

City of Southfield

PLANNING COMMISSION REGULAR MEETING

Council Chambers - Southfield, Michigan

Wednesday, August 26, 2026 - 6:30 p.m.

Video Recording transcribed by

JANENE CLEARY, Michigan CSR No. 16359

COMMISSION MEMBERS AND STAFF PRESENT:

Robert Willis, Chair

Jeremy Griffis, Vice Chair

Anthony Martin, Commissioner

Geralyn Stephens-Gunn, Commissioner

Ghana Adell Goodwin-Dye, Commissioner

Cynthia Bernoudy, Secretary

Terry Croad, Director of Planning

Thomas Paison, Deputy City Planner

Michael (Alex) Bollin, Planner

1 Planning Commission Meeting

2 Wednesday, August 26, 2026

3

4 (At 6:30 p.m., meeting begins.)

5

6 CHAIR WILLIS: This is the call to order City of
7 Southfield Regular Meeting of the Planning Commission. The date
8 is August 26th. The time is 6:30. And we are at Council
9 Chambers at 26000 Evergreen.

10 With that, I would like to start our meeting with the
11 Pledge of Allegiance.

12 (Pledge of Allegiance recited.)

13 CHAIR WILLIS: Thank you. May we have a roll call.

14 MR. BOLLIN: Commissioner Bernoudy?

15 MS. BERNOUDY: Present.

16 MR. BOLLIN: Commissioner Goodwin-Dye?

17 MS. GOODWIN-DYE: Present.

18 MR. BOLLIN: Commissioner Griffis?

19 MR. GRIFFIS: Here.

20 MR. BOLLIN: Commissioner Gruber is excused.

21 Commissioner Martin?

22 MR. MARTIN: Present.

23 MR. BOLLIN: Commissioner Dr. Stephens-Gunn?

24 DR. STEPHENS-GUNN: Present.

25 MR. BOLLIN: Commissioner Willis?

1 CHAIR WILLIS: I'm here.

2 MR. BOLLIN: We do have a quorum.

3 CHAIR WILLIS: Thank you.

4 Can we have a motion for approval of agenda?

5 MR. MARTIN: Through the Chair?

6 CHAIR WILLIS: Commissioner Martin.

7 MR. MARTIN: Motion to approve the -- the August 26th
8 Regular Meeting Agenda as provided.

9 CHAIR WILLIS: Any second?

10 MS. BERNOUDY: Second.

11 CHAIR WILLIS: All in favor?

12 FULL COMMISSION: Aye.

13 CHAIR WILLIS: It's been motioned and approved by
14 Commissioner Martin and supported by Commissioner Bernoudy.
15 Thank you.

16 Next item will be announcements and communications.

17 Mr. Paison?

18 MR. PAISON: We do not have any at this time, sir.

19 CHAIR WILLIS: Mr. Croad, do you have any?

20 MR. CROAD: No.

21 CHAIR WILLIS: Okay. I would like to take privilege
22 to make an announcement now. And the one thing I would have to
23 say is, I've served on this body for a period in excess of 10
24 years, and I've had the pleasure of meeting some really solid,
25 really good people as commissioners. And one of the people I've

1 had an opportunity to meet 10 years ago was a commissioner by
2 the name of Carol Foster Peoples.

3 Carol served, I understand, for a number of years.
4 She left Commission because of personal health and promised to
5 come back on, and, obviously, she was not able to. So with
6 this, I'm acknowledging the fact that she passed away. Her
7 family hour is today. Her funeral is tomorrow. And I think we
8 need -- I think this is an -- we need to acknowledge her
9 contributions to this city, and for such a outstanding person.
10 I am going to miss her.

11 And with that, I have nothing else to say about it.

12 MR. CROAD: Yeah. If I could just add?

13 CHAIR WILLIS: Yes.

14 MR. CROAD: I looked up her years of service on the
15 Planning Commission, and she started in 2003, and then she
16 retired for health reasons in 2017. So she served for 14 years.

17 I started in August of 2010 to celebrate 16 years here
18 this weekend, but Carol was one of the original planning
19 commission members that was serving when -- when I took over the
20 position. So she'll be deeply missed.

21 CHAIR WILLIS: Thank you so much. And -- and let me
22 again take a license. I saw a posting that you had 16 years
23 service now. Congratulations on the 16 years, and thank you.

24 MR. CROAD: Yeah. And I -- I will share,
25 coincidentally, it was my 40th wedding anniversary. I happened

1 to get sworn in on the same day that we celebrated our
2 anniversary. And we're looking forward to going to England and
3 Ireland to celebrate in a couple of weeks. So it's a big
4 milestone. And thank you for acknowledging that.

5 CHAIR WILLIS: Thank you. Thank you.

6 MR. MARTIN: Congratulations.

7 MS. BERNOUDY: Yes.

8 CHAIR WILLIS: Congratulations.

9 With that, we can start.

10 Mr. Paison, PCZR26-0004, conditional rezoning from
11 Contour.

12 MR. PAISON: Thank you, Mr. Chairman.

13 This is a conditional rezoning request for the Contour
14 companies for the Northland -- what is commonly known as the
15 Northland Towers site. It is actually made up of four parcels,
16 that's why we've got four addresses and four parcel numbers.

17 It is currently zoned RS, Regional Shopping, and they
18 are looking to rezone to a combination of Regional Shopping and
19 B-3, General Business. We'll get into that a little bit more
20 detail.

21 As we can see, its current zoning is Regional
22 Shopping. It's part of the Downtown Overlay District. And then
23 you've got the future land uses Downtown Development District.
24 So that's all consistent.

25 Site aerial. Just kind of showing the -- the

1 Northland site as a whole. Then your Northland Towers site is
2 that white area at the bottom there closer to 8 Mile. You can
3 see the Costco Business Center just above it across Northland
4 Drive to the left.

5 This is the Northland Towers site as it appears now.
6 Looking at it southeast on Northland Drive and Southwestern
7 Northland Drive, you get those two towers that are attached by,
8 like, a walkway between them on the first floor, and then a
9 couple of other buildings further south.

10 To clarify, the applicant did provide us some
11 color-coded maps I'm going to lead you to read. This is a
12 proposed zoning. So the light blue is the RS zoning to remain,
13 which is the one building that's the northwest corner of the
14 site. Corner -- is not really a square site, but -- the dark
15 blue is the B-3. That's what's being rezoned. So that's the
16 Greenfield frontage and then down along 8 Mile. So that --
17 it's -- this -- definitely in a much clearer read on this one
18 than it did previous time.

19 Now we have the proposed demo plan. This actually
20 helps clarify too. The blue area with the orange footprint,
21 that is the building and site area to remain. The remainder of
22 the site in gray is all going to be demolished and redeveloped.
23 So that is really -- it really makes it clear that, like, the
24 other three -- the other three buildings are going. There's a
25 parking garage also in there. And then the actual surface

1 parking lots are all going to be redeveloped.

2 This is a conceptual -- part of the conceptual
3 development plan. This shows the -- the light blue in the
4 top -- or the lighter blue on the top left is the existing
5 building to remain. Then you've got the proposed out-lots. The
6 top right is your Costco fuel station.

7 And you've got the green there, which is -- they're
8 not really sure 100 percent. They've talked about maybe a
9 multi-tenant little retail building. Hard to say at this point.

10 Then they've got a proposed restaurant with a
11 drive-through. And then they've got a car wash. And then the
12 purple on the bottom of 8 Mile is another proposed out-lot.

13 One idea that's been thrown around is potentially
14 another hotel. But it's not, you know, signed into -- there's
15 no deal inked on any of that yet. So it's -- but those are --
16 gives you the arrangement of, like, how the site is going to be,
17 more or less, laid out in the future.

18 They do have a conceptual site plan, redevelopment
19 plan. Just kind of shows some of the footprints, the
20 landscaping, the interior drive network, similar to the last one
21 with a little more detail. And they're going to carry over the
22 Northland Shopping Center language around the perimeter with the
23 brick piers and walls at the corner and the fencing and the
24 landscaping and the benches.

25 The petitioner is present. If you'd please come

1 forward and introduce yourself.

2 CHAIR WILLIS: And, if I may, introduce yourself and
3 give us your working address.

4 MR. KENNEDY: Good evening. My name is Mike Kennedy.
5 I'm a vice president of development at Contour Development. And
6 our address is 4950 Woodward Avenue, Suite 300, Bloomfield
7 Hills.

8 CHAIR WILLIS: Thank you. And if there's anything you
9 want to add to that to make sure we have as clear picture as
10 possible.

11 MR. KENNEDY: Yes, absolutely. Well, thank you for
12 having us this evening. A little bit of history on the site is,
13 Contour, obviously, is developing the Northland Mall across the
14 street, and this, they felt, would be a nice continuation of
15 that parcel.

16 As Mr. Paison explained, they are going to carry the
17 landscaping throughout, and this would be some of the retail
18 that would -- which is a -- contribute to the residents that
19 will live at Northland. And Contour had purchased this property
20 in December of last year. In that timeline, they had identified
21 this as a property that was kind of going in decay. Vacancy was
22 increasing quite a bit. There's substantial capital
23 improvements that needed to be put in the property.

24 That's why that property owner -- and, actually, that
25 property owner -- the previous owner had start and stopped

1 putting capital money into it, so that -- you'll see fences that
2 are down. The windows are really in need of repair. Actually,
3 they should be replaced. A lot of mechanical systems are bad.

4 So after analyzing and studying the building, you
5 know, Contour had decided that three of the buildings could be
6 demolished and consolidate the tenants that wanted to remain
7 into one tower, which is the west tower. And with that, though,
8 they will spruce up that building. They'll put in capital
9 contribution to that.

10 They actually just paved the parking lot a couple of
11 weeks ago. And then, you know, the mechanical systems and even
12 the windows are being discussed about, you know, adding new ones
13 to it.

14 So with that, I'd like to read a statement of
15 justification for that -- for this rezone from Regional Shopping
16 Center to General Business. It's necessary to preserve the
17 substantial property rights, protect public welfare, and support
18 the surrounding community.

19 The preservation and enjoyment of substantial property
20 rights, the current regional shopping center zoning restricts
21 the subject parcel from achieving its highest economic use under
22 modern economic conditions. Located at the key intersection of
23 Greenfield, Northland Drive and 8 Mild Road, the property is
24 severely burdened by three functionally obsolete towers
25 suffering from major structural components and a detrimental

1 shift in market demand for office space.

2 Forcing this parcel to remain under its current
3 configuration deprives the owner of practical property rights,
4 as the local office market is heavily saturated with vacant,
5 underperforming space. Transitioning the parcel from General
6 Business to conditional rezoning allows for a viable
7 market-driven redevelopment plan.

8 We have secured agreements from established retailers,
9 one of which is here this evening, Costco, demonstrating an
10 immediate demand for retail services at this highly visible
11 location.

12 The requested change restores the property's utility
13 by transforming a nonperforming asset into a vibrant commercial
14 hub that aligns with actual economic realities and complement
15 Northland City Centre. Demolishing 298,000 square feet of
16 vacant, decaying office space will eliminate a massive physical
17 blight and dramatically improve community aesthetics along the
18 Greenfield corridor.

19 Removing 300,000 square feet of obsolete square
20 footage directly reduces the city's vacant office inventory,
21 stabilizing and supporting the property values of remaining
22 viable office buildings in Southfield.

