

1 CITY OF SOUTHFIELD
2 REGULAR MEETING OF THE PLANNING COMMISSION
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5 The PLANNING COMMISSION MEETING,
6 Taken at 26000 Evergreen Road,
7 Southfield, Michigan,
8 Commencing at 6:30 p.m.,
9 Wednesday, September 25, 2019,
10 Before Earlene Poole-Frazier, CSR-2893.

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1 COMMISSIONERS:

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3 DONALD CULPEPPER, Commissioner

4 DR. LaTINA DENSON, Commissioner

5 JEREMY GRIFFIS, Secretary

6 STEVEN HUNTINGTON, Chair

7 TONY MARTIN, Commissioner

8 ROBERT WILLIS, Secretary

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11 Terry Croad, Planning Department

12 Jeff Spence, Planning Department

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1 Southfield, Michigan

2 Wednesday, September 25, 2019

3 6:30 p.m.

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5 MR. HUNTINGTON: Okay. It's 6:30. I'd like
6 to call this meeting to order. Will you all please
7 stand for the Pledge of Allegiance.

8 (The Pledge of Allegiance recited at 6:30
9 p.m.

10 MR. HUNTINGTON: Okay. Can we have role
11 call, please.

12 MR. SPENCE: Mr. Culpepper?

13 MR. CULPEPPER: Present.

14 MR. SPENCE: Dr. Denson?

15 DR. DENSON: Present.

16 MR. SPENCE: Mr. Griffis?

17 MR. GRIFFIS: Here.

18 MR. SPENCE: Mr. Huntington?

19 MR. HUNTINGTON: Here.

20 MR. SPENCE: Mr. Martin?

21 MR. MARTIN: Present.

22 MR. SPENCE: Ms. Miah is excused.

23 Mr. Willis?

24 MR. WILLIS: Here.

25 MR. SPENCE: Mr. Chairman, you have a quorum

1 to conduct business this evening.

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

4 MR. WILLIS: I would move approval of the
5 agenda dated September 25, 2019.

6 DR. DENSON: Second.

7 MR. HUNTINGTON: I have a motion for
8 approval by Commissioner Willis, seconded by
9 Commissioner Denson. All in favor?

10 (All stated aye.)

11 MR. HUNTINGTON: Any announcements or
12 communications?

13 MR. SPENCE: Yeah, I do have an announcement
14 ahead of our two items on the rest of the agenda. If
15 you recall, we did earlier this month have a meeting
16 with regard to the Farmbrook project. That was for
17 the apartments. Because we now feel that that
18 particular project is ready to move forward, and there
19 were still some issues with regard to density and
20 other items, staff is recommending that we postpone
21 both PZR18-0003 and PSP18-0007 to a date certain, that
22 being your October 23rd regular meeting.

23 MR. HUNTINGTON: Okay. Thank you.

24 MR. CULPEPPER: To the Chair?

25 MR. HUNTINGTON: Commissioner Culpepper?

1 MR. CULPEPPER: I so move that PZR18-0003
2 and PSP18-0007 be postponed to a date certain, October
3 23rd.

4 MR. WILLIS: Support.

5 MR. HUNTINGTON: Okay. We have a motion by
6 Commissioner Culpepper, supported by Commissioner
7 Willis to reschedule this for a date certain, which is
8 October 23rd. All in favor?

9 (All stated aye.)

10 MR. HUNTINGTON: Any opposed? Okay. So it
11 will be moved to October 23rd. I have a statement I'd
12 like to read into the record.

13 MR. SPENCE: If I may, through the Chair,
14 did you make a motion on just the rezoning request or
15 did you make a motion on both?

16 MR. CULPEPPER: I made a motion on both.

17 MR. SPENCE: On both. Okay. Thank you.

18 MR. CULPEPPER: You're welcome.

19 MR. HUNTINGTON: The Southfield Planning
20 Commission is a seven member Board appointed by the
21 Mayor, with approval by the City Council, that acts in
22 an advisory capacity to the Council to make
23 recommendations on Text Amendments to the Southfield
24 Zoning Ordinance, Rezoning Requests, Special Land
25 Uses, Site Plan Reviews, the Southfield Master Plan

1 and the Capital Improvement Plan. All study meetings
2 and regular meetings are open to the public in
3 accordance with the Open Meeting Act, PA 267 of 1976,
4 and are held Wednesday evenings at 6:30. Meeting
5 Agendas are posted the Friday evening before the next
6 meeting Wednesday meeting and are available for
7 viewing at cityofsouthfield.com.

8 Copies of plans, text amendments, the Master
9 Plan and the Capital Improvement Plan are available
10 for viewing at the Planning Department offices, and
11 current projects can be viewed using our online
12 interactive tool on the Planning Department's
13 Homepage, Planning Department Projects online.
14 Contact the Building Department at 248-796-4150 for
15 questions Monday through Friday, 8:00 a.m. to 5:00
16 p.m.

17 Okay. First on the agenda we have
18 PSLU19-0006.

19 MR. SPENCE: Yes, thank you, Mr. Chairman.
20 So this is a Special Use Request of Abraham Hardan to
21 allow for the use of residential structures for
22 nonresidential purposes, properties located 16905,
23 16915 West Twelve Mile Road. The properties are on
24 the south side of Twelve Mile between Glasgow and
25 Stuart. The accompanying PSP is PSP19-0005, which is

1 a site plan review request to allow for the
2 construction of an addition between two existing
3 houses to create one building at 2,049 square feet. I
4 will be presenting both the special use and site plan
5 at the same time. You'll be required to hold a public
6 hearing for the special land use portion, but the site
7 plan doesn't require a response from the public. So
8 we would ask that you, once we get done with our
9 portion, you have the public hearing portion, that you
10 then render your decision on each one of those items,
11 the special use first and then the site plan after.

12 MR. HUNTINGTON: Okay.

13 MR. SPENCE: With regard to -- just give us
14 a moment so we can get the PowerPoint ready here.
15 Okay. So for the special use portion, so these are
16 the two properties in question, southwest corner of
17 Twelve Mile and Glasgow. This is a little closer
18 rendition of that, so you can see what the sites
19 actually look like.

20 So the proposal before you from a special
21 use standpoint is to allow the use of the properties
22 for an office type use. Within a residential zoning
23 district, you can do that through a special use
24 portion as long as the buildings are more than 2,000
25 square feet. So the proposal was to take both of

1 these houses, keep the houses, tear down the two
2 garages and then add an addition between the two
3 houses, thus meeting the requirement for over 2,000
4 square feet. This kind of gives you an idea up and
5 down the street of adjoining uses. The property is
6 currently zoned OS, Office Service. And the future
7 land use allows for local mixed use.

8 With that, staff doesn't have anything more
9 from a presentation standpoint until after the public
10 hearing.

11 MR. CROAD: If I could, through the Chair,
12 it might be applicant to let the applicant make some
13 comments first before you open the public hearing.

