

CITY OF SOUTHFIELD  
PLANNING COMMISSION REGULAR MEETING  
Council Chambers - Southfield, Michigan  
Wednesday, November 19, 2025 - 6:00 p.m.

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

COMMISSION MEMBERS AND STAFF PRESENT:

Jeremy Griffis, Chair  
Robert Willis, Vice Chair  
Cynthia Bernoudy, Commissioner  
Anthony Martin, Commissioner  
Dr. Geralyn Stephens-Gunn, Commissioner  
Andrea Storch Gruber, Secretary

Terry Croad, Director of Planning  
Thomas Paison, Deputy City Planner  
Kyle Bryce, Planner

1 Planning Commission Meeting

2 Wednesday, November 19, 2025

3

4 (Meeting begins.)

5

6 CHAIR GRIFFIS: I'd like to call this meeting to  
7 order. This is the City of Southfield Regular Meeting of the  
8 Planning Commission, November 19th, 2025. Could we all please  
9 stand for the Pledge of Allegiance.

10 (Pledge of Allegiance recited.)

11 CHAIR GRIFFIS: Can we have a roll call, please?

12 MR. BRYCE: Dr. Stephens-Gunn?

13 DR. STEPHENS-GUNN: Here.

14 MR. BRYCE: Martin?

15 MR. MARTIN: Here.

16 MR. BRYCE: Willis?

17 MR. WILLIS: Here.

18 MR. BRYCE: Gruber?

19 MS. GRUBER: Here.

20 MR. BRYCE: Bernoudy?

21 MS. BERNOUDY: Present.

22 MR. BRYCE: And Chair Griffis?

23 CHAIR GRIFFIS: Here.

24 MR. BRYCE: Goodwin-Dye is excused for tonight, but  
25 you do have a quorum to conduct business.

1 CHAIR GRIFFIS: Thank you.

2 MR. WILLIS: Thank you.

3 CHAIR GRIFFIS: Do we have any comments on the agenda,  
4 and, if not, looking for motion to approve the agenda.

5 DR. STEPHENS-GUNN: Through the Chair, I motion that  
6 the Commission approve the agenda for the Regular Meeting of the  
7 Planning Commission for November the 19th, 2025.

8 MR. WILLIS: Support.

9 CHAIR GRIFFIS: Favorable motion on the agenda by  
10 Dr. Stephens-Gunn, supported by Commissioner Willis.

11 All in favor?

12 FULL COMMISSION: Aye.

13 CHAIR GRIFFIS: All right. The agenda proceeds. The  
14 first item was withdrawn due to a recent change in the ordinance  
15 definitions that approval was no longer required. That was at  
16 23265 Northwestern Highway.

17 DR. STEPHENS-GUNN: Through the Chair. Through the  
18 Chair.

19 CHAIR GRIFFIS: Yeah.

20 DR. STEPHENS-GUNN: You missed item number C,  
21 Announcements and Communications.

22 CHAIR GRIFFIS: Oh. All right.

23 MR. PAISON: Thank you. We have none at this time.

24 CHAIR GRIFFIS: Oh.

25 MR. PAISON: But it is (indiscernible) of our bylaws

1 that it be there.

2 CHAIR GRIFFIS: Thank you. All right. So the special  
3 use was no longer required for Northwestern Highway. That would  
4 make our first item -- action item the PCZR25-0003, a  
5 conditional rezoning at Edwards and Greenfield.

6 MR. PAISON: Thank you, Mr. Chairman. As noted, this  
7 is a conditional rezoning request. The property at hand is  
8 shown in blue on the aerial photo here. It's a parking lot  
9 along Edwards Avenue, a little west of Greenfield, behind the  
10 commercial properties that face Greenfield. And then the three  
11 properties that are also in blue along Greenfield, those are all  
12 owned by Abro Plaza, LLC -- Southfield, LLC.

13 They're looking to rezone the parking lot and the rear  
14 20 feet of the commercial properties. The parking lot is zoned  
15 P. The commercial business is zone B-3, General Business.  
16 They're looking to rezone to RM, Multi-Family Low-Rise.

17 This is just showing that existing zoning categories,  
18 the future land use and local mixed use. More single-family  
19 residential to the west there you get into the neighborhood on  
20 Marshall.

21 The conditions being proposed would limit the prop- --  
22 the use of the property to multi-family use and density  
23 identified in the letter that was provided, depicted in the  
24 attached conditional site plan. It will be developed and used  
25 in accordance with the plan -- site plan provided for 32

1 multi-family residential units contained in two two-story  
2 buildings, 16 units per building, utilizing the RM zoning  
3 district criteria. The site plan illustrates the road pattern,  
4 building locations, parking, and ingress and egress locations  
5 being offered as conditions for the use and development. They  
6 are still subject to a full site plan approval should the  
7 rezoning pass. They've got to come in with the full detail,  
8 landscape plans and all of -- all of the additional.

9                   But this is just the rezoning we're looking at today.  
10 There's the area of rezoning shown on the aerial photos. You  
11 see the parking lot and then on the 20-foot rear of those  
12 commercial properties. There is a reciprocal parking and access  
13 easement across all of these properties. So it's all considered  
14 kind of one for access and parking.

15                   So it's just looking at that parking lot from the  
16 north, from Edwards. As you can see, it's a very large area of  
17 parking. And this is looking north from the south end of that  
18 lot.

19                   This is the rendered concept plan that was provided  
20 with the application. You can see those two buildings with the  
21 black roofs are the -- would be the potential apartment  
22 buildings. And then you have the commercial buildings with the  
23 white roofs that are existing along Greenfield.

24                   This is the actual -- a little bit more detailed  
25 conditional rezoning plan, but they would come in with -- the

1 site plan would have to be consistent with this. As you see,  
2 there's the two buildings, two stories.

3           A couple of notes on that before we go to the  
4 petitioner. Because this would be complete reconstruction of  
5 this area, this parking lot, which probably has little or no  
6 storm water controls, would have to be redone to handle all of  
7 the storm water by modern standards, which have increased quite  
8 a bit over the years, particularly since the flooding in recent  
9 years. So an area now that has, basically, probably little or  
10 no storm water -- storm water management, the water probably  
11 goes directly into the storm sewers with no interception, where  
12 slowing would have to be improved. And -- but the reciprocal  
13 easements would remain in place. So the parking and access  
14 would still function.

15           They are -- it -- it'll be -- it'll come up during  
16 site plan review, but the combined properties are a little short  
17 of parking. If they put in bike racks at all the properties,  
18 they'd be short, like, four or five spaces. They would need a  
19 waiver from the Zoning Board for that eventually, unless we work  
20 out some additional arrangements as we're going through the  
21 process. That was in your packet. We did the parking analysis  
22 just to make sure that it was potentially feasible.

23           The petitioner is present. If they'd like to come  
24 forward? They do have a few slides. I'll hand that off to them  
25 so they can talk about the development for that rezoning.

1                   MR. KALAS: Thanks, Tom. Right?

2                   MR. PAISON: Yeah.

3                   MR. KALAS: Okay. Got it. Okay. Good evening, Mr.  
4 Chairman, Members of the Planning Commission. Again, my name is  
5 Tom Kalas, that's K-A-L-A-S. My address is 31350 Telegraph  
6 Road, Suite 201, in Bingham Farms, Michigan.

7                   As Tom indicated, we are here seeking a recommendation  
8 from the Planning Commission to rezone the subject property, as  
9 you can see on the screen there, from parking -- vehicular  
10 parking to an RM, which is residential multiple low-rise, the  
11 two-story buildings. And from the B-3, we're taking a portion  
12 of those lots to rezone that to RM also and combine those with  
13 the parking area that's going to be rezoned to get our minimum  
14 two-acre lot size that's required under RM.

15                  As you can see with the conceptual plan, what we  
16 propose to do with the property, two two-story buildings.  
17 Initially, we came in -- or we -- we had presented to go RMM,  
18 which is three-story buildings. But cognizant of the  
19 single-family residential to the west of us, which allows --  
20 single-family allows for two stories -- we decided to go two  
21 stories also, so they can line up, and you don't have, you know,  
22 a three-story looking over a two-story. So it's compatible with  
23 that.

24                  It's a nice transitional zoning to go from the  
25 single-family residential to the west to our low-rise

1 multi-family two-story buildings with 16 units in each building.  
2 And then to the commercial that currently exists, as you can see  
3 on the plan, and Greenfield Road. And there's an urgent care  
4 center to the north. As you know, there's a Dollar Tree and Ace  
5 Hardware, a Wendy's over there, the smaller building to the  
6 south.

7 My client controls all -- owns and controls all those  
8 properties except for the Ace Hardware. And as your planner  
9 indicated, there's a reciprocal easement agreement for parking,  
10 so that's not going to be an issue.

11 This is a -- a use that -- as you can see from the  
12 photos earlier, we have nothing but a -- a sea of concrete there  
13 right now. Way more parking than -- than is ever needed. So  
14 that area will be utilized, improved with these two-story  
15 buildings. And I'll go through some of the photos here. And as  
16 your planner indicated, we will have to come in with a full site  
17 plan submittal, which will include the site plan, the  
18 landscaping plans, the lighting plan, everything required under  
19 your ordinance.

20 The site will actually have to be engineered. So  
21 there will be storm water management plan that will be put in  
22 place, approved by the City, approved by the County and other  
23 agencies having jurisdiction. So you'll see all kinds of  
24 improvements back there.

25 You can see on the south side of the property, it's

1 heavily landscaped already with those trees. On the north side,  
2 there's an existing 6-foot concrete wall -- brick concrete,  
3 which is what's required under the ordinance. And of course,  
4 that'll be repaired and, you know, brought up to speed, and  
5 it'll -- it'll look nice. So whatever has to be done to improve  
6 that.

7 So we feel this is a nice development for the area.  
8 It's a -- a use that's in demand in today's market. People are  
9 looking to rent. They can't afford -- this will be a market  
10 rate project. People just can't afford to buy a house. They  
11 can't afford the down payment. They can't afford the interest  
12 rates, the maintenance, the insurance, the taxes and so on. So  
13 this will be a nice development for the area.

14 And as we go through our presentation here -- and you  
15 should all have copies of this PowerPoint in your packet. You  
16 can see the elevations on the two buildings that we propose.  
17 And two-stories, they are going to be aesthetically pleasing,  
18 very nice architecturally. You can see there and how they're  
19 going to be laid out.

20 Over here is a project overview. Now, what we did --  
21 and this can change during the site plan process depending on,  
22 you know, how the Planning Commission and City Council -- or how  
23 the Planning Commission feels about it.

24 The building to the north, we had turned it around.  
25 So the front of it is facing the residential. That way, you

1 know, the back of it can face the parking lot. You know,  
2 because that's where your bedrooms -- the bedrooms will be and  
3 all that. People are looking out of their bedroom windows.  
4 They'll be looking into the parking lot.

5           But the building on the south, because of the existing  
6 screening and trees that are already there, we have the back  
7 facing that area, and then the front facing the parking lot.  
8 But we can flip them around either way at -- at -- at the  
9 pleasure of the Planning Commission. That's not an issue.

10           Now, just a little bit about the client. The good  
11 thing is that the applicant and owner is in town. They're not  
12 some national company that comes in and, you know, does a  
13 development and is distanced from it. They are local. They  
14 live locally. They -- as we indicated, they own, you know, the  
15 commercial properties on this site already.

16           A little bit about their background, they -- they own  
17 770-plus multi-family units. They own a lot of commercial  
18 properties -- you can see over 200 units -- car washes,  
19 laundromats. And they take care of their own properties. So  
20 they're around.

21           In other words, you can find them if you need to find  
22 them. You know they'll be here. Okay? You know how -- you'll  
23 know how to locate them. They manage their properties. They  
24 maintain their properties.

25           They take care of snow removal, landscaping, grass

1 cutting, maintaining the landscaping, of course, irrigation and  
2 all that other good stuff that comes along with having a local  
3 owner and property manager, which the Abro Family is in this  
4 situation.

5 Some of the tenants that they have in their existing  
6 centers, as you can see, they're used to dealing with national  
7 companies, national franchises. And, you know, those companies  
8 require top-notch retail centers and top-notch properties that  
9 are clean, well kept, and -- and that's what my client does.  
10 And they're obviously going to do it with this development here  
11 as -- as they've done with all their other developments.

12 What we offer -- or what my client offers. It's full  
13 service. One stop. They handle all the property management.  
14 They deal with all the tenants, any type of maintenance required  
15 at the buildings or here -- in this case, the multi-family  
16 units, landscaping, snow removal.

17 As I indicated, they have on-site management that  
18 someone is there every day checking on -- on the properties,  
19 making sure everything is okay, there's no issues. And of  
20 course, they are available for resident support and in  
21 emergencies 24/7, if necessary.

22 Now, what this project will bring to the city,  
23 obviously, you know, economic opportunity, which is, you know,  
24 great in today's economic climate. But it'll be a nice modern  
25 housing project. Economic growth. It'll increase property

1 values, create jobs, tax revenue increase. And, you know, they  
2 are supporters of local businesses in the community.

3                   Like I said, they're here. They're located here.  
4 They're here to say. They have significant investment in the  
5 city. They wish to continue in making investments in the city  
6 and continue to be a good corporate citizen.

7                   So as indicated here, they're fully committed to work  
8 with the Planning Commission, with the City, its departments,  
9 its professionals to make sure that this project is brought to  
10 market in a way that is aesthetically pleasing and to the  
11 satisfaction of all parties.

12                  Gateway Engineering is an engineering company that  
13 handles a lot of their developments and -- throughout the  
14 Southeast Michigan area. And this is just a letter of  
15 recommendation from the owner, Dr. Vaglica, who is a  
16 professional engineer with a doctorate.

17                  As you can see here, the conceptual site plan --  
18 colored plan -- will give you an idea of how this site will look  
19 after it's developed with the two buildings you can see there.  
20 You can see the tree line, parking areas, the existing Ace  
21 Hardware to the north, you know, and the other buildings that  
22 are owned by my client to the south. On the right side of this  
23 is the proposed building elevations showed from the south side,  
24 the west side, and the east side.

25                  So you can see there'll be a nice -- you know, nice

1 elevation, aesthetically pleasing. These will be, you know,  
2 built, constructed, you know, in an excellent manner. They will  
3 look good, obviously, you know, for marketing purposes. And my  
4 client is very excited to -- to bring those to the community.

5 Here we have sample floor plans. These will be one-  
6 and two-bedroom units. There will be, I believe, eight  
7 one-bedroom units and 16 two-bedroom units. So, you know,  
8 that -- 24 two-story buildings, yeah. So 32 total units. And  
9 that will be in there. And depending on the market and the  
10 demand, you may see less two-bedrooms, more one-bedroom, or more  
11 one-bedroom and less two-bedrooms. So, you know, that would be  
12 decided as it's -- as we go -- we go through the site plan and  
13 engineering approval process.

14 Thank you, Tom.

15 So that being said, we're here to answer any  
16 questions. The applicant and owner is here. Our engineer is  
17 here. We look for a favorable recommendation. We feel this is  
18 a good product, a good use for the area, fits within your actual  
19 future land use plan, and, you know, improves the area both from  
20 an aesthetic purpose and from an engineering storm water and  
21 landscaping and, you know, just improving the property in  
22 general.

23 So with that being said, we're available to answer any  
24 questions, and we would look, hopefully, for a favorable  
25 recommendation.

1                   Thank you.

2                   CHAIR GRIFFIS: Okay. This is a public hearing. I'm  
3 going to ask you to take a step back for a few minutes. Open up  
4 the public hearing for this item at this time. This is just to  
5 speak on this conditional rezoning at Edwards and Greenfield.  
6 If anyone here in the audience would like to come forward and  
7 speak on this matter, please do so.

8                   Go ahead in the front row. Just give us your name and  
9 address for the record. You'll have three minutes.

10                  MR. DZODIN: Yeah. My name is Milton Dzodin. I live  
11 at 29733 Red Leaf Drive, Southfield. Been there since about  
12 1971. I see you have a map up there drawn to some kind of a  
13 scale. I see Edwards. I don't see any South Road. Is that 12  
14 Mile at the -- at the end there? Or -- or where is this project  
15 starting?

16                  CHAIR GRIFFIS: We'll answer after it's public --  
17 after the public hearing, we'll answer all the questions as best  
18 we can?

19                  MR. DZODIN: Okay. So what am I talking for then,  
20 right? Is that what you're saying?

21                  CHAIR GRIFFIS: Go ahead and talk, and then we'll  
22 answer everybody at the end.

23                  MR. DZODIN: Oh, okay. Everybody. So I don't see  
24 the -- the southern boundary. I see they're going to do  
25 something there. And so you're going to demolish everything

1 that's there then from somewhere north to Edwards -- but I don't  
2 know from Edwards, south, to what? Okay?

3                   And the other thing I'd like to mention to you people  
4 and who's ever in charge, the clerk or the -- the planner  
5 here -- what you have published in the newspaper for your  
6 official publication, you can't read that. And, according to my  
7 doctor, I have 20/20 eyesight, and I got out my 8X loupe, and  
8 that just made everything distorted. So you're going to have to  
9 find a better way to advertise it.

10                  And don't think that everybody has computers. And  
11 don't think that everybody is going to come down to City Hall to  
12 take a look at the plans that they can read. But I could not  
13 read it. The only thing I got was today's date and the time.  
14 Thank you.

15                  CHAIR GRIFFIS: Thank you.

16                  Anyone else like to speak on this item?

17                  MS. VANENBURG: Good evening. My name is Samantha  
18 Vanenburg. I live at 29465 Marshall Street. And I've lived on  
19 Marshall near Edwards for nearly -- well, 30 years plus. This  
20 is a very quiet neighborhood of well-maintained single-family  
21 homes, which are primarily owner-occupied. I strongly object to  
22 changing the zoning designation from parking lot to a mixed  
23 purpose category, including the 32 multi-family rental units.

24                  These units are to be two-bedrooms. They haven't  
25 decided two-bedroom or one-bedroom. But the number -- for

1 example, if 16 units had four people -- four residents, and 16  
2 units have two residents, that would be 96 residents in this  
3 small space. And that's if the residents do not exceed the  
4 legal maximum capacity. And then if half of these residents  
5 have cars or more, that's -- we're talking another 50 cars to be  
6 added into that mix of businesses.

7                 Secondly, there's a 6-foot fence -- cinder block wall  
8 at the west side of the lot, but rental uses would be able to  
9 look directly into the homes of the people on Marshall with --  
10 no matter which way they were facing.

11                 In addition, the closed Vandenberg School is  
12 undergoing some kind of renovation. When the school was open,  
13 parents would line up from the school back to Brentwood waiting  
14 for the students to come out, which created a nightmare on the  
15 street. I wasn't able to turn into my street -- many people  
16 weren't. All the intersections were blocked until an individual  
17 came -- I guess they hired somebody to manage the traffic.

18                 So I can see with these other -- all the cars coming  
19 into -- from this rental area, I think it's -- it would be a  
20 traffic nightmare on Edwards and -- you know, with all those  
21 intersections.

22                 Finally, a gun shop, the Red Zone has been -- will be  
23 opening on 12 Mile between Greenfield and Marshall directly  
24 across the street -- across the driveway from a nursery school,  
25 and another nursery school is in the same block at the corner of

1 Marshall.

2 So I respectfully request that the Planning --  
3 Planning and Zoning Boards will consider these concerns and do  
4 not allow multi-family residential unit -- rental units in this  
5 parking lot, as this will negatively impact the neighborhood.

6 Thank you for your consideration.

7 CHAIR GRIFFIS: Thank you.

8 Anybody else wish to speak on this item?

9 MS. MORICONI: Hi. I'm Ann Moriconi, and I live at  
10 16358 Edwards. And I agree with everything Samantha just said.  
11 Edwards -- if they do reopen the --

12 CHAIR GRIFFIS: Could you move a little closer to  
13 the microphone, please.

14 MS. MORICONI: Oh, sure. Sorry. Ann Moriconi. 16358  
15 Edwards. I was just going to say I agree with everything  
16 Samantha just said. Edwards is -- you know, that neighborhood  
17 has been that way for a long time, and I'd love to see them work  
18 on the businesses they're going to put there before they add,  
19 you know, 32 apartments.

20 I mean, you have got Ace Hardware, which has been a  
21 staple there for a very long time. We used to have a drug  
22 store, Greenfield Drugs, there. We had a grocery store. I  
23 mean, there was a lot of things that were there before. But,  
24 you know, it's -- after Sweet Lorraine's closed, really, nothing  
25 has gone there, you know?

1                   Like, part -- like, they had, like, a little, like --  
2 what was it? It was a childhood play center or something. But  
3 nothing has really come of that area. So, you know, I agree  
4 bringing, like, 90-maybe people there with all those cars and --  
5 it just -- it's going to put a lot of pressure on Vandenberg.  
6 The -- the traffic flow on Edwards is crazy.

7                   School has been closed this last year and then this  
8 year, but, you know, if it reopens, you know, you're adding all  
9 those cars plus all that traffic, you know, from the school. So  
10 I just wanted to say I support what Samantha said.

11                  CHAIR GRIFFIS: Thank you.

12                  Anybody else to speak on the item? I'm seeing none.  
13 I'll close the public hearing.

14                  If the applicant could please come back to the -- the  
15 microphone.

16                  First question, I think, was simple: The north/south  
17 boundaries of the project?

18                  MR. CROAD: Yeah. Can we have the aerial?

19                  MR. PAISON: Well, it's 12 Mile just to the south  
20 there.

21                  MR. CROAD: Right.

22                  MR. PAISON: But I don't know if I have an aerial that  
23 shows that far south on it. It's between 12 Mile and Edwards  
24 because --

25                  MR. CROAD: Well, there was a comment about

1 demolition. There's no buildings being demolished. This is  
2 just a vacant parking lot right now where they're proposing.  
3 And I just want to remind everybody this is just the rezoning.  
4 If the rezoning goes through -- the conditional rezoning, they  
5 have to come back for site plan, and at the site plan time,  
6 we'll look at traffic impacts and density and those other items.  
7 This is just the foundation of conditional rezoning from  
8 vehicular parking, I believe B-3, to this conditional  
9 residential.

