

April 29, 2026

City of Southfield

PLANNING COMMISSION REGULAR MEETING

Council Chambers - Southfield, Michigan

Wednesday, April 29, 2026 - 6:30 p.m.

Video Recording transcribed by

JANENE CLEARY, Michigan CSR No. 16359

COMMISSION MEMBERS AND STAFF PRESENT:

Jeremy Griffis, Vice Chair

Anthony Martin, Commissioner

Ghana Adell Goodwin-Dye, Commissioner

Cynthia Bernoudy, Secretary

Terry Croad, Director of Planning

Thomas Paison, Deputy City Planner

1 Planning Commission Meeting

2 Wednesday, April 29, 2026

3

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

5

6 CHAIR GRIFFIS: I'd like to call this meeting to
7 order. This is the City of Southfield -- City of Southfield
8 Regular Meeting of the Planning Commission, April 29th, 2026.

9 Can we all please stand for the Pledge of Allegiance.

10 (Pledge of Allegiance recited.)

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

12 MR. PAISON: Bernoudy?

13 MS. BERNOUDY: Present.

14 MR. PAISON: Goodwin-Dye?

15 MS. GOODWIN-DYE: Present.

16 MR. PAISON: Martin?

17 MR. MARTIN: Present.

18 MR. PAISON: Griffis?

19 CHAIR GRIFFIS: Here.

20 MR. PAISON: Commissioner Gruber (indiscernible).

21 CHAIR GRIFFIS: Thank you.

22 Has everybody had a chance to review the agenda? And
23 if there's no corrections, looking for a motion to approve the
24 agenda.

25 MR. MARTIN: Through the chair, motion to approve the

1 Planning Commission Agenda for April 29th.

2 MS. BERNOUDY: Second it.

3 CHAIR GRIFFIS: All right. Favorable motion on the
4 agenda by Commissioner Martin, seconded by Commissioner
5 Bernoudy.

6 All in favor?

7 FULL COMMISSION: Aye.

8 CHAIR GRIFFIS: All right. The agenda proceeds.

9 Announcements and communications today?

10 MR. PAISON: None at this time, sir.

11 MR. CROAD: Through the Chair. I just -- we have a
12 number of people that signed up to speak. And if -- if you're
13 here to speak on any public hearing, you can just come up to the
14 podium. This sign-in sheet is for public comment, which is at
15 the end of the meeting. So you don't need to sign up to speak
16 at any public hearings. Just give your name and address.
17 You're invited to come up and speak at that time.

18 And then if there's other items that are not on the
19 agenda you'd like to speak to, we have you listed, and we'll
20 call out your name under public comment. So just to be clear,
21 if you're here to speak on the public hearing, you don't need to
22 sign in, just come up when we announce that the public hearing
23 is open. If you're here to speak on something that's not on the
24 agenda, then you would be speaking under public comment, and
25 we'll read the names off. Thank you.

1 CHAIR GRIFFIS: Okay. The first item is a rezoning.
2 It's PZR26-0002. This is a Keefer Street.

3 MR. PAISON: Thank you, Mr. Chairman.

4 Just a reminder for our folks who are doing the cable
5 part, if you would make sure the mic is on.

6 PZR26-0002. We're going to talk about the site plan
7 that's associated with it at the same time because it's all in
8 one project. This is a request to rezone a property on Keefer
9 Street between -- and develop property on Keefer Street between
10 Hazelhurst and Sargent. That property is currently zoned Light
11 Industrial. It's a vacant property with a fair number of trees
12 on it. They are looking to rezone to RT Attached to build two
13 new -- two family-attached residents on that parcel.

14 As you can see here, the current zoning is light -- is
15 in Light Industrial, as is, actually, that whole frontage end
16 across the street. My understanding is this got rezoned back in
17 the late 1990s or 2000s when there was some industrial expansion
18 in the area, particularly involving the Lear Corporation and
19 some other items along Telegraph. You can see the one Light
20 Industrial building that actually -- to the south of the site,
21 that actually is a Light Industrial building that's tucked in
22 there.

23 The Master Plan still has it as Moderate Density
24 Single Family. Moderate Density Single Family, the RT Attached
25 for a -- for a Two Family Attached is consistent with that.

1 That is similar to what we've done with the Habitat for
2 Humanity's two-family homes that were constructed on Westland
3 and Westhaven -- Broad and Westhaven.

4 This is a site aerial just showing that you've got the
5 motel on Telegraph to the right. You got homes -- ranch homes
6 to the north, homes across the street, and the Light Industrial
7 building to the south.

8 Existing conditions on the site. As I noted, there's
9 a fair number of trees, vegetation. This is the act- -- the
10 site plan. They're promoting a ranch-style duplex. So it'll be
11 one-story, kind of elongated, garage on both -- on either -- to
12 either side of the house. Separate driveways. You'll have a
13 walkway connection out to a sidewalk that they'll be
14 constructing along the frontage. We -- any new development
15 infills the sidewalk in front of their property.

16 This is elevation. Just showing the -- the east
17 elevation, which is the -- the front. Actually, it'd be the
18 west elevation, but it's the front at the top. The west
19 elevation is the bottom back elevation. As you can see, it's a
20 sliding door.

21 The ends of the house. Floor plan, pretty standard.
22 It's three bedroom, both units. One bath, laundry, kitchen.
23 Actually, two baths. Sorry. Shared by bedroom one and two.

24 The landscape plan. Before I have the petitioner up,
25 I do want to note, this is a 200-foot-wide lot. So this lot

1 could be split into two lots, and two homes could be built on
2 it, so it's not a increase in density. Two homes could easily
3 be built on this property. They could just do a lot split, it'd
4 be approved by right, and then they wouldn't need this Board's
5 approval to do two single-family homes. They would just get a
6 permit from the building department.

7 If the petitioner --

8 MR. CROAD: And the other thing, just to remind you,
9 it's currently zoned in an industrial category.

10 MR. PAISON: Yeah. Light Industrial.

11 MR. CROAD: So an industrial property could come
12 there. I know there's a number of single-family homes across
13 the street, but they're also in the Light Industrial District.
14 So this would actually help to make this a little more
15 conforming for the development.

16 MR. PAISON: Yeah. If the petitioner is present, if
17 they'd come forward.

18 CHAIR GRIFFIS: Please give us your name and address
19 for the record and anything you'd like to add about the project.
20 Then we'll ask you to step back for a little bit, open up the
21 public hearing, and then have you come back up to respond.

22 MR. GARRETT: My name is Carl Garrett. My address is
23 27633 Lahser, Apartment 117. That's the Park House Senior
24 Living Center -- home -- apartments.

25 The only -- I've brought the -- the builder with me in

1 case there's some particular questions about the -- the building
2 of the project. I can tell you that our intent for this home is
3 to move in. We're going to -- my wife and I will live in one
4 unit, and my adult daughter will live in the other unit. So
5 it's not a rental property. This is going to be where we will
6 be living.

7 CHAIR GRIFFIS: Okay. Thank you. Like I said, I'll
8 ask you to step back for a few minutes and --

9 MR. GARRETT: Okay. Thank you.

10 CHAIR GRIFFIS: This is a public hearing. Open up the
11 public hearing at this time. Anyone in the crowd would like to
12 speak on this item, please come forward in an orderly fashion.
13 You'll have three minutes to speak.

14 All right. I've seen no one approaching. Close the
15 public hearing.

16 Could the applicant please come back up. Sorry about
17 this process.

18 MR. PAISON: I will note we got one letter that came
19 in today. It's in your packet.

20 CHAIR GRIFFIS: Okay.

21 MR. PAISON: Tracy Olszewski (phonetic). So you might
22 want to just kind of summarize that for the record.

23 CHAIR GRIFFIS: You're going to summarize it, or you
24 want me to?

25 MR. PAISON: Usually the Chair does, but -- it should

1 be in your packet.

2 CHAIR GRIFFIS: Yeah. Just give me a second to find
3 it. Here we go. Yeah. Got it now.

4 So this is -- it's a letter received from Tracy
5 Olszewski, 2237 Keefer Street, Southfield, Michigan. Dated
6 4/14/26. To the Planning Department -- I will just read the
7 entire letter because I have not previously seen this.

8 Subject: Opposition to zoning change from I-L Light
9 Industrial to RT Attached Signal Family and proposed Two Family
10 Attached housing unit at Keefer Street, Parcel 24-32-228-004.

11 Dear Members of the Planning Commission, I am writing
12 as a resident located across the property at Keefer Street,
13 Parcel 24-32-228-004. I strongly opposed the rezoning and plan
14 for a two family attached housing unit at this location. This
15 proposal is inconsistent with the predominantly single-family
16 character of our neighborhood, which features detached,
17 single-family homes on similar lot sizes with generous setbacks
18 and open yards. Introducing an attached two-family unit would
19 represent a significant change in density and use that does not
20 align with existing zoning or the community's lots and homes.

21 My specific concerns include traffic and safety. The
22 addition of a second household would likely increase daily
23 vehicle trips and on-street parking demand on Keefer Street,
24 exacerbating existing congestion and creating hazards.

25 Impact on neighborhood character and property values.

1 This development would reduce open space and alter the aesthetic
2 of the block, potentially lowering property values for
3 surrounding single-family homes.

4 Infrastructure. Our neighborhood already faces
5 narrow, crumbling roads, no sidewalks or street lights, and a
6 lot of foot traffic from employees at Lear Corp. Dozens of
7 Lear's employees walk the streets of our neighborhood for
8 three-plus hours every business day. Again, there are no
9 sidewalks for this foot traffic, and this project would add
10 strain and increased safety risks.

11 Other impacts. Increased noise, privacy concerns from
12 building placement, loss of mature trees and vegetation -- or
13 trees/vegetation, and further disruption to animal habitats.

14 Granting this would set an undesirable precedent for
15 future densification in a single-family zoned area. I
16 respectfully request that the Board deny this application in its
17 current form to preserve the integrity and liability of our
18 neighborhood.

19 Thank you for considering my comments. I am unable to
20 attend the meeting due to my work schedule. Please keep me
21 informed of any updates.

22 And this was, again, a letter from Tracy Olszewski.

23 All right. So we'll open it back up to the Commission
24 for comments and questions at this time.

25 Commissioner Martin?

1 MR. MARTIN: If I understand correctly that -- this
2 lot can be divided for two homes rather than just the one; is
3 that correct?

4 MR. CROAD: It -- it's large enough to be divided into
5 two single-family homes. It needs to be at least 2 acres to
6 take advantage of the attached residential unit. And because
7 it's less than three units, that requires site plan approval by
8 Council.

9 But I -- I'm going to just remind the Commission and
10 the audience that this is currently zoned Light Industrial. So
11 we think this is a down zoning to go to Attached Single Family,
12 and we're just saying that the density is not really increasing
13 because it could be split into two single-family lots, which
14 would allow for two units, and they're only proposing two units,
15 so it's --

16 MR. PAISON: Yeah. If you look at the map above, the
17 lots across the street are literally half the width of this lot.
18 Like, if it was split in two, it'd be the same width as the lots
19 across the street.

20 MR. MARTIN: Okay.

21 MR. PAISON: The minimum -- I believe the minimum lot
22 width in this district is 70 feet. And this is 200 total, so it
23 could make two 100-foot lots. It would well exceed the minimum.

24 It would have to be rezoned to R-1. Because, right
25 now, it's zoned Industrial. You can't build a house in an

1 industrial district. But given that it's master planned single
2 family, the rezoning matches the master plan for the
3 community -- the comprehensive plan.

4 The -- the current comprehensive plan, really, we --
5 we might even want to look at rezoning some of the other
6 properties that are residential that are I-1 back to residential
7 because, right now, the zoning is inconsistent with the comp
8 plan future land use map.

9 MR. MARTIN: Okay. So, in essence, this building
10 wouldn't require no more square footage than the existing homes
11 there?

12 MR. PAISON: Yep.

13 MR. MARTIN: I have no further -- no questions then.

14 CHAIR GRIFFIS: Commissioner Bernoudy?

15 MS. BERNOUDY: Yes. Pardon me. Thank you. This
16 property that you want to build on, is that similar to a
17 duplex --

18 MR. PAISON: It is.

19 MS. BERNOUDY: -- type of -- of structure?

20 MR. GARRETT: It -- it's a ranch-style duplex. It --
21 it is not a -- it -- it is not a -- a colonial type of a duplex,
22 it's ranch-style with two units, yes.

23 MS. BERNOUDY: But you said that your daughter, I
24 think, would be living in one part of this total structure;
25 correct?

1 MR. GARRETT: Yes, there would be three people living
2 in the total structure; my wife and I on the one side, and my
3 adult daughter on the other.

4 MS. BERNOUDY: I see.

5 MR. CROAD: But, if I could, she's in a separate unit?

6 MR. GARRETT: Yes, she's in a separate --

7 MR. CROAD: Yeah. They're not connected.

8 MS. BERNOUDY: Okay.

9 MR. CROAD: So it's -- they're -- they're a duplex.
10 They're a side-by-side duplex, but they have individual units
11 and individual entrances.

12 MS. BERNOUDY: Okay. So --

13 MR. PAISON: Yeah. In the notice, we call it Two
14 Family Attached because that is like the -- the proper technical
15 term. Duplex is more of a layman's term.

16 CHAIR GRIFFIS: (Inaudible) but two separate.

17 MS. BERNOUDY: Yeah. Yeah. Yeah, it's similar to
18 what I thought. Thank you.

19 MR. GARRETT: Yes.

20 MS. BERNOUDY: No other question.

21 CHAIR GRIFFIS: Commissioner Goodwin-Dye?

22 MS. GOODWIN-DYE: I don't have any.

23 CHAIR GRIFFIS: Planner Croad or Planner Paison, do
24 you happen to have how large of a industrial building could be
25 built on this property directly across from these neighbored

1 houses, by zoning rules and setbacks?

2 MR. PAISON: I mean --

3 CHAIR GRIFFIS: Just for comparison.

4 MR. PAISON: -- something very similar to what you see
5 on the property to the south could, in fact, be built on there.
6 So that -- you see that kind of warehouse-type building to
7 the -- to the -- the parcel immediate to the south?

8 CHAIR GRIFFIS: Yeah.

9 MR. PAISON: If it stayed Light Industrial, something
10 very close to that could be built on the property.

11 CHAIR GRIFFIS: Okay.

12 MR. CROAD: Or -- yeah. Or -- or two of the
13 industrial buildings that are fronting Telegraph could scale in
14 there.

15 MR. PAISON: Yeah.

16 CHAIR GRIFFIS: So this could be a very noisy, dusty,
17 industrial-type use could -- could go in this spot, so --

18 MR. CROAD: That's right.

19 UNIDENTIFIED SPEAKER: Respectfully disagree with
20 (inaudible). If you did industrial, it would be a lot more --

21 CHAIR GRIFFIS: Could -- could you speak to the mic,
22 please.

23 MR. MARTIN: Come a little closer to the mic.

24 UNIDENTIFIED SPEAKER: I said, if you actually did
25 industrial, it would be a lot more traffic and a lot more people

1 in that area than opposed to what we're proposing.

2 CHAIR GRIFFIS: Yeah. Commissioner Martin?

3 MR. MARTIN: Yeah. Along with the construction, you
4 are putting in a sidewalk where there is currently no sidewalk?

5 MR. GARRETT: Yes. Yes, that's correct. And we are
6 taking great effort to make sure that the trees that are
7 there -- our Tree Survey Plan is only going to remove the trees
8 in the space for the house. We -- we're going to be keeping all
9 the trees that are on the -- on the southern sides and the front
10 and the back, so --

11 MR. MARTIN: Do you, by any chance, know how many
12 trees you'd be taking out?

13 MR. CROAD: They -- they are required to submit a tree
14 survey.

15 MR. MARTIN: Oh. Okay. Yeah --

16 MR. CROAD: So we'll -- and they have a Tree
17 Replacement Plan. So based on the caliber size, the type of
18 tree, the condition, we'll calculate what the tree replacement
19 is.

20 MR. MARTIN: So, in essence, you'd be maintaining the
21 same number -- or the same volume of greenery?

22 MR. CROAD: Or -- or if they can't put all the trees
23 on the site, they can contribute to the Tree Trust Fund --

24 MR. MARTIN: Yeah.

25 MR. CROAD: -- and we'll -- we'll plant the trees in

1 public rights of way.

2 MR. MARTIN: Okay. That was all. Thank you.

3 CHAIR GRIFFIS: Well, from a zoning point of view, you
4 typically have your intensive uses, like industrial, commercial;
5 and then there's something less intense, and then there's
6 something more private, which is single-family residential home.
7 So natural transition is some type of multifamily structure.

8 We are severely lacking multifamily structures in this
9 city -- or the small and medium type of structures. This seems
10 a very appropriate place to correct a -- a previous problem with
11 the zoning, the way I see it. I don't know why this would ever
12 be zoned industrial connected to that neighborhood. It's a
13 little strange how the streets turn there. And I don't know the
14 history of it.

15 But I'd be -- I'd -- I'd be completely for the
16 rezoning back to a more appropriate residential type of zoning.
17 And I understand this is multifamily, but it's only two-family,
18 so at a risk of -- can we talk about the site plan now?

19 Do you -- do you feel it's appropriate, Planner Croad,
20 or should we handle the rezoning first?

21 MR. CROAD: Well, you should act on the rezoning
22 first.

23 CHAIR GRIFFIS: Okay. I do have some more comments
24 about just the site plan, the building itself, and the -- the
25 exterior design when we get to the site plan portion, which is

1 after this.

2 MR. CROAD: Okay.

3 CHAIR GRIFFIS: But from a zoning point of view, I
4 think this is actually going to be a lot better for the
5 neighborhood than the potential industrial that -- that could be
6 there at any -- any moment right now by right.

7 Any other comments from the Commission?

8 MS. BERNOUDY: No, not me.

9 CHAIR GRIFFIS: Do we have a recommendation from the
10 Planning Department?

11 MR. PAISON: Yes, Mr. Chairman. We are making a
12 favorable recommendation -- or recommending a favorable
13 recommendation to City Council -- this is a rezoning, so it does
14 go to Council -- to rezone the vacant 1.01 acres of land on
15 Keefer Street, from I-L Industrial to RT Attached Single Family
16 for the following reasons;

17 The Southfield comprehensive master plan indicates
18 moderate-density single family use for the property, which calls
19 for single-family homes on lots less than 20,000 square feet,
20 along with complementary small scale institutional uses. The
21 proposed two-unit, attached single family residential building
22 would be consistent with that designation and density.

23 The rezoning of this parcel back to Residential
24 District from an Industrial District would be consistent with
25 retaining, protecting, and preserving the character of the

1 residential neighborhoods to the north and west of the site
2 while providing for reasonable infill development within those
3 areas.

4 And the proposed rezoning will not have adverse
5 effects on any adjoining zoning districts or land uses.

6 CHAIR GRIFFIS: Thank you. With that, we're looking
7 for a motion on PZR26-0002, which is the rezoning aspect of this
8 site.

9 MS. BERNOUDY: Through the Chair, I'd like to
10 recommend approval for PZR26-0002.

11 MR. MARTIN: Second.

12 CHAIR GRIFFIS: We've got a favorable recommendation
13 by Commissioner Bernoudy, seconded by Commissioner Martin. All
14 in favor of the rezoning?

15 FULL COMMISSION: Aye.

16 CHAIR GRIFFIS: Any opposed?

17 (No audible response.)

18 CHAIR GRIFFIS: All right. The recommendation
19 proceeds to City Council. They'll have the final vote on
20 this -- this item.

21 While we're here today, we're also going to talk about
22 the site plan for the same site. This is PSP26-0004. What
23 is -- so the total size is 1 acre here -- 1.01?

24 MR. PAISON: 1.01 acre is the full size of the parcel.
25 It's 200 by 239.

1 CHAIR GRIFFIS: Commissioner Martin, any questions?

2 MR. MARTIN: No.

3 CHAIR GRIFFIS: Commissioner Bernoudy?

4 MR. MARTIN: Yeah. No --

5 CHAIR GRIFFIS: We'll come back.

6 MR. MARTIN: Go -- yeah.

7 CHAIR GRIFFIS: Any questions or comments on the site
8 plan --

9 MS. BERNOUDY: No. No.

10 CHAIR GRIFFIS: Commissioner Goodwin-Dye?

11 MS. GOODWIN-DYE: Yeah. The site plan we have here --
12 can I hold it up?

13 MR. PAISON: Sure.

14 MS. GOODWIN-DYE: So all of the trees back here are
15 going to remain?

16 MR. GARRETT: Correct.

17 MS. GOODWIN-DYE: Okay. And you're going to replace
18 some of the trees on the -- these are going to remain, but
19 you're going to replace them around the -- the units?

