, structurally

1 reinforcing the building. And but I think very
2 important to a sea of asphalt kind of a lot right now,
3 to get -- to go from an office building that has been
4 obsolete for a long time to a desirable place to live.
5 And I think it will be, because it's so close, again,
6 to the city center.

7 Those are the key pieces of the design that
8 I think just have to happen, because this is going to
9 be the example project for all the -- all the adaptive
10 reuse. So, not a lot of other buildings like this,
11 this wide, this big and everything. But this is --
12 this has a chance to be really -- make a meaningful
13 impact on this corridor.

14 So, I'm very excited about it, too. I hope
15 it -- I hope it -- what was the word you said? If
16 economical, that's a dangerous couple of words. But I
17 wish you all the best of luck on this, and I hope it
18 happens the way it's designed. Commissioner Martin?

19 MR. MARTIN: One last comment is you know
20 that the city likes the idea of that building being
21 renovated. They're already reconstructing 10 Mile for
22 you.

23 CHAIR GRIFFIS: It's a pure joy to live with
24 every day.

25 MR. MARTIN: To the Chair?

1 MR. PAISON: One second.

2 CHAIR GRIFFIS: We need a recommendation
3 from the Planning Department first, then we'll circle
4 back.

5 MR. PAISON: I'll summarize here. We've had
6 -- this is a favorable -- we are recommending
7 favorable consideration of this rezoning to MUCD Mixed
8 Use Corridor from OS. The Comprehensive Master Plan
9 costs for Local Mixed Use, and the commercial and the
10 residential fit that category nicely.

11 The proposal utilizing the Mixed Use
12 Corridor allows the petitioner to develop the property
13 for land uses compatible with the abutting
14 developments and some flexibility to get this property
15 back into reuse under the Mixed Use Corridor
16 Development Agreement.

17 The proposed rezoning will not have adverse
18 effects on the surrounding adjoining zoning districts
19 or land uses. The building and site improvements will
20 be constructed in accordance with the master
21 development plans approved as part of the rezoning
22 prepared by JSN Architecture.

23 And the petitioner is to work with the
24 Planning Department and City Attorney to finalize
25 Mixed Use Corridor District Development Agreement.

1 And if we'd like, we could add a, though it will
2 hopefully be resolved by City Council, condition that
3 they work the -- the developer work with the city
4 staff in terms of addressing the screening issue along
5 the residential.

6 MR. CROAD: I agree. I would make that as
7 an item six.

8 CHAIR GRIFFIS: Absolutely. Commissioner
9 Martin, with the addition of item six, as stated?

10 MR. MARTIN: With the addition of item six,
11 I'd like to approve PZRMUCD24-0001.

12 MS. BERNOUDY: Second.

13 MS. GOODWIN-DYE: Support.

14 MS. BERNOUDY: Second.

15 CHAIR GRIFFIS: Okay. So, we've got a
16 favorable motion by Commissioner Martin, supported by
17 Commissioner Bernoudy. All in favor?

18 FULL COMMISSION: Aye.

19 CHAIR GRIFFIS: Any opposed?

20 (No response.)

21 CHAIR GRIFFIS: None. Thank you. And
22 please be in contact with Planning Department for the
23 items that we mentioned.

24 MS. RIEGER: Thank you.

25 CHAIR GRIFFIS: Thanks.

1 MS. BERNOUDY: Thank you, good luck.

2 CHAIR GRIFFIS: All right. Next is special
3 land use and site plan review at 25826 Southfield
4 Road.

5 MR. PAISON: Yes. Thank you, Mr. Chairman.
6 We are looking at a special land use and site plan
7 approval for an existing gas station, zoned B-3, that
8 would like to do, now that it is possible under the
9 amendment passed last year, them to add beer, wine,
10 and liquor sales to their convenience store at
11 25826 Southfield Road.

12 Their daily operations are Sunday through
13 Wednesday, six to 11; Thursday through Sunday -- I'm
14 sorry, Sunday through Wednesday, Thursday, I guess
15 through Saturday, I've got to correct that up there --
16 six to 12. Number of employees, five; max per shift,
17 three.

18 They're looking at -- the site itself is
19 zoned B-3, that is consistent with the Local Mixed Use
20 master plan designation. Just an image we've been
21 including in all these applications showing where the
22 other beer/wine or beer, wine, and liquor sales are.
23 That intersection, there's just the one inside
24 Southfield. I believe there may be some across the
25 border in the neighboring communities, but the nearest

1 ones in Southfield are to the south at 10 Mile and
2 Southfield, which we dealt with the gas station, and
3 there's a liquor store and the Dollar General and the
4 CVS nearby.

5 Just noting the site arial here, we've got
6 the existing service station. Some photos of the site
7 and the building, existing condition.

8 Site landscape plan, there's going to be
9 some of the typical improvements, the striping for a
10 pathway for pedestrians, ADA pathway for pedestrians
11 to the door from the sidewalk being improved,
12 landscape will be freshened up, bike racks are being
13 added. Just sort of the typical sort of minor
14 improvements we see on these sites as they're just
15 adding this extra use to the existing facility.

16 They're not really -- they're not proposing
17 any building additions; there will be some interior
18 reconfiguration for their shelving. We do have a
19 floor plan here that shows the cashier service area
20 with the liquor shelves behind, beer, some of the
21 coolers being reassigned for beer and an open-air
22 cooler on the floor that may also have some beverages
23 in it.

24 Elevations are the existing ones of the
25 building. The petitioner did provide some interior

1 photos showing the configuration as it is now.

2 And I believe petitioner is present, if they
3 would come forward.

4 CHAIR GRIFFIS: Please state your name and
5 address for the record.

6 MR. MORELAND: Good evening. My name is Ken
7 Moreland, 29895 Greenfield Road. I'm with
8 Dorchen-Martin and Associates. We're the architects
9 representing the applicant, Mr. Andrew Atesha
10 [phonetic], who is here with me this evening.

11 I believe that Mr. Paison hit all of the
12 high points of what we're here for, as far as
13 requesting a special use approval in order for the
14 existing gas station to sell beer, wine, and liquor.

15 The exterior will not be modified at all.
16 The interior will be modified to accommodate the new
17 merchandise, including a new storeroom so that they
18 have enough storage.

19 With that, I would open it up to any
20 questions or comments that the commission might have.

21 CHAIR GRIFFIS: Okay, thank you.

22 MR. PAISON: We do have a public hearing
23 on --

24 CHAIR GRIFFIS: Yeah, this is a public
25 hearing. I'd like to open it up at this time, if you

1 could step back for a minute.

2 If there's any members of the public here
3 tonight that wish to come forward and speak on this
4 item, please approach now.

5 (No response.)

6 CHAIR GRIFFIS: Seeing none, we'll close the
7 public hearing. I'll open it up to the commission for
8 comments. Commissioner Martin?

9 MR. MARTIN: The floor plan you have in the
10 store that are in the photos, that's current?

11 MR. ATESHA: I believe I provided existing
12 photos for how the store is looking at -- looking
13 right now. The photos you see up there is somewhat
14 the inspiration of what I want to turn it into.

15 MR. MARTIN: Turn it into, so.

16 MR. PAISON: This is the proposed floor
17 plan.

18 MR. MARTIN: Yeah. And the other photos are
19 our examples?

20 MR. ATESHA: Yeah, of the existing.

21 MR. MARTIN: Are existing?

22 MR. ATESHA: Not the ones he showed up
23 there, but.

24 MR. MARTIN: Can you go to the --

25 MR. PAISON: Yeah, these were inspirational

1 photos. These are not existing.