10                 Also, there was an issue I'll just address. The gun  
11 shop is not moving forward with opening on 12 Mile. There's  
12 been a private agreement, and the firearms dealer is not going  
13 to open the store at 12 Mile.

14                 Let me see here. So some of the issues that were  
15 brought up are -- are more site plan related issues. And I know  
16 that couldn't happen without the rezoning, but those will be  
17 addressed when the site plan comes back. And we will probably  
18 ask for a traffic impact study at the time. We also look at  
19 density and -- and screening issues and so forth. So  
20 there'll -- there'll be another bite at the apple on that one.

21                 And then the southern boundary I believe is where the  
22 former Sweet Lorraine's -- you can correct me -- it's the white  
23 commercial building that -- what -- was that where the former  
24 Sweet Lorraine's was? That's about, approximately, the southern  
25 boundary of the proposed development.

1                   MR. PAISON: The north end of the drive-through  
2 property. The (indiscernible) I forget which one that is. So  
3 it's mid block. It stops where the trees stick out where that  
4 cell tower is.

5                   MR. CROAD: Do you have -- do you have the pointer,  
6 Tom?

7                   MR. PAISON: Yeah. It doesn't really read on the --

8                   MR. CROAD: The white --

9                   MR. PAISON: There it is.

10                  MR. CROAD: The white building there --

11                  MR. PAISON: This is February.

12                  MR. CROAD: -- I believe was the former Sweet  
13 Lorraine's.

14                  MR. PAISON: Yeah. There's a cell tower --

15                  MR. CROAD: So that -- that's the -- that's the  
16 southern boundary of your development.

17                  MR. PAISON: Yeah. Which is the back of the property  
18 for the day care -- the IXL day care. Yeah. So that's -- this  
19 is the IXL day care right here, the back of the building.

20                  MR. KALAS: Yeah. It's vacant right now.

21                  MR. PAISON: Yeah. Plum Hollow is just --

22                  CHAIR GRIFFIS: Plum Hollow is the bottom of this  
23 aerial.

24                  MR. PAISON: These cell poles that you see down here,  
25 right here, right here, right here, are on 12 -- they face 12

1 Mile. 12 Mile is just right there. So it's --

2 MR. CROAD: So we addressed the southern boundary.

3 There's no demolition. It's a vacant parking lot right now.

4 The gun shop is not opening. And then some of the other

5 concerns are legitimate concerns, reasonable concerns that'll be

6 addressed during site plan review.

7 I will say that this development and many other

8 parcels in the 60s, 70s, and even 80s were over-parked. And we

9 have entertained out-parcel development, in-fill development,

10 and this would provide a transitional zone between single-family

11 and the more intensive commercial uses. So you need to take all

12 of that into consideration as you make your recommendation on

13 this particular site.

14 CHAIR GRIFFIS: And that is a large parking lot. Is

15 there any estimate of how many parking spaces are there today

16 and then there's -- say there's 200 spaces today, and it goes

17 down to 50 spaces? Or some kind of comparison? I know it's not

18 designed yet, but just to give context?

19 MR. KALAS: Yeah. There is -- there's an

20 overabundance of parking as it exists today. Commercial parking

21 ordinances back years ago used to require a sea of parking

22 spaces. As the years have gone by, you know, studies have shown

23 that these commercial properties don't need anywhere near the

24 parking that ordinances required, you know, back then. So

25 they've taken -- a lot of municipalities have -- have taken

1 steps to revise their ordinances, you know, to -- to accommodate  
2 that.

3 MR. CROAD: I think it would be helpful before  
4 Council, to the Chair's concern -- or question -- is identify  
5 how many parking spaces are there now in the area that may be  
6 developed, and then what would be required if this went through  
7 for what you're proposing.

8 MR. KALAS: Right.

9 MR. CROAD: So that there's -- there really is going  
10 to be a net decrease in the number of parking spaces with this  
11 development.

12 MR. PAISON: Yeah. And we did do a review in the data  
13 sheet in your packet. The multi-family project will require a  
14 total of 51 spaces. And on the property of the multi-family  
15 project, they are proposing 66. So they are proposing over the  
16 requirement. But because this is a coordinated parking lot,  
17 the -- a couple of the parcels, like, are just -- they're short  
18 a few spaces on the commercial. But because it's shared  
19 parking, it nets out in a net deficiency for all four parcels of  
20 four spaces. If you combine all four of their requirements and  
21 they're provided, it nets out at four.

22 MR. CROAD: But they -- they still need to identify  
23 how many existing parking spaces will be removed.

24 MR. PAISON: Yeah. I don't -- it doesn't -- the lot  
25 is not currently properly striped, so it was hard to make that

1 determination.

2 MR. KALAS: Yeah.

3 MR. CROAD: But they can provide that to us before the  
4 next meeting.

5 MR. PAISON: Yeah. But it -- I mean, obviously, like,  
6 when you come to the site plan approval, what'll happen is --  
7 what's actually required --

8 CHAIR GRIFFIS: So a lot of parking is going down to  
9 66 minimum, and there's going to be room for --

10 MR. KALAS: Here, let me bring up our engineer, and I  
11 think he can answer your question.

12 CHAIR GRIFFIS: Okay.

13 MR. GANDHI: Mitesh Gandhi, Shelby Township. Existing  
14 parking number, we don't have the existing parking how many  
15 numbers on the site. But we do have how many we proposed. We  
16 proposed total 91 parking.

17 MR. CROAD: Well, again, before the next meeting,  
18 determine how many -- how many --

19 MR. GANDHI: Sure. We can try. It's very hard to  
20 look at it, but, again, we can lay it out as part of the  
21 existing plan, and we can try.

22 CHAIR GRIFFIS: Yeah. A parking space is 9 foot by 18  
23 foot or whatever --

24 MR. CROAD: Yeah.

25 CHAIR GRIFFIS: You know, lay them out.

1                   MR. GANDHI: Yeah. We can lay it out.

2                   MR. CROAD: And for sure we can find an old site plan  
3 that shows how many spaces are supposed to be there.

4                   MR. GANDHI: Sure.

5                   MR. CROAD: And that's a good measuring stick -- how  
6 many are there; how many will be proposed with the new  
7 development.

8                   MR. KALAS: Sure. Good point.

9                   MR. GANDHI: Good point.

10                  MR. CROAD: Yeah.

11                  MR. KALAS: And again, we'll --

12                  CHAIR GRIFFIS: And understanding you're not proposing  
13 a building today. We're just talking about rezoning. But it's  
14 just helpful to give context -- scale.

15                  MR. KALAS: And -- and that, again, will be dealt, as  
16 your planner indicated, during a full site plan approval  
17 process, so --

18                  CHAIR GRIFFIS: Yep.

19                  MR. KALAS: And again, the -- one of the other issues  
20 raised was the buildings abutting the single-family. You know,  
21 there's between the buildings and the property line is 52 feet;  
22 the ordinance requires 50. Plus, the backyards of those  
23 single-family homes have an additional rear-yard setback. I  
24 don't know what's required under that ordinance. Typically,  
25 it's at least 25, 35 feet to the rear yard. So there's plenty

1 of distance there.

2 And our buildings aren't going to exceed the two-story  
3 homes that are in the existing subdivision. So, you know, I  
4 mean, you -- you have existing homes in that subdivision, you  
5 know, where the backs face each other, you know, right now. So,  
6 you know, we took, you know, steps to mitigate that by offering  
7 to, you know, turn the one building around. But we can -- you  
8 know, any way the, you know, Planning Commission is comfortable  
9 or, you know, engineering -- when we go through engineering, you  
10 know, we're not opposed to that, so --

11 MR. CROAD: And -- and again, I -- I -- we don't need  
12 to get into site plan issues --

13 MR. KALAS: Right.

14 MR. CROAD: But I did bring up additional trees  
15 planting and screening adjacent to the wall to help mitigate  
16 those concerns.

17 MR. KALAS: Sure. No problem.

18 CHAIR GRIFFIS: I think it'd be best to open up to the  
19 Planning Commission right now for any questions, and we can  
20 circle back if we miss any.

21 Dr. Stephens-Gunn?

22 DR. STEPHENS-GUNN: Good evening. A couple things.  
23 First of all, to the developer, I'd like to thank you for the  
24 considerable investment that you're planning to make in order to  
25 change a parking lot that you own into residential housing. So

1 I think that that's commendable that you're making a significant  
2 financial investment in our city.

3 The second thing I'd like to bring to everyone's  
4 attention is there's a similar development at 12 Mile and  
5 Southfield that is behind -- a bank of businesses, right behind  
6 it. And that development is absolutely beautiful. It's very  
7 well-maintained, and I'm -- I'm pretty sure I could expect the  
8 same kind of thing. Although we're not talking about a site  
9 plan right now, there is a property in the city that has done a  
10 very similar thing, and they've done it very successfully.

11 My only other comment is that, again, you're making a  
12 very significant financial investment for 32 units. That's  
13 pretty good.

14 MR. KALAS: Thank you.

15 DR. STEPHENS-GUNN: That's pretty good. Those are my  
16 comments.

17 CHAIR GRIFFIS: Commissioner Martin?

18 MR. MARTIN: The only comments I have is with traffic  
19 flow. With the entrances on Edwards and then the entrance and  
20 exits available currently on -- on the main street, I don't see  
21 traffic being a -- a problem with that, and I think it's a -- a  
22 good idea. It's well use of the property and a good development  
23 for the city.

24 MR. KALAS: Yeah. Thank you. We look forward to it.

25 CHAIR GRIFFIS: Commissioner Wells?

1                   MR. WILLIS: I think I'm going to mimic my colleagues,  
2 but I think I have one other concern. One of the things is,  
3 I like the looks of the project, and rather than getting  
4 (indiscernible), I just think it's a little sterile. I  
5 recognize the limitations you have with green space, and, so,  
6 when you come back for site, if there's anything you could do  
7 about that look, I would really appreciate hearing it.

8                   MR. KALAS: Okay. Sure.

9                   MR. WILLIS: Thanks.

10                  CHAIR GRIFFIS: Commissioner Gruber.

11                  MS. GRUBER: I just agree with all the other comments.  
12 And also, I think it's great for affordable housing, which is  
13 something that we seriously need. So thank you.

14                  MR. KALAS: Thank you.

15                  CHAIR GRIFFIS: Commissioner Bernoudy?

16                  MS. BENOUDY: Yes. I'd like to also thank you for  
17 the excellent presentation that you made and that you're  
18 investing in Southfield, which we absolutely appreciate.

19                  I would like to ask also, how many employees -- you  
20 said that you would have on site employees. How many do you  
21 have in mind for that?

22                  MR. KALAS: We proposed three to five employees. That  
23 could obviously change. But, you know, that -- it depends on  
24 occupancy and, you know, the needs of the tenants, but generally  
25 in that range.

1                   MS. BERNOUDY: I see. Okay. I -- I think my other  
2 questions would be after we get past the rezoning. So thank you  
3 very much. Appreciate it.

4                   MR. KALAS: No. Thank you.

5                   CHAIR GRIFFIS: I would support the rezoning of this  
6 property. I think it's a nice transition between the very  
7 intense retail uses and a busy street and the quieter  
8 single-family to the -- to the rear -- or to the west. And --  
9 and also, you're proposing comparable sized buildings, which I  
10 think is important.

11                  There's an extreme lack of dismissing middle housing  
12 in the city of Southfield. There's -- there's large high-rise  
13 dated developments, and there's no two-, four-, six-family  
14 buildings. So a 16-unit building is -- is a small street, a  
15 small block of, you know, if it was a single-family homes, so I  
16 think it's the right -- it's the right approach to the site.

17                  And also, we've seen a lot of successful  
18 redevelopments taking away this large sea of parking throughout  
19 our city that was from a foregone era. So, you know, there's a  
20 lot of environmental benefits to mitigating storm water and a  
21 few people versus what could potentially be a lot of  
22 retail-intense developments in this -- in this area.

23                  Anything else from the Commission? I think we've  
24 addressed most of the items except the readability of the -- the  
25 public notice. I'm not sure--

1                   MR. CROAD: Oh, yeah. So we did also recognize that  
2 the -- the print type, especially this last public notice --

3                   MR. PAISON: Yeah.

4                   MR. CROAD: -- was lacking. And Mr. Paizon and I have  
5 talked about putting an additional pattern or darkening up the  
6 lines. It just -- for some reason, it got washed out in this  
7 last publication, so.

8                   MR. PAISON: Yeah, even the text that was printed was  
9 pretty faint. I don't know if this is a problem with production  
10 value with the Southfield Sun, but I'm going to talk to our  
11 representative about it.

12                  MR. CROAD: Yeah, we -- we are trying to address that  
13 issue.

14                  MR. PAISON: Yeah.

15                  CHAIR GRIFFIS: Okay.

16                  MR. CROAD: And we apologize. But I will say that we  
17 advertise not only in the paper -- we send out notices 350 feet  
18 property, any homeowners organizations that's registered with  
19 the City. We post on the clerk bulletin board. It's on the  
20 City website. And under the Planning Department home page --  
21 this is a -- a very good tool -- Planning Department Projects  
22 Online -- we have a map with stars for all imminent or recent  
23 development. You click on that, and you can see full-color  
24 renderings and see the status of every project.

25                  So the -- the newspaper ad is just one of many ways

1 that we try to get the information out to the public, and we  
2 will try to address that wash out for the next time.

3 CHAIR GRIFFIS: Okay. Do we have a recommendation  
4 from the Planning Department?

5 MR. PAISON: Yes, Mr. Chairman.

6 CHAIR GRIFFIS: Do you have another question?

7 MS. BERNOUDY: Yes. I'm sorry. No -- no question.

8 CHAIR GRIFFIS: Oh, okay. So recommendations first.

9 MR. PAISON: Mr. Chairman, we are recommending  
10 favorable recommendation of PCZR25-0003 to conditional rezone  
11 the parking lot parcel on the south side of Edwards, west of  
12 Greenfield from P, parking, and the western 20 feet of the  
13 29095-131 Greenfield Road from B-3 to RM, Low-Rise Resident --  
14 Multi-Family Residential. It is consistent with the  
15 comprehensive master plan for local mixed use, which calls for a  
16 mixture of neighborhood commercial, service and office with  
17 accessory multiple family uses. That would be consistent with  
18 the lower intensity transitional use.

19 The proposed conditional rezoning allows development  
20 of two buildings, two-story, 32-unit apartment building that  
21 would provide -- apartment complex with a complimentary  
22 transition use between the commercial uses on Greenfield and the  
23 single-family to the west.

24 Down here are the conditions. Execution and recording  
25 of Conditional Rezoning Agreement subject to review and city

1 [sic] by the city attorney within six months of enactment of the  
2 rezoning. We started adding this deadline because we were  
3 having trouble getting these agreements completed timely. So  
4 we're -- we're putting the developers on notice that they need  
5 to actually complete the paperwork if they want to do this.

6 The properties will be developed in accordance with  
7 the other conditions which were offered by the applicant.  
8 Developed and use in accordance with the submitted conceptual  
9 site plan, in particular: Max 32 multi-family residential  
10 units, maximum two-story tall buildings. Arrangement of site  
11 improvements consistent with the submitted conceptual plan.  
12 Final site plan subject to approval by the Planning Commission.

13 CHAIR GRIFFIS: With that, we're looking for a motion  
14 on PCZR25-0003.

15 MR. WILLIS: Through the Chair.

16 MS. BERNOUDY: Thank you.

17 CHAIR GRIFFIS: Yep. We've got a --

18 MR. WILLIS: Okay.

19 MS. BERNOUDY: Through -- through the Chair. I'd like  
20 to make a -- a favorable motion to PCZR25-0003.

21 MR. WILLIS: Support.

22 CHAIR GRIFFIS: We've got a favorable recommendation  
23 by Commissioner Bernoudy, supported by Commissioner Willis.

24 All in favor?

25 FULL COMMISSION: Aye.

1 CHAIR GRIFFIS: Any opposed?

2 (No audible response.)

3 CHAIR GRIFFIS: All right. Favorable recommendation.

4 MR. KALAS: Great. Thank you. Thank you.

5 CHAIR GRIFFIS: Next step, City Council.

6 MR. KALAS: Thank you.

7 CHAIR GRIFFIS: Next item are two different items on  
8 the -- the same parcels: PZR25-0003, that's a rezoning,  
9 followed by the site plan review, PSP25-0007, four parcels at  
10 Westhaven and two parcels at Westhampton, west of Macaulay  
11 Street.

12 MR. PAISON: Thank you, Mr. Chairman. As noted, this  
13 is a request of the Habitat for Humanity for Oakland County.  
14 They're looking at a couple of -- kind of a two-part project  
15 here. They want to build a -- a two-family unit like the ones  
16 they built on Westland on the parcel in red there. But to do  
17 that, they needed to rezoned, and they need at least one acre to  
18 rezone to avoid the spot zoning. So they got the other property  
19 owners in blue there to agree to participate in the rezoning,  
20 submitted separate applications in a group for all those  
21 properties, signed by all the various owners.

22 And so the first part of this is the rezoning from --  
23 let's see -- this one is R-1 to RT. The RT is what we've  
24 rezoned the Westland properties to, to build those two-family  
25 attached units. And then this is not a conditional rezoning.

1 It's just a straight rezoning R-1 to RT. And then the second  
2 part of this is that site plan approval to build the actual  
3 duplex, the two-family attached unit on the one parcel there  
4 with red that is currently vacant. And so it's -- that --  
5 that's the two pieces of it.

6 And as noted here, you'll see the -- the zoning areas,  
7 R-1, single-family. And then you'll see the future lane uses  
8 moderate density single family. The moderate density single  
9 family is consistent with both the single-family zoning and the  
10 RT zoning, as is true on Westland for the duplexes that were  
11 built up there by Habitat.

12 Here's just the site again, a little -- zoomed in a  
13 little bit. Site from the street. I know you see the fence  
14 kind of extending onto the property. That's because this  
15 property went through the Southfield Nonprofit, and they  
16 re-split the lots to create this lot that would be buildable for  
17 Habitat. And then left the driving with the other home; it was  
18 a acquisition they ended up making.

19 This is the site plan. These are identical to the --  
20 the similar size -- similar units they built on Westland.  
21 They're pretty much using the same -- more or less the same  
22 plan.

23 CHAIR GRIFFIS: Excuse me one second.

24 MR. PAISON: Yep.

25 CHAIR GRIFFIS: Excuse me, in the back, could you

1 please keep it down. The acoustics are very crazy in here.  
2 You're louder back there than if you're speaking in the  
3 microphone. So if you need to have a conversation, please go  
4 outside. Thank you. We can't hear up here.

5 MR. PAISON: Yeah, it's -- it's -- the acoustics here  
6 are rough.

7 As noted, the driveway is in the middle of the -- of  
8 the two garages. There's the floor plan just showing the  
9 general, you know, kitchen, living room, three-bedroom layout  
10 with two baths. Elevation. Rear elevation. Sides. There's a  
11 rendering.

12 And I know that we have a representative here from  
13 Habitat, if they'd like to come forward.

14 CHAIR GRIFFIS: Please remind us your name and address  
15 for the record.

16 MR. MILLIKEN: Good evening. Scott Milliken, Habitat  
17 for Humanity. 150 Osmun, Pontiac, Michigan 48243.

18 Yes. So as Tom -- thank you, Tom -- presented, we're  
19 looking to construct the same duplex. This is duplex one of  
20 four that are already constructed over on Westland, And we'll be  
21 repeating that on -- on this particular site as well. We've had  
22 a high success rate with home ownership occupancy of all units.  
23 As I had mentioned -- as I had mentioned a couple of weeks ago,  
24 we do have a buyers pool already for these projects as well, and  
25 we're looking forward to developing this site next year along

1 with two other single-family homes in this neighborhood as well.

2 CHAIR GRIFFIS: Okay. Well, this is a public hearing  
3 on the rezoning aspect of this. I'm going to ask you to take a  
4 step back. Open up the public hearing for a rezoning, which is  
5 the PZR25-0003. If anyone would like to come forward and speak  
6 on this?

7 Same as before, please give us your name and address  
8 for the record. Adjust the microphone.

9 MR. SULOWSKI: Yeah. My name is Timothy Sulowski.  
10 I'm at 20703 Westhaven. Most of the questions were answered by  
11 this young man here. However, I would like to know, just  
12 curious, what was the property taxes changed out on Westland  
13 when they redid Westland? Would -- would the Commission know  
14 that?

15 CHAIR GRIFFIS: I don't think we would know exactly,  
16 but we can --

17 MR. MARTIN: It's public hearing. Let him ask all his  
18 questions.

19 CHAIR GRIFFIS: Yeah. Yeah. Same thing as before,  
20 give us -- give us all your feedback, and we'll answer what we  
21 can.

22 MR. SULOWSKI: Okay.

23 CHAIR GRIFFIS: Anybody else wish to speak on the  
24 item, please come forward.

25 MR. HART: I'd like to say good afternoon to the

1 ladies and gentlemen. My name is Larry Hart. I live at 20955  
2 Westhampton. And these homes are -- are going to be right  
3 behind my home and right next to it, as far as I know. I want  
4 to kind of know who -- is it a particular group that will be  
5 able to -- to -- to buy these homes? Or what -- what kind of  
6 income level are we talking about for these homes?