23 The transition to active national retailers will
24 inject private investment into the site creating immediate
25 construction jobs and long-term retail employment opportunities

1 for local residents to add to the tax base. We feel that this
2 is not a detrimental value to surrounding properties and that
3 it's compatible with the Greenfield/8 Mild Road intersection, as
4 it's a high-capacity commercial thoroughfare designed to handle
5 regional vehicular traffic. The retail transition will utilize
6 the existing infrastructure footprint without placing an undue
7 burden on city services.

8 The General Business District strictly prohibits open
9 outdoor storage of goods and materials, ensuring a clean,
10 upscale operation standard. Additionally, we have added more
11 restrictions with our proposed conditional agreement that we
12 submitted with our application. The conditional rezoning
13 mechanism maintains strict City oversight.

14 The required site plan review process ensures
15 appropriate setbacks, meticulous landscaping, and architectural
16 buffers to seamlessly shield and blend with adjacent parcels.
17 Replacing this massive, deteriorating office complex with a
18 highly visible modern national retail brand will enhance the
19 local synergy, drive positive consumer foot traffic, and uplift
20 neighboring property values.

21 So with that, I'll open it up to questions.

22 CHAIR WILLIS: Thank you.

23 MR. PAISON: Actually, we should probably go ahead and
24 call the public hearing. Before we do that, I actually -- when
25 I went over the rezoning slide, I forgot to mention the

1 prohibited uses. They were on the slide, as I've shown here.

2 Just to note, the prohibited uses, the conditions of
3 the rezoning, prohibiting marijuana establishments of any kind,
4 pawn shops, homeless shelters, transitional housing facilities,
5 sexual oriented businesses, soup kitchens, food distribution
6 centers, and smoking or hookah lounges. But, yeah.

7 CHAIR WILLIS: Thank you.

8 Rather than questions, I think this would be an
9 opportunity for public comment.

10 MR. KENNEDY: Okay.

11 CHAIR WILLIS: So I'm going to ask if anyone want --
12 from the public, if they would like the opportunity to speak.
13 And this would be the opportunity for anyone public who would
14 like to address the issue before us.

15 Seeing no persons --

16 MR. CROAD: Okay. Through the Chair?

17 Ms. LaLone, as the DDA director, did you want to make
18 a comment?

19 MS. LALONE: Sure. Hello. I'm Molly LaLone, the
20 executive director for the Southfield Downtown Development
21 Authority. This property was presented to the DDA board. They
22 did agree that this does fit into our plan.

23 In particular, the landscaping continuing down to the
24 corner entrance of our district and our city is important. The
25 lighting project under the 8 Mile underpass will be right across

1 the street from this property, so the improvements here will
2 reflect well. When everybody comes -- when that lighting
3 project happens, whatever is around it is going to be noticed.
4 So this is an important piece of property, and we're happy about
5 the improvements.

6 We do want to make sure that the developers of the
7 individual properties, the individual sites, are considering
8 placemaking and walkability when they are designing, but that's
9 not what we're reviewing here, so, thank you.

10 CHAIR WILLIS: Thank you.

11 Seeing no one else, the public comment section is
12 closed.

13 Okay. Try this again. This will be an opportunity
14 for our Commissioners, any questions? I'm going to start with
15 Commissioner Gunn.

16 DR. STEPHENS-GUNN: Good evening. First of all, thank
17 Costco for investing in our community. We really appreciate
18 that.

19 To the developer, I'm -- my concerns remain with the
20 two parcels that are not part of this project. And I realize
21 what we're talking about, the parcels that are up for
22 conditional rezoning. Given the status of where your other
23 developments are, my concern is that I don't want the rezoning
24 and Costco to come through and do all that their -- what they're
25 doing, and those other two parcels continue to disintegrate.

1 So I realize -- I understand that that's not what
2 we're talking about, but that's my concern.

3 CHAIR WILLIS: Thank you.

4 Commissioner Martin?

5 MR. MARTIN: At this particular time, I have
6 no questions.

7 CHAIR WILLIS: Commissioner Griffis?

8 MR. GRIFFIS: Appreciate all the -- the color coding
9 you've added to these site plans. This makes this a lot easier
10 to understand. I understand this is kind of a step one. So if
11 this gets approved, you can open up real conversations with
12 potential tenants and move these developments forward.

13 I'm completely in favor of rezoning for that reason.
14 Just, you can't look at a bunch of giant office buildings and
15 say, Just imagine they're not there. Like, we'll build your
16 building here; tomorrow we're going to start. So this is a
17 good, important step. Get the rezoning changed. Allows more
18 tenants.

19 I think what's also important is, this is not in the,
20 Northland Master Plan Overlay Development District, whatever the
21 proper word is, but it's going to complement it. Like, these
22 uses will serve the occupants, and occupants can use these uses.
23 And somebody's got to go first. And you're like, Who's going to
24 live there if there's nowhere to eat, shop, get gas, groceries,
25 whatever? Who's going to, you know, want to live there if you

1 can't -- and vice versa.

2 Like, they all have to work together to have a
3 successful development at something as big as that Northland
4 re-imagination project. So from a rezoning point of view, I
5 like how you're at least keeping one of the office buildings and
6 reconsolidating, putting money into it. We've heard for, I
7 don't know, 15 years I've been here, there's too much office in
8 the City of Southfield, and that's definitely shifted around.

9 And, you know, the small offices seem to be doing
10 pretty well around here, but the large towers have been
11 vacant -- or, you know, largely vacant, so I think all these
12 things are a good reason to vote for this rezoning and open up
13 the development opportunities that follow after.

14 CHAIR WILLIS: Thank you.

15 Commissioner Bernoudy?

16 MS. BERNOUDY: Thank you.

17 I'd like to thank you also for the additional
18 information that you read. That was very informative as well.

19 And you mentioned the word "imagine." I am so in
20 favor of this because I was around when Northland was first
21 built. So I am in favor of it, and I appreciate your time.

22 MR. KENNEDY: Thank you.

23 CHAIR WILLIS: Commissioner Goodwin-Dye?

24 MS. GOODWIN-DYE: I'm happy that you're investing here
25 too, and I'm really excited about the Costco, okay? I'm driving

1 forever to get gas, and I'm ready for one to be right here in
2 Southfield.

3 But I do have a question. What type of businesses
4 would be -- you know, are you looking at to put into these
5 spaces?

6 MR. KENNEDY: Sure. Some of them are national
7 tenants, and I'm limited in what I can disclose. However, since
8 Costco is the applicant today, I can disclose that. We are
9 talking to a national fast-food chain for the green proposed
10 out-lot. The parcel is a little large for them, so they may
11 have some attached retail. Culver's is the yellow proposed
12 out-lot, and El Car Wash is the brown car wash site.

13 We do not have anyone identified with certainty for
14 the proposed out-lot; however, we are talking to people. As we
15 had discussed, some hotels have been approached. They're
16 analyzing the market still.

17 We've approached some restaurants, and, you know,
18 they're -- kind of want to see how everything else is going and
19 who lines up. And they'll kind of watch how the development
20 comes together before they agree.

21 MS. GOODWIN-DYE: Okay. Because --

22 MR. KENNEDY: And also -- if I can clarify -- these
23 are not tenants. These would be purchasers. So everyone will
24 purchase their own pad and develop it and pay for it. So with
25 national retailers, they usually move pretty fast.

1 MS. GOODWIN-DYE: It would be really, really nice if
2 we got some high-end restaurants in the neighborhood. And I was
3 thinking this morning too as I was driving to go see my
4 granddaughter, first day of school, middle school, that I was
5 driving and I did not see a coffee shop anywhere. I'm going
6 towards Evergreen, going out to 8 Mile, and I could not find a
7 coffee shop. We don't have any spaces where people can just
8 gather and have conversations.

9 And, you know, just going to give an example of
10 Berkeley. They have Mother Handsome, and they have music there
11 sometimes. They have pizza. They have -- they do have liquor
12 license too, but that does -- isn't necessary. But they also
13 have coffee and stuff like that, and it's a really nice space to
14 gather.

15 And I'm wondering if you might be able to, you know,
16 look at some people that might want to do something like that as
17 well? Because it would be nice to have some nice coffee shops
18 here in Southfield.

19 MR. KENNEDY: Sure. So, again, we're selling the
20 parcels.

21 MS. GOODWIN-DYE: Yes.

22 MR. KENNEDY: So they'd have to propose to buy it.
23 However, the retailer that we're talking to for the green
24 out-lot will have additional retail space, and that would be a
25 good fit for them.

1 MS. GOODWIN-DYE: Okay. That's my questions.

2 DR. STEPHENS-GUNN: Through the Chair?

3 CHAIR WILLIS: Commissioner?

4 DR. STEPHENS-GUNN: Just for point of clarification, I
5 want to make sure that we and the public understand that Costco
6 has committed to the proposed gas station area on the conceptual
7 redevelopment plan area. The other item -- the other plot that
8 we're looking at still belong to -- what is it, Contour?

9 MR. KENNEDY: Correct.

10 DR. STEPHENS-GUNN: Okay. And those have not been
11 sold. You're in the process of seeking -- or in the process of
12 selling those particular parcels; is that correct?

13 MR. KENNEDY: With a clarification. So Costco does
14 not own the parcel yet. They haven't closed on it.

15 DR. STEPHENS-GUNN: Okay.

16 MR. KENNEDY: We, as the developer, have some
17 requirements to do, such as rezone it, entitle it. We have to
18 demolish the buildings. We have to prepare the site. So there
19 is some steps we have to do before they will own it.

20 DR. STEPHENS-GUNN: Okay. But they are interested?

21 MR. KENNEDY: Very interested. In fact, we're two
22 paragraphs away from signing a contract.

23 DR. STEPHENS-GUNN: Okay. All right. I just wanted
24 to make sure that we all understood that.

25 CHAIR WILLIS: Commissioner Martin?

1 MR. MARTIN: I initially didn't have any questions,
2 but in looking at the development that you have planned right
3 now, consolidating tenants into one building, are the tenants in
4 the other buildings aware that they're going to have to vacate,
5 and are they being kept apprised of what's going on as things
6 develop?

7 MR. KENNEDY: Yes, absolutely. So the plaza building,
8 which is the southernmost tower -- it's the tallest at 11
9 stories -- there's only two tenants left. One of them is
10 relocating into the west tower. It's called Flourish Research.
11 Actually, there is a hair salon that's relocating also to the
12 west tower.

13 The radiology -- well, the medical building is the
14 next one in the middle. It's a red brick building. There's
15 probably 15 tenants left. The radiology tenant is the largest,
16 and they want also to relocate to the west tower.

17 We're going to actually come before the Planning
18 Commission because they need a structure to house their MRI
19 machine, so that'll be a different discussion. But most of
20 those tenants -- and all the tenants are aware.

21 And then the east tower, there's a handful of tenants
22 left, maybe six or seven. Two or three of them are relocating.
23 But everyone's been notified, and we have agreements with most
24 of them.

25 MR. MARTIN: Are there agreements for the medical

1 tenants in the -- I forget the address of the building -- 20950,
2 I think it is, on Greenfield?

3 MR. KENNEDY: Yeah. The medical building, there are
4 some tenants -- some doctors that are relocating. Some have
5 chosen to retire; some have decided to not relocate. I mean,
6 everyone has their own story for what they want to do.