14 MR. HUNTINGTON: Okay. Can we have the
15 petitioner step forward, state your name and address
16 for the record.

17 MR. HARDAN: Abraham Hardan, H-A-R-D-A-N.
18 Address is 33778 Twickingham Drive, Sterling Heights,
19 Michigan 48310. All I want to talk about is the
20 purpose of this facility that we have to or we want to
21 apply to get approval to use it as a office is mainly
22 to organize and expedite the traffic flow for this
23 area. We all heard and listened to the neighbor's
24 complaints, and that wasn't against us, that's against
25 the clients of the Iraqi Consulate. Maybe it wasn't

1 the best choice for the Iraqi Consulate to be there,
2 but we're trying to do something to eliminate this
3 trouble, and which is the traffic and all these
4 parking violations by these cars. So organization and
5 expedite the client's service is our main priority to
6 do and take care of.

7 The parking, you guys allowed up to 17
8 parkings. It's all going to be used for those people
9 who will attend or go to the Iraqi Consulate, even if
10 they don't have to go through our services, we will
11 allow them. Any overflow from the Consulate, we will
12 allow it. We talked about the 15 cars, because we
13 will use about two cars for our employees. Fifteen
14 cars, maybe we can get them in and out in 15 to 20
15 minutes. So that's over 45 cars in an hour. We don't
16 expect that much flow in these days. The main
17 concerns, maybe the neighbors, were about the first
18 three months, up to four months in the year where
19 everybody wants to attend or come to the Iraqi
20 Consulate and get their life certificates and then
21 power of attorneys to any business conducted in Iraq.
22 So we're going to help to solve that problem. We're
23 going to alleviate and ease the traffic flow. And
24 that's the main problem, I think, the neighbor's have,
25 is the parking.

1 The other thing is safety. People are
2 attending there and they find out that they need other
3 stuff to be done, applications or photos, and they
4 start walking on the sidewalks, and if the sidewalks
5 are blocked because of snow, they will cross the
6 street and walk on the median lanes, they go to the
7 other two offices in the area or three offices. So
8 we're going to, you know, emphasize on safety. Once
9 they park there, they just cross Glasgow. Maybe not
10 everybody will have to cross, since the people
11 attending the Iraqi Consulate, they come in flocks,
12 they come in families, multiple persons, you know, in
13 one car, so they might stay in our facility and wait
14 for the head of the household maybe to attend.

15 So safety, organization, I mean, privacy, we
16 will have all the requirements to have this parking
17 lot isolated maybe from the neighbors by the walls.
18 And, of course, we're going to keep it clean, and we
19 will have all the requirements for the utility -- I
20 mean, any services that the clients or the customers
21 require such as using bathroom or changing rooms, what
22 have you. I am open to any questions.

23 MR. HUNTINGTON: Okay. This is a public
24 hearing. So I'd like to take this time to open it up
25 to the public. If there's anyone that would like to

1 speak on this matter, please step forward, state your
2 name and address for the record.

3 MR. CULPEPPER: You may be seated.

4 MS. GOODWIN-DYE: Good evening --

5 MR. HUNTINGTON: Good evening.

6 MS. GOODWIN-DYE: -- Commissioners, my name
7 is Ghana Goodwin-Dye. My address is 2 Norfolk Towne
8 Street, Southfield, Michigan, 48075. It was brought
9 to my attention that they were trying to get the two
10 homes. And my question is, will that be available to
11 the public as well for copying and printing? And I
12 know it was explained to me that it's not a part of
13 the Consulate, but it's to assist the Consulate.
14 Because the residents still are having issues with the
15 parking and everything.

16 My second question is, does the owner of
17 these two properties, do they work for the Consulate,
18 are they a part of the Consulate, as well as is there
19 any way when they have their peak seasons that they
20 can hire some security to direct the traffic so that
21 they won't park in the no parking zones and hinder the
22 residents in that area? Those are my questions.

23 MR. HUNTINGTON: Okay. Thank you.

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

25 Excuse me, ma'am, can you repeat your address, please?

1 MS. GOODWIN-DYE: It's the number 2,
2 Norfolk, N-O-R-F-O-L-K, Towne, T-O-W-N-E, Street,
3 Southfield, Michigan, 48075.

4 MR. SPENCE: Okay. Thank you.

5 MS. GOODWIN-DYE: Umm-hmm.

6 MR. HUNTINGTON: Yes. Would you like to
7 address those questions?

8 MR. HARDAN: Yes.

9 MR. CROAD: Through the Chair?

10 MR. HUNTINGTON: Yes.

11 MR. CROAD: It might be appropriate to close
12 the public hearing first, and then the applicant can
13 address any comments that you may have.

14 MR. HUNTINGTON: Okay. Is there anyone else
15 looking to speak this meeting?

16 Seeing none, I declare the public hearing
17 closed. Okay.

18 MR. HARDAN: Okay. To answer the question,
19 if it's going to be open to the public, we will be, I
20 will say, an office service, so anybody can come, yes.
21 We cannot designate it only to the clients of the
22 Consulate. The main work or business will come from
23 the Consulate's clients or attendants. We will be an
24 office service for whoever wants to come, we're not
25 going to discriminate. But we doubt that anyone will

1 drive through 12 Mile and stop to make a copy at a
2 copy shop like us, just because they're everywhere.
3 But, I mean, yes, we will open for them, too. And, of
4 course, they're more than welcome to use our, of
5 course, parking.

6 I'm sorry, what's the second question, the
7 ownership of the second property?

8 MR. HUNTINGTON: Right.

9 MR. HARDAN: No, they don't work at the
10 Consulate. The third one, I think, about security.
11 The Consulate, as far as we know, the first three
12 months, four months they hired a private security
13 company to keep people from parking on the streets and
14 have them parking either at the Consulate or wait
15 their turn, or go somewhere where it's allowed to
16 prevent neighbors from complaining. I know that for a
17 fact. I talked to some people in there. They do that
18 at the beginning of the year. And if I missed
19 anything, please ask me.

20 I want to touch on something else. They
21 talked about the snow removal and snowplowing. We
22 talked to two companies that -- from the area that we
23 can use, and they recommended pushing the snow into
24 our parking lot, keeping it in there in the unused
25 parking. We can pile it there on the snowy days, so

1 it's not going to be plowed to the street or against
2 the fire hydrant, as the neighbors were complaining
3 last time.

4 MR. HUNTINGTON: Okay.

5 MR. CROAD: Through the Chair, just as a
6 follow-up to our work study session, you can either
7 confirm or disprove that the Consulate was going to
8 open possibly two other locations, one in Dearborn and
9 one in Detroit, that might help.

10 MR. SPENCE: Sterling Heights.

11 MR. CROAD: Sterling Heights.

12 MR. HARDAN: They were like service centers,
13 we were told, to absorb the pressure that they get on
14 the first three months of the year. So they will have
15 Sterling Heights and Dearborn locations to take
16 applications on those months.

17 MR. HUNTINGTON: Okay. Commissioner Willis?

18 MR. WILLIS: Thank you. I want to make sure
19 I heard right. I believe the question was will you
20 have a person there to direct traffic so that people
21 will park in places that's legal and not interfere
22 with traffic. I think you responded there was a guard
23 service you tried. I just want to get your answer.
24 Would there be anyone --

25 MR. HARDAN: We talked about it at the

1 beginning of having a parking attendant, we can manage
2 to have one, or one of the employees should be
3 involved once it's overflowing. So once there's a
4 pressure on the parking, we will have a designated
5 parking attendant. For the time being, we don't know
6 how much that we'll be able to hire right now, but,
7 yes, it's something we looked at and something we
8 talked about to have a parking attendant, yes.