7                   And I want to know, also, would they consider -- we --  
8 we have a lot of seniors in -- in our neighborhood, and --  
9 and -- and we have some people who we just, you know, have  
10 children, you know, young children. What -- what is the -- are  
11 they going to be considerable about the noise level, you know,  
12 when they building these homes, you know? You know -- you know,  
13 that's -- that's -- that's basically the comment --

14                   CHAIR GRIFFIS: Could you clarify, you said detail  
15 level? Is that what you --

16                   MR. HART: Pardon?

17                   CHAIR GRIFFIS: Did you say detail level? Like,  
18 quality level? Is that what you meant by that? I wasn't --

19                   MR. PAISON: I think he said noise.

20                   CHAIR GRIFFIS: Your second -- it was your second  
21 point.

22                   MR. HART: Yes. You're talking about who -- who they  
23 curtail homes to or --

24                   CHAIR GRIFFIS: So -- so who -- who can buy them and  
25 noise. Okay.

1                   MR. HART: Right. Right. Right.

2                   CHAIR GRIFFIS: I thought -- I thought you had another  
3 question. Thank you.

4                   MR. HART: Okay. No. That's it. I'm sorry. Thank  
5 you.

6                   MS. MCCOY: Hi. I'm Dolan McCoy. I live at 20175  
7 Westhampton. And like the gentleman said earlier, you can't  
8 really read where everything is located and what they're  
9 rezoning. So I was just curious to know exactly where this was  
10 being built on Westhaven. And I stay, like, right behind a  
11 empty lot, so I was curious to know if it was on that empty lot,  
12 because I don't know the zones and stuff like that, so --

13                  CHAIR GRIFFIS: Okay. Anyone else wish to speak on  
14 the item? Seeing none, close the public hearing.

15                  Do you have -- do you have an overall site plan  
16 showing all the parcels?

17                  MR. PAISON: Yeah. It's -- it's a plot plan, so it's  
18 not necessarily the easiest to read. The street here along --  
19 that they're along is obviously Westhaven. The street  
20 immediately -- industrial at the west end -- at the east end,  
21 there's Macaulay. So it's between Macaulay and the dead end on  
22 the north side, there's a -- like, a big double lot there. It's  
23 the one they're building on.

24                  This one shows the actual lot. A little bit easier to  
25 read. Yeah, so it's Westhaven, Macaulay, and Westhampton is the

1 block.

2 CHAIR GRIFFIS: So everything in the -- everything in  
3 the teal color and the red color?

4 MR. PAISON: Yeah, the teal color is the rezoning.  
5 The red color is where they're actually building the two-family  
6 attached, so -- and I do have the -- the plot plan, like I said,  
7 not the -- necessarily the easiest to read, but it's centered on  
8 the lot, the two-family unit with -- the garages are in the  
9 middle with a single driveway that's shared. So you can -- you  
10 can really see that from the -- that's what it'd look like from  
11 the street side on Westhaven.

12 And I believe the -- the applicant can probably speak  
13 maybe to how the property taxes are affected and who qualifies  
14 for these homes?

15 MR. MILLIKEN: Property taxes aren't going to be my  
16 area of expertise. That might be more of the city assessor.

17 MR. WILLIS: Can I get you to speak up? I'm sorry.

18 MR. MILLIKEN: Property taxes aren't my area of  
19 expertise, but maybe the city assessor would be better to answer  
20 that question. I'm not sure what the question was exactly.

21 MR. PAISON: I believe it was (indiscernible)  
22 construction, just because it's --

23 MR. MILLIKEN: What's that?

24 MR. PAISON: It's new construction of residential --

25 MR. CROAD: Right. I think -- I think the question

1 was, how -- how would this construction affect the other  
2 property owners' taxes. Which it -- it wouldn't, until they  
3 sell or make improvements on their own, then it would uncap  
4 whatever their value is. But we -- we will get that clarified  
5 by the assessor. It's only going to affect the -- the lot  
6 itself that's being built on.

7 And then maybe you can talk about who's eligible --

8 MR. MILLIKEN: Yeah.

9 MR. CROAD: -- and a little bit about your home  
10 ownership and that whole sweat equity program and so forth.

11 MR. MILLIKEN: Certainly. So the -- the target buyers  
12 are 80 percent area median income buyers. That's as stipulated  
13 by HUD regulations. And what we have is a program at Habitat  
14 Oakland is, we provide a program where our home buyers go  
15 through home -- home maintenance courses. They learn about home  
16 ownership maintenance, financial education courses. We have HUD  
17 certified counselors on staff. And, quite frankly, they learn  
18 more than I had known when I bought my first house for myself.

19 But it's a very robust program. Beyond that, they're  
20 also connected to us throughout their continuum of home  
21 ownership, whether this be a starter home for a five- to  
22 ten-year period or their forever home, we stay in contact with  
23 them and -- and they utilize our services throughout the rest of  
24 their lives, pretty much, is what we've seen with our other  
25 clients as well.

1                   MR. CROAD: And you have currently a waiting list;  
2 don't you?

3                   MR. MILLIKEN: That's correct.

4                   MR. CROAD: And how do you get on that waiting list?

5                   MR. MILLIKEN: Yeah. I think he -- I think someone  
6 also made a comment about potentially, like, seniors and -- and  
7 being -- maybe being able to purchase. We are a fair housing  
8 entity, so anyone is able to apply for home ownership through  
9 our program as a developer -- as our -- you know, we're a  
10 developer.

11                  And the best way to apply for our program is on our  
12 website at [habitatoakland.org](http://habitatoakland.org). We have an application process  
13 there. Or we have a phone number you can reach out to, to  
14 schedule an appointment to do an application with us at our  
15 offices.

16                  MR. CROAD: And I know your criteria is 80 percent,  
17 but what -- what would be the typical home buyer? Is it a  
18 single parent? Is it three children? Is an empty nester?

19                  MR. MILLIKEN: Yeah. It's hard for me to kind of go  
20 down that path of trying to pinpoint a stereotype because we are  
21 a fair housing entity, and we -- we have a variety of home  
22 buyers, whether it be people that are downsizing, people that  
23 are starting out with families. We've got a whole variety of --  
24 of different buyers in our program.

25                  CHAIR GRIFFIS: Maybe the size of the house? Is it a

1 two-bedroom, or --

2 MR. MILLIKEN: It's a three-bedroom, two-bath home.

3 CHAIR GRIFFIS: Three-bedroom.

4 MR. MILLIKEN: Yeah. I think that,  
5 square-footage-wise, it was around 1,000. I'd have to pull that  
6 up.

7 MR. PAISON: The other question was about noise during  
8 the construction. We do have regulations in the city about our  
9 noise ordinance and when construction can occur. It's -- I  
10 think it's not before 7 a.m., if I remember correctly.

11 Terry, do you remember?

12 MR. MARTIN: Yeah.

13 MR. PAISON: And not after --

14 MR. CROAD: It's 7 a.m. until, like, maybe 7 p.m.,  
15 something like that.

16 MR. PAISON: Yeah. It's the -- they can't really  
17 be --

18 MR. CROAD: And there's more restrictions on the  
19 weekends.

20 MR. PAISON: Yep.

21 MR. MILLIKEN: Yeah. Our typical -- our typical  
22 jobsite hours are a lot shorter than what that is. We typically  
23 construct between the hours of about 8:00 to 8:30 a.m. start.  
24 We -- we gather at 8:00. We start at 8:30. We're usually done  
25 by 3:30. And the homes are -- the units are 968 square feet.

1 CHAIR GRIFFIS: 968?

2 MR. MILLIKEN: Yep.

3 CHAIR GRIFFIS: Okay.

4 MR. CROAD: Each.

5 MR. MILLIKEN: Each. Right. Yeah.

6 CHAIR GRIFFIS: Each. And it's a duplex of -- times  
7 two. Okay. Individually owned --

8 MR. MILLIKEN: Correct.

9 CHAIR GRIFFIS: -- unit next to another individually  
10 owned unit.

11 MR. MILLIKEN: Yes.

12 CHAIR GRIFFIS: Touching in the middle.

13 MR. MILLIKEN: Yep.

14 CHAIR GRIFFIS: All right. To the Commission.

15 Dr. Stephens-Gunn, any questions?

16 DR. STEPHENS-GUNN: I -- well, actually, I have Google  
17 Earth. If you'd like to see the property, I have it right here  
18 so you can see it. Come on. I'm sorry. That way she could see  
19 it. This is -- this is the property. And if you scroll back  
20 and forth, you'll be able to see your -- your house. Bring me  
21 my iPad back.

22 MS. MCCOY: Okay.

23 DR. STEPHENS-GUNN: All right.

24 MS. MCCOY: I mean, I could take a quick look. I  
25 could see.

1 CHAIR GRIFFIS: Commissioner Willis?

2 DR. STEPHENS-GUNN: Okay. All right.

3 MS. MCCOY: Okay. Thank you.

4 DR. STEPHENS-GUNN: You're very welcome.

5 All right. Other than that, I think it's a great  
6 project. I'm looking forward to more affordable housing in our  
7 communities. Thank you.

8 MR. MILLIKEN: Thank you.

9 CHAIR GRIFFIS: Just to remind the Commission too,  
10 we're going to vote on rezoning, and then we're going to vote on  
11 the site plan review. But let's talk about all of it right now.

12 MR. MARTIN: For the rezoning, being able to build  
13 houses in the neighborhood where you have vacant lots is a  
14 wonderful idea, and it's something to help improve the city and  
15 provide additional residence. I think it's a good idea.

16 MR. MILLIKEN: Thank you.

17 MR. WILLIS: I'm sorry. I'm going to demur to my  
18 colleagues again. So thank you so much.

19 CHAIR GRIFFIS: Commissioner Gruber?

20 MS. GRUBER: Thanks for picking Southfield. Habitat  
21 for Humanity is a great organization.

22 MR. MILLIKEN: Thank you.

23 CHAIR GRIFFIS: Commissioner Bernoudy.

24 MS. BENOUDY: Thank you for continuing to stay here  
25 in Southfield. You build some really beautiful places. We

1 appreciate it.

2 MR. MILLIKEN: Thank you.

3 CHAIR GRIFFIS: I'm glad we're -- we're addressing a  
4 missing piece of our zoning ordinance where you can't build a  
5 duplex previously. And small -- small units like this, I think  
6 is a good -- it's missing in the city. And it's going to be  
7 very well-received, and -- and it's very desired right now.

8 Who had a question?

9 Okay. So I'm going to be in favor of the rezoning for  
10 the reasons I was in favor of the other rezoning. And these are  
11 going to blend in very nicely, I think, to a single-family  
12 neighborhood.

13 All right. So with that, if there's no more comments,  
14 I'm looking for a recommendation on rezoning from the Planning  
15 Department?

16 MR. PAISON: All right. Yes, indeed. Staff is making  
17 a favorable recommendation of PZR25-0003 to rezone the six  
18 contiguous parcels -- four on the north side of Westhaven, two  
19 on the south side of Westhampton -- they're all west of  
20 Macaulay -- from R-1 to RT, attached single family, for the  
21 following reasons:

22 The Southfield Comprehensive Master Plan indicates  
23 moderate density single family for this property, which calls  
24 for single-family homes on lots less than 20,000 square feet  
25 with complimentary small scale institutional uses. Attached

1 single-family residential uses of this sort do -- are consistent  
2 with that designation.

3 The proposed rezoning to RT attached single family  
4 would permit construction of new single-family residences on  
5 vacant lots in the area will provide in-fill development to  
6 support long-term health of the neighborhood and provide  
7 additional options for home ownership in the community.

8 CHAIR GRIFFIS: All right. With that, we are looking  
9 for a motion on rezoning aspect of this project. That's  
10 PZR25-0003.

11 DR. STEPHENS-GUNN: Through the Chair. I recommend  
12 that the Planning Commission accept the recommendation from the  
13 Planning Department to approve the rezoning request for  
14 PZR25-0003.

15 MR. MARTIN: Second.

16 CHAIR GRIFFIS: Got a favorable recommendation by  
17 Dr. Stephens-Gunn, supported by Commissioner Martin.

18 All in favor?

19 FULL COMMISSION: Aye.

20 CHAIR GRIFFIS: Any opposed?

21 (No audible response.)

22 CHAIR GRIFFIS: All right. The rezoning proceeds.

23 Now, just the site plan review aspect of this project,  
24 any additional comments?

25 Dr. Stephens?

1                   MR. PAISON: Through the Chair. Just wanted to remind  
2 you because this is less than three units in an RT, this is a  
3 recommendation instead of a final site plan approval. So you're  
4 making your recommendation to Council instead of approving the  
5 site plan today just because of the way the RT district works.

6                   CHAIR GRIFFIS: Okay.

7                   MR. MARTIN: Based on the fact that, basically, the  
8 floor plan for the project is the same that we've reviewed and  
9 approved before, I have no questions. I think it's a wonderful  
10 idea, and it helps with the development of new housing.

11                  MR. MILLIKEN: Thank you.

12                  CHAIR GRIFFIS: Commissioner Willis?

13                  MR. WILLIS: Thank you. My concern is sameness.  
14 You're building with the same floor plan. Will all of the  
15 houses, including the ones that are really built -- will they  
16 all look exactly the same?

17                  MR. MILLIKEN: No, they do not. They have different  
18 color schemes.

19                  MR. WILLIS: Okay.

20                  MR. MILLIKEN: And this -- this one, in particular, is  
21 far removed by two blocks from the other ones as well, so it's  
22 going to really be an individual site from the other ones.

23                  MR. WILLIS: So even if buildings is close to each  
24 other, will they have different color schemes?

25                  MR. MILLIKEN: They already do, yes.

1                   MR. WILLIS: Okay.

2                   MR. MILLIKEN: You can -- you can see them. They're  
3 live right now.

4                   MR. WILLIS: Okay. Thank you.

5                   CHAIR GRIFFIS: Commissioner Gruber?

6                   MS. GRUBER: No comment.

7                   MS. BERNOUDY: No -- no question. Thank you.

8                   MR. MARTIN: One --

9                   CHAIR GRIFFIS: Go ahead.

10                  MR. MARTIN: One comment. One of the things I think  
11 people need to understand is, Habitat for Humanity, people have  
12 to put sweat equity in, not necessarily in the construction, but  
13 going through the training courses and that, and they are tied  
14 to be into -- in the property for a set number of years. I  
15 don't remember if it's five or seven, but they -- they -- they  
16 have a commitment to that property. So it's not something that  
17 someone is going to move in to today and out of next year.  
18 That -- they are looking for a home to build and have for -- for  
19 some period of time.

20                  MR. MILLIKEN: Yes.

21                  MR. MARTIN: Thank you.

22                  MR. MILLIKEN: Thank you.

23                  CHAIR GRIFFIS: Well, I'm in favor of this project. A  
24 few short years ago there was no -- no duplexes in the City of  
25 Southfield. Somebody had to go first. It was kind of an uphill

1 battle.

2 Now you can say, we already built them over here,  
3 They're successful, and you get a little bit of momentum. But  
4 at the end of the day, you're still in-filling vacant lots, the  
5 neighborhood remains and evolves around it. It's not -- you're  
6 not going in a cornfield and throwing up 100 of these things.

7 So I think two new houses over here, four there, one  
8 here, that's how cities evolve and -- and -- and look good  
9 and -- and work well anyways. So I think it's -- it's just a  
10 natural fit, and I'm very in favor of this project.

11 MR. CROAD: Through the Chair.

12 CHAIR GRIFFIS: Yes.

13 MR. CROAD: I just had a question. Do you plan on  
14 building the sheds?

15 MR. MILLIKEN: Yes.

16 MR. CROAD: Okay. So I think we just need that  
17 reflected on -- on the site plan for Council.

18 MR. MILLIKEN: Will do.

19 MR. CROAD: And I think your first units had the  
20 garages on the outside? Didn't --

21 MR. MILLIKEN: No. The -- the second, third, and  
22 fourth did.

23 MR. CROAD: Okay. The second -- yeah. So the --  
24 there is some variation even in the floor plan.

25 MR. MILLIKEN: This is exactly the same as the first

1 build.

2 MR. CROAD: Yeah. Right.

3 MR. PAISON: The north side of the West --

4 MR. MILLIKEN: Oh, I see what you're saying. Yes.

5 Thank you.

6 CHAIR GRIFFIS: Okay. All right. Is there an  
7 additional recommendation from the Planning Department?

8 MR. PAISON: Yes, sir. We are recommending favorable  
9 recommendation of this site plan. It does meet the standards in  
10 the ordinance in the RT district for site plan approval. As  
11 noted, appearance, coordination of adjacent sites, public  
12 services, site design characteristics, vehicle circulation and  
13 access.

14 It would be -- you know, based on the documents before  
15 you, the conditions would be site and building shall be  
16 developed in accordance with the revised plan set before you.  
17 Final landscaping plans to be approved by the city planner.  
18 Continuous compliance with all applicable codes, ordinances, and  
19 statutes. All work to be performed under plans, permits, and  
20 inspections by the city of Southfield.

21 CHAIR GRIFFIS: With that, looking for a  
22 recommendation from the Planning Commission.

23 MR. WILLIS: Through the Chair. I move for favorable  
24 consideration of PSP25-0007, site plan review.

25 MS. BERNOUDY: Second.

1                   CHAIR GRIFFIS: Okay. We've got a favorable  
2 recommendation by Commissioner Willis, supported by Commissioner  
3 Bernoudy.

4                   All in favor?

5                   FULL COMMISSION: Aye.

6                   CHAIR GRIFFIS: Any opposed?

7                   (No audible response.)

8                   CHAIR GRIFFIS: All right.

9                   MR. MILLIKEN: Thank you, all.

10                  CHAIR GRIFFIS: Favorable recommendation. The City  
11 Council next. Thank you.

12                  MR. WILLIS: Thank you.

13                  MS. GRUBER: Thank you.

14                  MS. BERNOUDY: Thank you.

15                  CHAIR GRIFFIS: Next. Two items at the 100 through  
16 200 Galleria Officentre rezoning, PCZR25-0004, and a special  
17 use -- it's PSLU25-0009.

18                  MR. PAISON: There's actually a third item, the site  
19 plan. It's just on the next side.

20                  CHAIR GRIFFIS: What's that? Oh, three items. Yeah.  
21 Great. Site plan review also. Some more letters.  
22 PSP25-0008 -- and numbers.

23                  MR. PAISON: Thank you, Mr. Chairman. As noted, we  
24 are looking at conditional rezoning and special land use and a  
25 site plan.

1                   Just to start with the conditional rezoning -- right  
2 now, this site is zoned RC, Regional Center. It is regional  
3 mixed use in the master plan. One of the reasons the store  
4 actually -- the -- the wholesale store -- the Costco store could  
5 go into the RC district. It's actually the fuel station that  
6 requires the B-3 zoning. So given that the site is well over  
7 the minimum one acre for zoning, there is some B-3 in the area,  
8 and it is consistent with the regional mixed use. They opted to  
9 just rezone the entire property since you'd have to split zone  
10 the property otherwise.

11                  So we are looking -- it is a conditional rezoning  
12 request. These are the uses they've proposed to exclude as  
13 conditions of the rezoning. I'll just go through these quickly.  
14 These would normally be allowed in the B-3, either permitted or  
15 special land uses. Medical marijuana safety compliance centers  
16 would be excluded.

17                  Mobile medical trailers. Photograph reproduction,  
18 blueprinting and print shops. Funeral homes. Establishments of  
19 various trades. Religious institutions. Open air displays and  
20 sales of motor homes, campers, and vehicles other than trucks  
21 and automobiles.

22                  Retail sales operations specializing in handcrafted  
23 merchandise, kind of set up as a flea market, basically.  
24 Alternative financial services and pawn shops, smoking lounges,  
25 shelters for homeless and soup kitchens, sexually oriented

1 businesses and cabaret, medical marijuana provisioning centers  
2 and adult-use marijuana retailers, and kennels and day cares.  
3 These uses would all be excluded in the -- as part of the  
4 conditional rezoning.

5 This is the site aerial. As you can see, there are  
6 two large office buildings that are connected, the Galleria  
7 Officentre, 100 and 200, on this property. They are largely  
8 vacant. There's, I think, a couple of tenants, two or three  
9 still in the building, but 95 percent vacant.

10 They are looking to demolish these and then redevelop  
11 the site. Here's a view from Northwestern Service Drive,  
12 Highway Service Drive. Looking from the case toward the  
13 buildings across the parking lot and from Lockdale.

14 This is the overall site plan. As you can see, the  
15 large warehouse store in the -- it'd be the northeast corner,  
16 and then the fuel station in the northwest corner. There -- the  
17 sellers are training an outlet at the corner of Case and  
18 Northwestern that won't be part of this development, but we are  
19 looking for a complete B-3 zoning of the property at this point.

20 B-3 is a pretty flexible district as well. It's  
21 likely that outlet would be pretty acceptable to most B-3 uses  
22 as well. They will be expanding the detention pond. Obviously  
23 reconfiguring the parking and the site generally.

24 This is just the floor plan of the store. A typical  
25 layout with the racking and point of sale and other areas you

1 find at a Costco.

2                   Landscape -- kind of a rendered site plan with the  
3 landscaping shown. Just a little easier to read. Here the  
4 proposed fuel center. Some renderings of the proposed store. A  
5 little night rendering showing some of the lighting. Fuel  
6 station. These are the elevations for the warehouse store.  
7 Elevations for the fuel station.

8                   I believe the petitioner is present. If they'd like  
9 to come forward. I don't think I have -- and there are some  
10 slides that they provided for their traffic engineer, so I'm  
11 going to turn the --

12                   MR. CROSS: Hello. Good evening, Commission Members.  
13 My name is Steve Cross, Costco's real estate development  
14 director. My address is 1955 Raymond Drive in Northbrook,  
15 Illinois.

