

PLANNING COMMISSION
August 27, 2025

CITY OF SOUTHFIELD
PLANNING COMMISSION REGULAR MEETING
Council Chambers - Southfield, Michigan
WEDNESDAY, AUGUST 27, 2025

Video Recording transcribed by
JANENE CLEARY, Michigan CSR No. 16359

COMMISSION MEMBERS AND STAFF PRESENT:
Jeremy Griffis, Chair
Robert Willis, Vice Chair
Anthony Martin, Commissioner
Dr. Geralyn Stephens-Gunn, Commissioner
Ghana Adell Goodwin-Dye, Commissioner
Andrea Storch Gruber, Secretary

Thomas Paison, Deputy City Planner
Michael (Alex) Bollin, Planner

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1 Planning Commission Meeting
Wednesday, AUGUST 27, 2025

2
3 (Meeting begins.)

4 CHAIRMAN: I'd like to call this meeting to order.
5 Can we all please stand for the Pledge of Allegiance.

6 (Pledge of Allegiance recited.)

7 CHAIRMAN: I should have said that this is the City of
8 Southfield Regular Meeting of the Planning Commission, August
9 27th, 2025.

10 Can we have a roll call, please.

11 MR. BOLLIN: Yes, sir.

12 Commissioner Bernoudy is excused.

13 Commissioner Goodwin-Dye?

14 MS. GOODWIN-DYE: Present.

15 MR. BOLLIN: Commissioner Griffis?

16 CHAIRMAN: Here.

17 MR. BOLLIN: Commissioner Gruber?

18 MS. GRUBER: Here.

19 MR. BOLLIN: Commissioner Martin?

20 MR. MARTIN: Here.

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

22 DR. STEPHENS-GUNN: Here.

23 MR. BOLLIN: Commissioner Willis?

24 V. CHAIR WILLIS: Here.

25 MR. BOLLIN: We do have a quorum.

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1 CHAIRMAN: All right. Do we have any comments on the
2 agenda? Or if not, looking for a motion to approve the agenda.

3 MS. GOODWIN-DYE: Through the Chair.

4 CHAIRMAN: Yeah.

5 MS. GOODWIN-DYE: I make a recommendation that we
6 agree to the agenda for the Planning Meeting of August 27th,
7 2025.

8 DR. STEPHENS-GUNN: So moved.

9 CHAIRMAN: Got a favorable recommendation on the
10 agenda by Commissioner Goodwin-Dye, seconded by
11 Dr. Stephens-Gunn.

12 All in favor?

13 FULL COMMISSION: Aye.

14 CHAIRMAN: All right. Agenda proceeds.

15 Announcements and communications today?

16 MR. PAISON: Not at this time, sir.

17 CHAIRMAN: All right. Moving right along to the first
18 item, PSLU25-0006, special land use for Allegra Marketing Print
19 Mail.

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

21 As noted, this is a 24471 West 10 Mile. It's a
22 special land use approval for a reproduction duplicating
23 facility with other complementary office services. That's
24 actually the description in the ordinance for the use, so we
25 just use the exact verbiage.

1 It's in an O-S, Office-Service District. It's an
2 existing multi-tenant building shown up in the aerial photo,
3 with entry on the -- that's the east side of the building. And
4 the hours of operation are Monday through Friday, nine to five.

5 Just going through some background here. Current
6 zoning is O-S, Office-Service -- noted. Future land use plan
7 has a local mixed use, which is consistent with that zoning.
8 There is RE, Residential, where it kind of wraps around the side
9 and then below that. And then multifamily on the other side.
10 More commercial to the north.

11 Just a zoom in on the site aerial here. As you can
12 see, you got a -- kind of a long, narrow building that goes into
13 the site. This tenant space is more toward the rear, the second
14 half of the building, the south half of the building.
15 Multiple-tenant building. Been there for a few years. Got a
16 variety of tenants in it.

17 They had an updated approved site plan and then an
18 updated site plan when they changed the striping to take care of
19 those buses -- the vans for the senior facility, the facility
20 that's there.

21 Just some photos of the site. This is from 10 Mile at
22 the entrance. This is basically the entrance into the space in
23 question on the building facing west from the entrance lot.

24 Floor plan provided by the applicant. Just shows all
25 the equipment and kind of layout of the space. As they noted,

1 they were moving into a larger space, and they even have some
2 additional room to potentially grow their operation here, it
3 looks like.

4 Interior photos of the layout. Additional interiors.
5 I did note less, and the reason why there's good interior photos
6 is the fact that they needed this special land use kind of got
7 missed when they moved to this site, and we're just kind of
8 rectifying that issue now. The upside is you can see exactly
9 what it's going to be. Downside is, well, we're kind of doing
10 things in a backwards order.

11 This is the original approved site plan from 1987. As
12 you can see, the site, more or less, laid out as shown. And
13 then there was an updated site plan where they modified the
14 parking lot in the rear there to handle the bus parking for the
15 buses and vans.

16 The petitioner is present, if they'd like to come
17 forward.

18 CHAIRMAN: Please state your name and address for the
19 record. And if you'd like to just add a little bit about the
20 project, including maybe that you relocated from another
21 redevelopment site in Southfield to here would be helpful.

22 MR. JOHN CARLO: My name is John Carlo. I'm the owner
23 of Allegra Printing in Southfield. The address is 24471 West 10
24 Mile Road, Southfield, Michigan 48033.

25 My -- we were originally at the 12 Mile and

1 Northwestern location, but had to move due to the new car wash
2 that was going in. So we settled on this new 10 Mile location.
3 It was much bigger. It fit all of our needs.

4 Obviously, due to all the chaos that was involved with
5 moving, we didn't even realize that it wasn't properly zoned.
6 So that's kind of why we're going about this now and trying to
7 get it rectified.

8 CHAIRMAN: Okay. This is a public hearing. I'm going
9 to ask you to step back for a second. Open up the public
10 hearing.

11 At this time, if any members of the public would wish
12 to come forward and speak on this item.

13 Seeing no members of the public present today. Close
14 the public hearing.

15 Thank you for handling the formality. Please come
16 back to the front.

17 To the Commission, any questions or comments,
18 Dr. Stephens-Gunn?

19 DR. STEPHENS-GUNN: I'd just like to thank you for
20 retaining your business in the City of Southfield. We
21 appreciate that.

22 MR. JOHN CARLO: You're very welcome.

23 CHAIRMAN: Commissioner Martin?

24 MR. MARTIN: Do you do documents for Homeowner's
25 Association? Do you have many homeowners association?

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1 MR. JOHN CARLO: Yeah. We do a few documents for --
2 we do, like, programs and directories especially.