9 MR. HUNTINGTON: Okay. Commissioner Denson?

10 DR. DENSON: Thank you. So you said that
11 you will allow people to come in and buy -- I mean,
12 make copies. But what's the use of that, is it office
13 or retail?

14 MR. CROAD: Through the Chair, reproductive
15 services are permitted in the OS District as a special
16 land use. Right?

17 MR. SPENCE: As a permitted use.

18 MR. CROAD: As a permitted use. But the
19 special land use is because this was formally
20 residential that's being converted to office.

21 DR. DENSON: Okay.

22 MR. CROAD: So reproductive services is a
23 permitted use in the OS District.

24 DR. DENSON: Okay. And also, is the
25 planning staff okay with the real -- not real estate,

1 what I am trying to say, ownership? I know it was a
2 big to-do the first time.

3 MR. HARDAN: The owners, again, to the
4 properties, not involved with the Iraqi Consulate.
5 Not employees.

6 MR. CROAD: Right. But I think you stated
7 that the title was in your sister's name?

8 MR. HARDAN: Yes.

9 MR. CROAD: When you're done with your
10 questions, we are going to go through all of the
11 special land use requirements and give comment on each
12 one of those before you make your decision.

13 DR. DENSON: Okay.

14 MR. HUNTINGTON: Commissioner Griffis?

15 MR. GRIFFIS: The two houses, and then the
16 addition and the parking lot improvements, do you have
17 a total investment in this new office building, one,
18 because it seems fairly significant for the size of
19 the property? And then I'm just trying to wrap my
20 head around how you spend whatever that number is. I
21 don't know, how do you pay for it? And how does it
22 make sense, just as a business, how does any office in
23 the world ever pay for itself, I guess, is where I'm
24 coming short.

25 MR. HARDAN: Yes, as I said, it's going to

1 be a hefty investment in there, or beside all the
2 work, I mean, the properties are paid for, so it's
3 more about the construction part. We're looking into
4 spending maybe 150,000 to 200,000 for improvements.
5 That should generate us the business, you know, enough
6 to run for the two years, and then the profits will
7 come.

8 As far as Iraqi Consulate, we know it's
9 going to be there, and the attendants, if not
10 increasing, there are a lot of them, and they're
11 coming from different states. So the majority of our
12 business is going to come from them. And, I think, it
13 will be okay for us to operate, yes. It will pay
14 itself.

15 MR. HUNTINGTON: Okay. Thank you.
16 Commissioner Martin?

17 MR. MARTIN: Do you plan on having any signs
18 indicating that your parking area is for overflow --
19 I'm sorry. Do you plan on having any signage
20 indicating that your parking area is for overflow for
21 the Consulate?

22 MR. HARDAN: If the City permits it. Any
23 signing, any signage should be, I think, permitted
24 first. But, yes, we will allow signage saying Iraqi
25 Consulate clients welcome or something like that,

1 yeah. And that's also up to engineering and, I think,
2 with the Planning, also, Planning Department.

3 MR. HUNTINGTON: Commissioner Culpepper?

4 MR. CULPEPPER: To the Chair, thank you.

5 First point of clarification, correct me if I'm
6 wrong --

7 MR. HARDAN: Yes.

8 MR. CULPEPPER: -- at our second study
9 meeting, the question did come up from one of the
10 residents about were they going to be allowed to use
11 that facility, not the Consulate, but your building.
12 And if my notes serve me well, you're smiling because
13 you --

14 MR. HARDAN: She kept --

15 MR. CULPEPPER: Right. Because what you
16 said then is not what you're saying tonight to
17 answer --

18 MR. HARDAN: Well, I answered the question
19 that the lady just addressed today. Yes, we will be
20 open to the public, including, of course, the
21 neighbors. We will do that, of course. I never said
22 we're not going to serve the public, we said the
23 majority of our clients will come from the Iraqi
24 Consulate clients.

25 MR. CULPEPPER: Okay. We're not going to

1 beat semantics. But that was a statement you made and
2 I wrote it down. You said the majority. You answered
3 the question --

4 MR. HARDAN: Oh, yeah. Sure.

5 MR. CULPEPPER: -- the best you can.

6 MR. HARDAN: Sure. We will be happy. We
7 are a business, guys.

8 MR. CULPEPPER: Yeah, I have no issue with
9 that --

10 MR. HARDAN: The more the merrier.

11 MR. CULPEPPER: I have no issue with that.
12 Like I said, the minutes will tell. Like I said, I
13 wrote it down. When she asked the question, I looked
14 at my minutes, my notes, and the question was asked.

15 MR. HARDAN: You're right, sir.

16 MR. CULPEPPER: Okay. No problem.

17 MR. HARDAN: I think Gina addressed that a
18 few times, and I never responded because it's not an
19 issue.

20 MR. CULPEPPER: Okay. Now getting to me,
21 let me say we got the pictures from the residents that
22 showed the activity and non-activity and we wanted the
23 dates. I appreciate that. I appreciate what you're
24 trying to do for this area for your residents. And I
25 went by there and looked at it and saw what was going

1 on between the Consulate and your building, and I had
2 my little sheet here that says special land use and
3 standards, and I had a lot of check-offs that, in my
4 opinion, that this project does not meet the special
5 land use and standards. And I'll go into detail, if
6 necessary, to the Chair, on the seven that I wrote
7 down that you did not meet.

8 So I appreciate what you're trying to do for
9 your people, but it doesn't meet the eye test to me.
10 So that's just my comments. Thank you, Chair.

11 MR. HUNTINGTON: Okay. Personally what
12 you're doing I think is not going to solve the
13 problems that we have over here, but the problems are
14 not really all your problems, but I think what you're
15 doing will help mitigate what's going on there. It's
16 definitely not going to hurt, I think it is going to
17 help some. We can't put everything on your back, all
18 the problems and issues with the Consulate, that's not
19 your problem, well, totally your problem, it's
20 creating a problem for you. But if what you're doing
21 is managed properly, and if you really do pay
22 attention to what's going on outside as far as the
23 traffic and parking, I really do think it's going to
24 help mitigate the situation over there.

25 MR. HARDAN: I agree.

1 MR. HUNTINGTON: Hopefully, you will open
2 where it will take some pressure off you guys over
3 there and ease the traffic a little bit. But as it
4 stands right now, there's not a whole lot that can be
5 done. So I think what you're doing could be
6 effective, could help, if it's managed properly and
7 really tightly. And, hopefully, you'll keep that in
8 mind.

9 MR. SPENCE: If I may, through the Chair,
10 just as a follow-up from the last meeting that we had,
11 if you recall there were pictures and videos that were
12 actually shown to the Commission. And at the time it
13 was noted there were no dates on those particular
14 images. And the residents did follow-up with us.
15 Those images were actually from October 2018, so they
16 were not recent videos or pictures of the particular
17 site. They did send us the information that noted
18 that they were from last year.

