

CITY OF SOUTHFIELD

PLANNING COMMISSION REGULAR MEETING

Council Chambers - Southfield, Michigan

Wednesday, February 25, 2026 - 6:30 p.m.

Video Recording transcribed by

JANENE CLEARY, Michigan CSR No. 16359

COMMISSION MEMBERS AND STAFF PRESENT:

Robert Willis, Chair

Jeremy Griffis, Vice Chair

Andrea Storch Gruber, Commissioner

Ghana Adell Goodwin-Dye, Commissioner

Anthony Martin, Commissioner

Cynthia Bernoudy, Secretary

Thomas Paison, Deputy City Planner

Michael (Alex) Bollin, Planner I

1 Planning Commission Meeting

2 Wednesday, February 25, 2026

3

4 (Meeting begins.)

5

6 CHAIR WILLIS: This is a call to order of the City of
7 Southfield Regular Meeting of the Planning Commission. Today is
8 February 25th. We are at the Council Chambers at 26000
9 Evergreen Road. We will start our meeting with the Pledge of
10 Allegiance.

11 (Pledge of Allegiance recited.)

12 CHAIR WILLIS: Mr. Bollin, can we have a roll call?

13 MR. BOLLIN: Commissioner Bernoudy?

14 MS. BERNOUDY: Present.

15 MR. BOLLIN: Commissioner Goodwin-Dye?

16 MS. GOODWIN-DYE: Present.

17 MR. BOLLIN: Commissioner Griffis?

18 MR. GRIFFIS: Here.

19 MR. BOLLIN: Commissioner Gruber?

20 MS. GRUBER: Present.

21 MR. BOLLIN: Commissioner Martin?

22 MR. MARTIN: Here.

23 MR. BOLLIN: Commissioner Dr. Stephens-Gunn is
24 excused.

25 Commissioner Willis?

1 CHAIR WILLIS: Here.

2 MR. BOLLIN: All right. We do have a quorum.

3 CHAIR WILLIS: Thank you.

4 At this point, let's called for the approval of the
5 revised agenda.

6 Mr. Paison, would you want to comment on the word
7 "revised" for us?

8 MR. PAISON: Yeah. There were a couple of shifts from
9 the one that was sent to you. One was, we had a request to
10 postpone the conditional rezoning of the special land use
11 related to 2777 Franklin from the applicant. So we are going to
12 need a motion because they're on the agenda to postpone them to
13 the date certain of March 25th.

14 And then the other was, at the request of the rabbi
15 for the 16500 Lincoln Drive request. We moved that in the
16 agenda. First we moved it up because we wanted to get him in
17 earlier, but it turned out he has a commitment earlier, so we
18 moved it back down so it's in the present location on number
19 three. So that one, I think, is roughly where it was before.
20 It was mainly the postponement that changed from the one that
21 you recent earlier.

22 CHAIR WILLIS: Okay. And we can postpone in the
23 normal course of business.

24 With that, Mr. Bollin, announcements and
25 communications?

1 MR. PAISON: Well, we do need a motion in support on
2 the agenda.

3 CHAIR WILLIS: Okay. I'm -- okay. Well, then I'll
4 take a motion for approval of the revisionment.

5 MR. MARTIN: Through the Chair, motion to approve the
6 agenda as revised.

7 MR. GRIFFIS: Support.

8 MS. GOODWIN-DYE: Support.

9 CHAIR WILLIS: It's been moved and seconded. All in
10 favor?

11 FULL COMMISSION: Aye.

12 CHAIR WILLIS: Any opposed?

13 (No audible response.)

14 MR. PAISON: Could I get the -- who did the support?
15 I heard two different supports, but --

16 CHAIR WILLIS: I'm sorry. I'm going to help --

17 MR. PAISON: You were motion, and I heard -- who was
18 the support, Griffis?

19 MR. GRIFFIS: Potentially me.

20 MS. GOODWIN-DYE: It was Griffis.

21 CHAIR WILLIS: Griffis.

22 MR. PAISON: All right. Got it. I just want to make
23 sure we get that clear on the record. Thank you.

24 CHAIR WILLIS: For announcements and communications?

25 MR. PAISON: All right. Yeah. As noted, the -- no

1 announcements and communications at this time, sir.

2 CHAIR WILLIS: Thank you. I'm going to ask -- and I
3 know it's difficult. I'm going to -- my -- my electronic things
4 went off, and I'm going to ask everybody to speak up loudly for
5 me, so -- thank you.

6 The first item is PCZR26-0001. This is the public
7 hearing. This is the -- on the agenda for public hearing.

8 MR. PAISON: It was on the agenda for a public
9 hearing, but there is a request from the applicant to postpone
10 to March 25th, 2026.

11 CHAIR WILLIS: Okay.

12 MR. PAISON: We do generally defer to the applicant if
13 they wish to postpone because they may not be ready to present
14 or they -- in this case, they've had -- we've gotten some
15 feedback from their neighboring landowners. They'd like a
16 chance to reach out to them and see if they can address their
17 concerns.

18 So we would -- the staff does support both of these
19 postponements. You could do them in one motion, citing both
20 items, or you could do them as two separate motions.

21 CHAIR WILLIS: I would be comfortable with both. So
22 if we are going to be both, can we also bring up the second
23 item, PSLU26-0002, public hearing?

24 MS. BERNOUDY: Through the Chair?

25 CHAIR WILLIS: Yes.

1 MS. BERNOUDY: I'd like to make the motion to postpone
2 PSLU26-0002.

3 CHAIR WILLIS: And --

4 MS. BERNOUDY: 01. I'm sorry.

5 CHAIR WILLIS: Okay. And I would also take the motion
6 to -- for the next one, if that's -- Mr. Martin?

7 MR. MARTIN: Yeah. We are postponing PCZR26-0001 and
8 PSLU26-002?

9 CHAIR WILLIS: That is correct.

10 MR. MARTIN: To the dates certain of March 25th --

11 CHAIR WILLIS: March 25th.

12 MR. MARTIN: -- 2006. March 25th, 2026. And that is
13 the revised agenda for today's meeting, with those two items
14 (indiscernible).

15 CHAIR WILLIS: I will take a second.

16 MS. GOODWIN-DYE: Support.

17 CHAIR WILLIS: All in favor?

18 FULL COMMISSION: Aye.

19 CHAIR WILLIS: Any opposed?

20 (No audible response.)

21 CHAIR WILLIS: The motion carries.

22 Our next item is PCZR25-0005. This is a public
23 hearing on conditional rezoning.

24 MR. PAISON: All right. Thank you, Mr. Chairman.

25 This is a rezoning of an existing small strip commercial center

1 on 9 Mile -- 24050 9 Mile. It is currently zoned I-1
2 Industrial. They're looking to go with conditions to B-3,
3 General Business.

4 As we noted, one of the issues with the I-1 Industrial
5 in this case, is the I-1 Industrial, what special land uses are
6 allowed as to find out whether or not you have frontage on
7 Telegraph or 8 Mile. This property has frontage on neither. It
8 only has frontage on 9 Mile. So it's in this I-1 district, but
9 it is unclear that any special land uses are permitted. It's
10 just the permitted use list.

11 And we did rezone the bank branch to the north where
12 they're going to build the car wash to B-3, and there is B-3
13 zoning to the south as well. And then what's on the corner is a
14 Taco Bell, which is allowed in the B-3 or the I-1. It's a
15 older -- it's been there longer.

16 So to resolve the question of what uses are really
17 allowed on this property, rezoning it to B-3 seemed to be the
18 most rational thing to do. So we suggested that the owner, to
19 kind of resolve what tenants are allowed in the building in a
20 more reasonable fashion, go ahead and rezone it to the B-3. So
21 that covers the medical practice they want to and the coin
22 laundry under the personal service use list.

23 So that's the background of why we ended up here.
24 This just seemed the best way to solve the uses for this
25 property for both the community, the city, and for the property

1 owner in a way that was consistent with -- really, the property
2 is a three-unit little strip center. I mean, that's -- that's
3 what it is. It's not really an industrial building.

4 So we do look at it. Here is the existing site. It's
5 got parking wrapped around it. Two curb cuts onto 9 Mile. It's
6 got the Taco Bell to the left. It's got the vacant branch bank
7 that there's a car wash coming there, and then there's a church
8 and banquet facility to the west.

9 This is what it looks like today, relatively recent.
10 I mean, not today, because, obviously, this is before winter.
11 These are the excluded uses. So this is the conditional
12 rezoning. The condition is excluding certain uses that might
13 otherwise be objectionable for a B-3 zone. They're
14 objectioning -- or excluding marijuana businesses and
15 establishments, pawn shops, homeless shelters and transitional
16 housing, car washes, gas stations, sexually oriented businesses
17 and cabaret, soup kitchen, smoking lounges, oil changes, car
18 repair, tire sales and service. So they went through the list.
19 These are the proposed excluded uses.

20 It does leave -- these are the permitted uses that
21 would, then, be allowed. As you see, medical offices and
22 personal services, which include laundries are highlighted
23 because those are the two they're currently talking about. The
24 other uses are things like banks, post offices, and, you know,
25 the other similar B-3 uses. But I would say that most of the

1 ones that we would have been potentially concerned about were
2 eliminated by the exclusions.

3 It does have -- it is -- it is buffered from the
4 neighborhood by the church and banquet hall property and the
5 bank. It doesn't directly abut the residential.

6 As we noted, I believe the petitioner is present, if
7 they'd like to come forward. And I'll hand over (indiscernible)
8 for completion and (indiscernible).

9 MR. OSTA: Sure.

10 CHAIR WILLIS: And before you start, could you give us
11 your name and your address.

12 MR. OSTA: Yes. My name is Walid Osta, W-A-L-I-D,
13 O-S-T-A, the owner of the LLC that owns the building.

14 CHAIR WILLIS: Okay.

15 MR. OSTA: And I would like -- just like a few minutes
16 for this slide.

17 MR. MARTIN: Sir, ask that you either stay in front of
18 the mic or point the mic closer to your face (inaudible).

19 MR. PAISON: Yeah. You got -- these mics require you
20 to be --

21 CHAIR WILLIS: Yeah.

22 MR. OSTA: Okay.

23 MR. PAISON: -- kind of like this.

24 MR. OSTA: Like this?

25 MR. PAISON: Like two or three inches --

1 CHAIR WILLIS: Thank you.

2 MR. OSTA: So, again, this is regarding the
3 application for rezoning so that -- for the purpose of keeping a
4 medical office, because there's already a medical office there,
5 and opening a coin -- like, not just coin -- like a
6 laundromat -- self-service and drop-off laundromat. So, as I
7 mentioned before, these are the businesses that I'm voluntarily,
8 like, you know, agreeing to prohibit to be opened in that
9 building.

10 And just a little background about myself, I'm a
11 medical doctor during the day. And this is, like, a picture
12 there. It shows my medical -- and -- and I practice in
13 Dearborn. This picture shows, on the right, my medical office,
14 and, on the left, a building that I also own, and that has also
15 a laundromat for the past three years. And I'm trying to
16 replicate the same thing in Southfield where I'm going to be
17 practicing medicine in that building and opening a laundromat
18 next -- next to it.

19 So my Laundromat in Dearborn has been there for three
20 years, and we kept it, like, very well-maintained and safe and,
21 like, it did serve the community there in Dearborn. And as you
22 see, I have, like, 4.8 stars on Google, over 450 reviews. And I
23 keep the same professionalism and standards in my medical office
24 and on my -- all the other businesses I -- I -- I own. And it
25 is a brand-new laundromat.

1 And just like the picture on the left shows how I
2 bought the building in Dearborn, and, on the right, how I turned
3 it -- I renovated it. And this is how it -- what it looks like
4 now. This picture is taken, like, recently. And it's a
5 brand-new state of the art, new equipment, high-tech, very
6 clean, cameras everywhere, very well lit parking. And, again,
7 I'm trying to replicate this in Southfield.

8 And this is a building in Southfield. And, currently,
9 the middle -- it has three units. The middle unit is a -- is
10 already a medical office, and it's occupied by a primary care
11 physician. So I'm going to move the middle unit to the west
12 side, and then the doctor is going to stay there, but I'm going
13 to be joining the same office. We're going to be working in the
14 same space. And I'm going to be combining the middle unit with
15 the west unit to open a laundromat, and I'll be next door, like,
16 in and out, like -- you know, like -- like, in Dearborn.

17 And, by the way, I live in West Bloomfield. So,
18 literally, I take Telegraph every day to go to Dearborn. It's
19 on my way at least twice a day, every day, even if I am in
20 Dearborn. But, like, if I'm working there, I'm working there.

21 And it's not just a business. It's also about
22 addressing a need in Southfield. And, like, legitimate
23 statistics shows that every 10,000 residents, we need about,
24 like, one laundromat in their area. And Southfield has about
25 57,000 people. And from my Google search and while being there

1 in that location, I found there's, like, only four laundromat
2 and nothing really, like, in the close proximity.

3 And also, statistics shows that people who go to
4 laundromats, they go to the laundromat that is within a mile
5 from where they live. And also, another search shows that being
6 there in that location, even looking at other cities around,
7 there isn't really anything within the one-mile radius.

8 And it's going to be a 24-hour laundromat. And there
9 is a need for the 24 hours. I've been -- like, my laundromat in
10 Dearborn has been 24/7 since day one, and I can tell you that at
11 least a third of my clients there come after midnight. And this
12 includes people who have off-shifts, policemen, nurses, parents,
13 like, who need to take care of their kids, like, you know,
14 before they go to bed. They send them to bed, and then they go
15 there.

16 And this 24 hours actually does not increase -- like,
17 does not pose any safety matters. Actually, it's the opposite.
18 Being busy at night would deter anybody from doing anything bad.
19 Actually, when there are people always, there's lights always,
20 people in and out, cars, it's less likely.

21 And, like, in that strip, it's -- it's safe where I
22 am. It's safe, actually -- or generally safe. But there used
23 to be some break-ins every now and then. Like, you know, you
24 hear about it once a year -- once, twice a year. Actually,
25 since we opened, this went down. I would say maybe the first

1 year I heard about one break-in in the liquor store across the
2 street. And since then, I haven't heard about anything.

3 My -- my impression is that probably that 24-hour model has
4 improved the safety, not -- not the opposite.

5 So this is to address a need in Southfield. And if we
6 look in this small tiny print there -- there are -- the -- the
7 three closest laundromats -- 24-hours laundromat to my location
8 are more than four miles away, okay? So the closest one is --
9 is, like, more than 4 miles away. Other 24-hours laundromats do
10 exist, okay? It's not like I'm the only one. But, like,
11 there's nothing really nearby.

12 And just, like, a small slide about safety. It seems
13 that, like, Southfield is at least a little bit safer than
14 Dearborn. And in Dearborn, I was -- we were -- I was able to
15 maintain a safe environment, like, for -- for the clients. And
16 I think I can replicate that in -- in Southfield.

17 So the laundromat is going to be attended from 8 in
18 the morning until 8 in the evening. There's going to be
19 somebody there to clean, to take care of everything, customer
20 service, and to do the drop-offs there. Between 8 p.m. and 8
21 a.m. it is unattended, meaning that there's nobody there. But,
22 like, there's camera surveillance. There are cleaning people
23 who go after hours to make sure everything is in place.

24 So it's not just left there for just, like, you know,
25 for -- by itself, okay? So there are going to always be people

1 in and out to check on it to make sure it's clean. And custom
2 phone numbers are going to be everywhere and we're available
3 24/7 for any problem that happens there.

4 And from what also was shown, I don't really have
5 any very close residential areas to be annoyed by noise or
6 lights at night from cars coming in and out or people coming in
7 and out. It's all businesses around me, so I don't expect this
8 to be a -- a problem for people to be annoyed by it.

9 And as a conclusion, I would appreciate a approval for
10 this rezoning request because this is going to be an improvement
11 to the city, and it's going to meet a -- like, allow us to -- to
12 meet a need for -- for the residents, for my neighbors in that
13 area.

14 CHAIR WILLIS: I thank you so much.

15 MR. OSTA: Thank you.

16 CHAIR WILLIS: But this is a -- I'm sorry. This is a
17 conditional rezone. So if you can have a seat for a moment,
18 we're going to give the public an opportunity to address. And
19 this opens the floor to anyone who wishes to speak on this item.
20 And want to let you know that any person who wishes to speak
21 would have three minutes to do so. And we've established rules
22 for all -- all of the speakers that your topic must be related
23 to this matter, that you would not engage in any personal or
24 direct attack to any person here on the dais, or you would not
25 use abusive or threatening language.

1 So with that, is there anyone here who wishes to speak
2 to PCZR25-0005? That floor is open. Seeing no one. Floor is
3 closed.

4 Sir, if you want to come back. Yes.

5 This gives us commissioners an opportunity to ask
6 questions. So I'm going to start on my right with Commissioner
7 Gruber.

8 MS. GRUBER: I don't have any questions.

9 CHAIR WILLIS: Commissioner Goodwin-Dye?

10 MS. GOODWIN-DYE: I don't have any questions either.

11 CHAIR WILLIS: This is going to go very quickly.

12 Commissioner Bernoudy.

13 MS. BERNOUDY: Thank you very much. We appreciate all
14 of the presentation because you've answered, really, my
15 questions except one. I would like to know -- you won't have
16 employees inside the laundromat at any given time, correct?

17 MR. OSTA: I will have employees between 8 in the
18 morning and 8 in the evening.

19 MS. BERNOUDY: Okay. That's so that they can do
20 whatever, clean up or --

21 MR. OSTA: Clean, help people, do the drop-offs, you
22 know? I'm not sure if you're familiar with laundromats. Some
23 people don't want to wash themselves -- the clothes themselves.

24 MS. BERNOUDY: Right.

25 MR. OSTA: They just give it to us. We charge a

1 little more, and we do it ourselves.

2 MS. BERNOUDY: I see. Well, thank you. It's a great
3 idea. And you said that you had upgraded your facility as
4 opposed to the old-fashioned or -- or whatever. What -- what
5 upgrades would you have compared to those in the area?

6 MR. OSTA: Well, from -- you know, some laundromats,
7 which are not very close, are -- are -- are -- like, I would
8 mention Skylar Laundromat is a very nice, like, advanced things.
9 I think my laundromat in Dearborn is a little better because,
10 like, customers have complete access to what -- like, to the --
11 all the machines on their app. Like, there's a special app that
12 they can, like, pay by credit card, debit card, or, like, Apple
13 Pay. They can stop the machine, start the machine. Even they
14 can contact us through the app there.

15 And, like, if it's just being a brand-new facility
16 with a brand-new machines, like, all -- like, you know, as we
17 go, technology advances, this makes the -- the -- the -- as
18 technology advances, makes the equipment, like, more efficient,
19 less energy, like, you know, requiring, more water efficient.
20 And this save money on the, like, for the people and for
21 the -- save the environment as well.

22 MS. BERNOUDY: Right. Well, thank you very much for
23 that. And thank you for considering those people who can't go
24 during the day, nurses, doctors, whomever. So I think that's a
25 great idea, 24/7.

1 MR. OSTA: Thank you so much.

2 MS. BERNOUDY: Thank you.

3 MR. OSTA: Thank you.

4 CHAIR WILLIS: Commissioner Martin.

5 MR. MARTIN: Thank you for staying --

6 MR. OSTA: No problem.

7 MR. MARTIN: -- and expanding your business to
8 Southfield.

9 MR. OSTA: No problem.

10 MR. MARTIN: You mentioned you'd only have employees
11 from 8 to 8. Do you know how many employees you would have
12 during that time?

13 MR. OSTA: During the day, one employee at the time.

14 MR. MARTIN: One at a time?

15 MR. OSTA: Usually, people who -- if you want, I can
16 elaborate. People who usually work for the laundromat mostly
17 are older. They just want, like, mainly a sit-down job, just,
18 like, wash the clothes, fold the clothes.