3 MR. MARTIN: No further questions.

4 V. CHAIR WILLIS: I have no questions.

5 CHAIRMAN: Commissioner?

6 MS. GRUBER: I don't have any questions.

7 MS. GOODWIN-DYE: I don't have any questions. Thank
8 you.

9 MR. JOHN CARLO: Okay.

10 CHAIRMAN: Okay. Thank you for going through the
11 process. Thank you for staying in the City of Southfield.

12 MR. JOHN CARLO: You're welcome.

13 CHAIRMAN: Congratulations on the additional space.
14 Hopefully you fill it up --

15 MR. JOHN CARLO: Yeah. Thank you.

16 CHAIRMAN: -- if you need it.

17 Do we have a recommendation from the Planning
18 Department?

19 MR. PAISON: Yes, Mr. Chairman. We are recommending
20 favorable recommendation of the special use request of Allegra
21 Marketing for this location. This will go to Council for final
22 action because it has special land use.

23 The proposed use will be of such size and character
24 it's in harmony and appropriate in the Office-Service District.
25 Unlikely to cause any nuisances, as it's an entirely interior

1 operation. So that's consistent with the spirit and purpose of
2 the Chapter. Not inconsistent or contrary to the objectives or
3 principles of planning for the community. Not going to have any
4 serious issue on vehicle traffic, as the site really can handle
5 the volume for something like this.

6 Not likely to produce any other nuisance effects, like
7 noise, dust, dirt, glare, odor, or fumes, as, once again, it is
8 an interior modern print operation. And recommendation is based
9 on documents, facts, representations, stipulations placed on the
10 record by the petitioner. And it would be -- conditions would
11 be subject to previously approved site plans SP808, SP850, and
12 PASP21-0017, because we're not requiring a new site plan because
13 this is just a tenant. Continuous compliance with all
14 applicable codes, ordinances, law, statutes. Petitioner must
15 perform all work under plans, permits, and inspections by the
16 City of Southfield. And hours of operation: Monday through
17 Friday, nine to five, as indicated by the applicant.

18 CHAIRMAN: Thank you.

19 With that, looking for a motion from the Planning
20 Commission.

21 MS. GOODWIN-DYE: Through the Chair, I recommend that
22 we accept the favorable recommendation for the special use
23 request for PSLU25-0006.

24 V. CHAIR WILLIS: Support.

25 CHAIRMAN: Okay. We've got a favorable motion by

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1 Commissioner Goodwin-Dye, supported by Commissioner Willis.

2 All in favor?

3 FULL COMMISSION: Aye.

4 CHAIRMAN: Any opposed?

5 (No audible response.)

6 CHAIRMAN: All right. Favorable recommendation
7 passes. Next step: City Council. And good luck.

8 MR. PAISON: And I believe the first meeting in
9 September at City Council is on the 8th. So I'll -- and I'll
10 send you an email.

11 MR. JOHN CARLO: All right.

12 MR. PAISON: Yep.

13 CHAIRMAN: All right. Thank you.

14 V. CHAIR WILLIS: Thank you.

15 CHAIRMAN: Next, we have a Zoning Text Amendment,
16 PTZA25-0004.

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

18 This is a Zoning Text Amendment to kind of, basically,
19 put into our code adult day services, sometimes called adult
20 daycare or adult health day -- daycare -- day health services.
21 Our ordinance -- we've been getting requests for these for the
22 last few years, and we've been interpreting them as permitted in
23 a bunch of districts where childcare centers or facilities for
24 human care are allowed, because while it's neither of those
25 things, it's got aspects of both.

1 So that was the interpretation. But after a couple of
2 years of doing it by interpretation, you're normally supposed to
3 amend your code, like, if it was a one-off, you know? But I've
4 been here two years, and I've probably fielded a half-dozen
5 requests related to this use just the two years I've been here.
6 And there was already an established interpretation when I
7 started.

8 So we thought it was time to address it, put a
9 definition in the ordinance, and put it on the use lists. It's
10 just one of those things where your ordinance sometimes needs to
11 evolve. Because when this ordinance was originally adopted,
12 this was not as big of a business as it is now. So we are going
13 to provide a definition for all-day services.

14 And we have the definition up there. Adult day
15 services are defined as care provided for any part of a day, but
16 less than 24, to functionally and/or cognitively impaired adult
17 persons. It is provided through a structured program of social
18 and rehabilitative and/or maintenance services in a supportive
19 group setting other than the participants home.

20 That is a pretty standard definition used in all of
21 the regulations I could find from the state and in the industry,
22 generally. General enough that it kind of captures the full
23 range of adult day services, and we didn't want to have to split
24 too many hairs on that.

25 We did look at the background. As I said, we have a

1 substantial aging population and other adults with disabilities
2 that really could benefit from these services. And their
3 caregivers and families also benefit from having availability of
4 quality services in the community. We get multiple inquiries
5 that we're kind of finally just addressing this in a code
6 amendment.

7 It's likely to continue to be in demand for the
8 foreseeable future with the aging population. So we just want
9 to kind of cover it explicitly moving forward. I did go through
10 the master plan and kind of it aligns with a variety of goals
11 and objectives in the master plan.

12 I list several of them here and in the -- in the
13 report: Age-friendly community; equitable community with health
14 and well-being covered for all people, regardless of age or
15 disability; high-quality integrated communities; diverse range
16 of uses; you know, and needs for care and wellness. So I think
17 it hits a lot of those, kind of, high-priority goals and
18 objectives.

19 As we -- we already discussed the definitions. One of
20 the parts of this is in the definition section. We're just
21 literally adding a definition. So you know what it is. The
22 trick about definition sections is that it's really just
23 supposed to be a definition. The regulations are supposed to be
24 somewhere else.

25 In this case, we're just adding it to the use list.

1 Because as I noted in your packets, there are a lot of other
2 regulations already covering these facilities, far more
3 comprehensive than anything we could ever put in a zoning
4 ordinance or we could ever really enforce by local code
5 enforcement staff. So it's best to kind of leave it to the -- I
6 think to the agencies that specialize in the enforcement for
7 those operations.

8 After our discussion at the last meeting, I did
9 discuss the -- this with Terry Croad, the city planner, and we
10 agreed to add -- I think it was Mr. Griffis who raised this --
11 add adult day services as an accessory to both indoor recreation
12 centers and religious institutions in single-family residential
13 districts as a special land use. Those uses are special land
14 uses already.

15 So we're just saying, Hey, if you have an indoor
16 recreation center or religious situation in a single-family
17 neighborhood, in single-family zoning, this activity could be
18 allowed as part of that special land use. Because, as
19 Mr. Griffis noted, a lot of those facilities actually are
20 appropriate for that. And actually, one of the places I worked
21 in college was a senior center in a residential area. And one
22 of the programs they ran in part of that building was an adult
23 day services program. So when you said it, I -- it immediately
24 went, well, yeah, of course, those facilities would potentially
25 be appropriate.

1 So we did add that. This is an addition since we
2 talked about it earlier in the month. The remainder of the
3 amendments are much -- are exactly the same. This is the only
4 change. So we just added it.

5 We first looked at the institutions. Then I realized
6 the indoor recreation centers might say if you had a senior
7 center, might also be an appropriate location, from my own
8 experience.

