

**MINUTES OF THE CITY OF SOUTHFIELD PLANNING COMMISSION
REGULAR MEETING OF APRIL 19, 2023
6:30PM**

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

Planning Commission Members Excused: Stephens-Gunn

Staff Present: City Planner Croad, Planner Spence and Planner Bollin

Vice Chair Griffis called for a roll call. Planner Spence called the roll and determined there was quorum present to conduct business.

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

Motion Carries.

Vice Chair Griffis asked if there were any Announcements or Communications. Planner Spence noted he had none at this time.

Vice Chair Griffis called for the first item.

PSLU23-0002 is a Special Use Request of ZA Design Build, on behalf of the owner Pattah Development, to allow for a stand-alone Savvy Sliders restaurant with drive-thru on property located at 26336 W Twelve Mile Road, on the north side of W Twelve Mile Road between Franklin and Northwestern Hwy, Section 07, City of Southfield, Oakland County, State of Michigan.

Planner Spence noted that while he would be presenting both the Special Use and the Site Plan together, the Commission would need to have separate discussion and votes on each item and the Special Use requires a Public Hearing. He noted that the Petitioner wanted to convert the existing vacant bank to a restaurant with drive thru. The are short parking spaces and have reached out to the neighboring office building to retain spaces on their property. This would require a parking agreement which, it is my understanding, the petitioner already has in the works. In addition, there was a question last week regarding a cross-access agreement between the bank property and the office building. We found an agreement in the file, so we are set on that. He introduced Mr. Zaid Arabo.

Mr. Arabo noted they are in discussions with the office building owner for parking spaces on their site. He noted that there had been a discussion regarding the need for fencing on all four sides of the property and he hoped that the fence might be omitted.

Vice Chair Griffis opened the floor to the Commissioners.

Commissioner Martin felt the need for a fence or wall here was not logical. He noted that the plan should have snow storage on it and asked where that would be. It was noted the landscape triangle in

the back could be used for storage but any shrubs in the area should be removed to avoid them getting crushed.

Commissioner Willis asked if some kind of path would be designated from the off-site parking. Mr. Arabo noted employees would likely be the ones to park off-site and walk but a pathway could be developed.

Commissioner Bernoudy noted the parking agreement would be necessary. She noted that pavement areas in dis-repair would need to be fixed. Mr. Arabo noted they would be fixed 100%.

There were no other comments, so Vice Chair Griffis called for the Planner's Recommendation.

Recommendation: The Planning Department recommends **FAVORABLE RECOMMENDATION** of PSLU23-0002, the Special Use Request of ZA Design Build, on behalf of the owner Pattah Development, to allow for a stand-alone Savvy Sliders restaurant with drive-thru on property located at 26336 W Twelve Mile Road, on the north side of W Twelve Mile Road between Franklin and Northwestern Hwy, Section 07, City of Southfield, Oakland County, State of Michigan, for the following reasons and conditions:

1. Subject to the Site Plan conditions of PSP23-0004.
2. Restaurant operations shall be limited to Sunday 11am-10pm, Monday thru Thursday 11am-11pm, and Friday and Saturday 11am to Midnight.
3. The submitted special use, with any conditions recommended by the Planning Department and the Planning Commission, will be 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 there from which might be adverse to occupants of any nearby permitted uses.
5. The proposed use is in accord with the spirit and purpose of this Chapter and is not 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 vehicular traffic generated will not have an adverse effect, or be detrimental, to the surrounding land uses or 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 will not be adverse to the promotion of the health, safety, and welfare of the community.
9. The proposed use is designed and operated so as to provide security and safety to employees and the general public.

Vice Chair Griffis called for a motion.

Motion by Commissioner Martin for Favorable Recommendation of PSLU23-0002. Seconded by Commissioner Willis. Vice Chair Griffis 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 additional questions, he would read the Planner's Recommendation for PSP23-0004.

The Commission asked the following conditions be added to the Recommendation for PSP23-0004, including 14. A fence or landscaping be installed in lieu of the required walls.; 15. A striped pathway from the off-site employee parking to the building be added to the plan; and 16. The driveway from the drive thru across the front of the building be widened as required by the Fire Department.

Vice Chair Griffis called for the Planner's Recommendation with the added conditions.

