

CITY OF SOUTHFIELD

PLANNING COMMISSION REGULAR MEETING

Council Chambers - Southfield, Michigan

Wednesday, July 30th - 6:30 p.m.

Audio Recording transcribed by

JANENE CLEARY, Michigan CSR No. 16359

COMMISSION MEMBERS AND STAFF PRESENT:

Jeremy Griffis, Chair

Robert Willis, Vice-Chair

Cynthia Bernoudy, Commissioner

Ghana Adell Goodwin-Dye, Commissioner

Anthony Martin, Commissioner

Dr. Stevens-Gunn, Commissioner

Andrea Storch Gruber, Secretary

Thomas Paison, Deputy City Planner

Alex Bollin, Planner

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Planning Commission Meeting  
Wednesday, July 30th

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

THE CHAIRMAN: I'd like to call this meeting to order.  
This is the City of Southfield regular meeting of the Planning  
Commission, July 30, 2025.

Could we all please stand for the Pledge of  
Allegiance?

(Pledge of Allegiance.)

THE CHAIRMAN: Can we have a roll call, please?

THE SECRETARY: Yes, sir. Commissioner Bernoudy?

COMMISSIONER BERNOUDY: Present.

THE SECRETARY: Commissioner Goodwin-Dye?

COMMISSIONER GOODWIN-DYE: Present.

THE SECRETARY: Commissioner Gruber?

COMMISSIONER GRUBER: Present.

THE SECRETARY: Commissioner Griffis?

COMMISSIONER GRIFFIS: Here.

THE SECRETARY: Commissioner Willis?

COMMISSIONER WILLIS: Here.

THE SECRETARY: Commissioner Martin?

1 COMMISSIONER MARTIN: Here.

2 THE SECRETARY: Commissioner, Dr. Stevens-Gunn?

3 DR. STEVENS-GUNN: Present.

4 THE SECRETARY: We have a full quorum.

5 THE CHAIRMAN: Thank you. Are there any comments on  
6 the agenda, or do I have a motion to approve the agenda?

7 COMMISSIONER WILLIS: (Indiscernible) Chair. I move  
8 to approve agenda as written, dated July 30, 2025.

9 COMMISSIONER MARTIN: Second.

10 THE CHAIRMAN: Got a motion to approve the agenda by  
11 Commissioner Willis, second by Commissioner Martin.

12 All in favor.

13 UNIDENTIFIED SPEAKERS: Aye.

14 THE CHAIRMAN: All right. The agenda proceeds as  
15 written.

16 Announcements and communications.

17 THE SECRETARY: None at this time, sir.

18 THE CHAIRMAN: All right. Head right into the -- the  
19 first special land use, PSLU 25-0004. That's at 24260 Telegraph  
20 Road.

21 MR. PAISON: Thank you, Mr. Chairman. This is a  
22 request, special land use, to put a used vehicle sales and  
23 accessory auto service at 24260 Telegraph Road, zoned I-1 in the  
24 front, the rear 75 feet is zoned P for vehicular parking.

25 Previously, it was a small machine shop, prototyping

1 machine shop, been for many, many, many years. They are  
2 proposing some substantial improvements to the site and dressing  
3 up of the building.

4 The site plan would be -- because this is industrially  
5 zoned, the site plan will be administratively approved by the  
6 city planner, so this is just the special land use. You'd be  
7 making a recommendation to Council, and then it would go to  
8 Council next month.

9 As noted here, the zoning on the site is I-1, general  
10 industrial in the front, and then has a rear strip of parking  
11 where it abuts the residential, that area is actually mostly  
12 landscaping, presently, and in the current plan. It is in the  
13 Southfield technology corridor.

14 This is the site as it is now. As you can see, mostly  
15 dirt and gravel, a little bit of a kind of wooded area in the  
16 rear. Buildings. It's been around for a long time. This is as  
17 the building looks today. As you can see, the gravel off the  
18 parking lot into the rear, there's a fence.

19 This is the proposed site plan. This revision came in  
20 today, so it won't match exactly what's in your packet because  
21 they took care of a couple of issues. They've now pulled a  
22 couple of parking spaces off of that front to keep that driveway  
23 22 feet wide all the way to the curb, because 22 foot's our  
24 minimum two-way traffic. It had been staked down to 16, but  
25 that was a problem for two-way traffic.

1           So you'll now see there's like one parallel spot up in  
2 that front area, where there used to be parking running all the  
3 way down. The other problem with that angle parking that was  
4 all the way down is they would have been backing onto the  
5 sidewalk, which is no good. So we -- we asked them to remove  
6 that.

7           They have moved the ADA spaces from the last version  
8 you saw over front of the building, because the public entrance  
9 is across there, where you see the striped walk. So that was a  
10 change that was made. And then you've got the landscape area in  
11 the back is now kind of better defined, and they put the shrubs  
12 and trees in the front.

13           So -- and we got the dumpster enclosure reconfigured.  
14 Now the garbage truck can pull in straight and then do a T  
15 turnaround to exit, which will work for the radiuses. So  
16 that's -- we went back and forth a couple of times. We got this  
17 refined. The only thing that needs to be fixed on this, and we  
18 can do it in the admin site plan review, is, you'll notice that  
19 walk that goes out to the sidewalk, kind of where the ADA ramp  
20 thing is, it goes to the front door.

21           There's a couple of shrubs shown in there. Those will  
22 have to be shifted because that's going to be a walkway. So  
23 that's the only defect in that plan, but that'll be added to the  
24 administrative site plan and we'll -- we'll get that  
25 straightened out. I've already talked to the applicant about

1 it.

2           This is the floor plan. Much as you saw before, they  
3 did provide us an image -- the specifications and an image of  
4 the lift to clarify what kind of lift it was. It will -- it's  
5 one of those vehicles, ones that comes in, like, with a fork and  
6 lifts the whole vehicle up off the ground. So that is the --  
7 the model of lift they're putting into the building, as you see  
8 up in the top right.

9           The picture that was on the plan was a little small,  
10 so I actually looked up the manufacturer's spec and got a better  
11 photo to put in here for your -- for clarity. This is just the  
12 elevations of the building as it'll be revised, and then we do  
13 have elevations. As you can see, cultured stone on the front,  
14 some new windows, wraparound awning. Got some fencing there  
15 that's to secure the rear part of the property when they're not  
16 open.

17           And the petitioner is present, if they'd please come  
18 forward.

19           THE PETITIONER: Good evening, ladies and gentlemen.  
20 My name is Mike Sema (phonetic) of 400 Monroe, Suite 240,  
21 Detroit, Michigan.

22           THE CHAIRMAN: Anything additional you'd like to add  
23 about the project, go ahead.

24           THE PETITIONER: Yes. So when we are over here, we're  
25 trying to -- to -- for dealership, and we are over here, we --

1 the last time we were -- I was over here, there were some  
2 storage carts in the location. After the -- the meeting, I went  
3 over there and made sure everything was removed again to clean  
4 it up. So there's nothing left in that place because they was  
5 using it for storage and some that -- (indiscernible) have  
6 access, so we took care of all that now.

7           And at the same time, we did some modification to the  
8 blueprint, whatever needed for all the -- the parking, the --  
9 about 12 parking just for the sales cars, seven car for  
10 customers, three for employees. And we have dumpster in the  
11 back of the location.

12           So -- and we're only doing accessory. We don't do any  
13 work for anybody else. If -- if we do any work, that's going to  
14 be only for our cars when we get it from the auction. And we  
15 work with a lot of late model cars over here.