2 MR. MARTIN: Those are inspirational, okay.

3 MR. ATESHA: These are inspirational.

4 MR. PAISON: This is what they would like
5 the interior to look like.

6 MR. MARTIN: Okay. So -- so currently, are
7 they service bays or just?

8 MR. ATESHA: No, it's a full size C-store,
9 around 2400 square feet.

10 MR. MARTIN: Okay. That's what it -- all
11 right, okay. I understand now. I have no questions.

12 CHAIR GRIFFIS: Commissioner Willis?

13 V. CHAIR WILLIS: Thank you. I'm very
14 comfortable with this process now. But I'm always
15 concerned with if there's a need to increase security.
16 Generally, the applicants will say, I don't need to
17 increase security. But I'm going to assume that you
18 have a relationship with Southfield police, that you
19 have security methods on line at this point, maybe
20 even cameras, those kinds of things. Am I correct in
21 that?

22 MR. ATESHA: Yes, you are correct.

23 V. CHAIR WILLIS: Okay. And I'm going to
24 also assume you don't -- you don't feel the need to
25 increase that? You feel that the security measures

1 you have so far are sufficient?

2 MR. ATESHA: Yeah, they're sufficient.

3 V. CHAIR WILLIS: Okay, okay. Does this,
4 and I'm not sure if I'm getting to the business side,
5 does the selling of this product, does it increase
6 your insurance at all?

7 MR. ATESHA: Yeah, we do have to purchase
8 liquor liability insurance in order to carry these
9 products.

10 V. CHAIR WILLIS: Okay, okay. Thank you so
11 much.

12 CHAIR GRIFFIS: Commissioner Gruber?

13 MS. GRUBER: No questions.

14 CHAIR GRIFFIS: Commissioner Goodwin-Dye?

15 MS. GOODWIN-DYE: Yes. In the -- in the
16 recommend -- in the recommendation or the description
17 that you said, the times. In here, it has Sunday to
18 Wednesday, six to 11; and then Thursday to Sunday, six
19 to 12. Is it Sunday to Wednesday, six to 11, or
20 Thursday to Saturday, six to?

21 MR. PAISON: Yeah, it's probably a typo on
22 our part. It's probably the Thursday to Saturday is
23 the six to midnight.

24 MR. ATESHA: Yeah, Thursday to Saturday till
25 midnight.

1 MS. GOODWIN-DYE: Okay.

2 MR. PAISON: Apologies.

3 MR. MARTIN: Can you ask him to clarify all
4 these, the total hours listed by day, so we have them
5 correct?

6 MR. PAISON: Yep. I will correct that on
7 the slide, and I think it's -- is it on the datasheet
8 correctly? Let me double check and make sure we
9 correct it wherever we need to correct it.

10 MS. GOODWIN-DYE: In the recommendation,
11 it's not.

12 MR. PAISON: Oh yeah, it's wrong on the
13 datasheet, too. That's probably how it carried over,
14 a cut and paste job. Let me correct that there.

15 MS. GOODWIN-DYE: Okay.

16 MR. PAISON: And then, we'll correct it on
17 the recommendation as well. Thank you.

18 MS. GOODWIN-DYE: That's all I have.

19 CHAIR GRIFFIS: Commissioner Bernoudy?

20 MS. BERNOUDY: Yes. With the addition of
21 the beer and wine, will you require additional
22 employees?

23 MR. ATESHA: Yes, of course.

24 MS. BERNOUDY: Pardon me?

25 MR. ATESHA: Yes.

1 MS. BERNOUDY: How many?

2 MR. ATESHA: Right now, there's about three
3 there. With the addition of the new products, it'd
4 probably around five, maybe six, depending how it
5 gets. But for sure, five.

6 MS. BERNOUDY: Okay. That's my only
7 question. Thank you.

8 CHAIR GRIFFIS: Okay. We've all said this
9 before, we've reviewed a fair amount of these, this
10 change in the zoning ordinance. Your presentation
11 answered all of our questions before we had them. So,
12 I think I'm satisfied with the project as presented.
13 Can we have a recommendation from the Planning
14 Department?

15 MR. PAISON: Yes sir. First up is the
16 recommendation on the special land use to add the
17 alcohol sales to the existing service station at
18 25826 Southfield Road.

19 We are recommending favorable
20 recommendation. It does appear to meet the criteria
21 for the B-3 district, size and character in harmony
22 with the appropriate and orderly development in the
23 general business district. Location, size, intensity,
24 and periods of operation unlikely to create nuisances
25 or other problems nearby.

1 It's in accord with the spirit and purpose
2 of the chapter, and it's consistent with sound
3 planning. The vehicular traffic will not have an
4 adverse effect or be detrimental to surrounding
5 thoroughfares, as the service station C-store already
6 operates in this location.

7 The proposed use is of such character it
8 should not create any adverse impacts from noise,
9 dust, dirt, glare, or fumes, being an internal
10 addition. The proposed use will not be adverse --
11 adverse to the promotion of health, safety, welfare of
12 the community. And the proposed use is designed to
13 operate safely and securely for the employees and the
14 public.

15 And once again, the recommendation is based
16 on the documents before you. It's subject to the
17 approval of the site plan by the City Council for
18 conditions and continuous compliance with codes, laws,
19 statutes, and permits.

20 Hours of operation, Sunday through
21 Wednesday, six to 11; Thursday through Saturday, six
22 to 12. And then, we just note that alcohol sales are
23 prohibited per state of Michigan between 2 a.m. and
24 7 a.m., just for clarity.

25 CHAIR GRIFFIS: Okay. So, there's two items

1 with this project. Looking first for a motion on the
2 special land use, PSLU24-0015.

3 MS. BERNOUDY: Chair?

4 CHAIR GRIFFIS: Yes.

5 MS. BERNOUDY: I'd like to ask for a motion
6 for PSLU24-0015, a favorable motion.

7 MR. MARTIN: Second.

8 CHAIR GRIFFIS: I have a favorable
9 recommendation by Commissioner Bernoudy, seconded by
10 Commissioner Martin. All in favor?

11 FULL COMMISSION: Aye.

12 CHAIR GRIFFIS: Any opposed?

13 (No response.)

14 CHAIR GRIFFIS: None. Okay. The special
15 land use is favorable.

16 Next, we'd like the Planner's recommendation
17 on the site plan review aspect.

18 MR. PAISON: Thank you, Mr. Chairman. We
19 are also recommending favorable recommendation of the
20 site plan review for the addition of alcohol sales to
21 the existing gas station and service convenience store
22 at 25826 Southfield Road.

23 Once again, this is a business establishment
24 shall be retail or service establishments dealing
25 directly with customers is a requirement in the B-3,

1 which obviously this is. The site plan does not show
2 access -- or does show that access is private from
3 major or secondary thoroughfare, being at a major
4 intersection and meets this requirement. And the
5 recommendation is based on the documents and
6 representations before you.

7 Conditions are subject to the approval of
8 the special land use by City Council, subject to the
9 site and building being developed in accordance with
10 the plans before you, and the petitioner is to
11 implement the recommendations made by the Southfield
12 Police Department's Crime Prevention Bureau regarding
13 site security, and continuous compliance with
14 applicable codes or statutes.

15 I had to make a correction here. The
16 actions get done as N.C. Designers & Contracting, it's
17 actually Dorchen-Martin. We must have done another
18 cut and paste on that one and missed the correction on
19 that. So, with the correction that the plans are per
20 those created by Dorchen-Martin for the project that
21 are before you. I'll correct that before we get in
22 front of City Council.

