

March 25, 2026

City of Southfield

PLANNING COMMISSION REGULAR MEETING

Council Chambers - Southfield, Michigan

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

Video Recording transcribed by

JANENE CLEARY, Michigan CSR No. 16359

COMMISSION MEMBERS AND STAFF PRESENT:

Robert Willis, Chair

Anthony Martin, Commissioner

Andrea Storch Gruber, Commissioner

Geralyn Stephens-Gunn, Commissioner

Cynthia Bernoudy, Secretary

Terry Croad, Director of Planning

Thomas Paison, Deputy City Planner

Michael (Alex) Bollin, Planner I

1 Planning Commission Meeting

2 Wednesday, March 25, 2026

3

4 (At 6:30 p.m., meeting begins.)

5

6 CHAIR WILLIS: This is the call order of the City of
7 Southfield Planning Commission. The date is March 25th. The
8 time is 6:30 p.m. We start our meeting with the Pledge of
9 Allegiance.

10 (Pledge of Allegiance recited.)

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

12 MR. BOLLIN: Commissioner Bernoudy?

13 MS. BERNOUDY: Present.

14 MR. BOLLIN: Commissioner Gruber?

15 MS. GRUBER: Present.

16 MR. BOLLIN: Commissioner Martin?

17 MR. MARTIN: Present.

18 MR. BOLLIN: Commissioner Dr. Stephens-Gunn?

19 DR. STEPHENS-GUNN: Here.

20 MR. BOLLIN: Commissioner Willis?

21 CHAIR WILLIS: I'm here.

22 MR. BOLLIN: Commissioners Goodwin-Dye and Griffis are
23 excused, but we do have a quorum.

24 CHAIR WILLIS: Thank you. With that, can we have,
25 perhaps, Commissioner Martin approval of the agenda -- motion

1 for approval of the agenda.

2 MR. MARTIN: Through the Chair?

3 CHAIR WILLIS: Yes.

4 MR. MARTIN: I'd like to make a suggestion that we
5 move Items D and E down to after Item F so that the smaller
6 items can be discussed, and I don't think they're going to take
7 long.

8 MR. CROAD: Through the Chair. Because of the -- the
9 first item was -- D and E was postponed from the previous
10 meeting, we would like to have that done first.

11 MR. MARTIN: I withdraw my --

12 MR. CROAD: Thank you.

13 CHAIR WILLIS: Then we can still accept the motion to
14 accept as is.

15 MR. MARTIN: To accept the agenda as provided.

16 MS. BERNOUDY: Second.

17 CHAIR WILLIS: It's been moved by our Commissioner
18 Martin, seconded by Commissioner Bernoudy.

19 All in favor?

20 FULL COMMISSION: Aye.

21 CHAIR WILLIS: Any opposed?

22 (No audible response.)

23 CHAIR WILLIS: It's been moved, seconded, and adopted.

24 Mr. Paison?

25 MR. PAISON: Thank you, Mr. Chairman. First item up

1 is a conditional rezoning request.

2 DR. STEPHENS-GUNN: Through the Chair.

3 MS. GRUBER: No announcements?

4 MR. PAISON: Sorry. Announcements and communications.
5 My apologies. We don't have any announcements or communications
6 at this time.

7 CHAIR WILLIS: Okay. For communications, I would like
8 to acknowledge that the planner is here. Mr. Croad, good to see
9 you. And it's an interesting walker you have.

10 MR. CROAD: Yeah.

11 CHAIR WILLIS: Okay. Mr. Paison.

12 MR. PAISON: First item is going to be -- sorry --
13 Item D, the conditional rezoning, 26-0001, which is paired with
14 the following special land use, 286-002. We're going to kind of
15 present on them, and then you'll do two public hearings, and
16 then motion separately for each. Those are both recommendations
17 to Council.

18 This is related to 27777 Franklin, which was before
19 the body back on February 20 -- well, in February, it was
20 postponed to the date certain of today for the public hearing
21 and -- and recommendation at the request of the applicant.

22 So this is Regional Center zoning. They are looking
23 to rezone a portion of the site, as you can see in the red.
24 It's about 4.7 acres from the RC to the I-1 subdistrict, is the
25 8 Mile frontage, which is the only district that really allows

1 landscape contractor yards. In this case, as I noted, a
2 conditional rezoning rather than a straight rezoning.

3 We'll go over this a little bit. Here's the current
4 zone. As you can see, Regional Center. (Indiscernible)
5 SmartZone. We have the area in question highlighted on each.

6 They are proposing a variety of conditions. I'll go
7 through these. The main -- first set is permitted uses. Use of
8 the property shall be limited to an outdoor landscape storage
9 facility, accessory to a landscape contracting business with the
10 adjoin -- within the adjoining office building. Facility may
11 store landscape materials, equipment, trailers, and work
12 vehicles.

13 There'll be no manufacturing or material processing
14 activities on the site. Retail sales to the general public
15 shall not occur, except for limited order pickup incidental to
16 the actual landscape contractor business. Outdoor storage shall
17 remain within designated areas shown on the approved site plan
18 and shall not encroach on required parking circulation routes,
19 landscape, or setbacks.

20 In addition to the proposed use, the additional
21 rezoning would also allow for general office space and accessory
22 buildings for any permitted uses, which means would retain some
23 of its RC-related activities.

24 Site Layout, Screening, and Standards. This really
25 kind of boils down to they'll conform to the site plan and

1 operate within the City's ordinance. Discuss outdoor storage
2 being in designated areas and being fenced and screened. The
3 yard perimeter being screened with the existing and supplemental
4 landscape plantings and solid fencing. Bulk materials shall not
5 be stacked higher than the screening walls.

6 Junk waste, debris, or inoperable or unlicensed
7 equipment will not be stored on site. Existing landscaping on
8 site shall remain or be replaced in kind, or additional
9 supplementary landscape will be provided detailed per the site
10 plan. Site lighting will comply with the site lighting
11 ordinances of the City. Access will be permitted only at
12 driveway locations on the site plan. And that they will have
13 stormwater controls in place per the requirements of the City
14 Engineering Department.

15 Operations. All operations will comply with the
16 City's noise ordinances. All fuel, chemical, and hazardous
17 material storage shall occur inside a building or approved
18 containers per the fire marshal service. Fuel tanks will only
19 be used by the business; public fuel will not be permitted.

20 Maintenance and compliance. Owner and tenant shall
21 maintain all fencing, landscaping, pavement, site improvements
22 in good condition. All screening shall be maintained or
23 replaced as necessary to ensure effective opacity. Property
24 shall be free of windblown materials or debris. Dumpsters and
25 refuse containers will be fully enclosed and located in approved

1 screened areas. Failure to comply with these conditions
2 constitutes a violation of the zoning ordinance and may be
3 enforced as a nuisance.

4 So basically, the second two slides is mostly just --
5 they will comply with all the applicable ordinances. First one
6 was the use restrictions.

7 This is the existing site as it sits now. Sun
8 Communities, which was a kind of a glamping/camping
9 organization, they still have offices in the City, had an area
10 where they were doing, like, demos or models here for two years
11 under temporary approvals issued by the Zoning Board.

12 This is a glamping site photo from when they had --
13 where -- that was being used by Sun back in 2022. That's
14 actually when the fencing went up.

15 This is current conditions. This is from Center
16 Drive. This is actually in the site looking out towards Center
17 Drive. And then this is looking kind of where it's gated at the
18 end going towards Center Drive and gated into the fenced area.
19 This is kind of across the -- the parking lot looking toward
20 that area.

21 This is an -- the -- showing the area kind of where
22 this -- this driveway next to the -- where this is proposed
23 abuts the senior apartments. This is the hedge that's along
24 that side on the Brookdale apartments.

25 This is the revised site plan after some discussion --

1 some tweaks were made. As you can see, they've got an area
2 designated on the adjacent office property there now. It's
3 bubbled out. It's -- that's where the staff parking is going to
4 be for this operation.

5 We did do an overall parking calculation for the
6 entire complex, including the landscape yard, and they -- they
7 exceed the requirement by about -- I think it was like 10 or 15
8 percent. So they're -- they definitely have sufficient parking
9 for the office tower plus this use. Probably because we lowered
10 our standards back in 2018, and this was built prior to that.

11 As you can see, the top right there is their, like,
12 shop building. That's a conceptual prefab building they're
13 looking at. They do show on their site plan on the southwest
14 side some fueling tanks for their equipment. An example of that
15 is shown, I believe, from their current yard in the middle. And
16 then they've got a detail there for the fencing.

17 I noted the conceptual shop image. This is a
18 landscape plan. One's the full color. You can kind of see the
19 brighter landscaping along the Brookdale apartments. They're
20 adding trees on that side, and they're adding some gap trees
21 along the Center Drive.

22 There's a fair amount of landscaping already around
23 the other parts of the perimeter. And then they've got the
24 detailed landscape plan on the right showing where their
25 existing plantings are and where they're adding plantings to

1 provide some transition to the apartments.

2 The petitioner is present, and they have a short
3 presentation. I'm going to hand that off right now.

4 CHAIR WILLIS: Thank you.

5 If you may, could you give your name and your current
6 working address?

7 MR. HABOIAN: Yeah. My name is Chris Haboian. I work
8 at REDICOR, which is at One Town Square in Southfield, right
9 here in Michigan.

10 CHAIR WILLIS: Thank you.

11 MR. HABOIAN: This is Ted Spicer. He's with Continuum
12 Services.

13 CHAIR WILLIS: And could we have his address too
14 before he --

15 MR. SPICER: Sure. Ted Spicer, President of Continuum
16 Services. Our current address is 23640 Research Drive in
17 Farmington Hills.

18 CHAIR WILLIS: Thank you. Thank you.

19 MR. HABOIAN: Thank you.

20 Good evening, Councillors. And thank you all for
21 being here and for listening to us. We appreciate it.

22 As I mentioned, my name is Chris Haboian. I'm with
23 REDICO. And what we're talking to you about tonight is -- is
24 what Tom just went over, which is a proposal to conditionally
25 rezone a little under 5 acres in the rear of the American Center

1 office building in Southfield.

2 I'm going to go through. I'm going to present it to
3 you tonight. I'm going to tell you why I think it's a great
4 idea. And we're going to ask for your support and an approval
5 at the end.

6 So just a quick background on REDICO. We are a
7 national real estate developer, investor, and operator that was
8 founded and based here in Southfield in 1967. We've remained
9 here since. We have a large national presence with a lot of
10 team members and a lot of assets across the country from Maine
11 and Florida out to Hawaii, but we are a Southfield-based
12 company.

13 And in 2000 -- since 2024, we have signed 44 new
14 office leases in our three buildings here in Southfield for over
15 400,000 square feet. We've invested more an \$11.5 billion -- or
16 million into tenant improvements in those buildings. And this
17 year we're -- we're scheduled to invest more than \$10 million
18 into our properties. We're also a Center City Advisory Board
19 participant and active in -- in a number of organizations
20 throughout the City.

21 As I mentioned, we've been in Southfield for a long
22 time, and we've built, or owned and managed many of the most
23 prominent buildings across our City, as shown here. We are here
24 with -- with Continuum Services. Continuum is a facilities and
25 landscape management company. They didn't use to be who you

1 bring into a Class A office building; have changed in the last
2 10 years, and especially in the last few years.

3 The office market continues to face unprecedented
4 challenges recently, particularly due to COVID, remote working,
5 inflation, and now, artificial intelligence. Nonetheless, as
6 mentioned, we do continue to invest boldly in this City, in our
7 properties so they remain viable and competitive long term.

8 For some context for you, in the Southfield market our
9 Class A office availability rate for buildings that are at least
10 20,000 square feet is 38 percent. For context, Southeast
11 Michigan, the region broadly, that number is 22 percent. In
12 Troy, that number is 26.3. And in Detroit CBD, it's 9.37.
13 That's according to Signature Associates and a report they
14 released in, maybe, November of last year.

15 To put it in further context, just last year, the City
16 lost 234,000 square feet of -- of office -- leased office space.
17 They were scheduled to lose around 400,000 square feet and have
18 five straight years of negative demand. That is not a criticism
19 of the City; that is the reality of what we are facing across
20 the country, unfortunately, as an office landlord. Our banks
21 are no longer taking eight floors. Law firms are no longer
22 taking ten floors. So we need to find new tenants to help us
23 fill those spaces.

24 Continuum, as mentioned, is a full-service facilities
25 management company. It supports commercial, industrial, and

1 residential properties across the country, particularly here in
2 Southfield. In fact, in 2007, it was founded right here in
3 Southfield. It's the winner of numerous awards, including
4 Southfield's Best Landscaping Award and Small Business
5 Excellence Award.

6 Unfortunately -- well, not unfortunately -- fortunate,
7 today, it's not a small business anymore; it's a big business.
8 And it has two offices now in Detroit and Farmington Hills. And
9 that's what we're hoping to do here, is, we're hoping to
10 consolidate those two offices here in Southfield.

11 Continuum has over 800 team members. Of those, we
12 would have at least 100 in the office on a daily basis, plus
13 another, around, 75 that would park at the office to get
14 together with their team members and head out in trucks to their
15 sites.

16 As somebody -- I worked in this office building at --
17 at both Taft and Sun. I know this area very, very well. The
18 Coney Islands in the area, the Starbucks in the area, they could
19 use another couple hundred workers coming there, buying the
20 coffees, buying the omelets. It can be quiet over there. We
21 lost the -- the Leo's on Northwestern and haven't been able to
22 replace it. The Embassy Suites has not been redeveloped despite
23 the numerous tickets that have gone to it. We need to invest in
24 this area. And we're talking about a million-dollar investment
25 here.

1 Continuum works at -- at high-quality properties.
2 Over 116 of those locations are in Southfield. Their clients
3 include Blue Cross Blue Shield, Clarience Technologies, Lear
4 Corporation, REDICO, my company, Huntington National Bank, and
5 Ashley Capital, to name a few. Those are -- those are -- those
6 are tier one, Class A companies. Again, we consider this an
7 opportunity for Southfield.

8 This opportunity does require that we conditionally
9 rezone 4 to 5 acres in the rear of the site to industrial, but
10 that is limited to an outdoor landscape storage facility
11 accessory to an office use. I think it's critical that it's
12 noted that because it's a conditional rezoning, we are asking --
13 we are proposing to give up any other use of this site. It
14 cannot be used for any other industrial use other than landscape
15 storage, and you're going to have to have an office lease in our
16 building to do that.

17 This would establish Southfield as the home base for
18 more than 800 team members, benefitting the City and local
19 businesses, as mentioned, and it's a one million-dollar-plus
20 project investment into what is 32,000 square feet of our
21 hardest-to-lease space.

22 This building -- I'll skip forward for a second. If
23 you look just to the bottom of our office building, you'll see
24 what looks like a two-story building, and that's what we call
25 the atrium. That is long vacant space. It's -- it's almost

1 like -- we -- we don't make office space this way anymore. It's
2 all -- it's got little spots for shops and whatnot, and it's
3 very hard to lease to your typical Class A tenant. But we do
4 have an affiliate company here in Continuum Services that --
5 that fits perfectly for it.

6 And we've priced it out. We have a lease ready to
7 sign. It would be 10 years plus renewal options and a -- a
8 long-term commitment to, again, a huge part of the building that
9 we have not been able to lease for six, seven plus years.

10 We think it's worth noting, as -- as Tom did, that the
11 storage site was previously used by Sun Communities under a
12 temporary approval to construct and store their glamping
13 structures. We can't go on a temporary basis because of the
14 size of the investment and moving this many employees, which is
15 why we need the permanent right and a conditional rezoning.

16 We're not asking for any public money, any tax
17 exemptions, or variance requested, we're just asking to be able
18 to comply with -- with the industrial code.

19 We are located within Southfield Centropolis
20 SmartZone, which does focus for growing, thriving, and
21 innovative companies, which -- which we think Ted's is. And
22 it's notable that this is really the perfect location for
23 Continuum to service all of its customers because Southfield is
24 the center of it all. It -- it really is. And it is perfect
25 for Ted's company to consolidate from Detroit and Farmington.

1 I want to give you an aerial of this view. And you'll
2 see our site in yellow -- or it's highlighted in yellow, but I
3 also want to note the three orange areas around you, which are
4 the City's DPW site, the County's road commission site, and the
5 U.S. Army Reserve sites.