7 MR. MARTIN: Okay. The question I have, really, is
8 there -- is the current owner or the owner that you're buying
9 the property from aware that they're still responsible for the
10 building? Have tenants complaining about no air conditioning or
11 heat and things like elevators not working, because of the
12 process there --

13 MR. KENNEDY: Sure. So Contour does own the building
14 now -- the buildings, I should say. And we get notified by
15 tenants when there's no air conditioning. And part of that is,
16 the previous owner didn't invest in mechanical equipment.

17 MR. MARTIN: Yeah.

18 MR. KENNEDY: So it's real hard to heat or cool --
19 heat from the winter. You know, 100,000-square-foot building
20 for one tenant, you can't -- you don't want to put a
21 million-dollar system in for one tenant.

22 MR. MARTIN: And the elevators too.

23 MR. KENNEDY: And the elevators. And they're --
24 they're working back and forth on that. I hear about that
25 occasionally. But, no, everyone's aware of it, especially the

1 owner, and that's why we're anxious to get the project moving.

2 MR. MARTIN: Okay. Thank you.

3 CHAIR WILLIS: Okay. Commissioners, any further
4 questions?

5 Planner Croad?

6 MR. CROAD: So you mentioned that the office buildings
7 are functionally obsolete. Have you had a level-four assessor
8 make that determination?

9 MR. KENNEDY: They have had -- I think it's called
10 appraiser? I'm not sure. I wasn't involved in that. But part
11 of the plan is to apply for a Brownfield Redevelopment.

12 MR. CROAD: Okay. I was -- that was my follow-up
13 question. Have you been in discussion with Ms. Freeman about
14 Brownfield?

15 MR. KENNEDY: Yeah. My counterpart is in the process
16 of working on that.

17 MR. CROAD: Okay. Yeah, once you start saying
18 functionally obsolete, that triggers possible Brownfield funds
19 for the demolition, environmental cleanup, and assessment.

20 CHAIR WILLIS: Commissioners, again, any further
21 questions? If not, we're looking for a motion.

22 MR. MARTIN: Recommendation.

23 MR. GRIFFIS: Recommendation. Yeah.

24 CHAIR WILLIS: I'm sorry.

25 MR. MARTIN: Yeah.

1 CHAIR WILLIS: We're looking for a recommendation.

2 MR. PAISON: Yep. Yeah, we do recommend a favorable
3 recommendation to the City Council of the conditional rezoning
4 request. We are looking at -- it is consistent with the
5 Southfield Comprehensive Master, Downtown Development Authority
6 District. The B-3 is a -- is a compatible zoning.

7 We do have a couple of recommended conditions.
8 Obviously, the one we usually have is the execution and
9 recording of the Conditional Rezoning Agreement, subject to
10 review and approval by the City Attorney within six months of
11 enactment of the rezoning.

12 We started adding this just because we didn't want
13 these things hanging out there for a year or two years unsigned.
14 It does tend to cause them to get wrapped up a little quicker.

15 And then the condition that was offered as the
16 condition of the rezoning was the restrictions on the use that
17 was stated before. The marijuana businesses, pawn shops,
18 homeless shelters or transitional housing facilities, sexually
19 oriented businesses, soup kitchens, food distribution centers,
20 smoking lounges, and hookah lounges would be prohibited off of
21 the normal B-3 list. I believe those are all special land uses
22 in the B-3, and so those would be prohibited in this case on the
23 B-3 property.

24 MS. GOODWIN-DYE: I move that we accept the
25 conditional rezoning of PCZR26-0004.

1 MR. GRIFFIS: Support.

2 CHAIR WILLIS: All in favor?

3 FULL COMMISSION: Aye.

4 CHAIR WILLIS: Any opposed?

5 (No audible response.)

6 CHAIR WILLIS: Motion by -- I am sorry -- Goodwin-Dye,
7 seconded by Commissioner Griffis, has been approved.

8 Thank you so much.

9 MR. KENNEDY: Thank you.

10 DR. STEPHENS-GUNN: Through the chair?

11 CHAIR WILLIS: Yes.

12 DR. STEPHENS-GUNN: I'd like to acknowledge through
13 the department the addition of Item 2A with the time limit. I
14 think that that's something that we haven't had before, and I
15 think that that's a good move.

16 MR. PAISON: We're actually thinking of amending the
17 ordinance to add it in as an actual just straight ordinance
18 requirement. Because we -- when I first started here, there
19 were hanging agreements that were approved that weren't --
20 weren't finalized that were, like, two years old, and it took me
21 a while to clean that up, so --

22 DR. STEPHENS-GUNN: Okay.

23 MR. KENNEDY: Yeah, that's fine. And if I add to
24 that, we actually did submit a proposed rezoning agreement with
25 the application.

1 MR. PAISON: Yep.

2 MR. KENNEDY: So we're well underway on that also.

3 MR. PAISON: Yep. Yeah. That's the only thing we're
4 asking for, is, draft agreements with the applications to make
5 sure that we're already kind of ready to go when approved. We
6 don't have that long period of drafting and back-and-forth
7 revisions.

8 MR. KENNEDY: Thank you.

9 CHAIR WILLIS: Okay. At this point, can we start at
10 PSLU26-0006, special land use public hearing -- same site.

11 MR. PAISON: Thank you, Mr. Chairman.

12 As noted, this is a special land use and site plan.
13 I'm going to -- there are two items. We'll have to kind of deal
14 with them individually with resolutions. But I'm going to
15 present the project once, and then we'll go through the
16 approvals separately as we usually do just to avoid repetition.

17 This is on the Northland Towers site. It's at that
18 corner of Northland Drive and Greenfield. Would be the -- I
19 guess the north -- east tower would be coming down. That's part
20 of this, kind of, impingement on this site a little bit.

21 It is currently zoned RS. The conditional rezoning
22 that you've just acted on is going to make that a B-3 for the
23 site, and they recontract -- constructing and operating a gas
24 station, particularly a Costco fuel station.

25 They are looking for hours of operation of 6

1 a.m. to -- I think we have it down as 10:30. But I think, when
2 I discussed this with the Costco's representative, they were
3 looking at possibly 6 to 10 as their hours of operation. Let me
4 just make a note of that. We just were discussing it earlier
5 today. It only has a couple of employees there at any given
6 time.

7 As noted, we are looking at a regional shopping zone
8 currently that is going to be rezoned to B-3, General Business,
9 which is a required zoning for a fuel station. Future land use
10 is Downtown Development District, and, in this case, this would
11 be the only gas station in the Downtown District.

12 As we noted before, just kind of for orientation
13 that -- you can see where the Costco -- proposed Costco gas
14 station is going at Northland and Greenfield. Now you can see
15 how close the Costco Business Center is. It's literally,
16 like -- it's not quite directly across the street, but it's
17 pretty close, just down to the other end there. And that's
18 probably -- that is like that because that Costco Business
19 Center site is large. I think it extends quite a ways.

20 As noted, the conditions on the site now with the
21 towers. This is the site plan on the left and the landscape
22 plan on the right. As you can see, we did discuss, like, making
23 sure we had a pedestrian connection for the sidewalk, which now
24 we do have from Northland Drive. It runs down by the ADA
25 parking space, and then can cross over. The bike racks are

1 there as well. So we now do have that pedestrian access that
2 goes to the building for employees.

3 And we do have the pumps -- islands in the middle. We
4 have some color renderings that are a little clearer in terms of
5 orientation.

6 And then on the right, you can see it's a pretty
7 heavily landscaped proposal. And it does have the brick piers
8 and fencing at the corners. And there's a little plaza up there
9 in the right corner, which this is a little bit easier to read.
10 So you can see that light gray on the left there, that's the
11 canopy for the gas station, that -- the gray.

12 And then the white building is the -- the actual
13 operations building. And then you can see the landscaping
14 wrapped around. The stacking is all from the north. We do have
15 a stacking plan as well.

16 Top right just gives an elevation showing what that
17 corner plaza with the brick piers and the fencing is going to
18 look like with the landscaping. And then there's an overview of
19 that little plaza up there in Northland and Greenfield. So it
20 really will be carrying that language from the Northland
21 Shopping Center right down onto this site.

22 Over here, we just show the stack on the left is the
23 stacking of the vehicles. The blue vehicles are at the pumps.
24 The red vehicles are waiting. They're stacked waiting access to
25 a pump.

1 The plan on the right is just showing the truck
2 turning template. Show how the tankers make their way in and
3 out of the site. That's always something I look into because a
4 poorly designed site, you can end up with tankers backing in off
5 of major roads and a lot of weird shenanigans going on. In this
6 case, that tanker has plenty of room to maneuver on and off this
7 site. It's pretty generously proportioned.

8 Elevations. Just showing how the fuel station looks
9 from a front, rear, and side. There's the service building
10 elevations. Pretty plain building, but, you know, it's just
11 there to provide the actual equipment and support for the fuel
12 station function and the emergency shutoffs.

13 This is the building floor plans. As you can see,
14 it's got a restroom for the employees. There's a sink there.
15 It's a heated area. And then they've got, like, equipment that
16 operate in the fuel station in here and sheltered. So it's
17 their controller enclosure with restroom and break room .

18 And the representative of Costco is here. I'll hand
19 this over. They can do their presentation.

20 MR. DZIURDZIK: Good evening.

21 CHAIR WILLIS: Thank you. And, again, we'll need your
22 name and your business address. And if you could speak loudly
23 for us, too, because of the microphones.

24 MR. DZIURDZIK: Sure. Larry Dziurdzik, representative
25 from Costco Real Estate tonight. My address is 1955 Raymond

1 Drive in Northbrook, Illinois 60062.

2 CHAIR WILLIS: Thank you.

3 MR. DZIURDZIK: Great. Tom, thank you for that
4 introduction. It was a very nice summary of our proposal
5 tonight. We did put together a slide presentation. I think Tom
6 addressed the zoning, but I think I'll start with the site plan,
7 and we could get into more specifics.

8 I know at our study session, there were some questions
9 about the streetscape, which Tom touched on and I think we've
10 improved upon. And with our graphics and exhibits, we've
11 answered a lot of your questions that you have about how we're
12 tying in with the residential development to the north.

13 With me tonight, I have Scott Wilson. Scott is our
14 senior VP of engineering with Kimley-Horn. He's our project
15 engineer as well.

16 I don't think we have to go over the location. It is
17 on the corner of Northland and Greenfield. It's about 2.33
18 acres. And as Mike Kennedy with Contour indicated, Costco is
19 purchasing this property.

20 We've touched on the zoning and the rezoning. It will
21 have to happen prior to our special land use. So as I
22 mentioned, we are under contract. We're very close to signing
23 and inking a deal here, as Mike said, probably within the next
24 week or so. But tonight we are asking for your approval for
25 special land use for the fuel facility site plan, architectural

1 engineering, and landscape approvals.

2 MR. CROAD: And just want to clarify, they're making a
3 recommendation on the special land use?

4 MR. DZIURDZIK: Correct. Only a recommendation;
5 that's correct.

6 MR. CROAD: Right.

7 MR. DZIURDZIK: Yes. Yes. This is a overall site
8 plan, how our gas fits in with Contour's proposed concept. Keep
9 in mind, it is a concept. And I believe Mike mentioned some of
10 the users that they're looking at. But keep in mind that that
11 existing building is going to remain, and we are tearing down
12 the east building. North is to the right of the screen -- a
13 little confusing here.