19 MR. MARTIN: I just need the number. You're saying
20 one person. That's fine.

21 MR. OSTA: At the time, one person. But I'm likely to
22 hire three or four. Because most of the time, they don't
23 want --

24 MR. MARTIN: To spread the hours out (indiscernible).

25 MR. OSTA: Correct. Correct. Correct. Correct.

1 MR. MARTIN: That's understandable. The only thing to
2 say is if -- if possible, hire people from Southfield.

3 MR. OSTA: I will definitely hire people from
4 Southfield, of course.

5 MR. MARTIN: And thank you for keeping your business
6 and expanding business in Southfield.

7 MR. OSTA: In Dearborn my employees are
8 neighbors -- just neighbors to the -- they walk there.

9 MR. MARTIN: No further questions.

10 CHAIR WILLIS: Thank you.

11 Commissioner Griffis?

12 MR. GRIFFIS: This is really a question of zoning.
13 And it seems like it's correcting incorrect zoning to an
14 appropriate zoning. It's a -- it's a major thoroughfare. B-3
15 is an appropriate use. I'm glad this lets you, as an owner
16 operator, utilize 100 percent of a building that you're buying
17 and -- and fixing up. It seems like a win-win all around. I'm
18 definitely in favor of the conditional rezoning.

19 CHAIR WILLIS: Thank you. And I have no further
20 questions. So at this point, we can get a recommendation
21 from the planner?

22 MR. PAISON: Just another quick clarification. I
23 guess Mr. Griffis pointed out, this is just the rezoning.

24 CHAIR WILLIS: Right.

25 MR. PAISON: They're going to be making -- the --

1 there's some minor site improvements to occur. But because
2 there's a previously approved site plan, we'll do those as an
3 admin review for the minor -- they got to kind of reconfigure
4 the ADA spaces and a few other things, a sidewalk connection,
5 bike rack, the usual stuff. But we will do that as an
6 administrative site plan review because it's effectively an
7 amendment to a prior site plan.

8 So we are going to look at the -- the details. And
9 also elevation changes made to the building, that's part of the
10 admin site plan as well. So we will look at all of that. And I
11 appreciate the owner building -- refresh the property. As you
12 can see in the photos, it could use a little refreshing.
13 I -- I -- it's got good bones, it just needs -- it needs some
14 love.

15 CHAIR WILLIS: Okay.

16 MR. PAISON: So for our recommendation, we are
17 recommending a favorable recommendation for this conditional
18 rezoning. As noted by Mr. Griffis, consistency of the building
19 with the B-3 is a better fit than the I-1. It does solve this
20 problem of not knowing what special land uses apply, and it
21 excludes any of the uses that we may have been concerned about
22 as part of the conditions.

23 The only other condition in the recommendation is that
24 the conditional rezoning agreement, you know, subject to
25 approval by -- once approved by Council, would be enacted within

1 six months of the rezoning. We put that in as a condition now
2 in all these conditional rezonings because sometimes those
3 agreements would hang out there for a year not getting executed.
4 And we wanted to tell people, like, Look, if you get approved,
5 you got to get this agreement executed within six months. Like,
6 we're not -- we don't want these things hanging out for another
7 year.

8 And when I started working here three years ago, there
9 were a few of them that were over a year old and didn't have the
10 agreements. So we -- we cleaned it up. But this is one of the
11 ways we're closing the loop on that. We may amend the ordinance
12 to make that a requirement.

13 CHAIR WILLIS: Okay.

14 MR. PAISON: But yeah, they -- we are -- we're fine
15 with this with the conditions as proposed.

16 CHAIR WILLIS: Thank you.

17 Commissioners, can we hear a motion? Yes, sir.

18 MR. MARTIN: Through the Chair, motion to approve
19 PCZR25-0005.

20 CHAIR WILLIS: All in favor?

21 FULL COMMISSION: Aye.

22 MS. BERNOUDY: I second it.

23 CHAIR WILLIS: Okay. I got a support.

24 MR. PAISON: Was the support on that one Mr. Griffis
25 again?

1 MR. GRIFFIS: Yeah.

2 MR. PAISON: All right. Thank you.

3 CHAIR WILLIS: Okay. And with that, all in favor?

4 FULL COMMISSION: Aye.

5 CHAIR WILLIS: Any opposed?

6 (No audible response.)

7 CHAIR WILLIS: Thank you. Your motion passes, and
8 good luck with it. Thank you.

9 MS. BERNOUDY: Congratulations.

10 CHAIR WILLIS: Next agenda item, PSLU26-0001. This is
11 a public hearing with a -- it's a special use. There will be a
12 public hearing afterwards.

13 Mr. Paison?

14 MR. PAISON: Yes. As noted, this is a request for
15 special land use approval to add used vehicle sales to an
16 already approved vehicle storage facility at 20855 Telegraph
17 Road, which is in zone Industrial 1, I-1.

18 As we noted, the applicant has provided some slides.
19 We'll go over them in a minute. But the vehicles are
20 sold -- are conducted entirely online. Customers do not come to
21 the site typically. Vehicles are sorted inside the building.

22 And they have provided that the hours of operation
23 will be Monday through Friday, 8 to 5; public access is by
24 appointment only, Saturday 9 to noon; public access by
25 appointment only. So that -- this is not -- like, their other

1 location is where people could walk in; this is a storage
 2 facility.

3 As noted here, here's the I-1. It's a little bit of a
 4 weird I-1 because it's Telegraph address, but it actually has
 5 frontage more on the ramp between Telegraph and 8 Mile, which,
 6 you know, we had to go with the I-1 special land uses because
 7 that's where it's addressed, and it has technical frontage.

8 So future land use is the technology corridor. As we
 9 noted here, it used to be the Michigan Chandelier Company, which
 10 was like a wholesaler supplier.

11 Site aerial. Site is mostly as is. They access from
 12 a private drive with an easement off of Link Road. That is
 13 their actual point of access. They don't actually have a curb
 14 cut onto any public road. They could get one off of Link in the
 15 back if they ever needed to. But as a -- there's a permanent
 16 easement. So that's where their gate is at the end of Link
 17 there, coming off the driveway. But, yeah, there is
 18 technically -- there is technically a public right-of-way at the
 19 back of the property as well.

20 Here's just where the site is now. They are open and
 21 operating. They were approved with administrative site plan
 22 approval, I believe, last year.

23 This is a shot of the building where the gate is
 24 coming off of the end of Link -- the drive from Link Road.

25 This is the administrative site plan that was

1 approved, PASP25-0061, for their reoccupation of the building
2 change of use.

3 And the petitioner is present. He's got a few slides
4 to go over.

5 MR. MASON: Hello. Hey, I have slides this time.

6 CHAIR WILLIS: And if I could ask you just to give us
7 your name and your address.

8 MR. MASON: Yes. My name is Douglas Mason. My
9 address is 30642 Woodward Avenue.

10 CHAIR WILLIS: Thank you.

11 MR. MASON: Awesome. Thanks for your time today,
12 guys. So prepared some slides to give you a little bit better
13 overview of our whole business. We provide pretty much
14 everything automotive-related: Concierge services for
15 detailing, car storage, sales, procurement, and just try to
16 generally help people with their collector, enthusiast, and
17 everyday vehicles.

18 This is going to go over a few of our locations. This
19 is our building on Woodward Avenue in Royal Oak, and that's our
20 employee the month every month, Archer. This is our
21 public-facing location. You may have seen it before. It's
22 where everybody comes to. This is what we're known for and
23 where people show up to get their cars detailed or to interact
24 with our company.

25 This is our Bridge Street address storage facility.

1 This is directly behind the building you saw on the site plan.
2 As you can see, just cars in the building. And I don't know how
3 big it is on your guys' screen. The left-hand picture, from my
4 left, is the outside of the building. We brought it up to code.
5 Got all of our CFOs and stuff. And as you can -- it's a little
6 tough to see in the picture, but the address sign is just our
7 logo. Nowhere on the building does it say 248 Garage. It's
8 intentional that you don't know that there's a bunch of cars
9 inside the building.

10 UNIDENTIFIED SPEAKER: (Indiscernible).

11 MR. MASON: Yes. This is the newer building. There
12 is a sign that says 248 Garage on it. As noted previously,
13 there's no public access. You can't even get to the building
14 from the road. And it's just another storage facility.

15 So this will go over a little bit of what we do at
16 each location. As previously talked about, the Woodward
17 building is our customer-facing location. It's where we do all
18 of our detailing, where we host events and pick up and drop off
19 for most of our customers. A general retail thing, what happens
20 is, someone brings their vehicle to us for storage. They would
21 drop it off at our Woodward building. We transport the vehicle
22 over to these two storage facilities. 90 percent of our
23 customers have never even seen where their vehicles are being
24 stored.

25 Our Bridge Street, Telegraph locations are just

1 storage. And then, obviously, the newer Telegraph location is
2 going to be, technically, for used car sales.

3 Why we were requesting the used car dealership, it's a
4 service that we've been asked for by a lot of our customers to
5 be able to provide a way to transact vehicles for people. Due
6 to Michigan laws, we can't sell vehicles without a used car
7 dealer license, even though we're not going to be a traditional
8 used car dealer with a public inventory, a walkable lot, and a
9 dealership. We're going to be extremely low-volume and focus in
10 on our existing clients and online-only sales.

11 So a few differences between what we'll do.
12 Traditionally, you walk into a used car dealership, they have
13 vehicles that you can see that are, you know, available. You
14 can test drive them. We do not have any foot traffic. Our
15 vehicles are not advertised online with a -- specifically for
16 our members, existing clients, or for special procurement. All
17 of our vehicles are sold online through various auction
18 platforms. Most of the time, the people are even out of state,
19 might not even know where the vehicle is coming from.

20 A few scenarios for you. For example, if you had a
21 collector classic car you'd like to sell with us, we'd bring it
22 to our facility, take photos, videos, hold the vehicle while it
23 was being for sale inside. It would get posted on a online
24 auction website like Bring a Trailer or Cars & Bids, where
25 people from all over the country can see the pictures, bid on

1 it.

2 And then we, with the help of a used car dealer
3 license, fulfill the transaction for both the buyer and the
4 seller. We can legally take payment for our customer, legally
5 provide a title transfer to the person who buys the vehicle,
6 make it a seamless process, and make some money in between.

7 And we'll do this specifically for when people ask for
8 a car from us, where they don't have the time to find it
9 themselves, they don't want to deal with the DMV, they don't
10 want to go to a normal dealer and pay a bunch of fees, or just
11 anything we can help people with. That's all 248 Garage. Thank
12 you for your time.

13 CHAIR WILLIS: I thank you. And I'm going to ask you
14 to just take a seat for a moment, and we're going to give the
15 public an opportunity to speak to this issue.

16 MR. MASON: Yes.

17 CHAIR WILLIS: This is an opportunity for the public.
18 If anyone from the public wishes to address the issue relative
19 to 248 Garage, you would have a opportunity to do so for three
20 minutes. We'll do it one more time. Anyone would like to speak
21 to the issue related to 248 Garage?

22 Seeing no one, that is closed. Thank you.

23 You could come back.

24 Mr. Paison?

25 MR. PAISON: Yes. I wanted to make a quick comment.

1 It occurred to me when I was listening, this does remind me a
2 little bit of when we approved the auto dealer license for
3 Drifter Vans. They were providing the dealership services for
4 their customer base doing the van customization as accessory to
5 that business, not as a freestanding used vehicle dealership.
6 But they had to have the same license from the state so that
7 they could purchase the vehicles from Ford and then customize
8 them and then sell them to their customer.

9 So it's very similar in that way of, this is not a
10 standard used car dealership, but the state requires you to have
11 a dealer's license in order to do those transactions. So I
12 just -- it occurred to me this was a parallel case, which was
13 also in the I-1. It was also an industrially zoned property
14 that was a permitted manufacturing use in that case, where they
15 were customizing the vehicles. But I thought I would just -- I
16 thought that was a good parallel just to mention.

17 CHAIR WILLIS: I appreciate it. Thank you.

18 Commissioner Gruber?

19 MS. GRUBER: I just wanted to ask if it's noted on
20 here, what are your hours of operation?

21 MR. MASON: So the hours at our Woodward facility is
22 eight to nine Monday through Friday, and then Saturday would be
23 appointment. And then our storage facilities are by appointment
24 only. They're --

25 MS. GRUBER: Okay.

1 MR. MASON: You're -- technically, the State of
2 Michigan makes you list hours, but it's by appointment only.

3 MS. GRUBER: Right. Okay.

4 MR. MASON: Yeah.

5 MS. GRUBER: I don't have any other questions.

6 CHAIR WILLIS: Commissioner Goodwin-Dye?

7 MS. GOODWIN-DYE: I think this is very unique. I
8 didn't hear it the first time you came before us.

9 MR. MASON: Oh. Okay.

10 MS. GOODWIN-DYE: But it -- it's like in a -- you
11 know, out of a movie.

12 MR. MASON: Yeah.

13 MS. GOODWIN-DYE: Okay? Yeah. But thank you for
14 staying in Southfield.

15 MR. MASON: Absolutely. We love all -- we have them
16 right next to each other.

17 CHAIR WILLIS: Commissioner Bernoudy?

18 MS. BERNOUDY: Thank you very much for the
19 upgrades --

20 MR. MASON: Yeah.

21 MS. BERNOUDY: -- that you provided. You know, from
22 what we saw a few weeks ago, it's a great idea, and I have no
23 questions. Just wish you success.

24 MR. MASON: Thank you.

25 CHAIR WILLIS: Commissioner Martin.

1 MR. MARTIN: I believe in our previous meeting you
2 mentioned the cars would be kept in good running condition?
3 Someone would be there to start the cars?

4 MR. MASON: Yeah. We don't actually -- we can't
5 accept non-running vehicles because you have to be able to move
6 cars in and out as people request them. So all vehicles have to
7 be maintained, and they have to -- the owners have to prove
8 ownership and are required to carry insurance on the vehicles
9 while they are in storage.

10 MR. MARTIN: Do you do things like make sure that
11 someone is car isn't sitting there leaking oil on the floor?

12 MR. MASON: Yeah, because I don't want to clean that
13 up. We have drip trays and stuff like that. But we don't do
14 any mechanical work. That's, like, a fully separate thing.

15 MR. MARTIN: So you'll let the owners know about the
16 mechanical problems --

17 MR. MASON: Yes.

18 MR. MARTIN: -- or issues that they have with the
19 cars?

20 MR. MASON: Exactly.

21 MR. MARTIN: So you're a good storage place, but they
22 still have to invest to maintain them.

23 MR. MASON: Yes. Exactly.

24 MR. PAISON: Yeah. I believe you did mention
25 that -- are battery chargers on the cars just to make sure

1 that --

2 MR. MASON: Yeah.

3 MR. PAISON: -- it's movable as needed.

4 MR. MASON: Yeah. So when you come in -- you know, we
5 have a lot of people that keep a car with us for, you know, two,
6 three years, and they may only drive it once or twice a year.
7 We keep the batteries topped up.

8 MR. MARTIN: Thank you very much. And do you -- you
9 mentioned you keep various types of vehicles?

10 MR. MASON: Everything.

11 MR. MARTIN: Do you have --

12 MR. MASON: We have everything from F-150 trucks to
13 Volkswagon Beatles to brand-new Ferraris. It's a wide, wide
14 range.

15 MR. MARTIN: All right. Thank you.

16 MR. MASON: Yeah.

17 CHAIR WILLIS: Commissioner Griffis?

18 MR. GRIFFIS: This is a ODD use that none of us have
19 heard about, so thank you for the education.

20 MR. MASON: Absolutely.

21 MR. GRIFFIS: I think your presentation today is very
22 helpful. I think it's going to be very helpful for city
23 Council. When things are unique, there's a pause to figure out
24 what's -- what's the reason you're here.

25 You also leased or bought a building with no frontage

1 and no easy access, so that's good for that unique building in
2 the world. But you're also speaking to just the central
3 location of Southfield and how that's desirable for -- different
4 direction.

5 MR. MASON: That was exactly it. Close to highways.

6 MR. GRIFFIS: So I apologize for having you to go
7 through the zoning process because you don't quite check all the
8 normal boxes. You're, like, in between the State of Michigan
9 rules and laws and city rules and laws, but it satisfies all the
10 zoning, which it's -- it's different. No one -- you know,
11 it's -- it's one of those things where it -- once you explain
12 it -- it -- it's not hurting anything, and I -- I'd be totally
13 in favor of it.

14 MR. MASON: Great.

15 CHAIR WILLIS: I believe Commissioner Martin has
16 a --

17 MR. MARTIN: What -- are there other businesses like
18 yours, or operations like yours within the state or area?

19 MR. MASON: So within the state, we were one of the
20 very first. Part of my research when I wanted to start this
21 company in college was actually taking the idea from places like
22 New York City and California where they're extremely dense
23 cities but don't have a ton of parking. There are
24 one -- there's one other person that's doing it on a similar
25 scale. He started as a very exotic used car dealership, then

1 moved into storage. We're, you know, not really a big
2 dealership. We are focused mostly on storage and detailing and
3 customer-sided, you know, services. But I would say, in the
4 state of Michigan, there's not anybody who does the big mixture.
5 There's usually people that are large used car dealerships or
6 self-storage, you know, like units and stuff like that. It's a
7 pretty new concept for specifically vehicle storage.

8 MR. MARTIN: Okay. I -- I can think of a location on
9 Telegraph that stores cars, but they have outdoor storage.

10 MR. MASON: Yeah. We don't --

11 MR. MARTIN: So your -- all your storage is indoor?

12 MR. MASON: Yeah. And we charge a -- you know, a
13 different price than people -- like, those storage container
14 places usually will store people's boats and stuff outside, but
15 we just -- we prefer that people don't know that there's cars
16 there.

17 MR. MARTIN: Yeah. Okay. And that's all. Thank you.

18 MR. MASON: Yeah.

19 CHAIR WILLIS: Commissioners, any further questions?

20 MS. BERNOUDY: Nope.

21 MR. PAISON: Yeah. Thank you, Mr. Chairman. We are
22 recommending favorable recommendation of the special land use,
23 26-0001, for the -- add this class B used vehicle dealer to an
24 existing vehicle storage facility. As noted, it -- it really
25 does seem to check the standards for the I-1 district in terms

1 of it fitting in. It is unusual in that this is not -- even
2 though a used -- regular used dealer is also special land use,
3 we've approved a few on Telegraph in the last two years, this is
4 more like the Drifter Van case, though that was a class A
5 because they were buying new from Ford. But we do see
6 it's -- we have conditions set in as a continuous compliance
7 with their approved site plan, continuous compliance with all
8 the ordinances, laws, and statutes.

9 And hours of operation, as provided, 8 to -- 8 to 5.
10 Public access only by appointment. And Saturdays, 9 to noon,
11 public access by appointment only. Otherwise, no particular
12 concerns. As noted, it's an unusual property, and this is a
13 good fit for those unusual characteristics and for the district.

14 MR. MARTIN: Through the Chair?

15 CHAIR WILLIS: Go ahead.

16 MR. MARTIN: I believe the hours that you spoke were a
17 little bit different than --

18 MR. PAISON: Did I have them in there? Maybe I got a
19 typo --

20 MR. MASON: Those are correct.

21 MR. PAISON: Maybe I had it wrong on the first page.

22 MR. MARTIN: You said 8 a.m. to 9 p.m. at one point.

23 MR. PAISON: Oh. That was the Royal Oak one, right?

24 MR. MASON: It's --

25 MR. MARTIN: Sorry. I got it.

1 MR. PAISON: Yeah. That's the other location. That's
2 their -- that's your people-facing location, right?

3 MR. MASON: Yeah.

4 MR. PAISON: Yeah.

5 CHAIR WILLIS: So with that, are there any other
6 questions, Mr. --

7 MR. MARTIN: None. I'm done.

8 MR. GRIFFIS: I'd like to make a motion for a
9 favorable approval of PSLU26-0001.

10 MS. BERNOUDY: I'll support.

11 CHAIR WILLIS: And second?

12 MS. BERNOUDY: Second.

13 CHAIR WILLIS: Ms. Bernoudy seconds.

14 All in favor.

15 FULL COMMISSION: Aye.

16 CHAIR WILLIS: Any opposed?

17 (No audible response.)

18 Unanimous. And good luck to you, sir.

19 MR. MASON: Thank you.

20 CHAIR WILLIS: And thank you.

21 MR. PAISON: So this will be going to the Council next
22 month. I'll -- I'll send you a reminder for it for final
23 approval. This is a recommendation to Council. Just want to
24 clear that.

25 MR. MASON: Have a great night. Thank you.

1 CHAIR WILLIS: Thank you.

2 The next item is public hearing for PZR26-0001,
3 rezoning request.

4 MR. PAISON: It appears that the applicant may be
5 running late. Alex just checked the lobby for him -- the rabbi.
6 He did have an event he would be coming from to come here. What
7 we usually do in this case is just reorder it and take the next
8 item.

