

**MINUTES OF THE CITY OF SOUTHFIELD PLANNING COMMISSION
REGULAR MEETING OF AUGUST 25, 2021
6:30PM
VIA TELECONFERENCE**

Planning Commission Members Present: Culpepper, Griffis, Huntington, Martin, Stephens-Gunn and Willis

Planning Commission Members Excused: Miah

Staff Present: City Planner Croad and Planner Spence

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

Chairman Griffis called for Approval of the Agenda. Motion by Commissioner Culpepper to Approve the Agenda as Written. Seconded by Commissioner Martin. Chair Griffis called for a Roll Call Vote.

Commissioner Culpepper – Aye
Commissioner Huntington – Aye
Commissioner Martin – Aye
Commissioner Stephens-Gunn – Aye
Commissioner Willis – Aye
Chair Griffis – Aye

Motion carries

Chairman Griffis asked if there were any Announcements or Communications. Planner Spence noted.

Chair Griffis called for the first item.

PSLU21-0004 is the Special Use Request of Fanar Salama to use an existing building for parking and general storage, and construct a fence on the property located at 23380 Telegraph Road, Sidwell Parcel 2428-351-038, Lot 32 & N 1/2 Of Lot 33 Supervisor's Plat Nine Mile-Telegraph Sub, on the east side of Telegraph Road between Nine and Ten Mile Roads, Section 28, City of Southfield, Oakland County, State of Michigan.

Planner Spence provided a brief overview of the proposal with slides. And introduced Mr. Fanar Salama, owner, to follow up.

Mr. Salama noted that he was the owner of the auto repair shop to the north and due to the success of their business they needed to expand. The McVee's restaurant, which is vacant, was available so he purchased it to use the building for warehousing and storage of vehicle parts and to use the rear portion of the property for parking of vehicles to be serviced. They will be making improvements to the site with landscaping and other amenities along with a new fence to secure the rear parking lot. He would be happy to answer any questions the Commission may have.

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Chairman Griffis noted that this is a Public Hearing and opened the meeting to Public Comment. Planner Spence provided the phone number and Access Code to use to provide comments. He asked that if someone has a comment they first state their name and address for the record then they can proceed. They would have 3 minutes to make their comment.

After the allotted time, Planner Spence noted that there was no one on the line for Public Comment. Chairman Griffis closed the Public Comment portion of the hearing on PSLU21-0004 and asked if any of the Commissioners had comments.

Commissioner Culpepper thanked Mr. Salama for expanding his business and installing a new fence.

Commissioner Willis noted this Special Use Request made sense.

Commissioner Stephens-Gunn expressed her support.

Commissioner Huntington thought this made sense and was good for the City.

Commissioner Martin felt this was a good for all parties.

Chairman Griffis agreed with the other Commissioners.

City Planner Croad asked if the new site would be closed to the public. Mr. Salama noted that the gate would be closed so yes. City Planner Croad then asked about hours of operation. Mr. Salama noted the hours would be 9:00am-7:00pm Monday through Friday and closed on the weekends. Planner Spence noted that he would make that a part of the Conditions of approval.

There were no other comments so Chairman Griffis asked for the Planner's Recommendation.

Planner Spence noted that the Planning Department recommends Favorable Consideration of PSLU21-0004 the Special Use Request of Fanar Salama to use an existing building for parking and general storage, and construct a fence on the property located at 23380 Telegraph Road for the following reasons and conditions:

1. Subject to Approval of PASP21-0042 by the City Planner.
2. The submitted special use, with any conditions recommended by the Planning Department and the Planning Commission, will be of such size and character that it will be in harmony with the appropriate and orderly development of the RS Regional Shopping District.
3. The location, size, intensity and periods of operation of the proposed use is designed to eliminate any possible nuisance likely to emanate there from which might be adverse to occupants of any nearby permitted uses.
4. The proposed use is in accord with the spirit and purpose of this Chapter and is not inconsistent with, or contrary to, the objectives sought to be accomplished by this Chapter and principles of sound planning.
5. The proposed use is of such character and vehicular traffic generated will not have an adverse effect, or be detrimental, to the surrounding land uses or adjacent thoroughfares.

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6. The proposed use is of such character and intensity and arranged on the site to eliminate any adverse effects resulting from noise, dust, dirt, glare, odor, or fumes.
7. The proposed use will not be adverse to the promotion of the health, safety and welfare of the community.
8. The proposed use is designed and operated to provide security and safety to employees and the general public.
9. Hours of operation would be limited to Monday through Friday from 9:00am – 7:00pm and closed on the weekends.

There were no additional comments so Chairman Griffis called for a Motion.

Commissioner Willis made a Motion for Favorable Consideration of PSLU21-0004. Seconded by Commission Stephens-Gunn. Chairman Griffis called for a Roll Call Vote.

Commissioner Huntington – Aye
Commissioner Martin – Aye
Commissioner Stephens-Gunn – Aye
Commissioner Willis – Aye
Commissioner Culpepper – Aye
Chair Griffis – Aye

Motion Carries.

Chairman Griffis called for the next item.

PZRODD21-0002 is a Rezoning Request with Overlay Development District Development Agreement of Mr. Hassan Jawad, representing Middlepointe Investment Group, LLC, to rezone 8.18 acres of land to an Overlay Development District for the construction of a mixed use development with retail, office and multiple family units in multiple phases on property located at 26111 Evergreen Road, Sidwell Parcels 2422-277-003, -004 & -005, on the northwest corner of Civic Center Drive and Evergreen Road, Section 22, City of Southfield, Oakland County, State of Michigan.