9 Looking at multifamily residential. Once again,
10 permitted as accessory to housing for the elderly, which is a
11 special land use. And we did that anywhere where housing the
12 elderly was allowed. We added this as a permitted accessory
13 that would be part of that special land use approval.

14 And then in the O-S District, Office-Service, we added
15 adult day services. Once again, childcare facilities and
16 facilities for human care were already permitted in those
17 districts. Regional shopping districts, same thing.

18 Get into regional center, which is a little
19 complicated because regional center is a mixed use district that
20 has primary uses and secondary uses and mixed use. So we add it
21 as a permitted secondary use and as an accessory use to housing
22 for the elderly in that district as well. Planned Business
23 District, permitted use. B-3, General Business, permitted use.

24 We actually want to, like with childcare centers,
25 reasonably permissive because these services are of value to the

1 community. Making them difficult to get approved isn't going to
2 promote that availability. And usually they're small
3 businesses -- a lot of them. Like your child -- you're more
4 independent childcare providers.

5 So as we noted that, that really is the purpose for
6 it. We do have to hold a public hearing, as it is a Zoning Text
7 Amendment, and then take a recommendation to Council.

8 CHAIRMAN: This is a public hearing. I'd like to open
9 up the public hearing at this time for PTZA25-0004.

10 Seeing no members of the public present, close the
11 public hearing.

12 Dr. Stephens-Gunn, any questions or comments?

13 DR. STEPHENS-GUNN: No. I think we covered it
14 sufficiently at our last meeting, and I'd like to suggest that
15 we move forward.

16 CHAIRMAN: Commissioner Martin?

17 MR. MARTIN: I'm going to be quiet, so we can move
18 forward.

19 CHAIRMAN: Mr. Willis?

20 V. CHAIR WILLIS: I have no questions.

21 CHAIRMAN: Commissioner Gruber?

22 MS. GRUBER: Yeah, we're good.

23 CHAIRMAN: Commissioner Goodwin-Dye?

24 MS. GOODWIN-DYE: I don't have anything.

25 CHAIRMAN: Once again, Tom, you do a very thorough job

1 of putting all the appropriate things in the appropriate parts
2 of the ordinance. And I think it's a good use to fit into all
3 the different areas you mentioned. So I have no objections to
4 it.

5 Do you have a recommendation from the Planning
6 Department?

7 MR. PAISON: Yes, Mr. Chairman, we do.

8 We are recommending favorable recommendation of Zoning
9 Text Amendment 25-0004. It will be amending the zoning
10 ordinance in a variety of sections. It -- it's one topic, but
11 we had to touch a lot of parts of the ordinance to make it
12 correct. A definition, and then use list at additions across
13 the various districts where it was appropriate. We did add the
14 Single-Family District in, so that was the one change since last
15 time.

16 The amendment will address a lack of clear regulation
17 related to adult day services, providing them with similar
18 treatment to childcare centers and facilities for human care.
19 Proposed amendment will promote orderly development, and is
20 necessary to ensure health, safety, and welfare to the
21 community, and provide for a valuable service that is increasing
22 in demand in the community.

23 CHAIRMAN: Thank you.

24 With that, looking for motion on this item?

25 DR. STEPHENS-GUNN: Through the Chair, I'd like to

1 recommend that the Commission accept a favorable recommendation
2 for PTZA25-0004, the Zoning Text Amendments.

3 V. CHAIR WILLIS: Support.

4 CHAIRMAN: Okay. We've got a favorable recommendation
5 by Dr. Stephens-Gunn, supported by Commissioner Willis.

6 All in favor?

7 FULL COMMISSION: Aye.

8 CHAIRMAN: Any opposed?

9 (No audible response.)

10 CHAIRMAN: All right. Motion proceeds.

11 Next item: The meeting minutes, July 9th and July
12 30th.

13 MR. MARTIN: Through the Chair, motion to approve the
14 January -- July 9th study meeting minutes and the July 30th
15 regular meeting transcript minutes.

16 V. CHAIR WILLIS: Support.

17 CHAIRMAN: Okay. We got a favorable motion to approve
18 the minutes by Commissioner Martin, supported by Commissioner
19 Willis.

20 All in favor?

21 FULL COMMISSION: Aye.

22 CHAIRMAN: Any opposed?

23 (No audible response.)

24 CHAIRMAN: All right. Minutes are approved.

25 Public comment. This is the public comment portion of

1 the meeting. We'll open up the public comment at this time. If
2 any person would like to come forward and address the
3 Commission, you'll have three minutes.

4 I'm seeing no members of the public present. Close
5 the public comment section.

6 Next item, Council items update.

7 MR. PAISON: Yeah, we have a couple items. Council
8 met on Monday. They approved the used vehicle sales on
9 Telegraph at 24260, the special land use. And (indiscernible)
10 we do have admin site plan with that, but that one also was in
11 good shape, so I should be able to -- as soon as I can get a
12 certified council resolution, I should be able to tidy that up
13 and get those approvals done, if not by Friday, then next week.

14 And then the daycare on Maryland was also approved. I
15 will say, interestingly, the Council was, like, obviously, very
16 supportive. She had a lot of support from her neighbors, as she
17 did here. And they asked her, like, you know, what would
18 encourage other people to do this. She said, Well, you could
19 make this a lot easier to do -- like all these meetings and the
20 cost. And, you know, I don't know that that message landed.

21 Because to me, that message was, Why don't you make
22 this a permitted use instead of a special land use? That's what
23 I heard. But I don't think that message got through.

24 So, you know, it's one of those cases of -- you know,
25 with the amount of regulation that the state puts on these --

1 because, like, with family daycare at home, you just have to
2 have what they call a -- a certificate. But with a group
3 daycare home -- you have to have a license. It's a totally --
4 it's like the next level of regulation.

5 And to -- like, I'm always -- my point is if you make
6 it difficult to get those daycare homes approved, you're not
7 making daycare homes go away, you're keeping them in the shadow
8 economy where they're not regulated, where you haven't had
9 background checks, where you don't know if they have CPR
10 training, and you don't know if they've got educational
11 enrichment training, the house hasn't been inspected, you
12 don't -- you know, they could be doing it in a basement with no
13 egress window.

14 So I'm always of the opinion of, like, sometimes when
15 you overregulate things, you actually push them into the shadow
16 economy; it's not that they go away. So it's one of those cases
17 of I -- I'm going to keep looking for my opportunity to argue.
18 Because we allow family daycare homes by right, it's an
19 accessory use, the state law says you have to. And we allow
20 childcare centers as a permitted use in the districts they're
21 allowed in.

22 They're not -- so family daycare homes are permitted
23 use. They're not a special land use. Childcare centers are
24 permitted use, they're not a special land use. But group
25 daycare homes are -- and I think that's a little bit off -- but

1 I -- I think I've got -- I'm -- that's one of those ones I'm
2 just going to have to keep poking at until maybe I get that ball
3 moved. But it's one of those things if you have a chance to put
4 a bug in an ear, and you agree with me, put the -- put the bug
5 in the ear. Because I -- I think just hearing it from me is
6 maybe not going to make it happen. Sometimes they got to hear
7 it from other -- folks got to hear it from other people.

