

1 CITY OF SOUTHFIELD
2 REGULAR MEETING OF THE PLANNING COMMISSION
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5 The PLANNING COMMISSION MEETING,
6 Taken at 26000 Evergreen Road,
7 Southfield, Michigan,
8 Commencing at 6:35 p.m.,
9 Wednesday, August 28, 2019,
10 Before Earlene Poole-Frazier, CSR-2893.

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1 COMMISSIONERS:

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3 DONALD CULPEPPER, Commissioner

4 DR. LaTINA DENSON, Commissioner

5 JEREMY GRIFFIS, Secretary

6 STEVEN HUNTINGTON, Chair

7 ANTHONY MARTIN, Commissioner

8 JACQUETTA MIAH, Vice Chair

9 ROBERT WILLIS, Commissioner

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12 Terry Croad, Planning Department

13 Jeff Spence, Planning Department

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1 Southfield, Michigan

2 Wednesday, August 28, 2019

3 6:35 p.m.

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5 MR. HUNTINGTON: Okay. I'd like to call the
6 meeting to order. Will you all please stand for the
7 Pledge of Allegiance.

8 (Pledge of Allegiance recited at 6:35 p.m.)

9 MR. HUNTINGTON: Okay. Roll call, please.

10 MR. SPENCE: Thank you. Mr. Culpepper?

11 MR. CULPEPPER: Present.

12 MR. SPENCE: Dr. Denson?

13 DR. DENSON: Present.

14 MR. SPENCE: Mr. Griffis?

15 MR. GRIFFIS: Here.

16 MR. SPENCE: Mr. Huntington?

17 MR. HUNTINGTON: Present.

18 MR. SPENCE: Mr. Martin?

19 MR. MARTIN: Present.

20 MR. SPENCE: Ms. Miah?

21 MS. MIAH: Present.

22 MR. SPENCE: Mr. Willis?

23 MR. WILLIS: Here.

24 MR. SPENCE: Mr. Chairman, you have a quorum
25 to conduct business this evening.

1 MR. HUNTINGTON: Okay. Thank you. Okay.
2 Can I get approval of the agenda, please?

3 MR. WILLIS: I would move for approval of
4 the agenda dated August 28, 2019.

5 MS. MIAH: Second.

6 MR. HUNTINGTON: Okay. We have a motion by
7 Commissioner Willis, seconded by Commissioner
8 Willis -- I mean, Miah. All in favor?

9 (All stated aye.)

10 MR. HUNTINGTON: Okay. Thank you. I have
11 an announcement I'd like to read. The Southfield
12 Planning Commission is a seven member Board appointed
13 by the Mayor, with approval by the City Council, that
14 acts in an advisory capacity to the Council to make
15 recommendations on the Text Amendments to the
16 Southfield Zoning Ordinance, Rezoning Requests,
17 Special Land Uses; Site Plan Reviews, the Southfield
18 Master Plan, and the Capital Improvement Plan.

19 All study meetings and regular meetings are
20 open to the public in accordance with the Open Meeting
21 Act of (PA 267 of 1976) and are held on Wednesday
22 evenings at 6:30. Meeting agendas are posted the
23 Friday evening before the next Wednesday meeting, and
24 are available for viewing at cityofsouthfield.com.

25 Copies of plans, text amendments, the Master

1 Plan, and the Capital Improvement Plan are available
2 for reviewing at the Planning Department offices, and
3 planning projects can be viewed using our online
4 interactive tool on the Planning Department's Homepage
5 Planning Department's project online. Contact
6 Planning Department at 248-796-4150 with questions,
7 Monday through Friday, 8:00 to 5:00. Okay.

8 Do we have any announcements or
9 communications?

10 MR. SPENCE: Yeah, I do have, with regard to
11 a couple of items that are on the agenda this evening.
12 The first one, PSLU19-0006, and the accompanying site
13 plan PSP19-0005. If you recall, this particular
14 project came before you last month. It did get
15 postponed to this month. However, we are awaiting a
16 meeting between the petitioner and the property
17 owners. They're to discuss that project. That has
18 not happened yet. We are trying to get a meeting
19 scheduled for September 18th so that the petitioner --
20 yeah, 18th, so that the petitioners and residents in
21 that area can get together and talk about the proposed
22 project.

23 So what staff is recommending this evening
24 is postponement to your September agenda, that would
25 be September 25th, 2019, regular meeting. And again,

1 that is for item number two, PSLU19-0006, under Public
2 Hearings, and then item number two under the Site
3 Plans, PSP19-0005.

4 MR. HUNTINGTON: Okay. Thank you.

5 MR. CULPEPPER: To the Chair?

6 MR. HUNTINGTON: Commissioner Culpepper?

7 MR. CULPEPPER: I so move that PSLU19-0006
8 and PSP19-0005 be postponed to a date certain,
9 September the 25th.

10 MR. WILLIS: Support.

11 DR. DENSON: Second.

12 MR. HUNTINGTON: Okay. I have a motion by
13 Commissioner Culpepper, supported by Commissioner
14 Willis. All in favor?

15 (All stated aye.)

16 MR. HUNTINGTON: Any opposed? Okay. So
17 that will be postponed to September 25th. Okay. At
18 this time, I'd like to open the public hearing. First
19 on the agenda we have PZR19-0004.

20 MR. SPENCE: Yeah, thank you, Mr. Chairman.
21 So we do have the rezoning request and the site plan
22 for this particular location. So we'll actually be
23 presenting at the same time both the rezoning and the
24 site plan. You will then have a requirement to go
25 through a public hearing on the rezoning portion, take

1 care of that, and then move to the site plan after
2 that.

3 MR. HUNTINGTON: Okay.

4 MR. SPENCE: So, again, with regard to the
5 zoning request PZR19-0004, this is a rezoning request
6 of Andrew Moiseev, of the MGA Architects for property
7 located at 24700 Northwestern Highway.

8 As you can see on the maps on the screen,
9 this particular property is on the east side of
10 Evergreen Road between Ten Mile Road and Northwestern
11 Highway. 123.net is the name of the company that's
12 currently on that property. The proposal is to rezone
13 1.8 acres of land from P, Vehicular Parking, to ERO,
14 Education Research Office. ERO is the current zoning
15 on the balance of the property.

16 So what the petitioner is looking to do is
17 rezone that 1.8 acres to similar zoning as the rest of
18 the property. Again, the reason why this is going on
19 is because the petitioner or the owner had been cited
20 for outside storage on this particular site. So in
21 order to bring them into compliance, the petitioner
22 would need to rezone the property, currently as
23 parking, you can't build a building within that
24 particular zoning district, so it would require
25 rezoning to ERO in order to do that. So that's the

1 rezoning portion.

2 The site plan portion for the same property
3 is to allow for the construction of a 10,000 square
4 foot building. Let me go to the site plan portion
5 here. I can kind of flip through these. I'll come
6 back to it. So that's the site plan. You can see to
7 the east of the existing building on the site in the
8 parking area is a proposal for the storage building.

9 If you recall, at your study meeting of this
10 month, there were numerous concerns of the generators
11 that are currently along Red River, as well as the
12 makeup of what the particular building looks like from
13 the standpoint of materials.

14 The petitioner has gone to the owners of the
15 property. And if I may, that's kind of an example of
16 the outside storage that the property was cited for.

17 So the petitioner, again, had originally
18 proposed arborvitae along Red River. There was a
19 concern about maybe those would not provide enough
20 screening. So the petitioner did go back to the
21 owner. The owner has agreed to place an eight-foot
22 wall, as well as the arborvitae along Red River. And
23 you'll be able to see that shown on the landscape
24 plan. That's not the colored portion of the landscape
25 plan, but you can see along the Red River portion,

1 there were, I believe, approximately 60 arborvitae
2 that would go along that edge along with the
3 eight-foot wall.

4 From the standpoint of the elevations of the
5 proposed building, this is the proposal that the
6 petitioner has brought forward. And, again, it's
7 meant to try and mimic the existing building on-site.
8 It will be a little bit closer to Red River, but we
9 did want to try and pick up the same elements as the
10 existing building has.

11 With that, Mr. Moiseev is here this evening,
12 and I would ask that he come up and explain this
13 project further for the Commission and the public.

14 MR. HUNTINGTON: Okay. Can you please state
15 your name and address for the record, please?

16 MR. MOISEEV: Good afternoon, Andrew
17 Moiseev, Moiseev Gordon Associates, 4351 Delemere
18 Court, Royal Oak, Michigan.

19 MR. HUNTINGTON: Thank you.

20 MR. MOISEEV: As Mr. Spence stated, my
21 client, 123.net, occupies the seven-story building at
22 that location and using it for a data center and his
23 offices. There's some other tenant space there for a
24 data center. And the data center is constantly
25 needing improvements, and the rest of his business is

1 fiberoptics throughout the state. You often see his
2 trucks out and about doing directional drilling and
3 overhead. And in order to be a better neighbor and
4 clean up his site, we're looking at producing --
5 developing this building to put all the storage inside
6 and clean up the site and be a more presentable
7 neighbor to our neighbors. Pardon me.

8 We're proposing an eight-foot fence, which
9 is what's the maximum allowed in the code, to try and
10 minimize the impact of the generators along Red River,
11 along with the arborvitae which we believe, over time,
12 will go up to obscure the generators.

13 As we've illustrated, the first shot, upper
14 view is at the time of planting eight-foot arborvitae,
15 and they will fill in over the years, three years and
16 five years. And then, you know, we're leaving the
17 generators yellow. It's just a pop of color along
18 there, the buildings are just gray, and just to show
19 his clients the generating capacity he has. Thank
20 you.

21 MR. CROAD: Through the Chair?

22 MR. HUNTINGTON: Yes.

23 MR. CROAD: I know we kind of co-mingled the
24 site plan with the zoning, but the site plan is only
25 on the merits of the zoning. So until you make a

1 motion on the zoning itself, I ask the Commission not
2 to ask any site specific questions until we get to the
3 site plan portion.

4 MR. HUNTINGTON: Okay. Fair enough.
5 Anything else you want to add?

6 MR. MOISEEV: That's all I have. Thank you.

7 MR. HUNTINGTON: Okay. This is a public
8 hearing. At this time, I'd like to open it to the
9 public. Does anyone want to make a statement about
10 this project, please step forward?

11 Okay. Seeing none, I declare the public
12 hearing closed.

13 Commissioners, any questions, concerns about
14 this project, this rezoning?

15 MR. CULPEPPER: To the Chair?

16 MR. HUNTINGTON: Commissioner Culpepper?

17 MR. CULPEPPER: First of all, let me say
18 thank you for going back talking to your owner, doing
19 what we asked you to do as far as getting the wall.
20 We felt that that was pertinent, although the
21 landscaping is fine with the shrubbery, but we felt
22 that wall would be essential. Thank you for that.
23 Question concerning the wall, what will the wall.

24 MR. CROAD: Through the Chair? Through the
25 Chair?

1 MR. HUNTINGTON: Okay.

2 MR. CROAD: We're just right at this point,
3 you're just -- you can ask questions regarding
4 rezoning from P, Vehicular Parking, to ERO, Education
5 Research Office. After you've made a motion on this,
6 then we'll get into the site plans.

7 MR. CULPEPPER: Okay. To the Chair?

8 MR. HUNTINGTON: Okay.

9 MR. CULPEPPER: I agree with the rezoning.
10 It does need to be rezoned in order to put something
11 on that property that's feasible. So I'll save my
12 comments for the site plan. Sorry about that. Thank
13 you.

14 MR. HUNTINGTON: Okay. Commissioner?

15 MR. GRIFFIS: Just a clarification. The ERO
16 zoning, is their City Centre Overlay District, I'm
17 forgetting the abbreviation, is that associated with
18 this at all or is it just straight ERO?

19 MR. CROAD: No, it's a straight ERO. It is
20 in the City Centre eligible area for an Overlay
21 Development District, but this is a straight rezoning
22 with the requirements that go with that district.

23 MR. GRIFFIS: Okay. So, in theory, there's
24 additional flexibility and creativity here, but we're
25 not necessarily using that for this rezoning. I don't

1 have a problem with it either way. I'm just trying to
2 clarify.

3 MR. HUNTINGTON: Okay. Anyone else? Okay.
4 Commissioner Martin?

5 MR. MARTIN: To the Chair, I'd like to make
6 a motion that PZR19-0004 be approved for rezoning to
7 ERO.

8 MR. CULPEPPER: Support.

9 MR. HUNTINGTON: Okay. I have a favorable
10 motion by Commissioner Martin, supported by
11 Commissioner Culpepper on the rezoning. All in favor?

12 (All stated aye.)

13 MR. HUNTINGTON: Any opposed? Okay. The
14 rezoning portion does pass.

15 MR. CROAD: If we could, if we could pull up
16 the site plan portion PSP19-0004 at this time.

17 MR. HUNTINGTON: Okay. Can we have the
18 petitioner, please, come forward again?

19 MR. CROAD: So, yes, if the Commission has
20 any site specific questions, this would be the
21 appropriate time. And before they get into the
22 questions, Mr. Moiseev, why don't you just highlight,
23 again, the changes that you made from our study
24 session with regard to the roof configuration, and
25 some of the other things that you did in response to

1 the Commissioners' comments.

2 MR. MOISEEV: Since our last meeting, at the
3 study session two weeks ago, we've added, starting
4 with the site plan we added a fenced-in gate along the
5 southwest portion to enclose the storage generator
6 area. We've added -- changed the wall to be an
7 eight-foot tall masonry wall. We've changed the
8 structure of the building to be -- to provide on the
9 north, east and south faces a flat and level parapet
10 with a sloping inside towards the center of the site
11 to provide a consistent look, more office look, if you
12 will, rather than a barn look. What else did we do?
13 You know, as per requested in the last meeting.

14 MR. HUNTINGTON: Okay. Commissioners, any
15 questions, concerns?

16 MR. MARTIN: I have a question.

17 MR. HUNTINGTON: Commissioner Martin?

18 MR. MARTIN: With the change in the slope,
19 would that necessitate a change in the drainage area,
20 or did it necessitate a change in the drainage area?