23 CHAIR GRIFFIS: Okay. Now, we're looking
24 for a recommendation on PSP24-0012, with the
25 corrections noted.

1 MS. BERNOUDY: I make that motion --

2 CHAIR GRIFFIS: Okay.

3 MR. MARTIN: Second.

4 MS. BERNOUDY: -- for PSP24-0012.

5 CHAIR GRIFFIS: Okay, thank you. A
6 favorable recommendation by Commissioner Bernoudy,
7 second by Commissioner Martin. All in favor?

8 FULL COMMISSION: Aye.

9 CHAIR GRIFFIS: Any opposed?

10 (No response.)

11 CHAIR GRIFFIS: None. Okay, thank you very
12 much.

13 MR. MORELAND: Thank you.

14 MR. ATESHA: Thank you.

15 CHAIR GRIFFIS: Next step, on to City
16 Council.

17 MR. ATESHA: Appreciate your time.

18 MR. MARTIN: Thank you.

19 MS. BERNOUDY: Thank you.

20 CHAIR GRIFFIS: All right. Next item is the
21 Zoning Text Amendment PTZA24-0004.

22 MR. PAISON: Thank you, Mr. Chairman. This
23 is a, we discussed this at the last meeting as
24 introduction. It's a zoning amendment related to
25 backyard fowl and beekeeping code amendments, and

1 there will be a general code amendment that goes with
2 it.

3 The zoning amendment, which is what's before
4 you for consideration, would actually delete the
5 provisions related to the beekeeping and chickens like
6 out of the residential district, and then it will be
7 amended that new residents will be amended into the
8 general code.

9 We are going to ask the city attorney once
10 we get your recommendation on the zoning element,
11 we're going to take the general code elements either
12 back to the Legislative Committee or to the
13 Neighborhood Services Committee, one of the two, to
14 get a recommendation to council on the general code
15 provisions. And then, it'll go to council for them to
16 act on it.

17 General code provisions, they actually could
18 just do like a resolution. They actually don't have
19 to hold a public hearing and do two readings. They
20 can actually just do a resolution, enact the ordinance
21 amendment, and then it becomes effective.

22 So, but we wanted to show you both halves of
23 it, what you're deleting and what it's being replaced
24 by, so you'd understand, you know, that you're not
25 leaving it open or undefined. It will be -- and we

1 would not recommend them to go forward with the Zoning
2 Amendment unless they were also going to do the
3 General Code Amendment at the same time at the same
4 meeting, because obviously we don't want to leave a
5 gap in the -- in the law.

6 We do note we are changing the minimum
7 setbacks. Right now, they're very restrictive, from
8 onsite dwellings, 50 foot; from offsite dwellings,
9 175. And we're adding coop and run standards,
10 prohibiting roosters, and putting a cap on number of
11 animals.

12 Beekeeping, now they're only allowed on
13 farms 10 acres and higher. This will provide for high
14 placement and screening landscape around them and
15 water supplies.

16 Just specifically, we're looking at, we did
17 review for the backyard fowl, we looked at what
18 MSU Extension has, and the Michigan Department of
19 Agriculture had recommendations and model ordinance
20 language. We also looked at neighboring communities,
21 actions, and spoke to some of the planners in those
22 communities who've been doing this for a couple years,
23 to get their lessons learned.

24 Beekeeping, we went and did some research on
25 that, determined actually, strangely enough, bees are

1 actually easier to keep in terms of not causing a
2 nuisance than chickens are. So, the rules are
3 actually relatively simple on those. I'll go over
4 them shortly.

5 We wanted to make sure, one of the purposes
6 we want to do here, because we have rules in the
7 animals chapter related to this and rules in the
8 Zoning Ordinance. And while they weren't
9 contradictory, they were a little confusing, and who
10 had authority over it was unclear.

11 So, moving it all into the animals chapter
12 makes it very clear. It gives clear enforcement
13 authority to the animal wardens of the city as part of
14 their duties, and not having any -- if it's in the
15 Zoning Ordinance, you get stuck with legal
16 nonconformities. But in the General Code of
17 Ordinance, that's not a -- that's not a thing.

18 So, should someone be keeping bees or fowl
19 in a way that is a problem, they're not grandfathered.
20 They either have to comply or would have to stop. And
21 the animal warden will have the ability to enforce
22 that.

23 We did meet with the city's legal team, we
24 met with the animal wardens and discussed this, and
25 the city administration.

1 So, this first part, which is the zoning
2 amendment, is really just deleting those sections and
3 referring -- that first item is referring them to the
4 animals chapter of the General Code of Ordinance. So,
5 if someone looks in the Zoning Ordinance for keeping
6 of animals, it will direct them to the correct portion
7 of the General Ordinance. The Zoning Ordinance is one
8 chapter in that larger ordinance.

9 We do have the two definitions, one of which
10 we're modifying, as Dr. Stephens-Gunn pointed out, for
11 livestock, to make it animals used to produce human
12 food instead of for human food. So, that covers
13 chickens laying eggs and bees making honey. And then,
14 we added a definition by the request of the legal
15 department for pets, to clarify its distinction from
16 animal or from livestock.

17 The general standards we look at are in
18 effect to keeping any non-pet animals, you know, not
19 being obnoxious or noisy or otherwise a problem,
20 creating a nuisance. Really that's just an extension
21 of the nuisance ordinance and the nuisance enforcement
22 powers of the city generally. It's just defining that
23 nuisance a little more clearly.

24 Slaughtering of animals is prohibited,
25 mostly because, you know, not everybody would

1 necessarily handle that in a way that would be
2 appropriate for an urban setting.

3 Animals have to be housed in accessory
4 buildings. They can't be housed in the residence or
5 other principle structures. They have to have their
6 own beehives or chicken coops. They don't really want
7 people turning their basement or bedroom into a
8 chicken coop. That's not a desirable outcome in most
9 cases.

10 It would be unlawful to keep any animals
11 within 50 feet of any dwelling, other than the
12 dwelling on the same property. So, you have to be at
13 least 50 feet from any homes on neighboring
14 properties. You have to be 10 feet from the property
15 side or rear lot line. So, you can't have these runs
16 or items right up to the property line. And since the
17 typical side setback in the residential district is
18 either eight or 10 feet, it means it won't be in that
19 required side setback on a -- on a residence. We're
20 going to -- we're going to honor that side setback,
21 even with the keeping of these animals.

22 It's unlawful for any animal owned or in
23 their possession to run at large, which is a problem
24 for some people who don't manage their chickens.
25 Obviously, that doesn't apply to the bees. There's an

1 exception for that because bees gotta go get pollen
2 and nectar.

3 And then, the -- I did modify this
4 provision, Mr. Martin, based on the making it clear
5 that those are -- those places where they're keeping,
6 you know, horses already are fine, unless they decide
7 to discontinue the practice for a year or more. Then
8 it like -- it loses, it becomes legal nonconforming --
9 it loses its legal nonconformity, just like any other
10 nonconforming use would.

11 So, anybody who has been keeping horses
12 continues to keep horses, will be able to continue to
13 keep horses. That will remain legal for them. Should
14 it go away for more than a year, then it would be a
15 discontinued practice unless they're on a farm 10
16 acres and more, which allows the keeping of livestock.