8 But the funny thing is, I've been here two years, and
9 we've not denied one of these yet. So what exactly are we
10 doing, is my question.

11 MR. MARTIN: She did have favorable information from a
12 couple of the Council members.

13 MR. PAISON: Yeah.

14 MR. MARTIN: And they -- two of them were going to
15 meet and talk with her about some additional things --

16 MR. PAISON: Yeah. So I'm hoping she talks more about
17 that, because I --

18 MR. MARTIN: Yeah.

19 MR. PAISON: I thought she was clearly talking about
20 the time, the additional meetings, the expense. Because, you
21 know, she was here with two of her kids; she's got a bunch of
22 her own kids. She's got this day thing she's running. Now she
23 has to come to these night meetings.

24 MS. GRUBER: And it's dinnertime. I mean --

25 MR. PAISON: Yeah, and the Council meetings can be

1 long.

2 MS. GRUBER: -- it's 6:30. It's -- you know?

3 MR. PAISON: Like, your meetings are quick. But those
4 Council meetings, by the time they get to the public hearing for
5 the planning items --

6 MS. GOODWIN-DYE: Oh, yeah.

7 MR. PAISON: -- you could have been there three hours.

8 MS. GRUBER: Yeah.

9 MR. PAISON: So, you know, I get it. Like, they have
10 a lot of business to do. That's just the nature of how Council
11 meetings go. But maybe we don't need to put everybody through
12 that.

13 I always want to ask that question of like what is the
14 community gaining by regulating this way that they wouldn't get
15 by not doing it? That's a question I want to ask. So we'll see
16 if we can continue to move that discussion along. And maybe if
17 it's -- like, particularly, if they've already run a family
18 daycare and we have a record of them you know, maybe that's a
19 discussion to be had. Because all except for that one on
20 Pierce, they've always been moving from the family daycare to
21 the group daycare.

22 Furnishings for the new promenade out front, that I'm
23 sure you've all noticed. We've got benches, trash cans, light
24 poles, and planters that match the other stuff you see in the
25 City Centre all ordered now. Should be going in -- I think

1 there's a four-to-six week leave time. So hopefully still go in
2 this fall.

3 And they're also going to put in electrical, like,
4 boxes, so that when we have the food trucks and have events,
5 instead of having to have generators, we can actually plug
6 things in. Which I think will be a great improvement to those
7 events, because those generators are -- when you get a bunch of
8 them running, its noisy.

9 MS. GRUBER: Yeah.

10 MR. MARTIN: Yeah.

11 MR. PAISON: You know, and they get it -- so it'd be
12 nice to be able to do that. And they built that promenade like
13 a road. Like, they can drive -- the food trucks or the mobile
14 stage -- up on it and park them there, and it's not going to
15 damage it. It's built to a road specification, so it should
16 last a long time. It's pretty heavy-duty.

17 So that was exciting. We got that approved. Council
18 approved the purchasing because we needed to buy, like, \$110,000
19 worth of furnishings. And then we still got to do the
20 installation, but one thing at a time, right?

21 And then MEDC, the Middlepointe Transformational
22 Brownfield Award Event was held here at City Hall on Monday
23 before this Council meeting. That went very well. They had
24 dignitaries in from the State, the MEDC, Michigan Strategic
25 Fund, County Government. You know, a lot of folks were there.

1 It was a very positive event.

2 And then at the actual City Council meeting, we got
3 our SEMCOG TAP Grant award for the 9 Mile pathway from M-10 to
4 Greenfield -- a little over a million dollars. They came with a
5 big check and did, like, an award thing. So, you know, it was a
6 good day for a lot of positive messaging for the community.

7 So I just wanted to cover all of those items. But
8 that's -- it was a big -- it was a good meeting. I actually
9 wasn't at the Council meeting, but I listened to it streaming
10 when I was, you know, doing other stuff at home. So I thought
11 that went pretty well.

12 Turned out I did screw up a little bit on that 24260
13 Telegraph. I had the wrong address in the recommended
14 resolution, but it was correct in the advertisements, so we were
15 okay. They just corrected it on the fly while they were doing
16 the -- doing the meeting. I'm like --

17 MR. MARTIN: And they repeated the wrong address, and
18 they had to correct it.

19 MR. PAISON: Yeah. Correct it. And I'm going, Ah.
20 And I knew exactly which document it got into that fed into
21 the -- it was one error --

22 MR. MARTIN: Yeah.

23 MR. PAISON: -- that was -- like, was copied into
24 the -- presentation was copied into the agenda by -- from
25 that -- from that document. It just shows that you get an error

1 in one spot, it could promulgate to other places if that
2 document is a court document. So -- and I said -- I told Terry,
3 Look, even I make mistakes occasionally, but as long as you're
4 not seeing consistent mistakes, then there's really not anything
5 to fix because no system is zero errors. So, anyway, it was a
6 small embarrassment. We got through it, though.

7 Miscellaneous. Just a couple of things here. We had
8 the Planning Commission Study Meeting September 10th, and since
9 I kind of had the agenda already, I just sort of listed what we
10 got.

11 The landscaping is going to come back. They finally
12 got their storm water worked out to the -- to Leigh Schultz's,
13 our city engineer's satisfaction -- satisfaction. They didn't
14 have to change the plan much. They're going to have to put --
15 that parking area, they're going to put in front of the building
16 on 8 Mile, that they haven't built yet.

17 They're going to put underground detention under that
18 and tie the system in that they've -- there were manholes put in
19 the concrete in that area, but they got -- didn't have anywhere
20 to, like, take them for -- and they have to add some additional
21 pipes to get it -- so they're going to have to rip up some of
22 that concrete.

23 MR. MARTIN: You're saying on the 8 Mile?

24 MR. PAISON: Yeah. So the -- in front of the
25 building, they didn't pave yet. They paved along the side all

1 the way out. They're going to put some concrete in front of
2 that building too. And that's -- they haven't put that concrete
3 in yet, so they're going to do it there.

4 MR. MARTIN: Okay. So the building to the --

5 MR. PAISON: The one that actually faces 8 Mile.
6 It's, like, down on the 22108 8 Mile.

7 MR. MARTIN: Between that and --

8 MR. PAISON: And the -- and the thin road, yeah,
9 there's that space there. They're going to bury the detention
10 under that. They do have to put it in. So they're going to
11 have to dig down there and put a bunch of pipes to hold water.

12 And they've got to modify another part of the system
13 to handle the particulate separation for water quality. So they
14 do have to do some substantial work, but they don't have to rip
15 out all the pavement they put in.

16 MR. MARTIN: But what about that large paved area
17 where they don't have really --

18 MR. PAISON: They have to make some modifications.
19 But they're not going to rip it all out. They are going to have
20 to trench part of it, re-port parts of it.