21 MR. MOISEEV: Well, it makes the drainage
22 just to the west, rather than the east and west. And
23 I think we're going to have to connect to the existing
24 storm sewers anyway, so it's not really going to
25 change. The same amount of paved area and impervious

1 area is proposed to what is there now. And, if
2 anything, it would perhaps be a little bit less.
3 We've added some landscaped areas to the north of the
4 building.

5 MR. HUNTINGTON: Commissioner Griffis?

6 MR. GRIFFIS: I appreciate the eight-foot
7 high walls. I think this is a good candidate, taller
8 than an eight-foot high wall, but that's the maximum
9 allowed, so that's a good effort in the right
10 direction. And I appreciate losing the pole barn look
11 in favor of something that ties in. That's a nice --
12 it's a simple-looking building, and I know it's not
13 easy to make things look simple and clean like this.
14 But I think it's much more appropriate for that area.
15 You know, if the use is already there, at least to
16 make it look like an office building and blend in
17 better, I think it's going to tie in a lot better. So
18 I appreciate the extra effort in the design of the
19 barn to lose the pole barnness of it.

20 MR. MOISEEV: You're welcome.

21 MR. HUNTINGTON: Okay. Thank you.

22 MR. CULPEPPER: To the Chair?

23 MR. HUNTINGTON: Commissioner Culpepper?

24 MR. CULPEPPER: As I jumped the gun before,
25 thank you, again, as Commissioner Griffis said, for

1 the wall. And you answered my question what the wall
2 was going to be made of, masonry. And with the
3 landscaping that you're going to do and that wall, I
4 think that's an added asset to that area. So with the
5 rezoning and you doing what you're going to do with
6 the whole area, I think it's going to give a different
7 look to the residents. The barn look has gone away
8 and the elevation is perfect. So I think you did a
9 good job. And, again, thank you for being so
10 cooperative in doing what we've asked. Thank you,
11 Chair.

12 MR. HUNTINGTON: Okay. Thank you.
13 Commissioner Miah?

14 MS. MIAH: Yes, through the Chair. We had
15 also addressed the color, because that bright yellow,
16 were you going to keep that color, because we did
17 address the color? Because the wall is not going to
18 block out that bright yellow.

19 MR. MOISEEV: No, but we believe the
20 arborvitae will over time. We are proposing to
21 maintain the yellow. You know, we like the idea of a
22 little pop of color along there, you know, mixed with
23 the green of the arborvitae.

24 MR. CROAD: And if I could, through the
25 Chair, 75 percent of that would be screened probably

1 right away with the wall and the arborvitae. But when
2 he was investigating changing the color, comment was
3 made that it does provide a pop of color for people
4 who are inside the office building looking down on
5 this very utilitarian part of the site. And since the
6 majority of the people looking at it are actually
7 workers on the site, as opposed to people driving by,
8 if you've been on Red River, there's a church.
9 There's one house. There's not a lot of residents
10 looking onto the site. So in this particular case,
11 I'm supportive of keeping the color, because he's made
12 the attempt to do the screening, and it is kind of
13 drab with the concrete and the grays. And if that's
14 something that the employees have said that they
15 appreciate, and I'm in support of it.

16 MR. MARTIN: To the Chair?

17 MR. HUNTINGTON: Commissioner Martin?

18 MR. MARTIN: Just as a question, the
19 generator areas have CAT on them. I assume that
20 that's Caterpillar, and the yellow is part of their
21 color scheme in the trademark.

22 MR. MOISEEV: They were not originally
23 yellow.

24 MR. MARTIN: Okay.

25 MR. MOISEEV: They've been yellow for

1 awhile, though. I'm not sure -- I'm not sure. They
2 came that way from the factory though.

3 MR. MARTIN: Do you know why they changed to
4 yellow?

5 MR. MOISEEV: I believe to show off to
6 potential clients that they are, you know, we're
7 providing the power you need in case of a power
8 failure with security and continuous power, you know,
9 is one of the selling points of their business.

10 MR. CROAD: To the Chair, again, and it may
11 have been stated at some point, but this is a major
12 data center, and the redundancy of the generators are
13 very important for this type of business.

14 MR. HUNTINGTON: Okay. Thank you.
15 Mr. Martin, are you finished?

16 MR. MARTIN: Yes, I am.

17 MR. HUNTINGTON: Okay. Thank you. Overall,
18 I think I'm in agreement with the site plan. I have
19 no issue with it. I think it's going to really clean
20 that site up and make things look a lot better and
21 more presentable for the residents and the employees
22 there.

23 I guess this is for Terry. Do they meet the
24 provisions for the public art requirement?

25 MR. CROAD: I believe this total project is

1 under a million dollars.

2 MR. MOISEEV: Yeah.

3 MR. CROAD: So it doesn't trigger the art
4 requirement.

5 MR. HUNTINGTON: Okay. Thank you.

6 MR. MOISEEV: One other change I made since
7 the last meeting I forgot, is I added details of the
8 fencing, which was a request.

9 MR. CULPEPPER: To the Chair?

10 MR. HUNTINGTON: Commissioner Culpepper?

11 MR. CULPEPPER: Just for me, clarification,
12 is that masonry wall going in front of that shrubbery
13 or behind, the shrubbery you have up front?

14 MR. MOISEEV: The shrubbery will be on the
15 Red River side of the wall.

16 MR. CULPEPPER: Red River side?

17 MR. MOISEEV: Yeah, if you go -- yes.

18 MR. CULPEPPER: Okay. Thank you, Chair.

19 MR. MOISEEV: The wall is not on the
20 property line, for whatever reason, so we will build a
21 wall where the existing wall is now and plant the
22 arborvitae outside the wall.

23 MR. HUNTINGTON: Okay. Commissioners, are
24 we prepared to vote? City planner, can we --

25 MR. SPENCE: Yes, thank you. With regard to

1 PSP19-0004, the Site Plan Review Request of Andrew
2 Moiseev, MGA Architects, the Planning Department does
3 recommend favorable consideration with the following
4 conditions:

5 Subject to approval of PZR19-0004 to rezone
6 the property to ERO, Education Research Office, by the
7 City Council. Filed detailed landscape plan must be
8 approved by the Planning Department prior to the
9 project being reviewed by City Council.

10 Existing generators along Red River will
11 need to be screened with plant material or by other
12 means.

13 Exterior lighting will be shielded to
14 prevent spillage of glare onto adjacent properties.

15 Petitioner is to provide a sprinkler system
16 for all landscaped areas to encourage preservation of
17 plant material.

18 Petitioner is to execute a perpetual
19 maintenance agreement for the landscape and parking
20 areas both on-site and in the right-of-way, which
21 includes maintenance of any stormwater detention
22 system.

23 Petitioner is to implement the
24 recommendations made by the Southfield Police
25 Department's Crime Prevention Bureau regarding site

1 security.

2 Building is to be constructed in accordance
3 with the floor plans and/or elevations shown on sheets
4 A1 through A3 dated 8/27/19, and are to match the
5 existing office building and color materials.

6 Approval of this site plan and/or building
7 elevations represented herein does not constitute or
8 guarantee approval for signage. Separate approval and
9 signed permits must be obtained from the Building
10 Department for any proposed sign.

11 Bike racks shall be installed in accordance
12 with Article 4, Section 5.29, paragraph 12.

13 MR. HUNTINGTON: Okay.

14 MS. MIAH: Through the Chair?

15 MR. HUNTINGTON: Commissioner Miah?

16 MS. MIAH: Yes, I'd like to make a motion we
17 accept PSP19-0004, favorable recommendation of the
18 Planning Department.

19 MR. WILLIS: Second.

20 MR. HUNTINGTON: Okay. We have a motion for
21 favorable consideration from Commissioner Miah,
22 seconded by Commissioner Willis. All in favor?

23 (All stated aye.)

24 MR. HUNTINGTON: Any opposed? Okay. So it
25 will move forward. Thank you and good luck to you.

1 MR. CULPEPPER: Good luck.

2 MR. MOISEEV: Thank you.

3 MR. HUNTINGTON: Next on the agenda we have
4 PZRRUDD19-0001.

5 MR. SPENCE: Yes, thank you, Mr. Chairman.
6 So this is your next public hearing, PZRRUDD19-0001.
7 This is a Rezoning Request with a Residential Unit
8 Development District SF Renewal Community Corporation
9 to rezone 4.128 acres of land to Residential Unit
10 Development District, for the construction of 18
11 townhouse units in the existing McKinley School, and
12 another approximately 28 units in newly constructed
13 buildings in the future phase.

14 If you recall, this particular project was
15 before you a couple weeks ago. The petitioner was
16 asked to make some revisions, based upon some of the
17 comments that the public did make at that particular
18 meeting. And I think with that, we're going to turn
19 it over to the petitioner.

20 MR. HUNTINGTON: Okay. Please state your
21 name and address for the record, please.

22 MR. SIMS: Wesley Sims, 607 Shelby, Detroit,
23 Michigan, with SDG Associates, Architects and
24 Planners.

25 MR. HUNTINGTON: Okay. Thank you.

1 MR. SIMS: Good evening, Mr. Chair, and
2 Planning Commission. On behalf of SDG Associates,
3 we're pleased to have the opportunity to be before you
4 again to discuss the McKinley Place Project.
5 Currently, this architecturally significant building
6 sits vacant, and we have studied the site carefully,
7 and based upon the owner recommendations, they're
8 proposing to adaptively reuse the school and convert
9 it to 18 higher-end residential units with upper-end
10 appliances and amenities, and two-car garages for each
11 units, unit.

12 We have utilized the 1929 portion of the
13 school as the impetus for all the design work, which
14 will be presented as a phase project, with the
15 attention to enhance and compliment the existing
16 George Washington neighborhood by invigorating the
17 blighted McKinley School and removing the dilapidated
18 and abandoned external trailer classroom units.

19 With that, I'd like to turn it over to John
20 Abela and Ken Bullis to present based upon the study
21 session.

22 MR. ABELA: Good evening, John Abela, SDG
23 Associates, 607 Shelby, Detroit, Michigan. You want
24 to say anything?

25 MR. BULLIS: No, go ahead.

1 MR. ABELA: Okay. Thank you for allowing us
2 to present this. During our study session, several
3 items were brought up, and we'd like to address those
4 issues now, if we may.

5 MR. HUNTINGTON: Okay.

6 MR. ABELA: The first one was to provide
7 some similar adaptive reuse projects. And we have a
8 list of those that we can make available to Council
9 and to Planning. Two are located within the City of
10 Detroit. And we looked at also precedent within
11 Holland, Michigan; Atlanta, Georgia; New Jersey and
12 Massachusetts, and all of these projects are,
13 basically, taking older schools and/or institutional
14 buildings and adaptively reusing them to try and
15 reinvigorate the neighborhoods.

16 The second item was to create a phasing
17 plan. And what we propose, and you can see -- can you
18 guys go to slide 5A, please.

19 MR. SPENCE: You have it.

20 MR. ABELA: Where am I pointing? Here.
21 Okay. So we had originally proposed something that
22 looked like this, which is the full site usage plan.
23 And what we're proposing is a phase project, where we
24 have in Phase 1, we will take the existing school and
25 add the 18 garages to it, also a pavilion structure,

1 and a small outbuilding to house lawn mowing
2 equipment, if you will. The portion that says Phase
3 2, that portion of the site will be raised so that all
4 the units have been removed and abated, and then the
5 site will be balanced and then seeded. And then item
6 three was to provide more green space on the site.
7 And these aren't really in any particular order. And
8 as you can see here, we've actually taken out of the
9 two house units to add more green space to the site.
10 And we've removed quite a bit of additional parking as
11 well to allow for these green spaces, especially along
12 George Washington Avenue. And then item four was to
13 show the potential for adaptively -- excuse me, to
14 make some of the units ADA compliant. Within the
15 existing school, because we have two floors and an
16 elevator, 15 of the 18 units can actually be made a
17 ADA compliant. So I'm going to go to sheet 16. And
18 you can see here that is our typical floor plan for
19 the school, and what we've done is we've highlighted
20 some of the units. Some of them didn't print
21 properly. Both of these units have ADA compliance and
22 restrooms and kitchen facilities. And the nice thing
23 about having these levels, having the school on two
24 levels and having elevators and having all of the
25 units being not just being on one level, is that it's

1 very easy to make these into ADA compliant units. So
2 if there was a demand, we could actually make 15 out
3 of the 18 compliant very easily. I think that covers
4 our top four.

5 I just want to say that we took it to heart
6 when we first visited the school and said, well, how
7 can we -- how can we make the architecture reflect not
8 only the previous time but our current time. And one
9 thing that we proposed to do initially was to take the
10 1955 portion of that that had a flat roof on it, and
11 it had these kind of large brick windows, and to
12 remove all that and compliment that portion of it with
13 the same portion, basically the same size windows that
14 we had in the 1929 portion building existing
15 structure. We plan on maintaining the two levels of
16 floor throughout the main public spaces. We plan on
17 reusing any of the woodwork that we potentially can.
18 Obviously, during the demolition and abatement process
19 some of that is going to be damaged. But we hope to
20 reuse much of that. And our whole thought during this
21 whole process was to adaptively reuse McKinley School
22 and make our newer portion, like that 1955 piece, and
23 also the small addition we plan on doing the end,
24 compliment and, hopefully, enhance the neighborhood.
25 And we also -- let's go to the elevations there

1 quickly.

2 You know, we wanted to make this appear
3 seamless. We wanted to make this appear seamless. So
4 we ended up putting a pitched roof on the portion that
5 happened to be flat prior. Again, that was a 1955
6 piece. And again, as we turn the corner, you can see
7 the additional on the top base, we wanted to make it,
8 hopefully, as seamless as possible. And we did the
9 same thing with the 18 garage units and the pavilion.
10 We plan on making them brick to match the school, and
11 there's a sample of the brick on the materials board.