17 Backyard fowl, we just get into some basic
18 rules. We tried to make these like very punch-listy
19 and simple, good for enforcement, good for explaining
20 to people what they need to do. No roosters or other
21 fowl typically making noise. So, peacocks are
22 probably not going to be a good fit there.

23 Maximum number of fowl, 12; maximum coop
24 size, 80 square feet; maximum coop height, eight feet.
25 And as we did note, we, at the request of one of the

1 people interested in this, a little taller so they
2 could get in there and clean the coop a little easier.
3 I think I initially had it at six feet, but if it's up
4 off the ground a couple of feet, now you got four
5 feet. You've got to crawl in there, and it made it
6 difficult.

7 And very important, every ordinance I've
8 ever seen and guidance, feed storage must be in a
9 sealed, vermin-resistant container. You do not want
10 to be attracting vermin with that.

11 And now we get to beekeeping --

12 MR. CROAD: Through the Chair, Mr. Paison?

13 MR. PAISON: Yep?

14 MR. CROAD: Do you have any recommended
15 setbacks for these coops?

16 MR. PAISON: Yeah, it's in the general
17 provisions: 50 feet from a dwelling on any other
18 property, 10 feet from the property line. It's in
19 section one under General Standards, if you're
20 keeping --

21 MR. CROAD: Okay. I'm just asking, would it
22 be beneficial to put it under this section or refer
23 back to the general section? I mean, you're being --

24 MR. PAISON: Yeah, we could.

25 MR. CROAD: -- specific about coop size and

1 coop height.

2 MR. PAISON: Right.

3 MR. CROAD: It's just something to look at.

4 MR. PAISON: Yeah. When I ran this past
5 Dawn, like we could have a reference back here. I
6 don't like to repeat provisions, because then if you
7 amend one and don't amend the other, you end up out of
8 sync.

9 MR. CROAD: Sure.

10 MR. PAISON: But we could put in backyard
11 fowl, like A could be compliance with the general
12 standards. We can tweak that, just to make people
13 clear that in addition to these, you've got to comply
14 with the general standards. That is how laws are
15 generally constructed, but the public doesn't always
16 understand that. So, I could make that modification
17 to make sure we have a very clear understanding. We
18 can do a -- we can just do that as A, referring back
19 to the general standards. We can do that on both, and
20 that'll clarify that for anyone.

21 That way, they don't think two and three are
22 an exception to one. They understand that two and
23 three are in addition to one. That's a good catch.

24 For beekeeping, I think one of the -- there
25 were like basically two key things you had to do to

1 keep bees and not have them be a nuisance. You need
2 to surround them with a fence or a short little hedge
3 that got them to fly above six feet, because then they
4 wouldn't be running into people and they would
5 disperse when they're hunting for pollen.

6 This was one of the key ones I got out of
7 the Department of Agriculture, MSU, and reading up on
8 the subject. They were like, look, you've got to get
9 them up above people level, and then they'll disperse.
10 It avoids concentrations. It allows them to move
11 around.

12 Second one was water supply. If there's not
13 a water supply near the hive, they'll go looking on
14 neighboring properties for any pool of water. So,
15 there has to be a water supply near the hive to
16 prevent them from concentrating in a water supply on
17 another property. If there's water near the hive,
18 they won't do that; they'll use the water near the
19 hive. So, that was another key one to prevent them
20 from being a nuisance.

21 And then obviously, C was the running at
22 large provisions can't apply to bees, because they
23 need to move around and find the flowers for that
24 purpose. So, that's an actual exception to the
25 general provisions.

1 But it turns out keeping bees, because most
2 honey bees are actually fairly docile. They're not
3 aggressive. They're not your wasp or your hornets.
4 They are really just looking for their water and
5 they're looking for their pollen, you know, looking
6 for the nectar, the pollen ends up taking a ride on
7 them. They're really looking for the nectar and the
8 water to do their business.

9 So, they're, once you can, if you keep them
10 up above that six feet when they disperse out, and you
11 find a water supply near the hive, they really just
12 don't cause problems. It will still need a 50 foot
13 from other residences, then 10 foot from the property
14 line, all of that will still apply.

15 So, in this case, it turned out I thought I
16 was going to have to write some voluminous rules for
17 this. But when I really researched it, it turned out
18 bees are actually, if you do these two things, honey
19 bees aren't really a problem. I mean, I guess unless
20 you're -- but even if you're allergic, like I said,
21 they're not aggressive. You'd actually have to grab
22 one or smack it to get it to sting you. Like they're
23 just, they're not going to do that; unlike certain
24 ground nesting hornets and wasps, where all you got to
25 do is walk near their nest and they will sting you.

1 So, they are -- those things are bad news,
2 but that's not what we're talking about here. This is
3 for honeybees, beekeeping for honey.

4 So, that's just basically, that other end
5 will be council approving that. But like I said,
6 that'll be in synchrony with these others. And
7 that'll probably, because we want to take it to either
8 the Legislature or the Neighborhood Services
9 Committee, that will probably happen in August. We'll
10 probably be taking this to council in September. And
11 then, it will become effective probably October.

12 So, we really wouldn't see too many people
13 implementing this until probably next year. And I
14 want to put together like some nice one sheets, to
15 kind of like summarize the rules, really easy for
16 people for checklists. Because that way, anybody who
17 contacts us interested in doing this, we can go like,
18 well, here's the sheet that explains what you have to
19 do. Just like we deal with the tree removal and tree
20 protection ordinances, we have a one sheet that's got
21 information about it.

22 We do need a public hearing on this, because
23 this is an ordinance amendment.

24 CHAIR GRIFFIS: Okay. This is a public
25 hearing. I'd like to open up the public hearing for

1 PZ -- or PTZA24-0004 at this time. Any members of the
2 public here tonight who wish to come forward to speak
3 on this item, please approach.

4 (No response.)

5 CHAIR GRIFFIS: Seeing none, I'll close the
6 public hearing. Planning Commission, any comments?
7 Commissioner Martin?

8 MR. MARTIN: None.

9 CHAIR GRIFFIS: None? Mark it.

10 V. CHAIR WILLIS: I have a couple, probably
11 just comment. Looking under definition, 0.63, the
12 first red part, it says, "Pets shall be any animal
13 that you can keep inside a dwelling." So, that kind
14 of opens up the door for any animal, let's say less
15 than 40 pounds. So, if you can keep your cougar
16 inside the house, it seems like so long as you can
17 keep them inside, they become a pet.

18 MR. PAISON: I would say when, first of all,
19 we actually have a separate definition for wild
20 animals.

21 V. CHAIR WILLIS: Okay.

22 MR. PAISON: And there are specific
23 provisions about not keeping those in the animal
24 ordinance, because there have been problems with that
25 kind of thing.

1 V. CHAIR WILLIS: Okay.

2 MR. PAISON: And it says customarily kept or
3 housed inside. So it's, you know, exotic animals are
4 not customarily kept as pets, would definitely be --
5 and like I said, this is supposed to be reviewed by
6 legal because no matter how you write this definition,
7 something will fit inside it that shouldn't and
8 outside it that shouldn't.

9 V. CHAIR WILLIS: No, I don't mean to
10 correct. I'm just kind of highlighting a couple of
11 things. I had a friend who owned a snake for a number
12 of years, you know. And according to him, people in
13 Florida customarily keep snakes, and so it becomes a
14 customarily. And let me just be a little sarcastic.
15 Offensive, if you have a minor bird that curses?

16 (Laughter.)

