

**MINUTES OF THE CITY OF SOUTHFIELD PLANNING COMMISSION
REGULAR MEETING OF FEBRUARY 8, 2023
6:30PM**

Planning Commission Members Present: Bernoudy, Goodwin-Dye, Griffis, Huntington, Martin and Willis

Planning Commission Members Excused: Stephens-Gunn

Staff Present: City Planner Croad and Planner Spence

Vice-chair Martin called for a roll call. Planner Spence called the roll and determined there was quorum present to conduct business.

Vice-chair Martin called for Approval of the Agenda. Motion by Commissioner Willis to Approve the Agenda. Seconded by Commissioner Griffis. Vice-chair Martin called for a Vote. 6-0 in favor.

Motion Carries.

Vice-chair Martin asked if there were any Announcements or Communications. Planner Spence noted he had none at this time.

Vice-chair Martin called for the first item.

PSLU22-0007 is a Special Use Request of Go One LLC, to allow for a Clean Express Auto Wash on property located at 30233 Southfield Road, Sidwell Parcel 2411-226-016, on the West side of Southfield Road between Webster and W Thirteen Mile Road, Section 11, City of Southfield, Oakland County, State of Michigan.

PSP22-0011 is a Site Plan Review Request of Go One LLC, for the construction of a 3,677gsf conveyor-type motor vehicle wash with other amenities on property located at 30233 Southfield Road, Sidwell Parcel 2411-226-016, on the West side of Southfield Road between Webster and W Thirteen Mile Road, Section 11, City of Southfield, Oakland County, State of Michigan.

Planner Spence noted the Special Use and Site Plan Review for the Clean Car Wash was scheduled for the January 25, 2023 Planning Commission Regular Meeting, however, that meeting got postponed due to inclement weather. Chair Dr. Stephens-Gunn called a Special Regular Meeting for tonight to hear these cases.

He gave a brief overview of the proposal noting the Commission had already given a Favorable Recommendation for the Conditional Rezoning of the property to B-3 General Business in December. There have been a number of meetings held on this proposal and the petitioner has met with the apartment management and tenants to resolve the issues they had. Planner Spence noted that he had received an email from the apartment management that they no longer oppose this project. He introduced Mr. Rob LaBelle, attorney for the petitioner.

Mr. Labelle noted that he had members of his team available if there were questions. He provided an overview of the proposal which included their operation that saves water and actually recycles some to reuse in the cleaning process. The meet all the requirements of the City for setbacks, parking, stacking, landscape, are adding amenities to the existing bus stop along Southfield Road and have agreed to repair any damage to North Drive that may result from the construction of the project.

Vice-chair Martin noted that this is a Public Hearing for the Special Use Request and opened the Public Hearing.

An attorney representing Jax Kar Wash stated he didn't believe this project met the standards for Special Use approval or site plan because the front yard setback from North Drive wasn't 60' and the driveway was too close to intersection.

Seeing no other Public to speak, Vice-chair Martin closed the Public Hearing.

Mr. LaBelle asked if he could respond to the comments made by the attorney. He noted that North Drive is a private drive and that the front yard is Southfield Road. The front yard setback exceeds what is required by 18'. Regarding access, they have rights to use North Drive for access to the property per an easement agreement.

There were no other comments so Vice-chair Martin opened the floor to the Commissioners for PSLU22-0007.

Commissioner Huntington felt this proposal fit in with Southfield Road.

Commissioner Griffis noted this is nice site plan for the carwash. There is a lot of room to move around, and the extra landscape helps.

Commissioner Willis noted he agrees with what the other commissioners have stated. He asked if hours or operation would be different between Winer and Summer. Mr. LaBelle noted they would make adjustments as needed.

Commissioner Bernoudy asked if larger trucks and SUVs would be able to use this car wash. Mr. Eric Williams noted that they ran a Ford F-150 truck through this without a problem.

Commissioner Huntington asked if there would be workers drying vehicles as they exited. Mr. LaBelle noted they would not.

The Commission asked how the petitioner planned on advertising his presence. Mr. LaBelle noted through standard newspapers and the Chamber of Commerce.

The Commission asked if subscriptions were offered. Mr. LaBelle noted that the did offer subscriptions and specials would be available online.