20 MR. GARRETT: Yes, that's correct.

21 MS. GOODWIN-DYE: Okay. Just wanted to be clear.

22 MR. GARRETT: Yeah.

23 MS. GOODWIN-DYE: Thank you.

24 CHAIR GRIFFIS: A couple questions, I guess. Well, it
25 looks like the -- the roof pitch on this is a 5/12 roof pitch.

1 There's one small detail on the corner. It also looks like this
2 is a modular construction. Could you remind us what that means
3 and maybe why you're doing it.

4 UNIDENTIFIED SPEAKER: It is a modular construction.
5 These are built in a factory and shipped here on a trailer.
6 They are BOCA.

7 MS. GOODWIN-DYE: Speak up.

8 MR. MARTIN: Could --

9 UNIDENTIFIED SPEAKER: Sorry.

10 MR. MARTIN: Thank you.

11 UNIDENTIFIED SPEAKER: They are shipped here. They're
12 built in a factory. They are approved by the State of Michigan.
13 They come with a BSAR approval through the State. They come
14 pretty much done on the inside. We'll finish the outside when
15 they get put together. So yeah, it is a modular home. I
16 don't --

17 Do you have any other questions about that.

18 CHAIR GRIFFIS: It's a slab on grade?

19 UNIDENTIFIED SPEAKER: No. We're doing a -- a
20 basement on this.

21 You guys are doing a basement?

22 MR. GARRETT: No.

23 UNIDENTIFIED SPEAKER: Oh. I'm sorry. A crawl space,
24 no slab.

25 CHAIR GRIFFIS: So there's --

1 UNIDENTIFIED SPEAKER: So there'll be a 4-foot crawl
2 on this.

3 CHAIR GRIFFIS: So there's no -- it's not a mobile
4 home? It doesn't have a trailer or a chassis --

5 UNIDENTIFIED SPEAKER: It's not a mobile home.

6 CHAIR GRIFFIS: Okay.

7 UNIDENTIFIED SPEAKER: It comes on the trailer, but it
8 is craned off the trailer and put on the foundation. It'll be a
9 4-foot crawl space with a beam in the middle just like a typical
10 home would be.

11 CHAIR GRIFFIS: But straight and --

12 UNIDENTIFIED SPEAKER: Straight, yes.

13 CHAIR GRIFFIS: -- and level. Yes.

14 UNIDENTIFIED SPEAKER: And not sitting in the
15 weather --

16 CHAIR GRIFFIS: Yes.

17 UNIDENTIFIED SPEAKER: -- for months at a time.

18 CHAIR GRIFFIS: I assume there's some cost advantage
19 or at least speed advantage which would --

20 UNIDENTIFIED SPEAKER: It is cheaper in the long run.
21 And, of course, the construction time is -- is cut in half as
22 well. So a typical build for this -- I mean, once the
23 foundation is, we'll be done in 90 days. So the -- so even the
24 construction traffic, the mess, all that is cut down as well.

25 CHAIR GRIFFIS: And it appears the total building size

1 is about 2,500 square feet. So is that 1,250 square foot per --

2 UNIDENTIFIED SPEAKER: That's correct.

3 CHAIR GRIFFIS: -- three-bedroom unit?

4 UNIDENTIFIED SPEAKER: Yes.

5 CHAIR GRIFFIS: And detached garages?

6 UNIDENTIFIED SPEAKER: Yes. Yep.

7 CHAIR GRIFFIS: So these are --

8 UNIDENTIFIED SPEAKER: And, obviously, the garages
9 will be built on site.

10 CHAIR GRIFFIS: So these are relatively small houses.
11 There's just two of them sitting next to each other?

12 UNIDENTIFIED SPEAKER: Correct. Yeah. And they'll
13 come in four pieces, basic -- you know, and put together.

14 CHAIR GRIFFIS: I mean, I'm in favor of modular
15 construction. I think it's the future of -- of residential.
16 Definitely it's the -- the current of multifamily construction
17 type.

18 UNIDENTIFIED SPEAKER: Uh-huh.

19 CHAIR GRIFFIS: I'm a little underwhelmed by the
20 design, you know, or lack thereof on -- on the buildings.

21 UNIDENTIFIED SPEAKER: Uh-huh.

22 CHAIR GRIFFIS: It appears that there's some stone
23 veneer.

24 UNIDENTIFIED SPEAKER: Yeah.

25 CHAIR GRIFFIS: You know, maybe some accent siding,

1 some additional shutters. I don't know. Something to --

2 UNIDENTIFIED SPEAKER: Yeah. We could -- and there's
3 always -- you know, on a lot of these, too, what we'll do on the
4 front porches, we'll -- maybe we can do a little awning over the
5 front porches and some pillars and stuff like that. So we
6 could -- there are ways to dress them up to make it, you know,
7 look not so modular.

8 CHAIR GRIFFIS: Okay.

9 UNIDENTIFIED SPEAKER: So if that's something you guys
10 would like to see, I -- we don't have a problem doing that.

11 CHAIR GRIFFIS: I mean, I would definitely suggest
12 anything.

13 UNIDENTIFIED SPEAKER: Got it.

14 CHAIR GRIFFIS: I understand construction is not cheap
15 in this day and age, and the opposition from the existing people
16 that bought their houses for \$30,000, you know, it's like
17 everything looks cheap. And I just --

18 UNIDENTIFIED SPEAKER: Right.

19 CHAIR GRIFFIS: I think the more of these look like
20 new, custom/semi-custom homes --

21 UNIDENTIFIED SPEAKER: Yep.

22 CHAIR GRIFFIS: -- the more common they appear, it's
23 going to be better for --

24 UNIDENTIFIED SPEAKER: Yeah. I think we could do
25 something with the front porches. Do a little, you know,

1 reverse gable on those two and -- and bring them out and put
2 some posts in. I think it would make a big difference.

3 CHAIR GRIFFIS: I think that would be very helpful.

4 UNIDENTIFIED SPEAKER: Okay.

5 CHAIR GRIFFIS: Commissioner Martin?

6 MR. MARTIN: Here, again, even with this being modular
7 built, the cost is still -- looking at the -- this construction
8 cost is --

9 UNIDENTIFIED SPEAKER: Yeah. I mean, this is --
10 still, you're probably in --

11 MR. GARRETT: \$600,000.

12 UNIDENTIFIED SPEAKER: 600,000 -- 5- to \$600,000
13 range, so by no means is it cheap.

14 MR. MARTIN: Yeah.

15 UNIDENTIFIED SPEAKER: Yeah.

16 MR. MARTIN: So -- so, in essence, the property values
17 will increase because of this property being built and the
18 housing value is based on that area --

19 UNIDENTIFIED SPEAKER: Oh. 100 percent.

20 MR. MARTIN: Okay.

21 UNIDENTIFIED SPEAKER: I mean, this is really going to
22 make, I mean, a great addition to the neighborhood. I mean, a
23 brand new, clean, nice-looking home.

24 MR. MARTIN: And also, with the addition of the
25 sidewalk, people were -- they were talking -- in the letter

1 against it, they were talking about the -- the walking --
2 walkability. Adding the sidewalk is giving something that
3 doesn't exist currently.

4 UNIDENTIFIED SPEAKER: Right.

5 MR. MARTIN: I don't have a problem. No further
6 questions.

7 MR. GARRETT: I would just add, if I may? We did our
8 due diligence -- my daughter and wife and I -- when we looked at
9 traditional build versus the modular. We had a chance to go
10 visit some models down where they're -- the -- at the
11 manufacturing factory, and we were impressed with the quality.

12 The idea of being able to put the structure together
13 in a controlled environment versus the elements, offered a -- a
14 great deal of -- it impressed us. And when we looked at the --
15 and when we walked through the models, they were -- look -- and
16 just like a home that would be built up from the ground.

17 CHAIR GRIFFIS: Yep. Thank you.

18 MR. MARTIN: With -- with this being basically
19 construction set on the foundation -- meaning the footing to
20 that -- do you have a problem with settling -- with the -- the
21 building settling after construction?

22 UNIDENTIFIED SPEAKER: No, we don't. I mean, we
23 let -- we let the foundations and the walls set up for -- for a
24 little while before we set the houses on there. So it's -- it's
25 really the same thing as a typical stick frame construction.

1 But instead of doing it piecemeal, it's coming in all at once.

2 MR. MARTIN: Okay. Okay. No further questions.

3 CHAIR GRIFFIS: Commissioner Goodwin-Dye?

4 MS. GOODWIN-DYE: Have you thought about the design
5 fitting into the neighborhood? You know, accents, things like
6 that that will make it blend in with the housing in the
7 neighborhood?

8 MR. GARRETT: Yeah. When we looked at the models that
9 were available, this one did kind of fit in with the homes that
10 were there. The -- we were very intentional in terms of, one,
11 wanting a single floor as opposed to a multi-floor, the
12 ranch-style versus the more colonial, which I think this will
13 certainly fit in with the homes that are there.

14 MR. PAISON: The -- the two houses to the north on
15 Keefer on this side of the street are both ranches that are
16 longer single-story structures. We did note them when we --
17 were -- early discussions with Mr. Garrett.

18 If you look at the -- if I can slide back to the
19 aerial here, you can kind of -- yeah, you can see it here.
20 Those two homes to the north and the one on the corner, all
21 three of those on their side of the street are ranches. On the
22 other side of the street, there's kind of a variety. There's
23 some ranches, there's some story-and-a-half, multi-stories.
24 It's kind of a variety of housing types on the other side of the
25 street.

1 But on this side of Keefer, those three houses
2 immediately to the north are all ranches. So it does have some
3 consistency with what's on its side of the block.

4 MR. CROAD: And I think we talked about having at
5 least the -- the house no -- no more forward than what the other
6 houses are, so it's more consistent.

7 MR. GARRETT: Yes. We're -- we're going to not just
8 do the 30-foot setback, we're pushing it back further.

9 MR. CROAD: Yeah.

10 MR. GARRETT: Yeah.

11 MR. PAISON: Yeah. Yeah, the minimum setback would be
12 20 -- I believe 25 feet. They've got it back to match the
13 setbacks of the hones to the north.

14 MR. CROAD: Yeah. That's -- that's --

15 MR. PAISON: Yeah.

16 MR. CROAD: That helps it blend more.

17 MR. PAISON: So they're at 44 foot to match those
18 house -- those other ranches that are to the north of them.
19 They're all right around 40 to 45 there in that area.

20 CHAIR GRIFFIS: Yeah. I'd just like to note too, this
21 is a very deep property -- 230 feet; it's 200 foot wide. Smart
22 to keep all the large trees to screen yourself and your
23 neighbors from the industrial property on Telegraph there and
24 all the traffic and noise.

25 So I think you've done a good job of fitting a

1 relatively small building onto a very large lot. And it -- it
2 definitely is size-appropriate to two single-family houses, but
3 a little more efficient, and it fits into this -- this size
4 property well. It's not trying to overwhelm the neighborhood.
5 It's not a giant three- or four-story apartment building across
6 from single-family houses. It's, essentially, two small
7 single-family houses with some efficiencies of construction.

8 So I'd be totally in favor of approving this project
9 if you give the front elevation a little more style, hopefully.
10 And would note, too, that there's -- there's two detached
11 garages that sit back and kind of tuck into the trees, it looks
12 like, too. So, again, it kind of reduces the size of the
13 building up on the street and -- and it tucks in nicely.

14 Are there any final comments from the --

15 MS. BERNOUDY: How long would it take you to complete
16 this project?

17 UNIDENTIFIED SPEAKER: Like I said, you -- sorry.
18 Usually, once the foundations are in, it's about 90 days after
19 that. It usually takes -- takes us about 60 days for site prep
20 to get going and get everything ready for the house to come.

21 MS. BERNOUDY: Okay. Thank you.

22 CHAIR GRIFFIS: Okay. All right. Is there a
23 recommendation from the Planning Department on the site plan?

24 MR. PAISON: Yes, sir. I will note because this is
25 less than three units in an RT, it does have to go to Council.

1 This is a recommendation to Council instead of a site plan
2 approval, per se. It's one of those odd little provisions that
3 moves a site plan to Council still.

4 We are recommending a favorable recommendation of this
5 project for the following reasons:

6 Appearance. These are the criteria for site plan
7 appearance. It really does blend. It is a ranch. It's meeting
8 the setbacks. It's lining up with the other homes. You know,
9 it -- really, other than, as we noted, it's maybe a little
10 plain, but, otherwise, in terms of massing, it fits right in.

11 Coordination with adjacent sites. And once again with
12 the setbacks, the circulation, the buffering, the large
13 setbacks. Like, it's a minimum 30-foot setback, and they're
14 giving almost 35 on each side.

15 Public services. There are adequate services,
16 utilities in the area, water, sewer, et cetera, for it to
17 connect to. It was designed for single-family in that area.
18 This is only two units, but two homes could be here.

19 Site design characteristics. Once again, as you've
20 noted, they've matched the existing setbacks, but they're also
21 tucking everything in to try to avoid clearing more trees from
22 the site than they need to.

23 Vehicular circulation and access. You got a road
24 there. It's designed for single-family traffic. You're talking
25 two units with two driveways. There could be two homes with two

1 driveways.

2 And based on the representations, facts, stipulations
3 stated on the application and placed on the record -- public
4 hearing by petitioner or their representatives.

5 And then the conditions we're looking at, our site and
6 building shall be developed in accordance with the revised site
7 plan prepared by Next Modular per revision submitted April 21st,
8 2026. And continues compliance with all applicable codes --
9 ordinance, codes, laws, and statutes; and all work to be
10 performed under plans, permits, and inspections by the City of
11 Southfield.

12 CHAIR GRIFFIS: Thank you. With that, we are looking
13 for a recommendation from the Planning Commission on PSP26-0004.

14 MS. GOODWIN-DYE: Through the Chair, I recommend that
15 we approve PSP26-0004 recommendation.

16 MS. BERNOUDY: I support.

17 CHAIR GRIFFIS: Okay. We've got a favorable
18 recommendation by Commissioner Goodwin-Dye, supported by
19 Commissioner Bernoudy. All in favor?

20 FULL COMMISSION: Aye.

21 CHAIR GRIFFIS: Any opposed?

22 (No audible response.)

23 CHAIR GRIFFIS: All right. Favorable recommendation.
24 Your next step is City Council on both items.

25 MR. GARRETT: Okay.

1 CHAIR GRIFFIS: They -- they have the final vote.

2 MR. GARRETT: Monday.

3 MR. PAISON: Monday at 6 p.m.

4 MR. MARTIN: Okay. Thank you.

5 CHAIR GRIFFIS: Good luck. Thank you.

6 UNIDENTIFIED SPEAKER: Thank you.

7 MS. BERNOUDY: Thank you.

8 MR. GARRETT: Thanks.

9 CHAIR GRIFFIS: All right. Next item is PZR26-0003.

10 This is rezoning at the request of Southfield Signs at 18940
11 West 8 Mile Road.

12 MR. PAISON: All right.

13 CHAIR GRIFFIS: Can we have an introduction, please.

14 MR. PAISON: Yep. As noted, this is at the
15 corner of -- it'd be the northwest corner of 8 Mile and
16 Stahelin.

17 MR. MARTIN: Stahelin. Yeah.

18 MR. PAISON: Site is currently a Light Industrial
19 building. It is existing as Light Industrial. Immediately to
20 the east there is a -- the -- I think it's the Food Lion. It's
21 a market. It's grocery. And then you got an industrial --
22 larger industrial use that's zoned I-1 immediately to the west.

23 And then north of it is actually a parking lot for the
24 I-1 use with a fairly large -- like a screening wall and a
25 buffer -- landscape buffer.

1 If you look at the zoning currently, you got I-1
2 Industrial, you got I-L for this site, you got OS Office
3 Service, which is where the market is. Strange.

4 Then you got R-2 Residential zoning up Stahelin. P
5 Parking where the parking lot is, and then along the front of
6 Stahelin they left it zoned R-2. Probably to make sure nothing
7 commercial could be developed all the way out to the frontage.
8 When they did this, it's a split zoning. That -- actually,
9 property -- the property to the north and west is split zoned
10 three ways. It's I-1, P, R-2. So they -- they built the
11 transition into the zoning.

12 The future land use map. We've got the Industrial
13 zoning to the west. You've got site as Local Mixed Use. Then
14 you got the Moderate Density Residential to the north.

15 You can see the site aerial. They -- this is a sign
16 company. They've been there for a few years. What they have
17 is, they have a lot of vehicles and equipment, and then they
18 have, like, sign materials, and they don't have enough room in
19 the building to store them all.

20 So what they want to do is, rezone the property I-1,
21 so they can build a storage building along that north property
22 line. The I-L requires a large setback requirement that would
23 eliminate them from doing that. And then they could move the
24 bulk of their equipment and materials stored indoors, which
25 would protect it from the weather and also provide better

1 security for those materials. And it would sort out a little
2 bit of an ongoing code enforcement problem they've had with
3 storing things outdoors.

4 This is a existing site now. They don't have any
5 signage in the building because, actually, they're not like a
6 walk-in business. They're a contractor. They fabricate signs,
7 and they install signs. They don't really invite the public to
8 just show up in there because they work for businesses. That's
9 what they do.

10 This is their very conceptual site plan. We'll -- if
11 this rezoning is approved, they'll actually need to do full
12 administrative site plan review under the industrial zoning with
13 the planning staff. But we wanted to give the Commission and
14 the Council, when it gets to them, an idea of why they're asking
15 for this I-1 zoning. And it really is so that they can
16 construct that, like, storage addition to the -- you know, to
17 the front -- north end of the property.

18 As you can see -- so where you see that kind of -- the
19 vehicles and equipment stored on that north prop- -- that's
20 pretty much where that building would go, as I understand it.

21 If the petitioner is present, if they'd just come
22 forward. Anyone from the sign company?

23 CHAIR GRIFFIS: Please, again, state your name and
24 address for the record and anything you'd like to add about your
25 project.

1 MR. ZAITOUNA: My name is Mo Zaitouna. I'm with
2 Southfield Signs. Address 18940 West 8 Mile Road, Southfield,
3 Michigan 48075. Honestly, he pretty much explained everything.

4 CHAIR GRIFFIS: Okay.

5 MR. ZAITOUNA: Just want to get that building to help
6 store our equipment inside and store some of the stuff that's
7 outside all indoor to keep it out of the weather and help just
8 maintain the property even more.

9 CHAIR GRIFFIS: Okay. Just as with the previous
10 applicant, we have to open up a public hearing. I suggest you
11 grab a nearby seat.

12 MR. ZAITOUNA: Okay.

13 CHAIR GRIFFIS: We'll open up the public hearing,
14 get -- take some comments, and then invite you back up.

15 This is a public hearing. Open up the public. At
16 this time, if anyone would like to speak on this particular
17 item, PZR26-0003, state your name and address for the record.
18 You'll have three minutes.

19 PG: PG. P.O. Box 155, Southfield, Michigan,
20 48037-0155. Just wanted to let you know, Mr. Tom Paison,
21 through the chair, we cannot hear you out there. You're not
22 speaking in the mic. You're speaking very fast, and I didn't
23 understand a word that you said. And some of the people near me
24 didn't understand as well.

25 If you go back to the site aerial picture, what is

1 that in the far back? Is that, like, just trash? Debris? Is
2 that equipment? What exactly is that? And is the place
3 actually open? Are they doing business? And then what are the
4 ramifications to go from Light Industrial -- or go from
5 Industrial to Light Industrial? What's being allowed or not
6 allowed?

7 I think since these meetings are being televised,
8 members of the Commission and the city staff might need to go
9 into a little bit of detail for the people that are watching
10 these meetings that don't quite understand but they want to
11 learn about what's going on in their city process.

12 CHAIR GRIFFIS: Okay.

13 PG: Thank you.

14 CHAIR GRIFFIS: Thank you. We'll address your
15 questions at the end of -- if there's any other comments.

16 Are there are any other comments or people that would
17 like to speak on this item?

18 Seeing none. Close the public.

19 A couple of specific questions I believe you addressed
20 that she may not have been able to hear.

21 MR. PAISON: Yeah. I mean, I'm on the mic here,
22 but -- the use is open. It is an operating business with a
23 certificate of occupancy. They have a variety of vehicles,
24 trailers, and some materials stored in the yard. As I noted,
25 they've had some code issues with some of the exterior storage,

1 which is one of the things they're trying to solve with the
2 storage building that they want to construct.

3 The I-L Industrial District allows, generally, like,
4 lighter industrial uses that are entirely interior to a building
5 other than, obviously, plated vehicles and trailers.

6 The General Industrial or the Industrial does allow
7 more intense uses, but those more intense uses -- the bulk of
8 them that would be not allowed in the I-L are Special Land Uses,
9 which would require this Board or Council to review them in more
10 detail. And, as I did note, this change will require a site
11 plan approval -- administrative site plan approval by the city
12 planner when we get into the actual detailed plans. What he's
13 provided is just a conceptual layout for purposes of the
14 rezoning -- to explain the rezoning.