14 There were some questions about the proximity of the
15 warehouse or the business center to the gas. So here we shaded
16 in where the facility is located. I had mentioned last time
17 when we were together about the location of property. When we
18 look at offsite gas, this is a very good location for us. We
19 don't want to be too far away. We don't want to be miles down
20 the road.

21 Quarter mile, half mile or less, that's what Costco is
22 looking for. And that's why we really like this location at
23 this -- at this intersection. Not too far away. Our employees
24 could ride their bike or walk, which is ideal.

25 Same site plan with just a aerial overlay showing the

1 relationship. Here you could actually see that east building,
2 and you can see why it needs to come down. The new proposed
3 north/south driveway basically cuts right through that building.

4 So a little more detail on the actual site plan
5 itself. We're utilizing two existing curb cuts, one off of
6 Northland Drive and one off of Greenfield. The one on Northland
7 is going to be enhanced, basically, for a right in, left in, and
8 are right out and a left out. So we're actually adding some
9 lanes there on the east side bisected by a median there.

10 And we're opening it up so it's large enough for a
11 fuel truck to come in, and that's what the striped area is
12 there, to allow a fuel truck to turn in off of Northland.

13 Our access to the fuel is from the south. So
14 everybody is going to be entering the fuel facility from the
15 south. Basically, coming down the north/south drive, coming
16 around and queueing on the north side, and exiting on the south
17 side, and then making their way either to Greenfield or back
18 around to Northland.

19 We do have room for expansion. So the layout is a 4
20 by 4, so we have 16 pumps with room for an additional four. And
21 that would be on the east side. You can see they're ghosted in
22 on the east side.

23 As Tom mentioned, we do have a kiosk. We call it the
24 fuel kiosk. That's sort of the brains and operation. That's
25 where all the electric connections are made for the fuel

1 facility. And there's a break room, office, and restroom in
2 that building.

3 And as Tom mentioned, we did provide a connection from
4 Northland with the sidewalk, so now you can gain access. Keep
5 in mind, this is for employees only. We wouldn't want the
6 general public walking through, but it does terminate with some
7 bike racks there, so easily accessible for our employees. And
8 they would just have a short walk across the drive to the kiosk.

9 A couple site features. As Tom mentioned, we're
10 carrying some of those streetscape elements from the business
11 center across Northland Drive. We're looking at the plaza,
12 adding some seating features. We have a planter. We have a
13 couple of piers of decorative fencing.

14 And the architecture -- let's see. I'll -- I think I
15 have a slide here. Skipped over the landscape plan. I'll --
16 I'll come back to that.

17 But the architecture will match, basically, exactly
18 what the business center and what Contour is doing to the north
19 with their Northland shopping development. Some larger piers.
20 They're lit up. We're adding a couple of benches. Last we
21 spoke, it sounded like benches were important to the City, so we
22 added a couple of benches here.

23 Nice landscape, as Tom mentioned. There's quite a bit
24 of landscaping around the perimeter of the property, and we're
25 looking at saving some of the existing trees. Many trees are

1 not doing very well right now. They're basically dying, some of
2 the evergreens. So we're going to remove those and replace with
3 shade evergreen shrub plantings, providing room for snow storage
4 on the corners of the property, and then smaller foundation
5 plantings around the canopy and around the kiosk.

6 This is a larger detail of the plaza area. So
7 we're -- we have two new sidewalks that, basically, terminate
8 into this corner. And this will match what's happening further
9 down Greenfield in Contour's development. And the red is the
10 decorative fence, and the white are the piers.

11 A little bit about the stacking. So our traffic
12 consultant -- when we look at designing and determining how many
13 fuel pumps, there's a lot of math involved. And we believe for
14 the membership that this particular location has and projecting
15 out years from now, we'll be able to accommodate the level of
16 demand at this location.

17 And this is based on a lot of experience that we've
18 had in the Michigan, Detroit metro area with projects -- I
19 believe we touched on a couple last time we -- we spoke at Green
20 Oak Township and Commerce Township where we took smaller
21 facilities and added additional pumps. It really does process
22 vehicles faster. There's no queue. There's less pollution,
23 less idling. So we're very comfortable with this layout.

24 As Tom mentioned, the architecture is quite simple.
25 It's just masonry block with a -- a low, horizontal metal

1 canopy. All the pumps will be covered so our members would not
2 be exposed to the rain or snow, so everybody is protected.

3 And the red light/green light indicator, which is on
4 the lower right side on the bottom, as we mentioned before,
5 that's really a nice feature that we have with our newer fuel
6 facilities that indicates which lanes are open and which pumps
7 are closed. So we'll actually give you an idea when you pull
8 up. The car in front of you is red, but maybe the pump is open,
9 so that would be green. So you could drive around.

10 And -- and that leads me to the next slide about
11 spacing. This will be one of our newer standard fuel facilities
12 with adequate spacing for the bypass lane. I believe it's
13 almost 11 feet 8 inches in the middle, and adequate pumping
14 lanes, so you can easily get around cars, get between cars to
15 get through, to get to that next pump. And the elevation on the
16 bottom shows you a typical spacing, that there's plenty of room
17 when you're gassing and -- when you're basically getting gas,
18 how would you get around a car that just basically pulled up in
19 front of you? Plenty. Of room.

20 Thank you. I would be happy to answer any questions.

21 CHAIR WILLIS: Thank you. This would be an
22 opportunity again to have a public hearing. If anyone is
23 interested in making a comment about this from the public, this
24 would be the opportunity to do so --

25 And, yes. And if you could, sir, could you -- and

1 give us your name and your business address again.

2 MS. LALONE: Sure. This is -- I am Molly LaLone. I'm
3 the executive director for the Southfield Downtown Development
4 Authority. Our office is located at 18000 West 9 Mile Road in
5 Southfield.

6 This site plan was not reviewed separately from the
7 entire property, but we did know that Costco was going in when
8 we were reviewing it, and we are in favor of the Costco gas
9 station being added. And as was mentioned before, this will be
10 the first gas station that is in the district itself.

11 CHAIR WILLIS: That it? Well, thank you.

12 MR. DZIURDZIK: Thank you.

13 CHAIR WILLIS: Seeing no one else for public comment,
14 public comment opportunity is now closed. Thank you so much.

15 Mr. Paison?

16 MR. BOLLIN: Through the Chair? Did have one
17 question.

18 For the employees assigned to the gas station, will
19 they have to clock in at the warehouse, or will they have a time
20 machine to clock in at the gas station?

21 MR. DZIURDZIK: I believe it's at the warehouse.

22 MR. BOLLIN: Okay.

23 MR. DZIURDZIK: Yes.

24 MR. CROAD: Through the Chair?

25 CHAIR WILLIS: Yes.

1 MR. CROAD: I might have brought this up last time,
2 but your lot is isolated from the entrance and ingress/egress.
3 So one of the conditions would be a cross-access easement
4 agreement would -- would be a condition of approval. You'd have
5 to provide a cross access to get to your property from Contour's
6 property.

7 MR. DZIURDZIK: Oh. Correct. Off of Northland, for
8 example?

9 MR. CROAD: Yeah, either Northland or Greenfield.

10 MR. DZIURDZIK: Or Greenfield.

11 MR. CROAD: So we would require cross-access easement
12 as a condition of approval of your site. I didn't see it
13 specifically in the notes, but I wanted to bring it up.

14 MR. DZIURDZIK: Right. Right.

15 MR. KENNEDY: The surrounding parcel around this is
16 going to be a proposed condominium, so there would be a common
17 element, which would be the access drives.

18 MR. CROAD: One way or the other, we'll either need
19 the condominium document showing that or a cross-access
20 easement.

21 MR. PAISON: Yeah.

22 MR. CROAD: And the other thing is, I know you don't
23 have the same design standards as Northland, but is there any
24 way that you could incorporate some of the complementary colors
25 to your Costco Business Center? Like, everything looks like a

1 gray or stark white. Is there any way to pick up some of the
2 red tones from the Costco, and -- and some of the grays?

3 Just --

4 MR. DZIURDZIK: Yeah. Terry --

5 MR. CROAD: Again, it doesn't have to be mid-century
6 modern.

7 MR. DZIURDZIK: Yeah.

8 MR. CROAD: But I think if you add those colors into
9 your building and the canopy columns, it just would tie the two
10 together.

11 MR. DZIURDZIK: Yeah. I think our renderings got a
12 little washed out, Terry, but we do try to tie back to the
13 warehouse.

14 MR. CROAD: Yeah.

15 MR. DZIURDZIK: So the color is the block of the
16 warehouse.

17 MR. CROAD: Well, if you could -- if you could, Tom,
18 go back.

19 MR. PAISON: Yeah. Let's see if we can slide back to
20 the --

21 MR. CROAD: Like, see, this looks like a washed out
22 gray.

23 MR. DZIURDZIK: It does. It does. Yeah. Yeah.

24 MS. BERNOUDY: Yeah.

25 MR. CROAD: And then you're -- and the building, there

1 were some elevations of the building.

2 MR. PAISON: Where is it? Just go back a ways? I
3 don't know if I -- I don't think we had elevations of the --

4 MR. CROAD: There was an elevation there --

5 MR. MARTIN: There. Yeah, you --

6 MR. CROAD: One more.

7 MR. MARTIN: Next one.

8 MR. CROAD: Keep going.

9 MR. MARTIN: Here. Then the next one.

10 MR. CROAD: There was just the elevation of the
11 building there. I don't know which slide that is.

12 MR. PAISON: Yeah. I don't think we have an elevation
13 of the Costco building in here.

14 MR. CROAD: No. No. No. Of the -- the -- there --
15 the Costco fuel station building.

16 MR. PAISON: Oh. The -- yeah.

17 MR. CROAD: There it is.

18 MR. PAISON: Yeah.

19 MR. CROAD: Right?

20 MR. PAISON: Yeah. Yep. Gray.

21 MR. CROAD: I happened to be taking some photos there
22 yesterday of the building and your landscaping and piers just to
23 have it as comparison. And, again, you don't have to match the
24 actual materials, but if you could incorporate some of the
25 colors from the Costco Business Center, I think it just ties

1 both projects together.

2 MR. DZIURDZIK: I totally agree, Terry. We can do
3 that. We absolutely can.

4 MR. CROAD: So before you come back for Council --

5 MR. DZIURDZIK: Yeah.

6 MR. CROAD: -- if you could give us updated
7 renderings --

8 MR. DZIURDZIK: Sure.

9 MR. CROAD: -- that'd be great. That's my -- those
10 were my only two comments. I'm in favor of the project. I
11 especially, as a designer, having the streetscape elements tie
12 in with Northland -- you know, over time, over the next decade
13 as these get built out, everything will look unified. And
14 that's why I wanted the fuel center to at least complement the
15 business center, at least in color and tone.

16 MR. MARTIN: Yeah.

17 MR. CROAD: Because everything else ties it in
18 together.

19 CHAIR WILLIS: Thank you.

20 And our Commissioners -- let me start with the
21 Commissioner Griffis, any questions?

22 MR. GRIFFIS: No. Just comment.

23 So generally, in the City of Southfield, I'm against
24 gas stations because we have too many of them -- and I still am,
25 but this is different because the reason I'm so against all the

1 gas stations we have in Southfield is, they're too small a
2 sites, they're too congested, they're just dangerous to
3 maneuver.

4 This is very large. This is well-planned out. This
5 has extra space. And it has also been stated there's really no
6 gas stations anywhere near this big development at Northland.