Planner Spence gave a brief overview of the proposal showing the various phases of construction as well as the Phase 1 proposal for the 8,900sf retail center and 2,250sf stand-alone restaurant with drive-thru. He introduced Mr. Hassan Jawad to continue the presentation.

Mr. Jawad noted he didn't have anything more to add to the presentation and would be happy to answer any question the public or the Commission might have.

Chairman Griffis noted that this was a Public Hearing so he opened the Public Hearing to the public. Planner Spence gave instructions to anyone listening online or watching cable on how to make comments related to this case. After the allotted time, Planner Spence noted we had received no calls on the item so Chairman Griffis closed the Public Hearing and opened the floor to discussion with the Commission.

Commissioner Culpepper thought this was a great proposal.

Commissioner Willis felt this was a well thought out plan. He asked if bike had been accommodated. It was noted bike racks will be provided on the site. Commissioner Willis thought this was an appropriate layout for the site but really isn't seeing the walkable downtown he had hoped for in this area.

Commissioner Huntington asked if any "Green" initiatives were employed on the site. Mr. Jawad noted they can research that further.

Commissioner Martin asked if Mr. Jawad already had specific tenants for Phase 1. Mr. Jawad noted that he did. Commissioner Martin felt this was a well-needed development. He asked if 5000 Town Center had been notified. Planner Spence noted they has through the Public Notice Requirements. He then asked if the City would still be able to use the site for overflow parking for City events. Mr. Jawad noted that he would allow for the time being.

Commissioner Stephens-Gunn asked when construction might commence if City Council approved the ODD. Mr. Jawad stated Phase 1 site plan would hopefully come back to the Planning Commission in October and Council in November. So, they would be looking at Spring 2022 probably.

Chairman Griffis noted he thought it was a great project. A large building was wanted for this site and he hopes the density happens here.

There were no other comments so Chairman Griffis called for the Planner Recommendation.

Planner Spence stated that the Planning Department is asking for Favorable Consideration of PZRODD21-0002, to rezone 8.18 acres of property to ODD – Overlay Development District with underlying RC Regional Center and create a Master Development Plan and Agreement to allow for the development of a mixed-use development for retail, office and multiple-family units and other on-site amenities in multiple phases, for the following reasons:

1. The proposal will be consistent with the surrounding zoning classifications and is in accordance with the Southfield Comprehensive Master Plan that indicates City Centre Subarea for this parcel.
2. The proposal utilizing the ODD, Overlay Development District provisions, with underlying RC, Regional Center zoning will allow the petitioner to market the properties for redevelopment with mixed use land uses compatible with the abutting existing developments and will allow for development flexibility in accordance with the attached amended ODD Development Agreement.
3. The proposed rezoning will not have adverse effects upon any of the adjoining zonings or land uses.
4. The petitioner is to work with the Planning Department and City Attorney to finalize the Overlay Development District Development Agreement including streetscape and furnishing details that will be subject to approval by the City Planner.
5. The petitioner is to seek approval of the Phase 1 Site Plan, as well as, each subsequent Phase from the Planning Commission and City Council.

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6. For a mixed-use unified development of 8 acres or greater, one single-tenant drive-thru building may be permitted if it meets the following conditions:
 - a. The drive-thru ordering station and pick up window is not visible from a major thoroughfare (Evergreen Road, Civic Center Drive or Central Park Blvd). A building, decorative wall and/or landscaping may be used to screen the ordering station and pick up window.
 - b. The 2,250sf single-tenant drive-thru building shall be constructed at the same time as the 8,900sf retail center in Phase 1.
 - c. The architecture shall match other retail buildings within the mixed-use development.
 - d. A pocket park/urban plaza shall be constructed immediately adjacent to the single-tenant drive-thru building facing Evergreen Road.
 - e. The height of the building shall be a minimum of 20 ft.

There were no additional comments so Chairman Griffis called for a Motion.

Commissioner Culpepper made a Motion for Favorable Consideration of PZRODD21-0002. Seconded by Commission Willis. Chairman Griffis called for a Roll Call Vote.

Commissioner Martin – Aye
Commissioner Stephens-Gunn – Aye
Commissioner Willis – Aye
Commissioner Culpepper – Aye
Commissioner Huntington – Aye
Chair Griffis – Aye

Motion Carries.

Chairman Griffis called for the Approval of the Minutes.

Motion by Commissioner Martin to approve the Minutes as written. Supported by Commissioner Culpepper. Chairman Griffis called for a Roll Call vote.

Commissioner Stephens-Gunn – Aye
Commissioner Willis – Aye
Commissioner Culpepper – Aye
Commissioner Huntington – Aye
Commissioner Martin – Aye
Chair Griffis – Aye

Planner Spence confirmed the Minutes are Approved.

Chairman Griffis announced the Public Comment section of the meeting. Planner Spence noted that due to the delay between the Webex PC meeting and the Cable version he would give any public who wished to speak a few minutes to call in and gave out the call-in numbers.

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After the allotted time, Planner Spence announced there were no calls for Public Comment. Chairman Griffis closed the Public Comment portion of the meeting.

Chairman Griffis asked if there were any Miscellaneous items. Planner Spence noted that the next meeting of the Commission is on September 1, 2021.

There were no other comments.

The meeting was adjourned at 7:35pm.

Anthony Martin 9/23/2021 _____

Tony Martin (date)

Secretary/js