16                   With me tonight is Scott Willson, civil engineer from  
17 Kimley-Horn. And he's here to answer any civil engineering  
18 questions, but he'll also address some traffic questions that  
19 came up during the introduction that we had recently here. So  
20 I'll bring him up after I have a few words here.

21                   So I just wanted to go through kind of re-summarize  
22 some of the stuff that Tom had gone through here regarding the  
23 property. To clarify on the rezoning part of it, as Tom  
24 mentioned, yeah, the -- the fuel is not allowed in the RC.  
25 So -- so the B-3 is for the fuel. But the other part of the

1 rezoning is the fact that the -- the RC would make the retail a  
2 secondary use. It'd have to be secondary to the office use, so  
3 that would tie us to the rest of the RC development. So that's  
4 another reason why we would actually want to rezone to the B-3  
5 here.

6 So we're here for -- for the conditional rezoning, as  
7 I mentioned, the -- the special use site plan, and then we do  
8 list some waivers, obviously, which will be heard by the -- the  
9 ZBA there. The building is -- let me get to the site plan. Is  
10 there a pointer on here, or --

11 MR. PAISON: The little red one on the top.

12 MR. CROSS: Oh, that's a pointer.

13 MR. PAISON: It sometimes shows up okay on the screen.  
14 Sometimes it doesn't.

15 MR. CROSS: Okay.

16 MR. PAISON: On white it works less well.

17 MR. CROSS: Okay. So as Tom mentioned, we've got a --  
18 the warehouse is at the northeast corner. It's a 166,000 square  
19 foot building. And we have -- member entrance is at the  
20 southwest corner, and the dock areas at the southeast corner,  
21 and then on the west face is the tire center -- five roll-up  
22 doors. And then really, the only other thing, when you look at  
23 the building, this of note, is just some of the operational side  
24 of the building is on the east side next to the dock area.

25 We have the compactor over here. It's an enclosed

1 compactor, so there's no outside garbage containers out there.

9                   One of the -- the key items or -- or two of the key  
10 items, actually, related to our operations of our site is the  
11 parking stalls, that we do have our typical standard parking  
12 stall of 10 foot wide by 20. That's something that we really  
13 seek. This is something that is necessary for our operations  
14 given the size of the product. The -- the carts that we have,  
15 they're about -- I think they're 30 inches wide.

16 Obviously, we're talking bulk products here. People  
17 need to be able to get in and out of the cars, and they need to  
18 bring product in the side doors of their car. So just getting  
19 the -- the carts and the products in, and even wheeling carts  
20 between the cars, the 10 by 20 is extremely important for us.

21 The other waiver code deviation that we're looking for  
22 is the -- the number of parking stalls, and code would allow  
23 with the 20 percent over the minimum 775 stalls. And what we  
24 are looking for in -- in general terms these days is anywhere  
25 between sort of high 8 -- 800s to low 900s -- 850s to 950s --

1 somewhere in there. We've analyzed this site, and we're looking  
2 right now at 893 stall. So that does exceed the code  
3 requirement by 18 percent -- above the 20 percent there. So  
4 that's, again, another operational -- important operational  
5 feature that we need to work the site here.

6 The number of loading docks is another condition.  
7 We're looking at four instead of six. And this is fairly  
8 typical. We obviously know how to operate these buildings, and  
9 four is -- is adequate for what we have here.

10 And then we do have some other conditions in there.  
11 Just some wall signs exceeding the 200 square foot, going up to  
12 251. Based on the distance from the public right-of-ways plus  
13 the size of the building, that is not -- is not typically  
14 oversized for that.

15 And then we are looking for lighting to exceed the 20  
16 foot high, going up to 36 and a half foot, while meeting all the  
17 other standards associated with parking lot lighting,  
18 particularly around the perimeter of the property line. But  
19 reducing the number of poles. It reduces all the bright spots  
20 around the parking lot. Gets a better uniformity throughout the  
21 lot to the levels that we need for -- for security there.

22 And then one of the other comments was the setback.  
23 And I know Tom mentioned that at the last meeting there, the  
24 setback along the -- along the north property line here.  
25 There's that light line there, which is a function of the length

1 of the building. There's a formula that takes that into  
2 account. And since this building is about 500 feet long, it  
3 does give a kind of a larger setback than we typically need, and  
4 so we're requesting a waiver on that one down to 61 feet.

5 The other aspect of the site that Tom mentioned being  
6 a redevelopment site is the detention pond. And just to give  
7 you some kind of numbers on that, when you look at the existing  
8 pond that was there -- that is there currently today, it really  
9 has sort of very limited storm water benefit. It's not even  
10 really detaining the -- the flows running out. It's just a  
11 larger pipe that just drains out. So the whole system has to  
12 back up before it actually utilizes that storage area.

13 So what we're doing is putting a small restrictor on  
14 it. We're backing water up into the pond. So we've actually --  
15 we're going to be taking the pond from about a half an acre foot  
16 of storage in there. We're going up to almost seven acre feet.  
17 So about 14 times what's currently there today. And then in  
18 terms of the footprint of the pond, it's going from about a half  
19 an acre to about an acre and a half. So we got about three  
20 times the footprint that we currently have out there. We're  
21 looking for our proposed pond area.

22 The other thing that we've done -- we have a nice  
23 landscape plan here. We have looked at trees along the  
24 Northwestern Service Drive. There -- for those of you who have  
25 driven by there, there's some fairly large clusters of nice old

1 growth oak trees out there. So given that, you know, a parking  
2 lot does cover a large area here, we have to kind of pick and  
3 choose, but we did pick up some clusters of trees in -- in this  
4 area over here. On the west side of the pond, you notice  
5 there's a bunch of trees here that we did not expand the pond  
6 into, so we kept some trees in that area. Trees in this corner  
7 here, and then even up along this area here adjacent to the  
8 apartments on the east side of Lockdale street.

9                   And then we also -- based on this plan here, you can  
10 see we're enhancing the screening of this area here against the  
11 apartments in Lockdale to try to screen the -- the loading dock  
12 area, the compactor area. And then just adding a significant  
13 amount of landscaping throughout the parking lot, obviously  
14 compensating for all the trees that -- that are currently being  
15 removed from there.

16                   The -- I just wanted to get to -- let's see. So in  
17 terms of the architecture of the building, we have our metal  
18 buildings -- architectural panels there. These are -- they're  
19 highly efficient. They're recycled material and -- with  
20 recycled insulation batts attached to the inside.

21                   So in terms of sustainability, you know, we -- we feel  
22 that this -- this meets the needs of those goals, as well as the  
23 type of construction of the building allows us to put up this  
24 building fairly quickly. We can get from day one to being open  
25 is 130 days when the building has started to when we actually

1 open the doors there. So in terms of carbon emissions and  
2 impact, obviously, being able to put this up that quickly  
3 reduces a lot of that -- that impact environmentally there.

4 We did break up the building, as you can see by just  
5 utilizing the different color panels here as well as changing  
6 the parapet height as you move along the building here. So  
7 we've broken this up into three panels and three panels here as  
8 well.

9 We've also added CMU, Concrete Masonry Units, along  
10 the base. And then around the tire center here, over on the  
11 right-hand side, this is the entrance canopy. We've got the  
12 roll-up doors. So in wintertime, we can keep those closed. In  
13 summer, good weather, obviously, we can roll those up. And then  
14 this elevation over here shows the elevation along the compactor  
15 area and the mechanical side of the building.

16 The fuel center, it sort of mimics the architecture of  
17 the main warehouse building. So we do use the same metal  
18 panels, so we're complementing that. And these are just small  
19 signs that we -- we -- are requesting, I think, a waiver on  
20 that. Yeah, 21 square foot on all sides. Obviously, very small  
21 compared to what you might see on typical gas stations. We  
22 don't have any exterior signage advertising the price, you know,  
23 glowing LED lights or anything like that. That's -- that's our  
24 signage on the building for the fuel facility.

25 And then I'll turn it over to -- I'm able to answer

1 anymore questions, obviously, after. But I'll turn it over to  
2 Scott, so he can address some of the comments that were -- were  
3 raised as far as the perimeter roads and intersections.

4 MR. WILLSON: Good evening. Scott Willson -- two L's.  
5 My firm is Kimley-Horn in Michigan, 3000 Town Center, Suite  
6 2600, Southfield, Michigan. We're -- we're proud to be a  
7 resident -- a business resident here in the city.

8 Briefly, I just wanted to share -- and I'm sure you'll  
9 have more questions, recognizing we're all traffic experts here  
10 in the City of Southfield. Some of us have lived here a lot  
11 longer than others. So I, by no means, would consider myself an  
12 expert. However, there are standards that we have to follow,  
13 and your city engineer and Oakland County has also reviewed the  
14 report and had minimal comments.

15 So I recognize that there's some challenges related to  
16 traffic. It's a -- it's a large retail development, I'll call  
17 it. We've done -- we -- we -- both Steve and I worked on the  
18 one down the street at the Northland Mall with Terry and Tom,  
19 and that was a great success. This one is a little bit of a  
20 different Costco facility, and it's going to drive more traffic  
21 than the other one, and we recognize that. So I'm happy to  
22 answer some questions.

23 We -- I'll generally -- again, traffic can get pretty  
24 boring and detailed and a lot of numbers, and I believe in just  
25 kind of keeping it a more high level, and then if you've got

1 questions or follow-up, I'm happy to jump in.

2                   We studied the existing traffic earlier this year, two  
3 weekdays and on a Saturday. It's important to recognize with  
4 this type of development, a lot of us are going to be shopping  
5 on the weekend, so it's important to include the weekend.

6                   We studied eight intersections in red. Okay? What we  
7 have identified, and one of the benefits to this property being  
8 redeveloped into -- into this use, is that there's multiple  
9 directions for the members or for the traveling public to come  
10 and go from the property.

11                  You can go north in two directions up to 12 Mile.  
12 Signalized intersections, make lefts and rights. We all know 12  
13 Mile carries a lot of traffic. You can come south up the main  
14 entrance and go East/West and -- and either to Telegraph or out  
15 to Northwest Highway.

16                  And then just because of the history -- some of the  
17 development history over the years, the way that the ramps and  
18 the -- and I won't call them ramps -- Northwest Highway leaves  
19 M-10, and then some of the Michigan lefts that we're all  
20 familiar with, that -- that whole west side of the -- the  
21 development, I'll call it, is challenging just getting in and  
22 out of. It's not really good alignment. And same could  
23 probably -- same can be said about the east side at Telegraph,  
24 just the way the -- the curvature. And I know that's a concern.  
25 I'll talk about that in a second.

1                   Tom, help me here. Am I going left and right? It's  
2 my first time.

3                   MR. PAISON: Right --

4                   MR. WILLSON: Right? Okay. Good. I'll come back to  
5 an aerial in a second. The purpose here was just to share the  
6 studies, the areas, the intersections, the fact that the benefit  
7 is there's a -- there's a lot of -- several different directions  
8 that the traveling public can come and go from the development.

9                   This gets into some numbers, if you -- if you want to  
10 read into them. If you have some questions, I'm happy to answer  
11 them. But it talks about the distribution of traffic. And then  
12 one takeaway I wanted to share here, which we -- we did a better  
13 job summarizing here, and I'll jump to this, is that about half  
14 of the traffic is going to come from the south on -- on  
15 Northwestern Highway and the frontage road.

16                   So either your -- your 28-ish percent is coming from  
17 the west and doing a Michigan left, and then turning into  
18 Northwest. And then another 26 percent -- so about half of the  
19 traffic is coming off of M-10 Northwest Highway from both  
20 directions.

21                   So again, I said earlier that west side with the  
22 Michigan lefts, that's not -- that's not great existing  
23 infrastructure to move vehicles. It's -- it's a bit challenging  
24 today. It'll remain challenging in the future. We -- we really  
25 can't fix that. That's -- that's an existing condition that

1 we're going to live with.

2           But what we -- we can, again, go back to is you've got  
3 opportunities to drive north. And for those of us that are  
4 going to be here one or two times, and there's some challenges  
5 on Northwestern Drive or -- or the frontage road, there's the  
6 opportunity to figure that out instead of going east/west, to  
7 drive north and then go east/west, and then come south, et  
8 cetera.

9           So again, there's a lot of flexibility here, but the  
10 important thing to recognize, there's a lot of traffic coming  
11 from the south, surprisingly. I was surprised too.

12           North off of 12 Mile, you can see there's 4 and 6  
13 percent. So there's -- there's not as much coming east/west  
14 along 12 Mile. And then, again, off Telegraph, coming north and  
15 south, there's about 36 percent or about a third of the traffic.  
16 So you get about a half coming off of Northwestern and -- and  
17 the Lodge, you get about a third coming off the Telegraph, and  
18 then you get, surprisingly, the last bit of 10-ish percent off  
19 of 12 Mile.

20           I'm going to go back to what I said in the beginning  
21 when you guys all nodded your heads up and down. We're all  
22 Southfield traffic experts here. So if you don't agree with the  
23 distribution, you think there's more traffic on 12 Mile than  
24 what we think, I'm not going to disagree with you, but these  
25 are -- these are data that's given to us by the county and MDOT

1 and it's all that we have to work with. Okay?

2           Lastly, again, I -- I identified kind of the west  
3 side, and -- and it's less about -- well, I'll just say it's  
4 more about getting out of the frontage road and making the  
5 interesting left and rights onto Northwestern Highway with the  
6 speeds coming off of -- coming off of the Lodge. And then also  
7 the unique geometry of Telegraph on the -- on the east -- on the  
8 right, trying to make that turn.

9           They're dual rights. We got -- we -- we -- we've had  
10 some pavement widening years and years ago so we can get more  
11 cars there. But, guys, there's -- there's not enough room today  
12 or tomorrow after Costco shows up. And for those of you that  
13 have been around when the Galleria was fully functional, I'm  
14 willing to bet -- I wasn't here. I'm willing to bet that --  
15 that those two intersections were challenging then.

16           The point is -- and if you look at the -- some of the  
17 numbers, we're not going to make it worse. It's still going to  
18 be challenged the way it was years ago when the Galleria was  
19 fully functional. The numbers prove themselves out to be -- at  
20 the peak hour in the afternoon, it's going to be generally the  
21 same as if the Galleria was -- was fully occupied.

22           And -- and generally the same, in an hour, the office  
23 had about 480 vehicles. Again, this is not -- I didn't count  
24 these. This is based off of the books. Right? The ITE -- you  
25 hear all those fancy -- there's about 480 vehicles leaving the

1 office in one hour in the afternoon during the peak, four to  
2 five p.m. Right?

3                   Everybody leaves the office generally around the same  
4 time. And the -- the -- we project on the Costco is about 380.  
5 So it's 100 vehicles less in an hour leaving the Costco than a  
6 fully -- a fully tenanted, full -- full office building. In an  
7 hour, 100 cars may seem like a lot to you. But all the  
8 different directions, it's really not too much. And with the  
9 volume of traffic all around there, it's not a lot.

10                  My point being is you've got the opportunity -- you've  
11 got the -- the sense lately with the less tenants, the movie  
12 theater, that this is kind of been a little bit of a quiet area  
13 of town. Well, when Costco shows up, it's going to get busy  
14 again. But at the end of the day, it's going to pull people in  
15 from other parts of the county -- north, south, east west. And  
16 there's always an additional benefit for all the businesses  
17 around here, because -- like the business center down the street  
18 and some of the other Costcos around Metropolitan Detroit,  
19 this -- this is good for everybody around us.

20                  So we just -- you -- once you go once or twice, you're  
21 going to have to figure out how to work around some of these  
22 interesting intersections that we -- we cannot change. We've  
23 made some recommendations on the signals and the optimization,  
24 but I'm not going to hang my hat on those that they're going to  
25 make life a lot better. Just getting out is going to be a

1 little bit more challenging like it was back in the day when the  
2 Galleria was full.

3 So I got more information. I'm not going to throw  
4 numbers at you. If you guys want to ask me some more questions,  
5 I'm happy to answer them. But that's kind of the -- I try to  
6 keep the layman's, everybody is a traffic expert, traffic  
7 explanation. How'd I do? I think I said traffic 14 times.

8 MR. CROAD: Through the Chair.

9 Scott, just talk about general level of service  
10 changes.

11 MR. WILLSON: One moment.

12 MR. PAISON: I will note I did ask Leigh Schultz, our  
13 city engineer, if they did review the traffic study. And she  
14 reviewed it with OHM, our traffic consultant, and they agreed  
15 that it was done per proper technical standards and that their  
16 opinion was the roads could handle the load because it was  
17 designed for a 450,000 square foot office building.

18 MS. GRUBER: Can I ask a question. You guys will  
19 probably be able to answer. Do you think this whole 696 thing  
20 has affected this traffic study in the sense that 12 Mile is  
21 backed up, 11 Mile is backed up?

22 MR. PAISON: Oh, yeah.

23 MS. GRUBER: So do you think that will be better on  
24 696 is -- is done?

25 MR. MARTIN: Yeah.

1 MS. GRUBER: Okay. And then they're not opening, I  
2 think he said, until 2027, which is towards the end of this 696?

3 MR. CROAD: Yeah. So if you can answer the level of  
4 service, Scott. And then the question came up with all the  
5 different traffic patterns with 696 being closed -- I know 12  
6 Mile being under construction in this stretch recently -- does  
7 that affect the -- the numbers that you've got? How -- how  
8 drastically does that affect? And then if -- if 696 is supposed  
9 to be completed by the end of 2026, by the time this opens,  
10 there'll be some clearing of some of those traffic patterns.

11 MR. WILLSON: One moment. I just wanted to clarify  
12 with Costco the proposed schedule. I can tell you based on the  
13 timing to get through your process, the timing to get plans bid,  
14 the timing to demolish a almost half a million square foot  
15 office building and then start the construction, Costco will not  
16 be open and operational next year.

17 So with 696 work complete end of next year, life is  
18 back to normal. And I think we'd all agree once 696 is open in  
19 both directions, we'll -- we'll all see traffic come back off of  
20 our local roads and go back to normal. And while this is --  
21 it -- it will -- it will improve the general Southfield area --  
22 east/west along 696 and even north/south -- I can't say that  
23 it'll change the challenges on the east and west ends at  
24 Telegraph and Northwest Highway, but I -- I can say that it will  
25 reduce some of the data -- the -- the morning/evening challenges

1 that we face getting to and from where you live around  
2 Southfield. I -- I -- I've experienced it myself. I'm not  
3 speaking as a civil traffic engineer. I'm just speaking as  
4 somebody who drives from our office all over Southfield, whether  
5 it's seven, eight a.m., five, six p.m.

6 I try not to leave the office before six, guys.  
7 It's -- it's painful driving -- you know, trying to get north or  
8 east or west from up here. So I think with 696 being done,  
9 things will really calm down around on the local roads. I can't  
10 say specifically right in front of Costco. I think Costco is  
11 going to have its own traffic challenges because it's going to  
12 be such a popular place to be. It's going to be like the other  
13 Costcos that we've all been to -- or larger retailers, Myer, et  
14 cetera. So that's a long-winded answer, but I didn't have a  
15 great straightforward answer for you either.

16 MR. CROAD: How about level of service?

17 MR. WILLSON: So that's a very loaded question.

18 MR. CROAD: Well, we're familiar with level of  
19 service. We understand A through D is still functioning.

20 MR. WILLSON: Yes.

21 MR. CROAD: So I -- I -- based on your analysis, is  
22 there any level of service that is in the E range? And then  
23 there's mitigation, and that might be signalization timing and  
24 so forth. So whatever you can address now, but we'd like to  
25 have this summarized better for Council.

1                   MR. WILLSON: Happy to do so. So for the Commission,  
2 there are only two intersections. I'm going to let you guess  
3 which two do not operate in a level of service A through D. And  
4 that is the east and the west one, Telegraph and Northwestern  
5 Highway. Unfortunately, that has a -- that's a big function of  
6 timing on Telegraph with how much green time there is because  
7 it's such a major north/south arterial. We all know that.  
8 There is not a lot of green time that's given to get out onto  
9 Telegraph, so we stack more.

10                  And then again, over on the west side, with the amount  
11 of traffic running off the Lodge there, Northwestern, you're not  
12 going to be turning green time quickly. And so you're going to  
13 get held up there. So ideally, the recommendation is to give a  
14 little bit more green time. But both of those intersections, in  
15 the peak hours, especially in the afternoon and Saturdays,  
16 they're not -- they're at a level of F -- level service F.

17                  But again, my opinion is when you're there, you'll  
18 figure out going east or west, probably need to stick  
19 north/south and get on to 12 Mile and make a right on Telegraph,  
20 go south or north there, or go 12 to Northwestern and go west  
21 there. But those two intersections have always suffered. And  
22 then as I said, they'll continue to -- to suffer. And we'll  
23 just have to get some smart drivers to work around those two  
24 intersections after they've come to this little part of  
25 Southfield for the new Costco.

1                   How'd I do, Terry?

2                   MR. PAISON: One question follow-up. Just -- is there  
3 a current level of service also F? Like, it just stays at F?  
4 Or is it actually downgrading with the Costco?

5                   MR. WILLSON: Well, the -- see, so here's the thing,  
6 you've -- you've got no Galleria with nobody in it.

7                   MR. PAISON: Yeah.

8                   MR. WILLSON: So currently, it's a level of service D,  
9 dog, right?

10                  MR. PAISON: Okay. But when the Galleria was full --

11                  MR. WILLSON: And then -- when it was full, it kind of  
12 goes back to this mess that we've got here. Here's the  
13 interesting thing, though. Think about this with an office  
14 building. When does everybody show up in the office? Seven,  
15 eight, nine o'clock? Costco doesn't open till --

16                  MS. GRUBER: Nine o'clock.

17                  MR. CROSS: 9:00, 9:30, 10 (inaudible).

18                  MR. WILLSON: Okay. Yeah. See, executives are nine.  
19 Ten o'clock, generally, for the -- you know, so nine or ten  
20 o'clock. So you've got -- in the morning, the office has got a  
21 lot more traffic during the peak hour when we're trying to get  
22 to work. And in the evening, when you're leaving, we've done  
23 the analysis, there's actually -- in one hour, there's less  
24 people leaving at Costco within the hour than the full Galleria.