12 So we plan on using similar shingles. We
13 plan on using similar materials, i.e., brick and
14 limestone and keeping the portions of the existing
15 structure. And you can see that throughout, even in
16 the townhouse portion, which we're calling Phase 2 at
17 this point, we wanted it to be complimentary to the
18 school and also the neighborhood.

19 And finally, and I know you've seen these
20 before, but this was the common room piece with all
21 the existing woodwork refinished. We added a hardwood
22 floor. We've kept all the existing artwork.
23 Obviously, we're going to maintain it and abate the
24 building and refinish the whole building and,
25 hopefully, bring it back to its 1929 feel and

1 character. And the same thing with the units. It was
2 proposed to use higher-end -- higher-end finishes and
3 appliances to make these units market rate. Again,
4 still respecting the existing school and its
5 proportions and, of course, the neighborhood. Thank
6 you.

7 MR. CROAD: So, through the Chair, just to
8 remind, this is a residential unit development. So
9 you're conceptually approving a master plan for the
10 entire site. However, since they're phasing this,
11 it's only Phase 1 that you'll be giving site plan
12 approval. Phase 2, they don't even have a developer
13 selected. They'd would have to come back at a
14 subsequent meeting to get approval on Phase 2. So
15 you're conceptually approving the entire site, but
16 you're specifically approving Phase 1, which is just
17 the rehab of the existing building and the support
18 structures, accessory structures that are presented in
19 this plan. So try to keep that in mind.

20 MR. HUNTINGTON: Okay. Thank you. Okay.
21 Anything else you would like to add?

22 MR. ABELA: No, sir. Thank you.

23 MR. HUNTINGTON: Okay. This is a public
24 hearing. I would like to take this time to open it to
25 the public. If anyone has any questions or concerns,

1 please step forward, and you will have three minutes
2 to speak.

3 Okay. State your name and address for the
4 record, please.

5 MR. PICKFORD: Yes. Good evening, I am
6 David Pickford. I've been a resident of George
7 Washington since 1985. I live directly across from
8 the proposed development. As we were beginning our
9 meeting --

10 MR. SPENCE: If I may, through the Chair,
11 can you please give your address?

12 MR. PICKFORD: 18307 George Washington.

13 MR. SPENCE: Thank you.

14 MR. PICKFORD: Okay. As we were beginning
15 our session and singing our Pledge of Allegiance to
16 the Flag, one thing struck me, as we were reciting
17 those words: One nation under God with liberty and
18 justice for all. Well, I'd like to add the words:
19 And quality of life for all.

20 Now, I have reviewed the RUDD ordinance. I
21 understand its intent. We face many challenges as our
22 urban environments or communities change. And I, too,
23 am a historic preservationist. I have projects in
24 other states. I believe in adaptive reuse, so I
25 appreciate Mr. Croad's initiative in bringing this to

1 us. But I must remind this body that every site is
2 not the same and must be addressed according to
3 context, and respect those neighbors and individuals
4 who have invested their lives in that context.

5 So as I have spoken with my very close
6 neighbors, some are here today, they have issues,
7 especially with the parallel parking off the street.
8 And there are a number of issues I have questions on.
9 I was not able to attend or participate in the
10 previous planning sessions, but I would like to ask
11 those questions today just to put them on the table.

12 Would that be appropriate? Okay. As I look
13 at this plan, I see the parallel parking which
14 everyone is against up and down George Washington.
15 There are 13 mature trees. The smallest caliber is
16 about 12 inches, the largest is about 24 inches.
17 They're not in this plan.

18 Are you going to cut down the trees? Has
19 there been a tree survey submitted?

20 MR. CROAD: Through the Chair, just to give
21 you time, we just take all the questions now.

22 MR. PICKFORD: Okay.

23 MR. CROAD: And then we'll answer, what we
24 can, after the public hearing.

25 MR. PICKFORD: Sure.

1 MR. CROAD: So you get your full three
2 minute.

3 MR. HUNTINGTON: Your time is winding down,
4 so you might want to wrap it up.

5 MR. PICKFORD: Okay. Traffic capacity, the
6 street is 20 to 22-feet wide. It doesn't have the
7 capacity to support this development in Phase 2. The
8 loss of recreational opportunities. There's still
9 children that play there, their grandchildren now,
10 their nieces and nephews, they play there. All
11 neighbors do not want the parallel parking. There are
12 issues in the community, which I know this body is
13 aware of. There's serious problems with others using
14 that street to the point where residents cannot even
15 get into their own driveways. I've experienced that
16 constantly.

17 Has the fire marshal reviewed this site plan
18 for vehicular access? Is there a snow removal plan
19 submitted?

20 I view -- the driveways that are planned, I
21 know how that works in terms of snow planning.
22 They'll just push the snow down those driveways and
23 across the George Washington and block the driveways.
24 There are handicapped individuals who live in those
25 homes. There's a death child sign just half a block

1 down. And the two houses that are directly across
2 from that central corridor use wheelchairs. I've
3 picked my neighbors up out the snow and ice dealing
4 with this.

5 MR. HUNTINGTON: Okay. Thank you, but your
6 time is finished.

7 MR. PICKFORD: Can I have about three more?

8 MR. HUNTINGTON: Make it quick, real quick.

9 MR. PICKFORD: Okay. Does the owner,
10 developer plan to advertise these as condos and then
11 rent them later as apartments? One question. We
12 would recommend additional considerations to this plan
13 by looking at Phase 2 reconfiguration, because they
14 are always improving, and solve these quality of life
15 issues. Thank you.

16 MR. HUNTINGTON: Thank you. Okay. Please
17 state your name and address for the record, please?

18 MS. JONES: Sure. Andrea Jones, 24745 Santa
19 Barbara. I am as well a resident of Washington
20 Heights Community and am very concerned about this
21 plan, and so I am here to request that you all not
22 grant the rezoning of this area for this site
23 development, as been presented to you all today.

24 My concern, as a resident of this
25 neighborhood, is that I don't think there is a need

1 for 48 units in our neighborhood. This particular
2 concern was presented to the City Council and
3 addressed by City Council members. And the comparison
4 was to neighborhoods in Southfield north of Twelve
5 Mile. The desire and the attraction to that part of
6 Southfield is different than the Washington Heights
7 area south of Ten Mile. So I don't think that's a
8 fair comparison. I am extremely concerned that 48
9 units in our neighborhood is way too many. There is
10 not a need for that many residential units. And,
11 therefore, what will happen to units that can't be
12 sold.

13 We, or I, I'll speak for myself, but I have
14 many neighbors here that would agree, we are in favor
15 of redevelopment of this area, and we appreciate the
16 adaptation of the school and preserving its history,
17 but 48 units in our neighborhood is not warranted.
18 There's not a need for that many units.

19 My second biggest concern is that this plan
20 was not developed in collaboration with the neighbors
21 that will be impacted. Not at all. We were presented
22 this plan once at a community meeting, and it was not
23 a how can we work together, let's develop a plan that
24 will work for us both. It was this is what we're
25 going to do with this property. We understand that it

1 is a privately owned property and, technically, we may
2 not have a right, we can't force somebody to do
3 something, but as a good steward coming into our
4 neighborhood that is pretty secluded, pretty quiet,
5 and you're bringing in 48 units, and you don't
6 collaborate with us, you don't talk to us, you don't
7 inquire about our needs, our desires, our concerns,
8 it's not right, and you shouldn't vote towards
9 rezoning this.

10 MR. HUNTINGTON: Okay. Thank you.

11 MR. MORRIS: Good evening. My name is Tanya
12 Morris, and I'm a resident at 18581 Capitol Drive, and
13 I appreciate the opportunity to speak with you all
14 tonight. This is an emotionally charged issue for all
15 of us here today. I took the liberty of writing the
16 words that I wanted to share with you. My father
17 always told me that some people may like you, some
18 people may not like you, Tanya, but what they have to
19 do is respect you. You have to command and sometimes
20 demand respect. And right now I don't feel, as a
21 resident of Washington Heights, very respected. This
22 is an issue. There's something fundamentally wrong
23 with this process when the residents don't believe
24 that their leadership will do what is best for them in
25 their neighborhood. I am opposed to this rezoning

1 request because I am opposed to the McKinley School
2 Project at this time. I feel this project has been
3 moving along with a little too much secrecy. It has
4 been rushed, a little bit sloppy, and noninclusive of
5 the residents' voices and concerns as you've heard
6 already.

7 Let me tell you why I'm opposed. The
8 McKinley School sits on a corner. There are two
9 streets that run parallel and perpendicular to the
10 school that will be most impacted by this development.
11 To the west, is Barbara Fritchie. There are three
12 homes on one side of the street and five on the other,
13 one of which is mine. To the south, is George
14 Washington, where the gentleman just spoke of, where
15 there are six homes directly across from the school.
16 The plan to just drop 46 units right in the middle of
17 this corner is absurd and will immediately change the
18 entire landscape of our neighborhood. That could
19 easily be up to 100 people or more living there.
20 Where will all these people park? There are no
21 sidewalks, so where will they walk? In the street?
22 The possibility of increased car accidents, increased
23 crime, and decreased property values just will not
24 allow me to support rezoning this land.

25 A few more questions and comments that I

1 have. Has a traffic study been completed to determine
2 the affects of the increased density this development
3 would impose on our neighborhood? Has the City
4 Council Site Plan Committee even reviewed the site
5 plan? I was told that they have not. Where's the
6 project's proforma? The math simply does not add up.
7 Our Mayor stated that the project would cost
8 approximately 20 million to complete. If you divide
9 that 20 million by 46 units, the units would have to
10 sell for \$435,000 a piece. Since houses in our
11 neighborhood don't yet have that high of a price
12 point, one day they might, they would have to become
13 apartment rentals in order to pay back the investors.

14 Finally, where's the data that suggests that
15 all of this new housing is even needed in our
16 community, as Andrea said. Why don't we work on
17 filling the vacant houses and apartments that we
18 already have in our city. Some may suggest that our
19 beautiful city is rapidly becoming one filled with
20 rentals, fast food and marijuana.

21 Planning Commission Members, would you want
22 this type of development in the middle of your
23 neighborhood? This we cannot and will not stand for.
24 Thank you.

25 MR. HUNTINGTON: Thank you.

1 UNKNOWN SPEAKER: I'm here on behalf of All
2 Race and Life Matter, P.O. Box 2679, ZIP code 48037.
3 I've spoke with hundreds of people in our community.
4 We're next on this Planning Commission. We don't want
5 an overbuild city. Number one, this property was
6 purchased on corrupt tactics. Two, those 18 garages,
7 what fool would by an apartment on one side of the
8 street and your parking is on the other side of the
9 street. In other words, they're going to come back
10 and redo something else with those garages.

11 I've worked for developers all my life, and
12 I'll tell you not one of them can be trusted. Not
13 one. They lie. Once this get rezoned, once you
14 rezone this in their favor, they're going to do what
15 they want with it. Let me tell you something, I want
16 every resident here, go get yourself a map off of your
17 calendar, all of these pink spots are condos,
18 apartments. We've got 20,000 empty units, 20,000
19 empty condos and apartments. We don't need anymore.
20 What we need is new schools. New schools is what
21 build communities, not more people. These guys are
22 going to build slums, and the only thing they're going
23 to wind up is Section 8 units. We cannot allow this.
24 Our community is going to stand with their community,
25 and I'm going to tell you guys something, you're going

1 to have a bigger problem than this their community.
2 Four acres of land is not a lot of land. And what we
3 all need to do is do a walk over to the site and let's
4 see it for ourselves, and let me show you how your
5 mission cannot be complete. It cannot be completed.
6 Thank you.

7 MR. HUNTINGTON: Thank you.

8 MS. ALEXANDER: Evening, my name is Sandra
9 Alexander, and I live at 18800 Capitol Drive, and I
10 have been living in Southfield, Michigan, for over 25
11 years. We live in a very quiet sub, not a lot of
12 traffic, and that is one of the reasons why I moved
13 here. Our sub is dark, we have no streetlights or
14 sidewalks, yet this is my home. With your plan, all
15 that would change. It's a lot for such a small area.
16 They're too close together, not enough green space.
17 From what I understand, the school will stay, not sure
18 what that will look like. I see pictures, I see
19 diagrams, but I'm not sure. Plus the added traffic.
20 When you are building anything, the foundation must be
21 together. Not sure when the line of talking stopped.
22 But we must plan together with a plan that you like
23 and the residents of Washington Heights subdivision
24 truly love. As my T-shirt says, we care, that's why
25 I'm here, and I thank you for your time.

1 MR. HUNTINGTON: Thank you.

2 MR. MOORE: My name is Douglas Moore, I live
3 at 24535 Lee Baker. I just have a few things to say.
4 The very first thing I have to say, and I want
5 everybody to think about it, and like this gentleman
6 said, he's going to answer your question. How can the
7 major with fiduciary responsibilities be the same
8 person that purchased property that turned it over to
9 another developer that sits on another committee
10 that's on the City Council to develop this project? I
11 would like the attorney general to answer that
12 question. How can you, as the Mayor of this city, and
13 you're over all the departments, so you got firsthand
14 knowledge of whatever empty land comes available, and
15 you going to go out and your nonprofit organization is
16 going to purchase it and he says nobody's profiting.

17 My aunt worked on a nonprofit organization.
18 She got paid. The president gets paid, the vice
19 president gets paid, the treasurer gets paid, as long
20 as you show that you're putting back out into society.

21 So my next question is, was a RFP sent out
22 for other companies to develop on this property for
23 something else, or was this just a done deal when this
24 four acres was available that the Mayor said, oh,
25 yeah, that's a good spot we can put up an apartment

1 complex or a condo? Do you know what apartment
2 complex is? It's transit people. One minute you
3 might have them there for one year. Next, two years,
4 three years, so we're going to constantly have a
5 revolving door coming in and out of our community.

