

**MINUTES OF THE CITY OF SOUTHFIELD PLANNING COMMISSION
REGULAR MEETING OF SEPTEMBER 22, 2021
6:30PM
VIA TELECONFERENCE**

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

Planning Commission Members Excused: Miah

Staff Present: City Planner Croad and Planner Spence

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

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

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

Motion carries

Chairman Griffis asked if there were any Announcements or Communications. Planner Spence noted there were none.

Chair Griffis called for the first item.

American Recovery Funds – Presentation regarding Department proposals to use these funds.

Coronavirus State and Local Fiscal Recovery Funds provide eligible governments with a substantial infusion of resources to meet pandemic response needs and rebuild a stronger, more equitable economy as the country recovers. Within the categories of eligible uses, recipients have broad flexibility to decide how best to use this funding to meet the needs of their communities.

City Planner Croad gave an overview of the various proposals made by the City Departments noting the City of Southfield was eligible for \$9.8 million in funds while the total funding requested by the Departments was over \$23 million. Each proposal was noted along with which category it met along with the projected cost and description.

Chairman Griffis noted this was a Public Hearing and opened the Hearing to anyone who wished to speak.

Mr. Fred Bunker at 24201 Garner noted the construction of new fire stations and the parking lot at Carpenter Lake.

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Planner Spence noted there was no one else on the line for Public Hearing so Chairman Griffis closed the Public Hearing on this item and opened the discussion to the Commissioners.

Commissioner Culpepper noted again that the City had \$9.8 million available to them but the overall requests were over \$23 million.

Commissioner Huntington noted that this was good for the City to be able to use these funds.

There were no additional comments so Chairman Griffis called for the Planner's Recommendation. Planner Spence obliged.

The Planning Department is requesting a **FAVORABLE RECOMMENDATION** from the Planning Commission to the City Council for the City of Southfield Coronavirus State and Local Fiscal Recovery Funds Proposed Department Projects per the Draft Report dated 9-17-21 and for the following reasons:

1. The requests for American Recovery Funds (ARF) has been thoroughly studied by the Planning Commission at their Study Meetings of September 1, 2021 and September 8, 2021, and a Public Hearing was held at the Planning Commission's Regular Meeting of September 22, 2021 to solicit comments from the Public regarding the best use of these funds.
2. The Planning Commission finds that most of the proposed projects meet one or more of the categories of eligible uses.
3. The Southfield City Council and City Administration shall make the final determination on which projects receive funding.

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

Commissioner Martin made a Motion for Favorable Consideration of American Recovery Funds. Supported by Commission Culpepper. Chairman Griffis called for a Roll Call Vote.

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

Planner Spence noted the Motion Carries.

Chairman Griffis called for the next item.

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PSLU21-0007 is a Special Use Request of Enterprise Leasing Company of Detroit, on behalf of the owner, Progressive Casualty Insurance Company, to allow for an Automobile and Truck Leasing and Rental Office, Sidwell Parcel 2429-426-033, on the northwest corner of Telegraph Road and Garner Street, Section 29, City of Southfield, Oakland County, State of Michigan.

Planner Spence gave a brief overview of the proposal noting the petitioner was proposing to move their rental operation from up the street on Telegraph to this location while maintaining a general office at the existing site. He introduced Ms. Allison Bishop.

Ms. Bishop reiterated what Planner Spence had said and offered to answer any questions the Commission might have.

Chairman Griffis noted this is a Public Hearing and opened to the hearing to any who wished to speak. Planner Spence noted that no one was on the line to discuss the item so Chairman Griffis closed the Public Hearing and opened the discussion to the Commission.

Commissioner Martin felt this was good location and asked about signage. Ms. Bishop noted they plan on a sign close to the road.

Commissioner Stephens-Gunn thanked Enterprise for staying in Southfield.

Commissioner Culpepper was happy to see vacant land being used for a new use.

Commissioner Willis asked if there was a concern with Bradford Academy and the traffic they generate on Garner Street. Mr. Ashby Donohue from Enterprise thought there wouldn't be issues since they don't have a driveway onto Garner.

Commissioner Huntington asked if they repair vehicles on site. Mr. Donohue noted they wash cars on site but typically use local repair shops for service.