15 The large property immediately to the west and that
16 wraps around to the north is -- the bulk of it is I-1 General
17 Industrial. A lot of the 8 Mile frontage actually is
18 industrially zoned. I don't have the larger picture, but a lot
19 of what you see to the west is industrially zoned already.

20 MR. CROAD: And then, if I could, the last item is,
21 the reason that I-1 makes more sense is the I-L requires a
22 50-foot rear yard setback, and they wouldn't be able to meet
23 that and get a building large enough to store all the outside
24 equipment. So this is to remedy an existing code violation.
25 This will allow them to build the building right on the

1 property.

2 And to the north is currently vehicular parking and an
3 empty or vacant residential lot that has trees on it, so it
4 won't impact any of the neighbors.

5 CHAIR GRIFFIS: Okay. And that -- is the site -- is
6 the conceptual site plan in this packet?

7 MR. PAISON: Yeah, it's right there. So you can see
8 the -- it's a little hard to read -- that gray area to the north
9 there along Stahelin, that -- that's their proposed where the
10 building would go. And it is in the packet. It's page -- I'm
11 pretty sure we included it in here, at least we intended to.

12 MR. CROAD: Just to remind the Planning Commission --

13 MR. PAISON: Yeah.

14 MR. CROAD: -- you're only recommending the rezoning,
15 and the site plan would be done administratively by myself and
16 my department.

17 CHAIR GRIFFIS: Okay.

18 MR. PAISON: It's the -- if you'll flip to the third
19 page. It's a little easier to read in the packet than it is on
20 the screen. It's a little faint on some of the interior lines
21 up there when it projects. And, as you said, you're not
22 actually approving the site plan; this is for the rezoning.

23 CHAIR GRIFFIS: So if -- if a more loud, noisy, dusty
24 business was to go in this building, they would have to come
25 back in front of the public?

1 MR. PAISON: Yeah. Pretty much all the uses that
2 allow outdoor activities are Special Land Uses in the I-1, so
3 they'd have to come to this body. They would need a specific
4 site plan approval also for outdoor activity, and it would have
5 to go to this body and the Council.

6 CHAIR GRIFFIS: Okay.

7 MR. PAISON: And it would be -- notices would be
8 provided again twice for both sets of hearings.

9 CHAIR GRIFFIS: Okay.

10 MR. PAISON: So if --

11 PG: Is the picture upside down because 8 Mile is
12 upside down (indiscernible).

13 MR. PAISON: I oriented it north. This is the way I
14 got it from the applicant.

15 CHAIR GRIFFIS: The picture is correct. The text is
16 upside down. North is up on the -- on the photo.

17 MR. PAISON: Yep.

18 CHAIR GRIFFIS: All right. To the Commission.

19 Mr. Martin, any questions or comments?

20 MR. MARTIN: No. It's nice to see that you want to
21 eliminate code enforcement issues.

22 MR. CROAD: Petitioner --

23 MR. MARTIN: Yeah.

24 MR. CROAD: Can the petitioner come back to the
25 microphone?

1 CHAIR GRIFFIS: This is the part where we invite you
2 back up if we have any question --

3 MR. MARTIN: It's nice to see that you want to resolve
4 the issues with code enforcement by having a storage area for
5 the things that are stored outdoors so that you clean up your
6 property, you make it look more business-like. Thank you very
7 much.

8 MR. ZAITOUNA: Thank you. Yes, sir.

9 CHAIR GRIFFIS: Commissioner Bernoudy?

10 MS. BERNOUDY: No. That was my sentiment exactly.

11 CHAIR GRIFFIS: Commissioner Goodwin-Dye?

12 MS. GOODWIN-DYE: (No audible response.)

13 MR. ZAITOUNA: Thank you.

14 CHAIR GRIFFIS: I have no opposition to this rezoning
15 because you're a specific user of this industrial property, and
16 this will improve your business as well as the view for
17 everybody else around you.

18 MR. ZAITOUNA: Yes.

19 CHAIR GRIFFIS: It gives you the potential to do that,
20 at least.

21 MR. CROAD: Just through the Chair, and I might have
22 missed it in the beginning, how long have you been in business?

23 MR. ZAITOUNA: Over 10 years now.

24 MR. CROAD: And how long have you been at this site?

25 MR. ZAITOUNA: At this site, 10 years. Before that,

1 I've been in business since 2000.

2 MR. CROAD: Okay.

3 MR. ZAITOUNA: In Southfield.

4 MR. CROAD: So he's -- he's well-established.

5 MR. ZAITOUNA: Yeah.

6 MR. CROAD: And I think you had some history in
7 Southfield even prior to that, correct?

8 MR. ZAITOUNA: Yes.

9 CHAIR GRIFFIS: Is there a recommendation from the
10 Planning Department?

11 MR. PAISON: Yes, sir. Recommended resolution.

12 The -- we are recommending a favorable recommendation to the
13 City Council of PZR26-0003, the request to rezone this parcel
14 from -- with an existing industrial building at 18940 West 8
15 Mile from I-L Industrial to I-1 Industrial for the following
16 reasons:

17 The Southfield comprehensive master plan indicates
18 Local Mixed Use, primarily business in nature, a mixture of
19 neighborhood commercial services and office with accessory
20 multifamily uses. As this is an existing Light Industrial
21 building, continuing it in a productive, well-maintained way is
22 good for the Mixed Use area.

23 The small industrial building, constructed in 1965,
24 has housed a local sign fabrication and installation business
25 since 2017. The business is in need of modernizing the facility

1 if it is to improve the security and appearance of the site by
2 moving its equipment and material storage indoors. The rezoning
3 would permit this by reducing the required rear setback from 50
4 feet to zero feet.

5 The property is in a transitional location between
6 more intense industrial uses and commercial uses along West 8
7 Mile.

8 The property is separated from the residential areas
9 to the north by a parking lot serving the building to the west
10 that has a screening wall and substantial landscape buffer along
11 Stahelin.

12 The proposed rezoning will not have adverse effects
13 upon any adjoining zoning districts or land uses.

14 CHAIR GRIFFIS: Thank you. With that, we were looking
15 for a recommendation on PZR26-0003. That's the rezoning of this
16 particular site.

17 MR. MARTIN: Through the chair --

18 MS. BERNOUDY: Go ahead.

19 CHAIR GRIFFIS: Commissioner Martin?

20 MR. MARTIN: -- I recommend favorable approval of
21 PZR26-0003.

22 MS. GOODWIN-DYE: Supported.

23 CHAIR GRIFFIS: We've got a favorable recommendation
24 by Commissioner Martin, supported by Commissioner Goodwin-Dye.

25 All in favor?

1 FULL COMMISSION: Aye.

2 CHAIR GRIFFIS: Any opposed?

3 (No audible response.)

4 CHAIR GRIFFIS: Okay. So that's a favorable
5 recommendation from our body. Your next step is to -- is to
6 bring this in front of City Council. They'll have the final
7 decision. After that, the Planning Department reviews your
8 proposed site plan for your addition as an administrative site
9 plan because it's industrial use. Am I --

10 MR. PAISON: That's correct.

11 CHAIR GRIFFIS: Anything I'm missing on that?

12 So a couple more steps in the process. City Council
13 has the final decision on rezoning, and then the Planning
14 Department will review everything else with you after.

15 MR. ZAITOUNA: Thank you.

16 CHAIR GRIFFIS: All right. Thank you.

17 MR. CROAD: And so just to remind you, Monday night is
18 the study meeting with Council next door.

19 MR. ZAITOUNA: Monday -- this Monday?

20 MR. CROAD: And then you'll come back on May 18th for
21 your consideration of approval.

22 MR. ZAITOUNA: Okay.

23 MR. CROAD: And you can submit your admin review, if
24 you haven't done that, now if you'd like to, or you can wait
25 until after the rezoning has been approved.

1 MR. ZAITOUNA: That's fine. Thank you.

2 CHAIR GRIFFIS: Thank you.

3 MR. MARTIN: Thank you.

4 CHAIR GRIFFIS: All right. The next item is a site
5 plan. This is PSP26-0005. That means this Commission gets the
6 final approval on that project. That means we also do not take
7 public comment on this next project.

8 Could we have an introduction, please?

9 MR. PAISON: Yep. This is PSP26-0005, a site plan
10 review for redevelopment of the property at 29515 Southfield
11 Road. It's a closed Arby's restaurant that'll be demolishing
12 the building and re- -- and constructing new on the site. The
13 existing zoning is B-1, Neighborhood Business, which does permit
14 banks.

15 Here we go. As noted, current zoning is B-1. It's
16 got some OS zoning around it, and then it has RA Residential to
17 the west. It's consistent with the future land use map.
18 Moderate Density Residential to the west. And the North
19 Southfield Road corridor, which is a sort of Mixed Commercial
20 District, covering the frontage there.

21 Site aerial. As you can see, this is the current
22 layout with the Arby's on -- on the site. Existing conditions.
23 With the closed Arby's. Signage removed.

24 Color/Landscape Site Plan. As you can see the --
25 roughly the same location the Arby's was at they're looking to

1 put the bank building. A lot of that extra parking to the rear
2 is going away and going to remain green space buffering it from
3 the neighborhood. Their drive-through and ATM drive-through
4 will be on the back with a canopy. They're going to be putting
5 the landscape buffer along the front, freshening up the
6 landscape generally.

7 This is a site plan. Just a little more detail
8 showing the arrows for the drive aisles and directions, parking
9 spaces, ADA spaces, as those all kind of relate to the proposed
10 building dumpster enclosure in the rear and then stormwater
11 detention in the northwest corner.

12 The landscape plan. A little more detail, as
13 discussed, and looking to, really, refresh the whole landscaping
14 as they redevelop this site.

15 Floor plan. Pretty typical branch bank. The front of
16 the bank is on the top. The bottom would be on the bottom. The
17 double doors with the atrium there is the entry to the bank.
18 Various offices. Lobby area.

19 Renderings for the bank building. You got the
20 building east elevation facing Southfield on the top. And then
21 the north elevation, which would be the side. As you go around,
22 you can see the canopy for the drive-through lanes on the right.

23 This is the west elevation at the top, which would be
24 the back of the bank. And then the south elevation on the
25 bottom there, which is, like I said, toward the -- you go

1 around.

2 If the petitioner is present, if they could come
3 forward?

4 CHAIR GRIFFIS: Please state your name and address and
5 on anything you'd like to add.

6 MS. MATTSON: Sure. I'm Michelle Mattson. Genesis
7 Credit Union, 2100 Executive Hills Boulevard, Auburn Hills.

8 Is it okay if I just give a brief intro of the credit
9 union?

10 MR. CROAD: Please.

11 CHAIR GRIFFIS: Please do.

12 MS. MATTSON: Okay. Great. Genesis Credit Union is a
13 not-for-profit, member-owned financial institution. We're based
14 out of Auburn Hills. We're the fourth largest credit union in
15 Michigan. We have over 290,000 members and 32 branch locations.
16 We offer membership to anyone. If you live, work, worship,
17 attend school, or do business in Michigan, you qualify for
18 membership. There's also several other ways to qualify, all
19 listed on our website.

20 Genesis has consistently received BauerFinancial's
21 5-star rating for safety and soundness, and our member deposits
22 are federally insured by the National Credit Union
23 Administration. We're proud to serve the communities that we
24 have branches in. We actually volunteer 7,000 hours and partner
25 at over 1,600 community events, and were excited to partner with

1 Southfield in that same capacity.

2 The credit union is dedicated to helping our members
3 achieve their financial goals, and we're excited for this
4 opportunity to build a new branch in Southfield. And thank you
5 in advance for your partnership. And we're here to -- hap- --
6 happy to answer any questions.

7 CHAIR GRIFFIS: Thank you.

8 Did you want to add anything right now, or if it's --
9 okay.

10 MR. CROAD: So, if I could, I brought up an issue
11 during the study -- and you're the architect, right?

12 UNIDENTIFIED SPEAKER: I'm the civil engineer for the
13 property.

14 MR. CROAD: Okay. I had brought up about the
15 clearance.

16 MS. MATTSON: Yes.

17 MR. CROAD: Now, the National Fire Code requires
18 13.5-foot clearance, and that's what I was referring to, and
19 that's the standard that we've been using all along. However, I
20 have to defer to the fire marshal, and I understand that our --
21 one of our planners talked to the fire marshal. And then as
22 long as the -- there's access on the outside of the canopy, they
23 were fine with what's somewhat lower.

24 So I just -- I did raise that as an issue to have
25 followed up, and, again, I don't know if it was -- did you have

1 an architect at the study session?

2 MS. MATTSON: We did not have an architect at the
3 study session, but he has reached out to the planners several
4 times and kind of talked back and forth with you and the fire
5 marshal.

6 MR. CROAD: Yeah. And -- and, recently, we had an
7 emergency medical vehicle had the cab tore off because the
8 clearance was not high enough, and it was mismarked. So I did
9 follow up with the fire chief on that issue.

10 I'm going to defer to the fire marshal, if they're
11 comfortable, with the bypass lane on the outside, that's fine.
12 Otherwise, I -- I would recommend 13.5. But I understand that
13 might not fit in with your design. So I would like to get
14 clarification on that issue or -- if they make a decision
15 tonight, that it's subject to us --

16 MR. MARTIN: Subject too, yeah.

17 MR. CROAD: -- being clear on the under clearance,
18 Okay?

19 MS. MATTSON: Uh-huh.

20 MR. WOOD: Yeah. Just to add, we've been in the -- my
21 name is Tim Wood. I'm with Nowak & Fraus Engineers, 46777
22 Woodward, Pontiac.

23 We have been in conversations with the fire -- the
24 fire marshal and the Plan Department. We're confident that the
25 bypass lane is -- it's 20-foot wide, clear above that -- it

1 meets that requirement.

2 MR. CROAD: Yeah. I -- I just -- since I raised it at
3 the study session, I wanted to acknowledge that there was a
4 different interpretation on that, but I still would like to get
5 clarification myself. I know you were talking to one of our
6 other planners in the office, but I had, also, a follow-up
7 discussion with the fire chief, and he -- he said we want to
8 make sure we're all on the same page, so --

9 MS. MATTSON: Okay.

10 MR. CROAD: Other than that, that was the one
11 outstanding issue that I was hoping to have resolved by tonight.

12 CHAIR GRIFFIS: Okay. Commissioner Martin, any
13 questions or comments?

14 MR. MARTIN: You have three lanes for your
15 drive-through. I assume that two of those are ATM accessible,
16 or are they?

17 MS. MATTSON: We have one ATM that will be inside the
18 building. So that first lane closest to the building is for the
19 ATM. The other two will run on a pneumatic tube system.

20 MR. MARTIN: Okay. And I have no other questions at
21 this moment. That doesn't mean I won't come back with more,
22 but --

23 CHAIR GRIFFIS: Commissioner Bernoudy, any questions?

24 MS. BERNOUDY: Yes. First and foremost, I'd like to
25 thank you for doing this in the City of Southfield. It'll be

1 the first one. I know you're all around us, but thank you for
2 that.

3 Also, did you indicate that you are federally insured
4 with the NC- -- is it the NCUA?

5 MS. MATTSON: Yes, the National Credit Union
6 Administration.

7 MS. BERNOUDY: And who can join the credit union other
8 than Southfield residents?

9 MS. MATTSON: Anyone can join the credit union. So
10 anyone that lives, works, worships, attends school, or does
11 business in Michigan. And then outside of that, we have several
12 other ways to join the credit union as well.

13 MS. BERNOUDY: I see. You mentioned students?

14 MS. MATTSON: Uh-huh. Yeah.

15 MS. BERNOUDY: Thank you.

16 MS. MATTSON: Sure.

17 MS. BERNOUDY: That's all.

18 CHAIR GRIFFIS: Commissioner Goodwin-Dye?

19 MS. GOODWIN-DYE: (No audible response.)

20 CHAIR GRIFFIS: Commissioner Martin, anything else?

21 MR. MARTIN: Yeah. Are -- are other financial
22 institutions able to use your ATM. If I have a -- an account at
23 an -- at a bank or --

24 MS. MATTSON: Yes.

25 MR. MARTIN: And are there several? Are they all?

1 Generally, you find a credit union in one city --

2 MS. MATTSON: Uh-huh.

3 MR. MARTIN: -- you might not be able to use an ATM in
4 another city or state.

5 MS. MATTSON: Yeah. So we participate with the CO-OP
6 Network. So it's a network of about 30,000 ATMs, so almost any
7 other credit union is also participating with that same network.
8 But bank cards can also use our ATM, so Mastercard, Visa cards.
9 If they're not within a certain network, there may be a small
10 surcharge fee, but that's very similar to what other banks also
11 charge nonmembers for.

12 MR. MARTIN: Okay. What type of -- you mentioned
13 the -- the size of the credit union. What type of a financial
14 data do you have? You know, how -- how many -- how much assets
15 do you have? I mean, is this -- I assume that, as a credit
16 union with so many members, you have to have a high volume of
17 assets. What type of financial stability do you have?

18 MR. CROAD: If I could, I don't think that's -- I
19 mean, she can answer if she wants. I don't think that's
20 appropriate for a site plan --

21 MR. MARTIN: Correct. I'm sorry.

22 MR. CROAD: -- discussion. That's all.

23 MR. MARTIN: Yeah.

24 MR. CROAD: You're -- you're free to answer that if
25 you want, but it's not a site plan related question, so I

1 would -- I would recommend that we don't get it too down in the
2 weeds here.

3 MR. MARTIN: Sorry about that.

4 CHAIR GRIFFIS: I'll -- I'll try another one, just out
5 of personal curiosity. I see a lot of bank buildings go vacant
6 and out of business all the time, and they're being repurposed.
7 Is this a building that you're -- you own or will own for the
8 future, and -- and do you intend to make a long-term investment?

9 MS. MATTSON: Yes. So we own the property, and we
10 will own the building. That's typically our model. And with
11 all of our branch locations, we're always looking at being in
12 those locations for 40, 50 years. We've actually been in
13 business since 1936. You probably have seen our Pontiac
14 location. It's been in the same location ever since it was
15 opened. We have a newer location in Royal Oak.

16 We're -- we're not closing branch locations. Many of
17 the banks go through consolidations and mergers, and that's
18 typically not similar with credit unions. If we merge, the only
19 time we would ever consider closing locations is if they
20 overlap. If two credit unions merge together, and they both
21 have a location in that same city, that would really be the only
22 way that, generally, a credit union would close a location.

23 So we're in the business of serving members, and we
24 hope to grow this location and have it be successful and
25 profitable.

1 CHAIR GRIFFIS: Great. Thank you. And then just from
2 a site plan point of view, maybe for the -- you're an engineer,
3 it look -- it looks like you're keeping the same entrance/exit
4 onto Southfield Road?

5 MR. WOOD: (No audible response.)

6 CHAIR GRIFFIS: Smart. And there's only one
7 entrance/exit currently, it looks like, to the site?

8 MR. WOOD: Yes, that's correct. We're maintaining the
9 existing drive approach to the Southfield Road. And then it's a
10 two-way into the site. And then the drive aisles on the north
11 and on the east side are two-way with one-way circulating around
12 the west and south sides of the site.

13 CHAIR GRIFFIS: And it also looks like that site is
14 heavily paved right now with the -- the Arby's that was there.
15 And it looks like you removed a good amount of paving. I'm not
16 sure percentage-wise, but in your -- it looks like you're doing
17 a lot of stormwater improvements up to our high city standards.

18 MR. WOOD: Yeah. So the impervious area of the site
19 is reduced by, roughly, half. Compared to the existing, maybe
20 it's like two-thirds. The detention basin provides pretreatment
21 for the water, and the detention provides for the volume
22 requirements, which meets Southfield standards as well as the
23 county standards that are put in place.

24 So it -- it meets all those standards. And then
25 there's existing utilities already on site for the existing

1 Arby's that we're looking to utilize. So it should not be
2 impactful for public utilities or public roadways, especially
3 considering it's already been developed previously.

4 CHAIR GRIFFIS: Okay. And it also looks like you're
5 providing a large buffer of land to the -- I believe there's
6 some apartments behind to the left?

7 MR. WOOD: Yeah. So that's the split zoning that
8 Mr. Paison mentioned. That does buffer the residential property
9 to the west. There are existing trees that are -- we're --
10 we're keeping. We're trying to keep all the trees that we
11 possibly can. We're only removing a few. And then we're adding
12 additional trees along that pond to increase that buffer and
13 supplement the buffer to the residential property.

14 And then there's good -- good screening to the
15 property to the south with the line of arborvitaes. And then
16 the property to the north has some smaller landscaping that
17 should help differentiate the line between the two properties.