7 So, again, for the success of the entire project, you
8 have to have complementary things that people need, like gas
9 stations. This seems a very appropriate place for it. It's,
10 like you said, close enough to the existing business center to
11 make sense.

12 So for all those reasons, I would be in favor of this
13 particular gas station on this particular site.

14 MR. DZIURDZIK: Thank you.

15 CHAIR WILLIS: Commissioner Martin?

16 MR. MARTIN: For the building that you have for the
17 employees -- this is going to sound crazy, but people waiting in
18 line for gas sometimes have to go to the lavatory. You don't
19 have the lavatory access for --

20 MS. BERNOUDY: Yeah.

21 MR. DZIURDZIK: We do not. No public restrooms. No.
22 No. It's --

23 MR. MARTIN: I understand.

24 MR. DZIURDZIK: Yeah.

25 MR. MARTIN: But being an older person, knowing --

1 sitting in someplace, waiting in line, you don't control your
2 body in that way, shape, or form anymore.

3 MR. DZIURDZIK: Right.

4 MR. MARTIN: And that's something that needs to be
5 considered. Not only here, but most gas stations, because most
6 gas stations don't have a public restroom.

7 MR. DZIURDZIK: It's interesting you say that. We
8 have 672 gas stations in North America. 672, and there's not
9 one public restroom. Not one. So I guess before you got in
10 line, you could always use the warehouse --

11 MR. MARTIN: Yeah. I understand that. And, I mean, I
12 do and -- right. I just can't say what -- how it makes me feel.
13 Thank you.

14 MR. DZIURDZIK: I'm jotting down a note.

15 MR. MARTIN: Yeah. Thank you.

16 CHAIR WILLIS: Commissioner Stephens-Gunn?

17 DR. STEPHENS-GUNN: Well, first of all, again, thank
18 you. Thank you to Costco for investing in our community. And
19 with 672 existing gas stations, I think you know what you're
20 doing.

21 MR. DZIURDZIK: We do. We do. Thank you.

22 CHAIR WILLIS: Commissioner Bernoudy?

23 MS. BERNOUDY: Yes. Thank you. I frequent the one in
24 Commerce, and the remodeling and everything, it's so nice.
25 Because the aisles, as you said, are wider. I could never get

1 around a car that was still gassing up. So I really, really
2 think that this is going to be such an asset to Southfield.

3 How many employees will you need out there, you know,
4 to help? I noticed that there's always employees out there.

5 MR. DZIURDZIK: At the gas --

6 MS. BERNOUDY: Yes, sir.

7 MR. DZIURDZIK: Well, we have always a minimum of one,
8 one employee. But during the holidays or during the weekends,
9 we could have two to three. It just depends. It just depends.

10 MS. BERNOUDY: Okay. If you'll consider a Southfield
11 employee, we'd appreciate that.

12 MR. DZIURDZIK: Well, I'm assuming that most employees
13 at the warehouse are Southfield --

14 MS. BERNOUDY: I don't know.

15 MR. DZIURDZIK: -- residents.

16 MS. BERNOUDY: I hope so.

17 MR. DZIURDZIK: Yeah. Yeah. I don't -- yeah, I don't
18 know what the percentage is, but in order to be a gas attendant,
19 you have to be certified. And there's actually training that
20 they go through, in terms of safety, CPR, things of that nature.
21 Accidents -- although I don't believe I've heard of an accident
22 at a Costco gas station. We keep our fuel facilities clean, up
23 to code, in pristine condition, so --

24 MS. BERNOUDY: Okay. And how -- what is the time
25 frame that you will need to get this done? How long would it

1 take?

2 MR. DZIURDZIK: Well, we're -- so good question.

3 We're under negotiation with Contour. We are looking at
4 starting probably late summer of next year, and it's about a
5 three- to four-month construction schedule.

6 So our goal would be to get the paving done before it
7 gets too cold out, before the asphalt plants close. Our goal
8 would be a week or so before Thanksgiving -- before the
9 Thanksgiving holiday, we would like this open.

10 MS. BERNOUDY: Well, thank you. Looking forward to
11 it.

12 MR. MARTIN: This next year?

13 MR. DZIURDZIK: Next year.

14 MR. MARTIN: That was next year?

15 MS. BERNOUDY: Uh-huh.

16 CHAIR WILLIS: Yes.

17 MR. MARTIN: Okay.

18 MS. BERNOUDY: Yeah.

19 MR. DZIURDZIK: 2027.

20 MR. MARTIN: Okay.

21 MR. DZIURDZIK: Right.

22 CHAIR WILLIS: Commissioner Goodwin-Dye?

23 MS. GOODWIN-DYE: Well, I'm just so happy that you're
24 coming because it's on my way to work, and I won't have to go
25 all the way out to Livonia. So I'm very much in favor of this,

1 and I'm glad there's only one in this area.

2 MS. BERNOUDY: Yeah.

3 MS. GOODWIN-DYE: Okay. Because, like, my brother --
4 Commissioner down here said, we have way too many gas stations
5 in Southfield. And I'm hoping that this will be the only one.
6 Thank you.

7 MR. DZIURDZIK: Thank you.

8 CHAIR WILLIS: Thank you. And I have a question --
9 well, not a question, a statement. You are a gas station that's
10 not asking to sell alcohol, and so that has been something we've
11 been addressing over the last few years. And so that's
12 refreshing. And I'm going to assume grab-and-go food, you're
13 not selling that either?

14 MR. DZIURDZIK: No, there's no retail.

15 CHAIR WILLIS: Okay.

16 MR. DZIURDZIK: So no convenience store whatsoever.

17 MR. MARTIN: Just gas.

18 CHAIR WILLIS: Just gas. Okay.

19 MR. CROAD: So through the Chair?

20 Larry, this will probably come up in Council, so I'm
21 going to ask it now. We -- EV charging stations, either at the
22 fuel center or at the Costco Business Center, are there any
23 plans to install that?

24 MR. DZIURDZIK: No. Yeah, Terry. No, no plans at
25 this time for EV. No.

1 MR. CROAD: Okay. So recently, as of Monday night,
2 they just approved the Kroger fuel station at Evergreen and 12,
3 and that question did come up, and that was made a condition of
4 approval.

5 So I'm laying it out there for you. I know what your
6 plans are now, but I would just have a plan B in case it comes
7 up at Council, because I believe it will. It has come up, and
8 we have had a lot of our smaller independent gas stations who
9 have made improvements install them. So just -- you know, for
10 what it's worth, just be prepared to answer that question.

11 MR. DZIURDZIK: Okay. Thank you.

12 CHAIR WILLIS: Commissioners, any further questions?

13 MR. GRIFFIS: Well, I want to ask, now that you have
14 so many gas stations, you must have a reason why you don't want
15 to put electrical charging stations. I'm guessing financial, or
16 there's not a demand for it, or --

17 MR. DZIURDZIK: It's the demand.

18 MR. GRIFFIS: Okay.

19 MR. DZIURDZIK: No, it's not financial. No, it's the
20 demand. So our Costco operation group is also our EV charging
21 group. I mean, we do have EV chargers throughout the country,
22 just nothing has been planned for this area. But they are
23 looking at it.

24 But the last time I spoke to the gas operation group,
25 it just -- the demand wasn't there. The demand wasn't there.

1 They know exactly how many EV chargers -- or cars, EV are in the
2 area -- not only Southfield, but in the general area, you know,
3 elsewhere. But I'm basically telling you what was told to me
4 that, at this point, no, no plans for EV.

5 CHAIR WILLIS: Okay. That brought up the question for
6 me. I'm going to assume the pumps you have now would not be
7 convertible? I know we're talking about going to EVs, and if we
8 suddenly had a rash of EVs, what would you wind up doing? Would
9 you have to kind of abandon it or reduce your operations on what
10 you'll be able to convert?

11 MR. DZIURDZIK: Chair, are you talking about
12 eliminating gas sales and going to total 100 percent EV?

13 CHAIR WILLIS: Yes.

14 MR. DZIURDZIK: Well --

15 CHAIR WILLIS: Hypothetical, but --

16 MR. DZIURDZIK: Yeah, that would not work. I mean,
17 that -- I mean, that would be a total -- you know, total
18 reconstructed facility. I mean, we couldn't just transfer from
19 petroleum to -- from gas to electric. There may be a
20 possibility of putting chargers at the business center, but, as
21 I mentioned, that's not in the plans right now.

22 And Costco has invested a lot of money in different
23 cities throughout North America in gas, and that's what we're
24 investing in. And EV has kind of taken, you know, a second step
25 below that. So we firmly believe that gas is still the future,

1 at least for our business. And that's what we've been
2 discussing for several years with the gas and the EV group,
3 but -- so, right now, Costco is in the business of selling gas.

4 CHAIR WILLIS: Understood. Thank you.
5 Commissioners?

6 MR. MARTIN: Just as a point of information, are you
7 involved with the north -- with the -- I forgot the name of the
8 street -- where the possible Costco wholesale --

9 MR. DZIURDZIK: The Galleria?

10 MR. MARTIN: Yeah, the Galleria.

11 MR. DZIURDZIK: Oh. The Galleria?

12 MR. MARTIN: Yeah.

13 MR. DZIURDZIK: I was involved, yes.

14 MR. MARTIN: Okay. Just as a point of information,
15 about half a mile up from there the Comerica -- Chase Bank put
16 in a charging station there, and they have, I think, four or
17 five -- four or six charging stations. They're full 24 hours a
18 day, just as a point.

19 MR. CROAD: The gas station at the southwest corner of
20 12 and Telegraph also has six or eight charging stations, and
21 they seem to be full all the time.

22 MR. MARTIN: Yeah.

23 MR. CROAD: Yeah. So, again, it -- the question could
24 come up. I see, realistically, if you were going to put them
25 in, you put them at the business center.

1 MR. MARTIN: Yeah.

2 MR. CROAD: But maybe just take a second look at it.

3 MR. DZIURDZIK: We will. We will. I'll have this
4 conversation tomorrow with our group. Absolutely.

5 MR. MARTIN: And they're also going, then, next door
6 to Verizon on Telegraph, the charging station there. So
7 they're picking up.

8 CHAIR WILLIS: Again, Commissioners, any further
9 questions?

10 (No audible response.)

11 CHAIR WILLIS: With that, Mr. Paison?

12 MR. PAISON: Let me just -- I got to kind of zip down
13 here to the end of the presentation. We'll get there in a sec.
14 I'll find it. Here we go.

15 We do have a recommended resolution on the special
16 land use. We are recommending a positive recommendation. We do
17 find that it does meet the general standards for special land
18 use in the B-3. Proposed use is sufficient size and character,
19 appropriate harmony. I'm not going to go through all these in
20 detail, but these are the standards.

21 The location, size, and intensity of operations is
22 suitable. It wouldn't cause a nuisance to adjacent properties.
23 And it's in accord with the spirit and purpose of the Chapter.
24 Not inconsistent under contract with the objectives of the
25 Chapter or the principles of sound planning.

1 Designed in such a way that it shouldn't have a
2 vehicular traffic detrimental impact. Should not produce or
3 elevate harms from noise, dirt, dust, fumes, or odors. Not
4 adverse to promotion of health, safety, and welfare of the
5 community.

6 Couple of conditions, provisions. Must be designed
7 and operated to provide security and safety to the employees and
8 general public. I think with the revisions and the walkways,
9 we've met that.

10 Recommendations based on the documents, facts,
11 representations, and stipulations submitted with the
12 application, placed on the record during the public hearing by
13 the petitioner or their representatives.

