

**MINUTES OF THE CITY OF SOUTHFIELD PLANNING COMMISSION
REGULAR MEETING OF AUGUST 17, 2022
6:30PM**

Planning Commission Members Present: Bernoudy, Goodwin-Dye, Griffis, Huntington, Martin, and Stephens-Gunn
Planning Commission Members Excused: Willis

Staff Present: City Planner Croad and Planner Spence

Chair Dr. Stephens-Gunn called for a roll call. Planner Spence called the roll and determined there was quorum present to conduct business.

Chair Dr. Stephens-Gunn called for Approval of the Agenda. Motion by Commissioner Goodwin-Dye to Approve the Agenda. Seconded by Commissioner Martin. Chair Dr. Stephens-Gunn called for a Vote.

Motion Carries.

Chair Dr. Stephens-Gunn asked if there were any Announcements or Communications. Planner Spence noted he had none at this time.

Chair Dr. Stephens-Gunn called for the first item.

PZRODD22-0002 is a Rezoning Request to establish an Overlay Development District with Development Agreement of Friedman Real Estate, for 11.175 acres of land for the construction of a mixed-use development on property located at 27400 Northwestern Highway, Sidwell Parcel 2416-302-031, on the north side of the Northwestern Hwy Service Drive between Bell Road and Telegraph Road, Section 16, City of Southfield, Oakland County, State of Michigan.

Planner Spence noted that this item had been before the Commission on July 27, 2022, and a Public Hearing was held. However, the Commission postponed the item due to a discrepancy in the plans. A public hearing is not required as it has already taken place.

Planner Spence gave a brief overview of the proposal for Overlay Development District noting the use of the existing building for climate-controlled storage as well as out buildings for medical office and potential assisted living. The petitioner has submitted plans reflecting the new loading/unloading area on the north side of the building. He introduced Mr. Peter Stuhlreyer.

Mr. Stuhlreyer noted that the office building is vacant but has the structural capacity for interior self-storage which is currently in high demand. The building will contain mixed uses and the parking lots on either side have the potential for a medical office building and an assisted living facility.

Chair Dr. Stephens-Gunn noted the public hearing had already been held and opened the floor to the Commissioners.

Commissioner Bernoudy thanked the petitioner for the additional information.

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Commissioner Griffis liked the idea of a different use for the existing building.

City Planner Croad noted we have an over-abundance of vacant office in the City and this repurposing makes sense.

Chair Dr. Steven-Gunn noted the future new development is encouraging.

There were no other comments, so Chair Dr. Stephens-Gunn called for a motion.

Motion by Commissioner Huntington for Favorable Recommendation of PZRODD22-0002. Seconded by Commission Martin. Chair Dr. Stephens-Gunn stated that all those in favor say Aye. There were 6 Ayes. Those against say Nay. There were no Nays. Motion passed.

Chair Dr. Stephens-Gunn opened the floor to the Public for Public Comment. No one stepped forward so Chair Dr. Stephens-Gunn closed the Public Comment portion of the meeting.

Chair Dr. Stephens-Gunn asked if there were any Miscellaneous Items. Planner Spence noted he had no items.

There were no other items for discussion. The meeting was adjourned at 6:48pm.

Chair Dr. Stephens-Gunn noted that we will now go into the Study Meeting of August 17, 2022.

Chair Dr. Stephens-Gunn called for a roll call. Planner Spence called the roll and determined there was quorum present to conduct business.

Chair Dr. Stephens-Gunn called for Approval of the Agenda. Motion by Commissioner Martin to Approve the Agenda. Seconded by Commissioner Huntington. Chair Dr. Stephens-Gunn called for a Vote.

Motion Carries.

Planner Spence noted the City Planner Croad would be leading the discussion on the Draft of the Sustainable Southfield Master Plan.

City Planner Croad presented a PowerPoint on the aspects of the Master Plan including changes since the 2016 plan, trends the American Planning Association is seeing, the impact of COVID 19 and Social Inequalities, Climate Change, Technological Innovations, and the Sustainability Plan the City is developing. City Planner Croad asked Sustainability Planner Souzan Hanna and Mr. Eric Shannon from City Administration to give a brief overview of the Plan.

Upon conclusion of the Sustainability portion, Chair Dr. Stephens-Gunn opened the floor to the Commissioners for comments.

Commissioner Martin inquired of Electric Vehicles and that there are two types; Tesla and then there are the others. He hoped there would be a way to one platform for charging. It was noted that there are two computing platforms of Apple and Android.

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Commissioner Griffis thought the icons for the Sustainability Plan were cool.
Commissioner Huntington felt this Sustainability Plan was heading in the right direction.

Chair Dr. Stephens-Gunn asked if new Ordinances would follow this plan. City Planner Croad noted that the Master Plan needs to support these in order for us to put together ordinances.

There were no other questions on the Sustainability Plan, so City Planner continued with the Master Plan Presentation.

Upon completion, Chair Dr. Stephens-Gunn opened the floor to the Commissioners for overall comments.

Commissioner Bernoudy noted we will want to check for typos. City Planner Croad acknowledged that will need to be done.

Commissioner Goodwin-Dye noted that areas where the public can garden are important, as well as solar energy. Maybe Catalpa Park on Greenfield could be used. City Planner Croad noted that farms and gardens are permitted uses in Residential Zoning. Zoning reforms can provide more opportunity for these. Regarding solar, the City can look at being an example of it by incorporating it for our buildings and providing for credits for those in the public and private business who wish to add it.

Commissioner Martin Noted using repurposing of buildings and green initiatives. Serra Chevrolet and their wind turbines was noted. City Planner Croad noted those haven't worked for years and they are being asked to remove them. Commissioner Martin noted getting the public more education on installing wind and solar energy on their own. He also noted the importance of urban gardening.

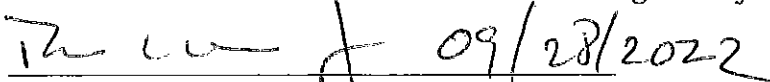
Commissioner Griffis noted he has had to review lots of Zoning Ordinance's and Master Plans, and it's a feat that Southfield does this themselves.

Commissioner Huntington was a good formal plan. He asked if the City would allow pop-up business. City Planner Croad noted we need to look at home-based businesses.

Chair Dr. Stephens-Gunn felt the work done by City staff was phenomenal.

There were no other comments, so Chair Dr. Stephens-Gunn opened Public Comment. Seeing no one to speak, she closed the Public Comments portion of the meeting.

There were no other items to discuss for the meeting was adjourned at 7:57 pm.


Rob Willis (date) 09/28/2022
Secretary/js