17 MR. PAISON: Well, that wouldn't be backyard
18 fowl, that'd be in your house.

19 V. CHAIR WILLIS: Okay.

20 MR. PAISON: If you've got them living out
21 in your backyard, we might have a problem, especially
22 if he's cursing at the neighbors.

23 V. CHAIR WILLIS: Okay. But that was my
24 only comment.

25 MR. PAISON: Yeah.

1 MS. BERNOUDY: Through the Chair?

2 V. CHAIR WILLIS: But I think overall, this
3 is -- this is great. It's the kind of generic
4 specific language you have to seek. And so, I can see
5 some words will be challenged, but I don't think you
6 can write anything that avoids that.

7 MR. PAISON: Yeah. And we always can fall
8 back on the general nuisance language, where if the
9 animal is being a nuisance, you can document the
10 nuisance, you can do enforcement against the nuisance.

11 V. CHAIR WILLIS: Okay. I got it.

12 MR. PAISON: It's, you know, it's -- I
13 always tell, people underestimate the actual -- the
14 quite extensive natural power that comes to a
15 municipality that has authority to enforce against
16 nuisances. Our general nuisance language in the
17 ordinance is they have enumerated examples, but the
18 general nuisance language, anything you can document
19 as a nuisance, it's potentially an enforceable action.

20 V. CHAIR WILLIS: Okay.

21 CHAIR GRIFFIS: Commissioner Bernoudy?

22 MS. BERNOUDY: I just wanted to make you
23 aware of a point of information. In reference to the
24 beekeeping, for those of you who haven't visited the
25 Mary Thompson Farms, they have four boxes over there

1 that well kept. And I'm allergic to bees, but as you
2 said, as long as there's water or what, you never see
3 them flying around or what. But it would be good if
4 you ever get a chance to just go over to the gardens.
5 I think they're having something in October.

6 MR. PAISON: They have a beekeeper that
7 works with the Parks and Rec staff in there.

8 MS. BERNOUDY: Yeah, yeah.

9 (Crosstalk.)

10 MR. PAISON: As far as (INAUDIBLE) those
11 educational --

12 MS. BERNOUDY: Yeah, they're having an open
13 house for all of Southfield in October to view the
14 gardens, to go through Mary Thompson Farms, and also
15 just to go to the gardens. But the beekeeping, she's
16 been doing that for about three years now. And it's
17 just amazing to me, I mean, when I watch her spray
18 those herbs to kind of calm them down like a -- like
19 Loom. But it's very interesting, that kind of thing.

20 CHAIR GRIFFIS: Commissioner Goodwin-Dye?

21 MS. GOODWIN-DYE: Nothing.

22 CHAIR GRIFFIS: Commissioner Gruber?

23 MS. GRUBER: Nothing.

24 CHAIR GRIFFIS: Commissioner Martin, you got
25 anything?

1 MR. MARTIN: The state of Michigan has a
2 listing of animals that are allowed or not allowed. I
3 think you might want to reference that along with the
4 pets so that people -- so that it covers everything.
5 Because you can have certain types of monkeys as pets,
6 but not other types. And you know, you might -- you
7 don't have to spell out all the animals that way. You
8 can reference a section where the state has approval
9 or disapproval of animals.

10 MR. PAISON: Yeah, I can work with maybe
11 Dawn to find that statute and just cite that section
12 of the state law, like, you know, consistent with
13 state law, public act, whatever the section. I'll
14 talk to the City Attorney and see if we can find that.
15 If you have it, you can send it to me and I'll --

16 MR. MARTIN: Yeah, I'll send it to you
17 because I looked it up.

18 MR. PAISON: Yeah, because that'll just save
19 Dawn and I a little bit of time --

20 MR. MARTIN: Yeah.

21 MR. PAISON: -- and close it down. And she
22 can review it and make sure it's an appropriate
23 inclusion.

24 MR. MARTIN: Yeah.

25 CHAIR GRIFFIS: Any other comments?

1 (No response.)

2 CHAIR GRIFFIS: Is there a separate
3 recommendation or this is?

4 MR. PAISON: The -- yeah, there is a
5 recommendation. This is the zoning text amendment,
6 because a lot of stuff we've talked about is going to
7 go into the General Code Amendments. The Zoning Code
8 Amendment is really just deleting the zoning sections
9 and pointing to the new section here.

10 So, we are making a favorable recommendation
11 of a draft dated July 12, 2024, which is really just
12 redirecting and deleting. The proposed text amendment
13 will amend the Zoning Ordinance Section 5.62-B to
14 delete the provisions on the keeping of animals, and
15 add a reference to the Chapter 113 Animals, related to
16 the keeping of animals other than pets.

17 The proposed amendment will modernize and
18 streamline the ordinances to the keeping of backyard
19 fowl and bees, while maintaining the development
20 standards of the community. And the proposed
21 amendment will promote orderly development as
22 necessary to ensure the health, safety, and welfare of
23 the community.

24 And if we wanted to add another condition
25 that I didn't think to add earlier, but would have

1 been conditioned upon the approval of the Chapter 113
2 Amendment on the animal section, so that they're
3 linked. Because we don't want one going away without
4 the other getting adopted.

5 CHAIR GRIFFIS: Okay. So, I'm looking for a
6 motion on PZTA24-0004, with the additional item number
7 four that the Planner just mentioned.

8 MS. BERNOUDY: Chair, I make the motion,
9 PTZA24-0004, for favorable.

10 V. CHAIR WILLIS: Support.

11 MR. MARTIN: To the Chair?

12 V. CHAIR WILLIS: With the --

13 CHAIR GRIFFIS: I'm sorry, do you have a --

14 V. CHAIR WILLIS: -- modification.

15 MR. MARTIN: Modification.

16 MR. CROAD: Well, you've got to, when you
17 say the motion, and they have any further --

18 MR. MARTIN: Yeah, I agree with it

19 (INAUDIBLE).

20 (Crosstalk.)

21 CHAIR GRIFFIS: Do you have further --

22 MR. CROAD: (INAUDIBLE) second.

23 CHAIR GRIFFIS: -- further discussion? Now,
24 we've got a favorable motion by Commissioner Bernoudy,
25 seconded by Commissioner Willis.

1 MR. CROAD: Is there any other discussion?

2 CHAIR GRIFFIS: Yeah, is there additional
3 discussion?

4 MR. MARTIN: I would suggest we include the
5 state reference to allowable animals within the state
6 of Michigan.

7 V. CHAIR WILLIS: Noted support.

8 CHAIR GRIFFIS: Okay.

9 MR. CROAD: Do you support that, Ms. Bernoudy,
10 that change?

11 MS. BERNOUDY: Yes, I do.

12 MR. CROAD: And Mr. Willis, you support that
13 amendment?

14 V. CHAIR WILLIS: Yes.

15 CHAIR GRIFFIS: Okay. We've got the
16 original motion, with the addition of item number four
17 and the fifth item, the state of Michigan definitions.

18 MR. PAISON: Yep, got it.

19 CHAIR GRIFFIS: All in favor?

20 FULL COMMISSION: Aye.

21 CHAIR GRIFFIS: Any opposed?

22 (No response.)

23 CHAIR GRIFFIS: None.

24 Okay. Meeting Minutes for June 5, June 12,
25 and June 26.

1 MR. PAISON: We have the meetings before
2 you, the 5th and 12th. We've given you previous the
3 26th, which is the transcript that was provided in
4 this last packet. We got it on the 17th. We are
5 looking for approval of those minutes.

6 CHAIR GRIFFIS: Any further discussion on
7 the minutes?

8 (No response.)