25                  And I told you the difference was 100 cars. So -- but

1 the difference is the Costco stays open later, and then when  
2 people want to leave, they'll -- they'll drive over there, get  
3 fuel, maybe shop, et cetera, till seven o'clock. So the --  
4 it's -- everything has kind of shifted a little later into the  
5 day. So it helps the morning, but it doesn't really help the  
6 p.m.

7 So the p.m. peak, not very good for both those  
8 intersections. Saturday, guys -- maybe you want to stay away on  
9 Saturdays, because same -- same challenge there, and it's even  
10 busier because more people are out and about on Saturdays.

11 CHAIR GRIFFIS: All right. We got to take a break  
12 from traffic.

13 MR. WILLSON: Yeah. That was a lot.

14 CHAIR GRIFFIS: Just at least for five seconds. But  
15 that's one of the more entertaining traffic explanations.

16 MR. WILLSON: I happen to be one of the more  
17 entertaining engineers that you'll probably meet. And I am a  
18 licensed engineer. I'm not just pretending to be one.

19 CHAIR GRIFFIS: All right. Where are we at? So we  
20 got a -- we got a public hearing on the rezoning. We should  
21 address that now.

22 At this time, I'd like to open up the public hearing  
23 for rezoning PCZR25-0004. We've got an additional public  
24 hearing after this to discuss the special use. So just the  
25 rezoning at this time. Seeing no members of the public

1 approaching. Close the public hearing.

2 Oh, I did not see you because you're behind. Come on  
3 up. Public hearing is still open.

4 MR. DZODIN: A little older, you get a little slower.

5 CHAIR GRIFFIS: My eyesight is --

6 MR. DZODIN: Milton Dzodin. 29733 Red Leaf Drive,  
7 Southfield, Michigan. I have a couple -- couple of questions.  
8 I'm not sure if they should be brought here or to the next  
9 meeting after this one's done.

10 To the gentleman behind me, regarding the loading  
11 dock. I think you have four spaces there. Any of -- any of  
12 those loading dock spaces going to be taken up by a compactor?  
13 And then should you be adding another space?

14 The other thing regarding 12 Mile and the traffic, we  
15 also have to consider the fire station that's on 12 Mile Road.  
16 Will any of this traffic interfere with that fire station going  
17 east and west and north and south, you know, on Northwestern  
18 Highway or 12 Mile or Telegraph?

19 The other question to the people behind me regarding  
20 the demographics of putting this Costco in Southfield -- was  
21 there no space at the Northland area? Not that I'm against  
22 Costco. I shop at Costco, both stores, Madison Heights,  
23 Bloomfield Hills. I even shop in the Costco and Windsor three  
24 or four times a year. So I've got nothing against Costco.

25 If you put it in the Northland site, the question

1 would be, would those taxes go to the City of Oak Park School  
2 District? And -- and is there a reason why you didn't even look  
3 at the Northland site, which would serve the people of Detroit?  
4 Because as far as my researches, there are no Costco stores  
5 physically inside the city of Detroit.

6 We have one off of 96. I know we have the two in  
7 Madison Heights and Bloomfield Hills. I'm not sure where the  
8 other ones are. But that's what -- my concern is that it can  
9 serve more people if it was at the Northland site, if you had  
10 the space for it, and people from Detroit could take -- could  
11 take it -- take advantage of your -- your prices, which would be  
12 very nice. Thank you.

13 CHAIR GRIFFIS: Thank you.

14 Please state your name and address for the record.

15 ATARA: Good evening. My name is Atara. I live at  
16 23261 Morningside Street in Southfield, Michigan. I'm here on  
17 behalf of many families in Southfield and the Metro Detroit  
18 Jewish Community and as a Costco super fan. There's a  
19 significant community interest in the possibility of a kosher  
20 certified Costco bakery at this location. This would be the  
21 first kosher Costco bakery in the state, and it would be located  
22 in the center of Michigan's largest Jewish community, filling a  
23 major need for families who keep kosher.

24 In just the last few days, over 500 community members  
25 have signed a petition expressing their strong interest in a

1 kosher Costco bakery, assuming this location moves forward. A  
2 kosher bakery would bring meaningful economic benefit to both  
3 Costco and the City of Southfield. The kosher-keeping community  
4 shops frequently in high volume and often travels long distances  
5 to access kosher products. A kosher bakery here would bring  
6 these shoppers consistently and reliably to this Southfield  
7 store.

8 To share the community's perspective more formally,  
9 I'd like to read a letter from Rabbi Yechiel Morris of the Young  
10 Israel of Southfield.

11 Dear Members of the Southfield Planning Commission, my  
12 name is Rabbi Yechiel Morris. I live on Gamut (phonetic) Drive  
13 in Southfield. I have also been the rabbi of the Young Israel  
14 of Southfield Synagogue on Lahser Road for the past 23 years,  
15 and I served as an educator at the Farber Hebrew Day School on  
16 12 Mile Road for the past 17 years. I am also on the Presidium  
17 of the Council of Orthodox Rabbis of Greater Detroit, which,  
18 among other things, certifies kosher food establishments in  
19 Southfield and the surrounding area.

20 It is my understanding that the plans for a new Costco  
21 in Southfield are now before the Southfield Planning Commission.  
22 As rabbinic representative of hundreds of kosher dietary  
23 consumers in Southfield and the surrounding area, I want to  
24 share our excitement and interest in the new proposed store.  
25 Costco offers a wide selection of affordable kosher products.

1 In addition, there's a great hope amongst Southfield kosher  
2 consumers that this new proposed Costco will offer a kosher  
3 certified bakery.

4 Several Costco warehouses in Florida, Maryland,  
5 Massachusetts, New York, New Jersey, and Pennsylvania already  
6 offer a kosher bakery. In addition to the more affordable  
7 prices, they offer certain baked goods that are currently not  
8 available in the Metro Detroit area. I would be very interested  
9 in meeting with Costco officials to further explore the  
10 possibility of this new proposed Southfield Costco offering such  
11 a kosher bakery.

12 Thank you for strongly considering this new Costco and  
13 the benefits that it will provide to the Southfield residents,  
14 including the kosher consumer community in Southfield.

15 Thank you so much for allowing me to share. I would  
16 just like to add the extreme excitement around the possibility  
17 of the kosher Costco bakery. This would immediately become a  
18 major shopping destination for many kosher families across Metro  
19 Detroit, and the community is eager to work with Costco to help  
20 make this bakery a reality. We truly appreciate your time and  
21 consideration. Thank you.

22 CHAIR GRIFFIS: Thank you.

23 MR. CROAD: Would you mind leaving the letter? 3.

24 ATARA: Yeah. I have a copy of the signed letter.

25 MR. CROAD: Yeah. We'll make sure it gets to the

1 proper people.

2 MS. KRAUS: I'll just take one minute. Julie Kraus.  
3 25300 Waycross. I didn't know any -- I came for a different  
4 issue. I'm just so excited to hear about the Costco. And I  
5 would also reiterate that I don't buy very much from Costco's  
6 Bakeries for lots of reasons. But I would probably buy more if  
7 it was a kosher bakery. So I just wanted to reiterate that.

8 And the traffic there is a mess. We all know it.  
9 I've lived here almost 50 years. There's not much that's going  
10 to make a difference about it. But the timing is different, so  
11 it probably wouldn't be too bad except in the evening. Thanks  
12 for your time.

13 CHAIR GRIFFIS: Thank you. You too.

14 I believe that's all the public now. Close -- close  
15 the public hearing for rezoning.

16 Should we -- what do we typically do? Do we have the  
17 next public hearing right now?

18 MR. PAISON: We could.

19 MR. CROAD: Or are you make a record. You can act on  
20 this.

21 CHAIR GRIFFIS: Yeah, let's do this.

22 MR. CROAD: And then we'll go to the next one.

23 CHAIR GRIFFIS: Thank you.

24 All right. To the commission, any -- any other  
25 comments on the rezoning, Dr. Stephens-Gunn?

1 DR. STEPHENS-GUNN: I have no comments on the  
2 rezoning.

3 CHAIR GRIFFIS: Commissioner Martin?

4 MR. MARTIN: I had several comments on the traffic  
5 study. However, knowing the state of 696 and the 12 Mile usage  
6 and the troubles with Northwestern Highway traffic, there's  
7 nothing that can be done, basically, unless we're going to  
8 rebuild all the roads, and that's a lot -- too much to expect to  
9 do for a store. So I'm happy to see Costco coming, and I think  
10 it's a great idea. Thank you.

11 MR. WILLIS: I too am happy to see Costco coming, and  
12 I have no questions.

13 CHAIR GRIFFIS: Commissioner Gruber?

14 MS. GRUBER: Two Costcos in one city? What more could  
15 you ask for? Seriously. So I'm happy. Thank you very much.

16 MS. BERNOUDY: I think we all are happy. Thank you.

17 MR. MARTIN: One --

18 CHAIR GRIFFIS: Go ahead, Commissioner Martin.

19 MR. MARTIN: One of the things that I wanted to point  
20 out is that we don't pick the sites where someone goes. They  
21 pick the sites. So Costco not being added to Northland is a  
22 decision that Costco made, not the City of Southfield, not the  
23 Planning Commission. So we can't -- basically, we can't tell  
24 the business where to build or where to move to. So we accept  
25 them with open arms. And thank you.

1                   CHAIR GRIFFIS: All right. No comments from me on the  
2 rezoning. Do we have a recommendation from the Planning  
3 Department.

4                   MR. PAISON: It just want to note, I wasn't sure if  
5 the -- the person who commented on that realized that there's  
6 Costco Business Center -- the only one in Michigan is at  
7 Northland. It just opened beginning of this year. So Costco is  
8 at Northland already. This is their second store, which very  
9 few communities have two Costcos. And we're the only one with a  
10 Business Center and a regular Costco proposed, as far as I know.

11                  Anyway, looking at this as a favorable recommendation  
12 for this conditional rezoning, 25-0004. I would note it is  
13 consistent with the master plan as discussed earlier in the  
14 proposed conditions. Because they have to execute that  
15 conditional rezoning agreement within the six months of  
16 enactment of the rezoning. So that'd be after Council approves,  
17 it's published and effective.

18                  The following other conditions that will apply will be  
19 the restrict -- use restrictions we discussed earlier; the  
20 medical marijuana safety compliance centers; the mobile MRI  
21 trailers. I'll just kind of go over these quickly. You know,  
22 the ones, typically, your alternative financial services, pawn  
23 shops, smoking lounges, sexual oriented businesses, marijuana  
24 provisioning and retailers are all excluded, along with a few  
25 other uses that are probably somewhat less objectionable but

1 might not be appropriate in that location.

2 So the -- it is -- as a conditional rezoning, that  
3 list will be memorialized in the Conditional Rezoning Agreement  
4 when it's executed, which would occur after Council approval.

5 CHAIR GRIFFIS: All right. Thank you.

6 With that, we're looking for a recommendation on  
7 rezoning only at this time, PCZR25-0004.

8 DR. STEPHENS-GUNN: Through the Chair. I would like  
9 the Planning Commission to accept a favorable recommendation  
10 from the department for PCZR25-0004, the rezoning.

11 CHAIR GRIFFIS: Okay. We got a favorable  
12 recommendation by Dr. Stephens-Gunn, supported by Commissioner  
13 Bernoudy.

14 All in favor of rezoning?

15 FULL COMMISSION: Aye.

16 CHAIR GRIFFIS: Any opposed?

17 (No audible response.)

18 CHAIR GRIFFIS: All right. The next portion of this  
19 same project is the special use approval.

20 MR. PAISON: And this relates specifically to the fuel  
21 station. The special use in question is the fuel station, not  
22 the store. So I just want to make that clear so that we know  
23 what we're -- what we're discussing with the special use  
24 approval.

25 We do have to hold a public hearing, though. We have

1 to open and --

2 CHAIR GRIFFIS: Okay. I'd like to open up the public  
3 hearing at this time for the special use, which is Item  
4 PSLU25-0009, the fuel station component of this Costco  
5 redevelopment. Anyone who would like to come forward to speak  
6 on the special use, please do so. I see none. We'll close the  
7 public hearing.

8 Dr. Stephens-Gunn, any additional comments on the fuel  
9 station?

10 DR. STEPHENS-GUNN: I'm so happy. I'm just so happy.  
11 All of those spacious -- all of those pumps. Oh, my God. I'm  
12 just so happy.

13 MR. WILLIS: That was a comment.

14 CHAIR GRIFFIS: Commissioner Martin?

15 MR. MARTIN: That's a tough act to follow. One of the  
16 things I've noticed at large retail stores that have gas  
17 stations, is you never know who's making the gas. Is Costco set  
18 on one specific supplier? Or is it based on the market value of  
19 the gas available? Do you have one supplier for gas? Would you  
20 use available gas?

21 MR. PAISON: You can come up.

22 MR. CROAD: Yeah, Steve, can you come up?

23 MR. PAISON: Yeah, it'll be -- sorry. We're in this  
24 session now. We're in the question and answer part.

25 MR. MARTIN: Oh. I'm sorry.

1 MR. PAISON: Go ahead.

2 MR. CROSS: Oh. I'm sorry. The -- the answer is I --  
3 I couldn't tell you. I don't know exactly where the fuel is  
4 coming -- but I know we have our own blends there, so -- and we  
5 have set very, very high standards in terms of the fuel that we  
6 do sell. So other than not knowing exactly where the source is  
7 coming from, we -- we do have a high standard on our fuel and  
8 the additives. Because we do have an additive tank as well  
9 there.

10 MR. MARTIN: Just curious. No one can ever tell you  
11 where their gas comes from. I mean, you go to Mobile, you know  
12 you got mobile supplying them in that. So, you know, it's --  
13 thank you.

14 CHAIR GRIFFIS: Commissioner Willis?

15 MR. WILLIS: Thank you. I am looking at the  
16 rendering. I'm looking for -- do you have any type of a shed  
17 for an employee who would manage the pumps -- or any person?  
18 And if you do, is that kind of a full-time situation? How --

19 MR. CROSS: So in terms of the -- the -- there are gas  
20 attendants --

21 MR. WILLIS: Okay.

22 MR. CROSS: -- as you've seen, if you go to the gas  
23 station. Typically, it's one. But then peak times, they do  
24 increase the number of attendants there. There are two  
25 structures that are located within the fuel facility.

1                   MR. WILLIS: Okay.

2                   MR. CROSS: One is a controller enclosure that has all  
3 the mechanic electrical equipment to operate the pumps. And  
4 there is a room inside there for the operators. And there's a  
5 window so they can be inside in inclement weather and be able to  
6 see what's happening at the pump station.

7                   And then if you look at the -- the elevations of the  
8 fuel, right above you there, in the bottom elevation, right in  
9 the middle, there's a little foam box kind of thing there.  
10 That's our warming hut. So it's just a small hut. It's right  
11 on the island there. The operators can get inside there, and  
12 they can look around and see what's going on and maintain, you  
13 know, service to the members there.

14                  MR. WILLIS: Okay. Thank you. Secondly, at one  
15 point, we were going toward electric vehicles. Do you have any  
16 plans to have electrical stations here, or are they all gas?

17                  MR. CROSS: We -- we don't have any plans for electric  
18 vehicles at this location at this time. It's not to say it  
19 couldn't change. But we do look at the EV usage in the area and  
20 possibly the percentage of members that might have EVs, and then  
21 we make decisions based on that. So right now, the -- the  
22 answer is no at this point.

23                  MR. WILLIS: Okay. Thank you.

24                  CHAIR GRIFFIS: Commissioner Gruber?

25                  MS. GRUBER: I'm good.

1 CHAIR GRIFFIS: Commissioner Bernoudy?

2 MS. BERNOUDY: How many employees do you plan to hire?

3 MR. CROSS: From the beginning, it's just typically --  
4 and I try to estimate a little bit low, but it's typically in  
5 the 150 to 200 range.

6 MS. BERNOUDY: Oh, that's great.

7 MR. CROSS: And then it just -- just grows as -- as  
8 the sales grow as well.

9 MS. BERNOUDY: Well, we hope you'll consider as many  
10 Southfield residents as possible.

11 MR. CROSS: Yes.

12 MS. BERNOUDY: Thank you.

13 CHAIR GRIFFIS: I'm going to have to stay consistent  
14 with my stance that there's too many gas stations in the city of  
15 Southfield. But if you were going to sneak another gas station  
16 in, a 23-acre site with 900 cars in the parking lot is probably  
17 a smart place to go.

18 Anything else, Commission?

19 DR. STEPHENS-GUNN: I have one other question.

20 Planner Croad, when they were talking about the  
21 parking space size, is that a waiver that they've got the  
22 request for -- the 10 by 20?

23 MR. CROAD: Yeah. Yes. And I believe when I had the  
24 discussion that they're going to increase the storm water  
25 retention area by threefold. So our general goal is to try to

1 reduce impervious surface. They can mitigate the extra foot  
2 size for their spaces, which means there's more impervious  
3 service by creating a larger storm water retention area.

4 DR. STEPHENS-GUNN: Okay.

5 MR. CROAD: And I believe that's how they're  
6 addressing that need.

7 DR. STEPHENS-GUNN: Okay. Thank you.

8 MR. PAISON: And that'll require a waiver from the  
9 Zoning Board because our ordinance says it shall be 9 by 18. So  
10 to be 10 by 20, they did a waiver from the Zoning Board. They  
11 need a waiver as part of the site plan review to have more than  
12 20 percent than the minimum parking requirement that they're  
13 also getting. So that'll be part of site plan approval. But  
14 the parking space size is part of their Zoning Board appeal for  
15 waivers.

16 So there's two different waivers. One that can be  
17 waived as part of the site plan, and one is waived as a -- it's  
18 a traditional zoning waiver by the Zoning Board.

19 MR. CROAD: And that's more of a site plan issue, but  
20 the -- the Council, since they're the final authority, they're  
21 the ones that can actually waive that 20 percent requirement  
22 without going to the ZBA.

23 MR. PAISON: Yep.

24 DR. STEPHENS-GUNN: Okay.

25 MR. CROAD: Yeah. But the parking stall size, the

1 heights of the light, of the dock, that is -- those are all  
2 required to go to the Zoning Board of Appeals.

3 DR. STEPHENS-GUNN: Okay. Thank you.

4 MR. CROAD: And again, I will just generally say that  
5 we're not -- we're not in favor of waivers. If there is a  
6 waiver, we want to reduce the severity of the waiver and reduce  
7 the amount of waivers. They've already removed one potential  
8 waiver request on the mulch. So they're going to meet our  
9 standards.

10 The lighting height, as long as they meet our  
11 photometrics, and they're not having light pollution off the --  
12 that's how they mitigate the size of the poles.

13 And then as far as the additional parking and the  
14 width of the parking stalls by providing greater storm water  
15 retention area, that's how they mitigate the impervious surface.

16 DR. STEPHENS-GUNN: Thank you.

17 CHAIR GRIFFIS: Okay. Commissioner Martin?

18 MR. MARTIN: One of the things I -- I happen to think  
19 about is that at a fuel station, you have to have some safety  
20 factors in, in case somebody comes in, overflows, and the guy  
21 next to him is smoking a cigarette. Do you have fire safety  
22 protocols in place for overflows, gasoline spills, that type of  
23 safety issue? Fire?

24 MR. CROSS: Absolutely. And all -- and the employees  
25 and the gas attendants, they are trained for those situations

1 and anything that relates to running the fuel facility. So we  
2 don't just take employees who stocking up a shelf, and just say,  
3 Hey, can you run out to the gas station and -- and monitor that?  
4 These -- these are trained employees who operate the gas  
5 station.

6 MR. MARTIN: I assume you have a safety shutoff  
7 system?

8 MR. CROSS: Yeah, there is a safety shutoff. It's on  
9 the -- it's on -- it -- it's within the specified distance from  
10 the pumps. And I think there's one on each side, so that if  
11 you're on one side, it's -- you know, there's a button over  
12 there, you push it and shut it off. Yes.

13 MR. MARTIN: So -- but it would shut off everything --  
14 all the gas?

15 MR. CROSS: Yes. That's -- that -- I haven't  
16 personally pushed it myself, but I believe that's what it does.  
17 Yes, the emergency shutoff. Correct.

18 MR. MARTIN: And last but not least, at the gas  
19 station, there's a divide from what's Costco and then what the  
20 owner is retaining. Is there -- right now, it looks like along  
21 the -- the west end of the building there's a road that goes  
22 through. Does that separate -- is that delineated? Will we be  
23 able to say, Here, this is the -- the end of the Costco  
24 property, and this is what's being retained?

25 MR. CROSS: Yeah. The -- the property line is split

1 down the middle of that --

2 MR. PAISON: That driveway.

3 MR. CROSS: Yes. It's down the middle of that  
4 driveway just west of the gas. So it's -- it'll be a shared  
5 driveway. And there'll be an agreement between the two property  
6 owners when we -- before we close that allows us to utilize each  
7 other's property for access. Just the same way that we could  
8 drive along the back of that retained property, we'll have an  
9 access easement going across there as well from -- from Case.

10 MR. MARTIN: But you have -- you have no easement  
11 going along the back of the -- the north side of the property  
12 behind the building? Because there's none indicated on any of  
13 the diagrams.

14 MR. CROSS: No. That's -- that's a private document  
15 that we negotiate amongst ourselves. It's called a Reciprocal  
16 Easement Agreement. So there's agreements related to access --  
17 cross access -- also utilities, because the storm sewer from the  
18 retained parcel goes through the Costco piece and into the pond  
19 on the Costco parcel. So we maintain the storm water for the  
20 entire overall parcel there.