Vice-chair Martin asked if the concrete beyond the car wash exit was heated. Mr. LaBelle noted that for 40-50' beyond the exit to minimize icing that could occur in Winter.

City Planner Croad asked how much of an increase in landscaping has been provided. Mr. Williams noted it was up 17%. City Planner Croad asked that the petitioner provide images of the vacuums from current locations. He also asked for a number of employees. Mr. LaBelle noted that there would be six (6) full-time and six (6) part-time employees. He noted further that the comment about the petitioner repairing damage to North Drive be added to the Recommendation.

There were no other comments so Vice-chair Martin called for the Planner's Recommendation for PSLU22-0007. Planner Spence obliged.

Recommendation: The Planning Department recommends **FAVORABLE RECOMMENDATION** of PSLU22-0007, the Special Use Request of Go One LLC, to allow for a Clean Express Auto Wash on property located at 30233 Southfield Road, Sidwell Parcel 2411-226-016, on the West side of Southfield Road between Webster and W Thirteen Mile Road, Section 11, City of Southfield, Oakland County, State of Michigan, for the following reasons:

1. Subject to approval of PCRZ22-0001 by the City Council to Conditionally Rezone the property to B-3 General Business for the exclusive use of the property for a conveyor-type auto wash.
2. Hours of operation shall be limited to 7am-8pm Monday through Saturday, and 8am-6pm on Sunday.
3. The proposed use is of such size and character that it will be in harmony with the appropriate and orderly development of the B-3 General Business District.
4. The location, size, intensity, and periods of operation of the proposed use is designed to eliminate any possible nuisance likely to emanate therefrom which might be adverse to occupants of any other nearby permitted uses.
5. The proposed use is in accord with the spirit and purpose of this Chapter and not be inconsistent with, or contrary to, the objectives sought to be accomplished by this Chapter and principles of sound planning.
6. The proposed use is of such character and the vehicular traffic generated will not have an adverse effect, or be detrimental, to the surrounding land uses or the adjacent thoroughfares.
7. The proposed use is of such character and intensity and arranged on the site so as to eliminate any adverse effects resulting from noise, dust, dirt, glare, odor, or fumes.
8. The proposed use, or change in use, will not be adverse to the promotion of the health, safety, and welfare of the community.
9. The proposed use, or change in use, is designed, and operated so as to provide security and safety to the employees and the general public. (Amended - Ordinance 1501 - 5/30/04)
10. The Petitioner will repair any damage to North Drive as a result of construction traffic.

Vice-chair Martin asked for a Motion.

Motion by Commissioner Griffis for Favorable Recommendation of PSLU22-0007. Seconded by Commissioner Huntington. Vice-chair Martin stated that all those in favor say "Aye". There were 6 Ayes. Those against say "Nay". There were No Nays. Motion carries.

Planner Spence noted that unless there any addition questions, he would read the Planner's Recommendation for PSP22-0011. There were no comments.

Recommendation: The Planning Department recommends **FAVORABLE RECOMMENDATION** of the Site Plan Review Request of Go One LLC, for the construction of a 3,677gsf conveyor-type motor vehicle wash with other amenities on property located at 30233 Southfield Road, Sidwell Parcel 2411-226-016, on the West side of Southfield Road between Webster and W Thirteen Mile Road, Section 11, City of Southfield, Oakland County, State of Michigan, for the following reasons and conditions:

1. Subject to the conditions of PCZR22-0001 to Conditionally Rezone the property to B-3 General Business for the exclusive use of the site for a conveyor-type auto wash.
2. Subject to the conditions of PSLU22-0007.
3. Landscaping in lieu of the wall along the west property line as shown on Sheets C-5 and C-6 dated 12-1-22 by Stonefield Engineering and Design.
4. The site shall be developed in accordance with Sheet C-1 through C-4, Sheets C-7 through C-9 dated 12/1/22 along with submitted elevations by Stonefield Engineering and Design.
5. Landscaping and irrigation shall be installed in accordance with Sheets C-5 and C-6 dated 12-1-22 by Stonefield Engineering and Design.
6. The petitioner is to provide a sprinkler system for all landscape areas to encourage preservation of plant materials.
7. The petitioner is to execute a perpetual maintenance agreement for the landscaped and parking areas both on the site and in the right-of-way, which includes maintenance of the storm water detention system.
8. The petitioner is to implement the recommendations made by the Southfield Police Department's Crime Prevention Bureau regarding site security.
9. Approval of this site plan and/or building elevations represented herein does not constitute nor guarantee approval for signage. Separate approval and sign permits must be obtained from the Building Department for any proposed signs.
10. Exterior lighting will be shielded to prevent spillage of glare onto adjacent properties.
11. Bike racks shall be installed in accordance with Article 4, Section 5.29(12).
12. The site shall be designed and developed to contain Public "Works of Art" in accordance with Section 5.22-5 Public Art, Article 4 General Requirements of the Zoning Ordinance.