19 MR. HUNTINGTON: Okay. Thank you. Terry?

20 MR. CROAD: If the Commission's done asking
21 questions, I want to make a comment. But go ahead.

22 MR. GRIFFIS: Another clarification, we're
23 spending more time talking about the building next to
24 this building that's here for approval than this Iraqi
25 Consulate. And I'm not familiar with why. It sounds

1 like that building is violating all the zoning laws
2 and parking laws, and why that's such an issue to this
3 project. And how -- can just remind us all again who
4 approved it and didn't approve it, or why that can be
5 there. That seems to be the biggest issue, which is
6 not even what's in front of us for approval.

7 MR. CROAD: This Iraqi Consulate was
8 established prior to my tenure here. But I've been
9 here nine years, and nine years ago it was brought to
10 my attention that there was a traffic problem, that
11 the building wasn't big enough. And that, really,
12 there aren't enough of these in our region to serve
13 the needs. That people come from far and wide
14 multiple states. Some may or may not speak English,
15 so they may or may not understand the traffic laws and
16 the local sign. I believe because they are a
17 designated Consulate, they're federally protected and
18 exempt from local zoning, and that's how they got in
19 there.

20 Obviously, based on the volume and need,
21 this site is too small. And I've physically been in
22 there meeting with them several times to help resolve
23 the issue, and it is wall-to-wall people jammed inside
24 waiting to be processed, and it's even difficult to
25 get up the stairs to meet with the Iraqi officials,

1 and there's been ongoing problems with the local
2 street, the neighbors, parking, no parking
3 enforcement. It's been ongoing. And I think it's the
4 fact they're exempt from local zoning.

5 Why it's important in this particular case
6 is, they are providing a service that may alleviate
7 some of the congestion, the parking and the timing for
8 people coming in and processing their paperwork.
9 That's a good thing.

10 On balance, if the Iraqi Consulate wasn't
11 located across the street and they weren't primarily
12 doing business to support that, I would have less
13 concerns, because independently this office
14 reproduction, if it functioned on its own may be
15 suitable for this area. But what I was going to state
16 is, and I've been struggling with looking at the pros
17 and cons, the main concern that I have is the fact
18 that it is located across the street and that we
19 cannot control pedestrians going back and forth.
20 There's going to be confusion with where people park,
21 whether they park at the Consulate, drive across the
22 street, park at this place, drive back. Whether
23 they're permitted to park and walk across. And some
24 of the issues with the neighbors and the traffic could
25 be exacerbated.

1 When I first looked at this, 15 additional
2 parking spaces would help alleviate the problem. But
3 my biggest concern is the lack of control for people
4 going back and forth across the street. And I was
5 going to note that the video that was taken was
6 October 2018, and prior to you saying you were
7 operating there. But what that clearly did show is
8 that people from the Consulate were crossing, and we
9 can't be able to ensure that people cross at the
10 crosswalk or cross at the intersection. That's my
11 biggest concern with this.

12 So, Mr. Griffis, if this was just a
13 residential conversion to a reproduction service and
14 it was in the OS and it was on a main road and it had
15 separate access off the main road, I wouldn't be
16 concerned at all with it. And Mr. Spence and I spent
17 time this afternoon really debating and going through
18 the special land use conditions, and he's going to
19 read those into the record, and we've scored some pro
20 and we've scored some con. But, ultimately, we have
21 to be concerned with public health, safety and
22 welfare. And as much as I would like to believe this
23 is going to help, it's the unattended consequences of
24 things we don't have control over that worries me the
25 most. And I am very concerned about kids running

1 across the street with their parents, or people
2 crossing from the driveway to the driveway instead of
3 going up. I mean, human nature is the shortest
4 distance between two points. And the way this is laid
5 out, people being expected to walk up cross Twelve
6 Mile, come across the sidewalk and then into the side
7 of the building -- do you have the clicker -- from
8 what I recall, the entrance to the Consulate is right
9 in this back corner. So you come in here. So is it
10 practical to think that someone's going to walk up
11 here, come here, go down, across and enter, or walk
12 up, come across and enter, or are they just going to
13 beeline back and forth.

14 Again, if this road wasn't here, if these
15 projects were adjacent to each other, I'd have less of
16 a concern. If this was independent, completely
17 independent of this, I would have less of a concern.
18 It's this, this back and forth here between
19 pedestrians and cars trying to make this back and
20 forth that really concerns me. And Mr. Spence is
21 going to get into the actual special land use
22 conditions.

23 So that's why, Mr. Griffis, that's why this
24 thing is unusual, and that's why keep tying it to --
25 they admit that their business motto is to help

1 relieve the situation across the street. And probably
2 95 percent of their business will come from there.
3 I've also said, I go into FedEx/Kinko's all the time.
4 A lot of it is just two staff. It's make your own
5 copies. They're also going to be providing
6 photographic service, helping filling out forms, which
7 is stuff that the visitors to the Consulate have to do
8 anyways, but then they're going to different places.
9 So those are the struggles that we have on this
10 particular one.

11 MR. HUNTINGTON: Okay. Thank you. I have a
12 question, too, for the petitioner. If this doesn't
13 pass, do you have another backup plan or another
14 solution, what's your backup plan?

15 MR. HARDAN: We never thought about that
16 yet. My attorney's not here to maybe answer that
17 question, because there's a lot of technicality behind
18 that. Because what if we just opened any service,
19 office service, wouldn't say Iraqis, wouldn't say
20 we're going to serve those people who's bothering the
21 neighbors. Then what, we're discriminating against
22 Iraqis, you know. But as Mr. Croad said, they cross
23 this way, that way. They're already doing it. The
24 Iraqi clients are doing it already. They're already
25 roaming in those streets. They're already violating

1 the parkings. They're already doing it. So what can
2 we do to help organizing that and do it the legal way.
3 Maybe we have to put, you know, pedestrian lines.
4 Educate them, hey, go to the side and cross. We have
5 to talk to them. And that's what we do. You know,
6 organization and proper management, we are assuring
7 you that it's going to solve the majority of the
8 problem, and we can't feel it or sense it until it's
9 open and operating. It's going to take two months to
10 do that.

11 You know, we're eager to open and ready to
12 work and, you know, it's a lot of investment in this
13 property. So we're meaning well, especially for the
14 neighbors and for the location. But we don't have a
15 backup plan. We never thought, you know, it's going
16 to be denied or rejected, just because it's going to
17 serve well the neighbors and everybody around. And
18 it's business. It's going to bring, you know, taxes,
19 it's going to bring a lot of stuff to the city. It's
20 an investment. That's the way we look at it. So a
21 plus.

22 MR. HUNTINGTON: Thank you. Commissioner
23 Culpepper?

24 MR. CULPEPPER: Let me say we're trying not
25 to discriminate. We don't do that. I looked at it,

1 and, to me, it's a safety issue, too. I know it's
2 hard. You know, people will take shortcuts and do
3 whatever. But, in my mind, if we approve something
4 like this, we're saying it's okay to continue to do
5 what you're doing, okay. We know that you're
6 providing a service, a service that's needed in that
7 community. And as the planner said, unfortunately the
8 Consulate is tied into it. Although this is not the
9 Consulate, it's tied in so closely that their
10 interactions is going to cause people, pedestrians to
11 go wrong. And God help if somebody runs across that
12 car and gets hit coming in or out. It would be the
13 same way in my mind for anybody that was coming in and
14 setting up a business like that, it would be safety
15 issue of it, it has nothing do with ethnicity or
16 nationality, to me it's safety, and the standards just
17 not there. I just want to make that clear. It's a
18 safety issue with me. Thank you, Chair.