9 CHAIR WILLIS: So I will table it?

10 MR. PAISON: Probably a motion to amend the agenda.

11 CHAIR WILLIS: With that -- Commissioner Martin?

12 MR. MARTIN: Through the Chair, motion to approve
13 the -- the amended agenda to put PZR26-0001 down the agenda
14 until we finish with the other.

15 CHAIR WILLIS: Any support?

16 MS. GOODWIN-DYE: Support.

17 CHAIR WILLIS: All in favor?

18 FULL COMMISSION: Aye.

19 CHAIR WILLIS: Unanimous. Then we will move that down
20 one item, and, at this point, call the next item on the agenda,
21 which is PZR00DD25-0003. This will call for public hearing. So
22 it's the Overlay Development District -- district zoning
23 commitment.

24 MR. PAISON: All right. Thank you, Mr. Chairman. As
25 noted, this is the third amendment to the Northland City Center

1 Overlay Development District. There are various parts of the
2 amendment. I'm going to kind of go over a little bit of a
3 summary here.

4 First thing, just a little background, zoning and
5 future land use. Obviously, the underlying zoning is regional
6 shopping. It's in the Downtown Development Authority sub area.
7 And it's under -- this particular property is under the Overlay
8 Development District for Northland as its specific detailed
9 zoning.

10 Site aerial. Relatively, as it sits today, you've got
11 the remnants of the Northland Mall building, the Costco Business
12 Center, and the two buildings under construction on Greenfield
13 that are part of the project, the remainder of the site future
14 phases.

15 Planner Croad isn't able to be with us, but he did ask
16 me to go over a little bit of background on the Northland
17 project. Just a quick covering. 1954, the mall opens. Became
18 fully enclosed in '74 when they closed the pedestrian ways
19 between the buildings.

20 2014 it went into receivership. Closed in '15. In
21 December, the City acquired it. The mall area -- 2016,
22 Southfield began the process of creating a redevelopment plan.
23 And then later in '16, we had steering committees and public
24 input and public meetings and the design charette in the second
25 public meeting. So there was a lot of process in developing

1 that plan.

2 And then the council adopted the Concept Vision and
 3 Redevelopment Plan in September of 2016. That was followed by
 4 adoption of the Northland Concept Vision and Redevelopment Plan.
 5 That was -- got done. And then I went in -- we got draft Design
 6 Guidelines and ODD regulations in place in '17.

7 You know, '17, we went through the review period for
 8 adopting an amendment to the Master Plan to create that sub
 9 area. It was presented to the DDA, presented to the Planning
 10 Commission repeatedly, then council, and then was adopted as a
 11 sub area plan into the community Master Plan by that process.
 12 And there was an introduction of the over -- initial Overlay
 13 Development District in 2017.

14 2019, there was a -- you know, the (indiscernible)
 15 submittal for mixed use property with medical marijuana
 16 facilities that didn't go forward. In 2020, Contour got engaged
 17 with the property and submitted for mixed-use property,
 18 residential, retail, open public spaces.

19 2022, the Costco Business -- Business Center was
 20 approved as an amendment to the ODD. That was the first
 21 amendment. And then in '23, there were changes to Buildings F
 22 and G and drive-through attached were added as administrative
 23 site plans.

24 November '24, we did a second ODD amendment, some
 25 revisions to the master deed for the condominium, construction

1 dates scheduling, and some landscape details. And then today,
2 in 2025, we had this proposal that came forward. There were
3 some issues with the -- the big box retailer proposal, as they
4 didn't control all the land. So the project -- they have
5 resubmitted the materials before you, just focusing on the
6 sports dome component, which is appropriate for the submittal
7 because obviously, you can't submit to include
8 something -- rezone something into your ODD if you don't control
9 the property. That's just not an unacceptable -- so that's why
10 the -- the second big box had to be put off to a later -- a
11 later amendment probably if that goes forward.

12 Just, you know, looking at the documents that were
13 created, we had our September 2016 Concept Vision and
14 Redevelopment Plan. 2017, the Design Guidelines. And then in
15 2017, there was the repurposing work that was done.

16 Here are some concept elevations that were done as
17 part of those earlier. This was -- has the dispensary. This
18 was the -- that one concept that had the medical marijuana that
19 didn't go forward. And then just a little more detail on that.

20 This was the final kind of big concept plan that was
21 put together for the ODD. Obviously, the concept plan
22 has -- has evolved over time, but this was the big vision,
23 concept plan.

24 And this is what we got for us. We got the -- the
25 change for the -- the Costco Business Center. Which there was

1 always going to be one big box that was going to be on the other
2 corner on Greenfield. It got shifted over and was a little
3 bigger. That was that Amendment 1. And then the sports dome is
4 the Amendment 3 we're looking at today.

5 This is the Civic Core there in front of the mall.
6 That's still part of the plan unless, you know, we visit another
7 amendment. Just kind of giving people -- reminding people what
8 the vision was, because it was a while. A lot of this visioning
9 was done in '16 and '17, and we're in 2026 now. That was 10
10 years ago. So, you know, sometimes you just need a refresher on
11 what -- what the idea was. Why did the City acquire this
12 property? Go out for a development partner? You know, what --
13 what was the community looking for when it -- when it did all of
14 that?

15 Central Park Division District, which is the whole
16 middle part where the mall is. This is where are the images
17 from that -- the visioning sessions and the development of those
18 plans. Architectural design standards related to mid-century
19 modern, kind of making it consistent with that mall and its
20 history.

21 Just to note, you know, we did look at other sports
22 complexes in the region. These are some other ones that are,
23 you know, in the region. You've got Wixom, Taylor and Novi.
24 And then the proposed down in the bottom right for the dome.

25 Birdseye view into the green space. This is another

1 one of the renderings. It's just showing the -- the -- from the
2 first amendment where the Costco went in on the corner, some of
3 the changes that were made there.

4 Now, these are the proposed changes covered under
5 the -- the current amendment that's in front of you. A couple
6 of them are kind of necessary. The master -- Master Development
7 Plan updates, one of them is we have, like, three of the small
8 mall buildings, one on one end and one on the other, that were
9 demolished in 2024 because they were in very bad shape. They
10 were still being shown on the Master Development Plan. So
11 they're being removed because the buildings aren't there
12 anymore, and in the addition to the sports dome in its
13 conceptual layout on the Master Development Plan. So those are
14 the two changes in the Master Development Plan.

15 The condominium master deed will need to be updated
16 because there -- each of those three little buildings that was
17 deleted had a condominium lot associated with it. Well, those
18 buildings aren't there anymore. And the one at the north end
19 where the dome is going wouldn't fit the dome. You'd have to
20 create a new condominium lot. It's like condominium lot for the
21 dome. So that's just a -- those are just kind of technical
22 adjustments that will probably need to be done at some point.

23 Construction scheduling and phasing table update.
24 Obviously, they're updating some of their deadlines. Obviously,
25 they -- you know, as we know, they've got some slides. The time

1 frame has changed a couple of times, but, in this case, they
2 also need to include the dome, which isn't on there at all.

3 And then we've got the phasing plan, general summary
4 sheet update, which lists four areas and parts of the project.
5 These are just documents that would have to change.

6 Permitted use exhibit doesn't include the sports dome;
7 that would have to be added. And then we have conceptual
8 elevations and floor plans and site -- conceptual site plans for
9 the sports dome. It's not a full site plan set, but it is
10 enough for, like, updating of the Master Development Plan. They
11 would still have to come back for a full site plan approval once
12 they get that level of detail done on the project, if the ODD
13 gets amended.

14 Here's the proposed Master Development Plan. As you
15 can see, the biggest thing is that the sports dome was being
16 shown at the north end -- north end of the site, relatively
17 speaking, and the -- the three buildings that are gone are no
18 longer shown on the plan. Otherwise, the plan remains much as
19 it is now. Those are the major changes.

20 Here's the phasing plan. As you can see, we got the
21 original '21 phasing and timeline and the -- the '24 update,
22 when we did that last amendment. That was Amendment 2, which
23 added some additional time and brought it into alignment with
24 where we were now. As you can see on that one, Building A and B
25 were supposed to be done in June of '25. Obviously, they're not

1 complete yet. Buildings F and G were supposed to begin
2 construction. They're not under construction yet, so obviously,
3 that -- that timeline is out of shape, and it doesn't include
4 the sports dome, so --

5 So we got the proposed one in the bottom right there,
6 which includes the Costco Business Center as complete, the
7 sports dome, and updates time for the other remaining buildings
8 to something that's probably a little more realistic, given our
9 current status and date.

10 Just so the -- another slide just sort of summarizing
11 those changes, if you look at them. Like A and B, between the
12 original and the -- you know, the extension, it's about nine
13 months additional. And then you get 16 months for B, F, and G.
14 A few -- you know, a few months here and there, several months
15 on some of them. Obviously, the sports dome was added.

16 Some of these were part of Phase 2 and didn't have a
17 set timeline yet. So now, for the first time, they have a
18 timeline -- like the town homes and the soccer dome.

19 Permitted changes to the ODD list, we just want to
20 make sure, like, recreational uses like a sports building are an
21 allowed use. It was the dome that was an issue because it
22 doesn't fit the Design Guidelines and architectural standards
23 and because, explicitly, the prohibited uses included golf
24 domes. So if -- you got to think back to 2016, when that was
25 put in place -- or 2017, by golf domes, they were really talking

1 about, like, sports domes generally. Like, those structures are
2 all built the same and look the same, pretty much.

3 This is the conceptual sports dome plan. Just kind of
4 zoomed in on the layout for the sports dome, which you can see
5 the -- the buildings there off the end. There's parking on both
6 sides. There's parking to the south there. And then that large
7 parking lot to the north, there's an easement -- a shared
8 parking and access easement on that property that was between
9 the mall and the office building on the corner. So that parking
10 is technically available. They can't -- they don't own -- they
11 don't own it. They can't build on it, but people could park on
12 it.

13 So there's plenty of parking in the vicinity of the
14 sports dome. I don't think shortage of parking is a concern.
15 They're putting the occupant load in the sports dome at about
16 180. And I talked to the building official, and given the floor
17 plan, he's like, Yeah, that's probably not an unrealistic number
18 because you'll have a lot of field with few people on it, and
19 then you might have some bleachers and some, you know, other
20 support areas.

21 He didn't think that -- he said it'll be over 100, but
22 180 is probably in the ballpark, but he would need more detail
23 to make a final determination. So it's not a -- it's not a
24 concert hall or a movie theater in terms of demand for parking.

25 This is the conceptual layout and floor plan. You can

1 kind of see in the background there with the -- the different
2 sized fields. This is actually a little close-up of the floor
3 plan. These are the renderings of what it's proposed to look
4 like. Interiors. Renderings of the interior -- its proposed
5 appearance a little close-up.

6 And the petitioner is present, if they -- they have a
7 few slides they'd like to go over, if they'd like to come up. I
8 have both of them. The Contour and the (indiscernible) are in
9 there.

10 CHAIR WILLIS: Okay. And can I have --

11 MR. PAISON: (Inaudible) the next slide.

12 MS. RUPA: The right button?

13 MR. PAISON: Yeah.

14 MS. RUPA: Yeah. Good evening, ladies and gentlemen.

15 MR. PAISON: Just point it over there. There you go.
16 There's your slides.

17 MS. RUPA: Okay. So --

18 CHAIR WILLIS: And can I ask both of you to give your
19 name and your address when you start speaking.

20 MS. RUPA: Yes. Good evening, ladies and gentlemen.
21 I'm Rupa (phonetic) from Contour Companies, and this is
22 Jonathan --

23 MR. HARTZELL: And Jonathan Hartzell, Detroit Rising
24 Development, 474 Peterboro, Detroit.

25 CHAIR WILLIS: Thank you.

1 MS. RUPA: Okay. So thank you, Tom, for the
2 introduction for Northland, actually.

3 And let me just start with reiterating the timeline
4 from our side that is Contour Development. So we came into the
5 picture around June 2021 when we actually started developing the
6 site. That is kind of like a very crucial time because we are
7 just coming out of COVID, and we had the Delta variant also at
8 that time. So it is -- it's a hard time for everyone because we
9 are hit with supply chain problems, materials, and as well as
10 power -- power infrastructure.

11 And this -- actually, we had a very -- we developed
12 this plan. I was a part of developing this plan from Contour
13 side of it. But at the same time, we were hit with a lot of
14 delayed with supply chain material problems and trades and et
15 cetera. So -- but still, we put our best foot forward. And in
16 2021 and 2022, despite the constraint, we did the site work. We
17 went ahead with a lot of ground saturation, balancing and Master
18 Plan and continued while navigating economic instability.

19 '22 to '24, we actually went ahead -- we actually
20 approach more than 200 commercial establishment and engaged for
21 anchor tenancy. More proceeded with caution because of the
22 changing economic conditions because we all know how there is a
23 difference between pre-COVID and post-COVID timings. We do
24 have -- we did have a really grand Master Plan, but this is the
25 time we have to actually understand the economic condition and

1 change it so that it works for the City of Southfield and
2 ourselves so that we better serve the community.

3 So with that, the sports com- -- '24 to '25, two
4 mixed-use development, that is A and B, the residential
5 complexes, what we see. We started with that, and it is nearing
6 completion. It is six stories, 180,000 each. And we are about
7 to be -- have -- we -- we are about to have the grand opening in
8 the summer.

9 So it is podium construction, which is a commercial in
10 the first floor. And then we have apartment -- 100 apartment
11 complexes each in Building A and B. So that is almost ready.
12 With all these constraints too, we were able to, like, actually
13 construct this, and it is in the site right now. We are in the
14 final stages of A and B, actually.

15 We had the -- the major setback for A and B is the
16 power infrastructure. We were delayed for a long time, and we
17 knew that we will because we cannot operate the elevator, and if
18 the elevator is not there, we cannot go ahead with the building
19 itself. So we had a lot of problem with the -- as I mentioned,
20 supply chain, material trade, power infrastructure. But still,
21 we went ahead and put a very positive foot forward.

22 Now with the current, what we came across is the
23 sports complex concept represent a strong next phase that aligns
24 with the market demand and support the broader development of
25 the vision. So that's why we got -- we partnered with

1 Jonathan's company that is Detroit Rising, and then we are here
2 to amend the site. Basically, the usage of the sports complex
3 is not a problem. It's already included in the ODD, Overlay
4 Development District. But at the same time, the architecture of
5 it is, we have to include that.

6 So let me just -- let me just go through the broader
7 aspect of what mid-century modern architecture is. So
8 mid-century modern architecture is the clear geometric form,
9 disciplined massing and minimal architectural expression,
10 designed as a unified volume and a strong horizontal base. The
11 structure emphasizes proportion, simplicity, and constructural
12 scale. The structural system is honestly expressed and exterior
13 materials are natural restraint and avoid unnecessary
14 ornamentation.

15 Height and footprints have been carefully studied and
16 remain compatible with the surrounding development, integrated
17 landscape, pedestrian pathways, and forecourt has been -- so
18 basically, we try to accomplish all these things at mid-century
19 modern. Even the dome can be considered at mid-century modern
20 because it has all these silent features in it. It is a
21 geometrical form. It is structural. It is minimalistic. It
22 has an extra building, which actually types very well with the
23 mid-century modern guidelines of Southfield city narrative. So
24 all in all, it is just an architectural express -- expression,
25 and dome is one of the geometrical forms, so it ties right into

1 as mid-century modern.

2 So let's go through the -- some of the slides. This
3 is the summary. If I have to read -- I'll just go -- it is the
4 same thing what I have told, but still.

5 Attached, please find full documentation and
6 supporting material that outline our request for an amendment to
7 ODD Master Development Plan for the Northland project. Over the
8 past year, economic condition, retail trends, and consumer
9 expectations have continued to evolve. The shifts, coupled with
10 significant development progress on our site, have informed the
11 refinement we are proposing to ensure continued alignment and
12 market demand and the City of Southfield's commitment to
13 creating a best-in-class destination-focus district. So I
14 explain everything about the economic and retail environment and
15 the change of it as of where we are standing right now.

16 ODD amendment request. Sport Dome. I think I've
17 explained very well. If you want me to read through it, I can
18 read through it.

19 Proposed Sport Dome -- Recreation, Tourism, and
20 Community Activation. So how this Sport Dome will act as an
21 economic catalyst for City of Southfield? The sports dome is
22 designed to serve as both community recreation hub and regional
23 sports destination. Supported by more than 10 established
24 travel soccer clubs in Metro Detroit, the facility will be
25 generated consistent year-round traffic through leagues,

1 practices, and tournaments.

2 So basically -- I'll just read a little more -- I'll
3 just add a little more to it. A thoughtfully planned sport
4 complex can serve as a strong community anchor while boosting
5 local economic activity. It attracts athletes, families, and
6 visitors, generating consistent support for nearby restaurant,
7 retail, and service businesses.

8 By tournaments and regional event bring out
9 out-of-town guests who benefit local hotels and hospitality
10 providers. The facility activates the site throughout the day
11 and evening, enhancing vibrancy and safety and provides a shared
12 gathering place for youth programs, recreation, and community
13 events that foster engagement and healthy lifestyle.

14 The site design prevents -- preserves walkability
15 through integrated pedestrian walkways, safe crossings, and
16 connected circulation route supported by landscape buffers and
17 clear pedestrian zones that maintain a safe human scale
18 environment alongside with efficient traffic and traffic flow.
19 So basically we still maintain all the green spaces; we have
20 walkability; and the local community and local business, the
21 sports dome actually supports them.

22 CHAIR WILLIS: Okay.

23 MS. RUPA: Economic -- and economic feasibility, I
24 think I have gone through this again.

25 Conclusion, the proposed dome amendment and

1 clarification of recreational uses, the sports dome. So I have
2 already told all these things about it saying that this is a
3 evolving market and the shifting of real estate environment over
4 the previous years, pre-COVID and post-COVID. And we have to
5 think -- I truly agree in the plan for Southfield is amazing,
6 and -- but at the same time, we have to be realistic about
7 pre-COVID and post-COVID. It's -- we know how much we all are
8 affected by COVID.

9 And we have a different world pre-COVID and
10 post-COVID, and most of the people will agree on it. And we
11 have to align ourselves with the current market and economic
12 conditions, okay? So these are some of the -- okay. Sure.

13 MR. HARTZELL: Does anybody have a questions for Rupa
14 with Contour before I start?

15 CHAIR WILLIS: At a point we will be asking questions.
16 So if you could proceed.

17 MR. HARTZELL: Perfect. Thank you. Again, I'm Jon
18 Hartzell with Detroit Rising Development. We're behind the
19 sports complex space. We have a few of our partners here today.
20 And we appreciate you guys taking time to hear us. This is the
21 second time we've been ahead of you.

22 Thank you, Tom, for any communication you've given me;
23 it really has been helpful.

24 Everyone on the Board, I appreciate your time. I
25 actually sat on the Planning Board of Beverly Hills for a short

1 stint. I understand the commitment you're giving away from your
2 family and for our community, so I really appreciate that.

3 Again, it's the Northland City Center sports dome.
4 Who we are. We're going to go over a few table of content
5 items.

6 Who I am. Detroit Rising Development is a real estate
7 development group making a name for itself through innovative
8 concepts and strong partnerships. Our focus is long-term
9 investment in emerging neighborhoods and revitalizing the
10 obsolete or underutilized properties, adding value through
11 thoughtful design, strong operations, and lasting community
12 relationships. It's really important that most of the projects
13 I go after, I'm looking for a space that will be impactful and
14 actually bring something to the community that's -- that's
15 valuable. We'll go through our -- our projects, and I'll kind
16 of highlight what we did in those spaces and why I think it
17 makes sense here.

18 Okay. So Detroit Shipping Company was one of our
19 first projects. I think it relates to this, as this land was
20 vacant from 1988 until we -- when we built it. The City of
21 Detroit came to me and asked me if I could help cluster
22 businesses together here, turn lights on, create community and
23 walkable space.

24 In that, we decided to use nonconforming substrate
25 shipping containers to build a food hall out of that. What's

1 happened since then is this -- this road has become vibrant;
2 200,000 people come through this neighborhood, and now it's
3 being deemed Historic Chinatown. We've got a million-dollar
4 grant to improve that community. And it's bringing -- turning
5 lights and bringing the actual, you know, dollars and cents to
6 the space.

7 Livonia Athletic District. This was a retrofit. The
8 YMCA was existing in Livonia. It went on the market during
9 COVID.