16           THE CHAIRMAN: Okay. All right. We do need to hold a  
17 public hearing?

18           UNIDENTIFIED SPEAKER: I was going to say, both of  
19 these are public hearings.

20           THE CHAIRMAN: Okay.

21           UNIDENTIFIED SPEAKER: Uh-hum.

22           THE CHAIRMAN: Okay. This is a public hearing. I'm  
23 going to ask you to take a seat for a minute here. Let's open  
24 up the public hearing for this item at the time. Just have a  
25 seat and we'll call you back up.

1 Any members here of the public who would like to speak  
2 on this project, please -- please approach at this time.

3 Seeing none, close the public hearing. It's a  
4 formality.

5 Open up to the commission. Dr. Stevens-Gunn, any  
6 additional comments or questions?

7 DR. STEVENS-GUNN: I just have one question. Given --  
8 once you receive approval, what is your time line for start, and  
9 how long do you think it's going to take to open the business?

10 THE PETITIONER: I would say within four to five  
11 months. I'd like that. We'd like to be before Christmas, if we  
12 could do -- if we have all our permits already.

13 DR. STEVENS-GUNN: Okay. Thank you.

14 THE PETITIONER: Thank you.

15 THE CHAIRMAN: Commissioner Martin?

16 COMMISSIONER MARTIN: No questions at this time.

17 THE CHAIRMAN: Commissioner Willis?

18 COMMISSIONER WILLIS: No question, but a comment.

19 That was an eye sore. I -- I think this is absolutely an  
20 upgrade, and I'm glad you're doing it. Thank you.

21 THE PETITIONER: Thank you.

22 THE CHAIRMAN: Commissioner Gruber?

23 COMMISSIONER GRUBER: No questions at this time.

24 THE PETITIONER: No questions.

25 THE CHAIRMAN: (Indiscernible.)

1 UNIDENTIFIED SPEAKER: Thank you. My only question  
2 is, would you tell me what you mean by vehicle repair  
3 accessories to the vehicle sales use on there? I'm not clear on  
4 that.

5 THE PETITIONER: When you say accessory cars, that's  
6 the -- are the one when we get the car from the auction, bring  
7 it to the shop and repair. We don't do any repair for any  
8 customers at all.

9 UNIDENTIFIED SPEAKER: So that was what I saw when I  
10 visited the place?

11 THE PETITIONER: That's -- that completely was -- I --  
12 I did mention that the last time, because they were using it  
13 because they -- they bought the property. They were kind of  
14 overstaffed at the other location, so I told them they have to  
15 everything to remove back, and we did remove everything. All  
16 the parts have been removed.

17 UNIDENTIFIED SPEAKER: Okay.

18 THE PETITIONER: We did clean it up.

19 UNIDENTIFIED SPEAKER: Thank you for the upgrade as  
20 well.

21 THE PETITIONER: Yes, I did.

22 UNIDENTIFIED SPEAKER: Well -- and, Mr. Chairman, from  
23 the staff's point of view, accessory auto repair means they can  
24 only work on dealership cars. They cannot -- you can't roll in  
25 there as a member of the public with your car and get it

1 serviced, it's only to work on dealership vehicles.

2 UNIDENTIFIED SPEAKER: Okay.

3 UNIDENTIFIED SPEAKER: Sir, could you use the  
4 microphone, please?

5 THE PETITIONER: I'm sorry.

6 UNIDENTIFIED SPEAKER: It's all right.

7 UNIDENTIFIED SPEAKER: Thank you.

8 THE CHAIRMAN: Okay. You're all set. Okay.

9 UNIDENTIFIED SPEAKER: Thank you.

10 THE CHAIRMAN: Is that -- any other questions? No.  
11 No. Okay. Nothing from me.

12 Do we have a recommendation from the Planning  
13 Department?

14 UNIDENTIFIED SPEAKER: Yes, sir. We are recommending  
15 favorable recommendation of the special land use by Atlas  
16 Consulting on behalf of Joni Express, LLC, to remove and reuse  
17 the -- renovate and reuse the building. That's the -- that's  
18 the old address. That's -- should be -- say 24260, not 24450.  
19 Sorry. Didn't miss that in the edit, but that's fine. We'll  
20 fix that right now. 244 -- 24260 Telegraph, Southfield,  
21 Michigan. And we're proposing that. As it meets the -- it's  
22 harmonious with the appropriate and orderly development of the  
23 industrial district, location, size, and intensity of operation  
24 is unlikely to cause nuisance.

25 Proposed use is in accord with the spirit and purpose

1 of the chapter, not inconsistent or contrary to good planning  
2 principles. Not likely to have a negative impact on vehicular  
3 traffic. Shouldn't have any adverse effects in terms of noise,  
4 dirt, glare, odor or fumes, and not adverse to the health,  
5 safety and welfare of the community.

6 Approval rec based on the facts, documentation,  
7 representations, and stipulations submitted with the applicant  
8 and placed on the record. Conditions are approval of the site  
9 plan by the city planner. Continuous compliance to law,  
10 applicable codes, laws, and ordinances, and permits issued by  
11 the City. Hours of operation, Monday through Saturday, 8:00  
12 a.m. to 6:00 p.m.

13 THE CHAIRMAN: Thank you. With that, we're looking  
14 for a recommendation on PSLU 25-0004.

15 DR. STEVENS-GUNN: To the Chair, I recommend that we  
16 accept a favorable recommendation from the Planning Department  
17 for PSLU 25-0004.

18 THE CHAIRMAN: Support?

19 COMMISSIONER BERNOUDY: Second that.

20 THE CHAIRMAN: We've got a favorable recommendation by  
21 Dr. Stevens-Gunn, supported by Commissioner Bernoudy.

22 All in favor.

23 BOARD MEMBERS: Aye.

24 THE CHAIRMAN: Any opposed?

25 UNIDENTIFIED SPEAKER: No.

1 THE CHAIRMAN: All right. Favorable recommendation.  
2 Please continue to talk with the Planning Department for your  
3 other approvals.

4 THE PETITIONER: Thank you very much. Appreciate you.

5 THE CHAIRMAN: Thank you.

6 UNIDENTIFIED SPEAKER: Thank you.

7 UNIDENTIFIED SPEAKER: Don't forget your pictures.

8 UNIDENTIFIED SPEAKER: Microphone's working now. Nice  
9 remanence.

10 THE PETITIONER: We still have your --

11 UNIDENTIFIED SPEAKER: Always helpful.

12 THE PETITIONER: Thank you.

13 UNIDENTIFIED SPEAKER: You, too.

14 THE CHAIRMAN: All right. Next item is at 24749  
15 Maryland Street. This is also special land use PSLU 25-0005.  
16 Planning --

17 UNIDENTIFIED SPEAKER: Thank you, Mr. Chairman. As  
18 noted, this is a -- this is a -- currently a family  
19 day/childcare home, which is a permitted by right in home  
20 residence. They want to upgrade that to a group childcare home,  
21 which allows up to 12 children to be under care at one time,  
22 requires a state license and requires a special land use.

23 So they are looking at hours Monday through Thursday.  
24 Eventually, we had some discussion, and she hopes to grow to  
25 these hours. So I said, well, that's what we'll put for the

1 condition, if you want to grow to these hours, Monday through  
2 Thursday, 8:30 to 4:00; Friday, 8:30 to 2:00.

3 As I said, she has been operating for a number of  
4 years as a family daycare home. We haven't really -- I looked  
5 through the code enforcement cases and everything, I couldn't  
6 find any records of any issues.

7 As looking at the property, it is on Maryland Street.  
8 It's all R-3, residential zoning, single family homes. The  
9 master plan is a moderate density, single family. That's all  
10 very consistent. This is a aerial photo recent of the -- of the  
11 property. You see it's a ranch house, shallow backyard,  
12 driveway, pretty standard configuration. Curb area, well kept  
13 house.