19 MR. HUNTINGTON: Okay. Thank you.
20 Commissioner Willis?

21 MR. WILLIS: I think that brought another
22 concern to me. Depending on our determination, if we
23 reject this, are you going to continue still doing
24 business at that building?

25 MR. HARDAN: Business, and we are not

1 approved to --

2 MR. WILLIS: The way you're doing business
3 now.

4 MR. HARDAN: We're not doing business now.

5 MR. WILLIS: So that would continue, that
6 you would not do business there?

7 MR. HARDAN: Probably we would have to
8 appeal or do something through the legal channel, sir.

9 MR. WILLIS: Okay.

10 MR. CROAD: Just to remind you, there are
11 two residential properties, so they're not permitted
12 to do any business, they have to come through the
13 special land use. Regardless of what business it is,
14 they have to meet those criteria.

15 MR. WILLIS: Okay.

16 MR. HUNTINGTON: Okay. Commissioner
17 Griffis?

18 MR. GRIFFIS: So there's no win in this
19 project. So here's why I would vote for this project,
20 I guess. Because there's two houses that are in this
21 busy dangerous neighborhood right now. So I don't
22 think people are going to want to live in them as a
23 house. So I think we're going to be staring at blight
24 or someone's going to walk away probably. I don't
25 know, if I had to guess.

1 So it's already zoned for office. I think
2 this is not -- this is not some magic solution, but it
3 is a slight improvement over the situation. So, in my
4 mind, that's why it can be an office building. And
5 you can't control anybody that goes to anybody's
6 business in the United States, let's say. You can
7 walk from -- you can walk out in front of 20 cars
8 right now if you want to, you can't stop that. I
9 don't think this is making it more dangerous, I think
10 it's a slight improvement. I don't see how it makes
11 financial sense, just thinking as a developer,
12 architect, brand. But if you're willing to put all
13 this money into it, I don't think it's worse. It's
14 not an endorsement by any means. That's why I'm going
15 to vote for it, as opposed to. It is -- you know,
16 it's a slight improvement, I think.

17 MR. HUNTINGTON: Okay. Do we have a
18 recommendation from the City Planner? You guys all
19 set, any other questions, concerns? Okay.

20 MR. SPENCE: Well, if I may, I'll read the
21 special use standards. And, as you know, we do one of
22 these memos for each special land use, each rezoning
23 request that does come into us, so they're a part of
24 the standards that's part of the zoning ordinance that
25 we follow, so we do have a number of those. You do

1 have a copy of that. And I will just run through each
2 one of these.

3 Special use stand number one: The proposed
4 use or uses must be of size and character that it will
5 be in harmony with the appropriate and orderly
6 development with the OS, Office Service District.

7 Response: Most of the properties along the
8 south side of Twelve Mile Road are zoned OS, Office
9 Service. Many have been converted to office uses
10 already. However, because this proposal provides
11 support to the Iraqi Consulate, there's potential for
12 continued adverse effects from vehicular and
13 pedestrian traffic between the two sites which could
14 be detrimental.

15 Number two: Location, size, intensity, and
16 periods of operation of any such proposed use may be
17 designed to eliminate any possible nuisance likely to
18 emanate therefrom which might be adverse to occupants
19 of any other permitted uses.

20 Response: The proposed use is to support
21 the Iraqi Consulate to the east of across Glasgow for
22 clerical work, filing, copying, photographic services
23 and assistance with applications. The main office
24 across the street has caused numerous issues with
25 parking in the area, and while the proposed new office

1 will provide additional parking spaces that could
2 relieve some of the parking problems, we believe
3 adverse effects will increase from the amount of
4 pedestrian traffic crossing Glasgow between the two
5 sites.

6 Number three: Proposed use must be in
7 accord with the spirit and purpose of this Chapter and
8 not be inconsistent with, or contrary to, the
9 objectives sought to be accomplished by this Chapter
10 and principles of sound planning.

11 Our Response: This proposal is inconsistent
12 with the Chapter objectives, as the proposal could
13 increase the possible nuisance.

14 Number four: Proposed use must be of such
15 character that the vehicular traffic generated will
16 not have an adverse effect, or be detrimental, to the
17 surrounding land uses or the adjacent thoroughfares.

18 Our response: Traffic generated by this new
19 use may be detrimental to, and adversely effect the
20 surrounding land uses.

21 Number five: The proposed use is of such
22 character and intensity and arranged on the site so as
23 to eliminate any adverse effects resulting from noise,
24 dust, dirt, glare, odor, or fumes.

25 Our response: The proposed use of the

1 property will increase the adverse effects on the
2 surrounding area.

3 Number six: The proposed use, or change of
4 use, will not be adverse to the promotion of the
5 health, safety and welfare of the community.

6 Our response: The proposed use will have an
7 adverse effect on adjacent properties due to the
8 increase in pedestrian and vehicular traffic in the
9 Glasgow/Twelve Mile area.

10 The proposed use, or change in use, must be
11 designed and operated so as to provide security and
12 safety to the employees and the general public.

13 The use of the property for an office to
14 support the Iraqi Consulate has the potential to
15 create both parking and pedestrian crossing issues
16 between the proposed site, the Iraqi Consulate site
17 and the surrounding area.

18 Number eight: The minimum floor area of the
19 existing structure is 2,000 square feet.

20 Our response: With the proposed addition,
21 the building would meet the requirement.

22 Number nine: The proposed use must meet all
23 the requirements of this Chapter.

24 Our response: The proposal does not meet
25 the Special Use Standards.

1 Under Site Plan Standards: All the
2 development features, including the principal
3 building, and any accessory buildings, open spaces,
4 service roads, driveways and parking areas, are
5 located so as to minimize the possibility of any
6 adverse effects upon adjacent properties, and so as to
7 relate properly to pedestrian and vehicular traffic
8 safety.

9 Our response: While the plan provides for
10 all the required development features, including
11 additional parking to try and relieve the parking
12 congestion in the area, the increase in pedestrian and
13 vehicular traffic between the two sites has the
14 potential to cause adverse effects.

15 And, finally, from a site plan standpoint,
16 the site plan does show that access is provided only
17 to a major or secondary thoroughfare or freeway
18 service drive and that a proper relationship exists
19 between the major or secondary thoroughfare and any
20 proposed service roads, driveways and parking areas in
21 order to encourage pedestrian and vehicular traffic
22 safety, except that: Access driveways may be
23 permitted to other than a major or secondary
24 thoroughfare or freeway service drive where such
25 access is provided to a street where the property

1 directly across the street from such drive or all the
2 property abutting such street between the driveway and
3 the major or secondary thoroughfare or freeway service
4 drive is within a multiple family district or any
5 nonresidential district and is developed with
6 permanent uses which are other than single family
7 residences.

8 With regard to our response to this: While
9 the plan shows proper access to a secondary
10 throughfare, the increase in pedestrian and vehicular
11 traffic between the two sites has the potential to
12 cause adverse effects.