6 I moved over in this neighborhood ten years
7 ago. And it is the quietest neighborhood that you
8 ever wanted to live in. I do not want to have to
9 drive down and see cars racing down the street, loud
10 music, weed smoking, beer bottles, and all the rest
11 that come along with condominiums and apartment
12 buildings. They don't take the same pride in
13 apartments as we do in our homes. If you ride through
14 our neighborhoods, you'll see all the grasses are
15 manicured, all of them. And now we gone sit here and
16 have some developers come along and say, yeah, this is
17 a beautiful building. I can put 15 units and we can
18 make it just right. For who? Like the lady said,
19 have ya'll went out and investigated how many units
20 that's available throughout the City of Southfield?
21 All of them filled to capacity? So you just want to
22 develop and make a newer complex. For what? For the
23 Mayor? For the guy that sits on City Council?
24 Because you definitely not doing it for the
25 neighborhood. Where did I get a notification that

1 they wanted to develop this in the beginning. I
2 didn't get no notice that said, hey, Doug Morris, you
3 need to come down, we're thinking about developing
4 this school. So I suggest that you table this. Let
5 us work through this before we leap out and something
6 goes haywire.

7 MR. HUNTINGTON: Thank you.

8 MS. MARSHALL: Debra Marshall here from
9 18894 Capitol Drive. And I received no notice of
10 this. If it wasn't for one of my neighbors seeing me
11 out on the lawn, last week it was, coming by and
12 saying, hey, you weren't at the meeting. What
13 meeting? As you look around and see, you definitely
14 don't have the entire Washington Heights area of
15 people here. That's one thing.

16 When I went applying for car insurance, we
17 were rated off of Detroit because of something that
18 happens on Nine Mile, the Sutton Place Apartments. I
19 went wait a minute, I don't stay off of Nine Mile, I
20 stay off of Ten Mile. We're not like Sutton Place, so
21 what do you mean? Well, because of the crime for the
22 apartment complex, our rates of insurance are higher.
23 What's going to happen with this site? How much
24 higher is it going to go. How much build up is it
25 going to be for us having undesirables in the

1 neighborhood that's causing the rates to go up? We
2 don't want it here. We don't want it here. It makes
3 no sense to take what's individual housings and try to
4 complex it into multiple housing, when we are quiet
5 neighbors, and we're there because we want a quiet
6 neighborhood. We don't need to be splashed, and I'm
7 sorry, I'm totally in agreement, I worked at places
8 like CVS where all the people come in reeking of
9 marijuana and whatnot. Okay. That's become a common
10 thing now. I don't want it in the neighborhood. I
11 don't want it flashed. And right now it's not
12 flashed. But the traffic is already picking up, and
13 the amount that's going to happen with a complex like
14 that, it's just going to be too much for us. We don't
15 want it. Thank you.

16 MR. HUNTINGTON: Thank you.

17 MS. LINTON: Hello, my name Kiana Linton, I
18 stay 18725 Capitol Drive. Now, I would ask for you
19 all to put this redevelopment project on hold for the
20 developers to come up with another concept. I am not
21 opposed to redeveloping the school, because the
22 building is just there and it's not doing anything.
23 However, I am opposed to the amount of units that they
24 are going to put. So I feel that when they finish --
25 start Phase 1 and they redevelop the school, which

1 will be nice, then they already are going to level it
2 out for Phase 2, so Phase 2 is already going to be
3 prepped for you to say, okay, for more townhouses,
4 apartments, townhouses, whatever you want to call it
5 to be placed there.

6 Instead of there being a Phase 1 and Phase
7 2, I think everything should be on hold until one plan
8 is developed, and this Phase 2 is not existent.

9 Instead, maybe you could put parking there. You could
10 put a park there, something that would help,
11 especially with the flow of traffic. Parallel parking
12 is unacceptable off of George Washington. If you put
13 a parking lot there, a park. Pause this, please.

14 Thank you.

15 MR. HUNTINGTON: Okay. Thank you.

16 MS. JACKSON: Good evening, Stacy Jackson,
17 21685 Rougewood Drive, Southfield, Michigan. And I am
18 also the association president for Beach Wood Acres
19 Homeowners Association, and I'm here to stand in
20 solidarity with this residential body behind me. It
21 sounds like the developers took great pride in
22 maintaining the integrity of the school, but did
23 little to protect the integrity of the residents'
24 livelihood and quality of life.

25 Coming into any community the first thing,

1 the most important thing is always, always its people.
2 To have them overlooked in this manner is not only a
3 great sign of disrespect, but if you move forward with
4 this, it would be a great sign of poor planning. This
5 is not who Southfield should be. One, four acres of
6 land in my community is not but two properties. Two.
7 So to have over 40 units in four acres is absurd, not
8 well thought out. But had it reached out to the
9 residents for input to say what would you like here,
10 they may have known that.

11 What the residents behind me may not know is
12 that there's another community equally as stunning as
13 mine, equally as stunning, as they're called Lochmoor.
14 They stood before the City Council in arguing with the
15 developer that came in after the development was
16 flipped, and the developer start building homes that
17 were not comparable to what was already there.
18 There's nothing that's been said tonight to protect
19 that, in the event this property was rezoned.

20 I'm not a developer, and I've never worked
21 for any, but my stronger half that spoke is. Having
22 someone say there's four acres of land that I want to
23 get approved to start Phase 1, and then I'll come back
24 to get approved for Phase 2, I equate that to me
25 hiring somebody to build my house, and they say I'm

1 going to build your living room, and I'll come back
2 next year to build your bathroom. A plan should be
3 well-thought-out, just like a thesis paper. It should
4 have a beginning, a middle, and an end. So before
5 this goes forward, it's only fair that the developer,
6 number one, presents multiple opportunities of layouts
7 for this community to decide on. And two, it should
8 not be done in phases. They should know exactly
9 what's going to be built right off the bat. Because
10 if you don't, and there's nothing in place to stop
11 that, if you rezone, they will be able to build
12 whatever they like. And if there's a recession, that
13 all the experts are saying are coming, I guarantee you
14 they will do whatever they have to do to make their
15 money back. Thank you.

16 MR. HUNTINGTON: Thank you.

17 MS. SMITH: Good evening, my name is Betty
18 Smith. I live at 18611 Capitol Drive in Southfield.
19 My home is right down the street from the school. I
20 understand 43 people were notified, but the problem is
21 I walked off -- I walked off from the school to see
22 how many people would be included, I think it's
23 300 feet. Well, two homes was included in 300 feet
24 that were notified. Now, I don't what 43 people were
25 contacted, unless it was maybe at Mr. Alan's. Because

1 if you walk off 300 feet, the most people that could
2 have been contacted in any direction could have only
3 been, I would say, ten at the most. So who these 43
4 people are and where they were located, I just can't
5 figure it out. Maybe Mr. Croad will help me. But to
6 say our problem is not so much in the rezoning, it is
7 in the rezoning. The property has already been
8 rezoned. It's been rezoned for residential. So
9 rezoning is unnecessary. It's too -- the project that
10 they're proposing, it's so dense. You could see it.
11 It's a cluttered piece of artwork. It is extremely
12 cluttered, and it's just not consistent with our
13 neighborhood. And we would like to bypass another
14 zoning, because it has been rezoned for residential
15 property, and we would just like to keep it consistent
16 in what it is now.

17 As you can notice, many of our neighbors,
18 we're a mature audience in our community. Just like
19 the trees, they're mature. So we're in our prime
20 years, we take care of our property. We put a lot
21 into it. Beautiful homes in that area. It is very
22 quiet, as everyone has contested here. We're seeking
23 safety. We're just like the Mayor. The Mayor says
24 once he does this, he's gone, he's moving to a
25 beautiful gated property. He's seeking safety, too,

1 just like us. We don't want our lives, our rudiments
2 changed to bring all the elements that have been
3 described here and have this forced on us. We don't
4 think it's fair. I beg of you, please, do not rezone
5 this piece of land. It's four acres. Like she said,
6 many homes don't have an acre. And now you're going
7 to put an additional, what, 150 people in that little
8 small area. That's not good. I don't think you would
9 want to bring this to your home and in your area.

10 Thank you.

11 MR. HUNTINGTON: Thank you.

12 JOHN: Good evening. I am everything --

13 MR. HUNTINGTON: We need an address, please,
14 for the record.

15 JOHN: 18611 Capitol Drive, Southfield
16 Michigan, 48075. John. I -- everything has pretty
17 much been said. I just want to say this development
18 has so many conflicts. The Mayor is a part of this
19 development. The codes have to be enforced. He's
20 over the codes. I mean, it's so many things wrong
21 with this thing, and I don't know -- I don't know, if
22 I was building a house, you know, I would try to get
23 away from the codes and things, I would probably try
24 to do less to save money. And I just want everyone
25 here to think about it. You know, this -- I put -- we

1 put so much in that community. I'm out there doing my
2 lawn. I was out there this morning pulling, spraying
3 weeds, and I try to keep my house up. I try to keep
4 it the way the community is. And I just want all of
5 you to think about this, really think about how would
6 you want your community to be. And everybody wants a
7 nice community. And it's just -- it's just not
8 thought out. I think it was just in secret. They was
9 just going to throw it on us. I was out there passing
10 out flyers to the community. Nobody knew about this.
11 And Mr. -- this gentleman, he just called me. He's
12 right across the street from me. He's an architect.
13 He said, John, man, I don't want -- I want something
14 for the community that's good. Because people don't
15 want this. They just want -- and when they put --
16 change that zoning, anything can happen.

17 I just want you guys to think about where
18 you guys live and how you would want to be treated. I
19 think we've been just put down as -- and it may be
20 because all this stuff is happening about this race
21 and stuff. I don't know. It's just nothing is right
22 with this thing. All these different concepts, lies.
23 They just told us anything. So I just want you guys
24 to think about how would you want to be treated. And
25 I think most of the people out here feel the same way

1 I feel.

2 MR. SPENCE: If I may, through the Chair,
3 can you repeat your address, please?

4 JOHN: 18611 Capitol Drive.

5 MR. McKNIGHT: Thank you. How you doing.
6 Chris McKnight, 18470 New Hampshire Drive. I'll be
7 really brief. My brother lives on Addison, second
8 house from these garages. Ms. Parker back here stays
9 right next door to him. To come out of your house and
10 see these garages here, it's not a good look. As far
11 as this Phase 2 concerned, I'm really curious on how
12 much of a high-end place you can put up looking at the
13 back of Family Dollar and ABC Warehouse. It don't
14 make a lot of sense to me.

15 The two garages here. I could see if maybe
16 you plan on tearing this thing down and putting
17 something sexy up. But as I told my constituents,
18 there's absolutely nothing sexy about this, and I
19 think it's trash. Good evening.

20 MR. HUNTINGTON: Thank you.

21 MS. ALLEN: Good evening, my name is Lisa
22 Allen, I'm at 18516 Addison, and I also live across
23 the street. We have a very beautiful neighborhood.
24 Everybody takes care of their lawns. It's quiet.
25 However, now that with construction, some of the

1 streets are closed, we get a lot more traffic. So if
2 we get a lot more traffic now because of the
3 construction, what is going to happen when they add
4 apartments with -- when you have so many apartments
5 you have their visitors all in this quiet
6 neighborhood. I'm saddened because they didn't even
7 include us in the planning. We got information
8 saying, well, this is what's it's going to be. Ya'll
9 want to come and see what it's going to look like. I
10 just feel as though, the neighbors, we pay taxes, that
11 we should have been included with the planning. Yes,
12 should something be there? Absolutely. But not
13 apartments or townhouses. Thank you.

14 MR. HUNTINGTON: Thank you.

15 MS. BOONE: Hello, everyone. My name is
16 Linell Wilson Boone. My address is 18558 Addison
17 Drive. And I just want to say I stay directly across
18 from this. I have a one year old. I moved as far in
19 Southfield. As far as the safety, it's a quiet block.
20 I just don't want -- as far something to change this,
21 my family, just put yourself in my situation. I
22 understand, like I said, something has to be done with
23 it, instead of it sitting there. But 48 units, don't
24 do this to my family. I ask that you really consider
25 this. And if we can, maybe the community come

1 together and go out there and petition as far as
2 getting signatures, you let us know how many, how many
3 you need for this not to happen. Thank you.

4 MR. HUNTINGTON: Thank you.

5 MR. MORRIS: My name is Bruce Morris, 18581
6 Capitol. I just ask the Planning Commission, would
7 you want this in your neighborhood, as a Southfield
8 resident? Would you want this handled in the way this
9 process has been handled with our neighborhood? Would
10 you be in favor of this? Would you vote yes, come and
11 put apartments and townhomes in our neighborhood? I'd
12 ask where else in Southfield has this been done? In
13 the other meeting that I attended, there was a lot of
14 talk about what's happened on Twelve Mile and
15 Southfield Road. That's not the same as our
16 Washington Heights neighborhood. That's more of a
17 commercial area. And if this property is already
18 zoned for residential, which I heard that it was, but
19 it's only zoned for single family residential, then
20 why not put a single family home that is comparable to
21 what we have there already. Okay.

22 In going forward, since the City is doing a
23 lot of different projects, and some of those cases it
24 affects neighborhoods, can the neighbors be involved
25 up front more? I don't know if that means that you

1 have to change the rules as far as what the
2 notification is, because at the last time I spoke, I
3 was told it was 350 feet. And we went back and walked
4 350 feet, and that was two houses in our neighborhood.
5 We live down the street, and we didn't even get any
6 notification on this. I don't think it has been
7 handled fair. I think it's poor to the residents of
8 Southfield to have something forced on them. And I
9 think that, as a Planning Commission, you should be
10 able to see through fancy words such as high-end
11 appliances and market rate condominiums.

12 As a resident of the Washington Heights, no
13 one -- I don't think anyone has come up here tonight
14 in favor of this. No one has been in favor of this in
15 our area, and I'm glad that you couldn't find more
16 people that would be in favor of it than those that
17 are against it.

18 The last thing that I'd say is that I don't
19 want this proposal tabled. I don't want it canceled.
20 I don't want to come back up here and here the same
21 stories. I don't want them to come back up here and
22 here them present another plan.