9 CHAIR GRIFFIS: If not, we'll look for a
10 motion.

11 V. CHAIR WILLIS: Through the Chair, I move
12 for approval of minutes from our meeting of
13 June 6, 2024, June 12, 2024 --

14 CHAIR GRIFFIS: June 5th.

15 V. CHAIR WILLIS: Okay. June 5. I thought
16 I said 5th. Okay.

17 MS. GRUBER: You said 6th.

18 V. CHAIR WILLIS: Okay, I'm sorry.
19 June 5, 2024, June 12, 2024, and June 26, 2024.

20 MR. MARTIN: Second.

21 CHAIR GRIFFIS: We've got a favorable motion
22 to approve the minutes by Commissioner Willis,
23 supported by Commissioner Martin. All in favor?

24 FULL COMMISSION: Aye.

25 CHAIR GRIFFIS: Any opposed?

1 (No response.)

2 CHAIR GRIFFIS: None. All right.

3 (Inaudible background conversation.)

4 CHAIR GRIFFIS: Now, we have the public
5 comment section of the meeting. If any members of the
6 public wish to come forward, please approach the
7 podium now, state your name and address for the
8 record, and you will have three minutes.

9 MR. BOYLSTON: My name is Calvin Boylston.
10 I live at 20123 North Larkmoor, Southfield. I just
11 want to go on the record. I know what the traffic
12 person said, maybe four to seven cars, but I think
13 that area is going to get congested, as Councilman
14 Martin stated, coming out of 12 Mile. It's going to
15 get congested there.

16 The left turn is only so long. And I think
17 it's going to back up into the other lane. It's not
18 like when you're going east on 12 Mile, you get to
19 Southfield. Well, I know the left turn lane goes all
20 the way back to the condos. You can't do that at
21 12 Mile, and it's gonna get congested. And I just
22 wanted to put my record -- put it on the record that I
23 think that it is going to make it a little bit more
24 congested than what it is now.

25 CHAIR GRIFFIS: Okay.

1 MS. GRUBER: Thank you.

2 CHAIR GRIFFIS: Thank you.

3 MR. MARTIN: Thank you.

4 MR. MORROCCO: God bless you people. Ken
5 Morrocco, 28476 East Larkmoor Drive in Southfield. I
6 live three blocks from the intersection that we're
7 talking about. Is it possible to put up page 16 with
8 that overview? Thank you.

9 I'm dead set against it. I've lived in this
10 neighborhood for 30 to 35 years or something like
11 that.

12 (Inaudible background conversation.)

13 MR. MORROCCO: Anyway, there's too much
14 traffic there now, you know. If -- when I -- when we
15 get this slide up, there's something missing and I
16 want to see if you guys can pick it out. But they've
17 got that beautiful overview on the slide of where the
18 gas station is gonna be. We don't need three gas
19 stations. This is all about Krogers. And I wish the
20 two guys were here because I have no qualms about
21 saying that in front of them.

22 As a citizen, if you can take a look at
23 that, what's missing? Traffic and rush hour traffic
24 at 7 a.m., 8 a.m., 9 a.m., 11, 12, 5 p.m., 6 p.m.
25 Where's all the traffic? Show me me trying to get out

1 of that exit from Little Caesars to get across the
2 boulevard and come back. And that gas station isn't
3 even there yet. It's miserable now.

4 And when that one guy said, oh, it's
5 inconsequential. You're about to drop about a million
6 bucks on a gas station. You better hope there's gonna
7 be a ton of traffic in your place. I just don't agree
8 with it in any way, shape, or form.

9 Have you ever seen a really good looking gas
10 station? Never. They're eyesores. They're a
11 necessity, but three of them on one small
12 intersection? No way. Sorry, it just doesn't work.
13 It's not logical. It's not intelligent.

14 You've got Evergreen on an antiquated
15 boulevard going across to a narrowed down Evergreen
16 towards 13 Mile. It slows traffic down. In some of
17 the left turn signals, I've been in three lanes --
18 three light changes to make the left turn onto
19 Evergreen where I live. By the time I get home, I
20 need to shave. This, it's ridiculous to have three
21 gas stations.

22 And if only this were Krogers, it has
23 nothing to do with me. (INAUDIBLE), do you care? He
24 doesn't care. I got two other places to go to. No,
25 please don't do this. They've got -- they've got

1 Greenfield. They've got a beautiful Krogers on
2 Greenfield, and that's got a gas station there.
3 They've got plenty of room.

4 Here, we're gonna shoehorn a gas station
5 into this narrow little thing. No, I'm sorry. It can
6 only benefit Krogers monetarily, because the Kroger
7 store is old. I'm sorry, it just doesn't fit.

8 Anyway, love you guys. You do a great job.
9 Thank you so much. Picture traffic -- excuse me --
10 picture traffic in there. Picture all of that at five
11 o'clock.

12 CHAIR GRIFFIS: That's exactly your three
13 minutes to the dot. Thank you.

14 MS. GRUBER: Thank you.

15 MS. BERNOUDY: Thank you.

16 MR. MORROCCO: Okay, see you.

17 CHAIR GRIFFIS: Thank you.

18 MR. MARTIN: Thank you.

19 CHAIR GRIFFIS: All right. Seeing none --
20 no further public present, we'll end the public
21 comment section.

22 Next item is the council items update.

23 MR. PAISON: Yep. Just a few items went to
24 council on the 15th. The Grove Kosher Market, the
25 rezoning and site plan was approved. So, we're

1 working through final documentation on that. They
2 need to get a variance from the Zoning Board; that
3 actually is their next step.

4 The 28681 Northwestern Highway, adding the
5 alcohol sales to that station under construction was
6 approved, without much, I would say without much
7 fanfare, really. There wasn't opposition, even though
8 there was liquor store right next door.

9 MR. CROAD: Well, there was two -- two
10 representatives of liquor stores that came up and
11 spoke against it.

12 MR. PAISON: All right.

13 MR. CROAD: But it did, I think it got
14 approved unanimously.

15 MR. PAISON: Yeah, it did. At this point,
16 it's becoming fairly routine, I think. But 27000
17 Telegraph, the Glassman Kia site plan was approved.
18 They also need variances; they'll be going to the
19 Zoning Board next. Obviously, the gas station above,
20 they just have to now finish building it.

21 The Lahser Woods Park was approved, the
22 improvements there. I believe that Parks and Rec is
23 in the process of trying to bid that out and try to
24 get something under construction hopefully this year.

25 MR. CROAD: Yeah, I think they're hoping to

1 get the pathway done first, and then the rest of the
2 park done later.

3 MS. GRUBER: They've been amazing about
4 that, I have to say. Because the school, it's
5 horrible. People can't get to synagogue. But the
6 parks said they were going to do that first, which is
7 really a kudos to them.

8 MR. PAISON: Yeah. As we -- as I noted when
9 I sent out the email, the site plan review changed.
10 It did pass, and actually passed unanimously, right?

11 MR. CROAD: It did. There was some
12 discussion. Mr. Martin was there. It -- there was a
13 little bit of hesitation, but it eventually got passed
14 unanimously. Now remember, it was approved and
15 introduced. It still has to be enacted on August 19.
16 So, once that is done and it gets published, it
17 becomes official. So, if you --

18 MR. PAISON: So, I think by the end of
19 August.

20 (Crosstalk.)

21 MR. CROAD: Yeah, Mr. Paison and I were
22 saying --

23 MR. PAISON: (INAUDIBLE) August 20 to 29th.

24 MR. CROAD: -- any new applications that
25 come in after September 1 would fall under the new

1 guidelines.