14 And we have a few conditions. One, subject to the
15 conditional rezoning of the property from Regional Center to
16 Regional Center B-3 by the City Council, subject to the site
17 plan, which we're going to cover next, as approved by the
18 Planning Commission.

19 Finish and implement recommendations by Southfield
20 Police Crime Prevention Bureau. Continuous compliance with all
21 applicable codes, ordinances, laws, statutes. All work to be
22 performed under plans, permits, and inspections by the City.

23 And gas station hours -- it is correct on the
24 resolution here, I just didn't update it on the data sheet -- 6
25 a.m. to 10 p.m. is the desired hours of operation.

1 MR. CROAD: And then the --

2 MR. DZIURDZIK: Oh. I'm sorry, Terry.

3 MR. CROAD: Go ahead.

4 MR. DZIURDZIK: Could you elaborate on 9C?

5 MR. PAISON: Yeah. That is basically -- the police
6 department was involved in the review of your site plan. They
7 didn't have any additional recommendations. Usually, that means
8 if there's an issue at the site, our Crime Prevention Bureau
9 will come out and meet with you, talk about that, and go over
10 strategies for trying to address those issues.

11 It really is that you'll cooperate with the police
12 department and crime prevention at your site should there be
13 issues. We've had sites where a dumpster enclosure had to be
14 relocated because it was providing a way for the people to get
15 easily on the roof of a building --

16 MR. DZIURDZIK: I see.

17 MR. PAISON: -- that sort of thing. The police
18 officer will walk out and go, Oh, yeah, I see the problem.
19 They're getting on the roof from the top of the dumpster
20 enclosure because it's a one-story building. It's that sort of
21 thing. They go over the after action when there's crimes in the
22 city, and they kind of take apart, like, what contributed to
23 that crime that's a physical layout issue.

24 In your case, because you have so much experience with
25 these and they're manned when they're open, less of an issue.

1 I'm sure if there were likely crime issues, you've probably seen
2 them before since you have 670 of these and have responded to
3 them in your designs.

4 Sometimes it just comes down to site lines,
5 visibilities, lighting, and locations, but they are part of our
6 site plan review process, and they seem satisfied with the
7 design as presented.

8 MR. DZIURDZIK: Okay. Thank you.

9 MR. PAISON: But it really -- we just have that as a
10 standard, where if there's a problem, we expect you to cooperate
11 with the police department to solve it, which is usually in the
12 property owner's interest, so it's usually not much of an ask.

13 MR. DZIURDZIK: Thank you for explaining.

14 MR. PAISON: Yeah.

15 MR. CROAD: Yeah. I just wanted to add the additional
16 condition, which would be F, about providing the cross-access
17 easement.

18 MR. DZIURDZIK: Yeah.

19 MR. CROAD: And then G would be to have complementary
20 colors to the existing Costco Business Center, and we'll make
21 sure those are incorporated in the recommendation to City
22 Council.

23 CHAIR WILLIS: And, Commissioners, ready for a motion?
24 Commissioner Griffis?

25 MR. PAISON: It should be cross-access easements or

1 condo documents providing general -- moments --

2 MR. BOLLIN: Either way.

3 MR. PAISON: Yeah.

4 MR. DZIURDZIK: Okay.

5 MR. PAISON: Condo docs, and then the F, G, revised
6 elevations. Got it. Okay.

7 MR. GRIFFIS: I'd like to make a favorable
8 recommendation with the additional two conditions just mentioned
9 by the Planning Department for a favorable recommendation on
10 PSLU26-0006.

11 MS. BERNOUDY: I second it.

12 CHAIR WILLIS: Motioned by Commissioner Griffis,
13 seconded by Commissioner Bernoudy.

14 All in favor?

15 FULL COMMISSION: Aye.

16 CHAIR WILLIS: Any opposed?

17 (No audible response.)

18 CHAIR WILLIS: No opposed. Motion passed.

19 Last item, PSP26-0015. This is a site plan review.

20 MR. PAISON: As noted, we've gone over all of the site
21 plan issues, but I -- we do have a recommended resolution. We
22 are recommending approval of the site plan. And it's the usual
23 criteria: Appearance, coordination with adjacent sites,
24 drainage, pedestrian circulation. Public services are adequate.
25 Site design characteristics are well-considered, vehicular

1 circulation is well-designed. Once again, the resolution is
2 based on the representations that have been made in the
3 application in the presentations.

4 Few conditions: Subject to approval of the
5 conditional rezoning by the City Council. Subject to approval
6 of the special land used by the City Council. Site and building
7 to be developed consistent with the revised plans as presented,
8 prepared by Kimley-Horn. Petitioner to implement
9 recommendations of the Police Crime Prevention Bureau as needed.
10 Continues compliance with all applicable ordinances, codes,
11 laws, and statutes. All work to be performed under plans,
12 permits, and the final inspections approved by the City of
13 Southfield.

14 And we could add the two conditions again --

15 MR. CROAD: But they're covered by the PSLU, so --

16 MR. PAISON: Yeah, I think so.

17 MR. CROAD: We're fine.

18 MR. PAISON: Because it does say you have to comply
19 with the PSLU. So as long as the Council approves of those
20 conditions, it would be binding anyway.

21 CHAIR WILLIS: Okay. And with that --

22 MR. MARTIN: Through the Chair?

23 CHAIR WILLIS: Commissioner Martin?

24 MR. MARTIN: I do have two issues with the site plan
25 for the dumpster closure -- I'm sorry -- for their office area.

1 They have exits to go outside for an employee to go to the
2 lavatory, and then outside to go to the break room. I -- you
3 know, to me, it would make more sense for the employee not to
4 have to go outside to go to either room, to have the room's
5 connected.

6 You have the wall between the break room and the
7 lavatory. The lavatory has the water facilities on the inside
8 wall, and then you -- the break room is on the other side of the
9 wall, but you have to go outside to go -- they should be
10 connected so that the employee wouldn't have to go inside two
11 different doors to --

12 MR. DZIURDZIK: Yeah. I understand your question.
13 Right. So from the break room, you have to go outside to get to
14 the restroom.

15 MR. MARTIN: Correct.

16 MR. DZIURDZIK: Yeah. That's -- this is our standard
17 kiosk, and this is what we've -- this is what we're proposing.
18 You know, I don't believe we want that connection from the
19 inside. I mean, we could -- I could revisit it, but I don't
20 think we're going to be providing the door from the break room
21 to the restroom directly.

22 MR. MARTIN: The only reason I say that is, if you
23 have -- you only have one or two employees in there, if you have
24 one employee in there, that one employee is outside exposed to
25 everybody instead of being inside in a secure area the whole

1 time.

2 MR. DZIURDZIK: Oh. So you're saying that he has
3 to -- okay. He's got to leave the break room to get to the
4 restroom, go outside.

5 MR. MARTIN: Exactly. You got to go outside to go
6 into either the break room or to the lavatory instead of having
7 them in a more secure environment inside for both the connection
8 for the two rooms. I mean, I understand you say that's what you
9 have, but --

10 MR. DZIURDZIK: Right. Right.

11 MR. MARTIN: -- it's not a secure setup to me.

12 MR. DZIURDZIK: Well, that's a very interesting
13 question. You know, I wish I had a better architectural answer
14 for you, but I don't. I've done quite a few of these, and we've
15 always had that restroom with the door directly leading you
16 outside. You would have to leave the break room to get to the
17 restroom.

18 It could be just due to the size of -- you know, with
19 the clearance of the door. It's not a large building, the
20 restroom is quite small. So I don't know if we could get
21 everything in the work -- you know, appropriate ADA clearances.
22 That could be --

23 MR. MARTIN: Well, as I said, it's inside -- because I
24 understand the water closet being on the inside wall, and to
25 make the -- to have a connection between the two, you'd have to

1 move it to the opposite side. But it just makes more sense to
 2 me to be able to stay inside to go from the break room to the
 3 lavatory, and to the rest of the facility that you have there
 4 because that's -- you have one other door on the opposite side
 5 of the building for the other area you have --

6 MR. PAISON: The electrical room.

7 MR. MARTIN: -- access -- yeah.

8 MR. DZIURDZIK: Yeah.

9 MR. MARTIN: But having -- you know, it just --

10 MR. PAISON: Yeah.

11 MR. MARTIN: I understand that's what you have, but
 12 that doesn't make it the best possible situation, that's all.

13 MR. DZIURDZIK: Well, like I said, we have several
 14 hundreds --

15 MR. MARTIN: Yeah.

16 MR. DZIURDZIK: -- just like this, and they work
 17 perfectly fine. So that's -- I mean, that's my answer to you
 18 tonight.

19 MR. MARTIN: I understand. I understand.

20 MR. DZIURDZIK: You know, that they do work quite
 21 well. But I'm sure there's an architectural reason why we don't
 22 have that connection as well. I wish I had it for you.

23 But it could be because of the size. I mean, looking
 24 at the opening of the door, it's quite a large door. There
 25 could be a reason for clearance to the restroom. It's not a

1 very large restroom.

2 MR. PAISON: And wet walls are typically on interior
3 walls to avoid pipe freezing, and that -- there's a shared wet
4 wall between the restroom and the break room on the interior
5 wall. Given how small the building is, it would be hard --
6 there's nowhere to put -- because you have a toilet, a urinal,
7 and a sink.

8 If you just had the toilet and the sink, and didn't
9 have the urinal, maybe you could get an interior door in there.
10 But with the three -- and then the opposite of the break room,
11 you've got a sink on that counter.

12 MR. MARTIN: On the back wall you have a --

13 MR. PAISON: Yeah.

14 MR. MARTIN: -- a seat corner. I can't make this out.

15 MR. CROAD: Well --

16 MR. MARTIN: But there -- yeah.

17 MR. CROAD: I mean, it's a good observation.

18 MR. MARTIN: Yeah.

19 MR. CROAD: We're not going to redesign it right --
20 Larry, maybe just go back, ask your architect and be able to
21 answer a little bit better at the Council.

22 MR. DZIURDZIK: I can do that, yes.

23 DR. STEPHENS-GUNN: Through the chair?

24 CHAIR WILLIS: Commissioner?

25 DR. STEPHENS-GUNN: I'd like to propose that we accept

1 the favorable recommendation for the site plan titled
2 PSP26-0015.

3 CHAIR WILLIS: If I may, I'd like to hold that in
4 abeyance. I don't know if we've asked the Commissioners if they
5 had any questions at this point?

6 MS. BERNOUDY: No.

7 CHAIR WILLIS: Okay. None. Then, yes, I would like
8 to take your motion.

9 MR. MARTIN: Support.

10 CHAIR WILLIS: Okay. So we have a motion by
11 Commissioner Gunn, supported by Commissioner Martin, I think.

12 All in favor?

13 FULL COMMISSION: Aye.

14 CHAIR WILLIS: Any opposed?

15 (No audible response.)

16 CHAIR WILLIS: Then it has been passed unanimously.
17 And I thank you so much. It looks like we are -- so good luck
18 before Council.

19 MR. DZIURDZIK: Thank you so much. And thank you for
20 all your comments.

21 MS. BERNOUDY: Thank you.

22 DR. STEPHENS-GUNN: Thank you.

23 MS. GOODWIN-DYE: Thank you.

24 CHAIR WILLIS: Okay. Next item, resolution of
25 support, the Transportation Alternative Program, TAP.

1 MR. CROAD: Thank you. I'm going to introduce the
2 next two items as one presentation.

3 CHAIR WILLIS: Okay.

4 MR. CROAD: As you are aware, providing nonmotorized
5 pathways in the city has been one of our charges, making it more
6 pedestrian-friendly, more bike-friendly, more accessible at our
7 bus stops for residents, students, and business people to get
8 around without getting in a car.