14 This is the basement floor plan, which is where the  
15 daycare is at. The -- as we discussed last time, they do have  
16 stairs and a egress window. So they have two means of egress,  
17 which is a requirement. We do have a photo showing the space  
18 now as it is configured, that the applicant provided, and I  
19 believe the petitioner's present if they would come forward.

20 THE CHAIRMAN: State your name and address, please,  
21 for the record, and anything you'd like to add.

22 MS. PIERCE: Sure. My name is Abigail Pierce, 24749  
23 Maryland Street. The children I care for fondly call me Mora  
24 Abigail. Mora, in Hebrew, means teacher.

25 I want to start by thanking everyone from the City

1 Planning Department for getting us this far. I'm here tonight  
2 to request approval for a special land use permit which allows  
3 me to use my home to take care of six additional children in the  
4 Southfield community.

5 This is not a -- just a job for me, it's my calling.  
6 I grew up in a family that ran, and still runs, a home-base  
7 childcare. So caring for children has always been part of who I  
8 am. For the past 19 years, I've worked in early childhood  
9 education, and since 2016, I've operated a fully-licensed home  
10 daycare right here in my Southfield home.

11 I have a bachelor's degree in education, and I'm proud  
12 to share that my program has earned and maintained a five-star  
13 rating, the highest possible, under the Michigan's Great Start  
14 to Quality Education. My goal is simple, to provide children  
15 with a warm, nurturing environment where they feel safe, loved,  
16 and excited to learn.

17 I believe every child is a unique, precious gift, and  
18 I do everything I can to help them shine socially, emotionally,  
19 and developmentally. There's something truly special and  
20 calming about growing up in a childcare home setting, and many  
21 parents choose me for this exact reason.

22 If approved, this expansion will allow me to serve  
23 more families. Around 90 percent of the families whom I serve  
24 live right here in Southfield. I would create another full-time  
25 job, hiring an assistant teacher to work with me.

1           Our home is City-inspected, up to code, and includes  
2 safety features that exceed residential requirements. I'm CPR  
3 and first state certified. I complete 10 continuous educational  
4 hours annually, and state childcare regulation ensure all staff  
5 and family members are background checked and fingerprinted.

6           I want to acknowledge an important concern, traffic.  
7 My hours of operation do not overlap with morning rush hour, and  
8 drop off and pickup is usually staggered. I take -- I take  
9 being a good neighbor seriously, and I've spoken with our  
10 immediate neighbors, many of whom are here tonight to show their  
11 support. This expansion would allow me to give more to the  
12 community while keeping our warm host base setting intact.

13           Thank you for considering my request and for your  
14 continued support in early education in Southfield.

15           THE CHAIRMAN: All right. Thank you. This is a  
16 public hearing. I'm going to ask you to take a brief step back.  
17 We'll have a public hearing at this time.

18           Any of you members of the public would like to speak  
19 on this project, please approach at this time.

20           Please state your name and address for the record  
21 first. You'll have three minutes to speak, and make sure you  
22 get close to the microphone.

23           MS. JONES: Hi. My name is Sharon Jones, and I reside  
24 at 15670 Addison Street, which is in the same subdivision as  
25 Ms. Pierce, and I am a recent retiree of a childcare business in

1 my home for the last 24 years.

2 And I just want to say that I've never had any  
3 complaints about traffic, noise or anything, and I was licensed  
4 for group, as well, which is really up to 14 children, at this  
5 time, by the state. Ms. Pierce seems like she has everything in  
6 place for the licensing requirements for the State of Michigan,  
7 and, so, I fully, you know, want to support, you know, her  
8 growing.

9 I get calls every day. I'm trying to outsource people  
10 looking for care, so that's it.

11 THE CHAIRMAN: Thank you.

12 MS. JONES: Thank you.

13 THE CHAIRMAN: Congratulations on your retirement.

14 MS. OLIVER: Good evening. My name is Patricia  
15 Oliver. My husband, Carthel (phonetic), and I have been  
16 Southfield residents for the past 39 years. We've lived in the  
17 same neighborhood, and we are next-door neighbors to the Pierce  
18 family.

19 We're very happy to say that, during our tenure here,  
20 we've -- we've been blessed with many wonderful neighbors over  
21 the years. The Pierce family has been no exception. They  
22 joined us 10 years ago. John, Abby and their beautiful children  
23 have been very friendly, very neighborly, and their children are  
24 very well-mannered, very respectful, and they just like having  
25 fun. And I -- I like that. They bring life to the

1 neighborhood.

2 Abby's profession is providing daycare service in her  
3 home. During our frequent -- frequent chats, she has shared her  
4 educational credentials, her training, and her experience with  
5 me. She has a very pleasant, patient, caring personality with a  
6 constant beautiful smile that the children really do seem to  
7 love, and that smile carries over when she speaks about her  
8 students, as well as her own children, her family. She truly is  
9 a second mother to them.

10 There's no doubt in my mind that her professionalism  
11 and her creativity qualifies her to be able to accommodate  
12 additional students in her program, so my husband and I are very  
13 supportive of the expansion of Mrs. Pearson's [sic] daycare  
14 program. Thank you.

15 THE CHAIRMAN: Thank you. I know you said you're next  
16 door. What -- what street address or what street number?

17 MS. OLIVER: We're at 24761.

18 THE CHAIRMAN: Okay. Thank you.

19 MS. OLIVER: Right next door.

20 THE CHAIRMAN: Perfect. Thanks a lot.

21 MS. OLIVER: Yes. You're welcome.

22 THE CHAIRMAN: Hello.

23 MR. BARBER: Good evening. My name is John Barber. I  
24 am the neighbor from the other side, I'm at 24727 Maryland  
25 Street.

1 THE CHAIRMAN: All right.

2 MR. BARBER: I've been a DC employee for 23 years.  
3 Had the pleasure of moving into Southfield a little over 15  
4 years ago, and had nothing but good experience with all of my  
5 neighbors, as they've spoken too, and even things like kids on  
6 the grass or you would think toys out, none of that. No issues.  
7 Very respectful.

8 I've had the pleasure of just hanging out with the  
9 kids. No different than anybody else in the neighborhood. I  
10 have two small dogs. Love the children, love the neighborhood.  
11 No noise. I have to go out to work often in the middle of the  
12 day. I -- I kind of work from home a couple of days a week. No  
13 problems with traffic or cars or anything like that.

14 So I just wanted to say that the Pierces have been  
15 wonderful neighbors -- neighbors, and I just want to kind of  
16 give my appreciation and -- and approval, if -- if that means  
17 anything as well.

18 THE CHAIRMAN: It does. Thank you.

19 MS. HOUSER: I'm not going to sound as official as  
20 everybody else. I just wrote down a couple of sentiments that I  
21 feel about the Pierces. I'm Julie Houser. I'm a resident at  
22 15970 Hilton Street. But 10 years ago, I lived in North Oak  
23 Park, and I met Mora Abigail through my son being a student when  
24 he was two years old.

25 He was Abigail's student from the age of two to four.

1 Two amazing years. He's my youngest child. I don't want to  
2 compare any other educational experiences I had in -- on the  
3 record, but I do have to say that the Pierces became very good  
4 friends of our whole family, and just the warmth and nurturing  
5 that Abigail exudes in her whole life, through her family and in  
6 the community and the kids that she teaches, just really  
7 enriches the whole -- the whole world.

8           And I want to just say a couple of main -- a couple of  
9 points about her. Number one, other people have mentioned her  
10 calmness, her friendliness, her happiness, and also the way that  
11 she can understand children. She just seems to, like, connect  
12 to them, understand them, and respect them, and knows how to  
13 teach them from there, and enriches them from their personality  
14 and the way that they learn.