Commissioner Stephens-Gunn asked if the Planning Commission would have the opportunity to weigh in on the site plan. City Planner Croad noted that due to the Industrial Zoning District this site is in, the City Planner has the authority to approve site plans, not the Planning Commission or City Council.

City Planner Croad asked if there would be standing water in the detention basin and if fences were proposed around it. He noted his concern with students in the area that use the local walks to get to the school. Ms. Bishop noted that fences weren't proposed at this time because she thought the grade of the side slopes of the basin didn't require it. She would check with their engineer's though. City Planner Croad then asked about the depth of the water. Ms. Bishop noted it would be 3' deep to provide for a fountain for aeration.

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

The Planning Department recommends **FAVORABLE RECOMMENDATION** of the Special Use of Enterprise Leasing Company of Detroit, on behalf of the owner, Progressive Casualty

Insurance Company to allow for an Automobile and Truck Leasing and Rental Office to be located at Sidwell Parcel 2429-426-033, on the northwest corner of Telegraph Road and Garner Street, Section 29, City of Southfield, Oakland County, State of Michigan, for the following reasons and conditions:

1. Subject to approval of PASP21-0034 by the City Planner.
2. Hours of operation shall be limited to 8:00am-6:00pm Monday through Friday, and 9:00am-2:00pm Saturday and Sunday.
3. The submitted special use, with any conditions recommended by the Planning Department and the Planning Commission, will be of such size and character that it will be in harmony with the appropriate and orderly development of the I-1 Industrial District.
4. The location, size, intensity and periods of operation of the proposed use is designed to eliminate any possible nuisance likely to emanate there from which might be adverse to occupants of any nearby permitted uses.
5. The proposed use is in accord with the spirit and purpose of this Chapter and is not inconsistent with, or contrary to, the objectives sought to be accomplished by this Chapter and principles of sound planning.
6. The proposed use is of such character and vehicular traffic generated will not have an adverse effect, or be detrimental, to the surrounding land uses or adjacent thoroughfares.
7. The proposed use is of such character and intensity and arranged on the site to eliminate any adverse effects resulting from noise, dust, dirt, glare, odor, or fumes.
8. The proposed use will not be adverse to the promotion of the health, safety and welfare of the community.
9. The proposed use is designed and operated to provide security and safety to employees and the general public.

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

Commissioner Willis made a Motion for Favorable Consideration of PSLU21-0007. Seconded by Commission Martin. Chairman Griffis called for a Roll Call Vote.

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

Planner Spence noted that the Motion Carries.

Chairman Griffis called for the next item.

PSLU21-0008 is a Special Use Request of Abraham Southfield Commons, LLC to allow for the tenant space to be used as a restaurant with bar, property located at 29267 Southfield Road, Sidwell Parcel 2411-479-060, on the west side of Southfield Road between W Twelve Mile and Webster, Section 11, City of Southfield, Oakland County, State of Michigan.

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Planner Spence gave a brief overview of the proposal noting that the petitioner was seeking to place a bar in a restaurant on the site. The previous restaurant had a bar, however, there was no evidence they got a Special Land Use for it so this petitioner needs to go through the process to rectify that. He introduced Mr. Nathan Harvey.

Mr. Harvey thanked Planner Spence for the introduction and stated he didn't have anything further to add at this time.

Chairman Griffis noted this was a Public Hearing and opened to the Hearing to all who would wish to make a comment. Planner Spence noted there was no one on the line to make a comment on this item so Chairman Griffis closed the Public Hearing and opened the discussion to the Commissioners.

City Planner Croad inquired as to whether there were cross access and parking agreements for the three parcels indicated. He noted further that the rear property was technically land-locked since it didn't have frontage on Southfield Road. Attorney for the petitioner, Thomas Morris, argued that he didn't feel that was necessary to have any of these agreements in place since the owner owned all three properties. City Planner Croad noted he didn't feel comfortable moving this item forward without knowing if easement agreements were in place and recommended the Planning Commission Postpone this item to the October Meeting so the easement issues could be studied further and remedied.

Chairman Griffis called for a Motion.

Commissioner Culpepper made a Motion to Postpone PSLU21-0008 to a date certain being the October 27, 2021 Planning Commission Regular Meeting. Supported by Commission Stephens-Gunn. Chairman Griffis called for a Roll Call Vote.

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

Planner Spence noted the Motion Carries.

Chairman Griffis called for the next item.