6 These are in here because our zoning classification is
7 Regional Center. Regional Center and industrial are the --
8 Regional Center permits industrial uses, just only right now
9 for -- attached to a govern- -- a government use, a government
10 facility. Our existing zoning code permits industrial just for
11 government facilities, which is why we have the DPW right by us,
12 the Oakland County Road Commission, and the U.S. Army Reserves.
13 These are all very visible sites to all of our tenants, to all
14 of our -- our local residents here, so we don't think that this
15 is out of character with the site at all.

16 For project details, as mentioned, the site is
17 currently enclosed by a 6-foot-high solid fence as well as
18 dozens of trees, and we're proposing to add many more. All
19 materials within the site will be stored at least 1 foot below
20 fencing. That is in keeping with code, and that's what we'll be
21 doing.

22 There will be storage for 15 to 20 trucks and
23 trailers; landscaping materials, such as plants, mulch, and
24 salt; and ancillary equipment.

25 The -- the shop that we're proposing is a maximum of

1 30-foot high for shop work. We would have hours of operation
2 from 6 a.m. to 6 p.m., Monday through Saturday. As mentioned,
3 the storage site use will be only accessory to an office use.
4 It'd be about 100 daily office workers, plus 65 to 80 daily
5 parkers.

6 This is a low-impact commercial reuse, which leverages
7 existing infrastructure and is sustainable. We're not
8 dramatically changing things. We're not using a bunch of
9 plastic or -- or chemicals, and -- and again, we're not
10 requesting any -- any variances.

11 For background on Ted's company, this is the -- the
12 quality of what we're talking about. Ted can tell us more about
13 it, but all vans, trucks, and trailers are less than three years
14 old. All the facilities are new, well-financed, and -- and top
15 of class for his business.

16 I do want to address prior comments. As mentioned at
17 our last meeting, there were questions about parking. We have
18 2,153 existing project parking spaces, 2,081 are required, and
19 we have 72 extra spaces available by my count.

20 And I -- I actually didn't know, Tom, if the zone
21 was -- if the code was changed, and I -- and it permits -- it --
22 it requires even less, that's good news to me.

23 MR. PAISON: Those are the current standards. They
24 used to be higher.

25 MR. HABOIAN: Okay. In terms of view mitigation, as

1 noted, we've add -- added 6 evergreen trees between our property
2 and the senior housing center to help block the view, for a
3 total of 15 added trees between the properties, in addition to
4 11 existing trees. So just to restate that, since our last
5 meeting, we've added 6 more to the 11 that we're adding. So --
6 so we -- or to 9 previously, so we'd -- we'd have 15 added to 11
7 existing, 26 total trees blocking that view.

8 Additionally, we were asked for pictures and further
9 information of what the storage would look like. These are
10 pictures from the winter because I was here in -- in February,
11 so there isn't a lot of materials. He has materials on a
12 seasonal basis, but you can tell -- you can kind of see that
13 maybe that's mulch in the picture on the right. You can see how
14 it's -- it's stacked about a foot below the top of that, but
15 those would be the screening containers that we're proposing
16 in -- in the site.

17 And it is worth noting, we did -- before our -- our
18 last meeting, we did receive a letter of opposition that was
19 from a nearby commercial condo association. Since then, there
20 were a few more letters received, but it is worth noting they're
21 all from the same opponent, which is Christine Jonna. Her
22 contact information is in all the zoning letters. They control
23 condo association, and they wrote a letter. She personally
24 wrote a letter. And -- and you'll see the other two are -- are
25 on their behalf as well.

1 In short, they allege that the use is not consistent
2 with the area of zoning and -- and asked for you guys to oppose
3 us. But as I note, per City Code, Article 4, Section 5.281,
4 outside storage shall be permitted only in the Industrial
5 District or as part of a government facility in the Regional
6 Center District. We are currently in the Regional Center
7 District; we are just not a governmental facility.

8 It is in keeping with the use of the area. The area
9 has -- already has over 100 acres of this use between the U.S.
10 Army Reserve Center, the City DPW, and the Oakland County Road
11 Commission.

12 This proposal has received letters of support from Sun
13 Communities and the Taft Law Firm, which are the building's two
14 biggest tenants, almost 50 percent of it, as well as Cushman &
15 Wakefield, which is the building's leasing broker, and Village
16 Green, which is the area's largest residential property manager
17 and nearby tenant.

18 One of the letters that was submitted was from Barton
19 Malow. They are -- they own the building -- if you see the "E"
20 in site on that, it's covering a building, and they own that
21 building. They initially submitted -- on Christine Jonna's
22 urging, they submitted an opposition letter.

23 We talked with them. We sent them our site plan that
24 has been submitted with you. We told them what we are doing.
25 They have formally withdrawn their opposition letter. That is

1 because we're not proposing something crazy. We are a resident
2 of Southfield. We do want to do this the right way and comply
3 with all the code, all the regulations as they are.

4 Finally, there was a recent memorandum alleging that
5 this is spot zoning. Again, that is from a law firm on behalf
6 of Christine Jonna, who is also behind all the op- -- four
7 opposition letters. And we -- we think this is contrary to both
8 Michigan law and the City's development guidelines, and we are
9 very confident that it is not spot zoning.

10 So with that, I'll -- I'll be done talking and open up
11 to -- to you guys. You can ask myself questions or Ted, again,
12 who is the president of Continuum.

13 MR. CROAD: Through the chair. Chris, they have to
14 open the public hearing first.

15 MR. HABOIAN: Okay.

16 MR. CROAD: And then after the public hearing, you can
17 come back and address the Commission.

18 MR. HABOIAN: Okay. We'll sit down then?

19 CHAIR WILLIS: Yes, please. Thank you.

20 This is an opportunity for the public hearing. If
21 anyone has concerns in any way, wants to address the issue
22 presented, you have an opportunity now.

23 I'd like to just highlight two points. One is that
24 you'll have three minutes to make whatever comments that you
25 would like; that we would ask that you keep them -- keep your

1 notes, comments not personal or abusive in any way. For anyone
2 who presents, I'm going to assume that you had an opportunity to
3 take a look at the entire public comment that's on the handout
4 that was given to you.

5 And with that, I would like to open up the floor for
6 public comment for the 27777 Franklin. This is for the
7 conditional rezoning. If anyone would like to approach, please
8 do so now. And for each of you presenting, could you give your
9 name and your current working address.

10 MR. REYNOLDS: Yes. Good evening. My name is Ron
11 Reynolds. I'm the attorney who submitted the spot zoning
12 memorandum, which I believe is now before the City Attorney, and
13 she indicated she's going to take a position on that, but not
14 before tonight.

15 My office is located at 40900 Woodward Avenue in
16 Bloomfield Hills. I'm a former Southfield resident and served
17 20 years on the City Act 78 Police and Fire Commission. So --
18 well -- I know a lot of folks in -- in Southfield.

19 The petitioner indicated that they think that -- that
20 they want to comply with the ordinance and the regulations, but
21 my position is, they cannot comply under Michigan law. There
22 was no reference made to the Michigan Zoning Enabling Act, which
23 is what gives you authority to do what you're doing tonight, the
24 Michigan Zoning Enabling Act. And the Michigan Zoning Enabling
25 Act requires that zoning districts have uniformity with

1 regulations within the district.

2 And out of that provision in the Michigan Zoning
3 Enabling Act, the Michigan courts have come to outlaw what they
4 call spot zoning. And what spot zoning is, is, creating small,
5 little areas within larger districts that are inconsistent with
6 the district. I'm not going to get too heavy into the -- the
7 legal argument there, because I think that's before the City
8 Attorney, currently. But spot zoning is illegal in Michigan,
9 and the Michigan Supreme Court has made that clear.

10 The -- I want to address the government uses. As --
11 as indicated by the petitioner, the -- the RC Zoning does allow
12 for governments to put certain uses in. The -- and -- but the
13 petitioner is not a government, number one. Number two, the
14 federal government can do whatever it wants on any property it
15 owns. It is not subject to the Southfield Zoning Ordinance.
16 There's a supremacy clause in the United States Constitution,
17 and they don't follow local rules and the regulations.

18 I am guessing that the Road Commission also, which is
19 a separate constitutional entity in Michigan, does not follow
20 the Southfield ordinances for property they own.

21 But what you see when you saw that -- that -- that
22 slide was, you have two road-related uses there, both by the DPW
23 and Southfield and by the Road Commission, and they are on,
24 essentially, the freeway. They're not in the center of the
25 district. The interesting thing about that picture was, in the

1 center of the district is the little piece -- the four-acre
2 parcel that they want to rezone. It is not on the periphery
3 like the other properties they showed.

4 So our position is simply that the law does not allow
5 this industrial zoning to be dropped in the center of the
6 Regional Center zoning. The zoning ordinance was updated in
7 2024 -- August of 2024. There was no provision for this. The
8 master plan was created in 2022 -- clearly doesn't provide for
9 this type of usage.

10 CHAIR WILLIS: I'm -- I'm sorry. The three-minutes
11 are up.

12 MR. REYNOLDS: Thank you.

13 CHAIR WILLIS: And if -- if you have something, take
14 30 seconds to wrap up, we -- I would --

15 MR. REYNOLDS: I think that is -- most everything is
16 in my memo, so, yes, I think I'm good. Thank you. Appreciate
17 it.

18 CHAIR WILLIS: Thank you so much.

19 MR. PAISON: The memo is in all your packets as well.

20 CHAIR WILLIS: Okay. Is there anyone else would like
21 to address this?

22 MR. SCHROCK: Yes.

23 CHAIR WILLIS: Please, and could you give us your name
24 and working address --

25 MR. SCHROCK: My name is Patrick Schrock, and I'm with

1 The American Commerce Center Association. We represent the
2 association with the buildings around the American building. My
3 address is 39533 Woodward Avenue, Bloomfield Hills, Michigan. I
4 also work for the developer that constructed a lot of the
5 buildings in the American Commerce Center.

6 So we feel very passionate about this issue because we
7 feel, of course, it doesn't fit. I'm probably going to tell you
8 a couple of things that are already in those memos that we sent
9 over. In addition to us sending memos, there's a -- there's
10 another building owner and a tenant.

11 We asked some other people; they said it's not their
12 policy to send because they don't want to ruffle feathers.
13 Somebody might have changed somebody else's mind maybe for
14 business reasons. I don't know. I think the petitioner was
15 throwing a lot of dirt by mentioning names, which is -- I was
16 told don't make this personal, and I think he made it personal,
17 which is -- you know, I'm not here to throw mud. You know, once
18 this is over, it's over. May the best person win.

19 So my question to you is, why are you considering this
20 issue? Is it because of the vacancy rate? The petitioner and
21 the amount of real estate they own trying to fill up office
22 space? These are not reasons to rezone. I mean, if you're
23 going to -- if you want to do that, change the master plan.

24 The other issue I wanted to make was about the
25 industrial. You know, I think a lot of those uses predates

1 the -- the current zoning. So I -- I -- as a kid, I used to
2 drive up and down, you know, 696. The Oakland County yard was
3 there. The army base was there. And this was all before the
4 Regional Center zoning. I mean, you can correct me if I'm
5 wrong, I don't know what year the Regional Center zoning took
6 place, but the -- the Oakland County yard was -- I looked at a
7 map, and it was there from the '60s.

8 So I don't know why. This is -- this is not a
9 mechanism to do what they want. I mean, especially since
10 they're so close to Telegraph Road where they can get a yard. I
11 mean, you can -- how -- we're -- we're a stone's throw from
12 Telegraph Road where it's more befitting. So it's -- this is
13 not a personal issue for us.

14 CHAIR WILLIS: We have 30 seconds.

15 MR. SCHROCK: Thank you. So it's not a personal
16 issue. If you guys agree to it, that's fine, but it doesn't
17 fit. And I -- I believe that you guys are all rational people,
18 and you can see that, that if you colored their spot, it would
19 be a different color; it would be an island. It doesn't quite
20 fit. And if you can -- if you can answer my questions, I'd be
21 happy.

22 And same thing for the petitioner. Why -- why are you
23 doing this, economic reasons?

24 Thank you.

25 CHAIR WILLIS: Thank you.

1 Is there anyone else would like to address this issue?
2 Anyone? There -- there is going to be a continuing for the
3 second part of the same address following the next present by
4 this same company, but I'm going to take the opportunity now to
5 recognize letters.

6 We oftentimes receive letters. We have a number of
7 them. We have a letter today from Cushman & Wakefield. We have
8 one from Taft, Barton, Malow.

9 MR. PAISON: Mr. Chairman, there's -- some letters are
10 on the opposites. They're double-sided. And, like, I saw
11 you -- Sun Communities' was on the back of the first letters.
12 They're -- because of the way they're printed.

13 CHAIR WILLIS: Okay. Got you.

14 MR. PAISON: You'll have to flip them because
15 sometimes there's two letters on one sheet.

16 MR. CROAD: And -- and through the Chair, just maybe
17 as you're going through, just either say they're in favor or
18 against just to summarize.

19 CHAIR WILLIS: I have not read them, and I'm not sure
20 if I have an opportunity. So by the present and just assure
21 everyone that we will receive this --

22 MR. CROAD: Yeah. Okay.

23 CHAIR WILLIS: -- and we will make sure we read them.

24 Okay. And so we have Village Green, Sun Corporation,
25 American Commerce Center. We have New Oakland Family Center,

1 Magna Electronics, Brookdale Senior Community, Hilger Hammond.
2 And I believe that's all. If I overlooked one, I am absolutely
3 sure they will be made part of our record and recognized as a --
4 a statement made during this hearing. Okay.

5 MR. CROAD: Through the Chair. I just want to
6 mention, also, to the public that any letters that we receive
7 will be part of your recommendation packet to the City Council.

8 CHAIR WILLIS: Right.

9 MR. CROAD: So they will also be aware of any letters
10 that have been received.

11 CHAIR WILLIS: Thank you for that.

12 Okay. Commissioners? Let me start with our
13 Commissioner Gruber.

14 MR. CROAD: Can we have the petitioner back up in case
15 there's any specific questions?

16 CHAIR WILLIS: Thank you.

17 MR. CROAD: And, again, I'd ask the Planning
18 Commission just to focus your questions on the conditional
19 rezoning only, not the special land use at this time.

20 MS. GRUBER: So are there going to be big trucks
21 coming in, like, at 7 a.m. in the morning? I understand that
22 you're rezoning. And, you know, a lot of people are concerned
23 with the way it's going to look, but I'm also concerned with
24 those apartments with the senior living. Is it going to be
25 loud, like, at 7 a.m.?

1 MR. HABOIAN: We're going to have, like, your -- your
2 Ford F-150/250 type truck coming in. They'll be really coming
3 in -- well, they are -- they'll be parked there. They'll be
4 really just leaving.

5 MS. GRUBER: Okay.

6 MR. HABOIAN: You'll have people -- just like we have
7 people at our office building that start parking there at, you
8 know, 6 in the morning, you'll have people parking there,
9 they'll get into a truck, four of them will leave. But, yeah,
10 some mornings it might be at 6 a.m. to go, you know, do snow
11 plow, things like that.

12 MS. GRUBER: So how does the mulch get there?

13 MR. SCHROCK: The mulch gets --

14 MS. GRUBER: Like, what kind of a truck brings the
15 mulch, for example? That -- that's what I'm thinking about.

16 MR. SCHROCK: We'll have to have a drop off. There
17 will be, you know, occasional drop offs.

18 Ted?

19 MR. SPICER: Yeah. There will be limited -- limited
20 times that we will receive larger bulk deliveries, but it's no
21 different than the building receives semi deliveries of food or
22 janitorial supplies today.

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

24 MR. HABOIAN: Yeah. We regularly have semi trucks
25 coming into the building all day.

1 MS. GRUBER: Oh. Okay.

2 MR. HABOIAN: I mean, even your paper shredder is a
3 semi truck, so --

4 MS. GRUBER: All right. Okay. That's -- that's all I
5 have for right now.

6 CHAIR WILLIS: Commissioner Bernoudy?

7 MS. BERNOUDY: Thank you.

8 In reference to Commissioner's question about the
9 trucks, how many will be coming in starting at 7:00 in the
10 morning?