18 CHAIR GRIFFIS: Okay. Thank you. And I think it's a
19 nice-looking building. I've seen the other buildings around
20 town. I -- I think it's going to be a big improvement to
21 this -- this site. A little sad to see Arby's go, but plenty of
22 other places we can build restaurants in this large city.

23 Any other questions from the Commission?

24 Planner Croad?

25 MR. CROAD: Yeah. Did you consider -- I recommended

1 that you think about putting brick piers and some ornamental
2 fence. I just can't read it at this scale, so.

3 MR. WOOD: So we added the black ornamental fence with
4 the brick piers, and we -- we did two sections right around the
5 pedestrian entrance.

6 MR. CROAD: Okay. Thank you.

7 MR. PAISON: I also would note there is an existing
8 screening wall at the rear of the property that is remaining.
9 So in addition to the landscaping, the green space distance,
10 there's actually an existing screening wall that is also
11 remaining.

12 CHAIR GRIFFIS: All right. Is there -- go ahead.

13 MS. BERNOUDY: So, Mr. Croad, are they required to
14 have some form of artwork or something on the premises?

15 MR. CROAD: If -- if the project exceeds \$1 million,
16 there is an art requirement.

17 MS. MATTSON: Yeah. So we're going to be donating to
18 the public art fund.

19 MS. BERNOUDY: Good.

20 MR. CROAD: Okay. Thank you.

21 MS. BERNOUDY: Thank you.

22 CHAIR GRIFFIS: Thank you.

23 MR. MARTIN: Thank you.

24 CHAIR GRIFFIS: All right. With that, is there a
25 recommendation from the Planning Department?

1 MR. PAISON: Yes, Mr. Chairman. It's a little long
2 here, so I'm going to look at my paper because even that's hard
3 for me to read. Probably should have wrote that up on two
4 slides.

5 All right. We are recommending approval of
6 PSP26-0005, the site plan review by Nowak & Fraus on behalf of
7 Genesis Credit Union to demolish the Arby's -- former Arby's
8 building and construct a new bank building at 29515 Southfield.

9 From an appearance standpoint, it is a decent-looking
10 commercial building consistent with other commercial buildings
11 in the area. It improve -- provides and improves barrier-free
12 access to the site to current standards. It is coordinated with
13 adjacent sites with regard to lighting, landscaping, building
14 orientation, et cetera.

15 They are upgrading the drainage of the site to modern
16 standards and removing a great deal of impervious surface as
17 well. They are providing pedestrian access to the site in
18 circulation to our modern standard, which is better than the
19 previous existing. They are providing both -- providing
20 required screening both on the road frontage, screening the
21 fronts of the cars with the hedge and landscape, but also
22 retaining the 6-foot screening wall at the rear of the property
23 as required.

24 Site design characteristics are appropriate to the
25 site. It is a rectangle. It's relatively flat. It's

1 consistent with other similar development in the area. Site
2 lighting is being improved and meeting our current standard in
3 terms of glare and minimum levels, maximum levels, and that sort
4 of thing.

5 Vehicular circulation access is being kept similar to
6 the Arby's retaining the existing curb cut, providing for
7 two-way traffic where the 90-degree parking is, and then one-way
8 traffic around the rear of the building where the drive-through
9 windows are at.

10 This resolution is based on the documents, facts,
11 representations, and stipulations submitted with the application
12 and placed on the record during the public hearing by the
13 petitioner or their representatives.

14 A couple of conditions, the site and building to be
15 developed consistent with the revised site plan sent -- set --
16 prepared by Nowak & Fraus Engineers. Dated April 17th, 2026.
17 Petitioner to implement the recommendations of Southfield Police
18 Departments Crime Prevention Bureau regarding site security.
19 And continuous compliance with all applicable ordinances, codes,
20 laws, and statutes. And all work to be performed under plans,
21 permits, and final inspections by the City of Southfield.

22 CHAIR GRIFFIS: Do we need to add --

23 MR. MARTIN: Resolution?

24 CHAIR GRIFFIS: -- another clarification about the
25 fire department access approval?

1 MR. CROAD: You can make that a condition that -- that
2 we'll follow -- the city planner will follow up on that one
3 requirement regarding the under clearance for the drive-through
4 canopy.

5 CHAIR GRIFFIS: Okay. So with that, we'd be looking
6 for a motion to approve this project, not just recommend. So we
7 were looking for approval from the Planning Department. May I
8 have a motion?

9 MS. BERNOUDY: I'd like to make that to PSP26-0005 --

10 CHAIR GRIFFIS: And then just with the condition --

11 MS. BERNOUDY: With the condition of the --

12 CHAIR GRIFFIS: -- of the planner and the --

13 MR. CROAD: Yeah. Subject to the planner signing off
14 on the canopy.

15 MS. BERNOUDY: Okay. Sounds good.

16 MR. MARTIN: Support.

17 CHAIR GRIFFIS: Okay. So we got a favorable motion
18 for approval with the additional condition of the fire marshal's
19 approval by Commissioner Bernoudy, supported by Commissioner
20 Martin.

21 All in favor?

22 FULL COMMISSION: Aye.

23 CHAIR GRIFFIS: Any opposed?

24 (No audible response.)

25 CHAIR GRIFFIS: All right. Project's approved.

1 Please complete that item with the planning and fire marshal,
2 and building department is next after this.

3 Good luck. Thank you.

4 All right. Next item is PZRRUDD26-0001. This is a
5 Residential Unit Development District rezoning public hearing,
6 and this is at Inkster Road near 10 Mile.

7 MR. PAISON: Yeah. The site currently doesn't have an
8 address because there's no buildings on it, but the parcel
9 number is provided.

10 It is currently zoned RE, Residential. The proposal
11 is for Residential Unit Development District and to construct
12 three one-story townhouses, 16 townhomes total, maternity
13 housing and a community center for Mary's Mantel. A Residential
14 Unit Development District is a type of planned unit development.
15 So you're effectively rezoning the property to the project, is
16 a -- kind of a layman's way to understand that.

17 So if you approve -- if Council approves the rezoning
18 after your recommendation, then it'd be rezoned to this project.
19 They'd have to construct consistent with the plans that are
20 being submitted with the rezoning.

21 Looking at the current zoning, RE, Residential, it's
22 on the border with Farmington Hills. We've got the Future Land
23 Use of the site is Low-Density Single Family. What do we say
24 the size of the site? I've got it on the data sheet here. Hold
25 on a second. It is a 7.52-acre parcel. So it is a large site.

1 Heavily wooded.

2 Here's the aerial photo and proposed layouts. I don't
3 know if you can see that there's actually a utility corridor
4 that goes through the site. You can clearly see it in the
5 photo, where the trees have been kept clear for the utilities
6 that come through the site.

7 And there's another one -- another, actual, utility
8 easement that runs kind of at a diagonal from it. You can see
9 on the -- a little bit on the aerial, but you can definitely see
10 it on the site plan. The reason -- that's why the buildings are
11 avoiding those utility easements.

12 As you can see, the front buildings are the community
13 building and the maternity house, and the three buildings toward
14 the back are the townhomes.

15 This is what the property looks like facing west on
16 Inkster, which would be facing east. I think you know that.

17 As you can see, they're proposing the maternity houses
18 up in the -- kind of the north there toward the front with some
19 parking. The community center is there as well. And then
20 you've got the six-unit town houses -- you know, two six-unit
21 town houses building. One kind of at the north; one north/south
22 in this alignment, and then a four-unit town house on the back.

23 It is broken into two phases. The community center
24 and the six-unit town house next to it are the Phase 1. The
25 maternity house and the other two buildings are their Phase 2.

1 It does have a detention area there in the southwest
2 corner of the site, and then trees all around the perimeter and
3 then quite a few in the interior.

4 This is a parallel plan. It shows how many units you
5 could get if you actually just split these into lots under the
6 RE zoning and put in a cul-de-sac. You could get 14 units --
7 just subdividing this property into 14 lots and putting a
8 cul-de-sac down in the middle.

9 So they are looking at 16 residential units plus the
10 two other buildings, but they -- you know, they were split. Per
11 the City's Land Division Ordinance and the zoning ordinance, you
12 could have 14 lots with 14 single-family residences.

13 This is the community center building. As you can
14 see, there's a -- the left side is a daycare. So you can see
15 kind of the preschool area and then the infants and toddlers
16 area. And on the right, there's a community room and some
17 offices and services.

18 This is what the building itself would look like.
19 It's a little bit of a tall ranch-style. I think the size of
20 the building leads to the roof being a little taller.

21 This is the maternity house. The maternity house
22 basically -- these are -- I think, as I understand it, and the
23 folks from Mary's Mantle can explain this in better detail --
24 this is the expecting mothers who have come to the housing.
25 They're living kind of in almost a dormitory style with their

1 own bedrooms and shared baths between. There's a caretaker
2 who's on site, who is there 24/7, as I understand it. There's a
3 kitchen and a community area kind of in the middle, and then
4 there's some office space as well.

5 This is what the building looks like. You got your
6 south elevation and your west elevation. There's the garage.

7 This is the six-unit town house plan. There's two of
8 these buildings. These townhouses are three-bedroom. They are
9 done in a ranch-style, and they've got -- I believe it's two --
10 two baths. And there's the six units. They're kind of mirror
11 images of each other and then duplicated down the line. This is
12 the appearance of the building.

13 This is the four-unit building; similar to the
14 six-unit building, just with two fewer units. A little easier
15 to see the floor plan here. You can see three bedrooms in each
16 unit. There's a common area, kitchen, and two baths.

17 Elevations for the four-unit building.

18 These are renderings provided by the applicant just
19 kind of showing what the site might look like if constructed as
20 proposed. The bottom left is actually from Inkster looking into
21 the site. Because it is set back a ways and they're planning
22 landscaping in the front, it's pushed back.

23 And then as you're in the interior area, these are the
24 views of what the buildings might look like along the parking
25 and interior drives.

1 The petitioner, if they're present, would come
2 forward.

3 CHAIR GRIFFIS: Please give us your names and
4 addresses for the record and anything you'd like to add about
5 the project.

6 MR. KERNEN: Sure. Great. Thank you. Yeah. My name
7 is Ken Kernen. We are currently at 25675 Farmbrook.

8 So, again, my name is Dr. Ken Kernen. I'm a urologic
9 cancer surgeon by day, and I'm honored to be the board president
10 of Mary's Mantel. We are a Catholic home for expectant mothers
11 who, when women have nowhere else to turn --

12 MR. PAISON: (Inaudible.)

13 MR. KERNEN: Great. Thank you.

14 -- and they don't really know where to go.

15 We've actually been in existence in the City of
16 Southfield for over 15 years, at our current location for over
17 10 years, and we've been good citizens and -- and good neighbors
18 for all that time. We've done a good job doing God's work with
19 our small home, but we could do better. And that's really our
20 goal. We need to really expand the need we know is out there,
21 and -- and it's great in our community.

22 Our mission really is to expand the mother house to up
23 to eight pregnant moms and add a daycare, so if the mothers are
24 going to school or going to work, there's someone to watch their
25 child, and then, ultimately, transition housing. We know that

1 community living is really the key to changing people's lives.
2 We're really modeled after Alcoholics Anonymous, where that
3 community living -- living or sober living has really changed
4 those -- those people's lives.

5 And that's really the -- the purpose of this, is not
6 to just put a Band-Aid on a woman and her baby and just send
7 them out, which is a little bit what we're doing now. We have
8 some additional care, but this really would change their overall
9 trajectory. So -- and that's really that transition housing
10 program with the town houses will allow us to do that.

11 A couple of things. Again, over the years, we've had
12 about 110 mothers and babies since we've opened. We are -- we
13 are a structured, nurturing environment. It is highly
14 regulated. Oops.

15 MR. PAISON: Yeah. I think it's just the two slides.

16 MR. KERNEN: Oh. Just those two. Okay. No worries.
17 I'll leave this up.

18 And so, again, I think one of the concerns that --
19 that some people have had -- and -- and, actually, after the
20 last Planning Commission meeting, we were -- we were blessed to
21 have a nice conversation with Gloria and -- and Ron and William
22 and Sharon, who are neighbors, about some of this stuff. You
23 know, and their concern was, obviously, security. They do --
24 they do not want this to be a unregulated, coming-and-going
25 situation.

1 Our programs, again, are structured. We have
2 full-time care during the day. Our offices will be there. We
3 have 24/7 staffing, 365 for the mother house and transition
4 housing.

5 We will likely have a -- a married couple who will
6 live in one of the townhouses to serve as mentors to the -- to
7 the women. So it will be -- it will be highly structured and --
8 and regulated.

9 The other thing is, again, concern is always safety,
10 right? So, again, we've been your neighbors in Southfield for
11 over 15 years. We've had exactly zero incidents with the police
12 department or issues with that for the entire time. So, again,
13 I think that was one of the biggest concerns as well. So,
14 again, we really have this proven track record of being good
15 neighbors and good citizens and -- and being safe for the
16 community.

17 Lastly, there was -- there was some concerns about the
18 crowd. Are we building a city? I think Thomas did a nice job
19 of showing what potentially could be there with 14 units. You
20 know, if you average maybe four to six people in every one of
21 those homes, you could have 60 to 70 people living on that
22 property. We will be substantially less, even if we are fully
23 occupied.

24 So, again, I think the crowd will be -- and the -- and
25 the issues of traffic and things like that would be sig- -- will

1 be significantly less than what could be there.

2 We've been blessed to have a good current owner,
3 Mr. Nager (phonetic), who has tried to build things here before,
4 which had a much higher density. So, again, I always say we're
5 probably the best option. We're going to -- if you looked at
6 the site plan of what it'll look like when you drive by, you
7 probably won't even know we're there. It'll look very much like
8 it does today with the exception of a driveway.

9 So that -- that's what we're planning. Thank you.

10 MR. CROAD: Doctor, just for clarification, how many
11 units do you have at your existing facility on Farmbrook?

12 MR. KERNEN: Currently, we have four -- we can hold
13 four expectant moms right now.

14 MR. CROAD: Okay. Thank you.

15 CHAIR GRIFFIS: Okay. Thank you.

16 MR. KERNEN: Thank you.

17 CHAIR GRIFFIS: This is a public hearing, and I'll
18 open up the public hearing at this time. You know the drill.

19 PG: PG. P.O. Box 155, Southfield, Michigan,
20 48037-0155.

21 You know, I do a lot of volunteer work, and I've done
22 a lot of volunteer work for a long time -- probably 50-plus
23 years. Very young when I started. And I think that this is a
24 great, great concept. I do not think that the place they want
25 to do it is the right place to do it.

1 I think it's too dense. The renderings are very
2 ambiguous. It shows a nicely paved road. It shows people
3 walking outside, cars, all of that, but it doesn't really show
4 what it's going to look like in color like that.

5 The trees that you showed, those are a resident's
6 trees because she lives on three acres. You guys know that
7 Inkster is a two-lane road. It's very dark. It's right near
8 Carpenter Lake, and there's a lot of wildlife out there.

9 I think this is a -- this is a great concept, but this
10 is not the right location. It's too much. Sixteen townhomes,
11 ranch-style, detached. You want the community center. You want
12 this and that.

13 What I would like to see this petitioner do is partner
14 with the City of Southfield, because for years they've been
15 trying to build a community center. Why don't you come in a
16 little bit closer to City Hall, put your resources with City
17 Hall, so that we can have a city community center and not just a
18 particular project community center. And then you're bringing
19 these young ladies over here to get acclimated into the
20 Southfield community with their children. We've got day cares
21 near here.

22 I don't know if it's just -- it sounds like -- when
23 you say that no man or woman is an island -- it sounds like this
24 is going to be an island specifically for the Catholic faith.
25 And if I'm saying that wrong, then I'm going to apologize to the

1 petitioners, but I'm just going by what I'm hearing.

2 I don't think that this is the best location. I think
3 the concept is absolutely phenomenal, and we need it, but it's
4 just too much. Imagine 16 homes, 16 children or more, that
5 two-laned highway, and kids do wander. People are going to be
6 driving. It's not a good -- it's not a good spot. And you got
7 to respect the homeowners that are there.

8 CHAIR GRIFFIS: Ten seconds left.

9 PG: You can't -- I don't -- I -- I'm looking at the
10 clock, so I don't really need you to interrupt my time,
11 Mr. Chairman, to let me know.

12 CHAIR GRIFFIS: I wasn't -- okay. I'll give you --
13 I'll give you an extra 17 seconds. I didn't know you had a
14 clock.

15 PG: If you're going to do that, then turn the clock
16 around, and you can tell me -- you can tell me if you turn the
17 clock around and I can't see it. But the fact that I'm looking
18 at it, I can see it, so I would prefer --

19 CHAIR GRIFFIS: Actually, could you -- could you go
20 back to the beginning. What is the --

21 PG: -- to just have my three minutes and not to have
22 a ten -- a ten second warning. Okay?

23 CHAIR GRIFFIS: What does the PG stand for? I think
24 you abbreviated your name.

25 PG: Allow me to speak three minutes and not two --

1 CHAIR GRIFFIS: I will. I will. I'll let you -- I'll
2 let you go.

3 PG: -- minutes and 50 seconds for you to tell me
4 ten -- ten minutes -- or ten seconds. Okay?

5 CHAIR GRIFFIS: But since you didn't follow the
6 process, can you tell us -- can you tell us what PG stands for?

7 PG: I got the clock. I got the clock.

8 CHAIR GRIFFIS: I didn't catch your name at the
9 beginning of the -- yeah.

10 PG: PG.

11 CHAIR GRIFFIS: What? That's -- that's two letters.
12 Your -- your name is two letters? You've shortened your name?

13 PG: P-E-A, G-E-E.

14 CHAIR GRIFFIS: Okay.

15 PG: It is two letters.

16 CHAIR GRIFFIS: Thank you. I knew you under a
17 different name and a different time.

18 PG: You do. But that's my nickname, and that's --
19 that's my name.

20 CHAIR GRIFFIS: Okay. Thank you.

21 PG: Thank you.

22 CHAIR GRIFFIS: I didn't realize you had the clock
23 there. Thank you for reminding me.

24 PG: Yeah, there is a clock right here.

25 CHAIR GRIFFIS: I've never got -- got to sit on that

1 particular side. Okay.

2 PG: And it does show the time --

3 CHAIR GRIFFIS: Well, good. Everyone else will have
4 one.

5 PG: See? Okay.

6 CHAIR GRIFFIS: All right. On to the next person.

7 PG: Thank you.

8 CHAIR GRIFFIS: So you'll have a full three minutes.
9 Please tell us your name and address for the record.

10 MR. WAY: My name is John Way. Address is 27223
11 Oxford Drive, Southfield, Michigan.

12 The one thing that I noticed here is that everybody
13 seems to really put a lot of emphasis on time and years. So I'm
14 going to just start off there too. I appreciate when you said
15 how -- when you asked the business owner how long he's been
16 here. He said 10 years. Other doc said he's been here 10, 15.
17 I've been here 40 years.

18 So I started Southfield 40 years at 10 Mile and
19 Southfield Road. And when I started to look for my home on
20 Inkster Road -- we built a house. I live on Oxford, if you guys
21 aren't familiar with that street.

22 One of the main things I did when I was driving all
23 around -- I was a utility worker, I'm retired. I drove all
24 around looking for different communities to live in. One of the
25 main things at that time that the Planning Commission told me

1 was that they were going to develop that area with homes, not
2 this here.

3 It was -- because our homes -- if you look at them,
4 it's pretty decent-sized homes, nice homes. And one of the main
5 concerns, I saw that land, I say, I don't want to get swallowed
6 up by everything. It's quiet. It's nice here. That's where I
7 want to be. That's what I was told.

8 Now we have this here. I'm with you. I think that's
9 admirable what you're doing.

10 CHAIR GRIFFIS: Can you just please address us.

11 MR. WAY: My -- my mom used to always say, there's a
12 time and a place for everything. That's a wonderful facility,
13 wrong place. You need to find somewhere else to put it.

14 It looked like you were doing a bunch of townhomes,
15 and then you said, it looks like, if I'm mistaken, did they say
16 another option was to do 14 individual homes? Was that what
17 they were saying?

18 CHAIR GRIFFIS: That's a comparison of what fits on
19 the property.

20 MR. WAY: Yeah. Well, that was a comparison that they
21 were telling us that they were going to do to try to put more
22 stable homes in there and bring the neighborhood up without
23 overcrowding it. That was during that time.

24 So, anyway, I just want to end by saying that, again,
25 the landscape area, that's horrible right there to where it's

1 going to be. It's -- this -- the traffic is going to be heavy.
2 That was another thing. We all -- that live in that area, we
3 want the serenity, the quiet.

4 And where Southfield looks like the trees, the quiet
5 area there, that is too much. I don't know why we just don't
6 get 15, 20 homes in there, build up. We've already got some
7 condos down the street near Evergreen -- excuse me -- not
8 Evergreen, but near 11 Mile and Inkster right there where those
9 condos are.