21 MR. MARTIN: So they're going to have to do some
22 cutting.

23 MR. PAISON: Yeah. But they're not going to have to
24 tear it all out.

25 MR. MARTIN: Yeah.

1 MR. PAISON: And it -- it's expensive. And it would
2 have been best if they'd done it --

3 MS. GOODWIN-DYE: Right the first time.

4 MR. PAISON: -- right the first time. But in the end,
5 it'll get resolved.

6 Second one we've got -- I don't -- you guys are aware
7 of the old Blue Cross Blue Shield site at 11 Mile that they
8 moved out of a decade ago. Well, three of the buildings -- the
9 27-100 through 300 got -- went to auction, and got bought by a
10 company from east coast with equity money. They're going to
11 take -- the 100 building has got an office in it; that's staying
12 office. The other two buildings, they're going to renovate and
13 convert for a residential.

14 And they seem to have the capital and the expertise to
15 do it. So they're going to be getting those plans -- they've
16 kind of given us some preliminary plans. They're supposed to
17 give me the rest of it by tomorrow. But in order to, like, move
18 this project along because we would like to see them doing
19 something with that soon, we're going to -- I put them on the
20 agenda, basically. I just got to get them in here and get a PSP
21 file assigned to it.

22 And then another zoning amendment. The City is going
23 to be very soon in the process of replacing a bunch of the
24 fences that were installed by the City years ago along the main
25 right of ways. They're in bad shape now, and they want to put

1 some language in to make sure that, like, they abut the
2 residential property, the residents aren't doing stuff on their
3 side that's damaging the fence.

4 So we're looking at providing a definition for
5 publicly installed, maintained, public right-of-way fencing.
6 And then, basically, just provide the -- like, that 3 feet along
7 that fence, they got to keep clear. They can't be stacking
8 stuff against it. They can't be planting trees or have, like,
9 woody plants within 3 feet of it. They got to keep it clear so
10 we don't have a maintenance problem on that. Also, like, when
11 we repair them, we can get in to repair them.

12 MR. MARTIN: So there -- there's -- you know, there
13 were maintenance agreements with homeowners associations along
14 some of those walls.

15 MR. PAISON: Some of them, yeah. Unfortunately, it
16 was inconsistent with the records we pulled. So -- because
17 engineering has been working on this for a while. So they're
18 like, look, let's just adopt an ordinance just saying, like, you
19 got to keep 3 foot clear off of this fence so that, one, you're
20 not -- your -- the stuff on your side fence isn't damaging it,
21 but also, say, it gets hit by a car and we have to repair it, we
22 don't want any obstructions there.

23 We also don't want people, like, hanging things on it
24 or structurally modifying it. Like, those fences they're
25 buying, it's not going to be the wood board on board. They're

1 getting heavy, like, commercial grade vinyl fencing. If those
2 fences are properly installed and maintained, they can last 20,
3 30 years. But if they're not, it's going to be a problem.

4 So this was just one of the ways we're addressing
5 that. So it's a short amendment. Right now it's under review
6 by the legal department, but I was asked to kind of get it on
7 the agenda for September. Because they've already, like, bid
8 out replacing those fences. They're getting ready to award the
9 contract. So they really want this in place before they install
10 the fences.

11 MR. MARTIN: But they're doing the city fences, not
12 the MDOT fences along 11 Mile?

13 MR. PAISON: No, just the city fences. Just along the
14 city rights of way. The public right-of-way fence ordinance
15 will be -- will cover all of those, because it'll say -- it says
16 city or other public entity having control of the right of way.

17 MR. MARTIN: Okay.

18 MR. PAISON: So state or county.

19 MR. MARTIN: Yeah.

20 MR. PAISON: So if those guys come in and replace
21 fences, the same rule would apply. Like, you need to keep 3
22 feet away from these right-of-way fences. Because the taxpayers
23 are paying for these fences, so it's reasonable that the
24 property owners -- those individual property owners aren't
25 benefiting from the fence. Just don't do stuff that damages it,

1 that's all we're asking.

2 MR. MARTIN: Yeah.

3 MR. PAISON: We're not saying you got to be -- 3 feet.
4 Just give us 3 foot clear by that fence. And, honestly, as we
5 all know, like, if you let stuff grow up in the fence, it's
6 going to tear your fence up. Like, a properly maintained
7 chain-link fence can last 50 years. But if you let trees grow
8 in it, the trees will just tear it apart. They will -- you get
9 a mulberry up in there, it'll just push it apart and just tear
10 it to pieces. A tree, you'll have the same thing.

11 So we're trying to make that as minimal as possible we
12 didn't want to get too far into people's property for rights,
13 but, like, if we can see -- and for Code Enforcement, to keep it
14 simple, like, if they can see a tree leaning on it, that's a
15 violation. If they can see it bowing, that means something's a
16 problem. So it's -- you know, it's one of those things of,
17 like, all right, well, if we're going to pay to put these fences
18 back in, let's try to keep them maintained properly.

19 The whole point is to provide that consistent
20 aesthetic look in the city. Because if you end up with
21 everybody installing their own fence, you'll literally go down
22 the road, and it'll be wood fence, plastic fence, chain-link
23 fence. You know, you'll end up with this weird variety of
24 fencing, and it just looks -- and you can see it in other
25 communities, it looks weird. It doesn't really look cohesive.

1 You know, so, that's -- that's one of those issues
2 we're trying to get at. We'll see. Like I said, I'm trying to
3 link it -- when I write ordinance, I try to keep them simple.
4 Because I know complicated ordinances are hard to enforce, so
5 just keep them as simple as you can.

6 Long-range study meeting. We are recommending
7 cancellation at that meeting. We really don't have enough
8 business to warrant it, so I would be looking for a motion on
9 that.

10 MR. MARTIN: Through the Chair.

11 V. CHAIR WILLIS: Second.

12 CHAIRMAN: Commissioner Martin.

13 MR. MARTIN: I'd like to recommend cancellation of the
14 September 17th long-range study meeting for the Planning
15 Commission.

16 MS. GOODWIN-DYE: Support.

17 CHAIRMAN: Commissioner Willis, did you support?

18 V. CHAIR WILLIS: I did.

19 MS. GOODWIN-DYE: Oh, okay.

20 MS. GRUBER: It's really supported.

21 CHAIRMAN: We've got a favorable recommendation to
22 cancel the September 17th meeting by Commissioner Martin,
23 supported by Commissioner Willis.

24 All in favor?

25 FULL COMMISSION: Aye.

1 CHAIRMAN: All right. Cancelled.

2 MR. PAISON: And then the 24th, those same items will
3 come back, so that's all I have for this evening.

4 DR. STEPHENS-GUNN: Through the Chair.

5 CHAIRMAN: I was going to just add two comments to the
6 daycare -- the family daycare -- the group -- family to group.

7 MR. PAISON: Yeah.

8 CHAIRMAN: Really, I think -- I've had to document
9 those projects in a couple other cities.

10 MR. PAISON: Yeah.

11 CHAIRMAN: All they really need is a zoning compliance
12 letter from the City for the State of Michigan. And it does
13 seem like that's a \$50 kind of call you up and make sure there's
14 no complaints item, not a go to five meetings and pay an
15 architect thousands of dollars and -- yeah, all the other costs.

