

**MINUTES OF THE CITY OF SOUTHFIELD PLANNING COMMISSION
REGULAR MEETING OF AUGUST 24, 2022
6:30PM**

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

Planning Commission Members Excused: Griffis

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 Bernoudy to Approve the Agenda. Seconded by Commissioner Willis. 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.

PZRODD22-0004 is a Rezoning Request to amend the existing Overlay Development District with Development Agreement of Contour Development Group on property located at 21577 Greenfield Road, Sidwell Parcel 2436-476-050, on the west side of Greenfield Road between W Eight Mile Road and JL Hudson Drive, Section 36, City of Southfield, Oakland County, State of Michigan.

Planner Spence provided a brief overview of the proposed amendment to the Northland Overlay Development District plan including the addition of a 160,000sf Costco Business Center and amendments to the layout of roadways and Buildings L, M and N of the Phase 1 development.

Mr. Bruce Kopytek, representing Contour Development explained the proposal for the first Costco Business Center in our area. It is meant to service businesses like offices and restaurants yet will still have some of the items associated with a regular Costco. The business would be closed on Sunday.

Chair Dr. Stephens-Gunn noted that this was a Public Hearing and opened the floor to the Public.

Mr. Al Aceves representing the Southfield Downtown Development Authority noted that the DDA Board had yet to meet on this item, but he believed they would approve of the project at this Friday's meeting.

There were no other Public comments, so Chair Dr. Stephens-Gunn closed the Public Hearing and opened the floor to the Commission.

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Commissioner Huntington felt this was a good project and that the traffic flow was helped by the new alignment. This is the first store of its kind in Michigan.

Commissioner Willis felt this was an appropriate development but wondered if the petitioner had answered the questions the City Planner had.

Commissioner Martin asked what issues were outstanding. City Planner Croad noted that Mr. Kopytek had run through them. Mr. Kopytek read the letter in question along with how each item would be resolved.

Commissioner Goodwin-Dye noted she is looking forward to this proposal being implemented.

Commissioner Bernoudy asked that, as a "Business Center" if it was opened to the general public. Mr. Kopytek stated that it was. If you have a Costco Card, you can enter.

Chair Dr. Stephens-Gunn noted she was pleased to see activity on the site along Greenfield Road and would be following this item through to Council.

City Planner Croad asked that two additional conditions be added to the recommendation. That the Petitioner coordinate the new road alignments with the City Attorney, and the petitioner is to submit a revised Traffic Impact Study.

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

Motion by Commissioner Willis for Favorable Recommendation of PZRODD22-0004. Seconded by Commission Huntington. 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 called for the next item.

PZTA22-0003 is a Council-initiated Zoning Ordinance Text Amendment to amend Title V, Zoning and Planning, Chapter 45, Zoning, of the Code of the City of Southfield by amending Section 5.22-3 Overlay Development District (ODD) Table 1: Permitted Table of Uses of the Zoning Ordinance to allow for "EV Research, Testing, Repair and Maintenance Facilities" as a Permitted Use in the Southfield Technology Corridor District, and amending Section 5.22-3 (B.) (2.) Prohibited Uses allowing "EV Research, Testing, Repair and Maintenance Facilities" as a Permitted Use in the Southfield Technology Corridor District, any other amendments that may become necessary as needed for the above and the City of Southfield.

Planner Spence gave a brief overview of the text amendment noting that with the onset of electric vehicles and the technology needed to service them that we should be providing a place for their service in our Technology Corridor. This text amendment would allow for Electric Vehicle Research, Testing, Repair and Service in the Tech Corridor Overlay Development District.

Chair Dr. Stephens-Gunn noted this is a Public Hearing and invited the public to come forward. Seeing no one, she closed the Public Hearing and opened the floor to the Commission.

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Commissioner Goodwin-Dye asked for an explanation of the types of uses allowed. Planner Spence noted that electric vehicles are highly specialized and need specialized service like software and hardware upgrades, but all get in accidents like other vehicles requiring service. Our Industrial district doesn't allow for auto repair on Telegraph and the ODD would give us the opportunity to allow it for electric vehicles in the technology area.

Commissioner Huntington this was a good way to prep for the future of electric vehicles which are coming.

Chair Dr. Stephens-Gunn thought this was a good idea.

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

Motion by Commissioner Huntington for Favorable Recommendation of PZTA22-0003. Seconded by Commission Bernoudy. 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 called for the next item.

PZRODD22-0005 is a Rezoning Request for an Overlay Development District with Development Agreement of 3.5 acres of property located at 21375 Telegraph Road, Sidwell Parcel 2432-400-028, on the west side of Telegraph Road between W Eight Mile Road and W Nine Mile Road, Section 32, City of Southfield, Oakland County, State of Michigan.