21 Same with sanitary sewer that the city has easements  
22 to, crosses the retained parcel in the Costco -- so that's just  
23 a document that -- that we negotiate -- we're in process of  
24 negotiating now, and it gets finalized before we close on the  
25 deal.

1                   MR. PAISON: And that has to be applied for with the  
2 city assessor. And we -- we're part of the -- Planning is part  
3 of the review team for all lot splits. So we'd be looking for a  
4 copy of that easement -- recorded easement agreement as part of  
5 that lot split application.

6                   MR. MARTIN: We're talking about the property behind  
7 the store going towards 12 Mile?

8                   MR. PAISON: No, no, no. This would be across the  
9 back of the retained -- the parcel that's retained for --  
10 there's a -- that's how they get to Case. So they're cutting  
11 off access to the north properties. It's just going to be  
12 across the property to the --

13                  MR. MARTIN: That's -- I was told the north property  
14 line.

15                  MR. PAISON: Yeah. The north property line is going  
16 to be a landscape barricade. If you look at the -- let me get  
17 back to the actual -- here we go. You can see it's a continuous  
18 landscape along the north boundary. So it will be separated  
19 from the Star Theater and the other office tower.

20                  MR. MARTIN: So that remains in place?

21                  MR. PAISON: Yep.

22                  MR. MARTIN: That's -- okay. I should've asked that.

23                  MR. PAISON: Yeah.

24                  MR. MARTIN: Okay. Thank you. Thank you.

25                  MR. WILLIS: I'm sorry. This goes along the line of a

1 dumb question. How -- how large is the perimeter around this  
2 facility. If I walk the sidewalk, how long would that be? Do  
3 you have any idea?

4 MR. CROSS: How long -- if you can put up a site plan,  
5 Tom, I'll spitball it.

6 MR. PAISON: It's quite long.

7 MR. CROSS: The building is about 500 -- just over 500  
8 feet long. If you go to the Costco site plan.

9 MR. PAISON: Okay. So let me slide back here. We  
10 there?

11 MR. CROSS: So the north property line, I believe, is  
12 about 1,200 feet long or something from east to west between  
13 Lockdale and -- and Case. And then it looks about Lockdale is  
14 probably about a similar size. And obviously, Northwestern  
15 drive could be about 2,000 and 2,500 feet along there. So yeah,  
16 it could be almost a mile by the time you walk around it.

17 MR. WILLIS: Okay. Okay. Okay.

18 MR. CROSS: Is that a good guess, Mr. Engineer?

19 MR. WILLSON: Yes.

20 MR. CROSS: Okay. We'll call it a mile.

21 MR. WILLIS: Okay. Just wanted to know. Thank you.

22 MS. BERNOUDY: Plan on exercising?

23 MR. WILLIS: I think about it from time to time.

24 CHAIR GRIFFIS: All right. Can we have the  
25 recommendation from the Planning --

1                   MR. CROAD: Well, through the Chair. Can I ask a  
2 couple questions?

3                   CHAIR GRIFFIS: Yeah. Absolutely.

4                   MR. CROAD: So because this is a special land use, can  
5 you just, for the record, tell us what the hours of operation  
6 for the gas station is Monday through Friday and then Saturday  
7 and Sunday?

8                   MR. CROSS: So that's a -- it's a loaded question  
9 sometimes because they -- operators do vary and increase the  
10 hours as -- as the member needs rise.

11                  MR. CROAD: Well, then we're going to ask you to put a  
12 minimum and a maximum time that you can be within, because the  
13 special land use does -- supposed to put down the hours of  
14 operation.

15                  MR. PAISON: Yeah. We were previously provided daily,  
16 six a.m. to ten p.m. Is that --

17                  MR. CROSS: Six to ten, yeah, seven days a week would  
18 be what -- what we are currently operating at. So the question  
19 is how much flexibility, if the operators decided to extend  
20 that.

21                  MR. CROAD: Well, then you should ask for greater  
22 because the special land use will -- will cap your hours of  
23 operation. That's why I want to make sure that --

24                  MR. CROSS: Yeah. We've run into this before, the --

25                  MR. CROAD: If it's going to be greater than 10 p.m.,

1 then say 11 p.m., or whatever it is, because the special land  
2 use does dictate what the hours of operation are. We're not  
3 talking about cleaning up and sweeping and all that, but --

4 MR. CROSS: Yeah. No. You're talking about the  
5 actual open hours for the fuel facility.

6 MR. CROAD: Yeah.

7 MR. CROSS: Are the gas stations in city of Southfield  
8 allowed to be open 24 hours? I mean, is that --

9 MR. PAISON: We have some, yeah.

10 MR. CROAD: Yeah, they can. Yeah.

11 MR. CROSS: So is that something we can request, the  
12 24 hours?

13 MR. CROAD: If that's what you want.

14 MR. CROSS: Then that's what I'd -- I'd like to  
15 request it.

16 MR. CROAD: Okay. I just want to make sure for the  
17 record, because you did provide the certain hours of operation.

18 MR. CROSS: Yeah. I think we put it in there. We --  
19 we typically put some language to say these are the current  
20 hours, but --

21 MR. CROAD: And then Council could say, Limit that.  
22 But we want to make sure we're not boxing you in a corner.

23 MR. CROSS: Yeah. Or having to come back later to  
24 say, Can we extend another hour.

25 MR. CROAD: Right.

1                   MR. CROSS: Especially in emergency situations.

2                   MR. CROAD: Well, emergency is different, but --

3                   MR. CROSS: But -- yeah, I mean, we would like to  
4 request 24 hours if that's allowed for other fuel facilities  
5 within the city of Southfield.

6                   MR. CROAD: And then that -- my other question is, if  
7 I'm reading this right, the fuel pump -- is there four fuel  
8 pumps per traffic lane?

9                   MR. CROSS: Correct. There -- there --

10                  MR. CROAD: Because I -- the one that I go to is two.

11                  MR. CROSS: Yes, those are the older, smaller systems.

12                  MR. CROAD: Right. And I know this is your larger new  
13 prototype.

14                  MR. CROSS: Yep.

15                  MR. CROAD: And there's pros and cons. Especially  
16 when someone gets done first, and then they -- they pull out,  
17 and then someone tries to back in, and then it starts to  
18 block --

19                  MS. BERNOUDY: Yep.

20                  MR. CROAD: -- passing by. So with four now, that's  
21 just going to exasperate -- if everybody doesn't -- I'm the one  
22 that waits for the car in front so I can keep the flow going.  
23 But there are people that don't park perfectly, and then it  
24 starts to impede in escape isles and so forth. So I want to  
25 make sure we understand that.

1                   The other thing is I'm going to ask before you come  
2 back to Council to put the stacking -- show the vehicle stacking  
3 for the pumps.

4                   MR. CROSS: And we actually do. I think it's just  
5 gray tone, so you can't see it on the screen up there. But we  
6 do have that. So we'll have it full toned.

7                   MR. CROAD: Yeah, we just want to make sure that  
8 that's clear.

9                   MR. CROSS: Correct. Okay.

10                  MR. CROAD: Because again, some of the Costco fuel  
11 stations, they tend to back up into the -- the drive aisles.

12                  MS. BERNOUDY: Yeah.

13                  MR. CROAD: So I think that's going to be a question.  
14 If it's five stacking spaces past the first pump, or whatever it  
15 is, that -- that's clear for when you come back to Council.

16                  MR. CROSS: Yeah. We'll do that. So right now we  
17 have -- as you mentioned, there are four rows of pumps here.  
18 So -- and you're talking about the original pumps were typically  
19 two by three or two by eight.

20                  MR. CROAD: Right. Right.

21                  MR. CROSS: So we've got the four here. So what we've  
22 done since those original ones were built is this bypass lane in  
23 the middle here has actually been widened. I believe back in  
24 the day, those might have been, like, nine feet wide. So  
25 they're very narrow. That if somebody was sitting, let's say,

1 in the first pump here, and you wanted to get around them to get  
2 to the second pump --

3 MR. CROAD: Right. That's what I'm talking about.

4 MS. BERNOUDY: Yeah. Yeah.

5 MR. CROSS: So what we've done is we've widened it. I  
6 believe it's almost 11 feet wide now.

7 MR. CROAD: Okay.

8 MR. CROSS: Is the bypass lane.

9 MR. CROAD: That should help. And then show the  
10 stacking from that first pump.

11 MR. CROSS: So going all the way back here.

12 MR. CROAD: Yeah. So like --

13 MR. CROSS: There are cars -- there are cars in the  
14 drawing here, but I don't think they just -- it's too grayed  
15 out.

16 MR. CROAD: Right.

17 MR. PAISON: Super faint.

18 MR. CROSS: So we'll get those in it. There's room  
19 for 50 cars here. And obviously, that's lined up nice and --  
20 like soldiers there.

21 MR. CROAD: Sure.

22 MR. CROSS: But we know people don't, you know, pull  
23 up precisely, you know, within five feet of the car in front.  
24 So if we show 50 here, could you have 40?

25 MR. CROAD: Well, we have a we have a standard, like,

1 8 by 20 for a box for a car.

2 MR. CROSS: Yeah, we have that and then the  
3 separation --

4 MR. CROAD: -- for the slide.

5 MR. CROSS: Okay. Yeah. We'll make sure those are --

6 MR. CROAD: So it's clear for Council.

7 MR. CROSS: Yeah, we'll make sure those are visible.

8 The other thing I just did want to point out, you'll  
9 notice the space in between the pumps actually increases. So  
10 if -- if somebody is pumping in the first fuel pump here, you  
11 can easily go behind, go past them, and then actually pull in.  
12 You don't need to do a parallel parking. You can just actually  
13 turn into the space.

14 Typically, I'll back up a couple of feet just to kind  
15 of straighten up. But we -- we have a -- I think it's 28 feet  
16 between pump to pump. So that provides more than a typical  
17 parallel parking space, allows you room to pull in there.

18 MR. CROAD: Because also, not everybody pulls adjacent  
19 to the pump where they're --

20 MS. BERNOUDY: Right.

21 MR. CROSS: Right. I agree. There's some people --

22 MR. CROAD: So then they're pulling it out --

23 MR. CROSS: To the other side.

24 MR. CROAD: -- over their car, and then they're  
25 standing in the aisles, and --

1                   MR. CROSS: Well, and that's a feature that we have to  
2 encourage people not to wait for, you know, if my gas cap is on  
3 the right side of my car --

4                   MR. CROAD: Right.

5                   MR. CROSS: -- if the left side is vacant, I'll pull  
6 into the left side, rather than wait on the other side.

7                   MR. CROAD: Right. So I think by having the extra  
8 room in between will help, and having it staggered a little bit  
9 more will help as well.

10                  MR. CROSS: Yeah. This is -- this is an evolution of  
11 what -- what you're referring to from -- from the older ones.

12                  And then the other thing -- last thing we have here,  
13 which you can't see it on the image here, but when you're  
14 pulling in -- so this is looking in where you're driving in  
15 here. It's right here, this -- this system here. There's a red  
16 light/green light system there. Just like when you go into,  
17 like, a parking deck at the casino, you'll see the red lights  
18 above the spaces if they're taken, green if it's open.

19                  There's a line there that shows which pump -- it'll  
20 have red if it's being used. So that way you don't have to sort  
21 of see around the pickup truck in front of you. You can see  
22 that there's green pumps in front of you. You just go around  
23 the car to get to the open pump.

24                  MR. CROAD: Yeah. I just think that'd be helpful to  
25 explain that in the beginning.

1                   MR. CROSS: Yeah. Absolutely.

2                   MR. CROAD: Okay.

3                   MR. CROSS: We'll -- we'll get some more clear  
4 graphics.

5                   CHAIR GRIFFIS: We have the recommendation from the  
6 Planning Department?

7                   MR. PAISON: Yes, sir. We are making a favorable  
8 recommendation of PSLU25-0009 from Costco, to have a gasoline  
9 service station -- gasoline station at 100-200 Galleria  
10 Officentre as part of their development.

11                  Looking at the standards for the special and uses in  
12 the B-3, we do find that it is consistent with those standards.  
13 It's in harmony with the General Business District. It's  
14 location, size, intensity of use is not likely to create  
15 nuisances on adjacent properties. It might be difficult to  
16 actually get in the fuel station occasionally, but it shouldn't  
17 cause a problem for people outside of the fuel station.

18                  The proposed use is in accord with the spirit and  
19 purpose of the chapter. It's not consistent with, or contrary  
20 to, the objectives of the ordinance.

21                  Proposed use of the -- is in such character, and the  
22 vehicular traffic generated will not have an adverse or  
23 detrimental effect on surrounding land uses or adjacent  
24 thoroughfares. And it should not produce noise, dust, dirt,  
25 glare, odor, or fumes. They have these new (indiscernible) that

1 have fume controls built into their pumps as well.

2                   The proposed use would not be adverse to promotion of  
3 health, safety, and welfare of the community. Proposed use must  
4 be designed and operated so as to provide security and safety  
5 for the general public and the employees. It's based on the  
6 plans and the facts presented to you.

7                   And the conditions are -- be subject to the  
8 conditional rezoning of the property from RC to B-3 that was  
9 just discussed. Subject to the site plan approval, 25-008, as  
10 approved by City Council. It'll be discussed in a moment. And  
11 the petitioner to implement recommendations of the police  
12 department's crime prevention bureau. Continuous compliance  
13 with all applicable ordinances, codes, laws, and statutes. And  
14 work to be done under permits, plans, and inspection by the City  
15 of Southfield.

16                   Gas station hours of operation. It says six to ten  
17 there, but now they're asking for 24 hours. So we'll --

18                   MR. CROAD: And what -- what I'm going to suggest is  
19 that -- gas station hours of operation 24 hours, and then parens  
20 we say, Typically 6 a.m. to 10 p.m. Okay? Yeah.

21                   CHAIR GRIFFIS: Looking for a motion from the Planning  
22 Commission on this special use.

23                   MS. BERNOUDY: Through the Chair. I'd like to make a  
24 favorable motion to PSLU25-0009.

25                   MR. WILLIS: Support.

1                   CHAIR GRIFFIS: We've got a favorable recommendation  
2 on PSLU25-0009 by Commissioner Bernoudy, supported by  
3 Commissioner Willis.

4                   All in favor?

5                   FULL COMMISSION: Aye.

6                   CHAIR GRIFFIS: Any opposed?

7                   (No audible response.)

8                   CHAIR GRIFFIS: All right. That proceeds to City  
9 Council.

10                  And the last piece of this -- this same site is the  
11 site plan review PSP25-0008.

12                  MR. PAISON: I don't know if there's any further  
13 discussion, or --

14                  CHAIR GRIFFIS: Could you bring up the traffic diagram  
15 because it was so well put together and informative, I think, in  
16 the beginning.

17                  MR. PAISON: This one.

18                  CHAIR GRIFFIS: So there was the one with the -- the  
19 eight -- maybe the eight points right here.

20                  MR. PAISON: That one?

21                  MR. MARTIN: Yeah, there you go.

22                  CHAIR GRIFFIS: Yeah. I think this really cleared  
23 everything up for me of just how large this site is and how many  
24 access points there are in and out, and how there's no  
25 single-family residential really anywhere on this graphic until

1 you get north of 12 Mile. I think that's important versus the  
2 projects we see on Southfield Road where there's neighborhoods  
3 right behind and people look for alternative routes to escape  
4 the development. I think that was very helpful for me.

5 I think the other, I guess, important thing I think  
6 about a company like Costco, they -- they know what they're  
7 doing. They're smart. They -- they study demographics. They  
8 study wallets. They study trips. And they have two locations  
9 within the City of Southfield now; one at the very southeastern  
10 corner, and one at pretty much the Northwestern corner. This  
11 one being on a major intersection and mixing bowl. Get to it  
12 from a lot of different directions.

13 So I think when a national company that really studies  
14 data identifies two locations in your city, that's a pretty --  
15 that's a pretty strong statement and just kind of shows -- it  
16 shows the redevelopment opportunity we had. So I think that's  
17 very interesting to see, that you can tear down such a large and  
18 expensive building. We always -- we've heard for years that  
19 maybe there's too much office space in the City of Southfield.  
20 Well, this takes a lot of it away real quick. So I think that's  
21 good too. And there was definitely a demand for -- for the  
22 adaptive reuse of this site.

23 MR. CROAD: To piggyback on that, the mayor recently,  
24 at his inauguration, mentioned that about 400,000 square feet of  
25 office will come offline on this project alone with the West 11

1 and another project -- there's almost a million square feet of  
2 office. And our -- our realtors and developers are saying we  
3 need to get less office to help the existing office. So this is  
4 kind of a win/win. No one likes to see building's torn down.  
5 And we are all about adaptive reuse. But we have an  
6 overabundance of office, and -- and we have a high vacancy rate.  
7 So this helps -- helps reduce that overabundance of office and  
8 increases the demand for this site.

9 CHAIR GRIFFIS: Dr. Stephens-Gunn, anything else?

10 DR. STEPHENS-GUNN: I'm just smiling.

11 CHAIR GRIFFIS: It sounds like you might shop at this  
12 Coscto.

13 DR. STEPHENS-GUNN: I don't -- I'm not a Costco member  
14 at the moment.

15 MS. GRUBER: You're not?

16 MR. WILLIS: You're not?

17 MS. GRUBER: I'll have to take you some time.

18 CHAIR GRIFFIS: Commissioner Martin?

19 MR. MARTIN: Thank you for bringing Costco regular  
20 customers to City of Southfield. It will be well used, and I'm  
21 looking forward to it. Thank you. And as Ms. Bernoudy would  
22 say, we want you to hire as many Southfield individuals as  
23 possible.

24 CHAIR GRIFFIS: Commissioner Willis?

25 MR. WILLIS: No additional comment. Thank you.

1 CHAIR GRIFFIS: Commissioner Gruber?

2 MS. GRUBER: I'll take her. Don't worry.

3 MS. BERNOUDY: She'll add you too.

4 Thank you so much. We (inaudible).

5 CHAIR GRIFFIS: (Inaudible) comments about the site  
6 plan and changes. I guess the -- the taller lights make a lot  
7 of sense at a site this large just to not have more things to  
8 hit the parking lot. And again, I think Costco knows their  
9 audience, so the -- we'd normally be opposed to larger parking  
10 spaces. In this situation, the large items, large carts, I  
11 think it makes sense with the trade off of you're still going to  
12 greatly improve the storm sewer filtration and maintenance and  
13 all those types of things -- meet the new engineering standards.

14 So I think those are waivers that they're going to be  
15 few and far between. This is a unique project, large site. I  
16 think it's appropriate for this property.

17 MR. MARTIN: One -- one thing I -- I did not mention  
18 is currently, we have a large shopping -- shopping center that  
19 has emergency phones throughout the lot. And that's something  
20 you might want to -- emergency phones. Like, they have the blue  
21 light monitoring the phones in the -- in Tel Twelve. Just  
22 because of the size and potentially if someone gets sick or, you  
23 know, whatever, there's emergency contact phones throughout the  
24 parking area.

25 DR. STEPHENS-GUNN: Where is this at?

1                   MR. MARTIN: Tel Twelve. They've got blue lights in  
2 the parking lot.

3                   DR. STEPHENS-GUNN: I didn't know that.

4                   MR. MARTIN: Yeah, there's --

5                   MR. WILLIS: I didn't know either.

6                   CHAIR GRIFFIS: Any other comments from the  
7 Commission?

8                   Planner Croad?

9                   MR. CROAD: No.

10                  CHAIR GRIFFIS: All right. Is there a recommendation  
11 on the site plan from the Planning Department?

12                  MR. PAISON: Yes, sir. Let me just slide down there  
13 to the end. There we go.

14                  We are recommending a favorable recommendation. This  
15 is another one because of the scale, it has to go to Council for  
16 final approval. But we are recommending a favorable  
17 recommendation. It is consistent with the B-3 standards,  
18 appearance, coordination with adjacent sites, drainage,  
19 pedestrian circulation and access, public services, site design  
20 characteristics, vehicular circulation and access and -- on the  
21 basis of the plans and representations before you this evening.

22                  Conditions are subject to the approval of the  
23 conditional rezoning from RC to B-3, subject to the approval of  
24 the special and use for the service station -- the gas station.  
25 Waiver of parking maximum limit of 20 percent over the

1 requirement. Subject to the approval of the -- by the Zoning  
2 Board of Appeals of waivers, you got 61 foot setback in the  
3 rear, the 10 by 18 parking spaces, which they -- we're still  
4 working that one out on the plan, but they're -- they widened  
5 the aisles, and they're going to tighten up the spaces so they  
6 only need the 10 by 18 instead of 10 by 20 is my understanding.  
7 I think we've got it on the zoning appeal as 10 by 20 because  
8 the plans that were submitted with the zoning appeal were 10 by  
9 20 and 10 by 18. There were both sizes, so.

10 MR. CROSS: Can I jump in there on that?

11 MR. PAISON: Yeah.

12 MR. CROSS: If that's an appropriate time?

13 DR. STEPHENS-GUNN: Uh-huh.

14 MR. CROSS: I know we did talk about potentially just,  
15 you know, taking that extra two feet and just allocating the  
16 driver.

17 MR. PAISON: Sure.

18 MR. CROSS: But after the meeting you and I had, we  
19 talked about it, just in terms of -- if -- if we're requesting a  
20 10 foot, I'd still like to do it 20. Because you know what'll  
21 happen is you'll get people who will start to overhang the  
22 space, and then it just -- you create that uneven line. The  
23 people just don't know how far to pull in. So I'm just  
24 concerned, after I thought about that, to -- to strike it at 18  
25 with the expectation that the might be parking and overhanging

1 park.