16 MR. PAISON: The state law -- the (indiscernible) does
17 allow us to make group daycare homes a special land use, but the
18 question is, just because you can do something, should you do
19 it?

20 CHAIRMAN: Yeah.

21 MR. PAISON: What interest of the community is it
22 serving by making that so much more expensive and time-consuming
23 is the question. And it -- because if -- I'm always like, look,
24 sometimes there is a good reason to make things more
25 time-consuming and expensive. There are special land uses that

1 really do have to be special land uses because they may not be
2 appropriate in every location. You may really have to look at
3 that spot, that property, what's around that property.

4 And you may decide, in some cases, there's not a
5 reasonable design that makes that use fit there, and you'll say
6 no as a result. I've recommended denial in my career in a
7 couple even. We tried to work out a plan that would make that
8 use work on that site, but, like, there was just no version of a
9 functional site plan for that use that was also compatible with
10 the surrounding uses. And it happens. It doesn't happen a lot,
11 but it does happen. But with childcare homes -- group childcare
12 homes, it's literally taking care of kids in a house. I mean --

13 CHAIRMAN: There's no change except for maybe four or
14 five cars during the day.

15 MR. PAISON: Like, a little bit of time. And usually
16 they're staggered because people don't have the same start and
17 stop times.

18 CHAIRMAN: Yeah.

19 MR. PAISON: Like, I think it -- when I was -- my kids
20 were in group child care homes, typically, it would be
21 surprising if there were more than two clients' cars there at
22 any one time. Just because of the way -- because you got to go
23 to work, or you're getting back from work and you got to go, you
24 got something to do.

25 You're not hanging out there. You're literally there

1 dropping your kid off five, ten minutes, and the end of the day,
2 you're picking them up and out. So it's -- you know, it --
3 there's a level of concern there for maybe when this first
4 started, that experience has shown us has maybe exaggerated.

5 DR. STEPHENS-GUNN: Through the Chair, can the
6 Planning Department make a recommendation to make that -- can we
7 ask the Planning Department to make a recommendation that we do
8 what you're suggesting?

9 MR. PAISON: Yeah. I mean, we can take -- we can
10 probably take it to Council at a study meeting and ask them
11 their opinion as well. Maybe ask -- Neighborhood Services would
12 be a good committee to take it to. I know Planner Croad is
13 still in favor of keeping these as special land uses. This is
14 my experience talking.

15 He's got a different experience because his mother ran
16 group childcare homes in New York, which is a very -- was a very
17 different regulatory environment than Michigan. And, you know,
18 it's a different experience. To me, I'm like, there's a lot of
19 rules now that didn't exist 20 years ago. Like, you guys --
20 I've provided you guys with that manual for group childcare
21 homes. Twenty years ago, that was a 10-page thing, now it's 90
22 pages.

23 So it's a pretty substantial set of regulations that
24 didn't exist before. And a lot of times, local regulation first
25 started out because the state or county regulation wasn't

1 adequate, and it was filling a gap. It's like the early
2 building codes. The early building codes, a lot of zoning stuff
3 addressed things like light and air and spacing because the --
4 and potential for fire spread, because the early building codes
5 didn't. But now they do. They do it thoroughly.

6 So we really don't need to do that in the Zoning
7 Ordinance. It's thoroughly covered in the building codes and
8 the fire codes, so it's a question of where does the correct
9 regulatory levels lie. So I would think -- you know, I -- my
10 thought is, basically, this -- unless there's a request from
11 Council to Planning, it's probably not going to move, frankly.

12 So I would say, like, when you're talking to Council,
13 folks, you might want to mention it, would be my -- and kind of
14 just say, Hey, you know? Or when you have a chance to speak to
15 Planner Croad when he's here next time, that's another option.

16 DR. STEPHENS-GUNN: I just -- I just did. I just did.

17 MR. PAISON: Yeah. I -- it's --

18 DR. STEPHENS-GUNN: I just did; didn't I?

19 CHAIRMAN: You said it to us.

20 MR. PAISON: Yeah. He's the director. I'm a deputy.
21 So it's -- if in the end he says no, we're not moving that
22 forward, then, as the department, we're not moving it forward.
23 So, you know, I argued this earlier, and I was only one person
24 arguing it, so it didn't really make as much of an impression.

25 MR. BOLLIN: In my defense, I was nodding my head in

1 agreement.

2 MR. PAISON: Yeah. But I'll argue with anybody, so it
3 doesn't really, like --

4 CHAIRMAN: Well, my other just public comment was,
5 listen to your architects and engineers, people. Please. You
6 know?

7 MR. PAISON: Yeah.

8 CHAIRMAN: Don't build things out of order. Go
9 through the process.

10 MR. PAISON: Yeah, absolutely.

11 CHAIRMAN: It saves you money in the long run.

12 MR. PAISON: I mean, I'll let him know that we
13 discussed it a little bit. You all are interested in maybe
14 seeing that level of regulation decreased, and we'll see what he
15 says to that.

16 V. CHAIR WILLIS: But didn't we make that official?

17 DR. STEPHENS-GUNN: Yeah.

18 MR. PAISON: I mean, it could be a -- you know, a
19 request for the city planner to look into it. I don't know.
20 That's -- I don't -- you know, in the end, like, he answers to
21 the City Council, that's who his boss is, and that's how the
22 charter is written.

23 V. CHAIR WILLIS: Then I'm not understanding the
24 authority of the Commission.

25 MR. PAISON: The Commission can make recommendations,

1 but in the end -- and the city planner can -- can take that
2 recommendation and kind of decide what he's going to do with it.
3 Because it's -- you're a recommending body when it comes to
4 ordinance, not a designing body. So --

5 CHAIRMAN: So move it to the top of the list.

6 MR. PAISON: Yeah. And definitely raise it --

7 CHAIRMAN: Accessory dwelling units --

8 MR. PAISON: Raise it when you can, where you can.
9 Like, that's -- like, if -- if this had come up prior to the
10 joint meeting, I would have said raise it at the joint meeting.

11 MR. MARTIN: Yeah.

12 MR. PAISON: Because if he heard it from everybody at
13 the joint meeting, you would know what needs to happen next.
14 So, you know, it's like you said, I always am willing to argue
15 my position, but I wasn't really getting a lot of traction.
16 So -- and that happens. Like, sometimes the time is not right.

17 Like, I've learned -- I've been doing this over 20
18 years, and sometimes I learned, like, sometimes I just need to
19 be patient, it will come. If enough people agree and enough
20 people talk about it, eventually the ball moves.