10 But from safety issues and just kids and transitioning
11 in and out where you have -- it looks like it's almost a
12 rental section. We come in for a while; we leave. We come in
13 for a while; we leave. When they decide to sell, or do whatever
14 they want to do, then we're stuck with this building, and then
15 the neighbors that surround are going to be stuck with that.

16 Just -- I -- again, I admire it. I see the clock. I
17 admire it. But we have so many other areas that that would be
18 perfect for. You have, obviously, the money and the time, find
19 another spot.

20 CHAIR GRIFFIS: Thank you.

21 MR. WILLIAMS: Good evening. My name is Mr. Williams.
22 I live on Oxford Street also.

23 CHAIR GRIFFIS: Can you slide a little closer to the
24 mic? Okay.

25 MR. WILLIAMS: I've been living in the City of

1 Southfield, second home, for 20 -- over 25 years. I also
2 retired from UPS as a delivery person in Southfield, so I know
3 the area very well, and when I picked my home, I picked it
4 because of the rural quietness.

5 Like John said, when they were building the homes,
6 they gave us the insight of building more residential homes.
7 It's not an area that you would want some type of community
8 center located. We're looking at probably 98 percent of home
9 ownership in that area. Their homes range from anywhere between
10 3,000 to over a million dollars.

11 But to come in and put a community center in a rural
12 residential area like that -- I don't know where these gentlemen
13 live. They may live in West Bloomfield. They may live in
14 Bloomfield in a nice, quiet area, and they wouldn't want that in
15 their area.

16 I'm quite sure we have a lot of other areas in the
17 city that we can build to bring the single moms in the community
18 together and give them a better direction on life. I don't
19 think that area is the place. The traffic. We're going to find
20 more deers on the road dead each morning dodging them. When you
21 live in the area, you know how to look out for them.

22 The speed limit is 35 for a reason. If you put more
23 people out there, the speed is going to increase. It's a dark,
24 rural area, peaceful, and I enjoy that.

25 And I -- the people or the gentlemen or the company

1 that wants to put this community here, I wish they'd reconsider
2 and think about if someone was putting something like that in
3 their community where they spending \$800,000 for a home, and all
4 of a sudden, we're taking lower income and compounding it into
5 the place that we worked very hard to succeed and live. Thank
6 you.

7 MR. VATER: Well, my name is Larry -- my name is Larry
8 Vater. I appreciate the opportunity to speak with you folks.
9 My wife and I have lived on Ormond, it's been in our family for
10 about 60 years. And I'm really supportive of Southfield --

11 CHAIR GRIFFIS: If you could give us the street name
12 too, just to keep it -- give us your street address just to keep
13 it consistent. Thank you.

14 MS. VATER: He has hearing aids.

15 MR. VATER: Oh. I'm sorry.

16 MS. VATER: 25465 Ormand Drive.

17 CHAIR GRIFFIS: Thank you.

18 MR. VATER: Okay. Can you -- can you hear me now?

19 CHAIR GRIFFIS: Yeah.

20 MR. VATER: Okay. All right. Anyway, so I'm
21 supportive of -- of anything that happens in Southfield. In our
22 location right now, I'm really concerned about a couple things.
23 One is, is that that area has been really rural for the last 30
24 years.

25 The water table is so high there that -- as an

1 example, if you go to plant a plant in your backyard, there's
2 water in that hole in the morning. On that street, there was
3 not -- there wasn't any septic or water until about 10 years
4 ago, and the lot on -- we have a house on one lot and then
5 another secondary lot. There's a third lot that's on the south
6 side that is, basically, under water pretty much for seven,
7 eight months out of the year.

8 So the City now is doing something there. We can see
9 them staking things off for some sort of a drain system to kind
10 of filter the water. The grade from the north end of Ormond to
11 10 Mile is drastic. You know, when you stand on the north end
12 and you look south, you're looking down at about a 15-degree
13 angle.

14 So that whole area that they're talking about
15 developing, I noticed in -- in our own yard when we lost a
16 couple trees, I mean, our basement started to flood. So I was
17 really, really concerned about how -- what the plan is to get --
18 get water off of that area.

19 The lighting would be another issue because the trees
20 now filter a lot of the ambient light off of Inkster to the
21 east. That's pretty much my concerns is -- is that, you know, I
22 can see that the entrance is going to come off Inkster. That --
23 that should not be any impacting. But, you know, there are no
24 sidewalks there.

25 I -- there is a resi- -- a newer residential area

1 that's on -- just north of this proposed area -- excuse me --
2 and they've done a very nice job there. And there's an --
3 there's an entrance into the back of that. I inadvertently
4 didn't know that was that private property. I wandered in there
5 one day with my dog. They're very protective about that.

6 So we're kind of protective of our own -- our own area
7 too. I'd just like to be in a position where, you know, we're
8 doing the right thing here. That's all.

9 My wife has something to say.

10 CHAIR GRIFFIS: Yeah, you can have three minutes.

11 MS. VATER: I don't even need that much, but were --
12 three seconds.

13 CHAIR GRIFFIS: Yeah. You could have three minutes
14 for yourself since you're two people.

15 MS. VATER: Okay.

16 CHAIR GRIFFIS: Just please tell us your name.

17 MS. VATER: My name is Donna Vater. And the address
18 is the same, 25465.

19 CHAIR GRIFFIS: Same. Go --

20 MS. VATER: What had -- just a very novice question.
21 I see the detention pond. I'm looking for the other drawing
22 that he has.

23 CHAIR GRIFFIS: Could you put the slide back up, Tom.

24 MR. PAISON: Yeah.

25 MS. VATER: So I see that the water -- I see that the

1 water has access for that location to collect any runoff. My
2 obvious concern is, if we get rid of all that dense vegetation
3 and trees -- it's not just trees, it is thick, heavy brush. It
4 is low-lying. The succession is such that the water is, right
5 now, as my husband mentioned, it's a pond. I've been taking
6 pictures so that I could show there's a new home being built to
7 the south of us, right next door.

8 And I questioned what's the plan. And they said,
9 Well, we're going to have to build up, and the homeowner already
10 knows that. And then they're going to redo the ditch. I met
11 with the people from Southfield. So that's the biggest thing.

12 And then the last -- I don't know what Southfield's
13 rule is about wildlife, trees, vegetation protection. I sit in
14 my backyard and watch coyotes. There's a family of 17 deer,
15 pheasants, again, five coyotes. I have pictures. Where --
16 like, what does Southfield plan to do to protect any area for
17 the wildlife?

18 I know we've got Carpenter Lake. But I see dead
19 animals constantly trying to cross, and I just don't -- I
20 really -- I've never looked into it. But now with this plan and
21 the house coming right next to us -- it is such a small, little,
22 quiet, slow-moving area -- I can't see all this happening.
23 That's it.

24 CHAIR GRIFFIS: Thank you.

25 MR. CROAD: Through the Chair, can -- ma'am, I'm

1 sorry. I didn't hear the last -- your last name.

2 MS. VATER: My last name? V as in Victor, A-T as in
3 Tom, E-R.

4 MR. CROAD: Thank you.

5 MS. VATER: Yep.

6 CHAIR GRIFFIS: Please.

7 MR. NASH: Thank you for this time. My name is
8 Lawrence Nash. I retired from code enforcement for the City of
9 Southfield, and I can tell you, Inkster Road is not the place
10 that you would want. The traffic is horrendous, as the lady
11 just spoke on, any morning. You got raccoons, deer, people
12 running into the ditches because you got ditches on both sides
13 of Inkster Road -- the Farmington Hills side as well as the
14 Southfield side.

15 You have Robbie Gage Park, which when I ask people
16 about that, a lot of people couldn't even tell you where Robbie
17 Gage Park is. That area between Oxford Drive and the condos at
18 the corner of 11 Mile and Inkster, all of that area is wide
19 open. They had one -- he's retired now -- a police officer that
20 did animal control tried to help a deer out of the cemetery
21 between -- got caught between the -- the bars, and, you know, he
22 was injured. Gone for quite a while.

23 But the animals as well as, say, prime time, early in
24 the morning when kids get their school bus and in the evening,
25 especially when they used to have the Blue Cross traffic, you

1 know, going east and west, that is not an area for -- then
2 you're talking about more parents coming to pick up children
3 from that particular area. I -- I just don't know. Don't
4 -- I don't agree with that.

5 Anybody have any questions they want to ask me?

6 CHAIR GRIFFIS: No, it's just -- just for you to
7 speak.

8 MR. NASH: Okay.

9 CHAIR GRIFFIS: No. This is a you speak and we --
10 we'll listen and answer at the end. Thank you.

11 Just give us your name and address.

12 MR. JEFFREY: Good evening. My name is James Jeffrey.
13 I live at 26000 Ravine Street. I'm basically a short distance
14 east of the proposed development. And I'm against the proposal.
15 As is, I believe that the Planning Commission has stated that
16 they are looking to keep RE District or Residential areas as
17 single-family homes. This is not a single-family home. Even if
18 you put in 14 homes, there -- there would be 14 individual homes
19 versus a community center.

20 CHAIR GRIFFIS: I'm having a little hard time hearing
21 you.

22 MR. JEFFREY: Okay. I'm sorry.

23 CHAIR GRIFFIS: I could hear in the beginning, but not
24 now. Yeah. Just -- you can move the mic.

25 MR. JEFFREY: Okay. And I currently have four acres

1 at my house, and my neighbor has ten acres. If you approve this
2 development, what's to stop other people with large lots?

3 Because a lot of the homes in that area have very large lots.

4 To the south of that development, there's a horse farm that has
5 a large property. Are we going to be faced with proposals of
6 building on all those different places as well? That's it.

7 Thank you.

8 CHAIR GRIFFIS: Okay.

9 MS. LATIF: Hello. My name is Andy Abdul Latif. My
10 address is 27250 Jorand Street, Southfield, Michigan 48033.

11 MS. BOYNTON: My name is Gloria Boynton. I live at
12 25530 Inkster Road, Southfield, Michigan.

13 MS. LATIF: And we are against the proposal. I just
14 want to say that I was always taught that you never mix -- mix
15 business with personal matters. Although they are proposing the
16 rezoning as a Residential area, they will be conducting plenty
17 of business at that site. As they said, they will have 24/7
18 surveillance and staff on board. I saw offices. They'll have
19 case management. Plenty of great resources for pregnant,
20 homeless moms, but there's a time and place for everything.

21 I personally live on Jorand Street. I'm raising my
22 family there. And I do not want business conducted right --
23 right behind me. I love where I stay. I chose where I stay
24 because it's private. It's -- it's private, it's intimate, and
25 we don't have any safety concerns.

1 We do have a letter that we wanted to propose to you
2 guys. Gloria and I made it. And it says -- when I say "I'm"
3 I'm speaking about we. And I am writing to formally express my
4 opposition to the proposed rezoning approval for the commercial
5 mother's home within our residential neighborhood.

6 While I recognize and respect the importance of
7 providing supportive housing services, I believe that placing a
8 commercial operation of this nature within a designated
9 Residential zone is incompatible with the character and intent
10 of our community. Our neighborhood has been established as a
11 quiet, family-oriented residential area, introducing a
12 commercial facility with fundamentally alter that character.

13 Residents chose this area with the expectation of
14 stability, low density, and limited external traffic. A
15 commercial mother's home, by its nature, would bring increased
16 activity levels, staff presence, service providers, and
17 visitors, all of which are inconsistent with the current zoning
18 framework.

19 One of my primary concerns is the potential impact on
20 property values. Residential property values are closely tied
21 to neighborhood consistency and land use expectations. The
22 introduction of a commercial entity in Residential zone can
23 create uncertainty among prospective buyers, which may lead to
24 decreased demand and diminish home values for existing
25 residents.

1 Additionally, traffic and parking present serious
2 concerns. Increased traffic flow, service vehicles, and visitor
3 parking constrain existing infrastructure, create congestion,
4 and pose safety risk, particularly for children and pedestrians.

5 There are also broader concerns regarding precedent.
6 Approving this request to open the door for further commercial
7 encroachment into Residential Zones gradually eroding the
8 integrity of the neighborhood and undermining establishing
9 zoning protections.

10 I respectfully urge the Board to carefully consider
11 the long-term implications of this proposal and to uphold the
12 existing zoning designation. Alternative locations that are
13 properly zoned for commercial or mixed use purposes would be
14 more appropriate and would better serve both the program's goals
15 and the surrounding community. Thank you.

16 CHAIR GRIFFIS: Okay. Thank you. And we gave you --
17 we gave you your six minutes because you were two people -- or
18 headed toward your six minutes.

19 Did you have anything else to add.

20 MS. BOYNTON: Oh. Well, I spoke before. My name is
21 Gloria Boynton. I'm at 25530 --

22 UNIDENTIFIED SPEAKER: On the mic now.

23 MS. BOYNTON: I'm sorry.

24 CHAIR GRIFFIS: Okay.

25 MS. BOYNTON: 25530 Inkster Road.

1 CHAIR GRIFFIS: I guess -- I guess I was giving -- I
2 was giving her part of your time. But if you -- if you have
3 something --

4 MS. BOYNTON: Oh. That's okay.

5 CHAIR GRIFFIS: -- please go ahead.

6 MS. BOYNTON: No. I just say that I -- the property
7 and the -- the project that's -- that's -- it's -- it adjoins my
8 property. And the trees that you showed, those are my trees.
9 That's not the trees of the -- of the project.

10 CHAIR GRIFFIS: Which -- which trees are you referring
11 to, on the rendering?

12 MS. BOYNTON: Excuse me?

13 CHAIR GRIFFIS: Which trees are you referring to,
14 the -- the rendering views?

15 MS. BOYNTON: When you show the trees --

16 PG: The aerial.

17 MS. BOYNTON: When you showed the aerial.

18 PG: In color.

19 MS. BOYNTON: In color.

20 MR. PAISON: I'm getting there.

21 CHAIR GRIFFIS: This site plan version with the --

22 MS. BOYNTON: That. Those are my trees.

23 CHAIR GRIFFIS: Okay.

24 MS. BOYNTON: Yeah, because I'm just short of three
25 acres.

1 CHAIR GRIFFIS: Okay.

2 MS. BOYNTON: Okay?

3 CHAIR GRIFFIS: Thank you.

4 MR. JOHNSON: Yeah. My name is William Johnson. I
5 live at 25530 Inkster Road. What they're planning is excellent
6 for unwed mothers or whatever. Okay. It's excellent. But the
7 job -- the site, I don't think, is right.

8 Right down the street -- I know it's Farmington
9 Hills -- it was a perfect site, Inkster Road and 12 Mile. Used
10 to be an all woman's -- girl's home. But for them to go next
11 door to me and do this, it's going to render the value property.

12 Me myself, I like seeing the deer. I like seeing the
13 coyotes. That's their home. We're going to destroy it. When
14 they move, what's going to come? Okay?

15 The traffic on Inkster Road, like the gentleman said,
16 is going to be horrendous. What about security? Those kids,
17 those women, they're not going to stay in there 7 days a week,
18 24 hours a day. They want to go walk up and down Inkster Road.
19 They don't want to stay on that property like they in prison. I
20 know I wouldn't.

21 I know they have restrictions, and you have rules and
22 regulations, but Inkster Road is a two-lane highway. And down
23 the street is 10 Mile. There's a light right there. Congestion
24 is going to start building up. Once that light changes, it's
25 going to build up all the way down.

1 I -- I like the -- their plans, but not the site. Not
2 next door to me. I've put too much effort and time in our
3 property to make it look good. Okay? And then they going to
4 come and build this, depreciate my property, and then what, you
5 know? So I wish they find somewhere else to build this. It's a
6 good plan, but not there.

7 CHAIR GRIFFIS: Thank you.

8 Go ahead.

9 MS. NAGAYAMA: My name is Jolene Nagayama. I live at
10 25500 Ormond Drive in Southfield, of course. I have more of a
11 question of how this facility would be lit. Because one of the
12 key, beautiful things about where we live is that at night, it's
13 dark. And I -- I don't know how we would balance safety of a
14 parking lot without flooding the neighbors with really unwelcome
15 light.

16 I think usually the light would be on 24/7, or at
17 least all night, not during the day. But -- so that's just my
18 question to the developers, is, how would the lighting be
19 handled? And how would we know that it's not going to affect
20 the neighborhood negatively?

21 CHAIR GRIFFIS: Okay. We'll get -- we'll ask the
22 developers.

23 Hello.

24 MS. JEFFREY: Hi. I'm Janice Gregory Jeffrey, and I
25 live at 26000 Ravine Street.

1 As my husband said, we have a single, one-family home
2 on four acres down the road from where this facility is going to
3 be. And I'm looking at those pictures, and, yeah, that looks
4 lovely if it were in the city. But if you know what that road
5 looks like right now, and you know what all of our homes and our
6 properties look like, nothing like that.

7 We don't have big, wide cement sidewalks. We don't --
8 we don't have sidewalks at all. We don't have fences. We don't
9 have lights.

10 We have deer. It's turkey season. Did you know that?
11 We've been watching these male turkeys in our yard in their full
12 bloom, you know, trying to attack -- attract other turkeys.

13 We've got coyote. We've got dogs. We've got fox. You name it.

14 And it doesn't look like that. It looks very rural.
15 We've been there for almost 20 years, and we love it. This is
16 just a gift of Southfield. Let's -- let's not ruin it.

17 MS. SAVAGE: Hello, everyone. My name is Lula Savage.
18 This is my husband.

19 MR. SAVAGE: Jeffrey Savage.

20 MS. SAVAGE: We've been living in Southfield for over
21 20 years. We love the area. It's beautiful.

22 But I have a couple of questions. I understand what
23 the person here wants to do to help unwed mothers, but that's
24 not the place for it. A couple of things that I noticed was, he
25 said that the current place he has, has four houses. This one

1 has 16. That's a big difference.

2 Four times four is sixteen. So you'll have four times
3 as many people, children going back and forth. They're going to
4 be walking around, like this other resident said.

5 You also said something about security. I didn't get
6 quite clear it was 24/7 security, or was it just during the
7 daytime?

8 So -- and it's a beautiful area. People have paid
9 4- -- upwards of 400,000 to a million dollars for homes. And
10 now we're going to have this to take our property values down.
11 I don't think it's fair to us.

12 You know, we work hard for our area, and we want to
13 keep it that way. Put it in a commercial area. This is not a
14 business area. It's a residential area like these other people
15 have spoken. It's a -- residential is not business. What
16 they're talking about is business.

17 So if it was just plain townhomes where you had
18 resident people living there like we are, that's different. But
19 they're talking about maternity to homes, which I understand
20 we -- there's a need, but that's just not the area for it. And
21 I just really -- just really wish you all would reconsider this.

22 I'm sure there are other areas that they could go to
23 do what they want to do, which is a good idea, but that's just
24 not the area for it. And we all work too hard. Everyone did
25 to -- to take care of the area, to be proud of our area. It's

1 going to take our property values down. It's not fair to us for
2 what we've been through to try to maintain that area.

3 We work hard in the subdivision trying to keep the
4 property values up for everyone. Every -- the ownership -- home
5 ownership in the area is 98 percent. 98 percent. That's a lot.
6 Why destroy that by putting something else there that doesn't
7 have to be there?

8 You can build other townhomes, but not on that
9 capacity. That is business. Sorry. I'm a little emotional,
10 but okay.

11 MR. SAVAGE: I just don't understand the -- when you
12 say they have four, they have a facility with four houses, and
13 now you got 16? I mean, you provided security for four? How do
14 you know if you could provide security for 16? And you got more
15 people now. It's a big jump -- big difference.

16 And -- and, I mean, that's the security for them. But
17 security for us, because I'm sure these people are going to have
18 visitors coming in and out of there to visit the mothers and the
19 children. And, you know, we don't know who these people are
20 going to be coming in and out. So I'm thinking about security
21 for everybody -- for them as well as for us that live in the
22 community. That's all I have to say. Thank you.

23 MS. SAVAGE: Thank you.

24 CHAIR GRIFFIS: Thank you.

25 MS. WILLIAMS: Hello. My name is Kelly Williams.

1 I've been a resident of Southfield since 2013. My address is
2 27366 West 10 Mile. My property would be right -- it would end
3 at this property line here.

4 I agree with almost every single comment that has been
5 made so far. The safety issue, it's a big issue. There's no
6 sidewalks. It's dark. It's not a good place to be, you know,
7 having, you know, kids and things of that nature, in my opinion.

8 I am very much worried about the displacement of the
9 wildlife. The City of Southfield and Farmington Hills right
10 next to it has a very huge deer population, and they're being,
11 you know, taken care of, I guess, so to speak, at a -- a large
12 amount. So having to ruin one whole place, 7.5 acres, that they
13 can go and every other wildlife can go right now, it's -- it's
14 kind of a -- a bad thing for our community, I feel.