9 And this is a map that I put together showing all the
10 different regional pathway network in Southeast Michigan. And
11 our 9 Line project actually transects a few of these or provides
12 us access to hundreds of miles of trails.

13 So number two on the -- on the regional map is the
14 proposed 9-Line Corridor. And, as I said, it bisects the I-275
15 Metro Trail, down River Link Greenways. There will be a
16 connection to the Joe Louis Greenway via Livernois. And then on
17 the west side of the city, there'll be some connections to the
18 Michigan Air Line Trail through various links in Novi,
19 Northville, South Lyon.

20 I've presented this before. We're in partnership with
21 all the South Oakland County communities. There's 10 of us.
22 Phase 1 included Hazel Park, Ferndale, Oak Park, Southfield,
23 Farmington, Farmington Hills. And then our neighbors to the
24 west, Novi, Northville, Lyon Township and South Lyon, wanted to
25 join our corridor. And now we have 10 communities that have a

1 memorandum of understanding to develop a regional bike path,
2 shared-use pathway connecting Hazel Park and I-75 to the western
3 boundary of Oakland County.

4 Southfield has been taking the lead on developing
5 their six linear miles. This is a brochure that we prepared for
6 the National Planning Conference, and it shows the various
7 phases of development on the western part of our community from
8 Beech to Inkster.

9 We have two bike lanes on the north and south side of
10 the community. And then we have various bike routes and
11 shared-use pathways under development, are fully funded for
12 future development, that will link Beech Woods Park and Bauervic
13 Woods Park with our partners at Oakland Community College to
14 develop three trail heads for not only residents but for
15 visitors from the surrounding neighborhood.

16 As you know, we've been fully developing out the City
17 Centre Trail and via the Northwestern Highway, the City Centre
18 Trail bisects the 9 Line. So the dashed green line is just
19 wrapping up construction from Greenfield to the M-10, M-39
20 interchange. It'll be completed by the end of this year.

21 And then we are funded to take that segment from M-10,
22 M-39 to Greenfield, tear up the 5-foot sidewalk, and put in a
23 10-foot-wide, compliant, nonmotorized trail, which is shown in
24 the inset there of how the City Centre bisects the 9 Line and
25 connects to the Beech Woods and Shiawassee Trail that was put in

1 a couple of years ago. So we've been building out our network
2 within the city and then connecting to our regional partners.

3 These are -- been a very successful approach to
4 receiving funding from transportation enhancement funds. These
5 are the various segments that have been funded. As I stated,
6 the purple, we'll break ground next year. It's going out to bid
7 this winter and hopefully will be completed by the end of next
8 year.

9 And then the yellow section is the proposed 2028 TAP
10 grant application, which is due September 30th. Council just
11 authorized us to submit for the application. It's about a \$4.5
12 million project. We're applying for 80 percent of it through
13 the MDOT TAP grant. We're hoping to get the remaining 20
14 percent from the Ralph C. Wilson, Jr., Foundation. And then the
15 City has spent hundreds of thousands of dollars on engineering,
16 but we have an 80-percent engineered plan, so we're about shovel
17 ready.

18 These are some of the other future connections.
19 Ultimately, we'd like to have the 9 Line and the City Centre
20 Trail tie in with Northland's perimeter trail network, and then
21 connect to Providence Hospital as well as Oakland Community
22 College in the neighborhoods to the south of 9 Line.

23 In 2024, we received a technical assistance grant to
24 study the economic benefits where the baseline community
25 assessment of how trails can benefit a community. And this

1 particular assessment looked at the 9 Line from M-39, M-10
2 interchange to Greenfield and the neighborhoods to the north and
3 south.

4 The bottom line is, they determined that there would
5 be a benefit cost ratio of 7.39 for every dollar that is
6 invested in the trail, which is astronomical rate of return. If
7 you get one for one, you break even. If you get two for one,
8 you're doing really good. To have a 7.39 rate of return for
9 your investment is, as I said, astronomical.

10 The City has invested over \$22 million to date along
11 the 9 Line. It's a benefit to disadvantaged communities. It
12 provides enhanced safety. It's determined that there'll be a
13 reduction of 39,000 vehicle miles per year by people walking
14 and riding their bike once this is fully developed. And that
15 equates to four less fatalities and 14 less ped/cyclist injuries
16 from collisions with vehicles.

17 It enhances connectivity. We estimate new annual
18 pedestrian trips at 64,000, new annual bicycle trips at about
19 11,000, reduction of CO2 emissions, non-CO2 congestion noise and
20 operating cost equate to enhanced air quality.

21 The annual health benefits are close to \$600,000
22 reducing obesity, heart-healthy activity. Property values will
23 increase adjacent to the path of \$1.6 million. And then very
24 minimal maintenance and operation costs.

25 And our challenge here, as I've affectionately called,

1 is, the Golden Spike Project. We have the Transcontinental
2 Railroad, if you think about it, coming in from both sections.
3 We'll have the pathways developed right up to this pinch point
4 of crossing M-39 and M-10. And currently we have barely a
5 4-foot-wide sidewalk with deteriorating concrete barriers,
6 inhospitable environment, very noisy. Someone that's riding
7 their bike from either direction, basically, has to stop and
8 walk their bike through here or take their chances of getting
9 injured going through these sections.

10 We have overpasses, underpasses, and even some other
11 challenges with widening the pathway to make this AASHTO
12 compliant. So there's three major sections of this development
13 to cross this -- about 1,000 square feet -- linear feet. There
14 will be a freestanding truss bridge, is depicted in the lower
15 right. That will cross the M-10 area. Then it'll switch back
16 to the bridge. The bridge would be extended 4 to 6 feet to
17 accommodate the required width. And then we have the underpass.

18 So we're asking tonight to endorse a resolution of
19 support that will be included in the TAP grant. Ms. Molly
20 LaLone is here for the DDA. They have given us a resolution of
21 support. I'm going to ask her to make a few comments on why
22 this is important, not only to the City, but specifically to
23 their DDA District. And then I'll be happy to answer any
24 questions that you may have.

25 MS. LALONE: Hello. I'm Molly LaLone from the

1 Southfield Downtown Development Authority. Do you need to --
2 do -- for -- am I doing a public comment thing where I have to
3 say my address?

4 UNIDENTIFIED SPEAKER: (Inaudible.)

5 MS. LALONE: Okay. Yes, we did -- we did send in a
6 letter of support for this project. And I'm very excited that
7 the 9 Line is going across the entire width of our district.
8 And this particular part is the unsafe part, separating the rest
9 of Southfield from this district.

10 So this is going to open up and make people feel safe
11 to travel across the freeways and come to our district where
12 Northland City Centre is, where we have other development
13 happening. OCC, because of this trail, they're talking about
14 everyone has to do a public art project or invest in public art.
15 Well, they are excited about this, and they're trying to figure
16 out how they can incorporate public art along the 9 Line that is
17 associated with the school.

18 There's a lot of excitement that happens because of
19 alternative pathways like this, so we're in favor.

20 MR. CROAD: In addition, we've received \$420,000 from
21 Access to Transit by Oakland County. We received a grant for
22 construction engineering from the Regional Transit Authority of
23 over \$100,000. We recently just found out Friday that we
24 received another \$200,000 grant from the County to continue
25 making improvements at bus stops and accessibility.

1 So we have a long history of development of
2 nonmotorized pathways in the city. We've been aggressive in
3 applying for funding. We have been very successful in the
4 funding because we've had the master planning, we've had the
5 public input, we've had the engineering, and we've had the
6 resolved and support of City Council to fund our portion of
7 this. And we've been implementing. And we have a good track
8 record.

9 And all those things that Ms. LaLone has stated, it's
10 part of their strategic Downtown Development Authority plan.
11 Our partners with the hospital, Oakland Community College, the
12 connections between the DDA and the City Centre, the connections
13 with the Municipal Campus, Lawrence Tech University, it's just
14 over a mile -- mile and a half, and we now have these pathways
15 that just open up our community to the regional network.

16 And with the work that's been recently awarded for 9
17 Line signage, art, placemaking, trailheads, kiosks that will
18 be -- continued to be developed over the next six months, we are
19 leading the entire quarter, and we are setting an example for
20 our neighbors of how to get things done.

21 So with that, I'd be happy to answer any questions you
22 have. We will continue to bring updates to you as we continue
23 to develop our plans, but we appreciate your support. We want
24 to make sure that the public is aware of all the things that
25 we're doing, and I'd be happy to answer any questions that you

1 may have.

2 CHAIR WILLIS: Commissioners?

3 I have a couple of questions. You used an expression
4 to be AASHTO compliant. Could you tell us what --

5 MR. CROAD: Yeah. And as soon as I said that
6 acronym -- it's the -- and I'm going to -- it's the American
7 Society of Transportation --

8 MR. PAISON: Highway Transportation Officials, or
9 something like that.

10 MR. CROAD: Those are all the standards that are --
11 we're required to meet with federally-funded and state-funded
12 jobs. So it says pathways got to be 10 feet wide, you have to
13 have 2 foot of clearance on either side, it has to be
14 accessible, it has to be designed in a certain standard.

15 So in order for us to get the funding, we have to do a
16 compliant design.

17 CHAIR WILLIS: Okay.

18 DR. STEPHENS-GUNN: Through the chair?

19 CHAIR WILLIS: Yes.

20 DR. STEPHENS-GUNN: I think the department has been
21 very, very successful in what they have done as it relates to
22 their request for our support. I think that their plans for
23 their future plans for the 9 Line, the -- what is it?

24 MR. CROAD: 9 Line.

25 DR. STEPHENS-GUNN: 9 Line project is beneficial, and

1 it's going to benefit our community. I'm in full support of
2 resolving to support these two items.

3 CHAIR WILLIS: I'm fully in compliance with you, and I
4 fully agree.

5 Commissioners, any other comment?

6 MS. BERNOUDY: No. None other than, it's just amazing
7 how much you've done and in this period of time. I was just
8 passing by 11 Mile, and I see you have a thing there next to the
9 airplane. I see you got that finished as well. I can say
10 nothing but good things about what you're doing. Really
11 appreciate it.

12 CHAIR WILLIS: Commissioner Gunn, can we hear a
13 motion?

14 DR. STEPHENS-GUNN: Through the chair, I issue a
15 motion to support the resolution of support for both item -- for
16 Fiscal Year 2028 Transportation Alternatives Program grant
17 application for the 9 Mile Pathway, M-10, M-39 Bridge Gap
18 Crossing Project, and the resolution of support for Ralph C.
19 Wilson, Jr., Foundation grant application for the 9 Mile
20 Pathway, M-10, M-39 Bridge Gap Crossing Project.

21 CHAIR WILLIS: That was a mouthful.

22 MS. BERNOUDY: And I support. Thank you.

23 CHAIR WILLIS: So motioned by Commissioner Gunn,
24 supported by Commissioner Bernoudy.

25 MS. BERNOUDY: It's close.

1 CHAIR WILLIS: I'm going to have a better day
2 tomorrow.

3 All in favor?

4 FULL COMMISSION: Aye.

5 CHAIR WILLIS: Any opposed?

6 (No audible response.)