10 Part of our big push for many years is we've been
11 trying to bring athletics and indoor space training to South
12 Oakland County. It's been really hard to find that location and
13 make that make sense for that. I'm sure a lot of you have
14 children who play sports. You find yourself traveling 45
15 minutes to and from on school nights with your kids to get
16 training in a space that makes sense.

17 When Livonia Athletic came up, we took the opportunity
18 to convert that into turf space, making it in a modern training
19 space. Unfortunately, it's still 25, 30 minutes away from the
20 main core people I was trying to support, which is the South
21 Oakland County Core, and so that's why we've been looking for a
22 new location, and that's what we're finding here today in this
23 conversation.

24 Lansing Shuffle. Another retrofit of a City project.
25 The City took back a former farmers market and wanted to create

1 a viable walking district on the riverfront. They came to me
2 and asked me if I could reinterpret the building that they took
3 over and tried to run a market in, and it was going dormant
4 after nine years of operation. We took it, considered what we
5 thought of the community and how we were going to reinvent this.
6 We actually used mid-century modern themes behind it -- having
7 Audrey Hepburn in Roman Holiday as our theme behind it. It's
8 kind of interesting.

9 And we created a food hall and shuffleboard court that
10 now is the anchor of the riverfront, drawing customers and --
11 and creating a vibrant local environment.

12 So what's coming? So our vision is to bring a sports
13 complex to the Northland mall. You know, I think we've
14 addressed the size of the space. The -- the key to this is it's
15 hard to find a facility that has the type of training that you
16 need with big, large open space. I know there's a few slides
17 that came up of other venues. I can speak to those.

18 Novi uses a retrofit of old hockey rinks. It hosts,
19 at best, 5 v 5 five soccer in a small setting. Taylor Sports
20 Center -- also a retrofit of hockey space. Only hosts, at best,
21 9 v 9 and smaller. And then Wixom, which was a ground-up
22 construction originally slated for two uses.

23 They weren't sure if it was going to work, so they
24 built it for industrial if sports failed, but then they built it
25 for -- for sports. When they built it, construction cost

1 pre-COVID, and at the time, it cost them \$8 million to build
2 that facility. They have since priced that same facility, and
3 it's \$44 million to build in that same space. So it's
4 un-buildable in the current market of post-COVID construction
5 costs and cost of money. When they went on expansions, they
6 added two sports domes in the back because that was attainable
7 and affordable in the space.

8 Financial feasibility. I kind of just addressed the
9 financial feasibility. You know, us choosing the site and
10 working with Contour is interesting. They actually originally
11 came to me to build a food hall in the old Hudson space. And
12 when I looked at it, the problem was there wasn't a strong
13 anchor to have actual customers there that would support small
14 business. When I took over Detroit Shipping Company in that
15 space, we were able to do that because there's LCA, Masonic
16 Temple, and we're taking that customer base and giving them a
17 reason to stay in the community.

18 Lansing Shuffle on the riverwalk. It's next to a
19 convention center and a ballpark. Again, anchors that have
20 known patronage that then can support the small businesses that
21 we put in those spaces. So when they asked me to do a food
22 hall, I said, I don't know if I can bring that here because I
23 can't guarantee what is going to be supported in the small
24 businesses, and it'll kind of eat them up. What we need is to
25 see some anchor that -- that can have consistent patronage.

1 And so I said, What -- you know, What if I brought my
2 sports dome complex here -- which we know what that looks like
3 because you have annual, you know, agreements with groups that
4 are driving children and families into that space, adult
5 leagues, and other community groups that you know what that
6 number will be. Therefore, it'll help Contour to be able to
7 lease out the space that they've had a struggle with, because
8 people are looking for what the anchor is that's going to drive
9 to help their business sustain. So we would love to build it
10 out of the Taj Mahal material, but the reality in the market is
11 that that can't be built in this economy. The dome is what
12 actually allows this use to happen on this site, which then
13 allows Contour to go and build what they want for the City and
14 community.

15 CHAIR WILLIS: Okay.

16 MR. HARTZELL: I'm kind of getting ahead of my slides.
17 Sorry, guys.

18 All right. Community Benefits. Again, you know,
19 bringing in the sports dome, not only does it bring multiple
20 sports to youth and adults, it -- it brings tourism. People are
21 coming not just from local but also regionally to come here.
22 When they do come, they spend money on gas and stay and food.

23 I -- you know, I'm one of the wrestling coaches, and I
24 support that at Birmingham Groves. And on the weekends, I -- I
25 take a bunch of kids to different fields and spaces. Were in

1 Pinckney this weekend, and we're going to have 10 kids. We have
2 two hours sitting and having lunch in Pinckney and getting gas
3 there and driving away.

4 Sports drives the economy when these families come
5 and -- and spend time there. They are longer stays, and it
6 supports the community and the businesses. Again, I'm getting
7 ahead of myself. I apologize. I know we -- we addressed these
8 last time, but very similar numbers and -- and very similar
9 standards.

10 Design Capabilities. So again, a big part of what
11 we're talking about today is, I think we all like the use; we
12 all understand the impact that this brings; and we have an issue
13 with the substrate -- the material that it's being built with.
14 And so just -- us -- as -- our plead to you is that -- you know,
15 historically, there -- there was a geodesic dome on site, and it
16 was there from the beginning, and many young teens went and
17 spent years at that space. And this is just a -- a throwback to
18 that original intent.

19 Actually, on that 2013 design plan, if you all go
20 looking at the first two pages, it shows the dome on the cover,
21 and it shows it several times. So it was a piece of history in
22 this space. Domes and geodesic structures have historically
23 been part of mid-century modern design.

24 And what we've done on this site is, I believe there
25 was early conversations with planning, sometime in the summer

1 and through the fall. Originally, it was on a different
2 location. And per some requests, we moved to a -- a more
3 pleasing space. We added three-foot walls surrounding with
4 materials that matched the design intent. We designed the
5 auxiliary building to match design intent. And there's an
6 opportunity to build from there, but it -- none of it will have
7 the financial feasibility without the actual dome.

8 I just want to thank you. Again, Jon Hartzell,
9 Detroit Rising Development. Thank you very much.

10 CHAIR WILLIS: Thank you. We're going to have an
11 opportunity for public, so if I can ask you to have a seat for a
12 moment. It's an opportunity for the public to address any
13 concerns relative to PZR0DD25-0003. If anyone wishes to make a
14 comment, I believe I gave a comment before, give you three
15 minutes to make a statement, and we would ask you to present
16 yourself and give us your name and address.

17 MR. IGNATOVICH: Thank you. My name is Mike
18 Ignatovich. My address is 26040 Huntington Road in Huntington
19 Woods. I'm here tonight as the administrator of South Oakland
20 County soccer and DCFC South Oakland. I have a few members of
21 our administrative team here as well and executive board
22 supporting, but I'll be talking about our -- our views on this
23 project. We're here to support the proposal to allow the dome
24 structure to be here.

25 We're a nonprofit, community based youth soccer

1 program serving Southern Oakland County, including Southfield
2 and other nearby cities. We also partner with Detroit City FC,
3 the professional soccer team down in Detroit, and we shared
4 their community focussed mission of bringing sports -- the sport
5 of soccer to the youth in the Metro Detroit area.

6 Currently, our organization provides soccer programs
7 for kids ages 2 through 19 from the recreational level for the
8 littlest kids up to what we call premier- and elite-level
9 programs for our older kids where kids get to participate in
10 statewide, regional, and national competitive activities. Right
11 now, we have 650 kids who play travel soccer in our program with
12 our DCFC South Oakland banner. We have 1,250 plus kids playing
13 recreational soccer with us through our South Oakland County
14 soccer programs. And we also have over 400 kids who have been
15 participating in summer camps and holiday camps over the past
16 year.

17 About 12 percent of our population -- or player
18 population -- resides in Southfield, which is actually the third
19 highest participation rate based on city of residence for our
20 membership. All told, we have over 2,000 children participating
21 in our soccer programs and with their families as well.

22 The reason we're here tonight is because we want to
23 wholeheartedly endorse and support the dome project that we're
24 discussing, and encourage you all to support this as well. We
25 believe that building this specific year-round dome for athletic

1 activities in Southfield will allow organizations like ours to
2 better serve our communities. We'll be able to provide more
3 opportunities for those kids already in our soccer club in this
4 dome.

5 Like I said, we have over 2,000 children playing
6 soccer with us right now, and for instance, many of these kids
7 like to play soccer in the winter. And as Jon had mentioned,
8 space in this area is extremely limited. We are hard-pressed to
9 find places that are nearby that are usable and -- and most
10 importantly, are affordable for our activities. And we think
11 this dome will go a long way in helping us and other youth
12 athletic programs, to be honest, address these crucial needs of
13 location, space, and affordability.

14 Secondly, for us, it'll help us better promote our
15 soccer activities in Southfield to get more kids who reside in
16 Southfield engaged in the sport. We want to get kids out in the
17 fields learning how to play the sport and to love the game of
18 soccer that we are all passionate about.

19 And lastly, I just want to say, we cannot wait for
20 this dome to be built. We hope that you will share our
21 excitement for the opportunities it's going to provide youth
22 athletes across Southern Oakland County. We've asked you, the
23 Committee, to endorse the plan to build the dome and make those
24 opportunities become realities for these young athletes. Thank
25 you very much.

1 CHAIR WILLIS: I thank you.

2 Is there anyone else that would like to speak to that
3 issue? Thank you. And if you could, you could give your name,
4 address, and you have three minutes.

5 MS. KRUSLEMSKY: Hi there. My name is Meghan
6 Kruslemsky. I live at 30335 Woodhaven Lane in Beverly Hills.
7 The end of my block is Southfield, so on the border.

8 I also am here to speak in support of this effort. As
9 the mom of a busy student athlete, I understand firsthand what
10 having a facility like this would bring to the community. With
11 the continued growth of youth soccer, and as others have
12 explained the scarcity of facilities in the area, we're often
13 traveling out to distant suburbs sometimes for games that start
14 at seven o'clock in the morning because that's the only slot you
15 can get in the winter.

16 At most facilities, to be honest, you're happy if the
17 lady's restroom isn't too gross and if there's a functional
18 water fountain. To have a brand-new facility less than 15
19 minutes from my house would, frankly, just be amazing. But, you
20 know, you think of the small businesses that are planned for the
21 project and, you know, everything that Jon and others have
22 talked about in terms of the foot traffic, really -- you know,
23 to have the option.

24 A lot of these other places that they're talking about
25 are really in the middle of nowhere. You finish the game. If

1 you didn't bring lunch, you didn't bring dinner, you're kind of
2 out of luck. So to be able to have the opportunity,
3 potentially, depending on the business, to -- to take the kids
4 for an ice cream or a celebratory dinner, would really make this
5 facility really differentiated from a lot of the other places
6 where our kids play.

7 But really, more important than us and our experience
8 is -- is the kids. Having a new option nearby to keep them
9 active over the winter is huge. As soon as it gets cold, if you
10 don't have a place to go inside to play, it's hard. And so I
11 would say -- kind of tying it back. So when my mom was a
12 teenager, she actually used to go dancing at the Mump.

13 So to John's point, you know, this was, you know, a
14 Buckmeister Fuller designed geodesic dome that was here in the
15 '60s. So this gives us an opportunity to kind of pay homage to
16 the past and bring something into the future. That's really
17 going to be helpful for -- for my family. I'm sure you guys
18 have kids and grandkids who are also involved in youth sports.
19 And this would be a great addition to the community that we
20 don't have right nearby.

21 CHAIR WILLIS: Thank you so much. Again, if there
22 anyone else would like to address that issue, if you could come
23 to mic and -- and if you will, your name and your current
24 address.

25 MR. SMITH: Absolutely. My name is Carmen Smith. I

1 live at 20300 Civic Center Drive in Southfield. I've been in
2 this area a long time. I grew up in Southfield.

3 First of all, good evening -- good evening, everybody,
4 and thank you for the opportunity to speak. I'm here to voice
5 my support for allowing the sports dome to be built here in
6 Southfield. As a kid growing up, I grew up in Southfield. I
7 loved sports, but opportunities were limited by weather, space,
8 and access. I would -- I would have loved a safe year-round
9 place to train, stay active, and connect with other kids in my
10 community.

11 A sports dome isn't just a building, it's a place
12 where young people can grow, grow confidence, discipline, and a
13 sensible belonging. A sports dome gives kids a positive,
14 structured outlet, especially during long winters. The winters
15 is a -- is a huge deal. But somewhere to go, somewhere to
16 practice, somewhere -- somewhere to grow their -- grow their
17 skill and somewhere to kind build with community members and --
18 and belong.

19 It keeps youth -- you know, it -- it keeps youth
20 active, healthy, and engaged, which supports both physical and
21 mental health. It -- it also gives families a local option
22 instead of driving to other cities and spending money elsewhere,
23 which was kind of discussed this evening. This type of facility
24 attracts tournaments, leagues, and events that bring visitors
25 into Southfield as -- as has been discussed. That means

1 increased business for local restaurants, hotels, and small
2 businesses.

3 It -- it also creates jobs and positions in Southfield
4 as a forward-thinking city that invests in quality of life.
5 Southfield has always been a place for opportunity and growth in
6 community. Allowing sports dome -- allowing a sports dome
7 alliance with those values and -- and -- sorry -- and invest in
8 our future, especially our kids.

9 I have two teenager kids. I'm also a coach in the
10 area -- a wrestling coach. Which kids are interested in looking
11 for somewhere to go that's not too far away where they can just
12 better themselves.

13 I respectfully ask that the City support the -- this
14 project and -- and give the next generation opportunities, many
15 of what we wish we had -- or what I wish I had when I was
16 younger -- another opportunity. Thank you for your time and
17 service to our city.

18 CHAIR WILLIS: I thank you. Any other comments on
19 that last item? This would be the last opportunity for public
20 comment.

21 Yes, sir.

22 MR. G. HARTZELL: Hello.

23 CHAIR WILLIS: Could you give your name and your
24 address to start.

25 MR. G. HARTZELL: Uh-huh. My name is Gus Hartzell. I

1 live at 31196 Churchill Drive. I am a student athlete who does
2 wrestling and soccer. And I practice for soccer about two times
3 a week, and I have to drive 40 minutes there and 40 minutes back
4 to play. And I feel like, you know, that's a lot of time I
5 could be doing a lot of other things, not just driving.

6 And, you know, I get back very late. I can't really
7 do school work. I can't really do anything because it's --
8 after school, I have to leave, go play, then come back and go to
9 bed. And it's a lot of time wasted, where I feel like, you
10 know, somewhere closer will be a lot more convenient.

11 And when it's, you know, winter, I really find myself
12 asking a lot, like, where I could be playing. And I feel like
13 it would be, like, a dome near -- or a sports complex near my
14 house would be very -- like, a lot of people would use it all
15 the time.

16 And for wrestling, it's really the same thing. When I
17 want to do, like, any -- I'm usually driving two hours away, an
18 hour away to do any wrestling tournaments, where then I'm there
19 for the whole day, wrestling the whole day. A bunch of kids are
20 wrestling there the whole day.

21 And over the summer, I have a lot of people asking me,
22 like, where they could be wrestling, and a lot of people are
23 very eager to keep wrestling. So I think, you know, having a
24 sports dome would just be very convenient for a lot of people in
25 the area to have instead of just driving hours away. Thank you.

1 CHAIR WILLIS: Thank you.

2 Again. Anyone else who would like to address that
3 issue?

4 And if you could give your name and address.

5 MR. EHLEN: Hi. I'm Chris Ehlen. 17508 Dorset
6 Avenue, Southfield. I'm here for -- to support the building of
7 this dome.

8 I do have two kids that play soccer; one plays
9 premier, one plays elite. And much to what people have been
10 saying before, we find ourselves in a position where, you know,
11 we're driving between 25 minutes to a half hour just for
12 practices and to train. And so although there's local
13 opportunities, anything beyond either being indoor for, like,
14 winter training or whatever, it's like -- it's just a drive.

15 So it'd be nice to have the opportunity to have
16 somewhere nearby that'd be close to train, and for people like
17 me, where it's like maybe they have kids that are good enough to
18 play at that level, but they have to look somewhere else to go
19 in order to play. Thank you.

20 CHAIR WILLIS: Thank you.

21 Anyone else? Anyone else who would like to speak to
22 that issue?

23 If you'd give your name and your address.

24 MR. GIRALDI: Absolutely. Hi. I'm Eric Giraldi. I'm
25 at 26791 Meadowbrook Way in Lathrup Village. Not to belabor the

1 points that have been made already.

2 CHAIR WILLIS: I'm -- I'm sorry. I'm having a
3 difficult time hearing you. Could you --

4 MR. GIRALDI: Sure.

5 CHAIR WILLIS: Okay.

6 MR. GIRALDI: That better?

7 CHAIR WILLIS: Thank you.

8 MR. GIRALDI: Eric Giraldi. 26791 Meadowbrook Way in
9 Lathrup Village.

10 Not to beleaguer the points that have been made
11 already in terms of convenience for families and more time spent
12 with, you know, their children, having a local facility would
13 benefit the community, I want to talk about how, you know, a
14 facility like this is -- builds the community.

15 I work for DCFC, the football club, and I work at the
16 Fieldhouse downtown, which is essentially a community hub. From
17 3:30 to 9:0 every day that place is buzzing. Kids come in after
18 school, play on the fields. The parents come in. They've got a
19 place to hang out. And after that, you've got adult leagues as
20 well happening.

21 The impact of that is -- is pretty amazing to see
22 everybody just, you know, being able to play sports and being
23 able to hang out in a safe place, especially in the wintertime
24 where, you know, there's not many places to go. My kids are
25 home all day long on the weekends. With a local facility or an

1 additional facility that we could use, I could send them out and
2 just, you know, get them playing, get them more active. Thank
3 you.

4 CHAIR WILLIS: Thank you.

5 Again, is there anyone that would like to speak to
6 that issue? This is the opportunity for public comment. Is
7 there anyone that would like to speak to that issue? Seeing no
8 one. Public comment option is closed.

9 Commissioners? I'm going to start with Commissioner
10 Martin.

11 MR. MARTIN: (Inaudible.)

12 CHAIR WILLIS: Could you return to -- Okay.
13 Commissioner Martin.

14 MR. MARTIN: (Inaudible.)

15 A lot of people talking about activities in the dome.
16 I'd like to know where are they currently doing sports
17 activities that this dome would be used -- utilized for?

18 MR. HARTZELL: You're asking where currently most of
19 these players are playing at in the Winter? Auburn Hills,
20 Warren, Livonia. Those are, like, the surrounding local,
21 closest places. Then you get to Brighton and further out.

22 MR. MARTIN: So they would be coming to Southfield
23 rather than where they currently are.

24 MR. HARTZELL: That's correct.

25 MR. MARTIN: And what -- what is the draw to get them

1 to come from Oakland Hills, Auburn Hills, all the other hills to
2 Southfield?

3 MR. HARTZELL: Yeah. Good question. So there's
4 multiple sports. Obviously, you saw today a very strong soccer
5 crowd. There's also football, baseball, softball, lacrosse,
6 multiple sports. All those sports are competing for space, as
7 someone else mentioned, which is driving costs up.

8 Several years ago, United Whole Mortgage, again, a
9 hard structure, and they ended up going -- selling to building
10 because they couldn't afford to keep it because it was too
11 expensive to build -- closed down several full fields of turf,
12 and this created a disruption in the market, and that's why I
13 think you heard one parent mentioning games are now, like, 7
14 a.m. You're going out to Eastern Michigan that dome to play,
15 and we're all being scattered around because all those sports I
16 mentioned are all competing for that same space.

17 So this is actually just supporting the community
18 where potentially, you know, clubs and local teams are going to
19 actually have an opportunity to be close to home instead of
20 driving that, which then opens a new market for those spaces up
21 there.

22 MR. MARTIN: Okay. We recently had a large volleyball
23 tournament at (indiscernible). I use the old name. So I assume
24 that that type of activity is something you'd be looking to do
25 there?

1 MR. HARTZELL: That's correct.

2 MR. MARTIN: So what happens when someone in
3 Farmington Hills decides to put a dome up? Where -- does that
4 leave us with a dome that, you know, we've lost people to?

5 MR. HARTZELL: Yeah, it's --

6 MR. MARTIN: Well, I guess my -- my question is -- is
7 what is the make dome something that's going to continue to be
8 the draw when there's other -- you named other facilities that
9 have been built or done -- that you've done.

10 MR. HARTZELL: Yeah.

11 MR. MARTIN: What is stop someone else from doing the
12 same thing to draw away from us? And understand that we've
13 already had proposal within the last nine months of someone
14 building a dome not even within two, three miles away.