Vice-chair Martin asked for a Motion.

Motion by Commissioner Willis for Favorable Recommendation of PSP22-0011. Seconded by Commissioner Huntington. Vice-chair Martin stated that all those in favor say "Aye". There were 6 Ayes. Those against say "Nay". There were No Nays. Motion carries.

Vice-chair Martin called for the next item.

PZTA22-0005 is a Council-initiated Zoning Ordinance Text Amendment to amend Title V, Zoning and Planning, Chapter 45, Zoning, of the Code of the City of Southfield by adding “Data Processing and Computer Center” to Article 12 Television-Radio-Office-Studio District, Section 5.124 Uses Permitted, and any other amendments that may become necessary as needed for the above and the City of Southfield.

Planner Spence gave a brief overview of the proposed text amendment noting that there is need for additional data storage and processing associated with communication facilities including tv and radio. This amendment would allow Data Processing and Computer Centers as Permitted uses in that TV-R District.

Vice-chair Martin noted this was a public hearing and opened the floor to any public who had a comment. Seeing no public come forward, Vice-chair Martin closed the public hearing.

Vice-chair Martin opened the floor to the Commissioners.

Commissioner Huntington thought this made sense and fits in with the district.

Commissioner Griffis thought this made sense.

There were no other comments, so Vice-chair Martin called for the Planner’s Recommendation.

Recommend **FAVORABLE RECOMMENDATION** of the draft dated January 25, 2023, for the following reasons:

1. The proposed text amendment will amend Title V, Zoning and Planning, Chapter 45, Zoning, of the Code of the City of Southfield by Adding to Article 12 Section 5.124 Uses Permitted, “Data Processing and Computer Centers” as permitted uses, and any other amendments that may become necessary as needed for the above and the City of Southfield.

Vice-chair Martin called for a Motion.

Motion by Commissioner Griffis for Favorable Recommendation of PZTA22-0005. Seconded by Commissioner Huntington. Vice-chair Martin stated that all those in favor say “Aye”. There were 6 Ayes. Those against say “Nay”. There were No Nays. Motion carries.

Vice-chair Martin called for the next item.

PSP22-0012 is a Site Plan Review Request of Skyllz Gymnastic Academy to construct a 10,600gsf metal building for a proposed gymnastics school on property located at 21751 W Nine Mile Road, Sidwell Parcel 2434-101-067, on the south side of W Nine Mile Road between Lahser Road and Prescott, Section 34, City of Southfield, Oakland County, State of Michigan.

Planner Spence gave a brief overview of the proposal for a 10,600sf building for a gymnastics academy on vacant land. He noted the existence of an easement agreement for access and parking

for the subject property as well as the two properties to the west. Parking requirements are met for all the uses and there are no waivers required. The petitioner has changed the color on the east, south and west sides of the building to charcoal grey per negative comments made by the residents but wants to retain the aqua color on the Nine Mile Side of the building. He noted that this is a straight site plan that meets the requirements of the zoning ordinance and that a public hearing is not required for site plan. He introduced Mr. Bryan Cook, architect, and Ms. Shneshia Jackson owner and operator of the proposed facility.

Mr. Cook did not have anything more to add. Ms. Jackson noted her daughter was in gymnastics and there was a lack of facilities for elite gymnastics training in the immediate area. She drives 20 miles to the nearest facility. This building is ½ the size of a traditional training facility and will have at a maximum two recreational classes at one time with about 20 students and a separate small gymnastics team that will get specialized training.

There were no other comments so Vice-chair Martin opened the floor to the Commissioners.