PZRODD21-0003 is a Rezoning Request with Overlay Development District Development Agreement of Tricap Residential Group, representing the owner, Namou, Akram, Azhar, to rezone 5.4 acres of land to an Overlay Development District to convert the existing hotel to multiple family units on property located at 26700 Central Park Boulevard, Sidwell Parcel 2422-227-063, on the southeast corner of Central Park Boulevard and W Eleven Mile Road, Section 22, City of Southfield, Oakland County, State of Michigan.

Planner Spence gave a brief overview of the proposal noting the petitioner was proposing to convert the existing Hawthorn Suites Hotel to multi-family use and upgrade the site with new amenities. He noted that the petitioner was to have had a meeting with the Homeowner Association for Evergreen

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Meadows Condos and would report on that, as well. He introduced Mr. Bryan Pritchard and Mr. Luke Bonner.

Mr. Pritchard provided a description of the proposal to include complete upgrades to the units both interior and exterior, new landscaping, upgrades to the pool area and community room. They have met the Association and understand the concerns.

Chairman Griffis noted this was a Public Hearing and opened the floor to anyone wishing to make a comment.

Ms. Elizabeth Marks-Wilson, President of the Evergreen Meadows Condo Association, noted that as a representative of the association she wanted to be included in any future walk-thrus of the site so she could point out the issues the HOA has experienced over the years. She hoped that additional plant material could be added to screen views from their site to the hotel site.

Planner Spence noted there were no more people on the line for Public Comments so Chairman Griffis closed the Public Hearing and opened the floor to the Commissioners.

Commissioner Huntington felt this proposal fit well in the area. He asked if there would be vehicle charging stations available on the site. Mr. Pritchard noted that there isn't enough demand for them right now so they are not proposed at this time.

Commissioner Martin asked if those there now would be on day-to-day contracts. Mr. Pritchard stated that those living there now will not be living there in the future. There will be onsite management in the club house office.

Commissioner Willis thanked Mr. Pritchard for meeting with the Evergreen Meadows Board. He hoped that their request for additional plants and screening could be worked out. Commissioner Willis asked if three dumpsters would be sufficient. He asked when they hoped to start construction. Mr. Pritchard noted they hoped to close in December and start in 2022.

Commissioner Culpepper thanks the petitioner for taking this project on.

Commissioner Stephens-Gunn thought this proposal made good use of the Overlay Development District provisions.

Commissioner Martin asked if stairways could be enclosed against the weather.

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

The Planning Department recommends **FAVORABLE CONSIDERATION** of PZRODD21-0003, to rezone 5.4 acres of property to ODD – Overlay Development District with underlying B-2 Planned Business and create a Master Development Plan and Agreement to allow for the conversion of the existing Hawthorn Suites Hotel to multiple-family units, for the following reasons:

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1. The proposal will be consistent with the surrounding zoning classifications and is in accordance with the Southfield Comprehensive Master Plan that indicates City Centre Subarea for this parcel.
2. The proposal utilizing the ODD, Overlay Development District provisions, with underlying B-2 Planned Business zoning will allow the petitioner to convert the existing Hawthorn Suites Hotel to Multiple family units.
3. The proposed rezoning will not have adverse effects upon any of the adjoining zonings or land uses.
4. The petitioner is to work with the Planning Department and City Attorney to finalize the Overlay Development District Development Agreement.

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

Commissioner Stephens-Gunn made a Favorable Recommendation for PZRODD21-0003. Supported by Commission Huntington. Chairman Griffis called for a Roll Call Vote.

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

Chairman Griffis called for the Approval of the Minutes.

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

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

Planner Spence confirmed the Minutes are Approved.

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

Ms. Elizabeth Marks-Wilson – 20184 Evergreen Meadows noted concerns about dogs, noise and that she hopes Arborvitae screening for the Evergreen Meadows property would be in writing.

Leonard Hampton – 20136 Evergreen Meadows noted he has been a resident for 30 years and hopes the Hotel conversion project moves forward and gets done.

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Chairman Griffis asked if there were any Miscellaneous items. City Planner Croad noted the Michigan Associations of Planners Walk is scheduled for Friday, October 1, 2021. Planner Spence noted that the next meeting of the Commission is on October 13, 2021.

There were no other comments.

The meeting was adjourned at 8:50pm.

Tony Martin 11/2/2021
Tony Martin (date)
Secretary/js

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