15 MR. HARTZELL: So I don't know that concept. Was that
16 the 9 Mile concept? Because I can speak to that group, because
17 they actually called me to ask me if I would take that over.
18 And that was a sports enthusiast whose son played baseball, and
19 then his son joined some club, and they didn't need the sport
20 anymore, so he tried to push it onto someone else. So I can
21 speak to that guy.

22 Competition -- right? -- in any market, is the same in
23 any market. As they see absorption happen, people are going to
24 be less inclined to -- to build because there'll be less
25 absorption and opportunity. So once we put this flag here in

1 the central core, that's going to finish that whole gap. And if
2 you do actual chart of circling on radius, this is that final
3 piece in the sports complex.

4 Detroit just opened a big dome down on the east side,
5 which is great, if you've ever been there. It's pretty good.
6 And that's collecting people from the east side over in South
7 Detroit. So we're kind of in the central gap middle that once
8 we put our -- our -- our dome up, it really just disincentivizes
9 anyone else to do the same.

10 MR. MARTIN: And what's going to happen with the
11 soccer field they put in Downtown Detroit?

12 MR. HARTZELL: No. It's multiple sporting, and it's
13 doing great. It's multi-sport.

14 MR. MARTIN: Yeah.

15 MR. HARTZELL: Yeah.

16 MR. MARTIN: And here again, you keep saying soccer,
17 but a dome would be multiple sports -- volleyball --

18 MR. HARTZELL: Yeah. Livonia Athletic District, we
19 have Madonna University comes during the day. Baseball team,
20 softball team, lacrosse team, track team, they all train during
21 the day. Because they don't have a facility at Madonna
22 University, so they're using our space during the day.

23 After school, we have multiple sports going, including
24 ultimate Frisbee and other things. Flag football happens. So
25 it's multi-sport. Everyone is competing for that. They're

1 looking for height and -- and width, and you don't find that in
2 most buildings, as most buildings, as we mentioned earlier, are
3 retrofits of other spaces and don't quite have the square
4 footage that groups are looking for.

5 MR. MARTIN: And I assume that there's a seasonal
6 aspect of the sports too.

7 MR. HARTZELL: Yep. You're heavy from September until
8 about June. And then the summer, obviously, is an outdoor time.
9 But again, we just did this in a smaller setting in Livonia. So
10 in that, you find alternate things to do. We do a lot of
11 mom-to-mom sales. There's actually a lot of TV commercials run.
12 If you've Barry Sanders doing a commercial for OnTurf, that's in
13 our space over there, things like that. So you find alternate
14 experiences during the day to fill those -- those lulls.

15 MR. MARTIN: Would there be other activities other
16 than just strictly sports --

17 MR. HARTZELL: Yeah. Yeah, like I just mentioned, you
18 do mom-to-mom events. So it's, like, garage sales indoors for a
19 bunch of ladies. There's, like, a lot of different experiences
20 like that. There's SilverSneakers activities. Tai Chi was
21 going on in our Livonia place. We can see that happening over
22 here. We also have sports training space there for physical
23 training. So there's a lot of different opportunities. You can
24 see graduations if there's -- you know, need rain contingency in
25 the space, it's a great spot for that.

1 MR. MARTIN: You're -- when you say graduation and
 2 other things like that, you're talking about a lot of seating
 3 going on (inaudible).

4 MR. HARTZELL: Yeah. Yeah.

5 MR. MARTIN: Are there other activities that could
 6 make -- that would be drawn to a dome facility like that?

7 MR. HARTZELL: Again, it -- people, generally, when
 8 they're looking for a space of large square footage, will get
 9 creative, and they -- they're trying to find it. So it just
 10 depends on what you're looking for. So yeah, there's -- there's
 11 multiple activities that can happen there.

12 MR. MARTIN: And is there a -- is there a demand, or
 13 would there be a use for exercise-type equipment that -- you
 14 know, or would that be something -- an alternative? I'm
 15 thinking like a (inaudible) in there or something like -- you're
 16 not looking at (inaudible).

17 MR. HARTZELL: No. And I can't speak for Contour, but
 18 I believe there's space in one of the outbuildings that they're
 19 looking at one of those groups for that. It's a different --
 20 that's a different membership-style business. What?

21 MR. MARTIN: You're looking more at field sports?

22 MR. HARTZELL: Yes. Open turf.

23 MS. RUPA: So this is -- sorry. So this is the first
 24 one anchor what we have envisioned. But we have -- we want to
 25 develop, as it's a innovative mixed-use development also. So we

1 are -- as I explained earlier, we have ventured into more than
2 200 establishments to come as an anchor. And this is the first
3 one, which has, like, actually materialized.

4 Again for -- thank you for coming here. But at the
5 same time, right now, we are talking about the architecture --
6 feasibility of architecture of mid-century modern here. So I
7 would again say that the architecture ties into mid-century
8 modern for the dome space here. But at the same time, as
9 project itself, we are trying to diversify as much as possible
10 and make it a mixed-use development.

11 MR. MARTIN: In essence, this isn't something that
12 would be for The Northland Development, it would just be a
13 facility for use centralized in Southfield.

14 UNIDENTIFIED SPEAKER: There we go.

15 MR. MARTIN: It's --

16 MR. HARTZELL: Yeah. It's not specific -- it's not
17 specific for Northland like as you're saying. Like, the
18 residents would have access to it. So, you know, adult leagues
19 at night would be an amazing space, where they come over, they
20 live in town, and they play an adult league, and they go sit at
21 a pub and have a drink. It seems very viable.

22 MR. MARTIN: No more questions at this time --

23 MR. HARTZELL: All right. Thank you.

24 CHAIR WILLIS: Commissioner Griffis?

25 MR. GRIFFIS: You bring up a good point. I don't have

1 any opposition to a sports dome. I've done the circuit travel
2 sports, driving my kids 45 minutes away, coming back in a
3 snowstorm at 2 a.m. because that's the time you could play.
4 It's true. There's nothing around here.

5 I've had clients seek indoor soccer training space in
6 Southfield, and looking at too short, too many columns in the
7 center. Nothing has happened in five years of looking for them.

8 I think the good and the bad thing -- or the bad thing
9 is it's associated with this Northland Overlay Development
10 District. If this was five feet away, or if this just got
11 kicked out of the Northland Overlay Development District to a
12 more appropriate zoning, I think we could approve this quickly.
13 So is that --

14 MR. PAISON: (Inaudible) Mr. Griffis is correct.
15 Indoor recreation facilities have been in a variety zoning
16 districts in Southfield. The only district that has the
17 regulations we need (indiscernible) of this sort is Northland.
18 So any other location (indiscernible) recreation, could do
19 (indiscernible) and it wouldn't be an exception to the design
20 (indiscernible).

21 This is the only (indiscernible) really because of
22 the -- the city-driven process of redevelopment when they
23 acquired the failed mall. The City actually bought the mall for
24 \$125 million out of -- out of foreclosure, basically, a
25 receivership in order to (inaudible) say in this redevelopment.

1 So the design guidelines were put in when the City owned the
2 mall. So as the owner of the -- the municipality, they put
3 those in there because they had to (inaudible).

4 But yeah, you could go south of Northland Drive, the
5 Northland tower site, and you could do it there as a dome. You
6 could go north and 9 Mile. There are actually a variety of
7 zoning districts in the City where a dome could be built as a
8 permitted or special land use and the architecture would not be
9 an issue, but really it is just a particular nature of this
10 redevelopment.

11 MR. GRIFFIS: So the other site plan that was
12 presented to us had another large, big box covering up one of
13 the most interesting design features of this whole
14 redevelopment, which was kind of this pond with the views of the
15 townhouses and all that stuff. This site plan, it -- that's
16 gone, which I think is helping this building not feel too big
17 and too close to the rest of the development.

18 I think my biggest problem with the last design a
19 couple of weeks ago was, I don't think this should be an
20 industrial park. I don't think this should be just big box
21 land. It was -- it was a -- a chance to redevelop a lot of
22 acreage in a city as a -- as a city within a city. And that
23 takes a long time and takes a lot of money, obviously. There's
24 been economic challenges, the cost of money is higher, all those
25 kind of things.

1 Somebody has got to go first in a real estate
2 development. It's like who's going to -- who's going to live
3 there if there's nowhere to shop and eat? Who's going to eat if
4 there's no one living there? You're battling a lot of things.

5 The merits of this being a draw and a generator I
6 think are there. I think -- I don't want to get into
7 architectural history and theory and stuff. It's kind of a
8 stretch saying this is mid-century modern. It's just an
9 inflatable building, right?

10 But it's -- it's a community generator. It's a hub.
11 I don't think that's bad. I don't think that's going to kill
12 the development. I don't know if it's the right time for it. I
13 mean, that's -- you're the experts on that.

14 But also, if you don't go now, you know, what happens
15 with the development? Does anyone want to come there? They've
16 also -- they've added land to the Northland Overlay Development
17 District. So is it easy enough to just split it back out and
18 then their approval simpler? Or, like, you know, there's --
19 there's obstacles that are in front of them that aren't common
20 in the zoning ordinance. They're very unique to this.

21 So, like, the merits of the project are -- are
22 making -- it feels a lot better to me, especially since there's
23 not this other giant big box that was going to cover up the rest
24 of the site. I hate to lose the potential for this whole
25 redevelopment of the whole project, a hundred and some acres on

1 Northland. But -- no one is saying kids' sports are bad. No
2 one is saying we don't want kids to play sports in Southfield.
3 No one is saying that.

4 I especially want to see, like, the food hall come
5 because it makes sense because there is so many people there
6 that there's such a demand for it. And that all the people in
7 the apartments and the townhouses and whatever types of housing
8 get built here demand for it. So that's all good. That's not
9 what's being presented. But hopefully, that doesn't get lost in
10 the design.

11 That's a little bit sideways, maybe, from what we're
12 talking about, but because this is Overlay Development District,
13 there's a lot of different rules, and these rules are supposed
14 to be created for development and to bring potential to
15 projects, but they might be burdened by the rest of the project
16 for this particular project, and I don't know what the way --
17 the simplest way to fix that is or --

18 MR. PAISON: Yeah. In this case, I don't think this
19 piece could be removed from the ODD because it was part of the
20 original mall product project, and it's actually under a
21 supplemental development agreement that also requires compliance
22 with the ODD. Some of the land they added later, or if they
23 were to get some of the other land that wasn't part of the
24 original ODD, that wouldn't have to be put in the ODD, that
25 could be developed under the RS.

1 You don't have to add that to the ODD. But the stuff
2 that's in that was part of the original mall development, the
3 property the City acquired and then sold to the developer, there
4 are supplemental development agreements to tie all that stuff
5 together. That part will be very hard -- would be very hard to
6 unwind.

7 MR. GRIFFIS: So today, if you'd --

8 MR. PAISON: And their under TIF districts
9 and Brownfield plans and--

10 MR. GRIFFIS: -- circle back around to what we are
11 trying to review and approve today. I believe we got too far
12 off the --

13 MR. PAISON: Yeah. I think we'd really have to focus
14 on this is really about the amendment that's in front of you.
15 You know, that's what you're making a recommendation on. Like,
16 a revised amend- -- like, you know, and this is a
17 recommendation. Council makes the final call.

18 So it will go on to Council. It'll be their
19 determination. But this body -- the Council, before they can
20 make that action, it's required by ordinance that they have a
21 recommendation from this body, so that's where we're at with it.

22 MR. GRIFFIS: Okay. I'm -- I'm going to have more
23 thoughts.

24 CHAIR WILLIS: Okay. Commissioner Bernoudy?

25 MS. BERNOUDY: Yes. I'd like to think Commissioner

1 Griffis because you have the same concerns. I have the same
 2 concerns as well. When this project first began, a lot of the
 3 people, I'm sure, companies or developers, have pulled out or
 4 whatever, and we had really some nice things for the people who
 5 live here.

6 We have a lot of retirees who live in Southfield too,
 7 and I can't see them playing soccer. Maybe their grandchildren,
 8 I'm not sure. But I'm just concerned about the way it will --
 9 it will look from what we originally had in the Overlay
 10 Development.

11 I'd like to know, though, the membership -- you're
 12 going to have memberships? No? They'll just come in and pay
 13 for whatever time they're there?

14 MR. HARTZELL: Yeah. It depends on the use and what
 15 they're looking to use it for.

16 MS. BERNOUDY: And would this be just for Southfield
 17 or Oakland County or any -- anyone?

18 MR. HARTZELL: Anyone.

19 MS. BERNOUDY: Okay. How much time will it take to
 20 erect this?

21 MR. HARTZELL: It's quick -- four months.

22 MS. BERNOUDY: Yeah. I see you mentioned Detroit
 23 Shipping Company. Those are more -- they were built more, like,
 24 off of shipping containers, right?

25 MR. HARTZELL: That's correct.

1 MS. BERNOUDY: Yeah. That's how you were able to do
2 that so fast?

3 MR. HARTZELL: Yeah.

4 MS. BERNOUDY: Okay. I -- I yield to --

5 CHAIR WILLIS: Okay. Commissioner Goodwin-Dye?

6 MS. GOODWIN-DYE: I lived in Monroe and worked in
7 Warren. I think you know where I'm going with this. There was
8 a sports dome off of 75. Storm came through. There was no more
9 sports dome. What makes this different and more secure than
10 that?

11 MR. HARTZELL: Yeah. Thank you.

12 MS. GOODWIN-DYE: I don't want to come through coming
13 down the lodge and see it toppled on top of some of the amazing
14 buildings that you are erecting right now.

15 MR. HARTZELL: Yeah. Wonderful. So obviously, it's a
16 significant investment for us -- \$5 million. And so we also are
17 concerned with that choice.

18 So when we went and sourced -- and we -- we went
19 through the effort to look at metal structure, all different
20 types. And then we went through and quoted and talked through
21 probably five or six different dome companies. We found the
22 group that's had a 25-year history of zero domes collapsing.
23 They have a different type of assembly system where there's
24 break points throughout. So if there is a tear, it only runs 10
25 feet, which then the dome stays erected.

1 It also has a exterior exoskeleton. As you probably
2 see in the design, there's criss-cross spaces. So we -- we took
3 that in consideration. We wouldn't want that either.

4 MS. GOODWIN-DYE: And maintenance -- how would you
5 maintain it? Because that one did get old, and it was starting
6 to look quite ragged. So how would you maintain a dome of that
7 size to keep it secure and safe for any child that is going to
8 be taking use and taking part of this dome?

9 MR. HARTZELL: I think there's two questions there.
10 One was how we're going to maintain the dome and make it
11 aesthetically pleasing through time; and the other was, how are
12 keeping the children safe on the dome.

13 So one is, the material we're buying is a very
14 cleanable material, and it has -- it water sheds, and so it
15 stays clean. And you have a standard annual maintenance of
16 cleaning how you -- you clean the dome. So that's part of our
17 business model. Again, we're aware that we're in a community
18 space, not in industrial zone, so we need to keep this
19 aesthetically pleasing.

20 Two, on the children, you know, I'm not sure which
21 part you're referencing on -- on safety. There's perimeters
22 around the space, I suppose inside --

23 MS. GOODWIN-DYE: I apologize. I'm talking about
24 within the maintenance. Because if something happens and -- and
25 it's in disrepair, it's unsafe.

1 MR. HARTZELL: Yeah. Again, being the last 10 years
2 I've run businesses, I don't know if we have any incidences of
3 children being hurt from disrepaired buildings, so I would
4 assume our management will continue with that standard of
5 expectations.

6 CHAIR WILLIS: Could you speak a little closer to the
7 mic, please.

8 MR. HARTZELL: Yeah. I just was saying, you know, for
9 the last 10 years, I've operated multiple facilities, and I
10 don't recall ever having an issue where the child is actually
11 injured or anyone is injured from a maintenance scenario. So
12 there's standard practices when you operate places. You know,
13 obviously, you have -- the biggest investment in your life is in
14 that space.

15 And, you know, it's -- it's -- you're making sure that
16 you're salting, and I -- you know, snow removal. You're making
17 sure that when spills are there, you're cleaning them up. You
18 know, you -- you have staff on -- on hand that are making sure
19 that you're protecting your biggest asset.

20 MS. GOODWIN-DYE: And what is the oldest dome that
21 you've built?

22 MR. HARTZELL: I have not built a dome. The company I
23 work with -- and I could probably provide a message to all of
24 you with the -- the dome standards we have through an email. I
25 can get you a lot of references of all the domes they've had all

1 over the -- the world.

2 MS. GOODWIN-DYE: Okay. I think -- I think that's all
3 I have for now.

4 MR. HARTZELL: Thank you.

5 CHAIR WILLIS: Commissioner Gruber?

6 MS. GRUBER: I have a question. So you talk a lot
7 about how the people who are going to come to this dome are
8 going to be in the retail spaces and the restaurant. So what's
9 your timeline? I understand this is going to take four months.
10 But when are you going to finish all those other buildings that
11 are just sitting there, and when are you're going to get a
12 restaurant in there and, you know, stores and things?

13 MR. HARTZELL: Before Rupa talks, I'll just say -- so
14 they came to me two years ago. I think I was part of her 200.
15 I didn't know I was person 199 there. And I -- I said no to a
16 food hall because there wasn't this experience where it's
17 driving people.

18 And a big conversation back and forth as, Jon, will
19 you do a food hall in this time? I said, I absolutely will
20 consider it. And I've actually been talking and negotiating
21 with English Pub, another indoor facility, training space, PT,
22 who are all interested in -- in carrying on with what I'm doing.
23 So I know this is a catalyst for other retail business. I can't
24 speak to their timeline; that'll be Rupa.

25 MS. RUPA: Thank you for your time.

1 MS. GOODWIN-DYE: Pull the mic down.

2 MS. RUPA: Okay. Thank you for the -- thank you for
3 your time. And yes, as I mentioned, we have reached out to more
4 than 200 establishment. We need an anchor by this time. And
5 then we got Detroit Rising this sports dome -- amazing sports
6 doe.

7 So we have a timeline. We are trying our best. But
8 as I mentioned that we have a lot of LOIs in our -- with us
9 also. They are interested, but they are also very timid in this
10 economic environment as of now.

11 But Building A and Building B, we do have a lot of
12 commercial tenants who are moving in. So we are
13 establishment -- we are establishing commercial tenants in the
14 residential mixed-use building, which is for Greenfield
15 Road -- which is facing Greenfield Road. So with that and with
16 the sports dome, we definitely feel that the road or the vision
17 what we are having, we will realize it sooner.

18 MS. GRUBER: But you didn't answer my question. When
19 are those stores going to be ready to take tenants?

20 MS. RUPA: Oh. Oh. We have the timeline. We already
21 have the phasing times, and it is --

22 MR. HARTZELL: Can you bring back the timeline slide?

23 MS. RUPA: Yes.

24 MR. PAISON: There you go. A and B has indicated that
25 the revised timeline is to be occupied or occupied

1 partially -- 3/30/26, so --

2 MS. GRUBER: Next month. The end of next month.

3 MR. GRIFFIS: That's a month.

4 MR. PAISON: That seems a little early.

5 MS. RUPA: It's July.

6 MS. GRUBER: Of July?

7 MS. RUPA: Yes.

8 MS. GRUBER: So if this dome gets approved by City
9 Council in March, let's say, and it's going to take four months,
10 so right around the same time, you're going to be opening
11 stores, and you're going to have your dome?

12 MS. RUPA: Yes. We -- we have the A and -- basically,
13 A and B, and then we have some national tenants, some local
14 shops, local vendors. So those ones in Building A and B, and
15 then we will have the sports dome also, which will actually,
16 like -- hopefully, we will have some of the LOIs, what we
17 already have, we'll activate them as -- as well at that time in
18 the summer, and then we'll go from there.

19 And we have the proposed dates as well. We are going
20 ahead with the rest of the building. F and G will also start in
21 July -- August time frame -- which is the next to A and B, and
22 then we will go from there.

23 MS. GRUBER: And you think that if we approve this,
24 that you're going to be inundated with people who want to rent
25 that retail space? That that's going to be an incentive for

1 people?

2 MS. RUPA: Yes. Yes. And with A and B, what we
3 already have, it is already a concrete plan. So we
4 already -- we are building the commercial -- anywhere
5 residential space, we are already building it. The commercial
6 space, we already have the agreement with the tenants.