11 MR. SPICER: Thank you for the question. So as Chris
12 pointed out, really, what we're using the space for is to park
13 our -- our truck and trailer combinations overnight. Our crews
14 will be departing early in the morning and -- and doing work at
15 thousands of sites we service throughout Southeast Michigan.

16 So we're anticipating between 20 and 30 pickup truck
17 with trailer combinations that our team members would climb into
18 and depart the site, returning at the end of the day, and then
19 they'll go home. So we won't do any work actually in the site.

20 MS. BERNOUDY: Okay. Thank you.

21 CHAIR WILLIS: Commissioner Martin?

22 MR. MARTIN: To make sure I have a clear
23 understanding, your vehicles will be parked there. The
24 individuals would drive their own personal cars to park in the
25 parking lot and using the trucks that park there overnight. The

1 trucks are -- that's where your employees get into their trucks
2 and leave and then bring the trucks back in the evening. All
3 right.

4 MR. HABOIAN: Exactly.

5 MR. MARTIN: The supplies -- or the goods that they're
6 using in doing the landscaping or things in other areas, that
7 will be there if they need it to go into their trucks and then
8 leave with that?

9 MR. HABOIAN: Yeah, they leave it. They take it to
10 the site. They disperse it. They plant it. They install it.
11 But they -- it's not a -- people don't come to the site to pick
12 up. It's not a retail location. They take it -- they -- they
13 get a bulk drop. They take that to -- you know, to this office
14 building, to different office buildings.

15 MR. MARTIN: So, like -- so if I'm -- so you're saying
16 with the deliveries, you might get a bulk load of mulch, and the
17 trucks that need mulch will load it into their pickup trucks and
18 leave with that? And no one's coming in -- individuals aren't
19 coming in to get supplies; it's just your vehicles getting them
20 for -- getting the materials and taking them with them, and it's
21 from a bulk locate -- from a bulk drop off that you have?

22 I assume that you'll have different types of
23 deliveries; mulch, dirt, you know, landscape for -- for
24 landscaping, sod? You know, what type of materials would be
25 dropped off in bulk?

1 MR. SPICER: Historically, we utilize mulch most --
2 mostly. And, again, as you can imagine, it's very seasonal.
3 We'll get -- early in the season, we'll get mulch deliveries,
4 but then that goes out to sites.

5 Occasionally, we'll get some plant material -- both
6 flowers, as well as small trees and shrubs. Those, again, will
7 turn out within the week back out to the sites that they're
8 going to be installed at.

9 We don't normally receive sod deliveries. That
10 normally is delivered directly to the job site.

11 MR. MARTIN: Are large quantities of materials dropped
12 off at work sites, or are you -- I guess what I'm trying to find
13 out, the pickup trucks that you have are carrying things for
14 smaller service -- areas that you service, businesses that you
15 service --

16 MR. SPICER: That's correct.

17 MR. MARTIN: -- rather than large businesses?

18 MR. SPICER: From an efficiency perspective, we're
19 going to deliver as much directly to the site as we can to avoid
20 handling it? But there are occasions where we're going to --
21 we're going to get a delivery of mulch that will go out to
22 several small sites, and that will be loaded in one of our
23 trucks and leave it.

24 MR. MARTIN: Okay. No further questions at this time.

25 MR. SPICER: Thank you.

1 MR. MARTIN: I might come up with another -- things
2 for that.

3 CHAIR WILLIS: Commissioner Stephens-Gunn?

4 DR. STEPHENS-GUNN: Good evening. First of all, I'd
5 like to applaud the petitioners work to inform your neighbors,
6 to inform the community about exactly what it is you're doing,
7 and to solicit support for those efforts. Based upon what our
8 role is as a Planning Commission, I see no opposition to your
9 conditional rezoning.

10 MR. HABOIAN: Thank you. Appreciate that.

11 MR. SPICER: Thank you.

12 CHAIR WILLIS: And -- and any other questions from
13 Commissioners?

14 And I think I share that with you -- with our
15 Commissioner Stephens-Gunn. And so with that --

16 MR. CROAD: Through the Chair. I want to address a
17 couple of comments that came up.

18 CHAIR WILLIS: Please.

19 MR. CROAD: As you know, we take spot zoning very
20 seriously. And we've -- in my almost 16 years tenure, we look
21 at all the definitions of what a spot zone is. But we have been
22 consistent that if there is a rezoning that's proposed for under
23 1 acre, among other things, that is how we've considered a spot
24 zone. This is 4.8 acres, so we -- we certainly don't feel like
25 it's a small parcel that's being submitted into, you know, a

1 district that's not, you know, compliant or compatible.

2 The Michigan Zoning Enabling Act was referenced, but
3 the Michigan Zoning Enabling Act allows for conditional
4 rezoning. So the applicant -- it's a one-way proposal where the
5 applicant can propose the conditional rezoning and remove any of
6 the uses that might -- might have unintended consequences or --
7 or that the City is uncomfortable with. I know we're -- we get
8 tripped over the term Industrial District because it's -- the
9 Industrial District under special land use is the only thing
10 that allows for contractor yards without any ancillary showroom
11 or storage use, including landscape contractors' offices and
12 yards.

13 So that was the only district for this use, and they
14 proposed it with additional landscaping and so forth. This is
15 not like a planned unit development. We can't negotiate. So
16 someone asked why are we considering it. Well, every applicant
17 is allowed to due process. Whether we recommend in favor
18 against it, every applicant has the right to come before -- for
19 you, as a recommending body, and then the City Council.

20 And the -- the fact that this is not a retail
21 operation, it's open to the public. It's not like the 8 Mile
22 landscaping with -- with piles of mulch that are 30 feet high.
23 There -- there's a lot -- a lot of reasons why this is a much
24 more compatible-related use because it's servicing other office
25 centers, not only in the RC District but throughout the City.

1 So there's multiple layers that we look at. I do not consider
2 this a spot zone; it's almost 5 acres.

3 I -- if this -- if the applicant had proposed a
4 straight rezoning to industrial only, I'd be recommending
5 against it because most of those uses in the Industrial District
6 would be incompatible with this. We also look at the past site
7 usage with the temporary Sun Storage. Before that, it was --
8 there was a lot of storage vehicles and abandoned vehicles on
9 the site. The site wasn't being well taken care of. It wasn't
10 landscaped. So there's a whole history with this site.

11 The operations with the smaller vehicles; they come in
12 the morning and leave in the afternoon. The fact that they're
13 going to bring 100 additional office workers, that's great.
14 That's not a zoning issue, per se. Although, offices are
15 permitted in both the RC and in the Industrial District.

16 So if we're looking just at the conditional rezoning
17 for all the things that I pointed out, we're -- we're
18 comfortable making a favorable recommendation to you. And if
19 there's no further questions, Mr. Paison can read our
20 recommendation with conditions into the record.

21 CHAIR WILLIS: I do have a questioning to you,
22 Mr. Croad. And that is an attorney presented that there's a
23 legal opinion that, perhaps, may happen sooner or later. What
24 is our role as to that legal opinion?

25 MR. CROAD: Well, I kind of outlined my -- my position

1 on the spot zoning. However, I'm not the City Attorney. We
2 have corresponded with the City Attorney, and she has said that
3 she could not get an opinion by today; however, she will have an
4 opinion before it gets to City Council. So your recommendation
5 and her opinion would -- would be considered when it gets to the
6 City Council's level.

7 The only other option is to postpone to a date
8 certain. The applicant has asked, based on timing, they would
9 like a recommendation one way or the other tonight just so this
10 can move to City Council. So that was -- that was another
11 option that we were considering, but it's the applicant's
12 request to get a recommendation from you and let the City
13 Attorney weigh in with her opinion prior to the Council
14 deliberation.

15 CHAIR WILLIS: I personally would not ask that they
16 come back, so --

17 Commissioners, you've heard Planner Croad, you've
18 heard the comments. Any further questions as a result of that?

19 Commissioner Martin?

20 MR. MARTIN: I just want to point out, in looking at
21 the map of the surrounding areas, most of the business -- most
22 of the area around you are businesses. You have one residential
23 area for the seniors and a small portion of the apartment
24 building. The other areas are all commercial areas. So just --
25 just a point of information, that's all.

1 CHAIR WILLIS: And that's -- all that's part of the
2 site plan too, so --

3 MR. MARTIN: Yeah.

4 CHAIR WILLIS: Okay.

5 MR. MARTIN: Yeah.

6 CHAIR WILLIS: Mr. Paison?

7 MR. PAISON: I don't have any further comment, sir.
8 Should I proceed with the recommended resolution or --

9 CHAIR WILLIS: Yes.

10 MR. PAISON: Yeah. Going to move on to our
11 recommended resolution. We do our -- we are making a favorable
12 recommendation at this time. Just get to my verbiage here.
13 It's a little easier to read. I know it's small on the screen,
14 but it -- because of the number of conditions, it -- size-wise,
15 it got a little challenging.

16 We are making a favorable -- we are recommending a
17 fav- -- the Planning Commission is making a favorable
18 recommendation to City Council PCZR26-0001 to conditionally
19 rezone 4.87 acres in the southeast corner of 27777 Franklin from
20 Regional Center to I-1 Industrial -- 8 Mile frontage
21 subdistrict, based on the following factors and with the
22 following conditions:

23 First off, the Southfield Comprehensive Master Plan
24 indicates Office/Research use for this parcel, which calls for
25 corporate medical offices, research facilities, and television

1 stations. The restrictive set of uses that would be permitted
2 by the conditional rezoning ties the landscape contractor's yard
3 to being accessory to an office use in the office building on
4 the site, and, as such, would be accessory to a corporate office
5 as the primary use.

6 We would note that -- a couple of conditions. One is
7 our standard condition we're putting on at the execution of and
8 recording of the Conditional Rezoning Agreement is subject to
9 approval -- review and approval by the City Attorney and has to
10 occur within six months of the enactment of the rezoning. We
11 just -- we've added that six months just to make sure those
12 documents get done and recorded in a timely fashion and aren't
13 hanging out there a year or more. We had some issues with that.

14 Here's the -- the conditions I discussed earlier when
15 we went through the presentation, but I'll go over them again,
16 kind of a overview. First portion is the permitted uses, which
17 really restricts it to the landscape contractor accessory to the
18 office use in the primary building. No retail sales. No
19 manufacturing. No other -- no outdoor storage outside of
20 designated areas. And it would -- it does allow the continuance
21 of general office space and accessory building uses.

22 Screen -- Site Layout, Screening, and Storage
23 Standards. These really just confirm that they're going to
24 comply with the site plan that's before you and that -- and with
25 the ordinance requirements that apply, generally. Also the same

1 with operations and maintenance and compliance. These just
2 reference compliance with the site plan that's before you and
3 compliance with the City's ordinance requirements. They do it
4 in great detail, but that's really what they boiled down to.
5 That is it.

6 CHAIR WILLIS: Thank you. With that, I'm going to ask
7 any comments from Commission?

8 Then hearing no comments, we would accept -- yes?
9 Hearing no comments, we would accept a motion from --

10 MR. MARTIN: Oh. I'm sorry. Chair -- through the
11 Chair.

12 CHAIR WILLIS: Yes.

13 MR. MARTIN: Motion -- motion to approve PCZR26-0001.
14 Do I have a second?

15 MR. PAISON: That would be a motion for the favorable
16 recommendation?

17 MR. MARTIN: I'm sorry. Yes. Motion for favorable
18 recommendation of PCZR26-0001.

19 CHAIR WILLIS: Do I have a second?

20 MS. BERNOUDY: Second.

21 CHAIR WILLIS: Moved by Commissioner Martin; seconded
22 by -- I heard Commissioner Bernoudy.

23 So all in favor?

24 FULL COMMISSION: Aye.

25 CHAIR WILLIS: Any opposed?

1 (No audible response.)

2 CHAIR WILLIS: You have 100 percent approval there,
3 which opens the door for the next item. That would be
4 PSLU26-0002.

5 Mr. Paison?

6 No, we're still --

7 MR. CROAD: Just -- you still have the special land
8 use. So take a seat for a minute.

9 MR. HABOIAN: Okay. Got it. Apologies.

10 MR. PAISON: This is the public hearing for the
11 specialty use portion. We would need to open a public hearing,
12 take comment, and then discuss.

13 MR. CROAD: I think if we could, though -- Tom, can
14 you just review the hours of operation because that's a special
15 land use consideration, and any -- anything else that's specific
16 to the -- the use itself.

17 MR. PAISON: Yeah. The conditions we're proposing go
18 along with the special use -- and we'll get into this in the
19 resolution -- but, specifically, obviously, approval of the site
20 plan by the city planner. The I-1 District delegates site
21 plan administratively to the city planner.

22 Continuous compliance with all applicable codes,
23 ordinances, law, statutes. Petitioner must perform all work
24 under plans, permits, and final inspections by the City. That's
25 one of our standard conditions. And then the hours of operation

1 will be Monday through Saturday, 6 a.m. to 6 p.m., which were
2 offered by the applicant.

3 CHAIR WILLIS: Any other comment?

4 Then petitioner?

5 MR. PAISON: Actually, you need to open the public
6 hearing.

7 MR. MARTIN: Yeah.

8 CHAIR WILLIS: I do? Directly? Not --

9 MR. MARTIN: Yeah.

10 MR. PAISON: Yeah.

11 CHAIR WILLIS: Okay. Then with that, we will open the
12 public hearing. We have the same petitioner at the same site.
13 This is a hearing that has to address the special use of the
14 property, and, again, I would invite anyone to present
15 themselves, and you would have three minutes to present.

16 And once again, sir, I would like your name and your
17 address.

18 MR. REYNOLDS: Thank you, Mr. Chair. Ron Reynolds.
19 40900 Woodward Avenue.

20 UNIDENTIFIED SPEAKER: Speak up.

21 CHAIR WILLIS: And -- and I'm not -- I'm -- I think I
22 heard the speak up. I'm having a hard time hearing you too.

23 MR. REYNOLDS: I'm sorry. That's usually not a
24 problem for me. I apologize. 40900 Woodward Avenue, Bloomfield
25 Hills.

1 CHAIR WILLIS: Okay.

2 MR. REYNOLDS: Ron Reynolds from the firm of Hilger
3 and Hammond. You mentioned that there was a memo earlier. And
4 I represent American Commerce Center Association. This one, I'm
5 curious to hear how the planning staff gets around the actual
6 language of the ordinance.

7 This is within the Article 20, Industrial District,
8 I-1. It -- it allows for these yards under a special use
9 permit, but subject to this language, which is on Page 335 of
10 the ordinance, it's Subparagraph 2(b) of that section, which
11 states, The following special land uses only shall be allowed on
12 properties with at least 100-foot wide frontage on West 8 Mile
13 Road.

14 Well, this property is not on 8 Mile, and there's no
15 way to meet this requirement that's in the ordinance. And the
16 ordinance doesn't say anywhere that this requirement can be
17 waived by the Planning Commission or anyone else. So I don't
18 know how the petitioner plans to meet that condition of the
19 ordinance.

20 It's not addressed in their presentation, and it's
21 right there on -- on a piece of paper. You can all look at it.
22 It's your -- your -- your zoning ordinance, which this body is,
23 you know, enacted to uphold, essentially.

24 So I -- that's my key issue there. It's in direct
25 violation of the special land use provision within the

1 industrial zoning area, and I think that's probably why it's all
2 required to be on 8 Mile, is because of the type of use -- the
3 industrial use that they're proposing.

4 I am -- I will say that I'm a little surprised that
5 these recommended resolutions are being put before you before
6 you've even heard the public hearing because it seems to me to
7 minimize the significance of the public hearing if the planning
8 staff has already made a recommendation to you before the public
9 hearing even -- even has started.