Planner Spence noted that this request goes hand-in-hand with the text amendment the Commission just made favorable recommendation on. This is the rezoning request of Tesla for an Electric Vehicle Research, Testing, Repair, and Maintenance Facility to provide for service and maintenance of Tesla electric vehicles. It will be first one in Michigan. The nearest facility is in Chicago. He introduced Mr. Kayvon Rafiee representing Tesla.

Mr. Rafiee noted they had made changes to the exterior of the building based on comments from the City Planner that included metal panels to give the building a sleeker look. This is a facility that would meet the needs of Tesla owners in the area as the nearest facility is in Chicago as Planner Spence had noted.

Chair Dr. Stephens-Gunn state that this was a Public Hearing and opened the floor to the public. Seeing none, she closed the Public Hearing and opened the floor to the Commission.

Commissioner Bernoudy thanks the petitioner for the additional information. She inquired of the number of employees being hired. Mr. Rafiee noted there would be about 110. Commissioner Bernoudy asked how people were hired. Mr. Rafiee noted the focus on the local community.

Commissioner Willis asked when construction would get started. Mr. Rafiee noted by the end of 2022.

Commissioner Huntington thought this proposal made sense. He noted he was hoping for more green initiatives on site.

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Commissioner Willis asked if body work would be done. Mr. Rafiee noted that they would do body work and painting on site. Most customers drop off their vehicles and pickup when they are completed. He noted further that charging areas are for Tesla vehicles only and offered to customers if they are low on a charge.

Chair Dr. Stephens-Gunn noted she felt this was an excellent use of an existing facility. She asked Mr. Rafiee for clarification on the operations of the facility. Mr. Rafiee noted that customers make an appointment, be it for software/hardware upgrades or service, drop the vehicle off and pick it up when work is complete.

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

Motion by Commissioner Huntington for Favorable Recommendation of PZTA22-0003. Seconded by Commissioner Willis. 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 called for the next item.

PSLU22-0003 is a Special Use Request of Casa de Montecristo by JR Cigar to allow for a Smoking Lounge on property located at 28815 Northwestern Highway, Sidwell Parcel 2418-276-003 on the south side of Northwestern Highway between Franklin Road and W Twelve Mile Road, Section 18, City of Southfield, Oakland County, State of Michigan.

Planner Spence noted that the Petitioner had sent a letter requesting a Postponement of this item to a date certain being the September 28, 2022, Regular Meeting.

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

Motion by Commissioner Martin for Postponement of PSLU22-0003 to a date certain being the September 28, 2022, Planning Commission Regular Meeting. Seconded by Commission Huntington. 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 called for the next item.

Sustainable Southfield 2.0 Master Plan Presentation and Recommendation

Planner Spence noted that City Planner Croad would be handling the next item.

City Planner Croad provided an overview of the Draft of the Sustainable Southfield 2.0 Master Plan to the Commission. He was hoping the Commission would authorize the release of the plan to the Council for the 63-day review period.

Chair Dr. Stephens-Gunn opened the floor to the Commission for comments.

Commissioner Huntington thought it was a good plan.

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Commissioner Martin liked the plan and felt it was good though he thought trying to implement some of the ideas could pose an issue. City Planner Croad noted we rose the bar high, but we did complete all the goals and objectives of the previous Master Plan except for few items.

Commissioner Goodwin-Dye noted that recycling needs to be encouraged and asked if we could assist the Homeowners Associations with this.

Commissioner Bernoudy noted she we happy to be a part of the process with the Master Plan.

City Planner Croad noted that we could encourage recycle bins on multi-family properties.

Commissioner Willis asked about "safe havens" in the middle of streets. City Planner Croad noted we are trying to be more bikeable and protecting pedestrians in crosswalks.

Commissioner Martin hoped we could focus on more Right-of-Way for bikes.

Chair Dr. Stephens-Gunn encouraged educating the public to change their mindset.

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

Motion by Commissioner Martin for Favorable Recommendation of the Sustainable Southfield 2.0 Master Plan to the City Council. Seconded by Commissioner Huntington. 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.

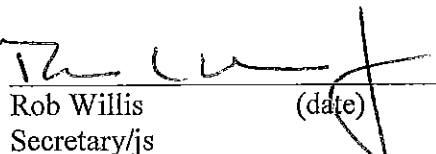
Chair Dr. Stephens-Gunn called for the approval of the Minutes.

Motion by Commissioner Martin for Favorable Recommendation of the July 13, 2022, Study Meeting and July 27, 2022, Regular Meeting Minutes. Seconded by Commissioner Huntington. 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 the next meeting of the Commission would be on September 14, 2022.

There were no other items for discussion. The meeting was adjourned at 8:26pm.


Rob Willis
Secretary/js

(date)

09/28/2022