7 MS. GRUBER: You do?

8 MS. RUPA: We do. We do.

9 MS. GRUBER: Oh. Okay.

10 MS. RUPA: We -- well, Building A and B do.

11 MS. GRUBER: Okay.

12 MS. RUPA: We are not, like, 100 percent. We are,
13 like, 70 percent filled with Building A and B, commercial space.

14 MS. GRUBER: Okay.

15 MR. PAISON: And through the Chair, it is common
16 practices. You'll have the building ready, but you have to turn
17 it over to the tenant for them to do their built out.

18 MS. GRUBER: Right. Right.

19 MR. PAISON: So 3/30/26 might be when they're turning
20 it to the tenant. The tenant will pull its permits for its
21 build out with this phase.

22 MS. GRUBER: Right. No. I get that. Okay. All
23 right.

24 MR. PAISON: So, you know, they don't control how fast
25 the tenant builds out their space, but usually, once these guys

1 are paying rent, they have a motivation to work to get the store
2 open.

3 MS. GRUBER: Okay.

4 MR. PAISON: Because they're leased -- they're paying
5 their lease. So I would -- it's a little weird with
6 multi-tenant commercial property that way, that you'll build a
7 building, turn it over to the -- especially corporate tenants
8 who have very specific build out. They do their buildout, then
9 when they get their CFO for their space, it opens. So it would
10 be completing the building to hand over space to the tenant.

11 MS. GRUBER: What about the apartments? When are
12 those going to be ready?

13 MS. RUPA: They are -- as of now, as we speak, first
14 floor and second floor and third floor, we are get -- it is
15 about to be ready -- like, I would say, like, 90, 95 percent
16 which they are ready. They will be first -- second floor, third
17 floor, and fourth floor will be ready by June time frame in
18 Building A. And then it'll be open -- the whole building will
19 be open in couple -- like, in the summer. That is what our
20 target is, and we are moving towards that.

21 MS. GRUBER: Okay.

22 MS. RUPA: Very, very -- in a very good way.

23 MS. GRUBER: Okay. All right. Thank you.

24 CHAIR WILLIS: Then just kind of looking at the
25 projector, the -- there's been a number of designs offered and

1 agreed upon between you and City and other parties; am I
2 correct?

3 One of the Design Guidelines, as I understood it,
4 specifically said you would not utilize a dome within that area.
5 So what you're suggesting is that whatever that agreement is,
6 we're not going to continue, you want to change it completely,
7 at least with regard to the dome. You -- you're -- the City and
8 you agreed that there would be no dome; am I correct?

9 MR. GRIFFIS: I think the City said no dome before
10 they were involved.

11 CHAIR WILLIS: Okay.

12 MS. RUPA: Yeah.

13 MR. PAISON: It's in the ordinance, and it's in the
14 ODD agreement that sport -- golf domes, and by extension, sports
15 domes, were prohibited use. That's one of the things we're
16 amending.

17 CHAIR WILLIS: Okay.

18 MS. RUPA: So that is what we are amending, actually,
19 if I may speak. The usage is already agreed. The architectural
20 feature of a dome we are proposing for that. So
21 this -- basically, this amendment is to include the dome as a
22 permissible use. And just so mid-century modern architecture is
23 described as less is more and form follows the function.

24 So basically, the basis of mid-century modern is
25 the -- these two things: Less is more and form follows the

1 function. So basically, a dome, if you see it in a larger
2 perspective, it's a geometrical shape, and it is something
3 which -- which is clean, clear, a geometric form, and it follows
4 the function, what it is built for.

5 And one more thing is that the location of the dome
6 itself, it is not coming to a major -- either Greenfield Road or
7 Northwestern Highway. We have made sure that it's a
8 destination, and it is on the side of the property. It is on
9 the J.L. Hudson Drive. It is accessible by that. So that means
10 to say that it is partially covered also, and it is not a fascia
11 to Greenfield Road as well.

12 CHAIR WILLIS: I'm not sure how to define mid-century
13 modern. What I see is a small structure and a dome in back of
14 it. So, you know, forgive me. I'm -- I'll accept that
15 statement.

16 The -- the problem I have is why a dome and why -- why
17 not a physical building that would be a permanent structure and
18 be more consistent with the other buildings within Southfield?

19 MS. RUPA: I think because of economic reasons right
20 now. The dome is 4 million, whereas permanent building is 44
21 million. And with that, we need an anchor at the same time we
22 need the community gathering space also. And this is providing
23 both. And with the changing economy, this fits our description.
24 That's why.

25 CHAIR WILLIS: This is not a temporary solution; am I

1 correct? This would be a permanent dome for ever and ever.

2 Okay.

3 MR. BOLLIN: Through the Chair, can I ask a question?

4 CHAIR WILLIS: Yes.

5 MR. BOLLIN: Is there an option for a different color,
6 or, you know, can we have any golf dome we want as long as it
7 comes in white?

8 MR. HARTZELL: No. The -- there are options for
9 colors. Obviously, there's ramifications when you add pigment
10 to something, but yes.

11 MR. BOLLIN: Okay. How -- how much would that add to
12 the project, do you think?

13 MR. HARTZELL: I couldn't tell you. There'll be an
14 increase in cost -- obviously, not the exponential number like
15 steel, but there could be a slight coloration to that and dim a
16 bit.

17 MR. BOLLIN: Okay. Thank you.

18 CHAIR WILLIS: Okay. I think I was -- a question with
19 brick and mortar --

20 MR. HARTZELL: Yeah. The brick and mortar,
21 unfortunately, the cost to -- to build is just exponentially too
22 high for the project, so it's a nonstarter. The -- the project
23 wouldn't be able to be function --

24 CHAIR WILLIS: If this project is not approved, what
25 would -- what would you do with this particular space?

1 MS. RUPA: At this point, again, we have gone through,
2 like, 200 establishment, and we have LOIs. We figure it out as
3 it comes. I don't have an answer for that right now.

4 CHAIR WILLIS: Okay. Okay. Okay. So there's no plan
5 B here. Okay.

6 MS. RUPA: We actually, like -- so personally
7 speaking, I have planned more than 1,000 iterations of 200
8 establishment, personally. And we have even -- I have even
9 designed cinema halls in the same very space, video arcade in
10 the same very space. And again, this is the one which is, like,
11 materializing right now. So there might be much more to this
12 site, but as of now, we are looking at dome.

13 CHAIR WILLIS: Okay. Thank you. I may have a couple
14 of questions.

15 But Commissioner Martin?

16 MR. MARTIN: I just had a thought. With construction
17 going on and (inaudible) maybe four months (inaudible) and
18 they're still in the middle of the construction area. And with
19 the kids, I see increased curiosity and safety risk with kids.
20 I know they're there for a sport activity and that, but there 's
21 just no way the kids are going to ignore construction going on
22 around there. And this seems like a -- an added risk for
23 the -- to the kids right there, that's all.

24 And I understand fencing and all that for
25 construction, but to a kid, a fence is just another obstacle to

1 climb. So, you know, it's just -- that's just something -- it
 2 just -- it just (inaudible), that's all. Thank you.

3 MS. RUPA: Thank you.

4 CHAIR WILLIS: Commissioners, any other questions?

5 MR. MARTIN: Yeah. One other thing. You're not
 6 looking at it as an add-on for the residents. You're looking at
 7 it as something for the city and the area. Just -- Okay. Okay.

8 MS. RUPA: This will serve for the community as -- for
 9 the residents also as for the community as well. We are looking
 10 into that. The establishment is providing that as well.

11 MR. HARTZELL: And then I can just speak to our
 12 Livonia Place, which is next to a middle school. So same exact
 13 use. People come and they, they rent space as they want to use
 14 it. But it ends up there became a latchkey program that ended
 15 up happening because the parents were actually picking their
 16 kids up in our parking lot and all that. And we said, Well, if
 17 you want to have them play after school, let's create a program
 18 for that. So things fold into that, and they -- they organize
 19 themselves in communities.

20 CHAIR WILLIS: Okay. And -- and I don't -- I -- I
 21 need to go back over, so please forgive me. I -- from a small
 22 distance, I see a balloon in the middle of a very new
 23 architectural area. I see new buildings. I see mid-century
 24 modern designs, and in the middle of that, I see a white balloon
 25 that just seems to be so inconsistent with what I think the City

1 initially wanted and I think what was presented as a
2 center-of-it-all kind of facility. It seems that this is
3 inconsistent, and I'm just having a hard time with that at this
4 point.

5 MS. RUPA: To answer that, if that dome is in the
6 middle of the whole hundred-acre structure, I would really feel
7 that, okay, this is going to be the central focal point. This
8 is on the side, and your focal point is the hotel or the Hudson
9 or the Victor, what we said. And it has got loft buildings all
10 around it. And then we have apartment complexes, 14 of them,
11 coming in front of it.

12 So with all those things, this dome is in the middle
13 and on one side of it. How much it is visible? It might be
14 visible from J.L. Hudson Drive. But that do you have -- we have
15 planned to put -- and we have proposed also with the eye-level
16 green canopies and arborvitaes. So the vision is staggered
17 so -- how much you can see.

18 And also what I can propose as Alex Bollin said that
19 can we have a different color. So basically, what Disney does
20 it is in Orlando, they have these big warehouses. They color it
21 in a grayish-blue color where the -- actually -- the people who
22 are driving, they cannot actually see the building because it
23 actually merges with the sky. So we can propose something like
24 that. We can figure out something maybe like that if it is
25 available, so.

1 CHAIR WILLIS: Am I hearing you say the balloon should
2 be okay because we can hide it?

3 MS. RUPA: Yes, that is exactly what I said. Like, it
4 is not a permanent, like, how we are envisioning. It is not a
5 prominent in the center of the establishment or center of the
6 hundred acres. It is on one side, which is actually covered by
7 a lot of other buildings, which will take the impact and which
8 are architecturally designed as per City's guidelines.

9 CHAIR WILLIS: And -- and so for people who are on the
10 periphery, they can't see the balloon in the middle, but for
11 those who are living there, using it, going to Costco, going to
12 whatever other store, what we're going to see is something
13 that's basically inconsistent with the design, the -- the nature
14 of all of those other things.

15 MS. RUPA: When you are in the development, when you
16 are in a city within the city, what happens is you associate the
17 function with the building. Not just see the building, but
18 associate the function with the building itself. So that means
19 to say that the families who are staying there in the
20 apartments, they will see that, oh, this is a dome. They have a
21 familiarity with that building. And the people who might
22 actually, like, come in because of that development, there will
23 be -- along the side, we will have the food court, and the
24 people will enjoy those -- those development also.

25 MR. HARTZELL: And I could speak to, you know,

1 building with, you know, a nonstandard form, like containers,
2 all the way built up to the moment it was done, there
3 were -- naysayers are saying, It's a giant, ugly can. You know,
4 but post build, we won architectural awards in New York, and
5 Chicago we were flown out and -- about the structure and how
6 we -- we use the substrate.

7 So I -- I think it's easy to just peg it as an
8 abstract space, as a bubble, right? But it also brings an
9 opportunity where people are saying, What other city center has
10 a sports complex? Oh. You're going to Northland with the
11 sports team and all that? That's a real interest point, and
12 people come, and they're intrigued by that. And then they have
13 an opportunity to -- to dive through the neighborhood, walking
14 down these tree-lined spaces to find retail. There's a lot of
15 discovery in that. So being consistent sometimes loses the
16 whole story of what we are.

17 CHAIR WILLIS: Okay. I hear you. I see a Northland
18 redevelopment with a lot of things, and I'm so sorry, I see this
19 balloon in the middle of it.

20 Commissioner's, anyone else has a question?

21 MR. GRIFFIS: I'll just say, it's not in the middle.
22 It's off to the side. If it was -- if it was just the other
23 side of the property line, you could build it. Or, you know,
24 maybe a little further. But I'm just going to say again, the
25 original vision for Northland is what's important here.

1 CHAIR WILLIS: Yeah.

2 MR. GRIFFIS: And I think if you say no to everything,
3 the project dies, obviously. But no one is saying -- we can't
4 say yes to big boxes in an industrial park here. You can't lose
5 all the architectural vision. You're on the fringe. You can't
6 convince me that this dome is mid-century modern.

7 If you show me a small dome, maybe it's more
8 mid-century modern. I'm not arguing mid-century modern or not.
9 Sports complex as a use and as a activity generator is not a bad
10 thing for this much of a redevelopment.

11 I think what's hurting this project is the slow pace
12 of -- of redevelopment. Now, it's a gigantic project. I
13 understand it takes a long time to build a building, and
14 buildings are very expensive. But, you know, don't -- don't try
15 to do one thing in spite of all the other good things that were
16 supposed to be here.

17 It's -- it's such a stretch, but it's the dome aspect
18 that I think is what we're arguing here. I don't think we're
19 arguing the use and the people. It's a good thing as a
20 generator, and somebody has to go first in development. Like,
21 that's the problem. If nobody puts millions of dollars on the
22 line, no one will come to Northland. No one came to Northland;
23 that's why it closed.

24 In the '50s everyone came to Northland. It was a
25 spectacle. It was great. It was historic, you know, or, I

1 guess, groundbreaking at the time. The world evolves, and it
 2 takes a long time to evolve.

3 So I was absolutely against this when there was
 4 another gigantic big box on one of the coolest features of the
 5 site. It's a lot more tolerable now. But the important part of
 6 this project was, for one, saving the parts of the mall that you
 7 could save, adaptively reusing that, that's interesting. We
 8 don't have like -- we don't have the traditional Downtown
 9 Southfield with 200-year-old buildings that we can restore.

10 This could be, like, the his- -- one of the historic,
 11 you know, icons of the city. That's good. I don't necessarily
 12 agree that Northland is the downtown of Southfield, but, you
 13 know, maybe it could be some day. I don't know. It's a
 14 tough -- it's a tough one.

15 But I feel better about the sports aspect of this. I
 16 just don't know how you can improve it with the zoning rules.
 17 But the overlay development districts are meant to -- they're
 18 meant to allow development, creative redevelopment and -- I
 19 don't know.

20 CHAIR WILLIS: Yeah. Commissioners?

21 MS. GRUBER: Can I just say, would you be committed to
 22 making sure it's not white? Like, that it would have a color so
 23 it could blend in a little more and not look like this big white
 24 blob?

25 MR. HARTZELL: Yeah. I mean, again, you're getting

1 into -- absolutely, we can look at that. We have no issue with
2 white. White is not, like, our preferred. That's how it comes.
3 I was just saying earlier -- I was just trying to -- didn't want
4 to get too technical -- but as you add pigment to something,
5 right, you're opening yourself up to --

6 MS. GRUBER: Your cost. Yeah.

7 MR. HARTZELL: -- increased damage.

8 MS. GRUBER: No. I understand.

9 MR. HARTZELL: So the darker it is --

10 MS. GRUBER: Yeah.

11 MR. HARTZELL: -- the more issues there are. So,
12 yeah, like a -- like a -- like off -- off-white gray. You start
13 getting into, like, some hues like that. Absolutely.

14 MS. GRUBER: Uh-huh. Okay.

15 MR. PAISON: And through the Chair?

16 CHAIR WILLIS: Okay.

17 MR. PAISON: As noted earlier, this is just the ODD
18 amendment. This would have to come back for actual site plan
19 approval if the ODD were amended to allow it. The kind of issue
20 of the dome color would probably be more settled at the site
21 plan review level.

22 MS. GRUBER: Oh. Okay.

23 MR. PAISON: That's the kind of detail we would get
24 into at site plan.

25 MS. GRUBER: Okay.

1 MR. PAISON: And it would come back to this body.
2 (Indiscernible) ODD, Council would have final site plan
3 approval, but you would be a recommending body on the site plan
4 when that full set it submitted.

5 MS. GRUBER: Okay.

6 MR. PAISON: You know, it includes lighting,
7 landscaping, more detail on the structure, the layout, the
8 occupancy load, the parking. Like, right now, we're
9 just -- like, this is an amendment to the overlay development to
10 add that as an option in the Master Development Plan.

11 MS. GRUBER: Okay.

12 MR. PAISON: So just at scale, if this passes, then
13 there's a Phase 2, where we go into more detailed design, and it
14 comes back for a final approval for the details. I just don't
15 want to get too bogged down in the kind of details --

16 MS. GRUBER: Okay.

17 MR. PAISON: -- at site plan level because those kind
18 of become irrelevant if the ODD doesn't get amended.

19 CHAIR WILLIS: Anyone with questions then?

20 MS. BERNOUDY: No.

21 CHAIR WILLIS: Mr. Paison?

22 MR. PAISON: Yep. We do have a recommended
23 resolution. I did go over this with Planner Croad before he
24 went on his leave. We are, not surprisingly based on his prior
25 presentation, recommending an unfavorable recommendation for

1 this amendment. The reasons being Northland Center was first of
2 its kind designed by Victor Gruen, built in 1954, emphasizing
3 mid-century modern architecture design.

4 And I think it's important to note it was built and
5 designed -- it was designed by Victor Gruen, who was a very
6 prominent mid-century modern designer. So when we ask you a
7 question, what we mean by mid-century modern in this case, we're
8 talking about Victor Gruen's design, not anything that might get
9 lumped into mid-century modern by any designer. So really, I
10 think if you look back at the original vision, it was driven off
11 of that architectural style. And that was when Terry
12 specifically wanted to add to the -- the recommended resolution.

13 The proposed sports dome is inconsistent with the
14 Concept Vision Plan and Design Guidelines. Recreational
15 facilities are a permitted use, but dome architecture is
16 inconsistent with the vision and Design Guidelines that were
17 developed for this site prior to the engagement of Contour as
18 developer and approved of -- approval of the current ODD Master
19 Plan and Agreement.

20 The proposed sports dome is inconsistent with the
21 master -- current ODD Master Development Plan and agreement,
22 which explicitly prohibits golf domes, consistent with the
23 specific provisions of the ODD ordinance, and by
24 implication/extension similar structures.

25 The proposed sports dome is inconsistent with various

1 provisions of the ODD ordinance, specifically, section 5.22-3A.1
 2 General Purpose, in return for greater flexibility in site
 3 design requirements, ODDs are expected to deliver exceptional
 4 quality community designs to provide above-average pedestrian
 5 amenities, incorporate creative design in the layout of the
 6 buildings, focus on pedestrian space, circulation; incorporate
 7 public art; assure compatibility with surrounding land uses and
 8 neighborhood character.

9 ODDs authorized in this ordinance shall provide a
 10 better and more desirable living and physical environment than
 11 what would be possible under the zoning regulations that apply
 12 in regular development or traditional zoning districts, with
 13 implementing the policies and objectives of the Master Plan.
 14 And as noticed, you can build domes in other zoning districts.

15 So 5.22-3.A.2 General Intent, to achieve consistency
 16 and coordinated site design and higher quality architectural
 17 design and materials.

18 Section 5.22-3.A.4 Eligibility for ODD rezoning;
 19 qualifying conditions, rezoning to ODD shall not be granted in
 20 situations where the same land use objectives may be established
 21 by the application of applicable conventional zoning provisions
 22 or standards. Once again, there are other places you can build
 23 these in the city.

24 In development -- in and developed urban areas, the
 25 ODD shall offer higher standards of architectural design,

1 innovative layout, and pedestrian amenities, including public
2 art, than what would be achieved under conventional zoning.

3 5.22-3.B.1 Northland Sub Area Redevelopment Plan ODD,
4 Any future development, use, or construction of any site
5 improvements on the property shall be consistent in accordance
6 with the Northland Sub Area Redevelopment Plan as contained and
7 set forth in the City of Southfield Master Plan. And any
8 development or construction of any site improvements on the
9 property shall be governed by, and in accordance with, the
10 Northland Design Standards.

11 Section 5.22-3.B.2 Prohibited Uses, arcades, golf
12 ranges, and golf domes.

13 Section 5.22-3.C.2 Review by Planning Commission;
14 standards for approval, the design and placement of the
15 buildings and other structures, parking, lighting, refuse,
16 storage, public art, pedestrian pathways, stormwater manage,
17 measures, landscaping shall ensure compatibility of surrounding
18 properties, ensure compatibility with properties within the
19 proposed ODD, ensure that the development, when viewed from the
20 public right-of-way enhances the character of the surrounding
21 area. Further, the proposed development shall be consistent
22 with the design standards and policies adopted by the Planning
23 Department.

24 So when you look at all these provisions of the ODD
25 ordinance as they apply generally and to the Northland Sub Area,

1 there really is a pretty strong case that this isn't consistent
2 with either the ordinance or its intent. As a result, we are
3 recommending an unfavorable recommendation to Council.