10 Having said that, I will rely on your ordinance.
11 Thank you very much.

12 CHAIR WILLIS: Thank you so much.

13 Again, any other comments anyone else would like to
14 present?

15 MS. P.G.: (Inaudible) is this for letter E?

16 CHAIR WILLIS: Do you have -- would you like to
17 present? Would you like to come to the microphone?

18 MS. P.G.: Is this for E?

19 MS. GRUBER: Yes.

20 MS. P.G.: Okay. Because I can't hear you, you're not
21 speaking into the mic. We can't hear you out there.

22 Good evening. My name is P.G. I'm a property owner
23 in the City of Southfield, and I have a very long history with
24 the City of Southfield. I just had an opportunity to ask the
25 petitioner a really quick question. Storing the landscaper

1 products there, will it pose a problem for the residents, like,
2 to live in such a nice apartment building, will they be able to
3 see it?

4 He said that it would be contained, but that the
5 residents, over 50 percent of them, have said that they won't
6 have a problem with it. I guess from a standpoint of just
7 caring about the city and having been around Southfield for 45
8 years and have been involved in the process, the entire history
9 that I have with the city, I think it's a good idea, but at any
10 point in time would the petitioner be willing to maybe conceal
11 it a little bit more with the concrete post and panel wall, some
12 kind of decorative fence or shed device if the other tenants
13 that will be moving in would say they have a problem with
14 looking at it?

15 But you always want to -- with a business -- get the
16 input from the people that will be doing business with you. And
17 I think to have 50 percent of their committed residents to say
18 that they don't have a problem is great, but we also have to
19 think about moving forward, going forward, getting more people,
20 if they would have the same consensus.

21 But other than that, I support it. I'm looking
22 forward to that building being something different. It's like,
23 I remember back in the '80s when we had a lot of Fortune 500
24 companies in the City of Southfield, and it seems like when
25 the -- when the trending changed and everybody wanted to go near

1 the water or move in other places, we lost that. And these
2 buildings just cannot afford to sit there and not be redeveloped
3 or repurposed. So I'm looking forward to it. I drive that
4 route -- route a lot.

5 And I think, to Ms. Andrea's comment, the senior
6 place, Brookdale, is further down than where this building is
7 located. If I'm remembering correctly, this building is closer
8 to Inkster; and Brookdale is up there by the cemetery.

9 CHAIR WILLIS: You have 25 seconds.

10 MS. P.G.: Huh?

11 CHAIR WILLIS: You have 25 seconds.

12 MS. P.G.: Okay. But can you speak in the mic,
13 Mr. Chairman? I'd like to hear you.

14 MR. MARTIN: Name and address for the record, please.

15 CHAIR WILLIS: Yes. And I don't think we got your
16 name and address for the record.

17 MS. P.G.: Oh. PO Box 155, Southfield, Michigan
18 48037-0155.

19 CHAIR WILLIS: And for the record --

20 MS. P.G.: My telephone number is (248) 832-2799.

21 CHAIR WILLIS: And, for the record, can we have your
22 name?

23 MS. P.G.: Yes. P.G.

24 CHAIR WILLIS: We will except that. Thank you so
25 much.

1 MS. P.G.: Thank you.

2 CHAIR WILLIS: Commissioners, I am going to -- we have
3 further questions. I'm going to --

4 MR. CROAD: You have to just make sure that everyone
5 has spoken at the public hearing, then close the public hearing
6 before we bring the petitioner back up.

7 CHAIR WILLIS: I didn't understand that. I'm sorry.

8 MR. MARTIN: You got to finish --

9 MR. CROAD: You need to make one more call if there's
10 anyone else in the public.

11 CHAIR WILLIS: Okay. I will do that.

12 MR. CROAD: And then close the public hearing before
13 you bring the petitioner back.

14 CHAIR WILLIS: I will do that.

15 Then is there anyone else that would like to present?
16 You would have three minutes to express whatever concern you
17 would have, and that we would ask that you comply with the rules
18 that we had outlined at the beginning of this section.

19 Seeing none, that is closed.

20 With that, I'll talk with Commissioners. I'll start
21 this time with Commissioner Stephens-Gunn.

22 DR. STEPHENS-GUNN: No further questions or comments.

23 CHAIR WILLIS: Commissioner Martin?

24 MR. MARTIN: At one time, I believe in the initial
25 presentation, there was talk about covering or tarps over

1 something. I -- I don't remember 100 percent. It seemed like
2 we mentioned something about that. But, basically, I don't
3 remember seeing anything in any of our ordinances where the
4 beautification of the spot looking down on it was something that
5 was covered.

6 Am I mistaken on that, Commissioner Croad.

7 MR. CROAD: I think -- if we looked at the existing
8 conditions, right, you had -- there's a tented area that covers
9 maybe road salt?

10 MR. SPICER: Yes.

11 MR. CROAD: Right? And I don't know if Mr. Martin is
12 asking whether or not you would provide some type of covering
13 over the outside landscape materials similar to the tent that's
14 covering the -- the road salt. I think that's your -- your
15 question.

16 MR. MARTIN: I -- I would only be looking at large
17 drop areas, like having mulch dropped or --

18 MR. CROAD: Right.

19 MR. MARTIN: -- or -- or dirt. And I --

20 MR. CROAD: Where their bins are --

21 MR. MARTIN: Yeah.

22 MR. CROAD: -- you're asking if that could be covered
23 by a similar type of material like the salt?

24 MR. SPICER: We could add domes similar to a salt
25 covering; one, the material doesn't stay there that long, and,

1 two, our -- our feeling was that actually that dome would extend
2 higher and be more of a visual distraction.

3 MR. MARTIN: Yeah. Now I -- now I recall -- yeah,
4 we -- because we talked about having the tarps over it and
5 having colors. Yeah, that -- yeah, that's more of a nuisance
6 than -- than a decoration, yeah.

7 MR. SPICER: Correct. And -- and the material is not
8 intended to stay there.

9 MR. MARTIN: Yeah. And, here, again, you know,
10 looking out the window, people tend to look out, not down. So,
11 you know, that -- I -- I don't see that as an issue. But thank
12 you. And I think the information you're providing for the
13 service that you provide covers a lot more than people think.

14 It's not something that everyone is using on a daily
15 basis. It's in and out, and that's basically it. You drop your
16 stuff there, you pick up the supplies for the day's work, then
17 leave.

18 Thank you.

19 MR. SPICER: Thank you.

20 CHAIR WILLIS: Commissioner Bernoudy?

21 MS. BERNOUDY: Yes, sir. Thank you.

22 I -- I would like to address P.G.'s comment about how
23 beautiful Southfield looks. I just want you to know that
24 Continuum is the company that has been servicing 5000 Town
25 Center for many years, and everyone knows that they always get a

1 very, very good review. So I'm really onboard with this. I
2 think they do a beautiful job with those places that they
3 service, and I think you can be assured of that. Thank you.

4 CHAIR WILLIS: Thank you.

5 Commissioner Gruber?

6 MS. GRUBER: No questions.

7 CHAIR WILLIS: Thank you.

8 I have just one comment, and that is, when we started,
9 I was torn between the aesthetics and the -- the -- the kinds of
10 businesses that are near you. I think that's probably one of
11 the principal things that's in the letters in opposition. I --
12 I am glad you were able to present. I am -- I am glad that I
13 heard most of the residents would have no problems with it, and
14 I -- and I appreciate your effort to make sure that you have
15 the -- the heightened fence and I think some other things you've
16 done to protect it.

17 I'm still torn by that, but I don't know if it's going
18 to make a difference one way or another, but I do appreciate you
19 giving us the information for us this year.

20 MR. HABOIAN: Thank you. Just to clarify, it was that
21 we have the support of at least half. We didn't go to every
22 single tenant because we've got a lot of smaller tenants. I --
23 I'd be on the phone until the cows came home. But we do have
24 support of at least 50 percent of our tenants in the building
25 per the -- the support letters we sent you.

1 CHAIR WILLIS: Okay. With that, Commissioners, do we
2 have any further questions? Anyone?

3 MS. BERNOUDY: No.

4 CHAIR WILLIS: Then, Mr. Paison?

5 MR. PAISON: I don't know, Chair, if you had last
6 comments before we moved on to -- we have a recommended
7 resolution. In this case, we are also recommending the Planning
8 Commission to make a favorable recommendation -- Council is the
9 final deciding body -- to the City Council of PSLU26-0002, the
10 Special Use Request to operate the landscape contractor's yard
11 in southeastern corner of the parcel, 2777 Franklin.

12 This would be look -- setting the special land use
13 standards in the I-1 District, because then it would need the
14 applicable district of the zonings approved. Obviously, the
15 special use would be moot if the rezoning doesn't pass.

16 The proposed use of such size and character would be
17 in harmony with the appropriately development -- you know, in
18 this case, the RC District and the Industrial District, the one
19 of the -- which is going to be -- but the one is going to be
20 part of also.

21 The location, size, and intensity of the operation is
22 designed to eliminate any possible nuisances likely to emanate
23 therefrom, and proposed use is in accord with the spirit and
24 purpose of this chapter, and not inconsistent or contrary to
25 with objectives, sound principles, and planning. The proposed

1 use is of such character and the vehicular traffic generated
2 will not have an adverse effect or detrimental effect on the
3 surrounding land uses or the adjacent thoroughfares.

4 The proposed use is of such character and intensity
5 and arranged to eliminate any adverse effects resulting from
6 noise, dust, dirt, glare, odor, or fumes.

7 The proposed use will not be adverse to the promotion
8 of the health, safety, and welfare of the community.

9 This approval is based on the documents, facts,
10 representations, and stipulations submitted by the applicant
11 placed on the record during the public hearing by the petitioner
12 and their representatives.

13 Conditions would be subject to approval of the site
14 plan by the city planner. Continuous compliance with all
15 applicable ordinances, codes, laws, and statutes; and the
16 petitioner to perform all work under plans, permits, and final
17 inspections approved by the City. Hours of operation, Monday
18 through Saturday, 6 a.m. to 6 p.m.

19 And I probably should have put it in here earlier,
20 obviously this is conditioned on the rezoning passing as well.
21 This becomes a -- if the -- if this gets to Council and Council
22 decides not to approve the rezoning, they'll just not proceed on
23 the special land use; it becomes moot. So that would -- that's
24 kind of built in.

25 CHAIR WILLIS: Great. Okay.

1 With that, did that elicit any further questions from
2 any commissioners?

3 MS. BERNOUDY: No.

4 CHAIR WILLIS: Then we would accept a motion.

5 MS. BERNOUDY: I'd like to make the motion. I'd like
6 to make a favorable motion for PSLU26-0002.

7 CHAIR WILLIS: Do I have a second?

8 MR. MARTIN: Second.

9 CHAIR WILLIS: Motion has been forwarded by
10 Commissioner Bernoudy; seconded by Commissioner Martin.

11 All in favor?

12 FULL COMMISSION: Aye.

13 CHAIR WILLIS: Any opposed?

14 (No audible response.)

15 CHAIR WILLIS: That motion moved unanimously. So
16 thank you and good luck before Council.

17 MR. SPICER: Thank you, everyone. We appreciate your
18 service. Have a good evening.

19 MS. GRUBER: You too.

20 CHAIR WILLIS: I'm just going to give them five
21 seconds to clear, and then I'll call the next person.

22 The next item on the agenda is PSP26-0002. It is the
23 site plan review of Ayoub Oil. The presenters are here, if they
24 would -- okay.

25 MR. PAISON: Just want to make sure someone --

1 CHAIR WILLIS: Okay. Mr. Paison? Yeah.

2 MR. PAISON: Yeah. As mentioned, this is a request
3 to -- to make an addition to existing oil change at 27364 West 8
4 Mile. They want to add an attached additional bay for tire
5 service. Initially it was going to be separate, but the plans
6 have been revised, as we discussed at the study meeting.

7 The area is B-3 zoning, regional mixed use land use,
8 which is consistent. This is the existing site aerial. As you
9 can see, the small two-bay oil change. Access from both streets
10 on the corner. Here's a site photo of it. Another site photo
11 from Inkster.

12 This is the proposed site plan. As you can see, it's
13 a building addition on the right side of the building. We are
14 still working on one correction -- and we've already discussed
15 it with them -- it's where they're showing a connection to the
16 sidewalk. They're showing it as a crosshatch, but that would
17 actually have to be concrete with the ADA ramp on the parking
18 lot side to get down that 6-inch curb. But we've made them
19 aware of that, and we'll get that in the final plan.

20 There were a couple of others we asked for corrections
21 on the last time, they're taking care of those.

22 As you can see, the bike rack is kind of south of the
23 new bay of the building in that striped area. They've got a ped
24 access to street and the sidewalk now, which they didn't use to
25 have. Dumpster enclosure up in the top corner, which is also a

1 new addition to bring the site up to code.

2 Landscape Plan. They are adding landscaping around
3 the ends of the parking stalls facing the streets to screen
4 those from the streets as is currently required -- and around
5 the dumpster enclosure because there's a home to the north there
6 and one to the east, soften that up.

7 This is a elevations renderings of the building. As
8 you can see, the -- to the left is the existing building, and
9 then the masonry building with the overhead door on the right is
10 the addition.

11 The petitioner is present. If you have any comments.

12 CHAIR WILLIS: And sir, could you give us your name
13 and your business address, and if you could add to that opening
14 statement?

15 MR. DERBAS: Yes. My name is Ahmed Derbas. I'm the
16 architectural designer and project manager for this development.
17 The address of the job is at 27364 8 Mile Road, and I'm here
18 representing, today, my client.

19 CHAIR WILLIS: Okay. And this is a site review?

20 MR. PAISON: And I will note, Mr. Chairman, because
21 this is a site plan, there is no actual public hearing. It's
22 just a ruling, and the deciding body is this body.

23 CHAIR WILLIS: Right.

24 MR. PAISON: So --

25 CHAIR WILLIS: I feel powerful because of it.

1 Commissioners? I can start with Commissioner Gruber.

2 MS. GRUBER: I don't have any questions at this time.

3 CHAIR WILLIS: Commissioner Bernoudy?

4 MS. BERNOUDY: Thank you.

5 Have you received any comments from the neighbors
6 around there? There's some neighbors that are quite close to --
7 to this property.

8 MR. DERBAS: We have not had any opposing comments
9 from anyone surrounding us.

10 MS. BERNOUDY: Okay. And you will be --

11 MR. MARTIN: Excuse me. People are having a problem
12 hearing.

13 MS. BERNOUDY: Oh. I'm sorry. You mean hearing me or
14 hearing --

15 MR. MARTIN: Both.

16 MS. BERNOUDY: Oh. Thank you.

17 Did everyone hear my question?

18 UNIDENTIFIED SPEAKER: No.

19 MS. BERNOUDY: Oh. I wanted to know if any of the
20 neighbors -- the surrounding neighbors in -- in the area, very
21 close to where you are, did you have any comments, pro or con,
22 in reference to you building?

23 MR. DERBAS: Yes. We have not received any formal or
24 informal comments opposing this job.

25 MS. BERNOUDY: And you will be providing used tires,

1 right?

2 MR. DERBAS: Correct.

3 MS. BERNOUDY: So how will -- how will these tires be
4 delivered? Where will they be? I mean, where will you put them
5 on this property? And -- and how will they be rotated? How
6 will you take the old tires off and -- and onto the other tires
7 that'll be put on the cars?

8 MR. DERBAS: We are showing on the proposed floor plan
9 where the tire racks are inside of the building. So they will
10 be stored inside of the building. Another thing is that it --
11 it will be a mix of used tires and new tires, but mostly they
12 are used tires. There's a specialized company that, on average,
13 come at least once a week that drop off and pick up the used
14 tires that were changed.

15 MS. BERNOUDY: And so -- so are you --

16 MR. PAISON: On sheet A1 in your packet, there's an
17 actual floor plan that shows the tire racks to the -- the door
18 is to one side; the tire racks to the left.

19 MS. BERNOUDY: Okay.

20 MR. PAISON: So if you look at the elevation, you see
21 how the door is there? To the left, there where the door -- you
22 know, because the door is kind of to the right, to the left is
23 actually where the tire racks are, if you look at the floor
24 plan.

25 MS. BERNOUDY: Okay. So -- so the tires will be

1 replaced on the -- your property where the oil change place is,
2 or where, or will they just be coming and picking up the tires
3 and leaving?

4 MR. DERBAS: The tires themselves are inside the
5 building. There is a wall separating where the bay -- where the
6 tires are going to be changed and versus the way -- where oil
7 change is being done. The proposed addition is actually the
8 size of a two-car garage, but half of it is basically being used
9 for storage and doing the actual change of the rim, and the
10 other half is, basically, where the car will be parked -- the
11 one that's being worked on.