21 CHAIRMAN: All right.

22 V. CHAIR WILLIS: Okay. Are we just about done?
23 just one -- I drove down Lahser Road, and I saw new housing
24 being developed near 9 Mile across from Southfield High. That
25 commercial strip is being developed. The gym on 9 Mile, they're

1 building on that. And I've seen bus stop benches. And I feel
2 like I'm a part of all of that, so --

3 CHAIRMAN: There's a lot of bus stop benches.

4 V. CHAIR WILLIS: It is.

5 CHAIRMAN: Yeah.

6 MR. PAISON: Yeah. Yeah. The contractor was out
7 installing them all over the place over the last couple of
8 weeks.

9 MR. BOLLIN: Like, all day today --

10 MR. MARTIN: Yeah, they dug the plant plots on 11
11 Mile.

12 V. CHAIR WILLIS: Yep.

13 MR. MARTIN: They've got the concrete in. They've got
14 some of the benches in.

15 V. CHAIR WILLIS: Yep.

16 MR. MARTIN: I've seen them in use. People are happy.

17 V. CHAIR WILLIS: Yep.

18 MR. BOLLIN: They mayor said, or --

19 V. CHAIR WILLIS: They are sitting there. I'm not
20 sure if smiles are -- but -- necessary.

21 MR. BOLLIN: -- (indiscernible) from the -- some,
22 like, metro magazine -- or -- someone runs, but Southfield was
23 voted, like, most improved city throughout the whole state.

24 MR. PAISON: That's pretty cool. Yeah.

25 And we just got contacted by the Regional Transit

1 Authority, their ACCESS it transit program, they're interested
2 in partnering with us to improve more bus stops. So we just got
3 that 200 grand from MDOT to improve the bus stops. We're
4 working with ACCESS to Transit at Oakland County to do some work
5 for some -- improving some safety areas. And Regional
6 Transitory Authority is actually contacting us about doing
7 additional transit stop improvements.

8 So having a program that people can see as having an
9 effect is attracting these other agencies who have money. And
10 I'm like going, well, if RTA, Regional Transit Authority, has a
11 bucket of money for this, I am interested in their bucket of
12 money.

13 MR. MARTIN: Can I -- I have a question.

14 MR. PAISON: Sure.

15 MR. MARTIN: When we approve a plan, and then in the
16 building stage or what -- these places make changes to it --

17 MR. PAISON: Yeah.

18 MR. MARTIN: -- are they -- do they go to the city
19 planner for approval? As an example, the gas station on 10 Mile
20 where they had the one-story extension -- add-on, and they ended
21 up doing two-story?

22 MR. PAISON: They're supposed to go through, like, at
23 least an administrative site plan review. And as long as it
24 doesn't cause any Zoning Board waivers, we can approve them
25 administratively. In some cases, that one in particular,

1 somehow, that one just got through permitting without getting
2 kicked back because it didn't match the site plan. I'm not
3 really sure what the -- what the disconnect was.

4 Because the approved site plan is in the permitting
5 system. Like, all that has to happen is, you just need to look
6 at the two plans. I saw the problem. I put them both up on a
7 screen, because I have two screens.

8 MR. MARTIN: Yeah.

9 MR. PAISON: And I'm like, Yeah, they changed that.

10 MR. MARTIN: Yeah.

11 MR. PAISON: You know, and what happens is, when they
12 do refer them to us, before they issue the building permits, I
13 pop open the submitted permit plan, put it right next to the
14 approved site plan, and I just compare them. It takes 15
15 minutes to see if they changed anything major.

16 But sometimes the Building Department doesn't let us
17 know people have applied for building permits, so we don't get
18 to look at them. And then even though it's in the system,
19 apparently they're not checking them. So that one -- that one
20 in particular seems to have slipped through the system.

21 We've had a conversation with the building official
22 about that and them being a little more careful, that if they
23 see an approved site plan in the system, they either need to
24 check it or refer it to us, and we'll check it.

25 MR. MARTIN: Yeah. And here -- the gas station on

1 Northwestern Highway at Franklin, they had -- in their plan,
2 they had the mural on the ground.

3 MR. PAISON: Yeah.

4 MR. MARTIN: And they -- they didn't do the mural.
5 They got a window mural.

6 MR. BOLLIN: There was a cost issue.

7 MR. PAISON: And maintenance issue.

8 MR. BOLLIN: Someone who came in, a new engineering
9 firm or something, we went back and forth with them. We tried
10 holding them to the fire with the mural. And we emphasized that
11 Council approved it, based hard on that. But in the end we
12 compromised with that mural, the tri- -- bi-fold mural.

13 MR. PAISON: And that one was an admin site plan
14 review, and it did go to the Arts Commission for approval.

15 MR. MARTIN: Yeah. I was going to say, because that
16 had to go through the Arts Commission.

17 MR. PAISON: Yeah. So it -- that one did go through
18 the process for the change, like, and there were a couple of
19 things. Like the County -- there was supposed to be two curb
20 cuts on Northwestern, but the County wouldn't give them the one
21 closer to the corner, which was good.

22 So when I went out to do the final inspection, there's
23 two curb cuts, and the plans had three. And I'm like -- I'm not
24 sad that that curb cut went away, but I need as-built plans to
25 put in the file. So we -- like, in those cases, if they make a

1 change, and it's approvable, and we're kind of at the end of the
2 project, I'll just get it as-built, and we will take them in and
3 stamp them up as as-builts and put them in the system, if
4 they're approvable. We do have landscape plans, too.

5 Sometimes when they actually plant the landscaping,
6 there are changes made due to plant availability and other
7 things, we'll just get an as-built. We'll take that in; we'll
8 stamp it; get it in the system and upload it.

9 So later on, when somebody is here five years from now
10 and they're pulling the landscape plan, they'd be like, okay,
11 that's the approved site plan, but this is the actual as-built
12 plan that was -- that was submitted and approved in the end. So
13 they'll know, you know, leave it -- that way, the code
14 enforcement and the owner aren't getting in a fight -- in a
15 fight over something that was never like that, not really.

16 So -- and it is a problem we have to deal with.
17 Because I very rarely in my career have seen anybody go from
18 site plan to construction documents without having to make some
19 changes to the plan. Because when you actually make that
20 transition to full construction documents, it almost always
21 leads to some kind of modification to the plan.

22 I'm sure Mr. Griffis can talk about that all day.

23 CHAIRMAN: Buildings cost a lot of money, so sometimes
24 you got to scale back.

25 MR. PAISON: Yeah. So sometimes you're --

1 MR. MARTIN: Yeah.

2 MR. PAISON: And some things turns out -- certain
3 configurations on being impractical due to utility issues and
4 other problems.

5 CHAIRMAN: Yeah. There's not time to figure it all
6 out.

7 MR. MARTIN: As an -- going along with what you're
8 just saying, for the address on Telegraph where it was 440
9 instead of 260 or whatever --

10 MR. PAISON: Yeah.

11 MR. MARTIN: -- they made a change to the landscape,
12 but they made the change at the Council meeting, not in the
13 plans or anything. So is that going to be --

14 MR. PAISON: Yeah. We'll undoubtedly require them to
15 submit revised plans, which we'll review, if we can approve them
16 administratively, if they don't violate anything in the zoning
17 ordinance, we may have --

18 MR. MARTIN: Yeah. They're just in -- in -- a change
19 in the location of some of the landscape.

20 MR. PAISON: Yeah. We do that all the time, because
21 frequently, that's -- unless there's a specific screening
22 requirement, and those plants have to be in that spot, which
23 there are some like that -- if it's just kind of a greenbelt,
24 we'll be like, okay, yeah, you shifted around a few plants, you
25 substituted some plants because you couldn't get 50 spirea, you

1 ended up with an alternative that was in the nursery, we -- we
2 deal with that all the time.