4 CHAIR WILLIS: Okay. Commissioners, you've heard the
5 statement. Are we ready for a motion? Looking for a motion.

6 MR. GRIFFIS: Just a point of clarification --

7 CHAIR WILLIS: Sure.

8 MR. GRIFFIS: -- this is the -- correct me if I'm
9 wrong -- the only district in the City of Southfield where the
10 design standards are much higher than --

11 MR. PAISON: Yeah. There are actually -- there are
12 no other districts in the City that have specific Design
13 Guidelines. There's just general zoning requirements like
14 setbacks, height, lot coverage, that kind of stuff. But no
15 actual, like, driven Design Guidelines that dictate architecture
16 or style.

17 This is because it's a special DDA, Brownfield
18 redevelopment area is the only area that we impose those. It's
19 unusual to find them outside of historic districts. But given
20 the levels of -- level of the City's involvement in this
21 project, and their ownership when those standards were applied,
22 generally acceptable.

23 CHAIR WILLIS: Okay. Then we're -- we're still ready
24 for motion.

25 MR. GRIFFIS: One more point of clarification just

1 because this project is so big. How many things are we -- how
2 many amendments to the zoning ordinance? Like, if we -- if you
3 vote yes, does everything pass? If you vote no, does --

4 MR. PAISON: Yeah. In this case, they've proposed an
5 amendment. In order to avoid a lack of clarity, I would really
6 ask for a cleanup or down vote on the amendment. They can come
7 back with a revised amendment for things that weren't -- like,
8 based on what the Commission decides, like, yeah, the sports
9 dome is not acceptable, we're not amending that, they can come
10 back with amendments for the time scope and the master deed and
11 all of that other stuff as a separate amendment.

12 Like, this is -- it's just cleaner if it's an up or
13 down. If you try to split hairs here, it's going to get really
14 complicated in the motion. And passing that on to Council makes
15 their vote more complicated. It doesn't bar them from coming
16 back with a different proposal.

17 MR. GRIFFIS: Okay.

18 MR. PAISON: It's really -- like, in this case, it's
19 probably better just up or down on what's in front of you.

20 CHAIR WILLIS: Okay. And we'll try the third time.
21 Calling for motion. Anyone?

22 MR. MARTIN: Through the Chair?

23 CHAIR WILLIS: Commissioner Martin.

24 MR. MARTIN: Not willingly but out of necessity, I'd
25 like to propose that the PZRODD25-003 be denied.

1 MR. PAISON: In this case, give an unfavorable
2 recommendation, just for clarification.

3 MR. MARTIN: Unfavorable recommendation --

4 CHAIR WILLIS: Unfavorable. Okay. Do I hear a
5 second?

6 MS. GOODWIN-DYE: Support.

7 CHAIR WILLIS: It's been moved and seconded. All in
8 favor of -- all in favor? Would you acknowledge?

9 FULL COMMISSION: Aye.

10 CHAIR WILLIS: Okay.

11 MR. BOLLIN: Through the Chair, can we get a raise of
12 hands for yes or no?

13 CHAIR WILLIS: Sure. Okay. We're all in favor by a
14 show of hands?

15 MR. GRIFFIS: Opposed.

16 CHAIR WILLIS: You're opposed? So we have one --

17 MR. GRIFFIS: To parts of the ordinance -- or parts of
18 the motion, which I don't think I can separate out, but just
19 opposed.

20 CHAIR WILLIS: Okay. Okay. So we are unfavorable.
21 Affirmative is from Tony Martin --

22 MS. BERNOUDY: Bernoudy.

23 CHAIR WILLIS: -- Goodwin-Dye, Gruber, Bernoudy. So
24 we have --

25 MR. PAISON: 5/1. 5/1, the motion --

1 CHAIR WILLIS: 5/1.

2 MR. PAISON: -- of unfavorable recommendation passes.

3 CHAIR WILLIS: And -- and the one opposed is

4 Commissioner Griffis. That would be easier.

5 MR. GRIFFIS: Sure.

6 CHAIR WILLIS: Okay.

7 MR. GRIFFIS: I suppose.

8 CHAIR WILLIS: Okay. Your -- your motion fails. I
9 think there is other steps for you, so perhaps we'll see you
10 back here soon.

11 MR. HARTZELL: Confirming --

12 MR. PAISON: And this is a recommendation. It will go
13 to Council on the 9th. It is on their -- it will be on their
14 agenda.

15 MR. HARTZELL: That's exactly right. I appreciate
16 everybody's time. It was a great discussion. Thank you, guys.

17 CHAIR WILLIS: I thank you.

18 MS. GRUBER: This was tough.

19 MS. GOODWIN-DYE: Very.

20 MS. GRUBER: Yeah. We're sorry.

21 MR. HARTZELL: It's okay.

22 MS. BERNOUDY: Yeah.

23 CHAIR WILLIS: All right. Okay.

24 MR. HARTZELL: Thank you.

25 CHAIR WILLIS: Thank you.

1 MS. RUPA: Thank you.

2 CHAIR WILLIS: Just as a point of order, do we need to
3 motion the next hearing because we asked -- we motioned it out
4 of line? Do we need --

5 MR. PAISON: I think it was motioned to after
6 Northland, as I recall Mr. Martin's motion. So it would be the
7 next item then.

8 CHAIR WILLIS: Okay. The next item. The next
9 item -- I'll wait until everybody --

10 MR. PAISON: Yeah. I've got to slide back to
11 the -- I'll get it in a second. We got to get them -- let
12 people walk out so we can get onto our -- it's pretty quick now.
13 There. No. There we go.

14 CHAIR WILLIS: The next item is PZR26-0001, public
15 hearing request of Yeshivas Ohel Torah.

16 MR. PAISON: The applicant is present here. Go ahead,
17 sir. Introduce yourself, please.

18 MR. KOSTELITZ: Evening everybody. Councilmen.

19 CHAIR WILLIS: Okay. And --

20 MR. KOSTELITZ: Okay. Sorry. I'm sorry. Okay. Ari
21 Kostelitz. I live in 15947 Filmore Street, Southfield,
22 Michigan.

23 MR. PAISON: All right.

24 MR. KOSTELITZ: Proud to be a Southfield resident.

25 MR. PAISON: All right. Thank you. Just a quick

1 summary. This is our rezoning request for 16500 Lincoln, which
2 is a former public school. It's currently zoned R-2 Single
3 Family.

4 The proposed zoning is to go to ER Education Research,
5 Office. They do want to do a private school here, but they
6 would like to be able to have dormitories, and the only district
7 that allows dormitories is the ERO, and that also allows
8 schools, because that's what LTU is under, just for reference,
9 for context.

10 As we're looking at it -- it is R-2 zoning. You've
11 got the neighborhood to the cross and to the south, and then
12 you've got the other school, the International Academy off to
13 the east and the north.

14 There's just showing the -- the existing elementary
15 school and then the Thompson International Academy kind of
16 tucked behind and around into the east of it. The neighborhood
17 to the south. And then there's a -- the Freeway Park there
18 right across the road, as well, by the freeway.

19 Here's a shot of the main driveway that goes back to
20 the International Academy. The elementary school is off to the
21 left there. This is from the driveway to the west that goes
22 into the drive around the front of the school -- a fairly large
23 front drive that they have across the school, one way.

24 As noted, one of the questions that Mr. Martin and
25 Dr. Stephens-Gunn asked was, like, what are the permitted uses

1 under the ERO. So I added this list. These are -- the ERO
2 allows all the OS uses. So that first portion up there in the
3 top left is all the OS uses. And then you get into the other ER
4 uses, which include education and the dormitories and a few
5 other things.

6 And then there are some special land uses that also
7 carry in from the OS. The ERO actually doesn't have any special
8 land uses other than these ones that carry over from the OS. So
9 because this is not a conditional rezoning, theoretically, all
10 of these are a possibility with any -- with the ERO rezoning.

11 Now, given the location of the property, where it is,
12 some of them are probably not practical considerations, as the
13 business wouldn't really locate there because it's not in a
14 visible location. But we do have to -- when it's a straight
15 rezoning, you do have to consider all the potential uses. It is
16 something that -- it was a -- Mr. Martin and Dr. Stephens'
17 question was an apropos question and appropriate one to ask.

18 So it is worth considering whether or not, like,
19 there's a concern about this. We have had a number of phone
20 calls from neighbors just getting clarification when they
21 realized it was going to remain a school that the dormitory
22 would be for the students. We didn't have as much concern.
23 There was some questions about traffic. But, I'm like, Well, it
24 was a school, though.

25 MR. KOSTELITZ: May I add something? I'm sorry. It

1 is a school right now. It's just going to add the dorm- -- it's
2 not like it's empty. I'm sorry. It's a private school now, and
3 we just want to add the dorm. Yeah.

4 MR. PAISON: Yeah. It's really the addition of the
5 dormitories.

6 MR. KOSTELITZ: Correct.

7 MR. PAISON: Because the school in use is
8 already -- already allowed now.

9 MR. KOSTELITZ: Yeah. And it's working -- it's a
10 working school.

11 MR. PAISON: Which is -- yeah. Which was the
12 interesting thing because they're like, Well, will there be more
13 traffic? I'm like, It's already a school. You know? It was
14 built as a school. It's always been in a school. It's
15 a -- it's a strange question to ask.

16 But, like, as we notice, we haven't -- you know, other
17 than initially when the notices first went out, we had a few
18 phone calls. That was really the extent of it. But Alex took
19 some. I took some. I think Kyle also took a few of those phone
20 calls. You know, anytime something gets -- like, this comes as
21 a notice to people near their homes, they're curious.

22 So the petitioner is present, if -- if you have any
23 questions. And then we do have to have -- hold a public
24 hearing.

25 I don't know if you have anything you'd like to add?

1 MR. KOSTELITZ: Oh. I think I said it last time.
2 It's purely safety. I think I missed one thing last time.

3 On Saturdays, we don't drive. I think everyone knows
4 that we don't drive on Saturday, which makes it a little hard
5 because we have a program on Saturday, which means they have to
6 walk on Saturdays also. So if I give students option of staying
7 there, it just -- it takes the responsibility off myself.

8 I'm just worried sometimes at nighttime what's going
9 to happen with the kids. So this is purely, I think, a safety
10 issue, and I think I said that last time also. I just want to
11 reiterate that.

12 MR. PAISON: And I would note additionally, like, if
13 the rezoning is approved, it then requires a site plan approval,
14 which would then have to come back to this body. So, like, if
15 this gets approved, and you raise the funds, and you're ready to
16 do the thing, the plans would have to come back here for final
17 approval. But the rezoning is step one. You can't
18 even -- there's no point in doing a full set of site plans and
19 making these gentlemen pay money --

20 MR. KOSTELITZ: Correct.

21 MR. PAISON: -- if the use isn't going to be allowed.

22 MR. KOSTELITZ: And I wasn't -- I -- I'm just not so
23 versed in this. I think there was a concern that become a
24 business? Is that what you said? Could you do -- you could do
25 stores there? Is that what -- some concern that -- is that what

1 it is? If you change the zoning, you can allow stores there?

2 Is that what it is?

3 MR. PAISON: Well, the ERO use allows a variety
4 of -- a variety of uses.

5 MR. KOSTELITZ: Right. But we're -- we're not doing
6 anything that's -- it's going to be strict -- we could agree to
7 strictly a dorm and not plan to --

8 MR. PAISON: And the concern is from a legal
9 standpoint, a straight rezoning to ERO -- should, for some
10 reason, you sell the property, the next user could do any of
11 these uses.

12 MR. KOSTELITZ: I know. But we -- we could put it
13 down in something that we are -- you know, this has to be that
14 way. You can put it -- I don't know how it works exactly, but
15 I'm -- we can put it in the bylaws or whatever in the agreements
16 and the --

17 MR. PAISON: Yeah.

18 MR. KOSTELITZ: -- in the documents -- whatever it is
19 that, you know, this property has to be -- can never be either a
20 dorm or a school. It's not a business. But we're not planing
21 to sell it anyways.

22 MR. PAISON: Yeah. That's something -- before it goes
23 to Council, there is something called a conditional rezoning.

24 MR. KOSTELITZ: Okay.

25 MR. PAISON: That you could amend your request prior

1 for -- prior of it going to Council, and that could be the final
2 consideration. And if -- if that's something you're offering
3 now, it's -- it's a condition. You can make your -- your
4 recommendation conditional on the gentleman following through on
5 his offer with Council.

6 MR. KOSTELITZ: Whatever. But it's clear that we're
7 not doing a business. It's going to be a school. God willing,
8 we want to educate our children. This -- this is not a business
9 in any -- any shape or form. No one owns it. It's owned by
10 the -- by the -- by a nonprofit. It's not going to happen.

11 MR. PAISON: Yeah. So are you potentially offering a
12 condition to the rezoning that it would be an education use with
13 dormitories only?

14 MR. KOSTELITZ: That's it, 100 percent. Well, we can
15 always re- -- you know, if something happens -- I don't -- I'm
16 not a -- I'm not a --

17 MR. PAISON: Yeah.

18 MR. KOSTELITZ: But we can -- but, as of now, what
19 you -- we could do what you allow now is only for this. If 50
20 years down the road, someone buys it, they have to redo this
21 whole thing and go -- yeah.

22 MR. PAISON: Yeah. Yeah. They'd have to come back
23 and rezone --

24 MR. KOSTELITZ: Right. Right. But that's not
25 the -- that's definitely the intention right now.

1 MR. PAISON: Yeah. So I mean, if that's -- if that's
 2 an offer on the table, it is something you could consider in
 3 your resolution to the Council since he's offering. Which is
 4 the -- if you think about a conditional rezoning, it is
 5 voluntary on the part of the applicant, the owner of the
 6 property, and it's an -- it's an accept or decline.

7 It wasn't in the original submittal. But, like, a
 8 conditional rezoning is less than a full rezoning, so you could
 9 grant something less than the request, but you can't grant
 10 something more than the request. It's generally how that works.
 11 And you're not doing final approval, you're doing a
 12 recommendation, so as long as we had a -- an official letter of
 13 that offer from the applicant before it went to Council, we
 14 could put that into Council approval, and then it would be
 15 official.

16 MR. KOSTELITZ: I'll be in touch with -- yeah. Sure.
 17 No problem.

18 MR. PAISON: Yeah. We can -- we can send you an
 19 example of what it looks like.

20 MR. KOSTELITZ: Yeah. Okay.

21 MR. PAISON: And then you can discuss it with your
 22 folks and the -- the Commissioner Board or whoever is over the
 23 school and --

24 MR. KOSTELITZ: Yeah. No problem.

25 MR. PAISON: -- and -- and do that. I think that

1 would help because I hadn't real- -- and it's probably my
2 fault, I was really busy. But when I made this slide, I
3 realized there were some uses on this list that are a little
4 concerning for that location.

5 MR. MARTIN: Yeah.

6 MR. PAISON: You know, there's some of them you're
7 like, yeah, no, that doesn't go there. So, you know, it was one
8 of those that was -- I think we discussed it briefly when we
9 first talked to you, like, months and months ago. But, like, we
10 can't really push it because it -- it has to be voluntary on the
11 part of the owner of the property. It's a tool that's available
12 to the property.

13 MR. KOSTELITZ: I didn't know. I just -- I didn't
14 know about it.

15 MR. PAISON: Yeah. And --

16 MR. KOSTELITZ: I'm just being sincere we're
17 not -- this is -- we're not trying to get out of something and
18 try to business -- it's pure educational, safety reasons,
19 nothing else.

20 MR. PAISON: Yeah.

21 MR. KOSTELITZ: No -- no side strings. Nothing --
22 nothing hiding.

23 MR. PAISON: And it's -- it's a common problem
24 with -- with -- when we don't have a sophisticated developer
25 involved. Because a sophisticated developer already knows what

1 these tools are.

2 MR. KOSTELITZ: Okay.

3 MR. PAISON: Yeah. When somebody is doing a school
4 or --

5 MR. KOSTELITZ: When it's come -- when it's come from
6 purity, it's real. This is purity. I didn't know.

7 MR. PAISON: Yeah. Exactly. So I think we could
8 work -- we could work if that -- I -- he's on the record. This
9 is recorded in a transcript; he's made this offer, so it is
10 something you could accept. We -- because we do have an
11 official record. This is a transcript and recorded meeting. So
12 even though it's not a written offer, it is a spoken recorded
13 offer that will be in the transcript.

14 So I -- you know, it's one of those situations. And
15 because this isn't a final approval -- if this were the final
16 approval and we were doing it now, I'd probably want to
17 re-notice it. But we'll -- we have to notice it for Council
18 anyway, so --

19 CHAIR WILLIS: Before -- I guess before we look at a
20 motion, I would ask the Commissioners if any commissioners had
21 anything to add -- anything to --

22 MS. GRUBER: I have a question.

23 MR. KOSTELITZ: Sure. Yeah.

24 MS. GRUBER: Rabbi, is there going to be a
25 couple -- or who is supervising these kids?

1 MR. KOSTELITZ: Yeah. They'll be either -- so
2 they'll be -- they'll probably be an older -- an older male
3 who'll be a dorm counselor.

4 MS. GRUBER: Oh. Okay.

5 MR. KOSTELITZ: Of course, also, we can -- we have
6 to just -- so obviously, if it's full-time, we are going to have
7 site security there. But yeah, the -- the whole idea is to give
8 more safety, so we -- we -- for sure. Someone will be there
9 full-time making sure that -- yeah, also, these kids don't
10 party.

11 MS. GRUBER: No. I know. I know.

12 MR. KOSTELITZ: Trust me.

13 MS. GRUBER: No. No. I'm -- I'm more concerned about
14 if someone tries to get into the building.

15 MR. KOSTELITZ: Yeah. We'll have safety.

16 MS. GRUBER: I'm not worried about the boys behaving.

17 MR. KOSTELITZ: There was a lady here last time when
18 we had this meeting a month ago. And he saw me, said, Oh, I
19 thought -- some type of school you have -- told him, we're not
20 partying. They just -- we just want to give the kids a place to
21 stay at night to safety. That's it. Nothing else. No
22 business. No nothing. That's it.

23 MS. GRUBER: And can you remind me the ages of the
24 boys again?

25 MR. KOSTELITZ: Yeah. This is high school. It's

1 going to be high school.

2 MS. GRUBER: High school. Okay. All right. Thank
3 you.

4 MR. PAISON: We do need to open and close a public
5 hearing and see if anybody wants to comment.

6 MS. GRUBER: Oh, sorry.

7 MR. PAISON: It's okay. Just -- we just need to have
8 it on the record. We just need to open a public hearing and see
9 if anybody wants to comment on it.

10 CHAIR WILLIS: And at this point, I could ask you to
11 take a seat for a moment.

12 MR. KOSTELITZ: Sure.

13 CHAIR WILLIS: And I can open floor for a public
14 hearing. If anyone would like to discuss PZR26-0001, you would
15 have an opportunity to do so now.

16 UNIDENTIFIED SPEAKER: I'm just -- excuse me.

17 CHAIR WILLIS: Well --

18 UNIDENTIFIED SPEAKER: I'm just trying to find out
19 where the police station is. I've been waiting for the bus
20 since 6:00 on (indiscernible) Street.

21 MR. PAISON: Do you want to help her?

22 UNIDENTIFIED SPEAKER: My telephone died. I need to
23 get home. I just want to know if (indiscernible) would help me.
24 I don't know anything. I'm sorry.

25 MS. GRUBER: Don't be sorry.

1 CHAIR WILLIS: All right. So seeing no one, public
2 comment is closed.

3 All right. Commissioners?

4 MR. MARTIN: Oh.

5 CHAIR WILLIS: I'm going your way today, Mr. Martin.

6 MS. GRUBER: He went from one extreme to the other.

7 MR. MARTIN: Would you go back a slide, please?

8 MR. PAISON: This one?

9 MR. MARTIN: Before -- the --

10 MR. PAISON: Oh. The uses. Here we go.

11 MR. MARTIN: Uses. Yeah. Would you have a problem if
12 education and the dormitory items were specified as to what
13 we're approving --

14 MR. KOSTELITZ: 100 percent. Yep. 100 percent.

15 MR. PAISON: Yeah. So we would add, like, a third
16 item to this that would be favorable recommendation based upon
17 offer of conditional rezoning for education and dormitory use
18 only.