12 MS. BERNOUDY: Thank you.

13 MR. DERBAS: You're welcome.

14 CHAIR WILLIS: Thank you.

15 Commissioner Martin?

16 MR. MARTIN: Can you go back on the slide, it's where
17 you were talking about the tire rack?

18 MS. BERNOUDY: Yeah.

19 MR. PAISON: It's -- unfortunately, I didn't put a
20 floor plan slide in here. It's on sheet A1 in your packet.

21 MR. MARTIN: A1?

22 MR. PAISON: Yep. So the first one on the top left
23 says Floor Plan, so the racking on the -- on the side there is
24 what you're looking for.

25 MR. MARTIN: I don't see A1.

1 MR. PAISON: So after the site plan sheets, SP1 --
2 SP1, SP2, SP3, the first sheet, A1 is Floor Plan. The top left
3 plan -- you can see the racking to the left of the door.

4 MR. MARTIN: Okay. Yeah. Okay. All right.

5 MR. PAISON: So they do the tire changing in front of
6 the door to pull the car in. The tires are all stored on the
7 left.

8 MR. MARTIN: All right. You said you will be doing
9 new and used tires?

10 MR. DERBAS: Yes, but mostly it's going to be used.
11 Most of the stock will be used tires.

12 MR. MARTIN: Are these retreads or just customer
13 supported or tires that you have on hand?

14 MR. DERBAS: No. It's basically, people tend to swap
15 out -- I mean, everyone is different, of course, but there's --
16 people tend to swap out their tires for used tires just because
17 they're cheaper than buying brand new tires. It's a preference,
18 of course, for the customer, but this is the business that would
19 be carried out.

20 MR. MARTIN: So -- yeah. All right. Yeah.

21 MR. DERBAS: So maybe -- let's say we have --

22 MR. MARTIN: It's -- it's not important.

23 MR. DERBAS: Okay.

24 MR. PAISON: I can put a little enlightenment. I -- I
25 used to -- when I was a college student, I used to buy used

1 tires. And the gentlemen I got it from in Detroit were Warholak
2 Tires, which have been around forever. But what would happen
3 is, people buy new cars, and they don't like the tires that come
4 from the manufacturer. They'll go in and swap for better tires
5 and sell the new tires -- the cars -- tires that came with the
6 car to a dealer like these folks.

7 MR. MARTIN: Not part of the site plan.

8 MR. PAISON: Yeah. It's just that's how that business
9 kind of works.

10 MR. MARTIN: Yeah. It's -- yeah. Okay. Thank you.

11 CHAIR WILLIS: Commissioner Stephens-Gunn?

12 DR. STEPHENS-GUNN: I have no questions.

13 CHAIR WILLIS: Yeah. My comment is, I -- I love
14 the -- the rendering. If -- if the -- the -- the building
15 looked a little bit older, and so the upgrading, I think, is
16 something that's going to be beneficial to all of us. I wish
17 you well in your business. And so I have no additional
18 questions.

19 MR. DERBAS: Thank you.

20 CHAIR WILLIS: Okay. And, Commissioners, with that,
21 do you have any further questions?

22 And, Mr. Paison?

23 MR. PAISON: We do have a recommendation. We are
24 recommending that the Planning Commission approve the site plan
25 as presented with that one minor change we will straighten

1 out -- they've already agreed to do.

2 Based on the appearance, these are the criteria that
3 are in the site plan standard that were applicable. Appearance,
4 obviously, it's -- it's consistent with the building, and it's a
5 nice update.

6 Coordination with adjacent sites, compliance with
7 zoning requirements. They don't need -- I believe they don't
8 need any waivers. That is correct. They don't need any
9 waivers. We determined that zero setback on the site is
10 actually permitted.

11 Pedestrian circulation access. They're adding a
12 connection to the sidewalk, which the site did not previously
13 have.

14 Site design characteristic. The site circulation is
15 actually quite functional. Even for the garbage truck, it's
16 pretty roomy. The vehicles can move through it, and the
17 pedestrians now. Vehicle access and circulation, as noted. We
18 are looking at this being based on the documents, facts,
19 representations, and stipulations submitted with the application
20 and placed on the record at the hearing -- or at the meeting.

21 Couple conditions, site building to be developed
22 consistent with the revised plans before you, and that the
23 petitioner is to implement the recommendations by the Southfield
24 Police Department's Crime Prevention Bureau regarding site
25 security, which is a general one that we put on most site plan

1 approvals. And then continuous compliance with all applicable
2 codes, ordinance, statutes, laws, and all work to be performed
3 under plans, permits, and final inspections by the City.

4 CHAIR WILLIS: Thank you.

5 MR. MARTIN: Through the chair.

6 CHAIR WILLIS: Yes.

7 MR. MARTIN: I have a question. In that we have
8 police department approval, but because of being tires, if
9 that's something that a fire would have a different effect on
10 the --

11 MR. PAISON: The fire marshal has to inspect the
12 facility before it gets a certificate of occupancy, it -- and
13 they did review these plans.

14 MR. MARTIN: Okay.

15 MR. PAISON: So they are aware there's going to be
16 tire storage in the building, and I believe it's -- probably has
17 to -- fire-rated wall as a result is my understanding.

18 MR. DERBAS: Correct. Two hours.

19 MR. PAISON: Two hour fire-rated walls because of the
20 tire storage? And if we're above a certain amount of tires,
21 that would probably trigger other requirements, but the fire
22 marshal will do a walkthrough to make sure he is confident with
23 it before final certificate of occupancy.

24 MR. MARTIN: I just wondered because we had the
25 police --

1 MR. PAISON: Yeah. That's just a site security thing.
2 So, like, say, if there turns out to be an issue and the police
3 recommend something that changes the site security, this is just
4 to say, Hey, you really should comply because they're trying to
5 help you.

6 MR. MARTIN: Okay.

7 MR. PAISON: You know, they're trying to help the
8 community. So it's one that we generically put on all site plan
9 approvals because sometimes you can anticipate the problems
10 before the project goes up; sometimes things crop up later.
11 And --

12 DR. STEPHENS-GUNN: Through the chair.

13 CHAIR WILLIS: Yes.

14 DR. STEPHENS-GUNN: I recommend -- I recommend that
15 the Planning Commission accept the favorable recommendation for
16 PSP26-0002 site plan review.

17 CHAIR WILLIS: Any support?

18 MR. MARTIN: Support.

19 CHAIR WILLIS: It has been moved by Commissioner
20 Stephens-Gunn; supported by Commissioner Martin.

21 All in favor?

22 FULL COMMISSION: Aye.

23 CHAIR WILLIS: Any opposed?

24 (No audible response.)

25 CHAIR WILLIS: That is also unanimous. And so I thank

1 you, and I wish you all the best.

2 MR. DERBAS: Thank you.

3 MR. PAISON: That approval, we'll get you -- you can
4 then now apply for your permits. We'll get it into the system
5 tomorrow, and you'll be able to apply for your permits.

6 MR. DERBAS: Thank you. I -- I'll send the
7 application.

8 MR. PAISON: Yep.

9 MR. DERBAS: All right. Good evening, ladies and
10 gentleman.

11 MS. GRUBER: Thank you.

12 MR. MARTIN: Thank you.

13 DR. STEPHENS-GUNN: Thank you.

14 MS. BERNOUDY: Thank you.

15 CHAIR WILLIS: Thank you.

16 I believe that brings up our next item, PSP-26-0003.
17 This is also a site plan review, Plum Hollow Market, 21969 West
18 9 Mile Road. The petitioner is here, I'm going to assume.

19 And with that, Mr. Paison?

20 MR. PAISON: Yep. This is the location of the former
21 Plum Hollow Market, which, unfortunately, burned down and then
22 had to be demolished. This is the replacement market that
23 they're proposing in the same location on the same site. It is
24 B-3 zoning. So it is a permitted use consistent with the master
25 plan.

1 Here's a site aerial showing the old Plum Hollow
2 Market, how it sat on the site up there by the corner with
3 parking kind of wrapped around to the side between it and the
4 building to the east.

5 This is a more recent photo of the site.
6 Unfortunately, the market was damaged to the point that it had
7 to be demolished. This is the proposed site plan. You've got
8 the market up in the corner again, and then there's a little bit
9 of area in the back for access along the back of the building,
10 which is to the south. The entrance to the market, instead of
11 being on the front, will actually be facing the parking lot.
12 Your ADA parking will be right there by the entrance. And then
13 the rest of your parking kind of wraps down and around.

14 We are adding a little bit of a greenbelt buffer along
15 the north end there along the private because there has to be
16 some screening there. They are doing kind of a crosswalk where
17 the sidewalk is striped in, and then there'll be a walkway that
18 comes down to the door from the sidewalk.

19 Landscape Plan. As we can see, there's going to be
20 some -- originally, they'd show pavement on the north and on the
21 west side of the building. It was engineering who asked that
22 that extra pavement be taken out, so now they're showing
23 landscaping in those areas, and then they've added the small
24 landscape area to screen the parking lot along 9 Mile as well.

25 As you can see here, this is the building. Instead of

1 that little angle at the end, it's -- it's a rectangular
2 building. The door is on the -- facing the parking lot side
3 right where that ADA ramp is at -- the main ADA ramp is at. You
4 got your shopping areas and your back of house.

5 One of the things we talked about a little bit of time
6 was the elevations. This is the entrance, which would be the
7 east side, and then the -- the north side facing 9 Mile.

8 And then in response to our comments that they needed
9 to make the -- the side facing -- facing the other street a
10 little more attractive and make it look less like back of house,
11 they have wrapped the cornice, put a couple of false windows in,
12 and they are showing some signage on that side as well, which
13 really kind of makes the look of the building more consistent
14 where it faces the street, the public. So we do appreciate
15 that. That's very helpful.

16 Got elevation here --

17 MR. CROAD: Tom, can you go back to that. Is it
18 possible -- I -- I like the -- the modern awnings that you have
19 on the north side of the building. Can you put the two awnings
20 over those faux windows just so it's more compatible?

21 Thank you.

22 MR. MARTIN: Consistent too.

23 MR. PAISON: Yeah. That would really make it stand
24 out as a -- it would become less -- less obvious those are faux
25 windows because the awnings would shade them a little bit.

1 MR. CROAD: Yeah.

2 MR. PAISON: Be probably just a good continuous look
3 on that, elevations.

4 The petitioner is present, so if they have any
5 additional comments.

6 CHAIR WILLIS: Thank you. And could you give your
7 name and that address.

8 MR. YONO: David Yono. 2199 West 9 Mile Road,
9 Southfield.

10 CHAIR WILLIS: Thank you.

11 MR. AL-SACHI: Adnan Al-Sachi. A&M Consultants. 835
12 Mason, Dearborn.

13 CHAIR WILLIS: Thank you. And we're looking for what
14 you can add to Mr. Paison's introduction.

15 MR. AL-SACHI: Pardon me.

16 CHAIR WILLIS: We're looking for --

17 MR. CROAD: Do you have anything to add?

18 MR. AL-SACHI: Huh?

19 MR. CROAD: Do you have any additional comments you
20 want to make?

21 MR. AL-SACHI: Oh. No. No. I'm pretty much, you
22 know, what's, you know --

23 CHAIR WILLIS: Okay. And I'm wondering that -- can --
24 can you hear me decently?

25 MR. AL-SACHI: Yeah. Yeah.

1 CHAIR WILLIS: Okay. And so it's a struggle hearing,
2 so thank you. But you have no further comment?

3 MR. AL-SACHI: No. No. Yeah.

4 CHAIR WILLIS: Okay. And I'm going to turn the floor
5 over to my colleagues and start with Commissioner Stephens-Gunn,
6 if you have any questions.

7 DR. STEPHENS-GUNN: Good evening. Again, I'd like to
8 thank you for rebuilding the Plum Hollow. I look forward to
9 visiting it as soon as the doors open.

10 MR. YONO: Thank you.

11 CHAIR WILLIS: Commissioner Martin?

12 MR. MARTIN: Do you have -- once you go through final
13 approvals with the City Council, what is your build time?
14 Approximately, how long from -- from approval to -- to --

15 MR. YONO: You know, it depends on approval when they
16 approve it. Probably anywhere from six to eight months, I would
17 say. Maybe less, maybe more, you know.

18 MR. MARTIN: Yeah. Okay. And thank you for staying
19 in Southfield.

20 MR. YONO: Thank you.

21 CHAIR WILLIS: Okay.

22 MR. MARTIN: Also, I believe you mentioned that you
23 were staying in touch with as many former employees as possible?

24 MR. YONO: Yes.

25 MR. MARTIN: Do you still --

1 MR. YONO: Definitely I'm going to contact all my old
2 employees. And some of them are contacting us; they are willing
3 to come back. You know, we'll get them first and if not, then
4 we'll get other people.

5 MR. MARTIN: Southfield residents, hopefully.

6 MR. YONO: Yes.

7 MR. MARTIN: But hopefully you have your old employees
8 coming back, as many as possible.

9 MR. YONO: A lot of them are -- you know, they are
10 going to come back.

11 MR. MARTIN: Yeah. Thank you for staying and
12 rebuilding.

13 MR. YONO: Thank you.

14 MR. MARTIN: Thank you.

15 CHAIR WILLIS: Commissioner Bernoudy?

16 MS. BERNOUDY: We are all excited. We are very
17 excited about this because we were so hopeful. And I've had so
18 many people from Southfield ask, Where are you going to build?
19 So I would just like to thank you for staying here and ask,
20 also, how many employees will you need?

21 MR. YONO: I mean, it's going to be a little bit
22 bigger now, probably a little bit more than before. You know,
23 mostly -- especially in the meats and the deli, that's where
24 most of the, you know, workers are going to be. So probably --
25 probably at least, you know, anywhere from 12 to 18. Depends,

1 you know, how busy we are and -- you know?

2 MS. BERNOUDY: Okay. Well, we'll be excited to have a
3 place so close to where we live to get some good meat.

4 MR. YONO: Thank you.

5 MS. BERNOUDY: Thank you.

6 CHAIR WILLIS: Thank you.

7 Commissioner Gruber?

8 MS. GRUBER: It -- it looks -- the building is
9 beautiful, and best of luck. It really looks good.

10 MR. YONO: Thank you.

11 MS. GRUBER: As you can see, everyone is very excited.

12 MR. YONO: Yes. Hopefully, we'll get our approvals
13 fast so we can, you know, start building, you know.

14 CHAIR WILLIS: Even I -- I just wanted to -- I'm not
15 sure if we made it a record. What -- what are your hours of
16 operation?

17 MR. YONO: From 8 in the morning until 9:00 at night.

18 CHAIR WILLIS: Okay. And is that six, seven days?

19 MR. YONO: Seven days.

20 CHAIR WILLIS: Okay.

21 MS. GRUBER: Tom, in here it says 9 to 9.

22 MR. PAISON: Yeah. It must have been the numbers we
23 were given previously.

24 MR. YONO: Yeah.

25 MS. GRUBER: Okay. Just checking.

1 MR. PAISON: It's because it's a site plan approval
2 and not a special land use. We typically don't condition hours
3 for site plans.

4 MS. GRUBER: Oh. Okay. All right. I just wanted to
5 make sure it wasn't a problem.

6 CHAIR WILLIS: Okay.

7 MR. PAISON: Any retail business could be open kind of
8 normal business hours, it's a permitted use.

9 CHAIR WILLIS: Okay. Mr. Paison?

10 MR. CROAD: Through the Chair, though?

11 CHAIR WILLIS: Yes.

12 MR. CROAD: Just -- first of all, I want to compliment
13 them for upgrading the facade. We worked through that -- a few
14 renderings. Very happy with the final product, with -- with the
15 condition of adding those awnings on -- on Lahser.

16 And I know you're going to read the conditions on the
17 record, Tom, but are there any waivers required?

18 MR. PAISON: Yeah. That's one of the ones -- I
19 actually forgot to add it to the list of conditions. It
20 needs -- because of the way it's tucked into the corner, it
21 needs front, side, and rear setback waivers. They are listed in
22 your data sheet for the project. So it will need to go to the
23 Zoning Board to get those waivers before they can actually get
24 permits to commence construction.

