

**MINUTES OF THE CITY OF SOUTHFIELD PLANNING COMMISSION
REGULAR MEETING OF SEPTEMBER 28, 2022
6:30PM**

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

Planning Commission Members Excused: Goodwin-Dye and Martin

Staff Present: City Planner Croad and Planner Spence

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

Chair Dr. Stephens-Gunn called for Approval of the Agenda. Motion by Commissioner Bernoudy to Approve the Agenda. Seconded by Commissioner Huntington. Chair Dr. Stephens-Gunn called for a Vote.

Motion Carries.

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

Chair Dr. Stephens-Gunn called for the first item.

PSLU22-0002 is a Special Use Request of Rosetta Building Company to allow for a stand-alone Culver's restaurant with drive-thru on property located at Sidwell Parcel 2412-153-019, on the southeast corner of Southfield Road and Windflower, Section 12, City of Southfield, Oakland County, State of Michigan.

Planner Spence provided a brief overview of the Special Land Use and Site Plan Review for the Culver's Restaurant. He noted that while he had presented the project together, the Commission needed to act on each separately. He asked the petitioner to come forward and present his case.

Mr. Andy Andre provided an overview of the proposal and explained the results of the traffic impact study. The potential owner of the restaurant noted that the study was done and he himself talked with business owners in the shopping center across the street about traffic issues. He noted that Culver's will paint the stripes on Windflower to better direct traffic.

Chair Dr. Stephens-Gunn noted that this was a public hearing on the special use request and opened the floor to the public.

Resident at 29999 Marigold noted that asking the other business owners didn't make sense and the Jet's Pizza drivers are the worst drivers. They felt their property values would suffer as a result and this project is a recipe for disaster as other restaurants have failed in the area. They felt a brand-new plan should be done.

Resident at 17666 Windflower noted their property value would be affected by this and HOA fees would be raised to handle the increased cost of maintenance of the road. They have a clean

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Motion by Commissioner Huntington for Favorable Recommendation of PSLU22-0002. Seconded by Commission Griffis. Chair Dr. Stephens-Gunn stated that all those in favor say Aye. There were 4 Ayes. Those against say Nay. There was 1 Nay. Motion passed 4-1.

Chair Dr. Stephens-Gunn called for the next item.

PSLU22-0003 is a Special Use Request of Casa de Montecristo by JR Cigar to allow for a Smoking Lounge on property located at 28815 Northwestern Highway, Sidwell Parcel 2418-276-003 on the south side of Northwestern Highway between Franklin Road and W Twelve Mile Road, Section 18, City of Southfield, Oakland County, State of Michigan.

Planner Spence noted that the petitioner has requested that this item be Postponed to a Date Certain of October 26, 2022, pursuant to discussions the petitioner has had with the Southfield City Attorney. He noted the Planning Staff concurs with the request to postpone.

There being no comments, Chair Dr. Stephens-Gunn called for a motion.

Motion by Commissioner Bernoudy to Postpone PSLU22-0003 to a Date Certain being the October 26, 2022, Planning Commission Regular Meeting. Seconded by Commission Willis. Chair Dr. Stephens-Gunn stated that all those in favor say Aye. There were 5 Ayes. Those against say Nay. There were no Nays. Motion passed.

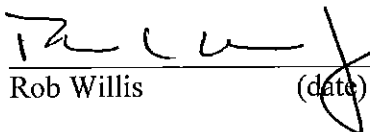
Chair Dr. Stephens-Gunn called for the approval of the Minutes.

Motion by Commissioner Huntington for Favorable Recommendation of the Minutes of August 10, 2022, Study Meeting, August 17, 2022, Special Meeting, and the August 24, 2022, Regular Meeting. Seconded by Commissioner Griffis. Chair Dr. Stephens-Gunn stated that all those in favor say Aye. There were 5 Ayes. Those against say Nay. There were no Nays. Motion passed.

Chair Dr. Stephens-Gunn opened the floor to the Public for Public Comment. No one stepped forward so Chair Dr. Stephens-Gunn closed the Public Comment portion of the meeting.

Chair Dr. Stephens-Gunn asked if there were any Miscellaneous Items. Planner Spence noted the next meeting of the Commission would be on October 12, 2022.

There were no other items for discussion. The meeting was adjourned at 7:22pm.

 10.24.2022
Rob Willis (date)

Secretary/js

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