Commissioner Huntington noted he liked the aqua color. He asked if tournaments would be held at this facility. Ms. Jackson noted that there would be no tournaments here. They would rent a larger facility for that. Commissioner Willis asked if there was a training plan. Ms. Jackson noted that there is a program that is followed for gymnasts. For teachers there is also training, and CPR classes required.

Commissioner Griffis noted that with a metal building construction is faster and this is a site that is already prepared for this type of building. He liked the brick treatment at the base.

Commissioner Goodwin-Dye asked Ms. Jackson if she had done a study on the number of people that would be interested in using this facility. Ms. Jackson noted she travels an hour to get to the nearest facility and this location will provide her daughter as well as others in the area an elite training experience closer to home.

Commissioner Bernoudy asked how Ms. Jackson would advertise for this facility. Ms. Jackson noted that through social media, local gym groups and flyers to neighbors. Commissioner Bernoudy then asked about age range of students. Ms. Jackson noted they start at 18 months through 19 years old.

Vice-chair Martin asked if there was any state licensing requirement for these facilities. Ms. Jackson noted that there is no licensing requirement. Vice-chair Martin then asked about the qualifications of staff. Ms. Jackson noted that she will have two Big Ten school college graduates on staff. Vice-chair Martin asked if there was medical staff on site at all times. Ms. Jackson noted that they would not but they would be trained in CPR. Vice-chair Martin asked how equipment is fixed to floor or ceilings. Ms. Jackson noted equipment is anchored to floors through stanchions and bars.

Commissioner Goodwin-Dye inquired about preventive maintenance of the facility. Ms. Jackson noted that the company they are renting the equipment from will do scheduled maintenance.

There were no other comments, so Vice-chair Martin called for the Planner's Recommendation.

Recommendation: The Planning Department recommends **FAVORABLE RECOMMENDATION** of the Site Plan Review Request of Skylz Gymnastic Academy to construct a 10,600gsf metal building for a proposed gymnastics school on property located at 21751 W Nine Mile Road, Sidwell Parcel 2434-101-067, on the south side of W Nine Mile Road between Lahser Road and Prescott, Section 34, City of Southfield, Oakland County, State of Michigan, for the following reasons and conditions:

1. The site shall be developed in accordance with Sheet AS102 dated 1-5-2023 by Develop Architecture.
2. The elevations shall be developed in accordance with Sheet A201 dated 12-5-2022 by Develop Architecture.
3. Subject to the recorded easement agreement for parking and driveway access dated August 2, 1975 which includes the subject property and two properties to the west.
4. Petitioner is to install the 8' wide Shared-use pathway along the W Nine Mile Road Frontage.
5. Landscaping and irrigation shall be installed in accordance with City Standards.
6. The petitioner is to provide a sprinkler system for all landscape areas to encourage preservation of plant materials.
13. The petitioner is to execute a perpetual maintenance agreement for the landscaped and parking areas both on the site and in the right-of-way, which includes maintenance of the storm water detention system.
14. The petitioner is to implement the recommendations made by the Southfield Police Department's Crime Prevention Bureau regarding site security.
15. Approval of this site plan and/or building elevations represented herein does not constitute nor guarantee approval for signage. Separate approval and sign permits must be obtained from the Building Department for any proposed signs.
16. Exterior lighting will be shielded to prevent spillage of glare onto adjacent properties.
17. Bike racks shall be installed in accordance with Article 4, Section 5.29(12).

Vice Chair Martin called for a motion.

Motion by Commissioner Willis for Favorable Recommendation of PSP22-0012. Seconded by Commissioner Bernoudy. Vice Chair Martin stated that all those in favor say "Aye". There were 6 Ayes. Those against say "Nay". There were No Nays. Motion carries.

Vice Chair Martin called for the next item.

Planner Spence noted the next item was Approval of Minutes. He noted that December 7, 2022 Study Meeting and December 14, 2022 Regular Meeting were before the Commission.

Vice-chair Martin asked if there was a Motion.

Motion by Commissioner Huntington for Favorable Recommendation of the December 7, 2022 Minutes and the December 14, 2022 as presented. Seconded by Commissioner Bernoudy. Vice

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Chair Martin stated that all those in favor say "Aye". There were 6 Ayes. Those against say "Nay". There were No Nays. Motion carries.