2 MR. PAISON: Yeah. So that would be 10 by 20 parking  
3 space. We did put it in the zoning appeal notices that way  
4 because that's what was on the plan that was submitted. But  
5 this -- this slide was prepared before I -- we looked at those,  
6 because they just came in yesterday -- the day before yesterday.

7 The petitioner is to implement the Southfield Police  
8 Department's Crime Prevention Bureau. And I think there's  
9 actually one additional waiver for the number of loading spaces.

10 MR. CROAD: Right.

11 MR. PAISON: They would normally need five?

12 MR. CROAD: They need six.

13 MR. PAISON: They need six, and they've got four. But  
14 they're dedicated loading zones that are at-grade. The truck  
15 backs down, and they can roll stuff right in and out of the  
16 truck. And that's much more efficient than the typical at-grade  
17 loading space. So we'll see what the Zoning Board thinks on  
18 that. I assume Costco knows how to handle their volume.

19 The site and building to be developed consistent with  
20 the plans set provided by Kimley-Horn and MG2 that was before  
21 you. The petitioner to implement the police department  
22 recommendations. Continuous compliance with all applicable  
23 codes, ordinances, laws, and statutes. Work to be performed  
24 under plans, permits, and final inspections by the City of  
25 Southfield.

1                   CHAIR GRIFFIS: All right. Looking for motion on  
2 PSP25-0008, site plan review.

3                   MR. MARTIN: Through the Chair. Motion for favorable  
4 recommendation of PSP25-0008.

5                   MR. CROAD: Through the Chair. As amended.

6                   MR. MARTIN: As amended. Sorry. Yes.

7                   MR. CROAD: Yes. Thank you.

8                   MR. WILLIS: Support as amended.

9                   CHAIR GRIFFIS: We've got a favorable recommendation  
10 with the amendments by Commissioner Martin, supported by  
11 Commissioner Willis.

12                  All in favor?

13                  FULL COMMISSION: Aye.

14                  CHAIR GRIFFIS: Any opposed?

15                  (No audible response.)

16                  CHAIR GRIFFIS: All right. City Council is also your  
17 next step on the item.

18                  MR. CROSS: Great. Thank you very much.

19                  MR. WILLIS: Thank you.

20                  DR. STEPHENS-GUNN: Thank you.

21                  MR. MARTIN: Thank you.

22                  CHAIR GRIFFIS: You can do the traffic presentation  
23 all over again. A couple more details.

24                  All right. We have -- next item is a site plan  
25 review, PSP25-0009. It's on Inkster Road between 11 Mile and

1 696.

2 MR. PAISON: Thank you, Mr. Chairman. This is a  
3 proposed data center off of Inkster Road. Previously zoned RC,  
4 Regional Center, which does permit data centers as a permitted  
5 use -- no special land use, no rezoning.

6 This is just showing the current zoning and future  
7 land use. RC, Regional Center, for that entire area. And it's  
8 Office/Research/Smart Zone District, which is consistent with  
9 high-tech use like a data center -- why it's a permitted use in  
10 the RC.

11 This is just showing -- it's one large -- as you note  
12 here, it's one large parcel, but they're going to be splitting  
13 off the area in red for the data center. The remainder of the  
14 parcel will remain with the current owner. They are still  
15 looking at other development options. As you get through the  
16 center of that property where the woods are the heaviest,  
17 there's Pebble Creek runs right through there. So there's a low  
18 area that's, you know, obviously waterway, flood zone. There  
19 are areas on an upland area that's not heavily wooded. Probably  
20 was a farming field at one point.

21 So that -- facing east from Inkster. Facing north  
22 from the end of the service road that comes off of 11 Mile.

23 This is the overall site plan. You can see the large  
24 data center building -- 217,000 square feet, about 109,000  
25 square foot for floor. Backup generators on both sides of the

1 building. They've got screening for those generators on the --  
2 facing the west side toward Inkster and on the south side  
3 because of the residential going in the apartments.

4 Proposed substation that'll provide the power for this  
5 facility going on the east side of the property. And then a  
6 large detention basin to handle the roof in storm water for this  
7 site in the pavement. There we go.

8 Landscape features. You can see they're doing a  
9 fairly amount of -- a fair amount of heavy landscaping along  
10 Inkster, around the detention basin, and then kind of along the  
11 edge of the woods there where they'll be doing -- stabilizing  
12 that area.

13 First floor plans. You can see some office space, but  
14 then a lot of just computer hardware, really. Second floor  
15 plan.

16 Elevations. This is from the west. So it'd e  
17 Inkster. You can see the building, the screening for the  
18 generators, murals on those screen walls.

19 This is the east elevation. No, this -- yeah, this  
20 would be, actually, east elevations, so facing toward the woods.

21 North and south elevations. As you can see, on the  
22 south elevation that lower area is the -- the SonaGuard  
23 acoustical sound wall. Screen wall would also be a sound wall.

24 And then these are just some renderings of the  
25 building to give a better idea of what it would look like.

1 Additional renderings. Shows the substation.

2 Petitioner is present. And I'm going to hand this  
3 over to them, because I picked up a couple of their slides when  
4 they talked to Council about --

5 MS. MARTIN: Okay. Good evening, Chair and Planning  
6 Commission. My name is Hope Martin. I'm an engineering design  
7 manager with Metrobloks. My address is 6460 Monticello Drive in  
8 Parkville, Missouri.

9 Metrobloks is a data center development team that  
10 builds modern sustainable data centers. We focus on  
11 right-sized, efficient, non-hyperscale facilities intentionally  
12 designed to fit into established business corridors and local  
13 utility infrastructure.

14 This plan is for a multi-tenant data center building.  
15 The users of this type of data center are organizations like  
16 healthcare systems, educational institutions, banks, financial  
17 institutions, and companies running secured cloud and IT  
18 systems. The data stored is day-to-day digital infrastructure  
19 organizations rely on: Email servers, cloud storage, analytic  
20 platforms, and secure applications.

21 Southfield is a great location because Michigan is one  
22 of the lowest natural hazard risk profiles in the country  
23 according to FEMA. And this is a great site for us because it  
24 has all the attributes required for a data center: Proximity to  
25 major internet exchange point just four miles away; strong

1 regional connectivity; and reliable expandable DTE.

2 Infrastructure.

3 Thank you for your interest and thoughtful questions  
4 at the Planning Commission study session. Since we've spoke,  
5 we've incorporated the items from the Planning Department's  
6 comment letter, which includes full generator and substation  
7 screening, site detail updates.

8 Thank you for your time, and I'm happy to answer any  
9 questions that you might have.

10 MR. PAISON: If you wanted to go through the next  
11 couple of slides. They were the ones from the Council when you  
12 talked about the and water usage.

13 MS. MARTIN: Yeah. So we had touched on this a little  
14 bit at the study session -- is that our data center is different  
15 than hyperscale or data centers that you may have seen in the  
16 news. Ours is much smaller, much more efficient. We use a  
17 closed loop cooling system for our water, so we aren't pulling  
18 in gallons of water per day for our cooling system. Our -- our  
19 system is filled up once and recycled consistently.

20 The -- our team has developed a lot of data centers.  
21 We know that this is a good one. There's -- there's been some  
22 data centers in the past that have major utility loads. We do  
23 a -- a really nice job to keep our -- these are smaller scale,  
24 so they don't overload the local communities.

25 Here's just some bullet points. So the closed loop

1 cooling system. It -- it uses minimal water. It loses a little  
2 bit of water through evaporation, which takes a little bit of  
3 refilling on a monthly basis. But that would be -- what we use  
4 for the year is less than what a household would use in a month.  
5 We use zero groundwater. So we're supporting local aquifers  
6 by -- by not pulling any groundwater for our data centers.

7 So power upgrades, that's a question we get a lot. Do  
8 local residences need to pay for our upgrades? Not at all.  
9 That's something that all the upgrades we pay for ourselves.  
10 Our improvements that we make to the grid actually put downward  
11 pressure on local energy needs, so it helps support the grid --  
12 the updates that we make for our substation that we need.

13 We're a clean industry, so cleaner than typical  
14 industrial uses. The -- we use sound walls around all our  
15 equipment to help bring any noise generated by those down so  
16 that they don't impact our -- our neighbors.

17 So yeah, this -- this just goes a little bit more into  
18 why here. So it -- this is a -- a great metro region. The  
19 closer the data center is to the users, the lower the latencies.  
20 So it really does make an impact. That's why we aim to be more  
21 metro central data centers rather than farmland. It helps  
22 our -- deliver fast data.

23 So 47 million people are within a 20 millisecond data  
24 roundtrip from this location. The spillover demand from nearby  
25 tier one markets helps bolster this area as well as far as

1 interconnectivity. It's approximately four miles from the  
2 internet exchange point.

3 DTE's commitment to the improvements needed for our  
4 data center here have been really promising, growing capacity  
5 and infrastructure to serve data center demand. Attractive  
6 energy rates here. And then, yeah, FEMA's risk index for  
7 natural hazards is really low here, so it makes it a great spot.

8 CHAIR GRIFFIS: Thank you.

9 MS. MARTIN: Thank you.

10 CHAIR GRIFFIS: Dr. Stephens-Gunn, questions or  
11 comments?

12 DR. STEPHENS-GUNN: Oh. Oh. Be careful. You got to  
13 come back.

14 MS. MARTIN: Oh. Do you want to talk traffic?

15 CHAIR GRIFFIS: We don't start the traffic  
16 conversation till 10 p.m. until midnight.

17 DR. STEPHENS-GUNN: I have a question.

18 MS. MARTIN: Yeah.

19 DR. STEPHENS-GUNN: Okay. I'm looking at the data  
20 center, and then I'm looking at the power plant.

21 MS. MARTIN: Yeah.

22 DR. STEPHENS-GUNN: That power plant is not pretty.

23 MS. MARTIN: It's not. Right. This is the --

24 DR. STEPHENS-GUNN: Okay. Wait, wait. Let me -- let  
25 me finish.

1 MS. MARTIN: Oh. Sorry.

2 DR. STEPHENS-GUNN: The power plant is not pretty.

3 MS. MARTIN: Yep.

4 DR. STEPHENS-GUNN: It's too short. Because they look  
5 like mismatched buildings. It looks like, you know, you got one  
6 building here, and you got it all looking real good, and you got  
7 the other building right there. And then you got these -- these  
8 apartments that's coming in. And I'm looking at it -- we got to  
9 do better. We got to do better.

10 So can you raise it? Can you put some murals on it?

11 Can you make it look good?

12 MS. MARTIN: Yes. Absolutely. This is a conversation  
13 that I had with Planner Croad before coming in and meeting. So  
14 those are 20-foot walls right now. So at ground level, it does  
15 cover up a lot of it. But agreed, we can definitely do better  
16 than that, if -- if we're not liking how that looks, especially  
17 if there's going to be some multistory buildings nearby, we can  
18 pull those up for sure and make that --

19 DR. STEPHENS-GUNN: Maybe some landscaping around,  
20 maybe some trees.

21 MS. MARTIN: Yeah.

22 DR. STEPHENS-GUNN: I mean, come on.

23 MS. MARTIN: Yes. And this rendering does not reflect  
24 our landscape plans. It -- it needs a little bit of a update.  
25 So definitely within -- before we move on to the next phase,

1 we'll be getting all our landscape features in there, pond,  
2 trees, and we can raise those walls and add more detail to make  
3 it match that building more closely.

4 DR. STEPHENS-GUNN: Okay. And then, Planner Croad,  
5 then my question to you is, once we -- once we vote on it  
6 tonight, is it -- are we --

7 MR. CROAD: Well, you can make your conditional  
8 approval --

9 DR. STEPHENS-GUNN: Okay.

10 MR. CROAD: -- subject to changes per -- per our  
11 review.

12 DR. STEPHENS-GUNN: Okay.

13 MR. CROAD: And if -- if you wouldn't mind me  
14 piggybacking, because we did have a brief conversation. So  
15 the -- the DTE substation is completely screened, and it looks  
16 like a building at street level. And that's the intent, is to  
17 get the screening walls higher and to incorporate either some  
18 architectural design that complements the existing building.  
19 You mentioned possibly a mural; we'd be great with that.

20 But -- and I think what would help is just like the --  
21 the building elevations at ground level, having that perspective  
22 at ground level where the substation is, would help better  
23 understand how much is being covered and what's sticking up.

24 MS. MARTIN: Yeah.

25 MR. CROAD: But I think our intent -- and I just sent

1 a text to our team -- we would -- we should have the photos of  
2 the existing DTE station there. And at ground level from the  
3 corner, it looks like a building, even though it's -- it's a  
4 substation. So that's the intent. Although we'd like a little  
5 better aesthetic with the screen wall. Especially for the south  
6 and the east side.

7 I don't think the north side and the west side matter  
8 as much as far as the architectural detail. But the south and  
9 the west side, adjacent to the residential, and viewable from 11  
10 Mile, should look more like -- like a building that complements  
11 your data center.

12 MS. MARTIN: Yeah. Absolutely happy to make those  
13 updates on that -- the next renderings that we provide.

14 DR. STEPHENS-GUNN: Make it pretty.

15 MS. MARTIN: Yeah.

16 CHAIR GRIFFIS: Commissioner Martin.

17 MR. MARTIN: I assume you're working with DTE for the  
18 substation. Have they provided any delivery time for the -- the  
19 equipment that will be used there? We -- we had a situation  
20 where we knew that they had a problem, and it took them longer  
21 than necessary to get the equipment that they needed to put in  
22 the power station, and hopefully we won't have that again.

23 MS. MARTIN: Yeah. That's -- that's a consistent  
24 problem with all our data center projects right now, is the  
25 substation equipment long lead times. So we have been having

1 regular conversations with DT on this -- DTE on this since May.  
2 However, we are still in the queue for the second round of  
3 detailed study with them. So equipment hasn't been ordered yet,  
4 and -- and that's something that's still in process. But yeah,  
5 that's -- that's definitely something that will impact our --  
6 our timeline.

7 MR. MARTIN: And once -- once you've gone through all  
8 the approvals necessary, how long will construction be for the  
9 data center and the power in the substation?

10 MS. MARTIN: Yeah. The building -- we're intending  
11 for the first phase of power to come through distribution rather  
12 than transmission. So first phase, a portion of this building  
13 can begin operating before the substation is built. The  
14 building itself is -- we're working on putting together our  
15 Gantt chart for that. But between 12 and 18 months for the  
16 construction timeline is what we're looking at.

17 MR. MARTIN: And when you say that your data is cloud  
18 storage and -- you don't -- all your backup is there at your  
19 facility? So it's -- it comes to you, you have it, and  
20 that's -- it stays there? So there -- you don't have to have a  
21 backup facility for anything that you're using. That -- and  
22 that's the reason for the generators for the -- okay. Just  
23 wanted to make sure I have a good understanding of once it got  
24 there, it stays there.

25 Your customers are in Michigan? Or are they national,

1 or --

2 MS. MARTIN: Yeah. That -- that's a great question.  
3 I actually haven't asked that. What's the range of what the  
4 likely customer would be serving through this data center? It  
5 depends on which customers come in here, where their other data  
6 centers are. That would determine how far this data center  
7 needs to reach to for them. But it -- it's likely local within  
8 the -- the Michigan area.

9 MR. MARTIN: So you have no specific center customers  
10 in mind for the data. So this is a service that you can provide  
11 to anyone that -- okay. So --

12 MS. MARTIN: Yeah. We're speaking to customers right  
13 now. We -- until everything is finalized, we need to keep their  
14 names unmentioned from NDAs.

15 MR. MARTIN: Yeah.

16 MS. MARTIN: But yeah, there's a variety of customers  
17 that we've been talking to about this that are really excited  
18 about this location.

19 MR. MARTIN: What type of storage capacity will you  
20 have? I mean, everybody can get a terabyte on their desktop  
21 now. Are you looking at multiple terabytes, or -- I know what's  
22 beyond terabytes, so --

23 MS. MARTIN: Yeah. This is -- I believe we are 76  
24 megawatts of IT capacity here. And so, yeah, it's -- it's a --  
25 it's a decent amount of -- of data.

1                   MR. MARTIN: Yeah, you can't -- yeah, I understand.  
2 It wouldn't -- wouldn't be enough -- make enough sense to know  
3 what it is anyway. Thank you.

4                   MS. MARTIN: Thank you.

5                   CHAIR GRIFFIS: Commissioner Willis.

6                   MR. WILLIS: Thank you. With the exposed electrical  
7 that's in back of the main building, there are residential  
8 building -- there's a residential building being built not that  
9 far from you. Would that in any way disturb them based on noise  
10 or any other factor?

11                  MS. MARTIN: As far as noise, it shouldn't. We  
12 have -- the walls that we've shown around this substation that  
13 we have right now are the acoustic paneling, like, similar to  
14 what we use around the equipment on the data center building. I  
15 think increasing our height from 20 feet to 40 or 50,  
16 whatever -- we'll have to take a look at what that DTE  
17 substation just to the south of there uses. That -- that should  
18 help as far as screening goes and noise as well.

19                  MR. WILLIS: Okay. At 40 feet, though -- that's about  
20 a four-story building. If you were in a building and near, you  
21 could see it -- and say you were in a six-story building, you  
22 would be able to see -- okay.

23                  MS. MARTIN: Yeah. But we'll match what that DTE  
24 substation is there currently. Because, I mean, that would be a  
25 view from a higher building anyway. But yeah, we'll do our best

1 to -- to try to screen it and make it look as nice as possible.

2 MR. WILLIS: I'm not sure what that means. Does that  
3 mean you would cover it, or you would just build a taller wall?

4 MS. MARTIN: A taller wall. Yeah. We can't cover  
5 these. And these are built to the standard of the utility  
6 rather than our own designs. And so I -- I can speak to that  
7 more if I can get a chance to scroll up their requirements a  
8 little bit. But generally, they're open air and need just  
9 setbacks from all the equipment in general and no roof.

10 MR. WILLIS: Okay. Okay. Thank you.

11 CHAIR GRIFFIS: Commissioner Gruber?

12 MS. GRUBER: Hi. I think you addressed this the last  
13 time, but could you remind me how many employees you're going to  
14 have?

15 MS. MARTIN: About 35.

16 MS. GRUBER: 35.

17 MS. MARTIN: Yeah.

18 MS. GRUBER: And your hours of operation?

19 MS. MARTIN: 24/7.

20 MS. GRUBER: 24/7. That's what I thought. Okay.

21 Thanks.

22 MS. MARTIN: Yeah.

23 CHAIR GRIFFIS: Commissioner Bernoudy?

24 MS. BERNOUDY: I have nothing new to add. I just  
25 wanted to reiterate what's -- what Commissioner Gunn said. This

1 is very, very bland, you know? It -- it just doesn't -- doesn't  
2 look like Southfield to me. So I hope you'll be able to come up  
3 with some -- some addition or something to make it look better  
4 than it does. Thank you.

5 CHAIR GRIFFIS: I'll take a slightly different  
6 version. I think there's some cool aspects, some kind of techy  
7 style to this building, even though it's a gigantic -- it could  
8 be a flat wall building. So I -- I think the -- the side facing  
9 Inkster, you know, is interesting. The murals help. Definitely  
10 in favor of as tall of walls as you can get around that  
11 substation.

12 Yeah, I just drove by that DTE building that's  
13 existing on the corner again, and it's -- yeah, it's like, you  
14 can't tell what's going on inside, which I think is good.  
15 It's -- it just looks like a building. You can't tell it's got  
16 and open -- open top, I guess. So definitely increase the  
17 height of that.

18 Somebody spent a lot of time rendering the -- the guts  
19 of the inside of that substation, but probably not good to show  
20 it to -- to us and the Commission. So yeah, the ground-level  
21 view will definitely be helpful for the future.

22 So yeah, Planner Croad, anything to add?

23 MR. CROAD: Yeah. I just -- I think that we can work  
24 together, especially if they're the acoustic panels that you  
25 could add color changes; you could add some relief changes that

1 make it look -- even faux windows in it could just -- using  
2 different colors and materials to make it look more like a --  
3 another office building or industrial building. But something  
4 to give it a better street appearance from 11 Mile and the one  
5 closest to West 11. And then seeing an overall landscaping  
6 plan, too, might help.

7                   But you assured me that you -- you'll work with us,  
8 and I would say that anything that Planning Commission  
9 recommends that we work on before our first council meeting.  
10 Thank you.

11                   MR. MARTIN: One of the things we didn't consider is  
12 that they're close to the expressway at the north end. So the  
13 noise is going to be a hum that's going on with the expressway  
14 too. So that's something we have to consider, and then can  
15 consider too in their noise abatement.

16                   MR. CROAD: Well, I -- I think probably your colleague  
17 at -- at the study session said that the ambient noise of the  
18 freeway is going to be louder than any noise.

19                   MR. MARTIN: Yeah. Yeah.

20                   DR. STEPHENS-GUNN: Right. Right. Yeah.

21                   MR. CROAD: But I think he did address -- I thought  
22 there was some reference to Chicago and this area, there's a  
23 greater need for this type of facility. So maybe if you could  
24 get some of those metrics for the Council meeting, that would be  
25 helpful.

1 MS. MARTIN: Yep.

2 CHAIR GRIFFIS: Is there a recommendation from the  
3 Planning Department on the site plan?

4 MR. PAISON: Yes, Mr. Chairman. We are recommending a  
5 favorable recommendation -- oh. Mr. Martin?

6 MS. KRAUS: Can I interrupt for a minute? I know I'm  
7 just a resident, and I don't (inaudible).

8 CHAIR GRIFFIS: This -- this --

9 MS. KRAUS: It's been almost three hours.

10 CHAIR GRIFFIS: This one is not a public hearing,  
11 actually.

12 MS. KRAUS: I know.

13 CHAIR GRIFFIS: And there is a -- just in a few  
14 minutes here, there'll be a public comment.

15 MS. KRAUS: But that's (indiscernible).

16 MR. CROAD: Right.

17 MS. KRAUS: (Indiscernible.)

18 MR. CROAD: Well, if I could, ma'am.

19 CHAIR GRIFFIS: That's not true.

20 MR. CROAD: Your comment --

21 MS. KRAUS: Yeah. This is the first time I've heard  
22 that -- that I read this.

23 MR. CROAD: Okay.

24 MS. KRAUS: And I was able to (indiscernible).

25 MR. CROAD: Sure.

1 MS. KRAUS: And I did a lot of research. If I could  
2 have one or two minutes --

3 MR. CROAD: Could -- could -- could -- we'll give you  
4 your time, and your comments will be put in the record before it  
5 goes to Council.