15           It's just -- it's really -- it's really an education  
16 for parents, too, to witness. Her -- her cleanliness is  
17 amazing. I'm kind of a fan of the spontaneity of garage sales  
18 and sometimes I would call Abigail, hey, do you need something  
19 like this for your -- for your -- for your (indiscernible)  
20 your -- your nursery?

21           And only the most impeccable standards, only if it's  
22 in mint condition, only if it's -- you know, and she'll have to  
23 inspect it before we would bring it in or anything like that. I  
24 can't say I've acquired anything for her, but I just want to  
25 give something to this amazing enterprise. So when I -- when

1 I've offered those things, I just want you to know that's her --  
2 her top priority is, is it safe? Is it clean? Is it  
3 appropriate, age appropriate? Does it fit?

4 And my -- my child just has the most wholesome  
5 memories, as do I, of going and coming. And all the enriching  
6 experiences, the wholesomeness, the nature and her character,  
7 I'm sure it'll just be amazing with a couple of more kids in the  
8 house educated here. Thank you.

9 THE CHAIRMAN: All right. Thank you.

10 MR. SINGER: Good evening. My name is Josh Singer. I  
11 live at 25209 Prairie Drive. I've known the Pierces for quite  
12 some time now, I think going on 20 years now. So as my -- I can  
13 literally say probably my -- one of my best friends in the  
14 entire world.

15 UNIDENTIFIED SPEAKER: Speak up a little.

16 MR. SINGER: Can you -- can you hear me okay?

17 THE CHAIRMAN: Better. Maybe just hold the microphone  
18 up a little bit.

19 MR. SINGER: Sorry. Is that a little better?

20 THE CHAIRMAN: That's better.

21 MR. SINGER: Okay. I'm sorry about that.

22 UNIDENTIFIED SPEAKER: Thank you.

23 MR. SINGER: So I just wanted to lend my heartfelt  
24 support for the daycare, and I wanted just to share my personal  
25 experience that we sent our oldest son to -- to -- to their

1 daycare, and I couldn't have been more happier with the quality  
2 of education that he received there. I just -- she's a very,  
3 very exceptionally warm and kind and just very present teacher.

4 Just to share one very -- one quick anecdote, we still  
5 have -- my son, now, is 9. He was there when he was, I think,  
6 two, I think, right? And to this day, in our dining room, we  
7 have a life-sized sort of cut out picture that she took of him  
8 one day and posted on -- where his arms and legs and trunk of  
9 his body are, are small little post-it notes of all the  
10 wonderful things that she noticed in him, and made a note of  
11 that, and that encouragement and that -- seeing such good in  
12 him, I -- without a doubt, I know, has contributed so much to  
13 his self esteem, to his sense of self worth.

14 So I just wanted to lend my heartfelt support and to  
15 them continuing. So thank you very much.

16 THE CHAIRMAN: All right. Thank you.

17 UNIDENTIFIED SPEAKER: Thank you.

18 MS. WEINBERG: My name is Rivka (phonetic) Weinberg.  
19 I live at 15837 George Washington. I'm right around the corner  
20 from the Pierces, and I sent my daughter, Hadassa (phonetic),  
21 who is now eight, to the Pierces a few years ago. She loved it,  
22 and that was the year of COVID, when all the schools shut down,  
23 and she had the most amazing via-Zoom program that my kids -- my  
24 -- I had a daughter who was four at that time, whose school shut  
25 down, and she didn't hear from them.

1           And she loved coming into my two-year-old daughter's  
2 Zoom class, that Mora Abigail included her and would send home  
3 the projects for her to do too, so she became like a secondary  
4 classmate, and loved it as well. And I have a two-year-old that  
5 was with Mora Abigail this past year who loves, loves her  
6 teacher. And we're so happy with all the skills that she's  
7 learned. So we hope that she can grow her program. Thank you.

8           THE CHAIRMAN: Thank you.

9           UNIDENTIFIED SPEAKER: Thank you.

10          MS. FINE: My name is Elinor Fine. I live at 16313  
11 Addison, just around the corner from the Pierces. I've had the  
12 pleasure of knowing them for many years. But more recently, I  
13 sent my daughter, two years ago, to Abigail's program, and she  
14 absolutely loved it. She was, like, incredibly excited to go to  
15 school every day, and on Saturday and Sunday, when she couldn't  
16 go, she was very upset.

17          And, you know, as -- as echoed earlier, you know,  
18 like, Abigail is just the most patient, kind, and warm teacher,  
19 and it's just a fantastic environment for children and an asset  
20 to our neighborhood and community. And I'm looking forward to  
21 sending my next daughter there, hopefully this coming year,  
22 so...

23          THE CHAIRMAN: Thank you. Any additional public  
24 comment?

25          MS. GORDON: Hi. My name is Bluma (phonetic) Gordon.

1 I sent my daughter -- I live about a block away from Abigail. I  
2 sent my daughter, Shoshona (phonetic), around two years ago. My  
3 daughter is painfully shy. She also had a problem with toilet  
4 training. During that year, she got toilet trained under the  
5 auspice -- under Mora Abigail. I was very surprised that she  
6 was actually able to do that.

7 She was also -- there was no anxiety, no concern. She  
8 spoke to her teacher, in contrast to the school, where it was  
9 much more of a challenge, where she was -- did not speak to the  
10 teacher, was kind of, like, selectively mute. I saw such a big  
11 contrast, which only shows how much she helped her develop and  
12 grow, and how comfortable she was in that warm, caring  
13 environment, and I really look forward to seeing her grow as a  
14 parent and as a -- as a neighbor.

15 THE CHAIRMAN: I didn't catch your address. Would you  
16 mind stating your address for the record?

17 MS. GORDON: 16987 Addison.

18 THE CHAIRMAN: Thank you.

19 MR. ALTER: Hello. My name is Aaron Alter. I live at  
20 15905 Hardin Circle. It's about a block and a half away. My  
21 son, Yehuda (phonetic) is a little over one. He's been going  
22 there for a few weeks now, and he is growing immensely. We see  
23 him -- and more skills, playing. He's very happy to go. He  
24 comes home organized, well fed, taken care of. We love sending  
25 him there, and he's very well taken care of. And I definitely

1 think she would, you know, be a good service to the community if  
2 her group could be made larger and more -- for more children.  
3 Thank you.

4 THE CHAIRMAN: Thank you. Is that maybe everybody?  
5 If -- if you'd like to speak, go ahead.

6 MS. MICHELLE: Nahana (phonetic) Michelle. I'm at  
7 157 --

8 UNIDENTIFIED SPEAKER: Pull the mic down.

9 MS. MICHELLE: Nahana Michelle --

10 THE CHAIRMAN: Got to -- got to get everybody in  
11 height order next time. Sorry.

12 MS. MICHELLE: It's okay. 15790 Fairfax Street, also  
13 right in the neighborhood. I've been sending my daughter, who  
14 started off as a two-year-old, not comfortable going to people  
15 she didn't know. I'm thinking of that time she cried in the  
16 beginning, and now, at the end of the year, she was asking to go  
17 and waiting for me to take her.

18 With Mora Abigail, she has grown so much, learned so  
19 much. Mora Abigail is so organized, caring, and she just  
20 blossomed so much this year, so I hope we can see a bigger group  
21 and we're so happy to have her in our neighborhood. Thank you.

22 THE CHAIRMAN: Thank you. Any additional public  
23 comment? Okay. Yes.

24 MS. WINTERS: So I'm Tova (phonetic) Winters, 16250  
25 Templar Circle, also down the block from Abigail. We're good

1 family friends, as well as our -- my daughter's going to be  
2 attending playgroup there next year, which I'm very much looking  
3 forward. I've seen her in action both as a parent and as a  
4 daycare provider, I guess, a teacher.