15 And I was also kind of concerned, so this was a,
16 R-U-D-D, RUDD rezoning. And I -- based on what I've looked at,
17 it seems like there's several different surveys and -- and
18 things that should be conducted. You know, the traffic safety
19 and infrastructure, the, you know, wildlife displacement and
20 environmental, all these things. I'm assuming all these studies
21 have been conducted and -- and are being considered for the
22 site.

23 I'm concerned whether or not the -- the data center
24 that the City has approved, which is less than a mile down
25 Inkster Road from this location, would also impact the already,

1 you know, concerns about the traffic, the concerns about, you
2 know, the city services, and things of that nature. So I'm --
3 I -- I'm wondering if whether that big data center and this big
4 establishment are both being considered when these types of
5 studies are being conducted.

6 So that's all I have. Thank you.

7 CHAIR GRIFFIS: Thank you.

8 MR. NELSON: Good evening.

9 UNIDENTIFIED SPEAKER: Good evening.

10 MR. NELSON: Address 26974 North Monroe Drive. My
11 concern is safety.

12 CHAIR GRIFFIS: What's your -- what's your name,
13 please?

14 MR. NELSON: Gerald Nelson.

15 CHAIR GRIFFIS: Thank you.

16 MR. NELSON: Former owner and operator of an adult
17 foster care home. And I know dealing with that, I had to deal
18 with a lot of runways. So my concern would be, how can you
19 secure that people in the area can enjoy the quiet and enjoyment
20 of their existing home knowing that you have a population of
21 people with the potential of running away?

22 You got children that has the possibility of running
23 away as well as adults. And not only that, they have to have
24 some type of safety issue because they need to be in this
25 facility -- escaping from baby fathers, ex-husbands, and stuff

1 to that concern. And in this present environment, we live in a
2 chaotic society, and I don't think this is conducive for that
3 area.

4 So I would like for you all to reconsider and allow --
5 perfect location is on Inkster and 12 mile. Thank you.

6 CHAIR GRIFFIS: Hello.

7 MR. NAGAYAMA: Hi. I'm Stanley Nagayama. Address is
8 2- -- I'm sorry. Can't even think. 25500 Ormand Drive.

9 So comparing this to the diagram where you had a whole
10 bunch of houses there, and -- so if you did that, which it is
11 zoned for, you still have the issues of taking up wildlife
12 habitat, et cetera. So I wanted to go into that.

13 My concern is, as was mentioned, the lighting. With
14 this facility and the lighting -- so my house looks towards that
15 property. Across from our street is the Vaters, and this is
16 right behind their house. So as I look at my house, I'm
17 envisioning -- oops, sorry -- this bank of trees with this
18 massive glow of light behind it. That's not the type of zoning,
19 the type of neighborhood that we bought into.

20 And also, like other people have mentioned, Inkster is
21 a two-lane highway. No sidewalks for this type of people to
22 have a place to walk to go to. It would be a dangerous
23 situation for them to have to walk down Inkster.

24 So while this is a great idea, a great layout,
25 facility, I do not think this is the appropriate place for it.

1 Thank you.

2 CHAIR GRIFFIS: Thank you.

3 MS. WASHINGTON: Good evening. I'm Sharon Washington,
4 and I live at 25550 Inkster Road. And I just want to reiterate
5 that I -- I have some of the same concerns that were mentioned
6 by my neighbors about the -- the traffic and the safety.

7 And I just wanted to mention, when I moved into the
8 area in 2012, I mainly liked the area because it reminded me of
9 where I grew up in Arkansas. You know, it was -- you know,
10 it -- I had -- it had a country feeling, so that's why I chose
11 the neighborhood, mainly. But I just want to reiterate my
12 concerns, and that I'm in agreement with my neighbors about, you
13 know, the -- you know, about not -- you know, that this proposal
14 should be recon- -- you know, should not be considered.

15 Thank you.

16 CHAIR GRIFFIS: Hello.

17 MS. CALDWELL: Good evening. My name is Judith
18 Caldwell. My address is 25493 Ormond Drive. I just would like
19 to say, while I'm in favor of having some kind of facility like
20 this for homeless and pregnant women and children, this is not
21 the area for this, as my neighbors have all stated.

22 I would live right behind where one of those
23 residential units is going to be built, and I'm concerned about
24 safety issues. This is -- this whole facility is for pregnant
25 and homeless women and children. My issue is, you know, a lot

1 of times -- and I'm an attorney, okay, so I have dealt with
2 homeless, pregnant women for all of my legal career.

3 A lot of times, when you have women that are homeless
4 with families and they're pregnant or they're not pregnant,
5 they're -- you know, they're homeless families, there are issues
6 underlying the reasons for the homelessness of drug abuse,
7 alcohol abuse, domestic violence. Those kinds of things in this
8 neighborhood poses all of us who already live there at risk of
9 whatever these women and their families are bringing into our
10 neighborhood. Okay?

11 There's no security for us. And I haven't heard
12 anything saying that, you know, there's going to be a police
13 presence or a 24-hour security presence on the property to
14 screen visitors that come in and out. There is no fence around
15 the property to maintain what's there so it doesn't spill out
16 into our neighborhoods.

17 We don't have fences around our properties. Okay? So
18 if anybody decides they're going to go out of the premises of
19 this project into my backyard, there's nothing to stop them.
20 They could walk right through the little bit of woods that's
21 going to be left and come right into my property, and I really
22 don't want that. So this is not the place for it.

23 Thank you.

24 MS. SEARCY: Hello. My name is Sherry Searcy, and I
25 live at 25295 Ormond Drive. And I really just want to stand in

1 solidarity with my neighbors. I don't agree with this. It's
2 not the place for it. Good idea.

3 I live on the same street with Donna and Stan and
4 Jolene and -- and Judy, and Donna's house is -- will be directly
5 facing that way. And I'm one house or one lot down from her.
6 And they're going to be building another house soon, and I don't
7 agree with taking those trees down.

8 When me and my husband bought in Southfield, it was
9 because of the -- the quietness, the -- the -- just the country
10 feel. We're the only paved road -- unpaved road, you know, in
11 that area. And I agree with everything that they said. And I
12 like the fact that we have that privacy, and I don't want to
13 lose that. Thank you.

14 CHAIR GRIFFIS: A couple more? Okay.

15 Hello.

16 MR. PETERS: Hi. My name is James Peters. I live at
17 25545 Ravine Street. I've been a Southfield homeowner for 30
18 years all on the west side. I originally lived on Ingelside
19 Drive, which is on the west side.

20 What attracted me to that area is the tranquillity of
21 the area. The fact that all the houses are single houses that
22 are unique, you know, not cookie-cutter, not all the same. That
23 the streets are -- un- -- no sidewalks, no street lights, it's
24 rural, it has a country feel to it, and the wildlife that's
25 there, the trees that are there, all these things make that area

1 a unique area.

2 We've always said that about the south -- the west --
3 the west side of Southfield. We know that it's different; we've
4 always known that it's different; and we want to keep it that
5 way.

6 This is -- I concur with what my neighbors are saying,
7 that this is -- it's a great project, but it's the wrong place
8 for this project. Inkster Road is not set up for that. It's a
9 two-lane street. It's a 35-mile-an-hour zone. It -- traffic
10 already backs up when it's going south towards 10 Mile.

11 My house -- I'm on -- I have a single-family home.
12 It's on two acres. We have on our street -- on Ravine Street,
13 the original -- we had a -- a log cabin home that was close to
14 10 Mile. Small. It was an original log cabin home. It's been
15 renovated. It's a little bit bigger now.

16 At the north end of Ravine Street, we have very large
17 homes. It's a very diverse area. No -- no sidewalks. No
18 street lights. Abundance of wildlife, and we want to keep it
19 that way. That's why -- what attracted me to that area. That's
20 what -- the tranquillity that's there, we want to keep that.
21 It's a great project, but the wrong place.

22 Thank you.

23 MR. SHELTON: Good evening. My name is John Shelton.
24 25700 Farmbrook Road, Southfield, Michigan.

25 I've lived in Southfield since 2008. You might

1 notice -- recognize the name of my street, is directly across
2 the street from the current facility of Mary's Mantle. I've
3 heard a lot of concerns today and, honestly, they -- they sound
4 familiar, because when they first moved directly across the
5 street from me, they were concerns that I can't say didn't come
6 up in my own mind. I knew the previous homeowner. I had been
7 through the whole transition. I was really good friends with
8 him.

9 And when they moved in, like I said, the concerns were
10 there. And -- and I have to say, the concerns could not be more
11 unfounded. They -- I -- I hear people saying, this is a great,
12 just not in my backyard. Well, they are literally in my
13 backyard. That beautiful picture of the house is what I see
14 every time I leave. They have been the best neighbors.

15 You know, people are concerned about, you know,
16 quietness. They are the quietest neighbors on the street -- I
17 guarantee you. The wildlife is all there. I have volunteered
18 with the program, various capacities, and they are amazingly
19 professional people that have good rules, good control. They
20 know how to work with people to -- to maintain order, to
21 maintain a good program, and I cannot recommend them enough.

22 Now, I'm conflicted coming up here because them moving
23 to this facility means that they are moving out of my
24 neighborhood, and that makes me sad because I really -- they
25 could not be better neighbors, and -- and I love working with

1 them. But I also realize that there's a limitation to the house
2 that they're currently in. And they are doing amazing work, and
3 they need a bigger facility to expand the work that they're
4 doing, and I think that the proposal is a fantastic proposal.

5 And, you know, to maintain the tree perimeter to
6 maintain the privacy for all the neighbors, to maintain all of
7 that and -- and just all the concerns of what it would mean to
8 have them in your backyard, they're in my backyard, and none of
9 those things happen. And -- and feel free, anyone, to come up
10 and talk to me, or -- or go in and sit on Farmbrook Road.

11 If you drive down Farmbrook Road right now, you could
12 not tell which house was theirs. This is not a commercial
13 facility. And it's been brought up a lot of times of, like, oh,
14 it's -- it's business, it's commercial. It's not. It's
15 actually not. It is a residence. So that's -- that's --

16 CHAIR GRIFFIS: Your time is up.

17 MR. SHELTON: Yep.

18 CHAIR GRIFFIS: Appreciate your comments.

19 MR. SHELTON: Thank you.

20 CHAIR GRIFFIS: Thank you.

21 MS. WATSON: Hello. My name is Shawna Watson. My
22 address is 26230 Inkster Road. And I've recently, in the last
23 couple of years, moved back to Southfield, and I enjoy that
24 rural area.

25 The problem I'm having is, he's talking about four --

1 four, and now we're having sixteen. I don't think you can
2 compare -- you know, you can't compare the amount of lighting,
3 the wildlife, the traffic, everything that's going to go on with
4 the development that they -- that they are having. And it just
5 does not flow with the current neighborhood. So that's why I'm
6 opposed to this particular development.

7 Thank you.

8 CHAIR GRIFFIS: Any additional public comment? Seeing
9 none. Close the public hearing. No further, I should say.

10 MR. CROAD: Through the Chair.

11 CHAIR GRIFFIS: Planner Croad.

12 MR. CROAD: I'll try to summarize the questions and
13 ask the petitioner to come up and address some of the concerns
14 that were brought up tonight. And if I've missed anything, you
15 can add afterwards. So safety and security --

16 MR. KERNEN: Yeah.

17 MR. CROAD: -- it was brought up often. Would you
18 mind addressing those two issues first, please.

19 MR. KERNEN: Sure. I would love to. So, again, I
20 think it's important that, in 15 years, we've had exactly zero
21 incidents, is number one. These women are not, necessarily,
22 homeless. They have -- they are in a -- they are in a situation
23 in their life.

24 And it can come from my neighborhood, your
25 neighborhood, everywhere. And that's -- and they have no place

1 to turn. So these -- these aren't all homeless women as we
2 think of homeless women. There are background checks for every
3 one of the residents. Drug -- it is a drug- and alcohol-free
4 environment with required drug testing for our -- our residents.

5 There are enforced curfews, 9 p.m. on weekdays, 10
6 p.m. on weekends. There is structured and limited visitation
7 policies. And there is no men or fathers allowed on site at
8 all. So those are a couple of big things that -- with regard to
9 security.

10 MR. CROAD: There's a number of concerns about
11 traffic.

12 MR. KERNEN: Sure.

13 MR. CROAD: So, I mean, we can -- we can look at
14 traffic engineer for single-family versus multiple-family, but
15 maybe you can speak to the mothers. Do they typically have
16 their own vehicles? How many full-time employees you're going
17 to have on -- on site?

18 MR. KERNEN: Sure. We normally have one or two of our
19 own vehicles, and a lot of times, we're transporting moms to and
20 from work and school. I -- I think, if you just look at the
21 math, and if we built 14 single-family homes, and you figure
22 four to five people in each one of those homes, that puts about
23 70 to 75 people living in that seven and a half acres.

24 At most, we would have eight moms plus maybe one mom
25 in each of the 16 homes with one child. So that puts us at

1 about 40, which is roughly about half of the utilization or
2 traffic, or, et, cetera, that would be used for that property,
3 for egress, et cetera.

4 And a lot of the moms don't leave, right? So the --
5 the moms in the maternal home, most of them stay there.
6 Sometimes they go to doctors' appointments, et cetera. So I --
7 I don't think the -- I think, again, the traffic, if you look at
8 what we're proposing for Mary's Mantle versus, you know, 14
9 single-family homes is significantly less.

10 MR. CROAD: Well, if I could, just to clarify. You
11 have eight moms in the maternity house.

12 MR. KERNEN: Maternal house. Yep.

13 MR. CROAD: And then 16. Do each of them typically
14 have their own vehicle?

15 MR. KERNEN: They do not.

16 MR. CROAD: Okay. And then how many full-time --
17 what's the maximum full-time staff that you would have on at any
18 one time?

19 MR. KERNEN: Probably six to eight, at most.

20 MR. CROAD: Six to eight. And so. Typically, a
21 single family would generate 9.55 trips per day, multiple
22 families, like 5.87. So there's a few -- just in traditional
23 multifamily, there's fewer trips per day than in single family.
24 And if you're saying that not all moms will have their own
25 vehicle --

1 MR. KERNEN: Correct.

2 MR. CROAD: -- just to clarify for that.

3 The issue with lighting, I can tell you that the City
4 has the lighting performance standards, and they can't exceed
5 zero -- 2-foot candles at the property line for safety, and then
6 they -- it -- it can't spill any additional light on -- the
7 RUDD, I believe, requires a 50-foot buffer around the exterior.

8 MR. PAISON: It's -- it's a fairly large perimeter. I
9 don't have the number on top of my head.

10 MR. CROAD: Right.

11 MR. PAISON: I believe the perimeter cap is half a
12 foot candle, actually, for residential.

13 MR. CROAD: So the -- you're going to try to preserve
14 as many trees as possible.

15 MR. KERNEN: Yes.

16 MR. CROAD: But the City would not allow light
17 spillage off the site than -- than what there was.

18 MR. KERNEN: Well, like I said --

19 Sorry, Tom.

20 MR. PAISON: Sorry. The light fixtures have to be
21 downward facing and shielded.

22 MR. CROAD: Right. Right.

23 MR. KERNEN: So all the porch lights would be down and
24 shielded. Listen, I -- I agree. It should be a rural look to
25 it. There's going to be 50 feet of trees around the entire

1 property. And when people drive by, there's one driveway. So
2 it won't look much different than it does now. And -- and you
3 just won't see it. And there won't be any light spillage
4 because there'll just be porch lights. And, again, those porch
5 lights will be pointed down.

6 MR. CROAD: Yeah, the City does have a Woodlands and
7 Wetlands Ordinance, so any trees of a certain size or caliber
8 and species would have to be replaced either on the site or
9 funds would have to be deposited into a Tree Trust Fund. So a
10 tree survey would be required for any areas on the site that
11 gets impacted by this development.

12 You know, light pollution was brought up a number of
13 times. I guess the -- I mean, base -- yes?

14 CHAIR GRIFFIS: Can we clarify? Do they know the
15 height of their light fixtures? Is -- is this -- is there a
16 more residential option for lighting than our -- our city
17 standard for safety? Like, can we go less safe on lighting so
18 that the neighbors wouldn't see as many lights, or is less safe
19 on lighting a -- a bad thing?

20 MR. CROAD: Well, we have a -- for -- for safety
21 purposes, it's 2-foot candles. That's the area that's similar
22 to a full moon. So that's the minimum standard for safety. But
23 they can't have light spillage off their property.

24 CHAIR GRIFFIS: We have a maximum light fixture --

25 MR. CROAD: We -- we would require a photometric plan.

1 CHAIR GRIFFIS: Yeah.

2 MR. CROAD: And, typically, I don't know if it's -- if
3 it's 12 or how -- how tall they're -- how tall their light poles
4 are, but, as Tom had indicated, the lights have to be shielded
5 downward. They have to be shielded and directed downward. So
6 the photometrics are -- are what we will be reviewing if this
7 plan goes forward.

8 MR. KERNEN: I'd -- I'd like to just cover -- cover
9 two more bases -- actually, three. One of the residents made a
10 comment about it being Catholic. We are a Catholic institution,
11 but we take -- we are not -- we -- we don't require anybody --
12 we take all denominations, all faiths, no faith, et cetera.
13 That's number one.

14 Number two, there was concerns about the community
15 center. The community center really is only for the residents
16 and -- and -- of the maternity house and the -- and the
17 townhouses. So it's not -- there's not going to be a lot of
18 traffic coming in and out to use the community center.

19 And, again, I -- I'm a hunter. I like to -- I like --
20 I like animals. I -- you know, we -- we want to preserve all
21 that. I think we've done an incredible job of preserving as
22 much -- as much space as we can. I think no matter if you build
23 14 homes, et cetera, you're going to displace some wildlife. I
24 think the way we've done this with the townhouses, we're
25 probably going to displace less than -- than any other option.

1 MR. CROAD: There was a question about fencing.

2 MR. KERNEN: Yeah. I mean, I think we're open -- if
3 the -- if the City says we need a fence, great. The residents
4 are telling us that they don't like fences. I -- we -- we would
5 be amenable to do whatever the City thought was -- was best,
6 so --

7 MR. CROAD: Did -- did you consider any other sites in
8 the City of Southfield?

9 MR. KERNEN: Yes. I appreciate that. We -- we
10 considered -- we actually looked at a couple of other sites.
11 One was on Farmbrook, actually, just down the area -- down the
12 street from our current location. That was about four and a
13 half acres. It would have been very dense to be there. And
14 there was some discussion, and it just didn't seem to be a right
15 fit.

16 We looked at another piece of property across from
17 Northwestern Highway that was still in Southfield. We were very
18 close to buying that property. It -- turns out it was a swamp,
19 so that's why it was -- was not built on for all these years.

20 And through a little bit of divine providence, we
21 stumbled upon Mr. Nager's property. And I know you all know
22 Mr. Nager is a great man. And -- and he really has been trying
23 to build something on this property for a long time --
24 obviously, significantly more dense than what we're -- we're
25 building, and it just didn't work out. But we're -- we're happy

1 to be a recipient of Mr. Nager and -- and this property.

2 MR. CROAD: There was a couple of questions about the
3 water table and ponding.

4 MR. KERNEN: Whew. I -- I would -- I would have to
5 say I'm just a -- a cancer doctor. I'm going to defer to my
6 architect Andrew on this.

7 PG: Can we see the drawings?

8 MR. MARTIN: Excuse me. Your voice carries. Could
9 you please carry conversations out the -- to the hall so we can
10 hear.

11 PG: It wasn't a conversation. I was asking could you
12 put the drawings of the holes up there. That's --

13 MR. MARTIN: You weren't asking me. I'm talking about
14 us hearing up here. Please.

15 PG: Oh. Well, I was asking, can you put the drawings
16 up there?

17 MR. CROAD: Anyways, could you address the water table
18 and ponding issues, please?

19 MR. MOISEEV: Andrew Moiseev of Gordon Associates.
20 4351 Delaware Court, Royal Oak. The site slopes pretty
21 significantly from the northwest down to the southeast. When I
22 walked the site, I didn't see any ponding. I -- that was a
23 one-time event. I really can't speak to that. I don't know.
24 We haven't done the soil borings yet.

25 MR. CROAD: Have you -- have you spoken with our city

1 engineer about stormwater management on the site?

2 MR. MOISEEV: We have not.

3 MR. KERNEN: Jason, you want to come --

4 MR. MOISEEV: Have you spoken to them?

5 MR. ANSTANDING: We actually have done the soil
6 borings.

7 MR. MOISEEV: Oh. You have? I have not.

8 MR. CROAD: I mean, I know that they can't drain any
9 water off that's not currently being drained under the
10 agricultural rate. So they'll have to capture and store the
11 water on site and then filter it off at that agricultural rate.
12 But if -- if you have any knowledge about the -- the water table
13 or drainage, please, speak to the Commission about it.