2 MR. PAISON: Yeah. And some of them don't
3 look like they're gonna make it to the commission by
4 then. It might also like end up falling into those
5 guidelines. Like, if it gets to the point where I got
6 to do a notice and the ordinance has changed, then
7 we'll just switch it to an administrative or to a
8 regular site plan that just comes to you for approval.

9 But I can -- we would still hold the public
10 hearing here, it's just instead of making a
11 recommendation, you would make final action on the
12 site plan. So, Bill, some of them will become
13 administrative, some of them, many of them will still
14 come to you anyway. It's just your action at the end
15 of the -- the action would just be actually voting on
16 it instead of a recommendation. So, that's gonna
17 start changing. Probably, you'll start seeing that
18 changing in some of them, may possibly September,
19 October, you'll see that start to phase.

20 MR. CROAD: I did make a commitment to
21 council that we would report on any action that's
22 taken by the Planning Commission. So, they would
23 continue to get that information in their packets,
24 even though they might not be acting on it. So,
25 they're aware, in case residents call and have

1 questions, they're aware of what's going on.

2 Mr. Paison and I, you know, send the agenda.
3 But we could mark the agenda, saying these items were
4 approved, and then provide an informational packet
5 separate from the council packet for their
6 information.

7 MR. PAISON: Yeah, we're doing -- I'm gonna
8 probably set up a Google Drive for them, where they
9 can go look at the stuff if they want to. And then,
10 we'll send them an annotated agenda after the meeting
11 that says favorable recommendation, favorable
12 recommendation approved/denied on each item. So,
13 they'll know -- they'll get kind of an after-action
14 report as an annotated agenda. And then, I'll have a
15 Google Drive set up for them like I do for you for
16 your packets, where they can go look at that material
17 if they're curious as to what exactly was approved.

18 I think it's going to become fairly routine
19 after a little while. I always say in government, if
20 you can keep something up for six months to a year,
21 it's almost like it was always that way.

22 The marijuana sales hours, they held the
23 public hearing, but decided to postpone action for
24 some additional discussion, and I think to have the
25 marijuana retailers come in and explain their need for

1 the additional hours in more detail. And they have
2 agreed, I've reached out to both Loom and Dreams, and
3 they are going to send people to the council's meeting
4 to do that.

5 Security fencing, the security fencing one
6 did pass. That was, I think, just a good customer-
7 friendly fix to the ordinance, and you see the council
8 agreed with that. So, that's all we have on the
9 council update.

10 CHAIR GRIFFIS: Any miscellaneous?

11 MR. PAISON: Miscellaneous, Planning
12 Commission meetings in August, we have August 7 and
13 August 28. So, that puts us two weeks from today will
14 be the study meeting, and at the end of August, we'll
15 have the actual regular meeting on those items.

16 And then, I think that's it.

17 CHAIR GRIFFIS: Commissioner Martin?

18 MR. MARTIN: Do we -- do you receive the
19 regular meeting minutes only as a PDF file?

20 MR. PAISON: Yeah, we draft -- in Word, we
21 actually draft our minutes for those study meetings.
22 The document that I get from the transcription company
23 is a PDF.

24 MR. MARTIN: The transcript on the table?

25 MR. PAISON: Yeah, they do the transcript,

1 they prep all that up, and then they -- they give it
2 to me in like four different, like there's four
3 different versions of the PDF, depending on whether or
4 not -- like they have one page per page, or four pages
5 per page, and some other odd ones. We take the most
6 straightforward one with just the signature line at
7 the end, because that really fits the format better.
8 Some of those transcript formats are really designed
9 more for legal use.

10 MR. MARTIN: Yeah.

11 MR. PAISON: So, they just give us the four
12 different like outputs, but they're all PDFs or other
13 type of image formats. We don't get an editable
14 document. The transcriptionist doesn't want us
15 messing with their stuff.

16 MR. MARTIN: Yeah, they -- yeah.

17 MR. PAISON: Because once they've signed off
18 as the transcriptionist, there's a kind of a, you
19 know, their name and professional reputation are
20 (INAUDIBLE).

21 (Crosstalk.)

22 MR. PAISON: I get you. It's just this, as
23 Planner Croad pointed out, legal really did recommend
24 us going to transcripts, in case they have to
25 litigate. And we do have the recording as well. So,

1 we do have a backup on that.

2 MR. MARTIN: Yeah. Try to proofread a PDF
3 that you can't spell check.

4 MR. PAISON: Yeah.

5 MR. MARTIN: And then, if you want to
6 convert it, you still have the line numbers going
7 through the document. So, it's a mess.

8 MR. PAISON: I almost suspect they did that
9 on purpose to make it hard to convert into a different
10 format.

11 MR. MARTIN: Tell me about it, yeah.

12 CHAIR GRIFFIS: Commissioner Willis?

13 V. CHAIR WILLIS: I've seen a couple of EV
14 stations; one is on Telegraph next to the Jack's Car
15 Wash in back of a gas station. And I'm wondering, is
16 the process for installing an EV station, is that one
17 that goes through this -- through Planning?

18 MR. CROAD: It's supposed to come as
19 administrative approval, and also the Building
20 Department, there are standards for where they get
21 placed and how they get placed.

22 MR. PAISON: And they need an electric
23 permit.

24 MR. CROAD: Now, not all of them do that.
25 They just sometimes, we just -- we find out about

1 them, that they've installed them without any review.
2 Because we want to make sure they're not taking away
3 any required parking spaces, that they have to -- at
4 least one set has to be ADA accessible.

5 So, we've found situations where they have
6 EV charging stations up on a sidewalk or behind a
7 curb; they're not accessible, with no barrier-free
8 access. So, we started enforcing that. We're also
9 trying to keep an inventory of knowing where private
10 and public charging stations are. But again,
11 sometimes businesses get them, put them in, think it's
12 a good idea and don't check with us. But they're
13 supposed to have at least administrative approval, and
14 they're supposed to pull a permit.

15 V. CHAIR WILLIS: I can -- if I had one for
16 my house that was approved of for the house, can I
17 legally sell it to people commercially?

18 MR. CROAD: I don't -- I don't know how that
19 works.

20 V. CHAIR WILLIS: Okay.

21 MR. CROAD: The only home occupation that's
22 permitted is childcare. So, you can think about it
23 that way.

24 V. CHAIR WILLIS: Okay, thanks.

25 CHAIR GRIFFIS: I don't think there's gonna

1 be a lot of profit after paying for electricity.

2 V. CHAIR WILLIS: And the whole setup,
3 unless you got a lot of business. Okay. That's
4 just --

5 CHAIR GRIFFIS: Any other comments from the
6 commission?

7 MS. BERNOUDY: Mr. Paison, can you tell me
8 what's being built on the corner of Bell and 11 Mile?

9 MS. GRUBER: That's the mikvah.

10 MS. BERNOUDY: What is it?

11 MS. GOODWIN-DYE: The mikvah.

12 MS. GRUBER: It's a ritual bath, a mikvah,
13 for Jewish women.

14 MS. GOODWIN-DYE: We approved that a year
15 and a half ago.

16 MS. BERNOUDY: Is it?

17 MS. GRUBER: Yeah, it was before --

18 MS. BERNOUDY: I know it was --

19 MS. GRUBER: -- COVID.

20 MS. GOODWIN-DYE: Yeah.

21 MS. GRUBER: And then COVID hit, and it was
22 postponed.

23 MS. GOODWIN-DYE: And then, it came back.

24 MS. BERNOUDY: Because I know it had a sign
25 there at one time that said it was historic.

1 MS. GRUBER: It's still there.

2 MR. MARTIN: It's behind the wall now. It's
3 there.

4 MS. BERNOUDY: Yeah.

5 MS. GRUBER: Yeah, it's still there.

6 MS. BERNOUDY: There was a house there.

7 MR. MARTIN: Yes.

8 MS. GRUBER: Right. They took the house
9 down.

10 MS. BERNOUDY: They took the house --

11 MS. GRUBER: You approved it probably five
12 years ago, but because of COVID --

13 (Inaudible crosstalk.)