5 She's really, really the top -- top of the top, the  
6 way she cares for the kids, teaching them, like, just skills  
7 both socially and, you know, being able to, like, play with each  
8 other and being able to learn, like, skills on their own. But I  
9 really hope that we can get her into a even greater place that  
10 we could service more people.

11 THE CHAIRMAN: Thank you. All right. Another one?

12 MS. ROSENFELD: Hello. My name is Ora (phonetic)  
13 Rosenfeld. My daughter Goldie was in Abigail's class when she  
14 was two. She's seven now. She just finished the first grade,  
15 and she finished the top of her class, and it helped that her  
16 first school year, when she was two, and Mora Abigail was a  
17 very, very loving, caring environment, calm. The classroom was  
18 always calm.

19 There was always a full schedule of activities from  
20 beginning of the day to end of the day. She learned so much  
21 that year, and it was just a very loving, growing environment  
22 for her. And it -- it took her forward into her school years,  
23 and she's doing great now.

24 THE CHAIRMAN: Okay. Thank you.

25 MS. GREENWALD: Ricki (phonetic) Greenwald. My son

1 went to Mora Abigail's class for two years, actually, and he --  
2 like, it was so great. She also is really good with, like,  
3 working with each child, like, on their own level and helping  
4 them grow on their own pace. And it would be great to see if  
5 she could have a bigger group and reach more children.

6 THE CHAIRMAN: Okay. Could -- could you state your  
7 address before you go? Thanks.

8 MS. GREENWALD: 17138 Shervilla Place.

9 THE CHAIRMAN: I think we may have heard from  
10 everybody? Any additional public comment? No.

11 All right. No one can say anything bad. Close the  
12 public hearing at this time. That might be a new record of  
13 positivity for the night, so that's good.

14 Dr. Stevens-Gunn, any --

15 DR. STEVENS-GUNN: I do have one question, and you can  
16 approach the podium. I noticed that your hours are 8:30 to  
17 4:00, are you planning to accommodate those who actually work  
18 later, like 5:30, and they don't even -- if they work downtown,  
19 they're not making it back out here until 6:00, 6:30, or how  
20 does that work?

21 MS. PIERCE: Not at this time. As being a mother is,  
22 like, paramount importance to me. So as my children get bigger  
23 and I feel like I can expand more hours, I guess I'll be coming  
24 back to see you, but, for right now, for the -- for the  
25 foreseeable future, until 4:00.

1 DR. STEVENS-GUNN: Okay. Thank you.

2 THE CHAIRMAN: Commissioner Martin?

3 COMMISSIONER MARTIN: Well, one, let me ask Mr. Paison  
4 something. We have hours that you said at the beginning, 8:30  
5 to 4:00, and then 8:30 to 2:30, I think it was. But on the --

6 MR. PAISON: Yep.

7 COMMISSIONER MARTIN: But on the documentation we  
8 have, it has -- on the recommendations, it has 7:00 to 6:00.

9 MR. PAISON: Yeah. That was -- it was highlighted  
10 because I didn't have the final -- final. That was like a  
11 preliminary --

12 COMMISSIONER MARTIN: Okay. So --

13 MR. PAISON: -- from a prior discussion. So the one  
14 that I gave at the beginning is the updated numbers --

15 COMMISSIONER MARTIN: The 8:30 to 4:00 and the --

16 MR. PAISON: -- provided by --

17 COMMISSIONER MARTIN: Okay.

18 MR. PAISON: I wanted to make sure we had realistic  
19 hours that she was actually looking for, and, as I said, there  
20 was her current hours, and then potential growth. We wanted to  
21 go with the potential growth hours so they didn't have to come  
22 back. So the --

23 COMMISSIONER MARTIN: Okay.

24 UNIDENTIFIED SPEAKER: So --

25 MR. PAISON: What's on the actual -- if you go -- if

1 you look at the recommendation on the screen up here, it's  
2 corrected to the -- to the hours. It's just that that was one  
3 of those dialogues, I was getting packets out on time, but I  
4 needed to get clarification and --

5 COMMISSIONER MARTIN: Okay.

6 MR. PAISON: -- sometimes we're still putting the  
7 polish on this thing. Like, I got the revised plans for that  
8 first appeal, like, this morning. So, you know, we work with  
9 the applicants to try to close those gaps. So it is Monday  
10 through Thursday, 8:30 to 4:00; Friday, 8:30 to 2:00, is the  
11 requested hours of operation.

12 COMMISSIONER MARTIN: Before -- in -- in our previous  
13 meeting, I asked questions about the basement and water. And  
14 with the heavy rains we got Monday, do you have any problems  
15 with the basement?

16 MS. PIERCE: Thank God, no.

17 COMMISSIONER MARTIN: Okay. Only because of the  
18 children's impact, that children will be there, I would suggest  
19 that the Planning Department recommend that you have an annual  
20 mold and mildew test, only to make sure to stay with safety  
21 parameter because of the French drain and the possibility of  
22 problems, especially with carpet on the floor. That's the only  
23 thing I think would you --

24 Based on your support and everything, I think you've  
25 got a wonderful idea. I just have a problem with the house

1 itself only because of the water problem. Thank you.

2 THE CHAIRMAN: To -- to the Planning Department, I  
3 don't believe that would be in our scope of recommendation to do  
4 something. That's a Building Department kind of thing. I  
5 don't --

6 MR. PAISON: Yeah. That'd be the -- the state  
7 licensing and the Building Department --

8 THE CHAIRMAN: Yeah.

9 MR. PAISON: -- would address those issues because  
10 they have to pass their building inspections as well. So  
11 that -- that would be addressed then. If -- if the pumps within  
12 the basement water, if they would do the inspection and they  
13 don't find mold, they don't find water damage, they can't hold  
14 back an approval on the basis that it may have leaked in the  
15 past if the issue's been addressed.

16 COMMISSIONER MARTIN: Yes, but --

17 THE CHAIRMAN: I mean, it's a good suggestion, but I  
18 don't think it's a requirement, or it can be a requirement by  
19 us. It's not --

20 COMMISSIONER MARTIN: It should be. Only -- and here  
21 again, as I say, only because of the child, but I understand.

22 THE CHAIRMAN: Yeah.

23 COMMISSIONER MARTIN: It's just my thought. Thank  
24 you.

25 UNIDENTIFIED SPEAKER: Okay.

1 THE CHAIRMAN: Commissioner Willis?

2 COMMISSIONER WILLIS: Thank you. We have a letter in  
3 the file from, I think, a friend, and I was commenting on this  
4 absolutely glowing letter. I have been here for a number of  
5 years, and I have never seen this level of support that is  
6 absolutely positive. I have to give you kudos for -- for being  
7 the person who would earn that kind of support.

8 I heard enthusiasm, smiles, glowing. I don't know how  
9 many times I heard the word amazing, skilled, growth, top letter  
10 and -- so let me commend you for -- for what you have done so  
11 far, and you absolutely have my support.

12 MS. PIERCE: Thank you.

13 COMMISSIONER WILLIS: Okay.

14 UNIDENTIFIED SPEAKER: Tom, I have a question for you.

15 COMMISSIONER WILLIS: Uh-hum.

16 UNIDENTIFIED SPEAKER: Okay. I don't -- why aren't we  
17 giving her 7:00 to 6:00 so she doesn't have to come back in two  
18 years, when her --

19 MR. PAISON: Yeah.

20 UNIDENTIFIED SPEAKER: I'm just asking.

21 MR. PAISON: I mean, we could. I -- I think we set  
22 those hours on the outer edge, just knowing how daycares  
23 sometimes operate. Like a commercial daycare, those would  
24 probably definitely be the hours. But in a home daycare, as I  
25 said, they've got their own children.