23 MR. HUNTINGTON: I'm sorry, your time is up.

24 MR. MORRIS: Eighteen units, ten units. No
25 units. Thank you.

1 MR. HUNTINGTON: All right. Thank you.

2 MS. WEEKS: Good evening. I'm Dorothy
3 Weeks, I live at 18191 New Hampshire. Looking at your
4 proposal, you had 46 units. Multiply that by two,
5 that's what, about 92 cars. You know, we don't have
6 that many cars in our neighborhood already, and you're
7 bringing 92. Right now, like they've already
8 mentioned, the construction has brought a lot more
9 traffic to our area. You add these 92 cars, and we
10 will not be able to -- our neighborhood will not be
11 safe. We can't have children out with all these cars
12 ripping and running through our neighborhood. We've
13 even -- we know that we need something to -- something
14 in that space. But what you've proposed, we don't go
15 along with at all. Thank you.

16 MR. HUNTINGTON: Thank you.

17 MS. ROYAL: Good evening, my name is
18 Margaret Royal, I live at 18550 George Washington. I
19 am definitely opposed to rezoning from the current
20 zoning classification to a residential unit district.
21 I believe that this would result in a substantial
22 amount of traffic, which could actually be over 100
23 cars. And I think that our neighborhood is a quiet
24 kind of a sleepy hollow neighborhood, and I have this
25 horrible vision of 92 cars, or even half that amount,

1 pulling off of the Lodge Freeway at the Evergreen/Ten
2 Mile exit, making a right turn on Lee Baker, going
3 four-tenths of a mile up to George Washington, and
4 turning left right in front of my house. I do not
5 want that. I think that would be horrible. Because
6 people will finally realize that all they have to do
7 is go up, go up the Lodge Freeway and not get off at
8 Southfield Road, but pull onto Lee Baker, and avoid
9 those two lights on Southfield Road, and they're going
10 to pull right in to this quiet little neighborhood
11 with all of those cars.

12 Second, the multi-residential unit is not
13 esthetically compatible with our neighborhood. We
14 have beautiful single-family homes. And what you're
15 talking about is a lack of compatibility and scale
16 with the homes in our neighborhood. And I think that
17 if you were to rezone it, our neighborhood, or that
18 particular area, that that will result in a
19 substantial decrease in the desirability of our little
20 sleepy hollow neighborhood. And I'm asking you,
21 please, do not do this. Please, don't do it. Thank
22 you.

23 MR. HUNTINGTON: Thank you. Is there anyone
24 else that wants to speak? Seeing -- okay.

25 MS. LEDFORD: My name is Karen Ledford, I

1 live at 18756 Capitol Drive. I think that we are
2 being disrespected. I'm looking at this plan, and I
3 looked at it up at the Planning Department. Those
4 garages, one of those garages is only about two feet
5 from the proposed sidewalk that goes around there. My
6 question is, why would you think that somebody wants
7 to walk along a sidewalk and see a bunch of brick
8 buildings facing them? Why do you think someone
9 coming down Continental wants to see that? I also
10 noticed that you only have about 15 parking spaces
11 displayed. I understand that there are garages for
12 everyone. But 15 spaces for visitors. So what you
13 mean to do is, George Washington has spaces, parallel
14 parking, which we don't need. So, basically, they're
15 going to park all along the west side of that property
16 along that street in our neighborhoods.

17 I notice on this development plan that you
18 have RUDD. There are a few things that you say in
19 this that this project or this zoning is supposed to
20 have. Foster green infrastructure, preserving natural
21 resources. The buildings themselves only cover maybe
22 about 25 to 30 percent itself. But the rest of it is
23 concrete roads, driveways, sidewalks. We do have a
24 little greenery there, but not a lot.

25 It also says in here something about the

1 economic impact. The proposed development shall not
2 result in an unreasonable negative economic impact on
3 surrounding areas. That says it all right there.
4 Because you can't tell me that you can put apartment
5 buildings, condos, or whatever you want to call them
6 in a single, residential detached neighborhood and not
7 bring down the value of those homes.

8 The people on George Washington -- another
9 thing the developers did, I'm skipping around, but
10 they didn't show the community. They showed a picture
11 of the roads looking east, the roads looking west, but
12 you did not show the houses that surround that
13 property. It's just an invasion to even think that
14 something like that should happen. The concrete,
15 that's enough to take everything away. And for them
16 to come here thinking that that's enough parking
17 spaces, and those garages aren't going to make a
18 difference and we're not going to see that. We don't
19 want to have to go through every piece of this develop
20 to pick out what the developers already know is not a
21 good idea. Handicap parking. What, two, three
22 spaces.

23 MR. HUNTINGTON: I'm sorry, your time is up.

24 MS. LEDFORD: Okay. I'll be back.

25 MR. HUNTINGTON: Is there anyone else who

1 wants to speak?

2 MS. OWENS: Good evening. I'll be brief,
3 too. My name is Devoughn Owens, I live at 18725
4 Capitol Drive. And everybody has pretty much said
5 everything. This has brought our community closer and
6 the surrounding communities for us to have a voice as
7 to what we want to have where we live. And I know
8 that from different hearings that you ladies and
9 gentlemen are very particular about how something is
10 going to make the area look. And to have this
11 directly in the middle of our subdivision is not going
12 to make it look appealing for anybody in the City of
13 Southfield.

14 So I'm asking that it not be rezoned. We
15 were never told -- we were never asked what we wanted.
16 We were told what was going to happen. And we're the
17 ones that live here, we pay mortgages here, we pay
18 taxes here, we keep up our houses here. And how are
19 you going to bring new people into Southfield when
20 there aren't any schools. So redevelop the schools.
21 Bring families back, because we don't have that in
22 Southfield anymore. Thank you.

23 MR. HUNTINGTON: Thank you. Is there anyone
24 else that wants to speak?

25 Seeing none, I declare the public hearing

1 closed. I would like the petitioner to step back
2 forward to the microphone, please.

3 MR. CROAD: Through the Chair, before we
4 have the petitioner respond to questions, I do want to
5 respond to the public notice and also state to the
6 residents that that's why we hold these public
7 hearings. This is a public hearing to hear from the
8 residents. And this is the first time that the
9 Commission is reviewing this from the study session.
10 To the public hearing, that's been advertised and
11 notice is to give you an opportunity to speak to us,
12 the staff, and the Planning Commission so that we can
13 take your comments to heart.

14 I'm going to read the addresses that were
15 notified. We're required by state law to notify
16 everyone within 300 feet of the property. And that's
17 homeowners. The City has a policy of going beyond
18 that to 350 feet. In addition to the notices that get
19 sent out to the property owners, we advertise through
20 the Southfield Sun, which is legal notice paper. So
21 legal notice is in that paper. We have legal notices
22 on the City's website, and we post on the board. So
23 we want to encourage as much public input as possible.

24 The properties that were specifically
25 notified within 350 feet is 18481 West Ten Mile, 18302

1 New Hampshire Drive, 18451 George Washington Drive,
2 18439 George Washington Drive, 18311 West Ten Mile
3 Road, 18554 Capitol Drive, 18245 George Washington
4 Drive, 18470 New Hampshire Drive, 18349 George
5 Washington Drive, 18307 George Washington Drive, 18507
6 George Washington Drive, 18250 New Hampshire Drive,
7 18420 New Hampshire Drive, 26500 Gratiot, 18501 West
8 Ten Mile Road, 18470 George Washington, 18171 George
9 Washington, 16800 Biltmore Street, Detroit, 18275
10 George Washington, 18203 George Washington, 38467
11 Sutton Place, Bloomfield Hills, 18216 New Hampshire
12 Drive, 18590 Addison Drive, 18272 New Hampshire Drive,
13 18558 Addison Drive, 18516 Addison Drive, 18440 George
14 Washington Drive, 26277 Castolon Drive, 18411 George
15 Washington Drive, 18184 New Hampshire Drive, 18531
16 Capitol Drive, 18360 New Hampshire Drive, 24655
17 Southfield Road, Suite 101, P.O. Box 20280, 1317 West
18 Boulevard, Berkley, 18570 Capitol Drive, 18510 George
19 Washington Drive, 19785 West Twelve Mile Road, Suite
20 404, 320 Martin Street, Suite 100, Birmingham, 18474
21 Addison Drive, 18324 New Hampshire Drive, 18219 George
22 Washington Drive, 18551 Capitol Drive. Those
23 properties that are outside the neighborhood are
24 listed as property owners of record, and that's why
25 they're notified.

1 We also send a notice to the Washington
2 Heights Civic Association, based on what community
3 relations keeps accurate records. So it's only as
4 good as those records are kept. Those are the
5 specific notices that are sent out in advance, in
6 addition to the public notices that we're required to
7 do by state law. And I just wanted to address that
8 right off the bat.

9 MR. HUNTINGTON: Okay. Thank you, Terry.
10 Okay. Can I have the petitioner step forward. You
11 heard some of the questions and concerns. Hopefully,
12 you can address some of those concerns.

13 MR. ABELA: We will do our best, sir.

14 MR. HUNTINGTON: Okay.

15 MR. ABELA: First of all, just a point of
16 clarification. We are not developers, we are
17 architects, designers and civil engineers who work for
18 a client. So I wanted to clarify that. And in our
19 proposal, in the master plan that we created, we never
20 intended on disrespecting anyone. And it's through
21 not only our investigation of the site, but of the
22 neighborhood and talking with the client that we came
23 up with the scheme that we did. Now, I just want to
24 make that clear that, to the best of our ability, this
25 is the scheme that we came up, this was the master

1 plan that we came up with, based on our owner
2 criteria, and based on our predilections and how we
3 viewed architecture and urban design and adaptive
4 reuse. And another point of clarification is that the
5 total units are 44 units. And parking, while it's not
6 required for parking to be on George Washington, again
7 we put that we actually have more parking than is
8 required by the ordinance. So I understand -- or we
9 understand the objections to that. But, again, we
10 just wanted to see how we could best develop the site
11 and make it compatible not only with the residential
12 component, but this is also serving as a hybrid and a
13 bridge to the rest of the community, specifically
14 Southfield and Ten Mile.

15 We did put sidewalks on our site. We want
16 to make it a walkable community. And we understand
17 that the sidewalk ends pretty close off of George
18 Washington Avenue, and there's very little sidewalks.
19 We wanted to promote walkability, and quote, unquote,
20 urbanism, or a new urbanism. Regarding -- regarding
21 the fact that people keep mentioning apartments, these
22 are not apartments. These are condominiums. People
23 will purchase these.

24 You know, the reason that we decided to
25 conceive the master plan as a whole and then come back

1 and phase it, as we have, was based on our study
2 session, based on the interaction that we had with the
3 members of the Planning Board -- Planning Commission
4 that were there. So again, we're also keeping in mind
5 that, you know, this does -- this does bridge a quote,
6 unquote, bedroom community, and we respect that. We
7 used the existing school as our precedent. And, you
8 know, regarding the R4 versus the RUDD, again, we are
9 applying for the RUDD, primarily for the fact that we
10 have an existing structure that we don't want to
11 mothball. That we don't want to see go to waste.
12 That we don't want to see be in a landfill. A lot of
13 time and effort and, frankly, money is going to be put
14 into that building to make it beautiful. I'll pass it
15 over to my colleagues now.

16 MR. SIMS: I have nothing to add. You did
17 beautiful.

18 MR. ABELA: Nothing to add. You want to
19 talk about traffic?

20 MR. BULLIS: My name is Ken Bullis with
21 Spalding DeDecker, 905 South Boulevard, Rochester
22 Hills. In regards to the traffic, we have reached out
23 to the City to ask for background information, which
24 is not available at this time, but there was a
25 statement made earlier in regards to 44 units. There

1 will be a traffic impact, because the property is
2 vacant right now. So there will be more traffic
3 coming down through. I don't know that it's to the
4 impact that was stated earlier. You're probably going
5 to see trips going out, probably about 40 units in the
6 morning, and maybe as many as 60 units coming back in
7 the evening. As you can look around your neighborhood
8 as well, based on the study that we would need to do
9 or some time in the future, right now we're not
10 prepared to answer all those questions. But certainly
11 44 units will bring some additional traffic, because
12 this property is vacant at this point.

13 MR. HUNTINGTON: Okay. Excuse me. How
14 about as far as snow removal? They had a concern
15 about snow being pushed into driveways. Is that a
16 concern, what plan do you have for that?

17 MR. ABELA: We have spitballed the idea. No
18 one's come up with a snow removal plan. But typically
19 on a development such as this, we anticipated,
20 basically, pushing the snow out in front of the school
21 on that green space. I mean, that was the first
22 notion that we had. We we're going to put it in the
23 street. We're not going to put it in front of
24 someone's driveway or someone's residence.

25 MR. HUNTINGTON: Okay. How about as far as

1 the trees?

2 MR. ABELA: We have a tree survey that is
3 underway, it is not completed at this time. A lot of
4 the historical trees are aging.

5 MR. BULLIS: That's correct.

6 MR. ABELA: Eight inch in caliber, larger,
7 so we're going to have an arborist come out and
8 research which trees are going to survive, frankly,
9 and which trees are in good condition. So what you're
10 looking at is a proposed landscape scheme. We would
11 intend, just like we're going to maintain the school
12 and keep that school, we would anticipate maintaining
13 those trees as well.

14 MR. HUNTINGTON: Okay. And I'm glad you
15 clarified that these will be condos, not apartments,
16 not Section 8, but condo, high-priced condos.

17 MR. ABELA: Yes, sir.

18 MR. HUNTINGTON: For sale, not rent?

19 MR. ABELA: Yes, sir.

20 MR. HUNTINGTON: Okay. Commissioners,
21 questions, concerns?

22 MR. CULPEPPER: Okay. To the Chair?

23 MR. HUNTINGTON: Okay. Commissioner
24 Culpepper?

25 MR. CULPEPPER: Let me say this: Thank you,

1 I know it's emotional and you have a right to be,
2 because this is your neighborhood. Saying that, you
3 know we have schools that's something, as some of you
4 has said, something has to be done to that area. The
5 key is you want no minimum impact to your
6 neighborhood, which is understandable. I got a
7 question for you. When you first -- and I might take
8 a few minutes -- when you first stated, you said that
9 you had two neighborhoods that you had previously done
10 this to schools.