7 CHAIR WILLIS: That motion passes unanimously. Thank
8 you so much.

9 MR. CROAD: Yep. So you basically rolled into one
10 both resolutions. So just for the public, this is the second
11 resolution that you supported.

12 Now, the Ralph C. Wilson, Jr., Foundation, I just want
13 to mention, they have kind of a two-step approach. We do a
14 preliminary application. They review it. If they feel that
15 we're worthy, then they invite us to submit a formal
16 application.

17 MS. GOODWIN-DYE: Okay.

18 MR. CROAD: They typically will provide 20 percent
19 match if it's that final to get you over across the hurdle. So
20 the timing of this is we will apply for the fiscal year '28 TAP
21 grant. And if we're successful, then we would apply for that
22 remaining 20 percent.

23 But, in the meantime, it gives us the ability to do a
24 preliminary application to hear them out to see if they are
25 giving -- you know, will be willing to give us support. And

1 we'll continue to look for other funding opportunities.
 2 Because, as I said, 4.5, 4.6 million is a lot for one community
 3 to handle when it's going to be a benefit for the entire region.
 4 I think --

5 DR. STEPHENS-GUNN: But you also have been successful
 6 with these in the past.

7 MR. CROAD: Yes. But they've been in the million to
 8 million-and-a-half range. To date, I believe we have nine
 9 letters of support from our regional partners and elected
 10 officials, and we're going to continue to beat the path with
 11 that.

12 But, again, I appreciate your support, and we will
 13 continue to bring you updates as we progress on this project.

14 MR. PAISON: Yeah. I would just note, we were
 15 concerned maybe this was too big of an ask for the MDOT TAP
 16 grant, but we met with the MDOT staff, and we went over the
 17 project with them and where we were in terms of developing the
 18 design engineering, and they were like, No, that's -- it's
 19 potentially -- given the nature of this project and the fact
 20 that it's costing two of their highways and those are their
 21 bridges, they didn't think it was unrealistic.

22 Otherwise, they would have told us, like, Don't
 23 bother, we're never going to give a grant that big. They're
 24 like, No, in this case, maybe. And I think they were -- they
 25 were pleasantly surprised we actually had 80 percent design

1 done. Like, they just -- they don't usually get that. That we
2 have, like, an almost shovel-ready situation.

3 CHAIR WILLIS: Okay. And I thank you. Next item,
4 review of draft minutes.

5 MR. PAISON: We do have the minutes for July 8th study
6 meeting, the joint meeting on the 20th with the Council, and the
7 July 29th regular meeting transcript that we do need any action
8 on it -- possible approval, if the Commission is ready.

9 CHAIR WILLIS: Do we have those?

10 MR. MARTIN: Through the Chair?

11 CHAIR WILLIS: Yes. Commissioner Martin?

12 MR. MARTIN: Motion to approve the July 8th Planning
13 Commission study meeting draft minutes, the July 29th Planning
14 Commission regular meeting minutes, and having no comments, I
15 assume the July 20th City Council Planning Commission joint
16 meeting minutes.

17 CHAIR WILLIS: Can we hear a second?

18 DR. STEPHENS-GUNN: Second.

19 CHAIR WILLIS: Been moved by a Commissioner Martin;
20 seconded by Commissioner Gunn.

21 All in favor?

22 FULL COMMISSION: Aye.

23 CHAIR WILLIS: Any opposed?

24 (No audible response.)

25 CHAIR WILLIS: That motion passes unanimously.

1 Next item is public comment. The floor is open for
2 any public comment. I see no members of the public before us,
3 nor do I see names on the sign-in sheet.

4 With that, I will close opportunity for public
5 comment.

6 Mr. Paison, Council item update?

7 MR. PAISON: Just a few items that were -- Council
8 acted on Monday. The 27100 Lahser bank reuse/renovation project
9 was approved -- the special land use.

10 The conditional rezoning and the special land use for
11 the Kroger fuel station were also approved. We got to work
12 through a couple little conditions and some plan revisions with
13 them. But we had a meeting with them today, and they seemed
14 willing to do everything we needed them to do.

15 Authorization of the TAP grant application and the
16 Ralph C. Wilson grant application that Terry just discussed
17 were approved by the Council. So we need authorization to apply
18 for grants, particularly those that require matches, because
19 Council has to agree to pay those matches; otherwise, it's not a
20 thing.

21 And then we had a authorization of an OHM contract for
22 the final design engineering of that gap crossing. But they're
23 getting really -- to get down to that details in the bid --
24 preparing bid documents.

25 And then we also had authorization to install the

1 native plant mural on the south wall of the municipal building.
2 That was also approved. Did we include visuals for that in
3 here? Hold on. No, we didn't include visuals for that.

4 It's a really attractive, multi-panel native plants
5 mural that's going to go on the south side of the building kind
6 of on the -- you know how the butterfly is on one side, the
7 other side of the entrance to the building department, those
8 three panels are going to have this multi-panel colored mural on
9 them. We just went to -- that's been approved. So you can --
10 that's supposed to be done this fall.

11 MR. CROAD: We're you just talking about the mural?

12 MR. PAISON: Yeah. Unfortunately I didn't include a
13 visual.

14 MR. CROAD: So I was going to ask you to wrap up and
15 then we can switch real quick to my City Centre PowerPoint, I
16 can show you.

17 MR. PAISON: I should have included that slide in
18 here, but -- I think it's because you weren't voting on it.
19 That's why I didn't include the slide of it, because it's just a
20 Council update. But if Terry wants to share it, we can get it
21 up real quick.

22 CHAIR WILLIS: Okay.

23 MR. PAISON: And that was pretty much it. We got
24 miscellaneous. September 9th, we got a regular meet -- or it's
25 a study meeting. Never mind.

1 The 16th is a long-range study meeting, and that is
2 recommended for cancellation. We don't have any items for that
3 agenda.

4 September 30th, we're going to have a regular meeting.
5 We have one plan -- one land use case and three zoning
6 amendments we're going to talk about next month.

7 CHAIR WILLIS: Okay.

8 MR. PAISON: I guess while Terry is getting that up,
9 we can --

10 MR. CROAD: Are you done?

11 MR. PAISON: Yeah, other than, we just need an action
12 on the cancellation of the long-range study meeting.

13 DR. STEPHENS-GUNN: Through the Chair?

14 CHAIR WILLIS: Yes.

15 DR. STEPHENS-GUNN: I think that the Commission should
16 accept the recommendation of canceling the Planning Commission
17 long-range study, meeting, dated September 16th, 2026.

18 MR. MARTIN: Support.

19 CHAIR WILLIS: Moved and seconded by Commissioner
20 Gunn; and seconded by Commissioner Martin.

21 All in favor?

22 FULL COMMISSION: Aye.

23 CHAIR WILLIS: Any opposed?

24 (No audible response.)

25 CHAIR WILLIS: Then that motion has passed. Thank

1 you.

2 MR. MARTIN: Through the Chair? May I ask --

3 MR. PAISON: Oh. There you go.

4 MR. MARTIN: Do we have an update on the project
5 status -- a summary for the status of all the projects we've
6 done?

7 MR. PAISON: We are going to be starting to release
8 those -- we're going to update them at the end of every month
9 and release them to the Planning Commission and City Council in
10 the first week of every month. Alex is working on the updates,
11 so you should see something after the 31st.

12 MR. MARTIN: Is that the --

13 MR. PAISON: It's just easier -- like, at the end of
14 the month, we'll update all of those, and then we'll release
15 that document within a couple of days to -- it'll go to the
16 Planning Commission, the City Council, City Administration,
17 Economic Development, and any other department that might have
18 an interest in it.

19 MR. BOLLIN: Yeah, so. We'll -- you'll be able to
20 have comments or anything by the meeting on the 9th.

21 MR. CROAD: And, Alex, you went back about 18 months,
22 right?

23 MR. BOLLIN: Yeah.

24 MR. CROAD: Yeah. So there was a lot of work in
25 getting it first established.

1 MR. MARTIN: Oh. Yeah.

2 MR. CROAD: And then after that, we can keep it
3 updated.

4 MR. MARTIN: Yeah. I just wanted to mention also that
5 they started working on the lot for Plum Hollow. And there was
6 another place I think I went by, and they started work on that
7 too.

8 MR. CROAD: Well, I can tell you that the foundation
9 permit was granted for the Plum Hollow Market, but the rest of
10 the building was on hold until they received their Zoning Board
11 of Appeal waivers, which was just granted last week. But I'm
12 glad to see that moving forward as well.

13 MR. PAISON: There were some minor site plan
14 corrections we needed from them before we could finalize their
15 site plan, but we signed off on the total approved site plan
16 about two weeks ago.

17 MR. MARTIN: Yeah. And they also have done some of
18 the concrete work, and they're digging -- well, they appear to
19 be working on the pit for the oil change on Southfield Road.

20 MR. CROAD: Yeah. I drove by there today.

21 MR. MARTIN: Yeah.

22 MR. CROAD: Before I show you this, the annual
23 softball game between the police department and fire department
24 is happening this Sunday on the new LTU ball field. So they'll
25 be the first ones using that. I believe it begins at 4 p.m.

1 Tickets are \$10. But if you're in town, if you want to see the
2 ball fields, you want to see them being used, that would be a
3 good opportunity.

4 So this is the location outside of the public services
5 building. This is on the other end or the eastern end of our
6 building facing south from where our angel wing mural is. And
7 then this is the proposed native plantings. These are all
8 Michigan native plantings. Our muralist, Janelle Miller. This
9 is the concept design. It'll be a little bit of tweaking.

10 Council approved the authorization of installing this
11 on a public building Monday night. It'll go to the City Centre
12 Board. They're meeting in September for financial approval.
13 There is money in their budget to do projects like this.

14 And then it'll go to the Arts Commission the third
15 Tuesday in September for their approval of the design. And then
16 after that, she'll -- she'll install it sometime this fall,
17 weather permitting. But I wanted to, you know, make you aware.

18 One of the things that I thought was kind of neat,
19 when I took her around to show her other projects, she
20 incorporated the monarch butterfly statue; she incorporated the
21 bumblebee; she incorporated the gold finch mural. So she's got
22 a little subtle attributes within her design to some of the
23 other work that we've done here in the City Centre.

24 DR. STEPHENS-GUNN: Thank you.

25 Through the chair?

1 CHAIR WILLIS: Is that the motion to adjourn?

2 DR. STEPHENS-GUNN: That is the motion to adjourn.

3 CHAIR WILLIS: Granted.

4 (Meeting adjourned.)

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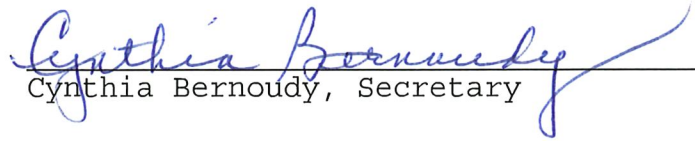
I FURTHER CERTIFY that I am not of counsel or attorney for either or any of the parties to said proceedings, nor in any way interested in the events of this cause, and that I am not related to any of the parties thereto.

DATED this 11th day of SEPTEMBER, 2026

A handwritten signature in black ink that reads "Janene Cleary". The signature is written in a cursive, flowing style.

JANENE CLEARY, Michigan CSR No. 16359

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Cynthia Bernoudy, Secretary

Date: _____