13 MR. CROAD: And, if I could, one other item
14 to point out is that based on the 2,000 square feet,
15 the parking required would be eight spaces per
16 thousand, and they have 17, which exceeds more than
17 our 20 percent threshold. So the -- if this was a
18 self-independent office development, the maximum
19 parking spaces we would allow would be eight. And
20 that just goes to the point where this is tied, where
21 it might not be legally tied to the Iraqi Consulate,
22 but the whole premise of this office building is to
23 serve the Iraqi Consulate and, therefore, that's why
24 they're maximizing the amount of parking spaces.

25 So there would be a waiver required should

1 this be approved by Council. And for those reasons,
2 that's why we just try to look at the standards of the
3 special land use and site plan and weigh them out.
4 And, unfortunately, in this case, it's our
5 recommendation for your consideration that it's
6 unfavorable at this time.

7 MR. HUNTINGTON: Okay. So we have an
8 unfavorable recommendation from the City Planning
9 Department. Commissioners, do I have a motion?

10 MR. CULPEPPER: To the Chair?

11 MR. HUNTINGTON: Commissioner Culpepper?

12 MR. CULPEPPER: I recommend unfavorable
13 recommendation for PSLU19-0006, based on the
14 nonconformance to the special standards and land use.

15 MR. HUNTINGTON: I have a motion of
16 unfavorable consideration from Commissioner Culpepper.

17 MR. CULPEPPER: I need a second.

18 MR. HUNTINGTON: Do I have a second? Any
19 support? No support. Okay. Do we have another
20 motion? Anyone want to make another motion?

21 MR. WILLIS: Commissioner, I would move for
22 a roll call vote favorable or unfavorable -- I
23 guess we'll do this way --

24 MR. HUNTINGTON: We need a motion.

25 MR. CROAD: You need a motion first.

1 MR. CULPEPPER: You can't vote if you don't
2 get a motion. Sorry, Chair. I apologize.

3 MR. WILLIS: You're right.

4 MR. HUNTINGTON: Would you like to make a
5 motion.

6 MR. WILLIS: No.

7 MR. HUNTINGTON: Okay.

8 MR. CROAD: Well, at least make a motion one
9 way or the other, have it supported, and then you can
10 have discussion and vote, and it either passes or it
11 fails, or you could postpone this for further
12 discussion, but you can't not act on it.

13 MR. HUNTINGTON: Okay. Commissioner Martin?

14 MR. MARTIN: I would like to make a motion
15 that we postpone PSLU19-0006 until further discussion
16 can be done and investigation of the concerns with the
17 Iraqi Consulate versus the plan that was presented.

18 MR. HUNTINGTON: Okay. So we have --

19 MR. GRIFFIS: A point of clarification. Can
20 I second a motion that I'm going to vote against.

21 MR. CROAD: Yeah, you're just getting a
22 motion on the table for further discussion and then
23 vote. That doesn't mean that you're endorsing it,
24 you're just getting it to a vote.

25 MR. GRIFFIS: This is strange all around.

1 MR. HUNTINGTON: Right now I have a motion
2 from Commissioner Martin on the table to postpone.
3 Any support for that motion? No. Okay.

4 MR. GRIFFIS: Can I support the -- is the
5 first motion still available for support?

6 MR. CROAD: You have to start --

7 MR. CULPEPPER: Let's start over. I'm
8 sorry.

9 MR. CROAD: What I would suggest, if I
10 could, you can always remake that motion. Since there
11 was a motion of unfavorable, we didn't get any
12 support. There was a motion to postpone, didn't get
13 any support. How about we try a motion to approve,
14 have someone second it, and then do a roll call and
15 we'll see where we are. You can do that with a motion
16 to make an unfavorable recommendation, but you already
17 did that and you didn't have the support. So there's
18 only one motion left to at least have a discussion.
19 And you don't have to vote one way or the other by
20 supporting the motion, it just gets it to the floor.

21 MR. WILLIS: Point of order, would a roll
22 call vote require a second motion?

23 MR. CROAD: No, you can just ask for it.

24 MR. CULPEPPER: To the Chair?

25 MR. HUNTINGTON: Commissioner Culpepper?

1 MR. CULPEPPER: I so move for favorable
2 recommendation for PSLU19-0006. Thank you.

3 MR. GRIFFIS: I'll support.

4 MR. HUNTINGTON: Okay. So I have a motion
5 for favorable consideration from Commissioner
6 Culpepper, supported by Commissioner Griffis. We will
7 do a roll vote.

8 DR. DENSON: I have a question.

9 MR. CROAD: Okay. Just ask if there's any
10 other discussion before you go to a vote.

11 MR. HUNTINGTON: Any other discussion?
12 Okay. Commissioner Denson?

13 DR. DENSON: Thank you. Can we have
14 something about the crosswalk, maybe a crosswalk
15 designated so that people can know that they are
16 supposed to walk to the corner or something.

17 MR. CROAD: If you'd like, you can make that
18 as a condition of your recommendation.

19 DR. DENSON: Yeah.

20 MR. HUNTINGTON: Okay. Are we prepared to
21 vote?

22 MR. CULPEPPER: No. Question?

23 MR. CROAD: So there's an item that was
24 brought up. So we have a motion.

25 MR. CULPEPPER: To the Chair?

1 MR. CROAD: So you would have to have both
2 the maker of the motion and the one that seconded,
3 support an amendment to that motion.

4 MR. CULPEPPER: To the Chair? I'd like to
5 amend --

6 MR. HUNTINGTON: Commissioner Culpepper?

7 MR. CULPEPPER: I'm sorry. What did you
8 say?

9 MR. GRIFFIS: Go ahead.

10 MR. CULPEPPER: No, I've got to amend my
11 recommendation, based on what she just said.

12 MR. GRIFFIS: I would say the crosswalk's a
13 good idea, and any signage for walkways or crosswalks
14 that the City would allow or encourage to further just
15 alert drivers and walkers that there's likely to be
16 pedestrians.

17 MR. CULPEPPER: Better signage.

18 MR. GRIFFIS: Yes, just appropriate
19 pedestrian warning signage, yes.

20 DR. DENSON: Signage.

21 MR. CULPEPPER: Okay. You want to amend my
22 recommendation?

23 MR. GRIFFIS: Just add that in.

24 MR. CULPEPPER: To the Chair?

25 MR. HUNTINGTON: Okay. Commissioner

1 Culpepper?

2 MR. CULPEPPER: Okay. I'd like to amend my
3 favorable recommendation to include that this area be
4 put up with proper signage, meaning that you will have
5 crosswalks done, signage designating where to walk and
6 when not to walk in accordance with the Southfield
7 recollections of signage and condition. And, first of
8 all, crosswalks which I said first, crosswalks and
9 other signage designating walk areas where not to
10 walk.

11 MR. HARDAN: Sure. We'll take any
12 suggestion from the committee or the Council.

13 MR. CULPEPPER: That's a condition of the
14 recommendation of approval.

15 MR. HARDAN: That's something, of course, we
16 have to comply with and we want the safety of those
17 pedestrians or clients.

18 MR. GRIFFIS: I support that.

19 MR. CULPEPPER: Okay.

20 MR. HUNTINGTON: Okay. We have a favorable
21 motion by Commissioner Culpepper, and it's seconded by
22 Commissioner Griffis.