25 But I think -- have you applied already?

1 MR. AL-SACHI: No, not yet. We were waiting --

2 MR. PAISON: Yeah. I would get those in tomorrow.

3 MR. AL-SACHI: Yeah.

4 MR. PAISON: Like, get -- get that ZBA application as
5 soon as possible.

6 MR. AL-SACHI: I want to talk to you about the --
7 the -- you know, which waivers do we need to do?

8 MR. PAISON: Yeah. Yeah, we've got them listed. I
9 can -- I can -- just send me an email tomorrow, and I'll give
10 you the list.

11 MR. AL-SACHI: Okay.

12 MR. YONO: So -- so is this going to delay us even
13 more?

14 MR. PAISON: If you get that application in pretty
15 quick, they -- they could be as soon as -- like, 15-day notice.
16 So it could be at least a couple more weeks. You could get your
17 permits in for review, they just can't issue them until the
18 waivers are approved.

19 MR. CROAD: Yeah. So you can -- you -- you could have
20 gotten your ZBA application in concurrent with this because this
21 is a final site plan.

22 MR. PAISON: Yeah, this is final site plan.

23 MR. CROAD: But you can -- as Tom had indicated, get
24 it in the next day or two, you'll get on the docket. Meanwhile,
25 you can apply for your engineering and your building permits,

1 and then, as Tom said, by the time the ZBA makes issues, they're
2 up or down, you're not going to even be through engineering or
3 building, but you can start -- starting tomorrow, if -- if you
4 get favorable recommendation -- or favorable approval tonight,
5 you can start with the next phases of your development.

6 MR. PAISON: Yeah. You do them in parallel. Do you
7 ZBA application and your permit review applications at the same
8 time, and they'll -- they'll likely converge to approval kind of
9 in the same time period.

10 MR. CROAD: Yeah. And you would just need to get your
11 waivers prior to breaking ground.

12 MR. AL-SACHI: Yeah. I -- I need those waivers
13 listed.

14 MR. PAISON: Yeah. Yeah. Just -- just send me an
15 email in the morning, and I'll give you the list.

16 MR. AL-SACHI: Okay. I will.

17 MR. PAISON: Yeah, I've got it in here. I just --
18 I'll get you that, yeah. So --

19 MR. MARTIN: Excuse me. Excuse me. There's a meeting
20 going on, and your voices are carrying and interrupting, please.

21 UNIDENTIFIED SPEAKER: I apologize.

22 MR. MARTIN: Thank you.

23 MR. PAISON: All right. So we do have a recommended
24 resolution. And this is a site plan, so this is the final body.
25 You're the approving body.

1 We do recommend approval of PSP26-0003, the site plan
2 request of A&M Consultants on behalf of Goldberg, LLC, to
3 construct a new supermarket building replacing the former Plum
4 Hollow Market at 21969 West 9 Mile, Southfield, Michigan. To be
5 approved for the following reasons with the following
6 conditions.

7 The applicable standards for appearance. As we -- as
8 Planner Croad noted, it's a -- it's actually -- it's a pretty
9 decent-looking commercial building and probably an improvement
10 on the -- the old market looked a little tired. I mean, we
11 could all say that. It was a great market. Everybody loved it,
12 but, you know, it was older.

13 Barrier-free access. It definitely improves
14 barrier-free access from the handicap parking to the door, it's
15 right there, so it's obviously an improvement.

16 Coordination with adjacent sites. It's really in much
17 the same configuration as the old one, so it retains that basic
18 functionality.

19 Drainage. Because this is new construction, there
20 will have to be some drainage improvements compared to the old
21 system that was there.

22 Pedestrian circulation and access. We're getting
23 connection to the sidewalk with a good public entrance and a --
24 a striped crosswalk across that driveway, which was not
25 previously the case.

1 Site design characteristics. It really does fit the
2 odd, L-shaped property fairly well and retains the functionality
3 of the original design. Same thing with vehicular access.

4 We are looking at the resolution being based on the
5 documents, facts, representations, stipulations submitted with
6 the application and placed on the record by -- by the petitioner
7 and their representatives.

8 The conditions are site and building to be developed
9 consistent with the revised plan set before you with the
10 changes. One of -- well, the two -- the change to the awnings
11 being added on the west side of the building, and the petitioner
12 is to implement the recommendations of the Southfield Police
13 Department Crime Prevention Bureau regarding site security.

14 Continuous compliance with all applicable ordinances,
15 code, laws, and statutes. All were to be performed by plans,
16 permits, and final inspection by the City. And the one I forgot
17 to add was to get the zoning waivers from the Zoning Board of
18 Appeals for front, rear, and side setbacks that are required.

19 MR. CROAD: And just -- I'll read those, if you don't
20 mind?

21 MR. PAISON: Yeah.

22 MR. CROAD: So the applicant will be required -- the
23 front yard setback, 31.8 feet required, zero proposed; so
24 similar to what was there. Side yard setback on Lahser, 20.5
25 feet required, 5 foot proposed, and then rear yard setback, 15

1 feet required, 5 feet proposed.

2 CHAIR WILLIS: Thank you.

3 Commissioners, hearing comments and the comments of
4 the planners, do you have any questions?

5 MS. BERNOUDY: No.

6 CHAIR WILLIS: Okay.

7 DR. STEPHENS-GUNN: Through the chair.

8 CHAIR WILLIS: Yes.

9 DR. STEPHENS-GUNN: I recommend that the Planning
10 Commission accept the favorable recommendation for PSP26-0003
11 site plan review.

12 CHAIR WILLIS: Do we have support?

13 MR. MARTIN: Support.

14 CHAIR WILLIS: We have a motion by Commissioner
15 Stephens-Gunn; supported by Commissioner Martin.

16 All in favor?

17 FULL COMMISSION: Aye.

18 CHAIR WILLIS: Any opposed?

19 (No audible response.)

20 CHAIR WILLIS: Once again, we have 100 percent
21 approval. I thank you. And we look forward to doing business
22 with you.

23 MR. AL-SACHI: Thank you.

24 CHAIR WILLIS: We miss you. I think the bowling alley
25 misses you too. Thank you so much.

1 MR. AL-SACHI: All right. Thank you.

2 MS. GRUBER: Have a nice evening.

3 MR. AL-SACHI: You too.

4 CHAIR WILLIS: Then I guess we are calling the next
5 item, capital book -- capital improvement plan for year '26/'27.

6 MR. CROAD: Thank you. I'll try to make this a
7 high-level overview because I know that the Planning Commission
8 has reviewed this at least twice. The Council Finance Committee
9 was presented this plan on Monday. Tonight is your regular
10 meeting. Hopefully, we'll recommend -- get a favorable
11 recommendation to City Council, and then it'll be brought back
12 to Council on April 20th for their approval, consideration.

13 Again, what is the CIP? A Capital Improvement Program
14 is a schedule of public expenditures for a six-year period for
15 inclusion into the annual budget. The first year is the actual
16 budget. Years two through six are projected -- wish lists or
17 things that are coming down the pike as -- as determined by the
18 various departments.

19 It doesn't address all capital expenditures for the
20 City, but includes physical improvements that are permanent in
21 nature or substantial equipment purchases, typically \$5,000
22 needed for the City. A CAP is beneficial to the community
23 because it allows for a systematic evaluation of all potential
24 projects at the same time, and provides coordination between
25 departments and presents a uniform plan for financing.

1 The State Planning Enabling Act gives the Planning
2 Commission the responsibility, after an adoption of a master
3 plan, shall annually prepare a capital improvement program of
4 public structures and improvements. And it's also required for
5 our redevelopment-ready certification and consistency with our
6 master plan.

7 The capital improvement program shall show those
8 public structures and improvements in the general order of their
9 priority within an ensuing six-year period. Each agency or
10 department of the local unit of government with authority for
11 public structures and improvement shall, upon request, furnish
12 the Planning Commission with their list, plans, and estimates of
13 time and costs of those public structures and improvements. We
14 have consistently adopted the CIP annually. The last one was
15 adopted in April '25, and a full copy of the final document can
16 be found on the Planning Department's portion of the City's
17 website under Resources.

18 Again, this process begins in December of each year,
19 and then subsequently goes through the various review bodies,
20 and ultimately will end up at Council in April for their
21 adoption. Basically, we broke it down into eight categories,
22 which includes equipment, facilities, water and sewer,
23 stormwater and floodplains, parks and recreation, data
24 management, roads and bridges, and pedestrian enhancements.

25 Equipment and facilities, the Southfield Public

1 Library is installing energy-efficient chiller, completing
2 paving and redesign of all outdoor areas, updating their boilers
3 and hot water heater, completing their mobile lab improvements,
4 and expanding their technological library. The library has also
5 taken critical steps recently in comprehensive building
6 condition assessment, space programming assessment, and
7 priorities and phasing of major improvements.

8 In the next fiscal year, projects will continue to
9 address priorities. Anticipated cost for everything is over \$6
10 million. And then they broke down various improvements that are
11 needed in the various sectors within their operations.

12 The Southfield Police Department, they continually
13 have handgun transition and other equipment that have current
14 lives anywhere from five to eight years, so they're constantly
15 updating those, improving technology, improving safety.
16 Ballistic vests have a certain expiration, so every five years
17 they replace those. On average, 30 ballistic vests are replaced
18 each year at a cost of, approximately, \$135,000 over the next
19 few years.

20 Flock license plate readers are devices attached to
21 utility poles. The readers assist the police department and
22 other agencies in apprehending security and safety threats.
23 There's a cost of that, approximately, 40,000 per year.

24 Axon purchase program. These are upgrading training
25 between stun guns and cameras, body cameras and so forth.

1 And ballistic helmets. Every sworn officer is issued
2 a ballistic helmet. And the current helmets are expired and
3 require replacement. 120 patrol helmets and 25 swat helmets
4 will be replaced at a cost of \$190,000 in fiscal year '27/'28.

5 They've been talking about crime lab renovation for
6 years now. This is their estimate. I think they're getting
7 close to -- next fiscal year, they'll be making significant
8 upgrades to the crime lab.

9 Their detention center needs significant upgrades.
10 The division of pro administration renovations is required, and
11 they're continually doing building maintenance and repairs.

12 Their lock -- men's officer locker room is in need of
13 renovation. The Southfield Police Department, this is their
14 current staffing. Their vehicle purchases over the next fiscal
15 year. They just received the new fire engine, which we had a
16 fire alarm go off today and got to see firsthand what the -- the
17 \$1.1 million fire truck looked like. So they're continuing to
18 upgrade and renovate their vehicles.

19 They have equipment needs for their stations and their
20 staffing. Software is an important component of how they track
21 their response time -- better control of increased billing
22 collections and so forth. They currently have five fire
23 stations. They annually evaluate location, service needs, and
24 other things. There are some things that can get away with
25 interior and exterior renovations, but they're also in need of

1 some major upgrades.

2 New Station Number 3 is estimated at \$13 million, a
3 New Station Number 1, another 13 million, and remodeling of
4 Station 5 at 19 million. So they have significant capital
5 improvement costs that are required over the next six years.

6 Again, this doesn't mean that everything is going to
7 get done, it just -- it just shows what -- how they're tracking
8 their improvements and what their needs are. And there are
9 exterior renovations that are consistently being done year in
10 and year out to improve accessibility, safety, and functionality
11 of each of their stations.

12 Emergency management is part of overall public safety.
13 FEMA has authorized an equipment list. The new emergency
14 manager coordinator would like to upgrade supplies so that the
15 city is better prepared in an emergency. There is a new vehicle
16 for the deputy chief and emergency manager director that is
17 being budgeted. They have some equipment needs and some uniform
18 needs for both their full-time staff and their volunteers. And
19 some emergency management operation needs in case there's
20 emergency, which includes LED video wall in the EOC, which is
21 the Emergency Operation Center.

22 Some separation of -- of use areas between secure and
23 nonsecure areas is being recommended. And the municipal campus
24 is continuing needing upgrades. I -- I believe the municipal
25 chiller replacement is the number-one priority currently. I

1 should point out that it costs almost a third of a million
2 dollars just to rent a temporary chiller. So at some point, we
3 need to upgrade those.

4 DPW Motor Pool continuously upgrades their fleet.
5 They look at miles, service records, and other repairs.

6 Water, sewer, roads, and bridges. As you know, the
7 engineering department does road assessment and develops a
8 multiyear phasing based on anticipated budgets, anticipated
9 grants, and already committed funds. And they outline that on
10 the City's website.

11 Local roads. And these are current and upcoming road
12 projects. Anytime they do roads, if there's water/sewer that
13 needs to be done underneath, they try to coordinate that as
14 well, so you're not building a new road and then a year later
15 tearing it up to replace the sanitary, sewer, stormwater, and so
16 forth. So this is the -- their five-year plan for roads.

17 Stormwater management continues to evolve. There's a
18 greater focus on nontraditional ways to treat stormwater. EGLE
19 is now requiring that stormwater quality be treated as part of
20 new regulations. And it's important to coordinate with other
21 departments wherever we can. When we have site plans, we try to
22 include green infrastructure and low-impact design standards and
23 so forth.

24 Bauervic Woods bioswale rain garden is one of their
25 major projects, as well as the Rouge green infrastructure and

1 tree planting project. The GWK Green Infrastructure Program and
2 the stormwater utility study are also important for long --
3 long-term funding and maintenance.

4 Project location map is identified by our stormwater
5 manager, and future stormwater projects include detention pond
6 retrofits, green infrastructure projects, and stream bank and
7 infrastructure erosion protection.

8 With regard to the Parks and Recreation Department,
9 they're committed to serving our residents' needs by being
10 flexible and innovative and delivering quality services.
11 Through diversity and programs and governance, they advocate in
12 building healthy and active individuals, families, and
13 communities. And they currently supervise and take care of 774
14 acres of parkland and open space as well as seven diverse
15 facilities. Projects on the left are projects recently
16 completed, and on the right are projects in progress.

17 Moving forward, they have a schedule of continuing
18 improvements and new projects. And these are the investment in
19 parks in the last four years of over \$14 million. Not all of
20 that is City funds, but they're grants and other managing funds
21 that have been included.

22 Data management system. Tech services project is
23 responsible for three major core competencies; availability of
24 resources, uptime, and security. And they have a number of
25 ongoing and new initiatives with regards to cybersecurity,

1 computer replacements, and server replacements. Document
2 management software, BS&A Financial System, and firewall
3 maintenance. Cisco switch replacements, in-car laptop and
4 docking station, and UPS replacements. Secure badging systems,
5 gigabit telephones, and Fiber Inet.

6 And then finally, as Planning Department is involved
7 in the majority of pedestrian enhancements in -- in cooperation
8 with engineering, we try to promote alternative modes of
9 mobility, create pedestrian links, continue to develop
10 shared-use pathway, and promote active living by making it safer
11 to walk or bike.

12 In October '22, our sustainability planner had an
13 employee survey that helped inform or develop a baseline of
14 things that are important.

15 Core values of city employees. We've been tracking
16 national recycling averages versus Southfield's recycling
17 average. So although Southfield's average is higher than the
18 national, it's been slipping lately, and there's a lot of room
19 for improvement. That means right now, we have less than
20 one-third of -- of those homeowners that are recycling. So
21 there's -- there's a big improvement, especially if we start
22 including multifamily residents.

23 Most important sustainability issues are health and
24 well-being, climate change, renewable energy. Top priorities
25 is -- in our sustainable Southfield is infrastructure, quality

1 of life, and environment.

2 And we recently completed a public engagement report
3 in 2025, and that is informing our sustainability action plan
4 that we're developing. We also received funding for a
5 Blueprint -- a Blueprint to Zero Food Waste in Southfield. You
6 may see this. I believe we have about 300 people have signed up
7 to date on taking their -- their food scraps to designated areas
8 so they're not going into landfill, and they become organic
9 materials. So we have those located in several locations, both
10 on public and private property.

11 We have seven sets of these recyclable bins that we've
12 branded with many of our art and placemaking. And they're
13 basically a demonstration program that we hope to roll out at
14 other facilities. We continue to look at sustainability
15 initiatives, including solar panel lights that are
16 motion-activated along some of our major, higher-use pedestrian
17 pathways.