14 MS. BERNOUDY: I wasn't here.

15 CHAIR GRIFFIS: Yeah, we reviewed it.

16 MS. GRUBER: I wasn't here.

17 CHAIR GRIFFIS: She (INAUDIBLE) --

18 MS. GRUBER: No, I wasn't here, either.

19 MR. CROAD: It was in '19.

20 MS. GRUBER: Yeah.

21 MS. BERNOUDY: So, it's part of women's?

22 MS. GRUBER: So, it's -- women have to go
23 there once a month, and it's a ritual kind of thing.
24 Yeah, Jewish women.

25 MS. BERNOUDY: That's nice.

1 MS. GRUBER: Yeah, so.

2 MS. BERNOUDY: Yeah, thank you. I've been
3 wondering about that because I'm by there all the
4 time.

5 MS. GOODWIN-DYE: I have a question.

6 MS. GRUBER: I'm sure you could get a tour.

7 MS. GOODWIN-DYE: How many dispensaries can
8 we have? Do we have a number?

9 MR. CROAD: Well, the ordinance allows up to
10 five.

11 MS. GOODWIN-DYE: Five, okay.

12 MR. CROAD: But in practicality, only three
13 can qualify. Now, there has been some gerrymandering
14 at times, where if there's a use that prohibits it
15 because of a distance requirement, we have seen some
16 businesses try to relocate that use that is supposed
17 to be buffer, or do some type of lot split, lot
18 combination to work around that.

19 But based on our calculations, we're at the
20 maximum of three that is permitted under current
21 situations. But our ordinance says up to five.

22 MS. GOODWIN-DYE: Okay.

23 MR. CROAD: Because the state allows the
24 city to designate the number of each.

25 MS. GOODWIN-DYE: Okay.

1 MR. CROAD: And I know that's hotly debated
2 at the council level, but that was the direction that
3 we had. And as I said, we've taken a very measured
4 approach from the first Marijuana Act, the Caregiver
5 Act to the medical marijuana to recreational
6 marijuana, and we've looked at all these different
7 scenarios. So, the ordinance does allow up to five,
8 but right now, there's no other, other than the three
9 that we have, there's no other site that complies
10 under current conditions.

11 MS. GOODWIN-DYE: Okay, another question.
12 How many gas stations with liquor are we allowed?

13 MR. CROAD: Well, this is what I say. Those
14 type of class for off-premise consumption, it's based
15 on population.

16 MS. GOODWIN-DYE: Okay.

17 MR. CROAD: So, based on our population,
18 approximately 77 of those off-premise licenses can be
19 issued.

20 MS. GOODWIN-DYE: Okay.

21 MR. CROAD: The last I checked, we have
22 issued around 52 to 55 with these new stations. If
23 this was anything but a gas station selling alcohol,
24 if it was a retail operation, a mom and pop, a
25 Krogers, a liquor store, or any combination thereof

1 that wasn't a gas station, they wouldn't have to come
2 in front of the city. They'd just apply for their
3 liquor license --

4 MS. GOODWIN-DYE: State.

5 MR. CROAD: -- from the state. So, it's
6 only that the gas station is a special land use that
7 we kept that as a special land use condition.

8 MS. GOODWIN-DYE: Okay.

9 MR. CROAD: But in theory, you could have a
10 liquor store next to a retail operation next to
11 Krogers, next to another retail operation. They all
12 could sell off-premise alcohol --

13 MS. GOODWIN-DYE: Okay.

14 MR. CROAD: -- within the guidelines of the
15 population.

16 MS. GOODWIN-DYE: Right, okay. I just
17 wanted to clarify.

18 MR. PAISON: Just a note on the marijuana
19 retailers. The third one that was approved, Bloomery,
20 I've been trying for about six weeks to get a final
21 set of their approved plans to stamp up, and they're
22 not responding to my emails and calls. So, I'm
23 starting to wonder whether or not that project is
24 going to happen. I know the market, the industry is
25 getting a lot of up and down, and they had to move

1 that check cashing place in order to make that -- that
2 was one of their conditions. And I don't know if
3 they're having an issue with that.

4 But like all of a sudden, they're not
5 responding to me at all. It has been about at least a
6 month, almost six weeks since I've like -- I've
7 reached out to them repeatedly because I would like to
8 stamp these plans up and close this file, because I
9 like to get them out of my office, frankly. And
10 leaving things open just means like somebody else has
11 to straighten that stuff out later. I like to leave a
12 tidy situation behind me, it's just how I am.

13 And they are just not responding to me. And
14 all I need from them is three sets of the final
15 approved plans that went to council. That's literally
16 all I need from them to stamp them up, because the
17 conditions about the check cashing would still apply;
18 I put the conditions into the approved plan sets. But
19 I can't even get three final set -- plan sets out of
20 them to stamp them up.

21 So, not even like an email of, yeah, we'll
22 get to that next week -- like literally no response.
23 And during the process of getting them through the
24 like the hearings, if I emailed them, they responded
25 same day. So, I don't know what's going on there.

1 MS. GOODWIN-DYE: Isn't that annoying when
2 people don't answer your emails or your phone calls?

3 MS. GRUBER: They ghost you?

4 MS. GOODWIN-DYE: I go through it all the
5 time in my job.

6 MR. PAISON: And all I'm trying to do is
7 wrap up their approvals and stamp the plan, so that
8 like if they're ever ready to go, the stuff is ready
9 for them. That's all I'm trying to do. It doesn't
10 make them do the project, it just finalizes the
11 approval.

12 MS. GOODWIN-DYE: Right.

13 CHAIR GRIFFIS: Commissioner Martin?

14 MR. MARTIN: Oh, no, I'm just collecting
15 clips.

16 CHAIR GRIFFIS: Oh, okay. I don't have
17 anything else.

18 MR. PAISON: Nope.

19 CHAIR GRIFFIS: Seeing no further
20 discussion, meeting adjourned at 8:56.

21 (At 8:56 p.m., meeting concluded.)
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CERTIFICATE OF TRANSCRIPTION

STATE OF MICHIGAN)

) SS

COUNTY OF KENT)

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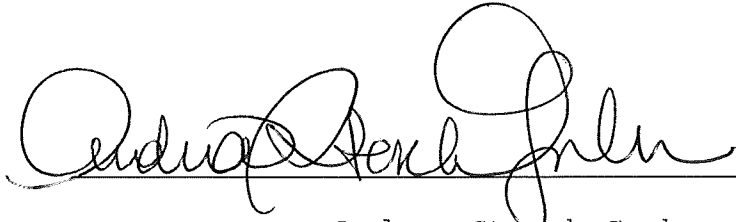
JANICE P. YATES, CER-9181

Notary Public,

Kent County, Michigan

My Commission expires: December 2, 2029

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Andrea Storch Gruber,
Secretary

Date: 8/28/2024