

**MINUTES OF THE CITY OF SOUTHFIELD PLANNING COMMISSION
REGULAR MEETING OF AUGUST 23, 2023
6:30PM**

Planning Commission Members Present: Bernoudy, Griffis, Gruber, Martin, Stephens-Gunn, and Willis

Planning Commission Members Excused: Goodwin-Dye

Staff Present: Deputy City Planner Paison, Staff Planner Bollin

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

Dr. Stephens-Gunn called for Approval of the Agenda. Motion by Willis to Approve the Agenda, supported by Martin. Ayes: Bernoudy, Griffis, Dr. Stephens Gunn, Willis, Gruber, Martin. Nays: None. Motion Carries.

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

Dr. Stephens-Gunn called for the first item.

PSLU23-0010(PUBLIC HEARING) is a Special Use Request of Tower Petroleum, to allow for a carry-out restaurant inside of an existing gas station/convenience store, located at 20020 W. 8 Mile Road, City of Southfield, Oakland County, State of Michigan (Sidwell Parcel 24-34-479-023).

PSP23-0012(SITE PLAN REVIEW) is a Site Plan Review for Tower Petroleum, to allow for a carry-out restaurant inside of an existing gas station/convenience store, located at 20020 W. 8 Mile Road, City of Southfield, Oakland County, State of Michigan (Sidwell Parcel 24-34-479-023).

Paison presented the basic information on the property and summarized the proposal. He noted that the property would receive site enhancements in the form of a new paved walkway from leading to the sidewalk along Evergreen Road, new no parking striping in front of the main entrance, as well as bike rack along the new walkway. Noting that the applicant had complied with all changes that has been requested by the staff and Commission during the discussion at the prior meeting.

Ken Morland of Dorchen Martin & Associates representing the owner Mr. Fawaz, reiterated the changes that had been made to the plans address the Commission's prior comments and was available to answer questions.

Dr. Stephens-Gunn opened the public hearing for PSLU23-0010. No Public Present. Public Hearing Closed.

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Commissioners Bernoudy, Dr. Stephens-Gunn, Griffis, and Willis all spoke in support of the project and wished the applicant luck moving forward. Dr. Stephens-Gunn asked for the Planners Recommendation from Planner Paison. Planner's Recommendation was read into the record.

Dr. Stephens-Gunn called for a motion on PSLU23-0010. Martin made a motion for Favorable Recommendation, supported by Willis. Ayes: Bernoudy, Griffis, Dr. Stephens-Gunn, Gruber, Martin, Willis. Nays: None. Motion carries.

Dr. Stephens-Gunn called for a motion on PSP23-0012. Bernoudy made a motion for Favorable Recommendation, supported by Martin. Ayes: Bernoudy, Griffis, Dr. Stephens-Gunn, Willis, Gruber, Martin. Nays: None. Motion carries.

Dr. Stephens Gunn asked for the next item.

PZTA23-0003(PUBLIC HEARING) is a Zoning Ordinance Text Amendment to amend Title V, Zoning and Planning, Chapter 45, Zoning, of the Code of the City of Southfield by amending Article 4, Section 5.22-5; Article 20, Section 5.185; Article 22, Sections 5.193, 5.194 and 5.195; to add heavy equipment sales and rental as a special use in the I-1 Industrial district, permit public art to be located in required front yards and increase permitted lot coverage on single family residential lots to 30%.

Paison presented a summary of the text amendments. He noted the various reasons for the need to bring the amendments to the Planning Commission and City Council. Among them being a clarification of the language of allowing public art in front yards. In some sections of the zoning ordinance, it would state it was allowed, while in others, being less clear. This amendment to the ordinance will clarify the language.

Martin made a point of order, stating that the commission would need to make a motion for each individual amendment.

Dr. Stephens-Gunn stated that Planner Paison was only doing the one presentation.

Paison noted that the amendment could also be moved on as a group due to the Planning Department doing the public notice of it as a single amendment covering multiple code sections, and that the Legal Department determined was valid because the legal notice clearly listed all code sections being changed.

Martin asked what would happen if the commission rejected the changes. Paison stated that the department could revise the motion but also stated that it is only a recommended resolution not one that the commission would be required to use. The commission could modify or condition the recommendation as part of the motion as they deem necessary

Paison explained the reason for changing the ordinance to allow heavy equipment sales within the I-1 district. Stating that an applicant would like to purchase a property on Telegraph that is suitable for that type of use, but that the existing code does not address this specific use at all. Paison stated that after taking in the commission's comments at the prior meeting, the text was revised to include I-1 districts along Telegraph as well as along 8 Mile Road.

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Paison also stated that the department is clarifying the language regarding the permitted lot coverage within single family lots from 25% to 30%. He stated the reason for this was that the Zoning Board of Appeals had been granting waivers for this issue and wanted to help meet a demand from residents. Paison showed how the 5% increase in allowable lot coverage could lead to a house's square footage increasing could increase on a typical sized lot. He also explained that a regional survey of other municipalities showed that Southfield has one of the most restrictive percentages, with the average being 30-35%. Dr. Stephens-Gunn opened the public hearing for PZTA23-0003. No Public Present. Public Hearing Closed.

Dr. Stephens-Gunn asked the commissioners if they had any questions regarding Article 4, Section 5.22-5. No questions.

Dr. Stephens-Gunn asked the commissioners if they had any questions regarding Article 20, Section 5.185.

Martin pointed out a formatting error in the proposed text. Paison stated it would get cleaned up before the council meeting.

Martin also spoke on the language regarding the size of the parking spaces. Paison clarified that while the language may need to be clearer, the intent is that the parking/storage area of the heavy equipment cannot displace the designated employee/customer parking. Paison stated that he would clarify the language and rephrase it moving forward.

Dr. Stephens-Gunn asked the commissioners if they had any questions regarding Article 22, Sections 5.193, 5.194 and 5.195. No questions.

Dr. Stephens-Gunn asked for the Planners Recommendation. Paison read the Planner's Recommendation into the record.

Dr. Stephens-Gunn called for a motion on PZTA23-0003 with the noted corrections regarding parking requirements in the heavy equipment text amendment. Griffis made a motion for Favorable Recommendation with conditions that formatting error and verbiage issue in the heavy equipment sales and rental noted by Commissioner Martin be corrected, supported by Willis. Ayes: Bernoudy, Griffis, Dr. Stephens Gunn, Gruber. Nays: Martin. Motion carries.

Dr. Stephens-Gunn asked that moving forward, the department forward all members the most up to date version of all items.

Dr. Stephens-Gunn asked for approval of the minutes. Willis noted a necessary correction to the July 12 minutes striking out a phrase attributed to him. Martin made a motion for approval of the minutes with Commissioner Willis' correction. supported by Willis. Ayes: Bernoudy, Griffis, Gruber, Martin, Dr. Stephens-Gunn and Willis. Nays: None. Motion Carries.

Dr. Stephens-Gunn opened the Public Comment portion of the meeting. No Public Present. Dr. Stephens-Gunn closed the Public Comment portion of the meeting.

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Dr. Stephens-Gunn asked for the Council Update. Paison gave a summary of the most recent City Council meeting.

Dr. Stephens-Gunn adjourned the meeting at 7:12pm.

Rob Willis 09.27.2023
Rob Willis (date)