18 Tree planting is important for the environment, for
19 reducing the heat effect, for creating better quality of life,
20 providing natural habitat. And these next two slides indicate
21 where we've focused our tree planting grants that we received
22 from DTE Energy as well as special assessment district and our
23 tree trust fund.

24 So we've been keeping track of where we've been
25 installing these trees. I can tell you we're partnering with

1 our forester to focus on the 9Line Corridor this upcoming fiscal
2 year as well as Civic Center. And this is our sixth-year
3 capital project for sustainability.

4 Public art has always been important. We've been
5 working with the public art requirement since, I believe, 2016,
6 and we've been averaging between two to four public art
7 installations per year. This slide just summarizes some of the
8 more recent ones that were installed last year.

9 Trails and pathways. We continue to fully develop and
10 connect our interior pathways with regional pathways within
11 Southeast Michigan. This map here shows hundreds of miles of
12 regional pathway that already exist that we're working on
13 connecting Southfield to the 9 Mile Corridor, which will connect
14 to the I-275 corridor and the Joe Louis Greenway, which will
15 connect to all these other existing regional trails.

16 And it's our goal that all residents within Southfield
17 within half mile to a mile of a major bike path can be able to
18 get on and -- and actually be able to use the entire regional
19 corridor. And here's our 30 linear mile proposed plan that
20 we're working with 10 other communities to connect South Lyon to
21 Hazel Park. But, again, what's important is, this bisects two
22 regional spurs that will connect to hundreds of other additional
23 miles.

24 Here's our planning progress map for the corridor
25 within Southfield. Some various segments that are still in need

1 of gap infill. Some of the placemaking and pedestrian amenities
2 and bike amenities that we've been working on.

3 Proud to announce that we recently received from
4 Oakland County Transit, Access to Transit, \$420,000 to put in a
5 mid-block crossing at Providence Hospital. We've had two
6 fatalities in that area from people running across the road. We
7 got major DDOT and SMART bus, many employees and people that are
8 using the healthcare facilities that are a very active area, and
9 we're meeting with the Regional Transit Authority on possible
10 additional funding to help implement this project.

11 And, again, why is this important? It's not just for
12 recreation. The City has invested over \$22 million between 2015
13 and 2024 just on 9 Mile. For every dollar that's invested,
14 there's a -- a benefit-cost ratio of 7.39. And we had an
15 independent study done through a grant, Baseline Community
16 Assessment, which said that that is astronomical. If you get
17 one dollar of investment and on one dollar of value, you're
18 doing good. And to have seven times every dollar you spend
19 is -- is phenomenal.

20 It's a benefit to disadvantaged communities. It
21 reduces several thousand vehicle miles per year, which can
22 reduce fatalities and pedestrian/cyclists injuries. It enhances
23 connectivity. It'll increase annual pedestrian and bike trips.
24 It enhances air quality by reducing CO2 emissions, non-CO2
25 congestion, noise, and operating costs. It can reduce annual

1 health and mortality reduction benefits and increase area
2 desirability by increasing property values to the adjacent
3 properties within 2 square miles of -- of the pathway.

4 We continue to work with outside agencies and partners
5 like Oakland County Parks to look at long-term development of
6 the Rouge Corridor, Valley Woods. We continue to develop
7 wayfinding, and we're currently working on the some of the first
8 implementation of the 9Line branding. We've awarded the
9 concrete bases for Beech Woods and Bauervic Woods, and we have a
10 recommendation on the signage package. We had a productive
11 meeting with Oakland Community College today about possibly
12 putting a third sign at their campus at Rutland and 9 Mile in a
13 future trailhead.

14 And this is some of the concept plans that we have.
15 We continue to develop our -- up -- upgrading our brand for
16 entrance signs into the community. We continue to develop our
17 streetscape and wayfinding plans. Pedestrian enhancements has
18 been very important. Trailhead signage, interpretive panels,
19 and streetscape tying in with the Northland Development.

20 Working with our partners in Oak Park for
21 beautification on Greenfield. Development and using the METRO
22 Act funds to build out our bus stop and pedestrian amenity
23 network. I believe we're around 65 percent have been completed
24 to date.

25 And then our schedule for the past and -- and future

1 improvements at these bus stops. So we're trying to make them
2 more accessible, providing keywalks, landing pads, benches,
3 trash receptacles at a minimum, and then other enhancements at
4 larger-use facilities.

5 We continue to develop the front lawn to make it more
6 accessible and usable for residents and for activities and
7 events. Promenade was recently developed. New lighting has
8 been put in, benches, and trash receptacles. We've got the 250
9 anniversary banners that have recently gone up and will -- this
10 will make this area much more accessible to persons with
11 disability and all -- all residents in -- in Southfield.

12 And we have many events planned this upcoming year.
13 June 24th we've got the Plymouth Fife and Drum Corps coming. We
14 have Uncle Sam on Stilts. We have a horse and carriage ride.
15 And we're going to have music and food to celebrate America's
16 250th and what it means to Southfield residents.

17 And this is a comprehensive list of our capital
18 improvements for the next six years. So, with that, I'd be
19 happy to answer any questions that the Planning Commission may
20 have. I know I went through it quickly, and I know you've seen
21 this before, but this is for the -- benefit for the public.

22 CHAIR WILLIS: Commissioners, questions?

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

24 MS. BERNOUDY: I have one.

25 CHAIR WILLIS: Commissioner Bernoudy?

1 MS. BERNOUDY: At the -- oh, what do you call it? The
2 food waste project?

3 MR. CROAD: Yeah.

4 MS. GRUBER: Composting.

5 MS. BERNOUDY: Yeah.

6 MS. GRUBER: Yeah.

7 MS. BERNOUDY: Yeah.

8 MR. CROAD: Elimination of food.

9 MS. GRUBER: Elimination of food.

10 MS. BERNOUDY: Right. How many of those are around
11 the city now? And how can we get a list of --

12 MR. CROAD: Well, our office -- we have a website.
13 You can sign up. Mr. Bollin can help. I believe there's about
14 a half a dozen food drop off points.

15 MS. GRUBER: It's also on the app.

16 MR. CROAD: Yeah.

17 MS. GRUBER: Yeah.

18 MR. CROAD: You have to sign up. You get an app, and
19 you'll get a code, so that when you go, it'll only open for
20 those that are using it, so that --

21 MS. GRUBER: I just want to say, they came to our
22 synagogue this week, and I went to Lahser Woods -- I had to go
23 twice because it was full.

24 MS. BERNOUDY: Yeah.

25 MS. GRUBER: And if -- the dog park isn't really being

1 used that much because we had snow the other day.

2 MR. CROAD: Yeah.

3 MS. GRUBER: It's amazing how many people are
4 participating. It's really exciting.

5 MR. CROAD: And we have capacity for more. You'll get
6 a container that you'll keep in your kitchen that's sealed.

7 MS. GRUBER: Right. Yeah.

8 MR. CROAD: And then you bring that small container
9 when you're out and about, and you drop it off.

10 MS. BERNOUDY: I was happy that Suzanne was able to
11 come to my building.

12 MR. CROAD: Great.

13 MS. BERNOUDY: I invited her to our board meeting, and
14 she gave a presentation of how that program works. And I -- you
15 know, I got one of the little pails. It's amazing how fast you
16 fill that pail up and how light your garbage is compared to, you
17 know, using it, so --

18 MS. GRUBER: It's a great program.

19 MR. CROAD: Yeah. Great.

20 MS. BERNOUDY: It is.

21 MS. GRUBER: It really is.

22 MR. CROAD: Yeah. And it's -- it's a -- it's a pilot
23 program right now, so we need to make sure we get more -- as
24 many people using it as possible.

25 MS. GRUBER: I also want to say that twice I've seen

1 Sarah in the library. She's the woman from --

2 MS. BERNOUDY: Yeah.

3 MS. GRUBER: -- like, who is organizing it, and I am
4 amazed by the age range of people who want to participate and
5 who say to her, I'll come and volunteer. When are you doing
6 this again? It's really interesting to see so many people --
7 different people interested in doing this. It's really -- it's
8 really, really nice.

9 MR. CROAD: That's great.

10 MS. GRUBER: Kudos for -- for starting it.

11 MR. CROAD: Yeah. It's -- it's been a team effort --
12 team effort.

13 MS. BERNOUDY: Well, please let her know that we
14 appreciate it.

15 CHAIR WILLIS: Okay. Commissioner Martin?

16 MR. MARTIN: I -- I have a concern. Well, did the
17 emergency management add any counts -- how many people they're
18 looking for or anything?

19 MR. CROAD: Well, that would be --

20 MR. MARTIN: Basically --

21 MR. CROAD: That wouldn't -- that wouldn't be covered
22 under a Capital Improvement Program. That'd be personnel and
23 staffing.

24 MR. MARTIN: I guess my concern is that he has dollar
25 amounts for capital improvements but no statistics to go along

1 with it.

2 MR. CROAD: Well, again, this is a Capital Improvement
3 Program. He's new. And there's also the component of the
4 budgeting process, which will include staffing, salaries, and
5 other needs. That is not covered under the Capital Improvement
6 Program.

7 But our budget finance director, our City
8 administrator has said to all departments that if you request
9 something in your budget and it's not in the Capital Improvement
10 Program, you're not going to get funding. So it's taken years
11 to get everybody compliant. We don't have to pull teeth;
12 everybody submits their stuff.

13 Now, because it's in the CIP doesn't mean it's going
14 to be funded; but if it's not in the CIP, it won't be funded.

15 MR. MARTIN: It won't be funded, yeah.

16 MR. CROAD: And this gives the Council the ability, as
17 they look year to year within their budget, what is coming down
18 the pike that might be a big purchase. So I -- I think it's
19 been beneficial for all that we do this. I know it's required,
20 but it -- it wasn't regularly done. It was kind of hit and
21 missed before, or the previous City administrator would just do
22 it on their own with no input from the departments. This --
23 this process, with the support of our City administrator, is
24 inclusive of all departments. And with your guidance, this has
25 been a valuable exercise.

1 MR. MARTIN: Are there -- no, never mind. Thank you.

2 CHAIR WILLIS: Commissioner Stephens-Gunn?

3 DR. STEPHENS-GUNN: For the -- the community I'd like
4 to share how this process works. What happens is, the
5 departments -- each individual department comes and does a
6 presentation. Unfortunately, you all aren't privy to that, but
7 that's one of the initial components. So we, as the Commission,
8 have an opportunity to meet department heads, to hear what their
9 thoughts are, to ask them questions. And it's a very, very
10 interesting process. We learn a -- a awful lot about what their
11 thoughts are and -- and some of the background information as it
12 relates to their request.

13 So I think that it's very important that this is --
14 the presentation that you saw tonight was just a -- a glimpse of
15 what is happening in -- in the CIP process. I think that to
16 know that -- that we spent hours going through with each
17 department doing a presentation, then the -- the Planning
18 Department consolidates all that information and prepares it in
19 a -- in a package, and then we review that presentation in
20 detail -- in a lot of detail.

21 So by the time we get to this portion, where Terry
22 does a high-level overview, it has been gone through -- we spend
23 months on this. So I think that it's very, very important to
24 share that each one of the departments does a presentation to
25 begin this whole process, and we, as the Commissioners, have

1 truly enjoyed it. And the Planning Department does a good job
2 of consolidating and condensing it so that it is in a -- in a
3 format to be shared.

4 CHAIR WILLIS: Thank you. I don't know if this going
5 to be (indiscernible), but this is the end product. And if you
6 have a copy of this, one of the things you would see is how the
7 City is run and how it's managed. I think it's a -- it's a
8 better barometer -- maybe as good a barometer as the state or
9 the city message. You can see every department of work.

10 I look forward to working on this again, and -- and I
11 think we're going to, at some point, sit down and make sure we
12 are doing things for the best interest of the City and for --
13 you know, for the best possible way of approving it through this
14 body.

15 But I have to give you kudos, this is a big job.
16 It's -- it's always well done. I've been on this commission
17 more years than I had anticipated, and I thank you for the
18 effort. You and your staff have done a great job.

19 MR. CROAD: Yeah. Well, it's kudos to the entire
20 Planning staff, as well as Sara Molla, who transitioned from
21 Planning over to Economic Development, but she's still committed
22 to helping to -- to get this process done each year, so I want
23 to shout out to her as well.

24 MR. MARTIN: The plan is available on the -- on the
25 City of Southfield department website too.

1 MR. CROAD: Yeah. And we should have a hard copy down
2 in the Building Department --

3 MR. PAISON: There -- there is one in the -- in the
4 lobby with --

5 MR. CROAD: -- so if -- someone can just come in and
6 look at it.

7 MR. PAISON: Yep.

8 MR. CROAD: But it is on the website as well.

9 MR. PAISON: Yeah. We make it available to review in
10 multiple formats.

11 We do need to hold a public hearing and get a
12 recommendation from this body to take it to Council next month.

13 CHAIR WILLIS: And I was going to ask that, if there's
14 any further questions?

15 Then we would entertain a motion.

16 MR. PAISON: Actually, we need a public hearing.

17 MR. MARTIN: We need a public hearing.

18 MS. GRUBER: Yeah. Do the public hearing.

19 MR. CROAD: Yeah. Open the public hearing.

20 CHAIR WILLIS: I'm impressed with that.

21 We have an opportunity for public hearing on the
22 Capital Improvement Plan. If anyone wish to, they could have an
23 opportunity to speak to it for three minutes. That is open now.

24 MS. P.G.: I can't year you. Is this a public hearing
25 for --

1 CHAIR WILLIS: It is the public hearing for the CIP.

2 MS. P.G.: Okay.

3 CHAIR WILLIS: If you would like, please approach.

4 Identify yourself by name and address, and you have three
5 minutes.

6 MS. P.G.: P.G. P.O. Box 155, Southfield, Michigan
7 48037-0155. My telephone number is (248) 832-2799, and I can be
8 reached at any time.

9 You know, I like the presentation, and I like all
10 that's intended in this CIP program, but moving forward as a
11 body, I'm going to say it to you, and I'm also going to say it
12 to City Council, I'm hearing that the City is concerned about
13 timelines in terms of when these developers is going to finish,
14 when they're going to have this done and all of these different
15 landmark times in terms of what they're going to accomplish as
16 far as the project. Be careful doing that because, as a City,
17 we have not always done things.

18 You know, we have not, for at least 20 years, been in
19 the business of preventing. We seem to wait until it goes down
20 or out, and we absolutely have to do some revisions or
21 remodeling, and you can see that with a lot of the Capital
22 Improvement Programs.

23 For me, because I've been around for a long time, as
24 has the Chairman, I've seen apartment complexes put up in a very
25 short amount of time. I've seen houses -- for example, Pebble

1 Creek, if you remember it, Mr. Chairman, was put up very quick,
2 and in six months, those people were here talking to City
3 Council about the foundations cracks, pulling away from the
4 foundation, and they had water problems in their basement.

5 So I just want to encourage this body, like I'm going
6 to encourage City Council, we should be honored and humbled to
7 have new development. We should be honored and humbled that
8 people are moving to Southfield, the last census we got over
9 6,000 people, and that we have younger families moving back to
10 the City because we are an aging community.

11 When I came, I was in my early 20s; I'm in my 60s,
12 approaching my seventh decade. So, you know, the City is
13 changing, but we just cannot run these petitioners away --

14 CHAIR WILLIS: Thirty seconds.

15 MS. P.G.: -- with trying to put timelines on there
16 because things happen. We have a very unstable economy, and we
17 have to be cautious to that.

18 And I don't know which one of the men said something
19 like you could hear us in the audience. You saw our moves
20 moving, and I think your mental schema said that we were
21 talking, because there's no microphone in the audience, but we
22 cannot hear you. I did hear Ms. Stephens because she projected
23 very well just like the planner.

24 CHAIR WILLIS: Time is up.

25 MS. P.G.: So you got to speak in the mic. Thank you.

1 CHAIR WILLIS: And I thank you.

2 MR. MARTIN: And I put it here.

3 CHAIR WILLIS: Are there any further questions --

4 MS. BERNOUDY: Close the public hearing.

5 MR. CROAD: If you want to just make one more call to
6 the public and then you can close the public hearing.

7 CHAIR WILLIS: Okay. Any other comments from
8 public -- public hearing, we have that opportunity. Once again,
9 if there are any public comments?