11 MR. ABELA: I said that we have a list --

12 MR. CULPEPPER: You gave two. You gave two.

13 MR. ABELA: -- we have a list of projects
14 that are similar for adaptive reuse of schools.

15 MR. CULPEPPER: Okay. My question behind
16 that is, hearing what we're hearing is that, the
17 stigma I have is that no communication. Realizing we
18 just saw this last week like they saw it, and I asked
19 the question earlier. I think a lot of this, emotions
20 could help a lot if the residents had a seat at the
21 table.

22 MR. ABELA: Can you explain what you mean by
23 that?

24 MR. CULPEPPER: Meaning, that they needed
25 and wanted some type of input when they found out that

1 something of this nature was going to be built in
2 their neighborhood in the school. Realizing we saw it
3 for the first time last week. And I mentioned to Mr.
4 Croad -- well, not to Mr. Croad, to Jeff earlier,
5 did -- and I know you're not developers, you're just
6 architects, and maybe we need the developer in here,
7 did anybody reach out to the neighborhood?

8 One thing we do, any petitioner, a
9 contractor, developer come before us and they do
10 anything in a neighborhood or it abuts up to the
11 neighborhood, our first thing is, did you talk to the
12 neighbors? And what I'm hearing is, and maybe it's
13 because of timing or whatever, that the neighbors just
14 got this dumped on them like we did. And I think they
15 have a right to be upset, because they want a divorce.
16 And I've heard one comment say, which I guess Terry
17 may correct me on this, is cancel this. We can't
18 cancel it, because it's on the record. And I think
19 Mr. Morrison knows we can't cancel it. Something has
20 to be done, whether we postpone it or whatever we do.
21 We have to do something. But my main concern is we
22 need to do something with that school. My question
23 is, what do we do with it? And we need input, and we
24 should get input from the residents. Because whatever
25 goes there, if the residents does not have a say in

1 what goes there, it will not be successful. Okay. I
2 mean, no, no, let's keep it professional. I'm all for
3 RUDD, and we will do something with the schools. But
4 my problem is, if you don't do something, I think Ms.
5 Owen put it very nicely, something has to be done and
6 they want input on what goes there. And a lot of
7 people said it. They know something's going to be
8 done with that school. They know that. Okay. But
9 they have a right to want to know upfront what goes
10 there and have some input. And that's my point. I'll
11 let the rest of them talk. They had no input, they
12 weren't involved. That's why we're where we are,
13 because they had no say. If they would have been
14 involved upfront, I think a lot of these questions
15 would be a little easier to take and a little less
16 emotional. Thank you, Chair.

17 MR. CROAD: Through the Chair, and I want to
18 give all the Commissioners an opportunity to speak,
19 ask questions and make comments. But one of our
20 directives was to a hold some type of town meeting or
21 meeting on the site. That's still being worked on.
22 And I don't want to preempt anybody here. But we did
23 requested some input on traffic impacts. They still
24 mentioned tree surveys. I think they did try to
25 respond to some of the questions that came up at the

1 study session, but there's still a number of items
2 that haven't been satisfied for you guys to be making
3 a decision on tonight.

4 MR. CULPEPPER: Absolutely. Yes, sir.

5 MR. CROAD: And that's why we have these
6 public hearings, and our practice has been when
7 there's still too many unanswered questions, we direct
8 the developer and architect to meet with the
9 neighborhood.

10 MR. CULPEPPER: Absolutely.

11 MR. CROAD: And as long as their fair and
12 reasonable, and we can find some type of middle
13 ground, then we move forward. So that's going to be
14 my recommendation, that we postpone to a date certain.

15 MR. CULPEPPER: Absolutely.

16 MR. CROAD: To give opportunity to hold that
17 town hall meeting, to prepare the traffic, you know,
18 traffic impact, to finalize the tree survey, to have
19 an opportunity for the Commission, staff, and
20 neighborhood to come and visit some of these other
21 schools. These are open to question in the study
22 session.

23 Having said that, I don't want to dissuade
24 additional comments and questions to be made tonight.
25 But since you brought it up first, that's my

1 position --

2 MR. CULPEPPER: That's mine.

3 MR. CROAD: -- my recommendation to you to
4 consider. So if you keep that in mind, try to focus
5 the questions on what they propose, what the revisions
6 are, and any other questions that haven't been
7 answered tonight.

8 MR. HUNTINGTON: Commissioner Martin?

9 MR. MARTIN: I've heard a lot of talk about
10 the traffic. Do you have any idea how many teachers
11 and faculty were at the school when the school was
12 open? Because if you have --

13 MR. ABELA: We don't have that data, sir.

14 MR. MARTIN: And that is something that I
15 think we need to get not only McKinley --

16 THE AUDIENCE: We can't hear you.

17 MR. MARTIN: I'm sorry. My initial question
18 was how many teachers and staff were at McKinley
19 School before it closed, to see how many cars were
20 coming in and out on a daily basis. The other thing
21 is that, if we have to look at McKinley School, we
22 need to know for all the vacant schools how many staff
23 members were there, so that we can have an idea what
24 amount of traffic was coming in in the morning and
25 going out in the evening, so that we have apples to

1 apples to compare to what the residents are talking
2 about.

3 MR. CROAD: And through the Chair, that's
4 exactly how I framed it, what was the existing pattern
5 when it was a school? What would the traffic pattern
6 be if this was developed into single family, and what
7 is the traffic pattern with the proposed multiple
8 family. And there are standards for all those things.
9 And that's what we requested them to address, and I
10 don't think they're prepared to answer that tonight.

11 MR. HUNTINGTON: Commissioner Willis?

12 MR. WILLIS: Thank you, through the Chair,
13 because of Mr. Croad's question and Commissioner
14 Martin's, I, too, I think I'm dissuaded to go further
15 today. I think there needs to be a lot of
16 conversation. I think this neighborhood needs to sit
17 down and talk with you. I think there's more things
18 that we can cover than in any kind of a formal
19 session. So I'm reluctant to ask questions, like I
20 want to know what's going on with the green space. I
21 want to make sure that the adaptive use is appropriate
22 for the potential purchaser. And so I just see those
23 as items that need to be worked out. So rather than
24 getting into all of them, I would like to see the
25 neighborhood and you have that conversation, and then

1 we could bring it back to a formal session and see
2 where we go with it.

3 MR. CROAD: However, through the Chair to
4 Mr. Willis, those are all valid points. But it would
5 be good in an open session to ask the questions so
6 they can be prepared to come with responses.

7 MR. WILLIS: Understood.

8 MR. CROAD: And I did also ask, and I know
9 the civil engineer can address some of the green
10 infrastructure, because he talked about that during
11 the study session. I also asked for a net increase or
12 decrease for green space, which you may or may not be
13 able to answer tonight, but since our proposal is
14 probably to table it, I'd like all these questions to
15 be on the table so that they can be prepared to
16 respond to them the next time that we get together.

17 MR. WILLIS: Understood.

18 MR. CROAD: So if you have any additional
19 questions that are germane to the site plan or the
20 rezoning, I would suggest at least asking them now,
21 and then they can refrain from answering until they're
22 better prepared.

23 MR. WILLIS: I will use that time now.
24 Again, one, is we are looking at units that are 763 to
25 1216 square feet, but I see nothing that looks at use

1 for children. I don't know if there is a space for
2 children's recreation. I saw the common room. It
3 looks like a grade place that I would enjoy with
4 books, but I think a 12 year old would go nuts in that
5 room. I'd like to see what you would anticipate as
6 your perspective purchaser, and see how those needs
7 are addressed. I see a very small green space. I
8 don't know if that's sufficient. I think it depends
9 on who that purchaser is. And so I'd like to know
10 what you anticipate doing with the green space.

11 I heard a number, and I'm not sure if this
12 going to address it at this moment, but at \$20 million
13 someone suggested that each unit would cost in excess
14 of \$435,000. At that price, I don't understand the
15 feasibility of the project at all. I'd like to
16 understand what size and what price, and are we
17 looking at marketing into the City of Southfield. I
18 think those are the questions I have.

19 MR. HUNTINGTON: Thank you. Commissioner
20 Denson?

21 DR. DENSON: Thank you. A lot of residents
22 agree that this was -- it was a poor process. I have
23 been planning in several areas in the country, and
24 usually they most definitely, especially a size like
25 this, basically they want to have input with the

1 residents. And so I'm not blaming you, I'm blaming
2 your clients. And every -- every community or every
3 neighborhood is different. And whatever -- what
4 happens north of Twelve Mile may be not suitable for
5 Ten or Eleven Mile or Nine Mile, for that case. But I
6 hope that this -- if this does not happen, I hope that
7 the client will pursue something instead of just
8 letting it go, if this does not happen. Thank you.

9 MR. HUNTINGTON: Okay. Thank you.
10 Commissioner Griffis?

11 MR. GRIFFIS: I have a lot of thoughts on
12 this. I have a lot of thoughts on this because I
13 drive past this building ten times a day between my
14 home and my office, and I think of what I would design
15 here. So I'm going to jump around a little bit here.
16 This is a great adaptive reuse project. This is above
17 and beyond. It's like what would I do? This is what
18 I would do, if I could do it. Forty-four units is a
19 small apartment development in the broad scheme of the
20 world. It's not dense.

21 The other reason I say this, I live in this
22 neighborhood across -- I live just north of here.
23 There's a school across from me. There's got to be,
24 the parking lot probably holds 60 to 80 cars. There's
25 probably 120 cars there every day. I don't see any

1 buses ever. I don't understand. I'm sure it wasn't
2 designed for the traffic that's generated by today's
3 schools. But one of the things I've noticed on this
4 Planning Commission is, there's a huge anti-school
5 sentiment. And now this is an anti, anti-school
6 sentiment. So the school is busy. And it was
7 probably a problem for the neighborhood. The school's
8 been closed down, I'm not sure how long. Now there's
9 no traffic. There's going to be less traffic than
10 there ever was when there was a school. This is just
11 based on me looking out my window or waiting to get
12 out of my own driveway for the people in the school.

13 One of the strangest things to me is how
14 much marijuana you smell from people dropping their
15 kids off at school. That's weird. But there was a
16 smell of marijuana comment that doesn't have anything
17 to do with this development, and I smell marijuana at
18 the school across from my house. So if we stop a
19 school, should we shutdown all schools, shutdown
20 marijuana that's not related to this development, than
21 things that are.

22 (Outburst from audience.)

23 MR. HUNTINGTON: Please don't interrupt,
24 sir.

25 UNKNOWN SPEAKER: If he gone talk about me,

1 I'm gone have a comment, because I'm gone. And an
2 apartment complex ain't nothing but somebody rotating
3 in and out, in and out. Yeah, I'm getting ready to
4 leave. If you gone confront me --

5 MR. HUNTINGTON: Okay. Sir, that's enough.

6 MR. GRIFFIS: I think it's been established
7 this is not an apartment complex, it's a 44-unit
8 housing development for sale for a high price, which I
9 think is a good thing. I own real estate in
10 Southfield. I hope things sell for more money than
11 they currently do. It's a great neighborhood.
12 There's a lot of great unique houses in there. No
13 one's debating that. This is also Southfield Road and
14 Ten Mile Road. These are very busy areas. This is
15 going to be busy no matter what. As you get into the
16 middle of this neighborhood, it's very calm and
17 beautiful and nice. There's still nice houses on the
18 north end of the neighborhood. This is going to
19 screen, I think, from busy traffic on Southfield Road
20 and Ten Mile.

21 Obviously, Ten Mile Road's under
22 construction right now, there's additional traffic.
23 It makes my life difficult. That's fair to say for a
24 lot of people. But I think the ability to save this
25 significant building is great. The ability to let 20

1 people live in this building and for a good price, I
2 think that's good. It's going to bring a lot of -- it
3 takes a certain person of a certain caliber to be able
4 to afford this property, so I think that's a positive
5 thing.

6 So I'm just looking at this architecturally
7 and from a planning point of view, and I think it's
8 spot-on. A lot of things, I mean maybe it could be a
9 little bit more green space. I'm sure about the
10 community involvement and the meeting process, it
11 sounds like there was not enough time to discuss it.
12 There should be more discussion. But as a school
13 project, like I say, I look at this thing every day,
14 every day and think about it.

15 Now, there's other schools deep, deep in the
16 heart of neighborhoods that you have to drive a long
17 ways off a major road. You're on a major road, and
18 this is a couple hundred feet, two major roads. So I
19 think this needs to be a transitional project between
20 retail, which thee already is on Ten Mile and
21 Southfield Road, and a great solid residential
22 neighborhood. I think it's only going to enhance it
23 in future, truthfully, in my opinion. I just think a
24 school must have been so much more intense than a
25 house, you know, that several people grouped together

1 in houses would ever be.

2 One thing that I'm questioning is there is
3 no longer a driveway to the north closer to Ten Mile.
4 It looks like there's a lot of garages in that area,
5 and that used to be where the access was. I don't
6 know if that's a factor of just the amount of garages
7 required or just the lack of land with the adjacent
8 commercial property. That's one thing I would be
9 interested in.

10 I understand the reality of needing to phase
11 a construction project. I don't think that's a bad
12 thing. And I guess the good part is, if Phase 2 never
13 happens, it stays grass. So you get the park by
14 default. And you get those ugly temporary buildings
15 out of there that are eyesore right now. I think it's
16 awesome and it's close to me. So I'd be happy to have
17 it. I'd be happy to have it at the school across from
18 my house, because it would save so much more
19 traffic and aggravation for me. And I think in the
20 long run it will make my neighborhood better. What
21 would I do if this was in my front yard? Same thing
22 I'm saying right now. I think it's great. I think
23 you did a great job on it. That's all I have.