1           You know, if you want to go wider on the hours, it's  
2 within the board's purview. I always -- we -- we generally ask  
3 the applicant, and if the answer they give us seems reasonable,  
4 we put that in as the recommendation. And that's --

5           UNIDENTIFIED SPEAKER: Just because we've done it for  
6 other businesses --

7           MR. PAISON: Yeah.

8           UNIDENTIFIED SPEAKER: -- so I just wondered --

9           MR. PAISON: Yeah.

10          UNIDENTIFIED SPEAKER: -- if it was different for a  
11 daycare.

12          MR. PAISON: That's -- that's why, when you said,  
13 like, now my hour is this, now my hours may become this if I'm  
14 able to grow it.

15          MS. PIERCE: Right.

16          MR. PAISON: We went with the longer request. But,  
17 yeah, if you want to make sure that it's totally covered, you  
18 could do 8:00 to 5:00.

19          UNIDENTIFIED SPEAKER: Yeah, because you don't have to  
20 be open from 7:00 to 7:00.

21          MR. PAISON: No. It's not a requirement.

22          MS. PIERCE: So my parents are here, and if they hear  
23 I'm open 7:00 to 7:00 --

24          UNIDENTIFIED SPEAKER: Oh, okay. Sorry.

25          MS. PIERCE: Okay. But we can put it in fine print.

1 UNIDENTIFIED SPEAKER: I was just trying to save you a  
2 trip back.

3 MS. PIERCE: Thank you. Yes. I would -- I would  
4 appreciate that suggestion. We can put it 7:00 to 6:00, but --

5 UNIDENTIFIED SPEAKER: Okay.

6 MS. PIERCE: -- everybody --

7 UNIDENTIFIED SPEAKER: Forget. Forget I ever said  
8 that.

9 THE CHAIRMAN: All you have to do is wake up at 4:00  
10 a.m., start -- possible. Yeah. I do have a clarification, now  
11 that we're talking about this.

12 So is the approval just the house address, or is it  
13 the operator and the house address?

14 MR. PAISON: It's the use --

15 THE CHAIRMAN: -- for the special --

16 MR. PAISON: -- at that location.

17 THE CHAIRMAN: Okay. Okay.

18 MR. PAISON: So, like, once a special land use is on a  
19 property, say you -- you know, you get a special land use for a  
20 gas station. That gas station can sell to a new operator and  
21 it's still got a special land use, a gas station. Special land  
22 use is like variances with the zoning board, run with the land.

23 THE CHAIRMAN: Okay.

24 UNIDENTIFIED SPEAKER: They do, yeah.

25 MR. PAISON: Yeah, they do run with the land. So

1 that's -- that is one of those things. But they have to be --  
2 it has to be configured, you know, as it was presented. It has  
3 to operate and follow the conditions as presented. So while it  
4 is not tied to a specific operator, it is tied to the conditions  
5 of the approval.

6           And if you, know, like, it is based on the documents,  
7 facts and representations and the stipulations placed before the  
8 Board, so if someone showed up and wanted to do this very  
9 differently than the way it's been presented, then this wouldn't  
10 apply, because this approval only applies to what's been  
11 presented to you.

12           THE CHAIRMAN: Okay.

13           MR. PAISON: So it's -- there is a technicality  
14 there -- technically, the use would be allowed for another  
15 operator, but they still have to get state license. They still  
16 have to do inspections, and they would still have to operate per  
17 this plan that was presented to you, more or less.

18           MS. PIERCE: Can I --

19           MR. PAISON: So major deviations from that wouldn't  
20 make the approval go away, it just wouldn't make the approval  
21 useable by that person.

22           THE CHAIRMAN: Okay.

23           MS. PIERCE: Can I add something? The state  
24 licensing, if I would move addresses, I would need to let them  
25 know, and the process start again.

1 UNIDENTIFIED SPEAKER: Yeah.

2 MS. PIERCE: So no one can come and move into my house  
3 and start operating --

4 UNIDENTIFIED SPEAKER: Yeah. Yeah.

5 MS. PIERCE: -- a daycare --

6 UNIDENTIFIED SPEAKER: Yes, ma'am.

7 MS. PIERCE: -- under my name. That's never --

8 MR. PAISON: Yeah. They would have to apply for a  
9 new --

10 THE CHAIRMAN: Okay.

11 MR. PAISON: -- state license.

12 MS. PIERCE: Correct.

13 UNIDENTIFIED SPEAKER: Yeah, the zoning approval --

14 MR. PAISON: The state license is specific to the  
15 operator --

16 MS. PIERCE: Right.

17 MR. PAISON: -- and the location.

18 MS. PIERCE: Right. Correct.

19 MR. PAISON: Specific to both.

20 MS. PIERCE: So it's -- it's not --

21 MR. PAISON: But the special land use, just the way  
22 land use approvals work, run with the land.

23 THE CHAIRMAN: Okay.

24 UNIDENTIFIED SPEAKER: Okay.

25 THE CHAIRMAN: Interesting. Because this -- this is

1 still relatively new, the -- the in-home 12 daycare. I think  
2 it's the last 10, 12 years that we've been allowing it as a  
3 use -- as a special land use.

4 MR. PAISON: Yeah. It used to be, in many places,  
5 that the family daycares and the group daycares are special land  
6 uses, but the Zoning Enabling Act changed so that the family  
7 daycares had to be a permitted use by right in a home.

8 THE CHAIRMAN: Yeah. The --

9 MR. PAISON: The group daycare had -- daycares can be  
10 a special land use in a city, but they're not required to be.  
11 It's whatever your local ordinance says.

12 THE CHAIRMAN: Okay.

13 MR. PAISON: So, yeah, it's a -- it's an interesting  
14 situation, so...

15 THE CHAIRMAN: Sorry. Long sidebar, but now we -- now  
16 we have an interesting answer. Did you have any --

17 UNIDENTIFIED SPEAKER: I have no questions.

18 THE CHAIRMAN: Commissioner Bernoudy?

19 COMMISSIONER BERNOUDY: Thank you. And thank you for  
20 these pictures. This is so, so nice.

21 MS. PIERCE: (Indiscernible.)

22 COMMISSIONER BERNOUDY: I wish my grandkids weren't so  
23 old. But I'd like to ask you, you -- you indicated at the last  
24 meeting there would be two employees --

25 MS. PIERCE: Myself --

1 COMMISSIONER BERNOUDY: -- two staff managers --

2 MS. PIERCE: -- and someone else, correct.

3 COMMISSIONER BERNOUDY: Right. The other person, what  
4 are their credentials?

5 MS. PIERCE: And, so, again, I put them through the  
6 state credentials, which means fingerprinting. They have to  
7 take -- can you hear me? Fingerprinting and safety training,  
8 knowing how to deal with -- with children, TB tests and CPR and  
9 first aid, and continuous -- 10 hours of continuous education,  
10 as well, per year.

11 COMMISSIONER BERNOUDY: So he'll be -- or she'll be  
12 qualified --

13 MS. PIERCE: Correct.

14 COMMISSIONER BERNOUDY: -- CPR and --

15 MS. PIERCE: Yeah.

16 COMMISSIONER BERNOUDY: -- training and all of that?  
17 What are the ages of your students or children going  
18 to be?

19 MS. PIERCE: It varies from year to year, but I would  
20 say, potentially, six months to three going on four.

21 COMMISSIONER BERNOUDY: Wow.

22 MS. PIERCE: Every year's different. Some children  
23 come back to me, you know, a second year.

24 COMMISSIONER BERNOUDY: Uh-hum. Kudos to you. Six  
25 months and on? Well, thank you. It's -- it's a very -- and

1 you're well-represented, so that says a lot about you.

2 And I really enjoyed listening to the one young lady  
3 who spoke on how her -- how you reacted to the COVID situation,  
4 because that was -- you know, that shut down a lot of places so  
5 thank you for everything.