6 But I will say to the Chair, you can recognize  
7 somebody to speak even if it's not a public hearing.

8 CHAIR GRIFFIS: Okay.

9 MR. CROAD: And since there's only one person, and she  
10 has been here three hours, I guess we could give her her three  
11 minutes.

12 CHAIR GRIFFIS: That's fine with me.

13 MR. CROAD: I mean, it's just -- it's just a matter of  
14 order.

15 CHAIR GRIFFIS: Yes. This is not typical, but we'll  
16 let you -- we'll let you speak at this --

17 MS. KRAUS: I'm sorry. I didn't know (indiscernible.)

18 CHAIR GRIFFIS: You could -- you could come on up.

19 Would you mind stepping back for a second? Sorry,  
20 Applicant.

21 MS. KRAUS: Thank you. I did some research. My name  
22 again is Julie Kraus.

23 CHAIR GRIFFIS: Just -- just -- again, give us your  
24 name and address. Just keep it --

25 MS. KRAUS: Yeah. Julie Kraus. 25300 Waycross. I

1 live two miles from 11 and Inkster. And I represent more than  
2 one person.

3 I've been doing a lot of research about data center,  
4 and I'm glad you mentioned what you did because my main  
5 concern --

6 CHAIR GRIFFIS: And just focus your comments to the  
7 front.

8 MS. KRAUS: My main concerns were water. But if  
9 you've been reading the articles in the paper and the stuff --  
10 there are a lot of concerns. And as a resident, who has lived  
11 here almost 50 years, I do have some strong concerns.

12 This one, the Great Lakes Region is seeing a huge  
13 expansion of data center activity with Illinois and Ohio ranking  
14 fourth and fifth respectively -- blah, blah, blah. The Great  
15 Lakes Region is not prepared to manage the competing and  
16 overlapping demands that may soon lead to more conflict over  
17 water resources, which may have been addressed.

18 But what she mentions in here -- and this is from a  
19 leading person of a Chicago-based environmental nonprofit  
20 alliance for the Great Lakes, it's very tough to get a handle on  
21 how much water these facilities are using -- talking about  
22 direct and indirect use. There are often nondisclosure  
23 agreements. Did you ask about that? That are used during the  
24 site -- siting process that obscure how much water and energy  
25 are proposed to be used at the outset.

1                   And there is no ongoing water use reporting  
2 requirement once a data center is connected to our supply, even  
3 though it was mentioned that we weren't going to have it. Less  
4 than a third of data centers now are tracking it, and 97 percent  
5 of data center operators are connected to municipal water  
6 supplies.

7                   As a person with kids and grandkids, I want to make  
8 sure there's water in Southfield for the -- for my kids and  
9 grandkids. I want to make sure -- my power goes out at least  
10 once a year. I want to make sure there's enough energy -- that  
11 this isn't taking away from the energy for my residents in -- in  
12 my subdivision.

13                  I -- I think it's really important that you look at --  
14 and you guys are obviously much more experienced at this than I  
15 am. And I'm just bringing up the other point from being a  
16 resident. This -- there are tons of data centers -- tons of  
17 them. And the Midwest, obviously, is the biggest area for them.  
18 I don't know why, but that's what the articles say.

19                  There's a lot of articles out there, and they've all  
20 been coming out in the last few weeks. I'll leave you a copy of  
21 this. This was in the Detroit Free Press just last week, and  
22 it's where I got some of my information.

23                  But I've been talking to a lot of people, and many of  
24 us are very concerned about having a data center two miles from  
25 our house. If you haven't really, really checked out how much

1 water is going to be used and how much energy is going to be  
2 used, you are not making it fair for the residents. So I  
3 implore, before you vote, that you make sure that you find out  
4 exactly how much energy is going to be used.

5 I don't care what it looks like. I care what the  
6 energy and water resources for my kids and grandkids. I really  
7 care that they have water to breathe -- air to breathe and water  
8 to drink. And I don't want a data center two miles from my  
9 home. So I came, and I waited for three hours to stress that  
10 you look at some of the facts that you may not have gotten.

11 And again, you guys are professionals. I hope you've  
12 looked at some of this stuff too because data centers -- there's  
13 enough AI data centers already, and we don't need any more of  
14 them. And I'm hoping that you -- you will look at some other  
15 concerns. And I thank you. And I really appreciate, if nothing  
16 more, you gave me a chance to air my thoughts about it, which  
17 are very concerning. Do I -- can I leave the copy that I  
18 brought?

19 CHAIR GRIFFIS: Yeah. Please.

20 MR. CROAD: Yes, you can leave it with me.

21 CHAIR GRIFFIS: And --

22 MS. KRAUS: It's just my notes from the article.

23 MR. CROAD: That's fine.

24 CHAIR GRIFFIS: Yeah, you can leave that with us. And  
25 then there's a few more chances for you to make your concerns

1 heard to the City Council. We're only a recommending body.  
2 We're step one.

3 MS. KRAUS: Yeah, but you're the big one.

4 CHAIR GRIFFIS: We're not. We're not the big one.

5 MS. KRAUS: I mean, I've been watching wonderful  
6 recommendations that you've been making. You've made every  
7 single one of them. But this is one -- as much as you're very  
8 nice, this is one that I would hope you'd reconsider. So thank  
9 you for giving me the time.

10 CHAIR GRIFFIS: Thank you.

11 MS. KRAUS: And it was interesting being here. You  
12 guys work hard.

13 MR. CROAD: Thank you.

14 MS. BERNOUDY: Thank you.

15 MR. WILLIS: It's the pay that keeps us here.

16 CHAIR GRIFFIS: Don't say that out loud. All right.  
17 Thank you. Gave you your time.

18 All right. Did you finish your recommendation? I  
19 forgot.

20 MR. PAISON: No. I would -- just in response to a  
21 couple of the comments that were made, this is not going to be  
22 on a well. This will be attached to the city's water  
23 distribution system. It was reviewed by the city engineer and  
24 the Department of Public Works, which supplies water from the  
25 Great Lakes Water Authority. So there'll be no groundwater

1 withdrawal. There is no groundwater. We don't allow new wells  
2 in the city, so that's not a -- also, like, a lot of the data  
3 centers the articles have been about have been hundreds of acres  
4 of site under millions of square foot of roof. This is a tiny  
5 fraction of that. This is a small, like, more urban data  
6 center. Not these giant data centers are going in on real --  
7 real land. I mean, the smallest one I've seen in these articles  
8 is 300 acres. This site is --

9 MR. CROAD: 13.

10 MR. PAISON: -- 13 acres.

11 MR. CROAD: And -- and correct me if I'm wrong. I --  
12 I think you stated that the -- the water usage will be no  
13 different than a typical office building?

14 MR. PAISON: I think it was actually on a monthly  
15 basis that a residence once it tops off the system.

16 MS. MARTIN: It'll be less than -- yeah, it would be  
17 much less than an office building, because a building of this  
18 size for an office use would have a lot more employees. The  
19 main use for this data center is toilets and sinks for 35  
20 employees that aren't even all there at the same time, so it's  
21 actually --

22 MR. CROAD: So may -- maybe also -- I think -- I mean,  
23 you did come -- your team came to the Council study session and  
24 addressed some of these issues previously. But there was  
25 something about the high density conductors that don't require

1 the cooling and the heating like the 300-acre sites that we read  
2 about. So can you just address that real briefly?

3 MS. MARTIN: Yeah. There's several types of data  
4 center cooling methods. This one is a direct -- this one is not  
5 direct evaporative cooling. This is a closed loop cooling  
6 system. So a direct evaporative cooling system would be more  
7 like a -- a large scale swamp cooler. So that's running water  
8 in there, putting it up into the air, and sending fans across  
9 the equipment to cool it. So that uses an incredible amount of  
10 water. That evaporation is collected into pipes and then run  
11 through the system again. But it can only go through so many  
12 times because it runs through fibers to clean the water as it --  
13 it goes in and out of the system. This system, truly, it's  
14 filled once. So we -- the -- yeah, the data here is that it  
15 uses less water in a year than a household uses in a month  
16 because it's solely just to top off a little bit of evaporation  
17 as opposed to using evaporation as the entire cooling system.

18 MR. CROAD: So I think it's important when you come  
19 back to the Council just to incorporate that in your  
20 presentation. Because if it came up tonight, it'll come up  
21 later. And I know we had the benefit of hearing your  
22 presentation before, but there are likely going to be other  
23 people that maybe don't appreciate the differences between the  
24 300-acre sites and the one you're proposing. And it's fair and  
25 reasonable for them to have those concerns, and we want to make

1 sure we address them.

2

3 MR. PAISON: My other understanding is on the power,  
4 when this was discussed previously, there's a major, like,  
5 regional transmission line. Not -- not near here that -- that's  
6 one reason you need your own substation is you're not tapping  
7 the local grid that feeds the -- the other areas. You're  
8 tapping right to the regional transmission line. So you  
9 wouldn't be affecting the localized grid. That's the main  
10 regional transmission line they're attaching. It's why they  
11 have to have their own substation.

12

13 DR. STEPHENS-GUNN: But that's an important point to  
bring up and break it down in layman terms.

14

15 MR. PAISON: Yeah. Yeah, there are a lot of stories  
out there about these mega sites and their impacts. And yeah,  
16 if you do 1,000-acre site that's got millions of square foot  
17 under roof, yeah, it's probably going to have an impact.

18

MR. WILLSON: Chairman?

19

CHAIR GRIFFIS: Yes.

20

21 MR. WILLSON: May I say something that, as a  
professional engineer, I normally wouldn't say at the risk of  
22 causing some external outside of this room, because I know  
23 people are watching? We -- I feel important to share -- the  
24 young lady that spoke about the press -- my office represents  
25 several data center developers similar to Metrobloks and larger.

1 And I just want to warn/caution all of us that what we hear in  
2 the news and some of the things that are quoted may be a little  
3 bit extreme. And so when you hear about all these things going  
4 on in the state of Michigan about natural resources, I just  
5 would caution there's two sides to every story. And -- and  
6 sitting on the other side and hearing about some of this  
7 technology, I can tell you as a resident of Michigan, we're not  
8 stealing all the natural resources. There is a lot of other  
9 things that we're doing that are -- are more challenging, worse  
10 for our local state environment than data center development.  
11 And believe it or not, our kids and our grandchildren are going  
12 to need a lot of what our clients are creating. So I'm stepping  
13 outside my lane, but I also sit on the other side and hear some  
14 of the -- the truths coming from the other side that's not in  
15 the public for their -- for their consumption. So thank you for  
16 the -- my three minutes.

17 MR. WILLIS: All right. Thank you.

18 MR. PAISON: We do have a recommended resolution,  
19 Mr. Chairman. The -- we are recommending a favorable  
20 recommendation for the following reasons and conditions. For  
21 the RC District, it is a principal permitted use to have a data  
22 centers, and it is appearance, other than the substation, which  
23 we've discussed, is reasonable with the type of facility it is  
24 in that area.

25 Coordination with adjacent sites. As noted,

1 substation being the exception, but we're going to add a  
2 condition to that effect.

3 Pedestrian circulation access. They are providing the  
4 missing sidewalk segment and the attachment to the sidewalk that  
5 the site needs.

6 Preservation of natural areas. This is an upland  
7 cleared area. They're really staying out of the sloped and  
8 wooded areas and the wet areas by the creek.

9 Public services. It is (indiscernible) per the city  
10 engineer and, I guess, DT, there are adequate services and  
11 utilities to service this site and this use.

12 Screening. We noted that the substation needs some  
13 improvements. But otherwise, the site does a good job.

14 Site design characteristics. Once again, with the  
15 exception of the substation, fairly harmonious and appropriate.

16 Vehicle circulation access appears to be functional  
17 and not a -- not problematic. Very low traffic. And they've  
18 got 35 employees. Once construction's done, this will be a  
19 fairly quiet facility in terms of traffic.

20 The resolutions based on the documents, facts,  
21 representation, stipulations submitted by the -- with the  
22 application on the record by the petitioner and their  
23 representatives.

24 Conditions. Obviously, site and building to be  
25 developed consistent with revised plan set by Kimley-Horn.

1           Continuous compliance with all applicable ordinances,  
2 codes, law, statutes. All work to be performed under plans,  
3 permits, and inspections approved by Southfield.

4           And C, I had down a revision of substation screening  
5 to address concerns about height, architectural style, and  
6 landscaping. To work with the Planning Department prior to the  
7 going for final pole by City Council.

8           CHAIR GRIFFIS: Thank you.

9           DR. STEPHENS-GUNN: Through the Chair.

10           CHAIR GRIFFIS: Dr. Stephens-Gunn?

11           DR. STEPHENS-GUNN: I recommend that the Planning  
12 Commission accept a favorable recommendation for PSP25-0009  
13 with -- including the --

14           MR. PAISON: As amended?

15           DR. STEPHENS-GUNN: As amended.

16           MR. WILLIS: Support.

17           CHAIR GRIFFIS: I've got a favorable recommendation as  
18 amended by Dr. Stephens-Gunn, supported by Commissioner Willis  
19 for PSP25-0009.

20           All in favor?

21           FULL COMMISSION: Aye.

22           CHAIR GRIFFIS: Any opposed?

23           (No audible response.)

24           CHAIR GRIFFIS: No? All right. Please continue your  
25 conversation with the Planning Department. And your next step

1 is the City Council meeting. Thank you.

2 MR. WILLIS: And we thank you.

3 CHAIR GRIFFIS: Okay. That's all the projects.

4 Meeting minutes, October 8th and 29th.

5 MR. PAISON: Yep. You have these in your packet. The  
6 transcripts, I literally just got them a couple of days ago.

7 Uploaded them the day after I'd uploaded the packet.

8 And then the, yeah, draft minutes had an error on the  
9 date, but that was corrected in the paper packet we provided  
10 you.

11 We are looking for an approval of those minutes so we  
12 can have the secretary sign them, and we can post them.

13 MR. MARTIN: Through the Chair.

14 CHAIR GRIFFIS: Commissioner Martin?

15 MR. MARTIN: Motion to approve the minutes -- yeah,  
16 the minutes of October -- the planning -- the study meeting  
17 minutes of October 8th, 2025, and the regular meeting minutes of  
18 October 29th, 2025.

19 MS. BERNOUDY: Second it.

20 CHAIR GRIFFIS: I've got a favorable recommendation on  
21 the minutes from Commissioner Martin, supported by Commissioner  
22 Bernoudy.

23 All in favor?

24 FULL COMMISSION: Aye.

25 CHAIR GRIFFIS: Any opposed?

1 (No audible response.)

2 CHAIR GRIFFIS: All right. The meeting minutes are  
3 approved.

4 Public comment. This is the public comment portion of  
5 the meeting. I'll open it up for public comment at this time.  
6 Seeing no members of the public still in attendance. Close the  
7 public comment.

8 MR. PAISON: Council item updates.

9 CHAIR GRIFFIS: Council item updates.

10 MR. PAISON: Yeah. We'll try to go though this  
11 quickly. The middle point ODD had needed an extension for  
12 its -- the Overlay Development District that was approved by  
13 Council for 12 months. They have to get their permit  
14 applications in here and under review within that period.

15 I don't -- I don't know if there's anything else you  
16 want to say about that, Terry. Just to let you know that  
17 that's -- it just needed an extension. We took a long time to  
18 get that (indiscernible), but now that we've got that, we're --  
19 we'll move -- hopefully moving to the next step here before too  
20 long.

21 The tow truck dealership PSLU is on from Council  
22 Monday.

23 MR. CROAD: All -- all four of these items are on for  
24 Monday.

25 MR. PAISON: Yeah. All four of these items are in

1 front of Council Monday for approval. They were at the study  
2 meeting. Seemed like they were well-received. So hopefully  
3 we'll get action on those on Monday. That's all really on that.

4 And then we are looking to cancel the December  
5 meetings. We will need a motion for that.

6 DR. STEPHENS-GUNN: Through the Chair.

7 CHAIR GRIFFIS: Don't jump.

8 DR. STEPHENS-GUNN: I'd like to propose that the  
9 Planning Commission accept the recommendation for the --

10 MR. PAISON: Sorry. I did -- this slide is missing  
11 one item. The approval of the 2026 calendar. It's on the  
12 agenda. I'm sorry. I added that late.

13 DR. STEPHENS-GUNN: Okay. That the Planning  
14 Commission accept the adoption of the 2026 Planning Commission  
15 meeting schedule and that we accept the recommendation for  
16 cancellation of the December 3rd, 2025, meeting and the December  
17 17th, 2025 meeting.

18 CHAIR GRIFFIS: Commission Martin, do you have a  
19 question?

20 MR. MARTIN: Yeah. Well, I agree that the meetings  
21 should be canceled. I believe we still have time that we could  
22 get something in for December, and that we hold off on the  
23 cancellation of the December 3rd meeting to give time. And then  
24 at that point, if nothing is received, we then cancel the  
25 December 3rd and the 17th meetings.

1                   MR. CROAD: Through the Chair. It's too late for any  
2 items.

3                   MR. PAISON: The notices would have had to gone out  
4 already.

5                   DR. STEPHENS-GUNN: Yeah, the notices got to go out.

6                   MR. CROAD: Yeah. That's why -- that's why we're --  
7 we don't have anything in the hopper that would meet our public  
8 notice requirements for December.

9                   MR. MARTIN: I withdraw my comment.

10                  DR. STEPHENS-GUNN: Thank you.

11                  MR. MARTIN: And support the cancellation of -- and  
12 approve -- support cancellation.

13                  MR. CROAD: This is your early holiday gift.

14                  CHAIR GRIFFIS: Do you need a -- do you need a job?  
15 Do you need to help out some of our people that might be  
16 drowning their daily commitments.

17                  MR. CROAD: You're welcome to come to our office and  
18 volunteer.

19                  MR. WILLIS: All right. I'll see you in the morning.

20                  DR. STEPHENS-GUNN: We have a motion on the table.

21                  CHAIR GRIFFIS: We got -- we got two motions on the  
22 table for the schedule. Let's take that one first. Do we have  
23 a second on the --

24                  MS. BERNOUDY: Second.

25                  CHAIR GRIFFIS: All right. Favorable motion to

1 approve the next year's meeting schedule by Dr. Stephens-Gunn,  
2 supported by Commissioner Bernoudy.

3 All in favor?

4 FULL COMMISSION: Aye.

5 CHAIR GRIFFIS. Okay. Meeting schedule is approved.

6 And the second motion by Dr. Stephens-Gunn, looking  
7 for support on that also of canceling December meetings.

8 MS. BERNOUDY: Second.

9 MR. WILLIS: Support.

10 MR. MARTIN: Opposed.

11 CHAIR GRIFFIS: Okay. So a motion by  
12 Dr. Stephens-Gunn to take the recommendation to cancel the  
13 meeting, supported by Commissioner Bernoudy.

14 All in favor?

15 FULL COMMISSION: Aye.

16 CHAIR GRIFFIS: Opposed?

17 (No audible response.)

18 CHAIR GRIFFIS: Any opposed?

19 (No audible response.)

20 DR. STEPHENS-GUNN: Through the Chair.

21 CHAIR GRIFFIS: No more meetings.

22 DR. STEPHENS-GUNN: Through the Chair. Through the  
23 Chair.

24 CHAIR GRIFFIS: Yeah.

25 DR. STEPHENS-GUNN: Through the Chair. I propose that

1 we adjourn the meeting.

2 MS. BERNOUDY: No opposition.

3 MR. MARTIN: It should be noted that the regular  
4 meeting on the 28th, it should be (indiscernible) offices of  
5 the -- of the Planning Commission.

6 MR. PAISON: Oh, yeah. January 28th, election of  
7 officers.

8 MR. MARTIN: That's all.

9 CHAIR GRIFFIS: Okay. Thank you. Next year.

10 MR. WILLIS: Next year.

11 CHAIR GRIFFIS: Meeting adjourned.

12 (Meeting adjourned.)

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CERTIFICATE OF TRANSCRIBER

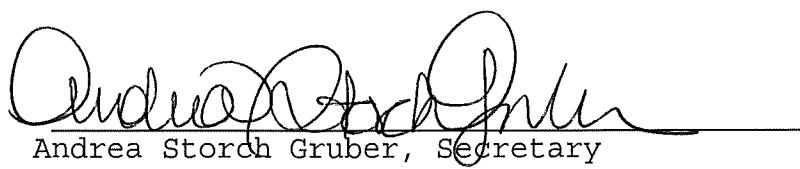
4 I, JANENE CLEARY, Michigan CSR No. 16359, do hereby  
5 certify that I was authorized to transcribe the foregoing  
6 recorded proceeding; and that the transcript is a true and  
7 accurate transcription, to the best of my ability, taken while  
8 listening to the provided recording.

10 I FURTHER CERTIFY that I am not of counsel or attorney  
11 for either or any of the parties to said proceedings, nor in any  
12 way interested in the events of this cause, and that I am not  
13 related to any of the parties thereto.

15 DATED this 8th day of DECEMBER, 2025

Jaxene Cleary

JANENE CLEARY, Michigan CSR No. 16359

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Andrea Storch Gruber, Secretary

Date: January 28, 2026