24 MR. HUNTINGTON: Thank you. Commissioner
25 Martin?

1 MR. MARTIN: I believe right now on the east
2 end of the property and on the north end there's a
3 wall, am I correct, a solid wall? You plan on leaving
4 that there? I know there was talk about looking at
5 the garages and stuff, and if there's a wall there --

6 MR. ABELA: First of all, the units
7 typically are parallel to the east side wall. And the
8 wall that's on the north side was a partial wall, and
9 it becomes more like a fenced area. We plan on
10 landscaping those areas and green.

11 MR. MARTIN: The screening?

12 MR. ABELA: Yes. Terry, through the Chair,
13 I don't know which questions I should answer.

14 MR. CROAD: Well, anybody up here, you
15 answer their questions, and then we want to make sure
16 that any legitimate questions that were raised by the
17 public get answered. But answer through the Chair.

18 MR. ABELA: Thank you.

19 MR. MARTIN: I'm sorry. Along the west side
20 of the building, the school property, where the school
21 is now, I believe there was a driveway that came out
22 to the side street, Continental I believe it is. Will
23 that still exist?

24 MR. ABELA: Let me see if I can point with
25 this. So we have access, obviously, from George

1 Washington. We have it adjacent area, and there's one
2 access point here. We originally had three access
3 points through these garages. And based on our
4 discussion with Planning earlier on, we went with one
5 access going through the center here. So this is
6 really going to be like a one-way drive. So most
7 people are going to come in, park in their units in
8 that direction.

9 Does that answer your question?

10 MR. MARTIN: I missed the first part. I was
11 looking at the map. Can you start over?

12 MR. ABELA: Sure. So we have an access
13 point here. We have a one-way access point here, and
14 this is the only access point along Continental. So
15 there's a sidewalk and some green space here. So when
16 you come out of these, you'll either go this way or
17 you're going this way to exit the site. Same thing
18 here.

19 MR. MARTIN: And that's all with the
20 landscape, the screening?

21 MR. ABELA: Correct.

22 MR. MARTIN: Thank you.

23 MR. HUNTINGTON: Commissioner Miah?

24 MS. MIAH: Thank you. Through the Chair, I
25 understand no one likes change. Change is inevitable.

1 But I think it was quite evident here that the
2 neighbors didn't know what was going on, weren't aware
3 what was going on, and it was just imposed on them.
4 And they should have a seat at the table in order to
5 come up with some solution, something that was
6 desirable for them. School, I don't think there's
7 going to ever be a school there any time soon. I
8 doubt -- I don't know how many children are in that
9 neighborhood right now, I don't think too many people
10 have children anymore. That's why the schools are
11 closed down, because there's not enough children for
12 the schools.

13 The project looks nice, but I think you do
14 need to go and talk to the residents to get some kind
15 of consensus on what to put in their neighborhood,
16 since they are the ones who live there. But I know
17 change is inevitable.

18 MR. HUNTINGTON: Thank you.

19 MR. CULPEPPER: To the Chair?

20 MR. HUNTINGTON: Commissioner Culpepper?

21 MR. CULPEPPER: I recommend postponement,
22 rescheduling, whatever adjective we want to use, for
23 PZRRUDD19-0001, based on the information tonight that
24 needs to get back and better communication be done. I
25 know for a fact we cannot cancel this legally, but I

1 think we need to reschedule this at the direction of
2 the Planning. But this need to be rescheduled, not
3 decided on tonight, in my opinion.

4 MR. CROAD: And through the Chair, and I'll
5 ask this, because we should postpone to a date
6 certain.

7 MR. CULPEPPER: Right.

8 MR. CROAD: And the question is --

9 MR. CULPEPPER: What date.

10 MR. CROAD: September 25th, I believe, is
11 our next regular meeting. Do you guys feel that you
12 could have your town hall, neighborhood meeting prior
13 to that, or would you like a two-month postponement?
14 But we'd like to do a date certain so the public knows
15 that it's going to come back at a certain time. In
16 the meantime, I want to make sure that we're clear
17 that we have directed them to have at least one
18 neighborhood meeting, preferably at the school, if
19 it's safe. That they owe us some type of traffic
20 impact person. That the tree survey gets completed,
21 and that you have a list of other schools. I think
22 those were the four outstanding issues, that they're
23 prepared to answer all those bigger issues with
24 regards to the smaller ones. And, again, I just want
25 to remind that we are only, basically, focusing on a

1 Phase 1, which is 18 units of the existing school,
2 with the Phase 2 just being green space.

3 MR. CULPEPPER: Agreed.

4 MR. CROAD: And that they would be
5 required -- I know someone was concerned that, well,
6 they can just do what they want. No, because of this
7 residential development, they would be required to
8 come back before the Planning Commission and the City
9 Council for Phase 2.

10 MR. CULPEPPER: Right.

11 MR. CROAD: But at that same time, we want
12 to see how potentially Phase 2 would work out, so that
13 the roads and circulation and green space are thought
14 through with regard to what Phase 1 ultimately is
15 going to look like.

16 MR. CULPEPPER: Right.

17 MR. CROAD: With that being said, I do think
18 that they did try to respond to some of the legitimate
19 concerns that were raised in our study session. I
20 just don't think there was enough time to get the
21 neighborhood meeting together. But this was
22 previously scheduled for the public hearing, and we
23 wanted to hear comments from the public, and we wanted
24 to give the Planning Commission an opportunity to ask
25 questions and for them to answer what they could. But

1 I think there was also a legitimate question about
2 economic impact. Now, we don't typically look at
3 economic impact just site plans, but because this was
4 part of the residential development, maybe you can be
5 better prepared to answer the economic question at our
6 next meeting.

7 So I'm just going to ask the architects on
8 behalf of the developer owner, would you like one or
9 two months postponement?

10 MR. SIMS: We would request a two month.

11 MR. CROAD: Okay. So then our regular
12 meeting in October, Jeff.

13 MR. SPENCE: I think it's the 30th. It
14 doesn't show on here. So I would just say -- if I may,
15 through the Chair, I think I would make a
16 recommendation that we postpone to the October regular
17 meeting date. I think it's the 30th, but I don't have
18 a calendar with me.

19 MR. HUNTINGTON: Okay. Commissioner Denson?

20 DR. DENSON: Thank you. I know that we
21 talked about joining the City Council, because I
22 thought that they had the same concerns. And so is it
23 a separate meeting or two separate meetings?

24 MR. CROAD: Well, I think if just
25 logistically it can be combined and we can satisfy

1 both the Council's concern regarding the brownfield,
2 and our concern about getting input from the
3 neighborhood, it can be at the same meeting. Again,
4 irrespective of what Council acted on or did not act
5 on with the brownfield, our charge is the rezoning and
6 the site plan.

7 DR. DENSON: Correct.

8 MR. CROAD: And that's a question that was
9 raised before, and that's consistent with what we've
10 done in other developments and neighborhoods who all
11 had concerns. And according to my calendar, I believe
12 the October 23rd regular Planning Commission regular
13 meeting for October. So if you're going to postpone,
14 I would postpone to a date certain of October 23rd.

15 MR. HUNTINGTON: Okay.

16 DR. DENSON: I just have a question. Did
17 City Council schedule their meeting with the
18 neighborhood?

19 MR. CROAD: I'm not aware. I'm not aware
20 that they have yet.

21 MR. CULPEPPER: To the Chair, we have a
22 Council Member in the audience that's raising her
23 hand. Maybe she can answer the question.

24 UNKNOWN SPEAKER: I did speak with the
25 Mayor, and we did kind of set a tentative date for a

1 meeting at the school for next week, September 5th. I
2 believe he is out-of-town now, so that is not
3 confirmed. But tentatively September 5th.

4 DR. DENSON: Thank you.

5 MR. HUNTINGTON: Okay. I just want to say
6 one more thing, too. This is also my neighborhood,
7 this is where I live. And every time I pass by the
8 school, I'm wishing something gets done with it,
9 because to me that's what's bringing down property
10 value, passing by that dilapidated school and looking
11 at trailers and what have you. So that, to me, I
12 would really like to see something done.

13 Unfortunately, we're not in a position to pick and
14 choose whatever project we want to happen there. I
15 wish we could, but we don't have that power and
16 authority to do that. But the biggest problem here,
17 as everybody can see, is communication. Just
18 listening to the audience and what you're saying, a
19 lot of stuff, what you're saying is not really true
20 and not really happening that way. So a little more
21 conversation and little more time, this could have a
22 possibility. Right now there's a lot more questions,
23 and we will get to the bottom of it.

24 Do I have a motion?

25 MR. CULPEPPER: To the Chair?

1 MR. HUNTINGTON: Commissioner Culpepper?

2 MR. CULPEPPER: I recommend PZRRUDD19-0001
3 be postponed to a date certain, October 23rd, 2019.

4 MS. MIAH: Second.

5 MR. HUNTINGTON: Okay. I have a motion by
6 Commissioner Culpepper, seconded by Commissioner Miah.
7 All in favor?

8 (All stated aye.)

9 MR. HUNTINGTON: Any opposed? Okay. So it
10 will be postponed to a date certain. All righty.
11 Thank you.

12 MR. ABELA: Thank you.

13 MR. HUNTINGTON: Okay. Next on the agenda
14 we have approval of the minutes.

15 MR. MARTIN: To the Chair?

16 MR. HUNTINGTON: Mr. Martin?

17 MR. MARTIN: I'd like to recommend proposal
18 -- I'd like to recommend approval of the minutes for
19 July 10th, July 24th and the July 31st meeting.

20 MR. WILLIS: Support.

21 MR. HUNTINGTON: We have a motion for
22 approval of the minutes, supported by Commissioner
23 Willis. All in favor?

24 (All stated aye.)

25 MR. HUNTINGTON: The minutes will go as

1 stand. Public comment?

2 MR. SPENCE: Yeah, if I may, I'm going to go
3 grab the chart from the back of the building, so just
4 give me a second.

5 MR. HUNTINGTON: All righty.

6 MR. SPENCE: All right. If I may, through
7 the Chair, there's approximately maybe 12 or 13 names
8 on this list. I'll call them out one at time, so
9 you'll have another opportunity, three minutes, for
10 comment. Stacy Jackson? Sandra Alexander? Debra
11 Marshall? Andrea Jones?

12 MS. JONES: That's me. Andrea Jones, 24745
13 Santa Barbara. I wanted to know during this time can
14 I ask questions about what I heard during this meeting
15 for clarification, or is this only comments?

16 MR. SPENCE: Yes, if I may, through the
17 Chair, it's any item on the agenda or not.

18 MR. HUNTINGTON: Okay. You can ask it. We
19 may be able to answer or may not, but you can ask it.

20 MS. JONES: Okay. Commissioner Culpepper
21 mentioned a couple times that the request for rezoning
22 for the RUDD, you know, what we were just talking
23 about for Washington Heights cannot be canceled. So I
24 want to know what our options are as a resident. I
25 know you said it's on the books, it's legal. So what

1 are our options? Because once they meet with us once,
2 right, and it's going to be again, here's what we're
3 going to do, and I'm sure they will oblige us, they
4 will answer our questions, but you have only required
5 them to have a meeting with us, that's it. And so
6 once they fill that requirement from a technical
7 standpoint of setting a meeting, us coming together,
8 them giving time for us to ask questions and them to
9 provide answers, then what recourse do we have or what
10 power do we have as residents, because that one
11 meeting is not going to get us to a place of an
12 agreement.

13 So when you say this can't be canceled, what
14 does that specifically mean? And is there still an
15 opportunity for you all, as a Planning Commission, to
16 not make the recommendation to City Council to rezone?

17 MR. HUNTINGTON: Yes, yes, that's still --
18 you want to answer that, Commissioner Culpepper.

19 MR. CULPEPPER: Okay. What I meant by that.
20 Mr. Morris, if I remember correctly, his comment was
21 to cancel the meeting, is what I thought he was
22 talking about. Cancel the meeting. He didn't say
23 don't approve the zoning. His comment was you need to
24 cancel -- this should be canceled. And what my
25 statement was, we couldn't cancel it, because it was

1 already in process.

2 MS. JONES: Okay.

3 MR. CULPEPPER: Rezoning is we vote
4 favorably, unfavorable on the zoning, and it goes to
5 the City Council and they approve it.

6 DR. DENSON: Or not.

7 MR. CULPEPPER: Approve it or not. My
8 comment wasn't rezoning to the Council, my comment was
9 legally we cannot cancel this meeting, that was my
10 statement, legally. Not the rezoning request.

11 MS. JONES: Okay.

12 MR. CULPEPPER: I apologize. I was
13 addressing this individual.

14 MS. JONES: When they oblige us with one
15 meeting, then what? Because you know we'll be back up
16 here.

17 MR. HUNTINGTON: Hopefully, in that one
18 meeting any questions that you have --

19 MS. JONES: We're not asking for answers.
20 We're asking for a change, for something different.

21 MR. HUNTINGTON: There has to be a reason
22 for us not to allow the project to go forward.

23 MS. JONES: Okay.

24 MR. HUNTINGTON: It has to be a valid reason
25 for it. We can't just say we don't want it. We have

1 to have a valid reason.

2 MS. JONES: We'll search for a valid reason.

3 Thank you.

4 MR. HUNTINGTON: We can deny it. Council
5 can deny it.

6 MS. JONES: You can deny it.

7 DR. DENSON: Also, maybe --

8 MR. HUNTINGTON: Go ahead.

9 DR. DENSON: Also, you may have several
10 meetings about what's going on in the neighborhood.
11 You know, it just starts with one and see what happens
12 there. But when -- as a planner, I have worked with
13 several neighborhoods and areas, you know, not even in
14 Michigan, but it's a ongoing process until you have
15 the right fit. And so --

16 MS. JONES: I understand that. But what I
17 keep hearing from this body and from City Council is,
18 okay, developers, owners go have a meeting with the
19 neighborhood. And we know one meeting is not going to
20 suffice, okay, a meeting.

21 MR. SPENCE: Next on the list Sandra Savage.

22 MS. JONES: She's gone.

23 MR. SPENCE: Chief Harris? Betty Smith?

24 MS. SMITH: That's me.

25 MS. JONES: No, I'm finished.

1 MR. SMITH: What you want to say?

2 MR. CULPEPPER: Three minutes.

3 MR. SMITH: Okay. My question is, if it
4 doesn't work out this first meeting, do we have to
5 come back to this board to request that you send us
6 back together again?