3 Because, in the end, as long as we're meeting the
4 requirements, we try to be at least reasonable, and they're
5 consistent with the approved plans. So if you look at the
6 actual conditions, the way we write them in the final approval,
7 too, it'll say property and building or development to be
8 developed consistent with the approved site plan.

9 And the idea is that, like, there will be changes that
10 we don't want to, like, handcuff ourselves and have literally
11 every project have to come back three times even after it's
12 built. So if the changes are minor -- and the smarter builders
13 and developers contact us before they make major changes.
14 They'll call us. We're like, you have our phone number. You've
15 already talked to us before. If you're going to make a major
16 change, just call me and I can say, yeah, okay, send me a
17 revised plan, and we can approve that.

18 But we'll do minor changes. We do a -- like a quick
19 admin review. It's like \$250, and then we have all the
20 paperwork we need, and it's in the system. So, like, if you're
21 making minor changes to landscaping or maybe your parking lot
22 striping is a little bit different but still meets the code,
23 it's -- it's technically 292, because it's 250 plus a \$40
24 application fee plus a \$2 processing fee. But it's still less
25 than the 1,000 or \$1,200 fee for a full site plan review because

1 it's a minor change.

2 So we -- we handle those all the time. It's -- it's
3 one of those things -- actually, when we did the site plan
4 review amendment last year, we expanded the administrative
5 review authority, and it really covered a lot more of these
6 administrative changes. Unless it needs a new special land use,
7 or it needs Zoning Board waivers, we can generally handle it
8 administratively. Because we don't want to bunch up the boards
9 and slow everything that's getting built down that much, so,
10 yeah.

11 MR. MARTIN: I -- I guess my thing -- my point on that
12 was that if we went through and approved it, maybe you should
13 just at least tell us that, hey, this was changed for that, we
14 know about it, and -- and that -- so --

15 MR. PAISON: Yeah.

16 MR. MARTIN: It'd be just to keep us informed, that's
17 all.

18 MR. PAISON: Yeah. And I would say we could -- we
19 could try to do that, but I can tell you almost every project
20 has at least minor changes.

21 MR. MARTIN: Yeah.

22 MR. PAISON: You can just assume every project has
23 minor. Now, if you see major changes, like putting a second
24 floor on a building --

25 MR. MARTIN: Yeah, that --

1 MR. PAISON: -- that's -- that's a major change.
2 Yeah. We didn't know about that one. When you called me, I'm
3 like going, oh, look at this case. Because I pulled the permit
4 plans. I'm like, yep. You know, it's like, great.

5 So, yeah, that one -- unfortunately, you know, the
6 Building Department probably handles 5-, 6-, 7,000 permit
7 applications a year. Every once in a while, one of them slips
8 through and maybe shouldn't have. But, once again, no zero --
9 there are no zero error systems, so it is what it is.

10 MR. MARTIN: Last but not least --

11 MR. PAISON: Yeah.

12 MR. MARTIN: -- the Planning Association is putting on
13 a thing on solar energy.

14 MR. PAISON: Okay.

15 MR. MARTIN: I see, basically, no areas where they
16 would -- Southfield would be any part of putting in the solar
17 field, a solar farm. And that -- is there --

18 MR. PAISON: We do have regulations in the Zoning
19 Ordinance related to solar systems, including wood cover
20 small-scale solar installed on existing residential. But also
21 would cover if somebody wanted to do a solar farm. But we don't
22 have a lot of the kind of property that typically is used for
23 that.

24 MR. MARTIN: Yeah. So I don't think that one is -- I
25 mean, I've never had an inquiry on that here.

1 Have you, Alex?

2 I've never even heard of an inquiry on that here. So
3 I think it's just built-out communities like Southfield, that
4 don't have a lot of open, undesignated, unused land are not
5 really where they're looking. We're -- our land is too
6 expensive, and it's already built on or been built on before.
7 They're usually looking for stuff that's, you know, got good
8 southern exposure but also is relatively inexpensive, like
9 unused farmland.

10 MR. BOLLIN: And even if they wanted to, they still
11 have to deal with all the communities coming out against it,
12 talking about, oh, my whatever is going to happen. So it's just
13 not worth it.

14 MR. PAISON: Yeah. I mean, we have a bunch of
15 small-scale stuff on roof -- like, on rooftops around town, and
16 they're approved administratively. It's really just an admin
17 site plan view and then an electrical permit, typically.

18 MR. BOLLIN: And there was a solar program that would
19 help homeowners be able to afford that, so that, you know,
20 federal government doesn't --

21 MR. MARTIN: Put the X.

22 MR. PAISON: Yeah.

23 MR. MARTIN: Yeah.

24 MR. PAISON: There were some weird incentive ones for
25 commercial property, too, but they were so complicated, they

1 almost never ever got used, even under prior administrations.
2 So, once again, sometimes the government tries to help, but
3 makes things way too complicated.

4 MR. MARTIN: Yeah.

5 DR. STEPHENS-GUNN: Through the Chair.

6 CHAIRMAN: Dr. Stephens-Gunn?

7 DR. STEPHENS-GUNN: I'd like to make a recommendation
8 that we adjourn the meeting.

9 MR. MARTIN: However --

10 MS. GOODWIN-DYE: Support.

11 CHAIRMAN: Okay. Do you have something brief?

12 V. CHAIR WILLIS: No, he was joking. It was a joke.

13 CHAIRMAN: All right. Motioned adjourned,
14 Dr. Stephens-Gunn. Supported by Commissioner Goodwin-Dye.

15 All in favor?

16 FULL COMMISSION: Aye.

17 (Meeting adjourned.)

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CERTIFICATE OF TRANSCRIBER

I, JANENE CLEARY, do hereby certify that I was authorized to transcribe the foregoing recorded proceeding; and that the transcript is a true and accurate transcription, to the best of my ability, taken while listening to the provided recording.

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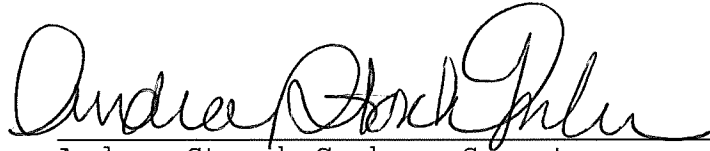
DATED this 11th day of SEPTEMBER, 2025

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

PLANNING COMMISSION
August 27, 2025

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Andrea Storch Gruber, Secretary

Date: 11/5/2025