

**MINUTES OF THE CITY OF SOUTHFIELD PLANNING COMMISSION  
STUDY MEETING OF SEPTEMBER 27, 2023  
6:30PM**

**Planning Commission Members Present:** Bernoudy, Griffis, Gruber, Martin, Dr. Stephens-Gunn, and Willis

**Planning Commission Members Excused:** Goodwin-Dye

**Staff Present:** Deputy City Planner Paison, Staff Planner Bollin

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

Dr. Stephens-Gunn called for Approval of the Agenda. Motion by Martin to Approve the Agenda, supported by Willis. Ayes: Bernoudy, Griffis, Dr. Stephens-Gunn, Willis, Gruber, Martin. Nays: None. Motion Carries.

Dr. Stephens-Gunn asked if there were any Announcements or Communications. Bollin noted the packs of reusable utensils that were left for each of the commissioners. He explained that the sustainability planner is using these wooden utensils to raise awareness for the city's sustainability efforts and to help with future giveaways and public engagement efforts.

Dr. Stephens-Gunn called for the first item.

**PCZR23-0002 (REZONING)** is a Conditional Rezoning Request of the Solo Company, LLC, to rezone the Cornerstone Plaza Shopping Center from B-2 Planned Business to B-3 General Business, property located at 23633-23881 Greenfield Road, City of Southfield, Oakland County, State of Michigan (Sidwell Parcel 24-25-401-018).

Paison presented the basic information on the property and summarized the proposal. He noted that the current and future land use are in accordance with the proposed B-3 zoning. He stated that an important factor to consider in the reasoning in a conditional rezoning are the uses that would be excluded on that property. He stated that the listed excluded uses are typically excluded to avoid any concerns over potentially incompatible uses in the location.

Keith Maziasz of Najor Companies, 600 Old Woodward, Birmingham, spoke about the need to open up the type of uses that the building could be used for in order to fill the vacancy on the site. Wants to expand the types of allowed uses in order to make the site more marketable. Mr. Maziasz noted that fitness clubs are likely tenants for vacant space within the property.

Dr. Stephens Gunn opened the public hearing for PCZR23-0002. No public present. Dr. Stephens Gunn closed the public hearing.

Willis asked about a clarification of whether outdoor sales were included or excluded. Pasion stated it was listed in the exclusions.

Planning Commission Regular Meeting of September 27, 2023

Griffis stated his support for the reasoning.

Bernoudy and Dr. Stephens Gunn agreed with Griffis.

Dr. Stephens Gunn asked for the Planner's Recommendation.

Paison summarized the planner's recommendation for the record recommending favorable consideration of the request. Stated there will be a conditional zoning agreement that will be submitted to the City.

Dr. Stephens Gunn called for a motion on PCZR23-0002, Griffis made a motion for Favorable Recommendation, supported by Bernoudy. Ayes: Bernoudy, Griffis, Dr. Stephens-Gunn, Willis, Gruber, Martin. Nays: None. Motion Carries.

Dr. Stephens Gunn asked for the next item.

**PSLU23-0012 (SPECIAL USE)** is a Special Use Request of Macallister Machinery, to allow for heavy equipment sales and rental, located at 21700 Telegraph Road, City of Southfield, Oakland County, State of Michigan (Sidwell Parcel 24-33-151-008).

Paison presented the basic information of the property. He explained the site's layout and stated that it met all city zoning requirements. He noted the various landscape upgrades the property would receive, noting a new pedestrian connection to the sidewalk, updated facade, and a public art installation that would be finalized at a later date.

Commissioner Bernoudy excused herself and exited the chambers.

Joe Fimbinger of 24800 Novi Rd, spoke of McAllister Company's excitement to move to this site in Southfield. Provided a summary of what the company offers and invited commissioners to come by anytime for a tour any of their sites in the region. Asked the commissioners for any questions.

Dr. Stephens Gunn opened the public hearing. No Public hearing. Public hearing closed.

The commissioners all stated their support for the project.

Dr. Stephens-Gunn asked for the Planner's Recommendation.

Paison summarized the planner's recommendation for the record, recommending favorable consideration of the request.

Dr. Stephens-Gunn asked for a motion, Martin made a motion for Favorable Recommendation, supported by Griffis. Ayes: Griffis, Dr. Stephens-Gunn, Willis, Gruber, Martin. Nays: None. Motion Carries.

Planning Commission Regular Meeting of September 27, 2023

Dr. Stephens-Gunn steps out momentarily.

Griffis asked for the next item.

**PZTA23-0004 (ZONING TEXT AMENDMENT)** is a Zoning Ordinance Text Amendment to amend Title V, Zoning and Planning, Chapter 45, Zoning, of the Code of the City of Southfield by amending Article 4, Section 5.28 and Article 15, Section 5.139; to add other government facilities to the libraries and government office buildings, public utility offices, and post offices already permitted in the RC Regional Center District.

Paison explained the reasoning for the amendment. Stating that two properties are owned by the city and the county and were built in the late 1960's. Both properties were found to be legal non-conforming due to not having a site plan on file and not being permitted uses. He explained that the amendment is broadening the types of uses allowed in RC districts. Adding public works facilities to the other public facilities already permitted in the RC district. This will allow the properties to go through the administrative site plan approval process for future minor projects and improvements.

Dr. Stephens-Gunn returned to the chamber, stating that Commissioner Bernoudy will not return and is excused for the remainder of the meeting.

Dr. Stephens-Gunn opened the public comment portion of the meeting. No Public present. Dr. Stephens-Gunn closed the public comment portion of the meeting.

Dr. Stephens-Gunn asked for the Planners Recommendation. Paison summarized the recommendation for the record. The Planning Department recommended favorably for the project.

Dr. Stephens-Gunn called for a motion on PZTA23-0004, Martin made a motion of Favorable Recommendation, supported by Willis. Ayes: Griffis, Dr. Stephens-Gunn, Willis, Gruber, Martin. Nays: None. Motion Carries.

Dr. Stephens-Gunn called for a motion to approve the meeting minutes for August. Martin made a motion to approve the August minutes. Supported by Griffis. Ayes: Griffis, Dr. Stephens-Gunn, Willis, Gruber, Martin. Nays: None. Motion Carries.

Dr. Stephens-Gunn opened public comment. No public present. Closed public comment.

Dr. Stephens-Gunn asked for the Council Update. Paison gave a summary of the most recent City Council meeting.

Dr. Stephens-Gunn adjourned the meeting at 6:56 pm.

Planning Commission Regular Meeting of September 27, 2023

Rob Willis      10.25.2023  
Rob Willis      (date)