23 MR. SPENCE: If I recall, there was a
24 recommendation for a roll call vote.

25 MR. HUNTINGTON: It was.

1 MR. SPENCE: Okay. Mr. Culpepper?

2 MR. CULPEPPER: Can I have a question before
3 I vote?

4 MR. CROAD: Yeah.

5 MR. CULPEPPER: I recommended favorable.

6 MR. CROAD: But you can vote against that.

7 MR. CULPEPPER: Because of the way it went,
8 okay, right.

9 MR. CROAD: You can vote against. You just
10 got it to the floor.

11 MR. CULPEPPER: Yeah, okay. All right.
12 Okay.

13 MR. CROAD: So you're voting yes in support
14 of favorable recommendation of the petition or you
15 vote no against favorable.

16 MR. CULPEPPER: I got it. I was just
17 getting it to the floor. Would you call my name
18 again, sir?

19 MR. SPENCE: Mr. Culpepper?

20 MR. CULPEPPER: No.

21 MR. SPENCE: Dr. Denson?

22 DR. DENSON: What is the --

23 MR. CROAD: The motion is favorable
24 recommendation with a condition of a crosswalk and
25 appropriate pedestrian signs.

1 DR. DENSON: Yes.

2 MR. SPENCE: Mr. Griffis?

3 MR. GRIFFIS: I vote yes, support.

4 MR. SPENCE: Mr. Huntington?

5 MR. HUNTINGTON: I vote yes.

6 MR. SPENCE: Mr. Martin?

7 MR. MARTIN: I vote yes.

8 MR. SPENCE: Mr. Willis?

9 MR. WILLIS: I vote yes.

10 MR. SPENCE: Okay. The motion passes five
11 to one, favorable recommendation.

12 MR. CROAD: Okay. So this is the
13 recommendation from the Planning Commission to City
14 Council. You also will have the Council study session
15 as well as a Council public hearing, and they'll act
16 on it next month.

17 MR. SPENCE: Yeah, if I may, that was the
18 special use portion. Now we have the site plan
19 portion.

20 MR. HUNTINGTON: Okay. At this point, we
21 have PSP19-0005 Site Plan Review.

22 MR. SPENCE: Okay. As far as any questions,
23 concerns about the site itself, Commissioner Denson?

24 DR. DENSON: Thank you. I would like to add
25 the crosswalk on the site plan.

1 MR. HUNTINGTON: Okay. So we have a
2 recommendation to add the crosswalks onto the site
3 plan.

4 MR. HARDAN: Can I call the engineer or the
5 architect, if you don't mind. Come on up, please.

6 MR. HUNTINGTON: Yeah, come on forward,
7 state your name and address for the record?

8 MR. HANNA: Good evening, Frank Hanna, with
9 J&A Civil Engineering, I'm the design engineer for the
10 project, address 18832 Rosewood Drive, Macomb
11 Township, Michigan, 48042. Having that I have a Ph.D
12 in traffic engineering from the United Kingdom, and I
13 taught for eight years in New York for transportation
14 and traffic engineering, I really appreciate your
15 focus on traffic safety. And, I think, yes, we should
16 include that in the modification of the site plan and
17 include a crossing to utilize safety of pedestrian
18 crossing back and forth between the Consulate and the
19 office, utilizing the mitigation of helping the
20 Consulate with their work.

21 MR. HUNTINGTON: Okay. Thank you.

22 MR. CULPEPPER: To the Chair?

23 MR. HUNTINGTON: Commissioner Culpepper?

24 MR. CULPEPPER: Site plan, let me say, thank
25 you, Dr. Denson, for adding the crosswalk. As I

1 stated in the beginning, this is a safety issue to me.
2 I think this area is too congested, too small, and I'm
3 just hoping, praying that we don't have any type of
4 incidents. I agree a hundred percent with the safety
5 signs going up, the walkway, the different signs in
6 the walk, whatever, will help. But as the
7 Commissioner Griffis has said side bar, people are
8 going to be people, people are going to take shortcuts
9 and do whatever. But, to me, again the reason I was
10 against it is for safety. And I would hope that you
11 would do that you said you would do is having someone
12 out there when the traffic is a lot, you have someone
13 out there directing. Because we know kids will run
14 and stuff, will be running. But, again, my no vote
15 was because of the safety of that area, it's too
16 congested. So thank you for doing the signage for
17 safety, and I hope everything goes well. Thank you,
18 Chair.

19 MR. HUNTINGTON: Thank you. What are your
20 plans for the landscaping? That would definitely, I
21 think, make people feel a lot better if you made it
22 look really nice over there.

23 MR. HANNA: Yeah, it's going to be looking
24 nice. We have added some landscaping across Glasgow
25 Road. And also we have landscaping in the south side

1 of the project, which we will use also for snow piling
2 there as well. You know, storage for the snow.

3 MR. HUNTINGTON: What type of landscaping?

4 MR. HANNA: I'm honestly not the architect
5 for the project, I'm the civil engineer. The
6 architect's not present. But I'm not sure. We did
7 follow the instructions from the Planning Department
8 with the pictures they recommend to us and we put them
9 on the plan.

10 MR. CROAD: We have the copy of the
11 landscape plan here.

12 MR. HUNTINGTON: Okay. Commissioner Willis,
13 you had a question?

14 MR. WILLIS: I do. Just looking at this
15 elevation, I see you have a parking space that will be
16 identified as handicapped parking. Am I assuming that
17 there's going to be a ramp, then, from parking to the
18 door?

19 MR. HARDAN: Yes, sir.

20 MR. WILLIS: Okay. And the door looks to be
21 a average size door. Is the door one that would be
22 accessible by way of wheelchair?

23 MR. HANNA: I'm sorry?

24 MR. WILLIS: Will the door be accessible by
25 wheelchair? Just looking at the size of the door --

1 MR. HANNA: Yes.

2 MR. WILLIS: I think once you get into it
3 there's going to be another step or two to get to the
4 living area. Do you continue to have wheelchairs
5 accessible to the main floor?

6 MR. HARDAN: From the north side?

7 MR. HANNA: No, inside the building.

8 MR. WILLIS: From the south side.

9 MR. HARDAN: From the south side, from the
10 parking lot?

11 MR. WILLIS: Yes, sir.

12 MR. HANNA: Inside the building, he's asking
13 if you have any inside the building. Once the person
14 gets inside, can you facillitate that?

15 MR. HARDAN: Yes, we can facillitate, yes,
16 no steps.

17 MR. HANNA: He said we can do it, no steps.

18 MR. WILLIS: Okay. I want to make sure
19 that's part of it. Okay. I have no further
20 questions.

21 MR. HUNTINGTON: Okay. Thank you.
22 Commissioners? Okay. To the City Planner, your
23 recommendations, please?

24 MR. SPENCE: Yeah, if I may, through the
25 Chair, should you choose to approve the site plan,

1 these are the conditions that we would place on the
2 site plan. And again it's -- these are the conditions
3 that we would add, should you go through the process
4 and approve, that the subject property is subject to
5 approval of PSLU19-0006 by the City Council.