Vice-chair Martin opened the Public Comment portion of the meeting and invited anyone who wished to speak to come to the podium. Seeing no one, he closed Public Comments.

Planner Spence noted that the next item was Approval of the Planning Commission Meeting Schedule for the balance of 2023 through January 2024.

Vice-chair Martin called for a Motion on the Calendar.

Motion by Commissioner Griffis for Favorable Recommendation of the Planning Commission Calendar. Seconded by Commissioner Goodwin-Dye. Vice Chair Martin stated that all those in favor say "Aye". There were 6 Ayes. Those against say "Nay". There were No Nays. Motion carries.

Planner Spence noted the next item was Approval of the 2022 PC Annual Report.

Motion by Commissioner Huntington for Favorable Recommendation of the Planning Commission 2022 Annual Report. Seconded by Commissioner Griffis. Vice Chair Martin stated that all those in favor say "Aye". There were 6 Ayes. Those against say "Nay". There were No Nays. Motion carries.

Planner Spence noted the next item was Election of Officers for the upcoming year. He noted the Commission can take nominations for each Officer one at a time starting with her Chair. Vice-chair Martin noted that conversations had taken place and the current wished to continue as Chair. Planner Spence noted that someone should make the nomination. Chair Dr. Stephens-Gunn was nominated for Chair. There were no other nominations. The Commission voted 6-0 to retain Chair Dr. Stephens-Gunn as Chair for another year.

Vice-chair Martin opened nominations for Vice-chair. Vice-chair Martin was nominated, however, he declined. Commissioner Griffis was nominated for Vice-chair. There were no other nominations. The Commission voted 6-0 to elect Commissioner Griffis as Vice-chair.

Vice-chair Martin opened nominations for Secretary. Commissioner Willis was nominated. There were no other nominations so Vice-chair Martin called for a vote. The Commission voted 6-0 to retain Commissioner Willis as Secretary.

The next item on the Agenda is a discussion on PSP22-0013.

PSP22-0013 is a Site Plan Review Request of BMW Kar Wash LLC dba Jax Kar Wash, for the construction of a 1,148.4sf building addition to the existing car wash on property located at 30705 Southfield Road, Sidwell Parcel 2411-226-026, on the West side of Southfield Road between Webster and W Thirteen Mile Road, Section 11, City of Southfield, Oakland County, State of Michigan.

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Planner Spence gave a brief overview of the proposal noting the existing Jax Kar Wash was looking to expand the building to include new dryers. It would require adding an additional 17' to the east side of the building facing Southfield Road and expanding what is a legal non-conformity. He introduced Mr. Todd Gesund, owner.

Mr. Gesund noted they are installing new dryer equipment to increase efficiency and lessen the dry time required by staff outside the building. He noted they are installing these new dryers everywhere they can, including the Birmingham location.

Commissioner Huntington noted he passes this site often and never sees a stacking problem.

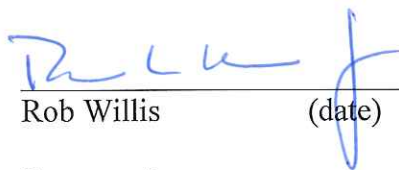
Commissioner Griffis noted this is a cramped site, but he was still able to get into the parking lot. This would be an improvement. There was a concern about the 17' expansion toward the existing Southfield Road property line.

Commissioner Bernoudy noted she did not have a concern.

City Planner Croad asked if there was a way to redesign so a new waiver of the front yard setback was not needed. He asked if the addition could be added to the west side of the building. This proposal would allow for less car stacking for drying which could pose a health/safety risk. He asked if water from dripping cars would pose a problem on Southfield Road and the site is that water froze. He asked if the concrete could be heated at the exit from the building so ice did not form. He asked Mr. Gesund to provide a diagram with circulation patterns on how cars come out and stack if a backup starts in the lanes exiting. He noted there is a potential this item may need to be postponed allowing time to work on an alternative plan.

There were no other comments so Vice-chair Martin moved to Miscellaneous Items. Planner Spence noted the Capital Improvement Program meeting with the department heads is scheduled for Wednesday, February 15, 2023 at 3pm.

There were no other items for discussion. The meeting was adjourned at 8:20 pm.

 03.22.2023
Rob Willis (date)

Secretary/js