19 MR. KOSTELITZ: Yeah. 100 percent.

20 MS. GRUBER: Perfect.

21 CHAIR WILLIS: I like that.

22 MR. KOSTELITZ: But if I stand correctly,
23 should -- if the -- it's not happening, but if down the road
24 someone wants to undo it, they can always go back to
25 residential?

1 MR. PAISON: Yeah. They just --

2 MR. KOSTELITZ: -- just not -- just not to these --

3 MR. PAISON: They just come back and go through this
4 process again. You can always rezone a property. Yeah.

5 MR. KOSTELITZ: Got it. Okay.

6 MR. PAISON: It's just -- until you do that, that's
7 what it is.

8 MR. KOSTELITZ: Yeah. We're ready to commit to it.
9 No problem. 100 percent.

10 MR. PAISON: Yeah. As I like to remind people, this
11 stuff is actually not written in stone --

12 MR. KOSTELITZ: Okay.

13 MR. PAISON: -- so --

14 MR. MARTIN: (Inaudible) include religious
15 institution --

16 MR. PAISON: Yeah, we can -- we can include
17 religious -- that would fit in the -- that's actually another
18 thing that's allowed in the Art Districts is a special land use.

19 MR. MARTIN: Yeah.

20 MR. KOSTELITZ: Okay. That's fine.

21 MR. PAISON: That's actually another thing that's
22 allowed in the Art District as a special land use. So, yeah, I
23 think we could do religious institution, education
24 inst- -- educational, and dormitories as the uses.

25 MR. KOSTELITZ: Sure.

1 MR. PAISON: Possibly nursery school? Like
2 (indiscernible) that would be? I mean, I get -- like, we're
3 getting into -- like, we can circle -- we can actually -- let me
4 grab that slide, and I will make notes. So we're looking at
5 education use, dormitories, religious institutions, and maybe
6 nursery schools as another education -- no? Okay.

7 CHAIR WILLIS: After school.

8 MR. PAISON: All right. I'm going with those three.
9 I think those are fine. And if somebody wants to do something
10 else, they just come back to you and do another rezoning.

11 CHAIR WILLIS: Okay.

12 MR. PAISON: It's not -- takes three months. It's not
13 the end of the world.

14 MR. KOSTELITZ: It's not the plan, but --

15 MR. PAISON: It takes three months. It's not the end
16 of the world.

17 CHAIR WILLIS: With that, Commissioners, any other
18 comments about that?

19 MR. GRIFFIS: No.

20 MS. BERNOUDY: No.

21 CHAIR WILLIS: Okay.

22 MR. GRIFFIS: I think this is always important that
23 you tell us what's allowed and what's not allowed.

24 MR. PAISON: Yeah. I know. I should have had that
25 slide at the study meeting. That was a good catch.

1 MR. GRIFFIS: See it up there?

2 MR. PAISON: Yeah. No. It's very important.

3 MR. GRIFFIS: I think we've recently added adult day
4 services, which is so new that no one has attempted it, so he's
5 not specifically asking for it. So at that point, exclude it,
6 because we have to go through the whole process.

7 And then just a public service announcement, as an
8 architect, design professionals will advise you on some of these
9 things. And I see you don't have an architect or an engineer
10 here with you, but --

11 MR. KOSTELITZ: No, we're still in the beginning.
12 Yeah.

13 MR. GRIFFIS: -- we're -- we're worth the money.

14 MR. KOSTELITZ: Yes.

15 MR. GRIFFIS: You'll need an architect soon, you know,
16 for the rest of the project, so --

17 MR. PAISON: Yeah.

18 MR. GRIFFIS: That's all.

19 MR. PAISON: All right.

20 MR. MARTIN: Through the Chair. Motion --

21 MR. PAISON: Nope. Slide this here. Let me
22 just -- well, I'll summarize so we have it good, and then you
23 can -- all right. We are making a favorable recommendation of
24 the rezoning to PZR26-001, 6500 Lincoln Drive. This will be
25 actually switching to a conditional rezoning case based on the

1 offer of the applicant from R-2 Single Family to conditional
2 ERM -- ERO -- sorry -- ERO.

3 It -- Comprehensive Master Plan indicates
4 Moderate-Density Single Family Use for this property with
5 single-family homes, lots less than 20,000. Public and private
6 schools, consistent with that. With the restrictions as stated.
7 Religious institutions also.

8 And the proposed rezoning to ERO would allow for the
9 renovation and re-use of an existing public school building.
10 Non-school uses permitted by the rezoning would be likely. They
11 would be likely -- would -- they would be likely -- or would be
12 reasonably compatible based on the conditional rezoning that's
13 been offered.

14 The conditional rezoning would restrict the uses to
15 religious institutions, educational institutions, and
16 dormitories associated with -- I -- probably either really.
17 Because religious institutions sometimes also have dormitories.
18 And I think that -- that pretty well covers it.

19 CHAIR WILLIS: Okay. Thank you. Mr. Martin, we're
20 ready for the motion.

21 MR. MARTIN: Motion to approve conditional rezoning of
22 PZR36-0001.

23 MS. BERNOUDY: I'll second it. I support you.

24 CHAIR WILLIS: Been moved and seconded.

25 All in favor.

1 FULL COMMISSION: Aye.

2 CHAIR WILLIS: Any opposed?

3 (No audible response.)

4 CHAIR WILLIS: That passed unanimously.

5 MR. KOSTELITZ: Thank you.

6 CHAIR WILLIS: And I thank you so much.

7 MR. KOSTELITZ: God bless you all. First of all, it's
8 nice to be the first 126 -- number one.

9 MR. PAISON: Yeah. Yeah.

10 MR. KOSTELITZ: But I -- I thank you for your time.
11 It's good to have you with us in the city. Thank you, everyone.

12 MR. PAISON: Thank you.

13 MS. GRUBER: Be well.

14 MS. GOODWIN-DYE: Thank you.

15 MR. PAISON: All right. Let me just slide back to the
16 end of the presentation here, where we have a couple of other
17 matters of business. Only take me just a second. Pretty quick.
18 There's a lot of slides on that last one. All right. And there
19 we go.

20 CHAIR WILLIS: All right. And I believe that
21 concludes our agenda for hearings.

22 Review of draft minutes, January 7th, January 28th.

23 MR. PAISON: Yep. We have the -- well, it's not in
24 the print version because they're -- the transcripts are so big,
25 but we did -- we did send in, pretty sure, the digital version.

1 We did have. It came in last week.

2 CHAIR WILLIS: Okay.

3 MR. PAISON: It's the typical transcript from U.S.
4 Legal.

5 CHAIR WILLIS: And have we reviewed?

6 MR. MARTIN: Motion to --

7 CHAIR WILLIS: Okay. I think we could accept a
8 motion?

9 MR. PAISON: Yeah. It's the --

10 MR. MARTIN: (Inaudible.) Motion to conditionally
11 approve the minutes of January 7th study meeting and
12 January -- meeting -- regular meeting transcript. The caveat
13 being that I will bring it to the --

14 MS. BERNOUDY: Will you bring me a souvenir?

15 MR. PAISON: You can always amend a prior approval.

16 CHAIR WILLIS: We need a support.

17 MS. GOODWIN-DYE: Support.

18 MS. BERNOUDY: I'll support.

19 CHAIR WILLIS: All in favor?

20 FULL COMMISSION: Aye.

21 CHAIR WILLIS: Okay. Any opposed?

22 (No audible response.)

23 CHAIR WILLIS: Motion passed unanimous.

24 MR. MARTIN: You all laugh at me. I usually
25 transcribe the transcript, move it to a Word document and

1 proofread them there (inaudible).

2 CHAIR WILLIS: All right. This is an opportunity for
3 public comment. The floor is open for public comment. I see no
4 persons in the audience. The floor is closed public comment.

5 MR. PAISON: All right.

6 CHAIR WILLIS: Council item update?

7 MR. PAISON: Yeah. Just a couple of things since the
8 last --

9 CHAIR WILLIS: Oh. I'm sorry. Let me -- I did not
10 take care of all the business I needed to. I have a sign-in
11 sheet with three names on it. It has been our practice to read
12 the names. Jon -- Jon and Gus Hartzell, both Beverly Hills.
13 And a Douglas Mason of Woodward Avenue signed in. None of those
14 are here before us.

15 MR. PAISON: Okay. All right. As noted, we did have
16 just a short Council update here. The PC Annual Report -- which
17 some of you were at the meeting -- was presented and accepted by
18 the Council. My understanding is it was a -- they were fairly
19 complimentary both to the Commission's work and to the staff and
20 to the report itself. So that, as usual, went well.

21 And then we got authorized at the last meeting to
22 apply for a Michigan Recycling Coalition Grant. It's not a big
23 grant, but there's no match. It's like 7,500 bucks. We're
24 going -- for public education and activities and materials.

25 We're going to use that to promote our Food Waste

1 Scrap Collection Pilot Program. Because even though we have
2 promoted it a fair bit, we're only about 60 percent enrolled for
3 participants, and we, like, still have capacity. So we're going
4 to use those materials to roll out additional promotion on that
5 and information about it. We think we have -- based on what the
6 grant is looking for, we think we have a pretty good crack at
7 it. And with no -- we love grants with no match. Like, we
8 don't have to -- like, they bring the money, and we spend it for
9 them.

10 MR. MARTIN: Yeah.

11 MR. PAISON: So we were happy to get, like, that
12 authorization. Not a -- not a big surprise. We typically get
13 our grant applications authorized. But Council -- I don't know
14 if I've explained this before, but when we apply for a grant, we
15 have to have permission to apply, then we have to have
16 permission to accept, and then if you have to award a contract
17 for the work, we have to get that contract award also approved
18 by Council.

19 So there's a lot of oversight there. And the reason
20 why it's done that way is, there were some, I guess, cases some
21 years ago where staff were applying for grants that had matches
22 the community had to bring, and they got awarded the grant, but,
23 like, the community was like, We're not putting up that match.
24 And that is not a good way to make friends with your grant
25 agencies. You -- you really don't want to be doing that.

1 You want Council to be aware there's a financial
2 element. Like our TAP grants, those are big matches.
3 There's -- you know, those are hundreds of thousands of dollars,
4 but we get hundreds of thousands of dollars. But we have to
5 budget for that. You can't just pull that money out of thin
6 air.

7 So in order to make sure that there was buy-in -- and
8 a lot of the big grant agencies, they want a copy of the
9 resolution of support from your body saying that they support
10 the grant application and -- and -- and intend to give the match
11 if they're awarded. So the -- even the granting agencies have
12 been burned enough times, that they typically want to see a
13 resolution. So when we write these resolutions to the -- accept
14 the grant -- accept the grant and support the application so
15 that the grant agency knows that the legislative body and
16 budgeting body is supportive.

17 So it's just -- it's an interesting part of the
18 process, but it's another one of those things. Like, we're
19 taking these grant applications for authorization, I don't know,
20 what, every other month, usually? Because we're actively
21 looking for money.

22 MS. BERNOUDY: Well, I'd like to thank Suzanne Yusef
23 (phonetic) -- is that it?

24 MR. PAISON: Uh-huh.

25 MS. BERNOUDY: -- for her presentation. And I went

1 over to the library and picked up the bucket, and --

2 MR. PAISON: Nice. Yeah. We want -- we want to get
3 it fully enrolled because that's how we'll get good data.

4 MS. BERNOUDY: Yeah.

5 MR. PAISON: We just got to --

6 MS. BERNOUDY: And I also went by there to my building
7 to address the people in the building.

8 MR. PAISON: Yeah. And we're hoping if it's
9 successful, that we'll be able to find some more grant money to
10 expand that program.

11 MS. BERNOUDY: Yeah.

12 MR. PAISON: It's even -- there's a possibility that
13 our waste hauler might be able to do curbside food scrap pickup
14 if we could get a big enough demand to make it worthwhile.

15 MS. BERNOUDY: Yeah.

16 MR. PAISON: You know, it could -- it could actually
17 be kind of integrated with the yard waste pickup. There's ways
18 to do that. They're -- they're being explored. But, like,
19 we're just trying to get that initial data to kind of go to a --
20 a larger program.

21 That's why it's a pilot, right? Your proof of
22 concept. So -- and we got a grant to do the pilot too, so
23 that's -- that's pretty nice. Like, we've been -- most of the
24 sustainability stuff has been grant-funded, and we've been
25 pretty successful at that.

1 Miscellaneous -- your next item. We do have three
2 meetings next month. I was going to recommend cancel on March
3 11th, but after talking to Sara Mulally about CIP draft report,
4 she needs a little more time to get that into shape. Because we
5 just got everybody's revised sections. Like, I think it's due,
6 like, tomorrow.

7 I would have had to get your packets out by Friday.
8 That wasn't really enough time for Sarah to really get it all
9 together and proofread it and get it into a good shape for you.

10 So we decided we'll do the study meeting on the 4th.
11 That'll be the couple of development projects coming to you.
12 And then on the 11th, we'll do the CIP draft report review as
13 its own thing. And then, on the 25th, we'll have the
14 development reviews for those couple of March 4th items plus
15 that one that postponed, the 2777 Franklin will come back at
16 that time as well.

17 So I was kind of hoping to get it down to two
18 meetings, but when I talked to Terry and I talked to Sarah, it
19 made more sense to make effective use of your time to give you a
20 better document with more time to look at it than to try to rush
21 it.

22 CHAIR WILLIS: And I have a couple of items. I think
23 you said something to everyone about training -- free one-hour
24 training.

25 MR. PAISON: Yeah.

1 CHAIR WILLIS: I just wanted to let you know I've
2 signed up, and I saw a couple of other people signed up.

3 MS. BERNOUDY: I think all of you signed up except me.

4 MR. PAISON: Yeah.

5 MS. BERNOUDY: I couldn't.

6 MR. PAISON: Sometimes there's conflicts. Yeah. That
7 one looked like it'd be a good session, and it's -- it's focused
8 on dealing with kind of, like, difficult meetings and how you
9 make them productive, which is always a good refresher. I'm
10 probably going to sit in on it because you never know when
11 you're going to hear a tip from somebody who is an experienced
12 plan chair or planner that'll be like, This was a difficult
13 situation, and this worked really well for handling it.

14 I'm always looking for those because you don't always
15 know, you know? You should always be open-minded. Somebody
16 might have a better idea.

17 CHAIR WILLIS: And I have one question. We looked at
18 it building on 10 Mile between Southfield and Evergreen, and I
19 think that's kind of on stilts.

20 MR. PAISON: Yeah.

21 CHAIR WILLIS: And that was supposed -- just wondering
22 where that project is and if it's going?

23 MR. PAISON: I just got a letter from them yesterday
24 asking to go to Council for an extension -- a 12-month extension
25 of their approval. They -- the change in housing incentives due

1 to change of state and federal policy has made doing apartments
2 kind of questionable. And now they're looking at potentially a
3 condominium option for investment and functionality, but they
4 need more time to kind of re-scope that project and work on the
5 financing.

6 So they're going to -- they got their 12-month
7 extension request in before expiration. So they can -- they
8 just had to ask before the expiration. By the time it goes in
9 front of Council next month, it'll actually take it maybe a
10 little past, but the request came in in time. So I'm going to
11 take it to Council at their first regular meeting next month to
12 get that -- ask for an extension to that MUCD approval for the
13 12-month extension.

14 You know, we did it for Middlepointe not too long ago.
15 We've done it for -- I mean, Northland is already under
16 construction, so it doesn't really fall under that anymore.
17 They have built some stuff. But that is an option in the MUCD
18 ordinance, the RUDD, the ODD, is like if you're getting up on
19 that 18 months, you can request a 12-month extension. And the
20 financing has just been -- there's been a lot of
21 government-based uncertainty that we're all aware of that is
22 just making that difficult right now.

23 CHAIR WILLIS: Okay.

24 MR. PAISON: So they -- they are still enthusiastic
25 about the project, and want to do something with it, but it now

1 looks like it's probably going to be more of a condominium,
2 which, on the upside, means could be owner occupants as opposed
3 to renters, but I don't have a problem with either really. I
4 just want to see that building -- we want to see something done
5 with that building. But it's -- I just did talk to that
6 architect, and -- and it's -- it's going to go to Council in --
7 in March for that exception.

8 CHAIR WILLIS: I think Commissioner Bernoudy --

9 MS. BERNOUDY: Yes. I had a couple of residents ask
10 me what -- what are they building at 10 Mile and Beech. It's
11 right on the corner next to a flower shop. Do you know where
12 that is? It's -- there's 10 Mile.

13 MR. GRIFFIS: 10 Mile and Lahser, I think.

14 MS. BERNOUDY: No, this is -- I went by there, and it
15 is -- they're doing something. They've leveled the --

16 MR. PAISON: 10 Mile and Beech?

17 MR. BOLLIN: Oh. There was a -- an old home that the
18 owner of the garden right there -- talking right across from
19 (indiscernible)?

20 MS. BERNOUDY: Yeah, I think that's where it is.

21 MR. BOLLIN: Yeah. The house got demolished because
22 it just wasn't habitable anymore.

23 MS. BERNOUDY: It's a little, small flower shop right
24 there on the corner.

25 MR. BOLLIN: Yeah. I think they're going to demolish

1 it, and then I think they had some plans to maybe expand the
2 business, but they needed to --

3 MS. BERNOUDY: They're going to demolish the flower
4 shop?

5 MR. BOLLIN: No, just the house that was there before.

6 MR. PAISON: There was a house on the property too.

7 MS. BERNOUDY: There's nothing on it now. They've got
8 big machines that are leveling it.

9 MR. PAISON: Oh. Yeah. They -- they leveled the
10 house. So we should probably have -- we can follow up the
11 building department and see what's going on there, if you make a
12 note, 10 Mile and Lahser.

13 CHAIR WILLIS: Commissioners, any other questions
14 before we --

15 MR. PAISON: Yeah. I don't -- I'm not aware of an
16 approved development, though.

17 CHAIR WILLIS: Okay.

18 MR. MARTIN: Yes.

19 CHAIR WILLIS: I just -- you have a question?

20 MR. MARTIN: Yeah.

21 CHAIR WILLIS: Okay.

22 MR. MARTIN: No.

23 MS. BERNOUDY: (Inaudible.)

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

25 MR. PAISON: We've had a --

1 MR. BOLLIN: Something will move when Costco goes
2 there.

3 MR. MARTIN: I'm sorry?

4 MR. BOLLIN: Something will move when Costco goes in.

5 MR. PAISON: Yeah. I mean, we've had some inquiries,
6 but it's presently -- it's moved out of the ownership of Triumph
7 Church, and is now in private ownership by Mr. Kinloch
8 (phonetic).

9 MS. GOODWIN-DYE: Taxable?

10 MR. PAISON: Apparently. So actually, it was still
11 taxable when it's owned by the church because you -- it has to
12 be owned by a nonprofit and used for their nonprofit purpose.
13 But because it was vacant, it was taxed at a lower -- they had
14 appealed their taxes downward. People -- a lot of people make
15 the mistake, just being owned by a nonprofit doesn't make you
16 tax exempt; it has to be used for a nonprofit purpose. Yeah.

17 So -- and we require them to prove that. They have
18 to -- there's -- there's documentation that has to be provided,
19 so -- but it has now, I guess, transferred ownership. I don't
20 know what that means. Like -- the like -- the whole -- I -- I
21 don't -- I -- I couldn't tell you.

22 But, like, I do think if Costco goes in there, that'll
23 drive interest in the property. What that means in terms of its
24 change in -- I mean, it would be nice to see it put into someone
25 hands -- I don't think it's going to be a movie theater again.

1 I think the Star Theater ship has sailed. But it's not hard to
2 demo even a tall, one-story building. And it's a lot of land.

3 MR. MARTIN: It is.

4 MR. PAISON: It is a lot of valuable land on 12 Mile
5 visible also from Northwestern. I can't imagine somebody
6 wouldn't want it for some kind of development.

7 CHAIR WILLIS: So with that, I see no more questions.
8 It is time to --

9 (Meeting adjourned.)

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CERTIFICATE OF TRANSCRIBER

I, JANENE CLEARY, Michigan CSR No. 16359, do hereby certify that I was authorized to transcribe the foregoing recorded proceeding; and that the transcript is a true and accurate transcription, to the best of my ability, taken while listening to the provided recording.

I FURTHER CERTIFY that I am not of Council or attorney for either or any of the parties to said proceedings, nor in any way interested in the events of this cause, and that I am not related to any of the parties thereto.

Dated this 16th day of MARCH, 2026



JANENE CLEARY, Michigan CSR No. 16359

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Cynthia Bernoudy, Secretary

Date: 3-25-26