14 MR. ANSTANDING: Yeah. Jason Anstanding. 2850
15 Treyburn Lane, West Bloomfield, Michigan.

16 We did do soil borings. We do not have a high water
17 table problem. And the reason that we actually put the
18 detention pond where it is, is, because that's the lowest spot
19 to collect to keep it from going everywhere else.

20 CHAIR GRIFFIS: Is there -- the City standards or
21 engineering standards --

22 MR. MOISEEV: Yes. We're not --

23 CHAIR GRIFFIS: -- prohibit you from pushing water off
24 your site.

25 MR. MOISEEV: Yeah.

1 CHAIR GRIFFIS: There may be existing drainage
2 problems all around. The -- someone mentioned the removal of
3 trees maybe increasing water or the -- there's nowhere for the
4 water to go. I assume that's all handled with --

5 MR. ANSTANDING: That's all handled with the storm
6 system.

7 CHAIR GRIFFIS: With the --

8 MR. ANSTANDING: Correct. Yeah.

9 CHAIR GRIFFIS: There's area to keep the water on the
10 site in --

11 MR. ANSTANDING: Yeah.

12 CHAIR GRIFFIS: -- in a -- a pond-type structure?

13 MR. ANSTANDING: Plenty. And we are keeping a 50-foot
14 buffer minimum. The closest building to any property line, I
15 think, is 50 feet.

16 MR. MOISEEV: I think it's beyond that.

17 MR. CROAD: There was some concerns about property
18 values. I -- Tom and I can follow up with our city assessor to
19 get an opinion on this development versus property values. But
20 we -- we don't have that tonight. We will have that before
21 final action is considered by City Council.

22 And I -- I know there was issues raised about
23 wildlife. The City does have a Wildlife Commission, and they do
24 make recommendations on the management of wildlife. But other
25 than that, I don't think there's -- there's any prohibition with

1 people developing their own property. But I know that there was
2 a controversial discussion about a deer cull because there's too
3 many -- too many deer, and there's been many deer/vehicle
4 accidents. But those all are handled through the Wildlife
5 Commission. They make recommendations to City on that.

6 And I think the -- the concerns about the commercial
7 facility -- I think you've addressed -- addressed that. I
8 believe I've covered the main issues that kept coming up. But
9 if -- now I'll defer to the Planning Commission if they have any
10 additional comments.

11 CHAIR GRIFFIS: I -- I -- you started down this path,
12 but the community center --

13 MR. KERNEN: Yep.

14 CHAIR GRIFFIS: -- is not for the public; is that
15 correct?

16 MR. KERNEN: Correct. It's basically for the moms and
17 the children, you know, learning activities, et cetera.

18 CHAIR GRIFFIS: So it --

19 MR. KERNEN: It would be a playground. If you look at
20 it, it's hard to see, but there's a playground off the back.
21 Yeah.

22 CHAIR GRIFFIS: How large is the community center
23 square feet, and then is that essentially the -- you -- you
24 already live there, and you walk across the parking lot, and now
25 you're at the daycare, and now you're at -- hanging out with

1 other moms?

2 MR. KERNEN: Yeah.

3 CHAIR GRIFFIS: So it's not tripping and doubling the
4 amount of people.

5 MR. KERNEN: No, not at all.

6 CHAIR GRIFFIS: It's just reallocating --

7 MR. KERNEN: We're just -- we're just serving the --
8 the residents right now. And -- and, again, one of the issues
9 with this is, in trying to change women's lives, they've --
10 they've got to have someone to watch their children. So
11 that's -- that's really what the community center is -- is the
12 main job of that community center will be.

13 CHAIR GRIFFIS: So the square footage of the building,
14 roughly?

15 MR. KERNEN: Oh. Sorry.

16 CHAIR GRIFFIS: In like --

17 MR. MOISEEV: 6,300.

18 CHAIR GRIFFIS: And then what's the -- like a typical
19 townhome, one bedroom, or, essentially --

20 MR. MOISEEV: It was -- it was three bedrooms.

21 CHAIR GRIFFIS: Oh. Three bedrooms.

22 MR. MOISEEV: So they're about 1,200 square feet a
23 piece.

24 CHAIR GRIFFIS: Commission? Anybody else? Any
25 questions?

1 MR. MARTIN: I -- I don't have a question. I just
2 have one small statement to make in that I live in Southfield.
3 I have three deer that are in my backyard almost every night.
4 I've been trying to get rid of a woodchuck for a year. I have
5 opossum and raccoons in my yard every night.

6 So -- and I'm in the residential area. We do not have
7 street lights like most of Southfield residents. Don't have
8 street lights. So I don't have light problems at night. I can
9 see the aurora borealis from my front porch without leaving the
10 city. That's just a point of information.

11 Do you have an age range for the residence? You're
12 talk -- people were talking about kids running and -- and that.
13 What type of --

14 MR. KERNEN: Yeah. I mean, the -- the mothers have to
15 be at least 18 years old.

16 MR. MARTIN: I'm sorry?

17 MR. KERNEN: 18 years old.

18 MR. MARTIN: 18 years old. For the mothers?

19 MR. KERNEN: Yeah.

20 MR. MARTIN: For the children?

21 MR. KERNEN: No real age ranges, right?

22 MR. MARTIN: Okay. But generally --

23 MR. KERNEN: Newborn on up, obviously.

24 MR. MARTIN: Yeah. Newborn to two, three?

25 MR. KERNEN: Two, three, exactly.

1 MR. MARTIN: Okay. So the kids going out and running
2 out into the streets --

3 MR. KERNEN: Yeah.

4 MR. MARTIN: -- they're generally a lot more cared for
5 and observed than --

6 MR. KERNEN: It's much more unlikely that that would
7 happen if there was 14 individual family homes with older
8 children running around.

9 PG: I'm sorry. I didn't hear that. You asked him a
10 question, and you -- could you repeat that, what you said. You
11 said --

12 MR. MARTIN: I asked about the age range for the
13 mothers and the children.

14 PG: Right. And the children, you said -- repeat the
15 age range.

16 MR. MARTIN: They're -- they're infants -- newborn to
17 four years old.

18 UNIDENTIFIED SPEAKER: That's (inaudible) 10 years
19 old, 12, 14 years old.

20 MR. MARTIN: No. No. No. Two to -- newborn --

21 CHAIR GRIFFIS: Zero to four.

22 MR. MARTIN: Zero to four years old.

23 CHAIR GRIFFIS: First (inaudible).

24 UNIDENTIFIED SPEAKER: (Inaudible) you ask them, the
25 parents, how old were the children up to. He said four years

1 old. So four -- up to four is from newborn to four. And
2 they're 18. He said some of them are young as 18 coming in.
3 And my question is, and what I'm trying get you to ask are --
4 I'm trying to get the answer, are you saying that you don't have
5 25 year olds in there with 10 year olds or 9 year olds in your
6 buildings?

7 MR. KERNEN: Historically, we do not. You know, we --
8 we don't necessarily discriminate against anyone. We -- we look
9 for need. And, again, we have very rigorous standards for those
10 women to get in the program.

11 CHAIR GRIFFIS: May -- maybe a clearer way to say this
12 is, can you bring your other children with you as you're having
13 a baby at this house?

14 MR. KERNEN: It -- yes, that -- we have had that
15 happen. And historically, those children are very young.

16 (Indiscernible audience chatter.)

17 CHAIR GRIFFIS: So it's typically a mother who's 18
18 to -- I don't know if there's an upper end -- 50 years old or --

19 MR. KERNEN: Probably 30 is our oldest that we've had.

20 CHAIR GRIFFIS: Okay. And --

21 UNIDENTIFIED SPEAKER: (Indiscernible) that's 16 years
22 old (indiscernible) --

23 MR. CROAD: Through the Chair, we -- we can't have
24 this back and forth --

25 CHAIR GRIFFIS: Right. I know. I guess I'm trying to

1 ask the question --

2 MR. CROAD: Sure. Yes.

3 CHAIR GRIFFIS: -- for our own knowledge. So
4 typically -- or maybe -- typically, is it -- is it one child/
5 one mother?

6 MR. KERNEN: Yes, that is the typical --

7 CHAIR GRIFFIS: Is it very often more children and how
8 old?

9 MR. KERNEN: No. Historically, I would say more
10 than -- more than 50 to 75 percent of the times, it's one --
11 it's one mother and one child. There have been -- there have
12 been other children -- there have been other times when the
13 mother has had another young child with her. And -- and, again,
14 we've been able to accommodate them.

15 CHAIR GRIFFIS: And, hypothetically, if a 6-year-old
16 runs over the neighbor's house and does property damage, I
17 assume everybody has to find a different place to live? I mean,
18 they're not welcome back.

19 MR. KERNEN: Well, yeah. I mean, that's -- I mean,
20 that's just like being good neighbors, right? I mean, we're --
21 as the gentleman said, we've been with him for 15 years, and
22 we're great neighbors. So -- and we have -- we've had zero
23 police instances in -- in 15 years.

24 CHAIR GRIFFIS: Okay. Commissioner Martin, are you
25 finished?

1 MR. MARTIN: Yeah. I have no more questions at this
2 point in time.

3 MR. CROAD: Through the Chair.

4 MR. MARTIN: Excuse me. One person at a time
5 speaking. And we have someone leading the meeting. Please
6 carry other conversations outside in the hall.

7 . Sorry.

8 MR. CROAD: Yes. I -- this is a professional meeting.
9 We've allowed public comment. This is being taped. I'm -- I'm
10 getting communication they're having a hard time taping and
11 hearing everybody with all these conversations happening.

12 The questions should be directed by the Planning
13 Commission to the development and back and forth. And we
14 can't -- we can't have all these side conversations happening.
15 And if there's questions that need to be followed up on, this
16 item will come back next month.

17 So there will be another opportunity for public to
18 make comment; they can submit questions to the Planning staff;
19 and we will vet those prior to coming back to Council. But we
20 can't have three, four different conversations happening at the
21 same time. I just ask everyone to respect that and let the
22 Commission conduct their questions so that we can get some
23 answers and some follow-up. Thank you.

24 CHAIR GRIFFIS: Anybody have any questions?

25 MS. BERNOUDY: Yeah, I have questions. First of all,

1 I would like to say that we, the Commissioners, hear your
2 voices. We hear you. And I'm sure that our decision will be
3 based on that.

4 And my question to you -- one of the questions that I
5 have is, how long do the person that was pregnant that had the
6 child -- how long do they stay there?

7 MR. KERNEN: Yeah. It would be our goal that within,
8 probably, 18 months to two years, if we've done our job with
9 proper education, job placement, all the things that require --
10 that a woman might require, that we would -- we would estimate,
11 roughly, 18 months to two years in the -- in the town house.

12 MS. BERNOUDY: And you said that they would come with
13 just one other child with them.

14 MR. KERNEN: Well, it -- it may be their only child
15 that they just delivered. Historically, that's what's -- what
16 would happen. Yes, ma'am.

17 MS. BERNOUDY: Well, I have a lot of concerns about
18 this as well. I really do. So I'm just going to pass for now.

19 Thank you.

20 CHAIR GRIFFIS: Uh-huh. Commissioner Goodwin-Dye?

21 MS. GOODWIN-DYE: (No audible response.)

22 CHAIR GRIFFIS: Commissioner Martin?

23 MR. MARTIN: No further questions at this time.

24 MR. KERNEN: Great. Thank you so much. I appreciate
25 it.

1 MR. MARTIN: Thank you.

2 CHAIR GRIFFIS: Thank you. Do we have a
3 recommendation from the Planning Department?

4 MR. PAISON: Yes, Mr. Chairman. The Planning
5 Department is recommending favorable recommendation of
6 PZRRUDD26-0001, to rezone the 7.52 acre vacant parcel along the
7 east side of Inkster Road between 10 Mile and Jorand Street,
8 parcel 24-19-351-04 to RUDD Residential Unit Development for the
9 following reasons, with the following conditions,

10 Southfield comprehensive master plan designates the
11 parcel for Low-Density Single Family, which calls for
12 single-family homes on lots 20,000 square foot or larger,
13 permits complimentary and small scale institutional uses. The
14 proposed use would be considered a small scale institutional
15 use.

16 The site could be developed via subdivision or a
17 condominium for up to 14 residential lots. The proposed
18 development includes 16 townhouses, a maternity house, and a
19 community center building.

20 The development clustered toward the center of the
21 site to provide larger perimeter setbacks and preserve a
22 substantial portion of the perimeter wooded area on the eastern
23 half of the site.

24 The proposed rezoning is consistent with the
25 provisions of the Residential Unit Development District

1 regulations.

2 The proposed rezoning will not have adverse effects
3 upon any adjoining zoning districts or land uses.

4 The Conditions, the buildings and site improvements
5 are to be developed consistent with the site plan set prepared
6 by MGA Architects/Designers revision, dated April 15th, 2026.
7 Approval of this RUDD shall also be considered approval of the
8 site plan.

9 The petitioner is to work with the Planning Department
10 and City Attorney to finalize the Residential Unit Development
11 District Development Agreement.

12 The Residential Unit Development District Development
13 Agreement must be executed and recorded within six months of the
14 rezoning being enacted and published.

15 CHAIR GRIFFIS: All right. That is the recommendation
16 from the Planning Department. Planning Commission is a
17 recommending body on this particular item. So you get a chance
18 to talk to City Council after this. They will have the final
19 decision whether we say yes or no.

20 MR. CROAD: And that -- that meeting is scheduled for
21 May 18th.

22 CHAIR GRIFFIS: May 18th?

23 MR. CROAD: For the next public hearing, yes.

24 CHAIR GRIFFIS: Okay. So Planning Commission, we're
25 looking for a motion for this particular item. This is

1 PZRRUDD26-0001.

2 MR. MARTIN: Through the chair, motion to approve the
3 formal recommendation of the Planning Department for
4 PZRRUDD26-0001.

5 CHAIR GRIFFIS: Do we have any support?

6 MR. CROAD: So if --

7 CHAIR GRIFFIS: Can I support?

8 MR. CROAD: You can support the motion and vote
9 against it. Just we need a support to bring it to -- to a vote.
10 So even if you seconded this motion, that doesn't mean you're
11 supporting -- you're just supporting the motion to be brought
12 for a vote.

13 MS. GOODWIN-DYE: I'll support.

14 CHAIR GRIFFIS: And so we got a favorable
15 recommendation by Commissioner Martin, supported by Commissioner
16 Goodwin-Dye.

17 All in favor of this particular proposal,
18 PZRRUDD26-0001 -- all in favor?

19 MR. MARTIN: Aye.

20 CHAIR GRIFFIS: Aye.

21 Any opposed?

22 MS. BERNOUDY: Opposed.

23 MS. GOODWIN-DYE: Nay.

24 CHAIR GRIFFIS: Can we do a roll call vote just for
25 the record, please?

1 MR. PAISON: Yes, sir.

2 Councilwoman Bernoudy?

3 MS. BERNOUDY: Oppose.

4 MR. PAISON: Councilwoman Goodwin-Dye?

5 MS. GOODWIN-DYE: Oppose.

6 MR. PAISON: Councilman Griffis?

7 CHAIR GRIFFIS: Support.

8 MR. PAISON: Councilman Martin?

9 MR. MARTIN: Support.

10 MR. PAISON: Motion fails to pass.

11 CHAIR GRIFFIS: Okay.

12 MR. PAISON: Requires a majority of the commissioners

13 present --

14 CHAIR GRIFFIS: Okay --

15 MR. PAISON: -- to pass -- to make --

16 CHAIR GRIFFIS: So, Planner Croad, remind me, so

17 whether we voted yes or no for this, it's --

18 MR. CROAD: This is -- this will go to -- as a

19 recommendation to the City Council.

20 CHAIR GRIFFIS: Okay.

21 MR. CROAD: And they'll -- they'll be holding a public

22 hearing on May 18th.

23 CHAIR GRIFFIS: Okay. So all of your --

24 MR. CROAD: And if I could --

25 CHAIR GRIFFIS: All of your comments have been

1 recorded. City Council typically reviews these. You could come
2 again to the next meeting and say all your pros and -- pros and
3 cons to the City Council directly. You should.

4 MR. CROAD: Also, if I could, to the audience, you can
5 submit any letters for/against to our department. We'll include
6 those in the record.

7 PG: Did the recommendation pass or fail?

8 MR. CROAD: It failed. It failed.

9 CHAIR GRIFFIS: It's a fail, so it does not proceed.

10 PG: Failed. Okay. What --

11 MR. CROAD: The rec- -- the recommendation failed for
12 lack of support, but this still --

13 Yes.

14 MS. VATER: And it goes May 18th (inaudible)?

15 MR. CROAD: May 18th at 6 p.m. is the next public
16 hearing, and you can submit your letters if you'd like. You can
17 submit to our department prior to that, and we'll make sure it's
18 part of the record. But this still moves on, it just -- it
19 failed for lack of support at the Planning Commission level.

20 UNIDENTIFIED SPEAKER: Where do I write the -- where
21 do I write (indiscernible) submit the letters to?

22 MR. CROAD: You can to submit it to the Planning
23 Department.

24 UNIDENTIFIED SPEAKER: Okay. We sent previous letters
25 to the mayor and to the City Council members.

1 MR. CROAD: Well, you -- you can do that too, but
2 we'll -- we'll collect the letters, and we'll make sure it's
3 included in the packet.

4 UNIDENTIFIED SPEAKER: Can we gather signatures from
5 people (indiscernible)?

6 MR. CROAD: You can do that too. You can --

7 UNIDENTIFIED SPEAKER: Is that adequate, or do you
8 want addresses too?

9 MR. CROAD: Well, I -- you can talk with the Clerks
10 Department on what they require for petitions.

11 UNIDENTIFIED SPEAKER: Okay. Thank you.

12 CHAIR GRIFFIS: And if you could all please conduct
13 your conversations outside. We have additional items on the
14 agenda.

15 UNIDENTIFIED SPEAKER: Thank you. Thank you.

16 CHAIR GRIFFIS: Thank you.

17 UNIDENTIFIED SPEAKER: Wow. Thank you for listening
18 to the residents.

19 MR. MARTIN: Yeah.

20 CHAIR GRIFFIS: All right. Next what -- we have a
21 Zoning Text Amendment, PTCA26-0002.

22 MR. PAISON: Yep. This is a Zoning Text Amendment
23 that ties to a general code amendment that has already passed.
24 (Indiscernible audience chatter.)

25 MR. PAISON: You want to wait a minute?

1 MR. MARTIN: Yeah, please.

2 MS. BERNOUDY: Please wait a minute.

3 MR. MARTIN: Yeah.

4 MR. PAISON: Ready to proceed.

5 CHAIR GRIFFIS: We're just going to murmur up here
6 amongst ourselves for a while.

7 MR. PAISON: Right.

8 CHAIR GRIFFIS: Except the microphone might work now.
9 I don't know.

10 Yeah, I think we're ready. Thank you.

11 MR. PAISON: Yeah. This -- as I noted, this is
12 repealing the existing zoning regulations related to unattended
13 collection bins or donation bins to remove older regulations
14 recently superseded by adoption of a permitting requirement in
15 the general code of ordinances.

16 So what we have now is at the voice of the City
17 Attorney, we've replaced the Site Plan Review through Zoning
18 with a Permit Review through the building department. The new
19 ordinances for the building department permit have been adopted
20 and are effective now; that process is in place. We now have
21 this older contradictory ordinance that we're repealing.

22 So it really is, just -- and I gave you -- I believe I
23 gave you copies of both in your packet. This amendment and the
24 amendment that was adopted, the general code to regulate these.
25 This is -- I understand it from the City Attorney, there was a

1 question of a First Amendment free speech with how we regulated
2 these and didn't be over -- overly burdensome on them. I won't
3 pretend to be an attorney, THAT'S just what I was told.

4 Background. As I noted, the zoning ordinance
5 currently allows for unattended collection bins in the RS,
6 Regional Shopping, B-3, Business -- General Business, and the
7 I-1, Industrial districts.

8 Due to concerns that the restriction is a burden on
9 nonprofit organizations' First Amendment rights, the building
10 department, with guidance from the City Attorney, have adopted
11 an ordinance that treats these as -- like a temporary used
12 structure permit that's annually renewable.

13 The new ordinance provides a streamlined review
14 process and adds clear standards for enforcement related to any
15 issue with these things if they're not properly maintained.

16 Here we are, just a couple of notes of the master
17 plan. You know, reviewing ordinances, codes, regulations, and
18 permitting to eliminate or modify conflicting or excessive
19 requirements. Right now, we basically have a conflicting
20 requirement.