6 MS. PIERCE: You're welcome.

7 COMMISSIONER BERNOUDY: That's all.

8 THE CHAIRMAN: Additional questions -- questions or  
9 comments?

10 UNIDENTIFIED SPEAKER: I'm good.

11 THE CHAIRMAN: Nice job. This is literally one of the  
12 most positive showings of support ever.

13 UNIDENTIFIED SPEAKER: Right?

14 THE CHAIRMAN: And it's helpful. You -- I mean, you  
15 checked all the boxes before this, but this is --

16 UNIDENTIFIED SPEAKER: Right.

17 THE CHAIRMAN: -- this really speaks a lot to the  
18 Planning Department.

19 Do we have a recommendation?

20 MR. PAISON: Yes, sir. We are recommending a  
21 favorable recommendation for special land use PSLU 25-005 by  
22 Abigail Pierce to operate a childcare -- a group childcare home  
23 at 24749 Maryland Street.

24 The factors that -- the special land use residential  
25 character shall be maintained, subject property located not to

1 enter any natural or -- or presumed residential development of  
2 the area or negatively impact to (indiscernible) wetlands.

3 Location, size, intensity of operation designed to  
4 eliminate any possible adverse impacts. It follows spirit and  
5 purpose of the ordinance and follows sound planning principles.  
6 Shouldn't have any detrimental effect on vehicle -- vehicle  
7 traffic, and no -- it should not produce any harmful adverse  
8 effects like noise, dirt, glare, odor or fumes, and will not be  
9 adverse to the promotion of health, safety, and welfare of the  
10 community.

11 As always, the approved is based on the documents,  
12 facts, representations, and stipulations submitted with the  
13 application and placed on the record during the public hearing  
14 by the petitioner or their representatives. And there's two  
15 conditions are continuous compliance with all applicable  
16 ordinances, codes, laws, and statutes.

17 Petitioner must perform all work on the plans, permits  
18 and final inspections approved by the City of Southfield, and  
19 hours of operation Monday through Thursday, 8:30 to 4:00,  
20 Friday, 8:30 to 2:00.

21 THE CHAIRMAN: Thank you. That -- we're looking for a  
22 recommendation to the Chair.

23 Commissioner Bernoudy?

24 COMMISSIONER BERNOUDY: To the Chair, I'd like to make  
25 a motion of approval for PSLU 25-0005.

1 COMMISSIONER MARTIN: Second.

2 UNIDENTIFIED SPEAKER: Support.

3 THE CHAIRMAN: All right. We got a favorable  
4 recommendation by Commissioner Bernoudy, supported by  
5 Commissioner Martin.

6 All in favor.

7 BOARD MEMBERS: Aye.

8 THE CHAIRMAN: Any opposed? No.

9 Congratulations.

10 UNIDENTIFIED SPEAKER: Congratulations.

11 UNIDENTIFIED SPEAKER: Congratulations.

12 UNIDENTIFIED SPEAKER: Mazel tov.

13 MS. PIERCE: Thank you. Thank you.

14 UNIDENTIFIED SPEAKER: Thank you for all of your  
15 recommendations of the audience.

16 MR. PAISON: Yeah. And this will have to go back to  
17 Council next month, but I'll follow-up with you on the dates for  
18 those meetings.

19 UNIDENTIFIED SPEAKER: Thanks.

20 UNIDENTIFIED SPEAKER: Wow, everybody leaves.

21 THE CHAIRMAN: All right. Meeting minutes. June 4th,  
22 June 16th and June 25th of this year.

23 UNIDENTIFIED SPEAKER: Yeah. Okay.

24 THE CHAIRMAN: Commissioner Martin?

25 COMMISSIONER MARTIN: Going to wait until they leave

1 the room.

2 THE CHAIRMAN: We can wait. Yeah. We can wait a  
3 second.

4 UNIDENTIFIED SPEAKER: Yeah.

5 UNIDENTIFIED SPEAKER: Is anybody at home?

6 COMMISSIONER MARTIN: To the Chair, I'd like to  
7 recommend favorable approval for the June 4th study meeting, the  
8 June 16th joint meeting with City Council, and the June 25th  
9 regular meeting and the Planning Commission minutes.

10 COMMISSIONER WILLIS: Support.

11 THE CHAIRMAN: Favorable recommendation to approve the  
12 minutes by Commissioner Martin --

13 Go ahead, Commissioner Martin.

14 COMMISSIONER MARTIN: I'm sorry. I forgot, there's  
15 one small recommendation. For the June 16th joint meeting with  
16 City Council, I'd like to suggest they correct Tatawana  
17 (phonetic) Oak's name, the spelling of her name.

18 THE CHAIRMAN: Okay.

19 COMMISSIONER WILLIS: And with that modification,  
20 support.

21 THE CHAIRMAN: Got a favorable -- favorable  
22 recommendation with the modification as noted by Commissioner  
23 Martin, supported by Commissioner Willis.

24 All in favor.

25 BOARD MEMBERS: Aye.

1 THE CHAIRMAN: All right. Minutes are approved.  
2 Public comment. This is the public comment portion of the  
3 meeting, to open that up again. Most of the public has left the  
4 room, but if any members of the public would like to speak,  
5 please approach, state your name and address for the record, and  
6 you have three minutes.

7 MR. LANIER: Lance Lanier (phonetic), 18800 Goldwin  
8 Street, Southfield, obviously. I was invited to come back, so I  
9 came back so I could add more to my notes for my presentation.  
10 I mean, I -- I was wondering if there were going to be more  
11 people than what there were, because I know last time it was  
12 only those two and it was still only those two.

13 I was amazed at how much support Mrs. Pierce had, and  
14 I was taking notes on how she and her supporters were able to  
15 sell the story and, like, successfully, like, persuade, looking  
16 at their techniques. I took notes of just how the proceedings  
17 went, and it was very insightful, and I'm appreciative.

18 What I've learned the most from this is that you  
19 shouldn't judge people by their cover. You shouldn't judge a  
20 book by its cover. Thank you.

21 UNIDENTIFIED SPEAKER: Thank you.

22 THE CHAIRMAN: Thanks for coming back.

23 UNIDENTIFIED SPEAKER: Come on back.

24 THE CHAIRMAN: All right. See --

25 UNIDENTIFIED SPEAKER: We'd like to thank you for

1 coming again. You're our future.

2 THE CHAIRMAN: Seeing no other members of the public  
3 here, I'll close the public comment section of the meeting.

4 All right. Now we have Council items updates.

5 MR. PAISON: Yep. The -- just a couple of items here.  
6 The amendment to the master plan to include the strategic -- DDA  
7 strategic plan was approved by Council for release, for review  
8 and comment by our neighboring municipalities and other  
9 agencies. I got to get those letters out this week.

10 But when we send the letters out, they'll have 63 days  
11 to get their -- their comments back to us, at which time we'll  
12 come back to the Planning Commission for a public hearing on  
13 that amendment. And then it'll go to Council for final ruling  
14 on that.

15 Next item up, the DIA partners and public art mural  
16 relocation, which was going to be on the side of the ice arena  
17 by where the pool is because they're going to build a new pool.

18 We had to move that because we didn't want to put it  
19 on a building that might be substantially modified shortly, so  
20 we got approval of the Council to relocate to that -- to the  
21 front of the Arts and Craft Museum -- or Arts AND Crafts  
22 building, which is that little building that's right next to the  
23 tennis courts. You know where that little turnoff is, that  
24 faces -- it's a pretty visible spot.

25 We're going to kind of move the sign and redo the

1 landscaping a little bit to make it more visible, but there'll  
2 be a mural coming to that surface soon, done by a Detroit  
3 muralist called Backpack, who's pretty well known.