10 Hearing none. Public comment options are closed.

11 Okay.

12 MR. MARTIN: Through the chair.

13 CHAIR WILLIS: Yes.

14 MR. MARTIN: I'd like to make a proposal --

15 CHAIR WILLIS: Motion?

16 MR. MARTIN: -- or a motion for favorable approval of
17 the Capital Improvement Publication.

18 DR. STEPHENS-GUNN: Second.

19 CHAIR WILLIS: It has been moved and seconded. Moved
20 by Commissioner Martin; seconded by Stephens-Gunn.

21 All in favor?

22 FULL COMMISSION: Aye.

23 CHAIR WILLIS: Any opposed?

24 (No audible response.)

25 CHAIR WILLIS: We will report that's a unanimous

1 decision, and we can move on to the next item.

2 And I thank the presenters for the comments that you
3 made, they're very, very helpful.

4 The February review of draft minutes.

5 MR. PAISON: Yeah. There's just a couple more slides.
6 We have minutes for February 4th, 11th, and the 25th that were
7 in your packet. Obviously, the first two were prepared by
8 staff. The third one is our typical transcription by the
9 transcription service for the actual regular meeting.

10 MR. MARTIN: Through the chair.

11 CHAIR WILLIS: Yes.

12 MR. MARTIN: Motion to approve the February 4th study
13 meeting minutes and the February 11th study meeting minutes --
14 CIP study meetings minutes, and the February 25th regular
15 meeting minutes as provided.

16 CHAIR WILLIS: We have a motion by Commissioner
17 Martin. Any second?

18 MS. BERNOUDY: I'd like to second, but I wanted to
19 make sure that there was a correction made on the February
20 4th -- the date, it said January 11th, but it was February 11th.

21 MS. GRUBER: It's the last page, Tom.

22 MS. BERNOUDY: The very last page under miscellaneous.

23 CHAIR WILLIS: Then would we want to modify the motion
24 to include that correction?

25 MR. PAISON: February 11th.

1 MS. BERNOUDY: It says, Paison reminded the Commission
2 of the upcoming CIP study meeting that will be held on January
3 11th.

4 MR. CROAD: Yeah, it should be February 11th.

5 CHAIR WILLIS: Okay.

6 MR. CROAD: So if you wouldn't mind amending your
7 motion to approve as amended.

8 MR. MARTIN: Approved as amended -- as corrected and
9 amended, yes.

10 CHAIR WILLIS: Okay. Then can -- then we have a
11 second. It has been motioned by Commissioner Martin; supported
12 by Commissioner Bernoudy.

13 All in favor?

14 FULL COMMISSION: Aye.

15 CHAIR WILLIS: Any opposed?

16 (No audible response.)

17 CHAIR WILLIS: That is, again, unanimous.

18 Opens up the door for public comment. If anyone wants
19 to address Commission on any subject, that opportunity is now.

20 DR. STEPHENS-GUNN: Did we do all three minutes?

21 MR. MARTIN: Yeah.

22 DR. STEPHENS-GUNN: We did. Oh. Okay.

23 MR. MARTIN: Yeah.

24 CHAIR WILLIS: We did. Thank you.

25 You have three minutes. And if you would, again, your

1 name and your address.

2 MS. P.G.: P.G. P.O. Box 155, Southfield, Michigan
3 48037-0155. My telephone number is (248) 832-2799.

4 I just -- I really would like to see the plan. My
5 husband fought for many years to get these meetings recorded
6 because people really didn't know what was going on behind
7 closed doors. I would like for this committee to market
8 themselves as a recommending body because a lot of times when
9 people are watching these meetings, they have a tendency to say,
10 Well, the Planning Department approved it, not really
11 understanding that you are a recommending body, and you
12 recommend whether or not you would approve this to Council, and
13 Council is the ultimate decision-making body.

14 I don't know that you do this, if you've done it in
15 the last couple of years, because I've been on some other
16 things, and I haven't been able to come to the meetings as
17 regular as I used to, but I'm going to start. When you
18 recommend approval for something, can you be a little bit more
19 detailed and expand as to why you are approving this particular
20 thing and recommending for Council to approve it? And that
21 would just be great for me and some of the other people that
22 call me and say, Why doesn't Planning do this?

23 So -- and then I wanted to ask you a question. And
24 Mr. Martin mentioned about Homeland Security and that CIP, and
25 you said that the person is new. The person is maybe new to the

1 City and the position, but not necessarily new to the concept of
2 the job that they're performing in the City of Southfield. And
3 I agree with Mr. Martin, have workers been hired? Are they
4 still being trained?

5 At one time, Southfield had the best cert workers, and
6 now you've got other areas that have surpassed the City of
7 Southfield with their cert workers and training, and it just
8 seems like we've lost that --

9 CHAIR WILLIS: You have 30 seconds.

10 MS. P.G.: I see the clock, Mr. Willis.

11 CHAIR WILLIS: Thank you.

12 MS. P.G.: And I know the time it takes for you to
13 tell me that you kind of distract me for two or three seconds
14 for me to hear you, but I'm looking at the clock. So -- but I'm
15 going to try to finish in the 15 seconds and counting down that
16 I have.

17 I would like to have the cert workers to be better
18 trained and this person to be a little bit more involved in
19 terms of communicating with these cert workers. You got to know
20 the City of Southfield, and you have to know the projects and
21 the things that's going on here. You can't just have the job,
22 not live in the city, and not really know what's going on.

23 Thank you.

24 CHAIR WILLIS: I thank you so much.

25 MR. MARTIN: Just as a point, I was talking about

1 emergency management.

2 MS. P.G.: Yes. Yes.

3 CHAIR WILLIS: Okay.

4 MS. P.G.: I said Homeland Security; I apologize.

5 MR. MARTIN: All right.

6 MS. P.G.: But you knew what I was talking about.

7 CHAIR WILLIS: Are there any other persons who would
8 like to address Commission? Are there any other person?

9 Seeing none. That opportunity is now closed.

10 Mr. Paison?

11 MR. PAISON: Yeah.

12 CHAIR WILLIS: Council update?

13 MR. PAISON: Yeah. Just a couple of things that were
14 dealt with by Council on Monday are the 8 Mile Greenfield Bridge
15 Lighting Project. We finally got to the point where we have
16 the -- we got from them -- got what we need for them to issue
17 the permit. They went to Council, got authorized for a
18 resolution and support, because it's an aesthetics project, and
19 a authorization to execute the agreement with MDOT to actually
20 mount stuff on their bridge. So we got that authorized. We'll
21 be moving to the next step on that project. Hopefully, you
22 know, something we'll actually see working before too long. We
23 got a few little kinks to work out in that process before
24 they're installed, but we're making -- we're getting there.

25 We got authorized to buy the next round of bench and

1 trash receptacles to improve our bus stops and pedestrian
2 respite stations by Council. Anything over \$10,000, we got to
3 get a approval from Council to go out and do that. So we
4 just -- we went to Council and got authorization to buy those so
5 we can start installing another round of them.

6 If you recall, we installed, like, 42 the last -- last
7 year because we had a grant. This ruled it back to our typical
8 10, 12, but got to keep chipping away at it.

9 Authorized contract to install the -- the concrete
10 bases for the 9Line signs at Bauervic and Beech Woods Parks.
11 That was authorized. We can now award that contract to proceed
12 with that work.

13 And we -- the Council authorized the 12-month
14 extension for the MUCD approval for 19111 West 10 Mile. That's
15 that what building that's got a pedestal of parking underneath.
16 They were coming up on their 18-month approval for that, and
17 they need -- they requested the 12-month extension. They're
18 still trying to work out the financing, and they're looking at
19 potentially going from apartments to doing condos and -- and
20 maybe some rework of the design to try to value cost it.

21 One of the things that -- interestingly, the -- one of
22 the development numbers guy was there, and he said,
23 Unfortunately right now they're at a point where it would cost
24 10 million to build -- do the project, and then it'd be worth
25 7.5 million when it was done. So they really need to figure out

1 how to close that gap. That's where they're at right now, and
2 they're -- they said they're not sure they'll be, like, full
3 into construction in 12 months, but they'll know whether or not
4 it's feasible by then. And it's hard to pursue financing if you
5 don't have land use entitlements. So that was kind of where
6 they're at.

7 And then the drone-related land use regulations you
8 looked at, those were actually approved. It would have been in
9 February, but there was an issue with the notice, so we did the
10 public hearing and got those approved on Monday, so they'll
11 become -- they'll get published to become effective in about the
12 next two weeks.

13 CHAIR WILLIS: Thank you. I'm -- I'm able to respond.
14 I really appreciate hearing those. It kind of lets us know that
15 we're doing something. So thank you for that.

16 MR. PAISON: A lot going on.

17 Looking at miscellaneous, obviously, we have an April
18 8th study meeting, 6:30 p.m. The long-range study meeting, I
19 don't have anything for that agenda. And since you passed a
20 recommendation for the Franklin -- there was a possibility that
21 might have come back on that meeting, but that wouldn't be the
22 case now because you passed your recommendations to Council, and
23 that's going to Council next. So we could consider cancellation
24 of that meeting.

25 And then April 29th, 2026, we have our regular

1 meeting.

2 MR. MARTIN: Through the chair.

3 CHAIR WILLIS: Yes.

4 MR. MARTIN: Recommend cancellation of the April 15th
5 long-range study meeting.

6 CHAIR WILLIS: Do we have support?

7 MS. BERNOUDY: Uh-huh.

8 CHAIR WILLIS: Been moved by Commissioner Martin;
9 seconded by Commissioner Bernoudy.

10 All in favor?

11 FULL COMMISSION: Aye.

12 CHAIR WILLIS: Any opposed?

13 (No audible response.)

14 CHAIR WILLIS: We have reached the end of the --

15 MS. BERNOUDY: Nope.

16 MS. GRUBER: Before we adjourn, can I just say one
17 thing? I want to publically thank you for all that you do to
18 run these meetings so smoothly and for keeping people in order
19 and keeping things moving.

20 CHAIR WILLIS: Well, thank you. I -- I see myself
21 blundering through.

22 MS. GRUBER: Well, no, I don't think so. And there
23 were comments made this evening that offended me for you. So I
24 just want you to know, I think you're doing a great job.

25 CHAIR WILLIS: Thank you.

1 MS. GRUBER: For what it's worth.

2 CHAIR WILLIS: Okay. I appreciate that. Thank you.

3 DR. STEPHENS-GUNN: Through the Chair. Before we
4 dismiss, at the end of April, from April 26th through April
5 29th, the Department is participating in the national meeting.

6 Planner Croad, can you give us a little bit of
7 background about that, as well as can you let us know how we can
8 participate?

9 MR. CROAD: Yes. Thank you.

10 So every year the National Planning -- the American
11 Planning Association puts on a National Planning Conference.
12 Each of us who are American Institute of Certified Planners,
13 which is all three of us here tonight, we have 15 continuing
14 maintenance requirements each year; 30 in a two-year period.
15 They also include so many credits for law, diversity, equity,
16 inclusion, environmental sustainability -- and I forget what the
17 fourth one is.

18 MR. PAISON: Resilience?

19 MR. CROAD: There's four required units, and then the
20 rest of the units can be selected on areas of interest. And as
21 the planning director, I -- I typically attend the National
22 Planning Conference. Our staff typically attends the Michigan
23 Association of Planning Conference, similar, smaller scale,
24 focused on Michigan.

25 This year the National Planning Conference is being

1 held in Detroit, April 25th, which is a Saturday; the 26th, a
2 Sunday; the 27th, a Monday; and I believe it's half a day on
3 Tuesday the 28th.

4 I have submitted and successfully been approved to do
5 two mobile workshops Saturday, April 25th, from 1 to 5 p.m.
6 We're going to be getting on a bus at the -- is it Huntington
7 Place now? The old Cobo Hall?

8 DR. STEPHENS-GUNN: Uh-huh. Uh-huh.

9 MR. PAISON: I think that's right, yeah.

10 MR. CROAD: And coming up to the DDA, have a
11 presentation on the history of Northland and the various
12 developments, then get on the bus and tour various aspects of
13 Northland. And those that are signed up can get credit for that
14 based on the material and expertise and amount of discussion
15 that's held, and then they -- we return back to Detroit.

16 I had -- I had to provide a itinerary, direction --
17 with turn-by-turn direction in every 15 minutes. That gets used
18 for the maintenance credits.

19 Then Sunday morning, we're doing it all over again,
20 but the focus will be on arts and placemaking. So we're leaving
21 at 8 in the morning from Detroit, coming up here to City Hall.
22 We'll have a presentation here in the Chambers on our art
23 collection, and then we have three stops, including walking
24 around the campus.

25 We're going to get on the bus, go over to Red Pole

1 Park. Park at the hotel. We're going to walk, see half a dozen
2 pieces. Get on the bus, go across the street to Eaton Corp.
3 See the Monarch butterfly and sustainable garden. Then drive
4 down to LTU, get off and walk along the trail and -- and see
5 some of the murals -- Hubert Massey's mosaic and The Key. And
6 then on the way out, we're going to swing down 9Line and talk
7 about the 9Line Trail.

8 So I'm working with our team. We are preparing a
9 updated, new brochure on 9Line Corridor for Southfield, updating
10 an arts brochure and some other handouts that we'll have. The
11 bags that we've been giving out we've branded with the 250th
12 logo, and the new bumblebee sculpture will be featured.

13 The shipping is going to be close, whether or not
14 we're going to get it in time, but we want to have a swag bag
15 for all the participants. I also had been asked to be a
16 co-presenter with Oak Park on their 9Line Trail, but it
17 conflicts with one of our mobile workshops. But we will be
18 providing them with the swag and our brochures. So we'll hit
19 another 25 to 50 people nationally.

20 There will be some volunteer opportunities. I'm going
21 to be sending out a list shortly, probably with -- by next week
22 with our itinerary. We would like some ombudsman here to greet
23 people as they get off the bus. You can participate in the
24 presentation. You can follow us on the tours, both for
25 Northland and here, if you -- if you would like to help

1 represent.

2 We have volunteers from the Arts Commission that are
3 going to volunteer, and we got members from the DDA as well,
4 plus all our staff. We want to put out a red-carpet welcoming.
5 Every time I've been on a mobile workshop in another community,
6 I'm always impressed, not only with the presenters, but with the
7 locals who greet us. We'll have some light snacks provided at
8 both.

9 But, you know, when you get off the bus and you can
10 have a little sidebar with one or two or three of the members,
11 it just further enhances. So we will be sending that shortly.
12 And we have, you know, not unlimited slots, but as far as -- we
13 did check in about whether we could register you for a day and
14 that -- they don't do that anymore. So we couldn't offer that
15 to -- to you guys.

16 But you can participate in our mobile workshops if
17 you'd like. You don't have to be registered for the conference
18 to do that, and you could -- if you want to give a half an hour,
19 an hour or more, that's up to you.

20 DR. STEPHENS-GUNN: Through the chair.

21 CHAIR WILLIS: Yes.

22 DR. STEPHENS-GUNN: (Indiscernible) should go?

23 CHAIR WILLIS: Should we ask for a second now?

24 DR. STEPHENS-GUNN: I recommend that we adjourn the
25 meeting.

1 CHAIR WILLIS: Do we have a second?

2 DR. STEPHENS-GUNN: Thank you, Planner Croad.

3 CHAIR WILLIS: Okay. All approved, meeting is
4 adjourned.

5 (Meeting adjourned.)

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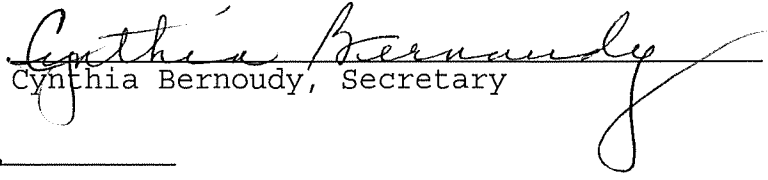
Dated this 8th day of APRIL, 2026



JANENE CLEARY, Michigan CSR No. 16359

March 25, 2026

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Cynthia Bernoudy, Secretary

Date: 3-25-26