7 MR. SPENCE: If I may, through the Chair.

8 MR. SMITH: How's that communication going
9 to work?

10 MR. SPENCE: Yeah, if I may, through the
11 Chair. The petitioner has a right to due process. He
12 may find he may go to one meeting with you, make some
13 changes to the plan, come back and say to the Planning
14 Commission, we've made some changes, this is the plan
15 we want to move forward. They have the right to move
16 forward with that plan.

17 MS. SMITH: Okay.

18 MR. SPENCE: You have a right, as you have
19 today, to have a public hearing to voice your concern
20 to that. The Planning Commission, as the Planning
21 Commission can then decide, you know what, it doesn't
22 sound like you've come to a conclusion yet. You need
23 to go back and meet again. They can postpone it
24 again. Or the petitioner can say, you know what, this
25 is the plan, I'm not making a change, therefore I want

1 the Planning Commission to make a decision one way or
2 another on that. They can vote. As a recommending
3 body, they can recommend for or they can recommend
4 against. Regardless, it still goes to City Council.
5 Regardless of what -- because Council has the ultimate
6 authority, they are the ones who say yea or nay, yes
7 or no, and give the final approval.

8 So again, based on what comes of one
9 meeting, two meetings, or three meetings, however many
10 meetings it takes between now and October 23rd, the
11 developer can come to this body and say, you know,
12 we've done all we can, and this is the plan that we
13 want to bring forward and they have the right to do
14 that.

15 MR. SMITH: And we have a right to say we
16 need to go back to the table?

17 MR. SPENCE: Sure. And it's up to the
18 Planning Commission to say there's enough merit here
19 to say maybe they didn't try enough to resolve, solve
20 the issues, or they can say you know what, we want to
21 postpone again and go back to the table. The Planning
22 Commission can do that or they can vote on the plan
23 that's before them.

24 DR. DENSON: Yes or no.

25 MS. SMITH: Okay. So my next question is,

1 how are you guys appointed to your positions? Are you
2 appointed by the Mayor? Did we vote on you guys? How
3 did you come to sit on the Planning Commission?

4 MR. SPENCE: They're appointed by the Mayor
5 and approved by the Council.

6 MR. SMITH: You're appointed by the Mayor
7 and need to be approved by Council. This is new for
8 me. You know, I like to fight. You know I do. I
9 like to fight what I believe in.

10 MR. SPENCE: John Olden? If I may, through
11 the Chair, if he's not on the list.

12 MR. HUNTINGTON: You have to be on the list
13 to speak right now.

14 MR. OLDEN: Can I concede to him?

15 MR. SPENCE: If I may, through the Chair,
16 give me your name, please.

17 MR. PICKFORD: David Pickford.

18 MR. SPENCE: You are on the list. You're
19 just farther down.

20 MR. PICKFORD: Thank you kindly. I just
21 need about ten seconds. Is there any representation
22 here from police department, fire department, or
23 emergency response crews?

24 MR. SPENCE: No.

25 MR. PICKFORD: Okay. I know that there are

1 things in the neighborhood that need to be input and
2 impacts the design. I'm an architect, historic
3 preservationist. I know the environment well. So you
4 need those people if you have anything to do with
5 that.

6 MR. SPENCE: If I may, through the Chair,
7 the police department crime prevention bureau, as well
8 as the fire marshal did get a copy of the plans.
9 Actually we did get comments from both. From the
10 standpoint of the fire marshal, he had no problem with
11 the plan presented, as well as to get proper fire
12 trucks on and off the site, as well as proper location
13 of fire hydrants.

14 With regard to the police department. Let
15 me see if I've got -- Kelly Buckberry with crime
16 prevention did respond with regard to exterior,
17 interior service doors, operating windows, parking
18 areas and driveways and lighting required. The
19 requirement for exterior doors is that they be steel
20 construction, glass panels and so on. Those were the
21 recommendations made by the crime prevention bureau.

22 MR. PICKFORD: That's it.

23 MR. SPENCE: Yes, sir. They're the experts.
24 So we would rely on them to provide us comments based
25 on the site plan.

1 MR. HUNTINGTON: Okay. All set. Thank you.

2 MR. OLDEN: I just want to say this project,
3 and I know you guys understand what we're saying, I
4 know you really do understand it. But this project,
5 the Mayor paid \$800,000 for this project. And I think
6 market value would have probably went down on that
7 property. He could have got it for a lot less. He
8 says he has to develop apartments on it. He has to
9 put apartments on it because he paid so much for it.
10 But I believe that property would have dropped and a
11 person might have developed some homes or something on
12 that property. And it's just -- I think this was just
13 a bamboozle of all of the neighbors. It was just --
14 you know, they knew, they had all -- they had
15 everything laid out and they knew what they were
16 doing. And, you know, I passed out flyers in that
17 neighborhood. You know, we made up flyers, we passed
18 it out. Just about everybody in that neighborhood was
19 against was against this apartment building. So I'm
20 just saying, you know, this is a mess. It's a wear
21 down. You got a meeting, another meeting, another
22 meeting. Because they know it. And they just want
23 this building up, and I'm telling you I love my
24 community. I'm -- I win awards for my home. I think
25 I've said it at the Council meeting. I'm out there

1 cutting my hedges every week. I don't even allow a
2 landscaper to come in. I'm just saying I have passion
3 for this community. I just think it's a doggone sham
4 how they're doing this. And they're going to retire.
5 They're going to leave us with the mess. That's
6 what's going to happen. And you know how it's been
7 done. It just continues. So somewhere we need the
8 people to stand up and fight for our communities,
9 because if we don't fight, who is going to fight for
10 us. Thank you.

11 MR. HUNTINGTON: Thank you.

12 MR. CULPEPPER: Thank you, John.

13 MR. SPENCE: Tanya Morris? Earl Savage?
14 Margaret Royal? Devoughn Owens? Karen Ledford? I'm
15 sorry.

16 MS. OWENS: Do I need to say my name and
17 address again?

18 MR. HUNTINGTON: Yes.

19 MS. OWENS: My name is Devoughn Owens, my
20 address is 18725 Capitol Drive, Southfield, 48075. So
21 when this was presented to us, I had some questions.
22 And the first question that I asked was I felt that
23 this was a conflict of interest. So the Mayor's
24 nonprofit corporation purchased the property. So
25 there is a Council member that was appointed. So if

1 that Council member was appointed to the Mayor's
2 nonprofit corporation as the secretary. So then full
3 disclosure should have been available for all of us,
4 and we should have been included in the process. So
5 the individual that then, I don't know if they
6 purchased the property or if it was given to them,
7 but -- and I looked this all up, but I didn't bring
8 the paperwork with me. So I believe his name is
9 Milton, and he is actually the treasurer of the
10 Mayor's nonprofit corporation. So he has a
11 corporation now, and I don't know if it was purchased
12 or given, and it's a directorship. So the board
13 members do not have to be disclosed.

14 So my thing is that we were never involved.
15 I don't think it was meant for us to be involved. I
16 think that the Mayor just came to our meeting just to
17 let us know that this was going to happen. And we, as
18 a community, are just very upset about that because we
19 live here. So it appears that this has already been
20 put into place, and it was just presented to us to
21 pacify us as a community. And I think that's wrong,
22 and I think it's a huge conflict of interest because
23 of the positions that were held by the individuals
24 that are part of this process. So I would hope that
25 when we meet, I don't see the significance of meeting

1 at the school. It's in bad shape. There's no
2 significance to meet there. There's not going to be a
3 place to sit. If the ceilings are falling in,
4 somebody could get hurt. And I would hope that we can
5 have a meeting where each entity can be present at
6 that meeting. It shouldn't be just the Mayor and the
7 architects, there should be other departments that are
8 included in that as well. And there should be full
9 disclosure. It shouldn't be that you ladies and
10 gentlemen just got it last week. This has been going
11 on since May. The property was purchased May 6th or
12 May 9th. Our meeting was May 16th. This is just
13 wrong how this process has been going. So had we not
14 came and raised our voice, then it just would have
15 happened. And that's wrong. So how can that be a
16 allowed to happen. It's just not right.

17 So a meeting with just the architects is not
18 going to solve anything. We're going to have some
19 other departments and some other people there to help
20 intervene with the process. We believe that something
21 needs to be done with the school, we're not against
22 that, but we want to be included.

23 MR. SPENCE: Karen Ledford?

24 MS. LEDFORD: Karen Ledford, 18756 Capitol
25 Drive. I want to touch again on the purchase of this

1 land. I know this may be a little bit off course, but
2 it's something to think about. The Southfield
3 nonprofit purchased this land, from what the Mayor
4 said, for \$800,000. The original, this nonprofit was
5 set up for the City of Southfield. Its goal and its
6 mission was to provide housing, affordable housing for
7 our seniors back in the '70s. Online, it appears that
8 their mission has not changed. So I don't understand
9 how we can go from being a nonprofit helping people to
10 now trying to make a profit. What the nonprofit did,
11 like Devoughn said, they sold it or they gave it to
12 one individual who can act as a director for another
13 nonprofit. We want that individual, who probably is
14 the one running the show, to come up here. The only
15 people who win in this is the developers and the new
16 condo owners. The individuals, the residents of
17 Washington Heights, we lose. You cannot tell me that
18 that apartment complex or that condo complex will
19 increase the value of that neighborhood. Because
20 seriously, I'm reading the RUDD, ensuring
21 compatibility of design and use between neighboring
22 properties. That's not happening. We are a R4 zone,
23 single dwelling. And I believe, I may have read it
24 wrong, that says the natural building height and
25 coverage for that type of building, our single

1 families, can only be 25 percent. But on this RUDD
2 here, you have a maximum, a person can build a maximum
3 of a building of 75 percent. It's taking up all of
4 the green space. If we have to have a lot of green
5 space, then these apartments have to. I need to go
6 back in the code, because it's not keeping in
7 compliance with the regular zoning code, because I was
8 told that a lot of this is flexible, and they just
9 running off the rail.

10 Those garages are a big concern. They are
11 touching the sidewalk. Four feet from here to here,
12 you gone see a garage wall. They didn't plan well for
13 this. I like the ideal of reusing the school, because
14 I'm a historical person, I like historical buildings.
15 I like that. But the garages seem to mess it up. The
16 parking is going to be all on the side for the
17 visitors. It's not going to raise the value of our
18 homes.

19 MR. HUNTINGTON: Okay. Thank you, your time
20 is up. Thanks a lot.

21 MR. SPENCE: Lisa Conner?

22 MR. HUNTINGTON: I think that's it.

23 MR. SPENCE: Rinell Wilson? I do need to,
24 if I may, through the Chair. Thank you. Rinell
25 Wilson Boone? Kiana Linton? Douglas Moore? Okay.

1 Mr. Chair, those are the names that were on our list
2 this evening.

3 MR. HUNTINGTON: Okay. Thank you, Jeff.
4 Next on the agenda, any miscellaneous?

5 MR. SPENCE: Yeah, we do have items for your
6 September agenda. There are a couple of ones,
7 obviously, that were postponed. We did postpone
8 earlier the project up on 12 Mile Road. So that will
9 be coming back to you. The hope is, I had noted
10 earlier, it was going to be on September 18th. That's
11 the date that we have proposed to the developer, so
12 that they can come back not only with the residents of
13 the area, but then with the Planning Commission as
14 well, in the hope of being able to iron out any issues
15 that we have on that project. We do have another
16 project coming on Farmbrook, an apartment complex.
17 They're going to be ready to come before you on the
18 11th. So what we would like to do is cancel your
19 September 4th meeting, and then have you come back on
20 September 11th, and then, hopefully, the 18th, with
21 your regular meeting on the 23rd or 25th.

22 MR. HUNTINGTON: Okay.

23 MR. SPENCE: 25th, yes. So staff's
24 recommendation is for you to cancel your September 4th
25 meeting.

1 MR. HUNTINGTON: Okay. And how about as far
2 as the Commission pictures, how about that?

3 MR. SPENCE: Yeah, we had actually forgotten
4 about that. I know that -- I don't have my phone with
5 me, unless someone wants to take one this evening and
6 then e-mail it to us, then we can see that that gets
7 on the City's website. I don't know if you are ready
8 to take a picture this evening or not. They're saying
9 no. So why don't we plan on having the picture taken
10 on the 11th of September. As I recall, though, you're
11 not going to be in town. Okay. We do want to make
12 sure that Mr. Martin is in the picture as well. So
13 we're going to be looking at September 23rd or 25th,
14 because that's when you said he would be available.

15 MR. MARTIN: By the 25th.

16 MR. HUNTINGTON: Just take the cell phone
17 and snap it and get it over with.

18 MR. SPENCE: It's up to the Commission. I
19 can take a picture this evening or we can wait.

20 MR. HUNTINGTON: It's just a head shot,
21 right?

22 MR. WILLIS: Let's get it over with.

23 MR. CULPEPPER: Okay. She said okay, so
24 let's take the picture.

25 MR. SPENCE: Why don't we adjourn the

1 meeting and then we can take the picture.

2 MR. HUNTINGTON: Okay. Meeting's adjourned.

3 (The meeting was adjourned at 9:07 p.m.)

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1 CERTIFICATE OF NOTARY

2 STATE OF MICHIGAN)

3) SS

4 COUNTY OF OAKLAND)

5

6 I, Earlene Poole-Frazier, certify that this
7 deposition was taken before me on the date
8 hereinbefore set forth; that the foregoing questions
9 and answers were recorded by me stenographically and
10 reduced to computer transcription; that this is a
11 true, full and correct transcript of my stenographic
12 notes so taken; and that I am not related to, nor
13 counsel to either party nor interested in the event of
14 this cause.

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Earlene Poole-Frazier

22

EARLENE POOLE-FRAZIER, CSR-2893

23

Notary Public,

24

Oakland County, Michigan

25

My Commission expires: March 4, 2025

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