4           27301 West 11 Mile ODD rezoning was approved. They've  
5 got to get enacted at the next regular meeting later this next  
6 month, and then that'll be official. So they're going to get  
7 their additional uses so they can backfill that property a  
8 little better, and also just kind of make it suit its physical  
9 characteristics.

10           It's very odd to me that it was ever zoned B-2, but  
11 apparently it was built under B-2, which is strange, given how  
12 it's actually configured. But, you know, stuff happened in the  
13 past. Anyway.

14           Flag pole height zoning -- height zoning text  
15 amendment was approved. That one will be enacted at the end of  
16 the next month. And then the office uses in the B districts,  
17 that zoning amendment was enacted, so that's -- it's going to be  
18 published August 7th, and then that'll be effective. That  
19 allows the office uses in the B-1, the B-2 and B-3, so you won't  
20 see any more of those special land use requests for these small  
21 office uses to go into these commercial buildings because it'll  
22 now be permitted, which should save us all a -- a bit of grief  
23 in trying to explain that to applicants is always a little  
24 interesting.

25           So, generally, pretty good -- pretty good progress on

1 a lot of items at the last Council meeting. So we're -- we're  
2 moving along. And that's all we have for the Council update.

3 If there's any questions.

4 COMMISSIONER MARTIN: Yes.

5 MR. PAISON: Yeah.

6 COMMISSIONER MARTIN: At the joint meeting with the  
7 Council --

8 MR. PAISON: Yeah.

9 COMMISSIONER MARTIN: -- there was a lot of talk about  
10 the parties off Melrose and in that area.

11 MR. PAISON: Yeah.

12 COMMISSIONER MARTIN: Was there any -- is there any  
13 update available on that --

14 MR. PAISON: I saw that a couple of those parties  
15 actually found the person responsible and prosecuted them, and  
16 actually got a -- they pled guilty to the no house -- there's a  
17 house party ordinance. I didn't even know.

18 COMMISSIONER MARTIN: Yeah.

19 MR. PAISON: They pled guilty and were given  
20 probation, but told if there was another offense, probation  
21 wouldn't be an option. So the judge fined them, gave them  
22 probation and community service, and told them another offense  
23 would land them in jail.

24 So there were two of those party operators who were  
25 prosecuted, actually. That -- got that email today updating the

1 Council and the staff on that -- that. So they're -- the police  
2 and the -- and the Legal Department are going after those folks  
3 and prosecuting them, so hopefully we'll see a drop in that as  
4 word of that gets around.

5 But just having had two convictions on it, like I  
6 said, I got to imagine there's a network of people who do that  
7 kind of stuff, and when they find out Southfield's not a  
8 do-whatever-you-want town, hopefully that means they'll go  
9 elsewhere.

10 COMMISSIONER MARTIN: And, also, I believe there was a  
11 request -- we never got an update on the final plans for Lasha  
12 Woods Park and --

13 MR. PAISON: Oh, yeah. I've got to get those for you.

14 COMMISSIONER MARTIN: And we still haven't gotten --

15 MR. PAISON: It does appear, from when I -- when I  
16 looked at the permit plans, they made some changes without doing  
17 an admin site plan review for the modifications, but --

18 COMMISSIONER MARTIN: Yeah, I know --

19 MR. PAISON: -- the Building Department issued the  
20 permits, so kind of puts us in an awkward situation, but, you  
21 know -- but I -- I -- you know, it -- it's funny because,  
22 when -- I guess when Terry first started hearing -- and I won't  
23 go into this in a lot of detail because we're televised, but  
24 apparently when he first started here, Parks and Rec wasn't even  
25 applying for a site plan approval. They were just --

1 COMMISSIONER MARTIN: But --

2 MR. PAISON: -- doing stuff.

3 COMMISSIONER MARTIN: I -- I was just --

4 MR. PAISON: Yeah.

5 COMMISSIONER MARTIN: -- asking for --

6 MR. PAISON: Yeah.

7 COMMISSIONER MARTIN: -- the final layout, that was  
8 all.

9 MR. PAISON: Yeah.

10 COMMISSIONER MARTIN: Because people --

11 MR. PAISON: I can --

12 COMMISSIONER MARTIN: And do we have -- do we know a  
13 date when they potentially will open?

14 MR. PAISON: Yeah, that I've heard --

15 COMMISSIONER MARTIN: That I've gotten emails from --  
16 from residents.

17 MR. PAISON: Yeah. I've heard they're still planning  
18 on trying to get it open by the end of summer, so maybe in  
19 August. They're still working out a few kinks with the gate  
20 system and the licensing and the FOB system, but it's supposed  
21 to be by end of summer, or at least early fall, is the last I  
22 heard from Parks.

23 If you're -- if you -- if I don't get back to you  
24 tomorrow, just send me an email, and I'll pull those plans for  
25 her, and I can just send you a PDF to look at.

1 COMMISSIONER MARTIN: Okay. And last but not least,  
2 that's it.

3 MR. PAISON: All right. And I think that -- we only  
4 got --

5 COMMISSIONER MARTIN: Going past 7:15 is not my fault.

6 MR. PAISON: No. No, we had a -- we had a very -- a  
7 very positive crowd today.

8 COMMISSIONER MARTIN: Yes.

9 MR. PAISON: We do have the miscellaneous here. Just  
10 the August meeting is the 6th and the 27th, and I am -- because  
11 we don't have -- we don't really need it, we're recommending  
12 cancellation of the August 13th meeting. If -- if you want to  
13 take action on that this evening, then we can just lock that in.

14 COMMISSIONER MARTIN: To the Chair.

15 UNIDENTIFIED SPEAKER: Let's cancel it.

16 COMMISSIONER MARTIN: Motion to cancel the August 13,  
17 2025, meeting.

18 COMMISSIONER WILLIS: Support, just to make sure we  
19 get it done.

20 THE CHAIRMAN: All right. Got a favorable motion to  
21 cancel the August 13th meeting by Commissioner Martin, supported  
22 by Commissioner Willis.

23 All in favor.

24 BOARD MEMBERS: Aye.

25 MR. PAISON: All right.

1 THE CHAIRMAN: Nobody opposed. All right.

2 MR. PAISON: Sounds good. That's -- that's all we  
3 have for staff.

4 What are we going to do about this (indiscernible)?

5 THE CHAIRMAN: That's it.

6 DR. STEVENS-GUNN: To the Chair, a motion that we  
7 adjourn the meet -- meeting.

8 COMMISSIONER MARTIN: To the Chair, motion to  
9 answer -- ask the question from -- well, weren't you waiving?

10 THE CHAIRMAN: We've got a motion during the meeting  
11 by Dr. Stevens-Gunn. Can I have a support?

12 COMMISSIONER GOODWIN-DYE: Support.

13 THE CHAIRMAN: Supported by Commissioner Goodwin-Dye.  
14 All right. All in favor?

15 BOARD MEMBERS: Aye.

16 THE CHAIRMAN: All right. Meeting adjourned.

17 (End of recording.)  
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CERTIFICATE OF TRANSCRIBER

I, JANENE CLEARY, do hereby certify that I was authorized to transcribe the foregoing recorded proceeding; and that the transcript is a true and accurate transcription, to the best of my ability, taken while listening to the provided recording.

I FURTHER CERTIFY that I am not of Council or attorney for either/or any of the parties to said proceedings, nor in any way interested in the events of this cause, and that I am not related to any of the parties thereto.

DATED this 12th day of AUGUST, 2025.

A handwritten signature in black ink that reads "Janene Cleary". The signature is written in a cursive, flowing style. The first name "Janene" is written in a larger, more prominent script, and "Cleary" is written in a slightly smaller, more compact script. The signature is positioned above a horizontal line.

JANENE CLEARY, Michigan CSR No. 16359

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Andrea Storch Gruber, Secretary

Date: August 27, 2025