21 And streamline the approval process and work toward
22 having site plans for permitted uses approved administratively.
23 So this is being switched to administrative review, and it's
24 getting rid of the contradictory. What we're really doing is
25 just removing the zoning provision and making it a reserved

1 section so we can use it for another provision later. And then
2 just removing that entire section. And that is really the
3 extent of what we're doing with the zoning ordinance amendment,
4 is, we're just removing this provision because it's already been
5 replaced in the general code by a permitting requirement.

6 It's fairly straightforward, what I would call a,
7 corrective ordinance amendment. It doesn't really change
8 policy, it just -- this is part two of moving the requirement
9 into the general code.

10 We do have to have a public hearing on this because it
11 is a zoning text amendment.

12 CHAIR GRIFFIS: This is a public hearing. I'll open
13 up the public hearing at this time on PTZA26-0002. Please give
14 us your name and address for the record, and you have three
15 minutes.

16 PG: Okay. This is the clock right here. I'm just
17 dusting it off. PG. P.O. Box 155, Southfield, Michigan
18 4037-0155.

19 Look at how messy with the graffiti, the different
20 boxes put together, and how nasty this makes our community look.
21 You don't see these boxes in Keego Harbor, Sylvan Lake, West
22 Bloomfield, Bloomfield Hills, Oxford, and some of these other
23 affluent areas with these million-dollar homes.

24 Now, I remember during the time that gas station
25 owners had these ice machines out, good for power outages to

1 keep these families and their refrigerator going. City Planner
2 said that once you put the ice machine there, if it wasn't on
3 the original drawing, that it required a whole new site plan.

4 Now, how is it, and who gives permission to these
5 companies to come and drop these boxes off? Look at where these
6 boxes are and go and see how they are rolling over with clothes
7 coming out of them. The doors are not closed.

8 As soon as whoever authorized, if anybody
9 authorized -- and it's just the company doing it -- soon as you
10 put it there, you have altered the site plan. What are you guys
11 doing as a Planning Commission, as a city staff to these people
12 that put it there that alter the plans of the people that have
13 these projects, like Ramco-Gershenson when they did the new 12
14 Mile and Telegraph mall where Meijer is.

15 They forgot to plant 12 trees. I brought it to the
16 City's attention. You guys told me I was crazy. You looked it
17 up, and they forgot to plant 12 -- 12 trees. So now wherever
18 these boxes are, have you contacted that person, that petitioner
19 that submitted plans to say that you need to -- to submit two or
20 three or four new site plans because it's been altered with
21 those boxes?

22 Tell the people, who gives Planet Aid, that other
23 company, permission to put them there? And who takes the
24 clothes out? You got them in the school lots. Did the school
25 give them permission? Is somebody getting paid for the boxes to

1 be there?

2 I've done a lot of research on this. I brought this
3 up many, many years ago, and that's what you guys told me. So
4 remove it, take them out of our city, and put them in some of
5 these more affluent cities because they could probably use the
6 boxes to make their, you know, businesses look good.

7 And I'm going to yield the rest of my time -- four
8 seconds.

9 CHAIR GRIFFIS: Any additional public comment? Seeing
10 none. Closing public hearing.

11 MR. CROAD: Through the Chair.

12 CHAIR GRIFFIS: Planner Croad. All good questions I'm
13 sure you have the answers to.

14 MR. CROAD: Yes. So this is being removed from the
15 zoning ordinance. These unattended collection boxes were
16 popping up illegally all over the place. They take away parking
17 spaces. They block visibility. They block ADA access.

18 But, as Mr. Paison has stated, the City Attorney
19 recommended that this be removed from the zoning ordinance put
20 in the City code to the building official, and the codes
21 department can deal with this directly.

22 So we're not encouraging these things, we, just, are
23 trying to be consistent with the new City code that regulates
24 this under the building department and, again, codes department,
25 and not make it a Planning activity. So we're just cleaning our

1 language up to be consistent with the City code.

2 We're not encouraging these. They've been a nuisance
3 and a problem in enforcement. And now there's an enforcement
4 tool that can be ticketed and taken to court, and that's through
5 the building department, so I wanted to clarify that issue.

6 CHAIR GRIFFIS: And if you actually wanted these on
7 your property, you would have to go through the site plan
8 process; is that correct, or --

9 MR. CROAD: Well, no. We go -- they're regulated
10 through the building department, and then the building
11 department would contact us to make sure that was not violating
12 any site plan.

13 CHAIR GRIFFIS: Not blocking parking spaces --

14 MR. CROAD: That's right.

15 CHAIR GRIFFIS: -- or removing -- okay. And this is
16 the faster, cleaner way to actually enforce and collect some
17 money then?

18 MR. CROAD: According to the City Attorney. And as --
19 as Mr. Paison had said, it all started with freedom of speech
20 issues. So I -- I weighed in on that. I gave the -- the
21 attorney's office my opinion. It's being handled. It's just
22 not being handled by our department, so I'm satisfied.

23 CHAIR GRIFFIS: Commissioners, any other questions?

24 MS. BERNOUDY: No.

25 CHAIR GRIFFIS: Seems straightforward to me.

1 MR. PAISON: Yep.

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

4 MR. PAISON: Yes, Mr. Chairman. The Planning
5 Department recommends favorable recommendation of Zoning Text
6 Amendment PTZA26-002 for the following reasons.

7 The proposed text amendment will amend -- I'll
8 abbreviate this -- the zoning ordinance to remove the zoning
9 regulations related to Unattended Collection Bins, regulation of
10 these binds having been moved to Title VIII, Building
11 Regulations, Chapter 10, Undetected Collection Bins, so it has
12 its own section in the general code.

13 Now, the City is in the process of updating its
14 regulations and processes related to Unattended Collection Bins
15 by transitioning them from an administrative site plan approval
16 process to regulation by way of annual permit. The permitting
17 ordinance was adopted by City Council under Ordinance 1831 on
18 March 23rd, 2026. The amendment repeals the older zoning
19 provisions that were replaced by that ordinance.

20 The proposed amendment will promote orderly
21 development and is necessary to ensure health, safety, welfare
22 of the community, as noted, because contradictory, inconsistent
23 regulations leave an opening for bad behavior. Having one good
24 set of regulations with clear permitting processes, annual
25 renewals, and enforcement provisions will be a better way to

1 regulate UCBs that are potentially problematic.

2 CHAIR GRIFFIS: All right. Do I have a motion from
3 the Planning Commission? This is for a recommendation to City
4 Council on this text amendment.

5 MR. MARTIN: Through the chair, I'd like to make a
6 motion for favorable recommendation to the City Council for
7 PTZA26-0002.

8 MS. BERNOUDY: I second it.

9 CHAIR GRIFFIS: Okay. We got a favorable
10 recommendation by Commissioner Martin, seconded by Commissioner
11 Bernoudy.

12 All in favor of PTZA26-0002, say Aye.

13 FULL COMMISSION: Aye.

14 CHAIR GRIFFIS: Any opposed?

15 (No audible response.)

16 CHAIR GRIFFIS: All right. It's a favorable
17 recommendation to proceed.

18 Next, review of the minutes -- draft minutes from
19 March 4th and 11th and the regular meeting minutes from March
20 25th. Any comments?

21 MS. BERNOUDY: No.

22 MR. MARTIN: Through the chair?

23 CHAIR GRIFFIS: Commissioner Martin?

24 MR. MARTIN: Recommend approval of the minutes for the
25 study minutes from March 4th, the CIP -- CIP -- the CIP meeting

1 of March 11th, and the regular meeting minutes of March 25th,
2 2026.

3 CHAIR GRIFFIS: Do we have support?

4 MS. GOODWIN-DYE: Support.

5 CHAIR GRIFFIS: Recommendation to approve the minutes
6 Commissioner Martin, supported by Commissioner Goodwin-Dye.

7 All in favor?

8 FULL COMMISSION: Aye.

9 CHAIR GRIFFIS: All right. Minutes are recommended.

10 MS. BERNOUDY: Are these to come to you?

11 MR. PAISON: Yeah. I'll grab them at the end of the
12 meeting.

13 MS. BERNOUDY: Okay.

14 CHAIR GRIFFIS: Now, we have additional public comment
15 section. Open up the public comments at this time. If anyone
16 would like to come forward to speak, you have three minutes.
17 Give us your name and address, please.

18 PG: Well, for public comments, you don't have to do
19 that. But for a public hearing, you do have to give your
20 information. So I've already said who I am.

21 You know, it needs to be understood -- and you guys
22 need to reiterate to the viewing audience -- that you are not a
23 decision-making body, that you only make recommendations, that
24 the ultimate and final decision lies with the City Council.

25 When you look at what's happening in our society,

1 there is so much vitriol amongst committee members. There's so
2 much vitriol between the committee members and the public.
3 Always remember, in a municipality, that the citizens or the
4 taxpayers are at the top of the organizational chart. Your
5 position on this particular committee does not make you the top
6 of the organizational chart.

7 You don't get paid. Council gets paid, but they get
8 paid by the people, so they work for the people. In essence,
9 you guys work for the people but just as a volunteer.

10 When you're giving these different codes for these
11 different item numbers, agenda item numbers, you should say what
12 RE is. Because a person watching for the first time trying to
13 learn what's going on in their city may not understand, just
14 like a lot of you when you got up there.

15 I remember, Jeremy, when you got up there, you
16 understood a few things because you did the house down the
17 street off of Evergreen that we went to see, but you didn't know
18 everything.

19 Mr. Martin didn't know everything, and you two ladies
20 didn't know everything.

21 You got appointed to the Council. You -- or you got
22 appointed to the Commission. You learned from coming to the
23 meetings and asking questions. The audience needs that same
24 introduction to what it is that you do. So just keep that in
25 mind.

1 We can't hear you guys out here when you're talking
2 because it sounds like this when you're talking from the
3 microphone and when you're talking really fast. So I'm sure
4 whatever I'm saying right now is probably not going to come out
5 on the video, because you're not speaking into the mic. And
6 when you guys are up there talking, mainly the two gentlemen, we
7 can hear you out here better than we can hear Mr. Tom Paison.
8 We can hear Terry Croad because he speaks into the microphone
9 sometimes.

10 But you cannot make it appear as if what you want is
11 personal because you think it's good business as opposed to
12 whether or not this project, as one of the residents said,
13 matches the character of the neighborhood. Think of Robert
14 Gibbs and what he said. You don't have to approve it if it
15 doesn't match the character.

16 My time is up. Thank you.

17 CHAIR GRIFFIS: Thank you.

18 Any additional public comment? Seeing none. Close
19 the public comments.

20 Council items update.

21 MR. PAISON: Just a couple of items. The Capital
22 Improvement Plan was approved and received by Council at
23 their -- earlier in the month, since our last meeting.

24 And the Franklin -- 2777 Franklin Landscape
25 Contracting and Rezone and Special Land Use was also approved.

1 We are finalizing up the administrative site plan review on
2 that. It needs to be enacted and published. There's a little
3 bit of cleanup still on that one to go, but the Council did act
4 on the Conditional Rezoning and the Special Land Use approval.

5 The ODD Amendment from Northland. On Monday, the
6 Sports Dome portion of that was approved, and the timeline
7 phasing portion of it was postponed to the 18th. So they're
8 going to be discussing the timeline phasing issue on the 18th,
9 but the -- they decided to split it because the timeline needed
10 some additional work. But the -- the Sports Dome and the
11 affiliated changes to the Condominium Master Deed and the Master
12 Development Plan were -- were approved. So that's -- that's the
13 update.

14 MR. CROAD: If I could just add, though. The Sports
15 Dome approval came with a number of conditions of -- that the
16 developer has to meet before it comes back for site plan --
17 final site plan approval by the Council. So it was like the
18 amendment to allow sports domes was approved, but the site plan
19 for the Sports Dome has conditions that are -- are related to
20 the performance by the developer and in meeting certain site --
21 site conditions.

22 And then the phasing plan was delayed to give the
23 developer more time to comply with some of his outstanding
24 issues that the Council was concerned with.

25 MR. MARTIN: All right. Were they given the time

1 frame for meeting those conditions?

2 MR. CROAD: Well, by May 18th, before they act on the
3 phasing plan, they have to substantially meet those conditions.
4 And then whenever the -- the site plan for the Sports Dome comes
5 back, which would likely be 60 or 90 days later, they'll --
6 there's still some -- some conditions.

7 And everything is tied with the Brownfield plan and
8 the development agreement. So there's a number of layers of
9 protection for this, the Council and the City, should they not
10 comply with -- with the outstanding items.

11 MR. MARTIN: Okay. Was there a -- a discussion or a
12 review or approval of a bridge going across 9 Mile near
13 Providence Hospital or something like that?

14 MR. CROAD: Well, the -- what was discussed and
15 approved is that there's a mid-block crossing that the City
16 received \$420,000 from Oakland County Transit, and then the
17 Regional Transit Authority also provided a grant for all the
18 engineering. So that was awarded and presented to the Council a
19 Monday ago.

20 MR. MARTIN: Does that use the tunnel -- the
21 overhead breezeway --

22 MR. CROAD: No. What's -- the issue is that there was
23 two fatalities, one from a hospital worker. The hospital has
24 secured parking on the north side of the street.

25 MR. MARTIN: Yeah.

1 MR. CROAD: And you have to go up and over the bridge
2 to get to the south where the hospital proper is. And,
3 apparently, a -- a faculty or facility person tried going across
4 that grade and got hit and was unfortunately killed due to that.
5 And then there was another pedestrian/vehicular accident just
6 further down 9 Mile near Greenfield.

7 Those two fatalities raised our score to allow for a
8 mid-block crossing with at-grade signals. We did have a
9 discussion -- preliminary discussion with the hospital. There's
10 other concerns with the bridge. Some -- a lot of slip and
11 falls. So they're totally in favor of this mid-block crossing.

12 So this is all being tied in with pedestrian safety,
13 and will be coordinated with our new shared-use bike path. So
14 we're coordinating with our engineers. And we've been working
15 on -- on these potential grants for quite some time, but it's
16 based on our -- the City's overall commitment to safety,
17 pedestrian accessibility, improvements at bus stops.

18 We have to coordinate with SMART and DDOT on
19 relocating their bus stops to make this work. So it's a lot of
20 collaborations still yet to be done. But we were happy to
21 receive the award for the capital improvements. And then the
22 engineering, at least, is about worth a \$120 to \$150,000. So
23 the total project award is between 550 and \$600,000.

24 MS. BERNOUDY: Wow.

25 MR. MARTIN: Okay.

1 CHAIR GRIFFIS: Miscellaneous items? Next few
2 meetings here?

3 MR. PAISON: Yep. This slide is missing one meeting,
4 but our May meetings are -- got long agendas. May 4th --

5 MR. MARTIN: May 6th, 13th, and 27th.

6 MR. PAISON: Yeah. I think they're wrong on the
7 agenda. Let me double check the calendar. I think they're
8 correct on the screen. Let me --

9 MS. BERNOUDY: I've got --

10 MR. PAISON: I might have made -- had an error. Let
11 me just double check this because I'm seeing two --

12 MR. MARTIN: The 11th, yeah.

13 MR. PAISON: -- and I'm pretty sure the ones on the
14 screen are the correct ones.

15 CHAIR GRIFFIS: Yes.

16 MR. PAISON: No. No. You're right. May 6th. What's
17 on the actual agenda screen was on the screen as dated. So it
18 is May 6th, May 13th, and May 27th.

19 MR. MARTIN: Yeah.

20 CHAIR GRIFFIS: Those are wrong dates.

21 MR. PAISON: Yeah. The -- the screen is wrong. The
22 agenda is correct. And it's on your -- those are on your actual
23 schedule. Yeah.

24 MS. BERNOUDY: These are right?

25 MR. PAISON: Yeah, those are right.

1 MS. BERNOUDY: Okay.

2 MR. PAISON: I just -- the -- the slide didn't get
3 updated properly, that's all.

4 The -- I also wanted to add this -- it's not on this
5 slide, but on your agenda, the joint City Council Planning
6 Commission Meeting. The Council president and the Council
7 amended their schedule, it's going to be July 20th, 2026, 4 to 6
8 p.m.

9 MR. MARTIN: So --

10 MR. PAISON: That was Council -- after they reviewed
11 all their calendars. I believe it's before one of their regular
12 study meetings, so that they'll do the meeting with you, and
13 then they got to go to their regular meeting at 6. So they have
14 a hard out by 6 because they got to go to their regular meeting,
15 which is always actually a pretty good idea. Otherwise, those
16 things will go on forever.

17 MR. CROAD: And then I -- I just have an update. This
18 past weekend the National Planning Conference was held in
19 Detroit, and we were -- we hosted two mobile workshops. And I
20 want to thank Planning Commission members who volunteered, Arts
21 Commission members, Planning staff, Jim Hall, who operates the
22 Cable 15, gave up his weekend and was there filming for Saturday
23 and Sunday. The mayor presented on Saturday. Delores Flagg
24 from the Arts Commission was here, and we had two sold out
25 mobile workshops. We had people as far as Homer, Alaska,

1 attend.

2 MS. BERNOUDY: Yeah.

3 MR. MARTIN: Whoa.

4 MR. CROAD: The West Coast, East Coast, Florida,
5 Texas, and everything in between. And Saturday we went and
6 viewed Northland, the mixed use buildings, the old mall site in
7 Costco Business Center, after having about an hour presentation
8 on the history and the development and planning of Northland
9 Vision.

10 And then Sunday morning, a beautiful spring day, we
11 came here to Council Chambers, did a presentation on our art
12 placemaking, and then did a walking tour of the campus. Went
13 over to the library to see Boy and Bear. Then we got on the
14 bus, went over to Red Pole Park, walked up and down the pathway
15 to see all the art installations.

16 Went over to the monarch butterfly and the pollinator
17 garden, and then we ended up at Lawrence Tech, where we walked
18 up and down the path and saw Dr. Hubert Massey's mosaics, the
19 murals on the barrier wall, the key, and we talked about
20 placemaking.

21 And afterwards, on both tours, we got -- received
22 positive comments from all the participants and attendees. And
23 then, through the course of the rest of the conference, we had
24 people coming up to me throughout, tell -- telling us how
25 impressed they were with Southfield and everything that we have

1 going on. So it was a big success, and I want to thank the
2 volunteers and the staff.

3 And a lot of work. We produced two new brochures; one
4 on the 9 Line, one on the Arts. We had two PowerPoint
5 presentations. We had a lot of logistics. We had the DDA and
6 the City Centre sponsor the refreshments and some of the
7 handouts. So it was a win-win for all of us.

8 And I know Mr. Hall is going to be working with us to
9 produce a piece for Cable 15, and we'll have some other
10 additional marketing materials and opportunities to showcase
11 what we did here this past weekend. So thank you again.

12 MS. BERNOUDY: It was really, really -- it was an
13 eye-opener as -- you know, I've been here -- how long have you
14 been in Southfield?

15 MS. GOODWIN-DYE: I just about been here 37 years.

16 MS. BERNOUDY: Thirty-seven. I've been over 30, and
17 there were things I learned that I thought I knew about
18 Northland, you know? I lived in Detroit when Northland was
19 built. My voice is going. And I didn't (inaudible), and I
20 relayed some of that information to my board this week as well.

21 Now, between you and our mayor, you are walking
22 historians. I mean, the things they said off the top of their
23 head --

24 MR. CROAD: Yeah. So the one other thing I want to
25 do, we talked about, is, maybe prior to a study meeting hosting

1 you and our department. I'll get pizza and salad. And we'd
2 like to show you around our offices.

3 I know there was some interest, so -- work with
4 Mr. Paison on scheduling maybe coming in early. And if that
5 doesn't work, we'll do a second one at lunchtime so we can
6 accommodate everyone's schedule. So thanks again.

7 CHAIR GRIFFIS: Thank you. Anything else?

8 MR. MARTIN: I have a -- this isn't being recorded; is
9 it?

10 CHAIR GRIFFIS: Yeah. We're still --

11 MR. MARTIN: Never mind.

12 CHAIR GRIFFIS: We're still in session. We can end
13 the meeting as soon as you --

14 MR. MARTIN: I'm done.

15 CHAIR GRIFFIS: -- as soon as you say --

16 All right. Meeting adjourned. 9:30. The end.

17 (Meeting adjourned at 9:30 p.m.)

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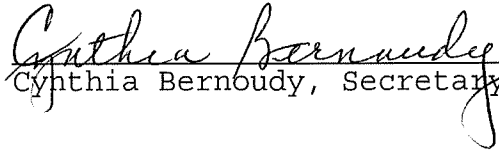
I FURTHER CERTIFY that I am not of Council or attorney for either or any of the parties to said proceedings, nor in any way interested in the events of this cause, and that I am not related to any of the parties thereto.

DATED this 18th day of MAY, 2026



JANENE CLEARY, Michigan CSR No. 16359

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Cynthia Bernoudy, Secretary

Date: 5-27-26