6 Receipt of waivers from the Zoning Board of
7 Appeals for more than 20 percent over the required
8 number of parking spaces, as well as a three-foot
9 waiver of side-yard setback -- a three-inch waiver,
10 I'm sorry, of side-yard setback, 15 feet required,
11 14.75 feet provided.

12 Final detailed landscape plan sheet LP-01
13 must be approved by the Planning Department prior to
14 the project being reviewed by City Council.

15 Exterior lighting will be shielded to
16 prevent spillage of glare onto adjacent properties.

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

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

25 Petitioner is to implement the

1 recommendations made by the Southfield Police
2 Department's Crime Prevention Bureau regarding site
3 security.

4 The building is to be constructed in
5 accordance with the elevations shown on sheet A-01,
6 A-02 dated 4/18/10, and A-04 dated 6/25/19.

7 Approval of the site plan and/or building
8 elevations represented herein does not constitute nor
9 guarantee approval for signage. Separate approval and
10 signed permits must be obtained by the building
11 department for any proposed sign.

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

14 No right turn sign shall be posted out for
15 the parking lot. So in this case, if I may just go
16 back to the plan here, there will be a no right turn
17 sign posted on the new property so that you cannot
18 turn right onto Glasgow, you'd have to turn left and
19 go towards Twelve Mile.

20 Reciprocal parking agreement is required.
21 And a crosswalk and pedestrian signage shall be added
22 between the two properties on Glasgow.

23 So those are the conditions that the
24 Planning Department would add, should the Planning
25 Commission decide to approve the site plan.

1 MR. WILLIS: Through the Chair?

2 MR. HUNTINGTON: Commissioner Willis?

3 MR. WILLIS: We did mention to ensure that
4 there's a handicap accessible landing onto the main
5 floor.

6 MR. SPENCE: Okay. Duly noted and added.

7 MR. HUNTINGTON: Okay. And your
8 recommendation?

9 MR. CROAD: It's subject to your approval.
10 These are the conditions.

11 MR. HUNTINGTON: Okay.

12 MR. CROAD: Because we already recommended
13 against the special land use.

14 MR. HUNTINGTON: Okay. Commissioners?

15 MR. WILLIS: Are you ready for a motion?

16 MR. HUNTINGTON: Ready for a motion.

17 MR. WILLIS: I would move for favorable
18 approval of -- oh, shoot. I'm sorry.

19 MR. CROAD: PSP19-0005.

20 MR. WILLIS: That's the one, yes.

21 MR. GRIFFIS: I'll support.

22 MR. HUNTINGTON: Okay. I have a favorable
23 motion from Commissioner Willis, supported by
24 Commissioner Griffis. Do we need a roll call?

25 MR. SPENCE: Yes.

1 MR. HUNTINGTON: Let's do a roll call vote.

2 MR. CULPEPPER: Yes.

3 MR. SPENCE: Mr. Culpepper?

4 MR. CULPEPPER: No.

5 MR. SPENCE: Dr. Denson?

6 DR. DENSON: Yes.

7 MR. SPENCE: Mr. Griffis?

8 MR. GRIFFIS: Yes.

9 MR. SPENCE: Mr. Huntington?

10 MR. HUNTINGTON: Yes.

11 MR. SPENCE: Mr. Martin?

12 MR. MARTIN: Yes.

13 MR. HUNTINGTON: Mr. Willis?

14 MR. WILLIS: Yes.

15 MR. SPENCE: Mr. Chairman, the motion passes

16 five to one favorable.

17 MR. HUNTINGTON: Thank you.

18 MR. HANNA: Thank you everyone. Thank you

19 very much for your comments.

20 MR. HUNTINGTON: Okay. You're all set.

21 Okay. Thank you. Next on the agenda, we have

22 approval of the minutes.

23 MR. CULPEPPER: To the Chair?

24 MR. HUNTINGTON: Commissioner Culpepper?

25 MR. CULPEPPER: I move the minutes from

1 August 14th, 2019 Study Meeting, and August 28, 2019
2 Regular Meeting be approved.

3 MR. WILLIS: Support.

4 MR. HUNTINGTON: Okay. We have a favorable
5 motion from Commissioner Culpepper, and supported by
6 Commissioner Willis. All in favor?

7 (All stated aye.)

8 MR. HUNTINGTON: Okay. So the minutes pass
9 as stated. Public comment?

10 MR. SPENCE: Yes, Mr. Chairman. At this
11 time, you can open up the floor for public comment.
12 As usual, if anyone does wish to make a comment, they
13 have three minutes.

14 MR. HUNTINGTON: Okay. So we have to open
15 up the public hearing.

16 MR. SPENCE: It's not a public hearing.
17 It's just open for public comment.

18 MR. HUNTINGTON: Is there any public
19 comments today? Okay. No. So that portion has been
20 closed. Any miscellaneous?

21 MR. WILLIS: Through the Chair?

22 MR. HUNTINGTON: Commissioner Willis?

23 MR. WILLIS: Secretary or, Jeff, at our last
24 session we talked about Farmbrook, and someone brought
25 up the Michigan Right to Farm Act and suggested that

1 there were size restrictions. And, you know, rather
2 than going out to figure out what it is, I'm wondering
3 if we could at least take a look at it by our city
4 attorney and determine if that's an act that effects
5 us positively or negatively, unless you can share that
6 with us now.

7 MR. CROAD: Mr. Spence can share some
8 comments.

9 MR. SPENCE: Yeah, so after the particular
10 comment was made, I do have a copy of the Right to
11 Farm Act on my desk, because I wanted to take a look
12 at it myself. Basically, what the Right to Farm Act
13 was put in place, was because a number of people were
14 moving out into the green fields, quote, unquote,
15 greens fields areas, farmland, subdivisions and so on.
16 The Right to Farm Act was put into place because
17 people moving into the area started to complain about
18 the smell or the noise of a farm. And, basically,
19 what the act did was allowed people to continue to
20 farm, regardless of -- the activity was there prior to
21 the subdivisions going in. It's a little bit more
22 detailed than that, and I'd be happy to bring the
23 Right to Farm Act, at least the act itself to you at a
24 future meeting so that each of you can each have a
25 copy of it. But, basically, it was put into place so

1 that farmers could continue to farm regardless of the
2 complaints of smell or noise related to farm activity.

3 MR. WILLIS: Thank you. And my concern was
4 whether or not it would impact us with our decision on
5 this property. And I'm good with that.

6 MR. CROAD: If I could, wasn't there a
7 requirement about unplatted land versus, was that
8 the --

9 MR. SPENCE: No, I don't recall that.
10 Again, what I can do, is I can make the document
11 available to you. I'll send it to you as a PDF so
12 that each one of you can read it for yourself.

13 MR. HUNTINGTON: Any other miscellaneous?
14 Okay. The meeting's adjourned.

15 (The meeting was adjourned at 7:39 p.m.)

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1 CERTIFICATE OF NOTARY

2 STATE OF MICHIGAN)

3) SS

4 COUNTY OF OAKLAND)

5

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

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Earlene Poole-Frazier

22

EARLENE POOLE-FRAZIER, CSR-2893

23

Notary Public,

24

Oakland County, Michigan

25

My Commission expires: March 4, 2025

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