Recommendation: The Planning Department recommends **FAVORABLE RECOMMENDATION** of the Site Plan Review Request of ZA Design Build, on behalf of the owner Pattah Development, to allow for the conversion of an existing bank building to a stand-alone Savvy Sliders restaurant with drive-thru on property located at 26336 W Twelve Mile Road, on the north side of W Twelve Mile Road between Franklin and Northwestern Hwy, Section 07, City of Southfield, Oakland County, State of Michigan, for the following reasons and conditions:

1. Subject to the Special Use conditions of PSLU23-0002.
2. The petitioner is to receive waivers from the Zoning Board of Appeals for the following:
 - a. Waiver of 20.56' of front yard setback from W Twelve Mile Road (60' required, 39.44' existing).
 - b. Waiver of 1,387sf of Front Yard Landscape (4,200sf required, 2,813sf provided).
3. The existing Cross Access Agreement is to remain in place and the Petitioner is to continue working with the owner of the office building property to the north for access to four (4) parking spaces on that site. That parking agreement is to be recorded with the County.
4. The site shall be developed in accordance with SheetAS.1 dated 4-18-23 by ZA Design Build.
5. The building shall be constructed in accordance with the elevations shown on Sheet AS.4 and AS.5 dated 4-18-23 by ZA Design Build.
6. 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.
7. The landscape plan and details shown on Sheet AS.2 dated April 18, 2023 by Nagy Devlin Land Design are part of the approval of this site plan.
8. The petitioner is to provide a sprinkler system for all landscape areas to encourage preservation of plant materials.
9. 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.
10. The petitioner is to implement the recommendations made by the Southfield Police Department's Crime Prevention Bureau regarding site security.
11. 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.

12. Exterior lighting will be shielded to prevent spillage of glare onto adjacent properties. Petitioner is to submit a Photometric Plan prior to going to City Council.
13. Bike racks shall be installed in accordance with Article 4, Section 5.29(12).
14. A fence or landscaping be installed in lieu of the required walls.
15. A striped pathway from the off-site employee parking to the building be added to the plan.
16. The driveway from the drive thru across the front of the building be widened as required by the Fire Department.

Vice Chair Griffis called for a motion.

Motion by Commissioner Willis for Favorable Recommendation of PSP23-0004. Seconded by Commissioner Bernoudy. Vice Chair Griffis stated that all those in favor say "Aye". There were 6 Ayes. Those against say "Nay". There were No Nays. Motion carries.

Vice Chair Griffis called for the next item.

PZRODD23-0001 is a Rezoning Request for an Overlay Development District Development Agreement of GB Realty Acquisitions, LLC, for 5.625 acres of land for the construction of a 4-story climate controlled storage facility and additional mixed use development on W Eight Mile Road on property located at 16025 Northwestern Hwy, Sidwell Parcel 2436-452-004, on the north side of W Eight Mile Road between Northwestern Highway and Northland Drive, Section 36, City of Southfield, Oakland County, State of Michigan.

Planner Spence gave a brief overview of the proposed ODD noting this project is on the heels of the Text Amendment the Commission had found Favorable in March. The petitioner wishes to convert the existing 4-story office to interior climate-controlled storage with a 2nd Phase of mixed use. New sidewalk is being added along both the Service Drive and W Eight Mile Road along with new landscaping. He invited the petitioner to come forward to explain his project further.

Mr. Mike Pizzola noted they made some revisions to the plan adding new sidewalks and were happy to answer any questions the Commission might have.

There were no other comments, so Vice Chair Griffis opened the Public Hearing for PZRODD23-0001. Seeing no one approaching to speak, Vice Chair Griffis closed the Public Hearing and opened the floor to the Commissioners.

Commissioner Martin inquired about hours of operation. Mr. Pizzola noted access would be 24 hours and noted the gated entry on the south side of the building. The lobby on the northeast side of the building is only proposed to be open Monday through Friday during regular business hours.

Commissioner Bernoudy asked if it was 3 or 4 stories and what kind of security will be in place. Mr., Pizzola noted the building is 4 stories with the upper story for mechanical equipment and storage units. There is a gated entry accessible via a keypad.

Commissioner Willis asked if moving and storage supplies are offered for sale. Mr. Pizzola noted boxes and other materials are for sale out of the office at the northeast corner. Commissioner Willis asked about the number of employees. Mr. Pizzola noted there would be 2 employees.

City Planner Croad noted that plan is missing some of the other Northland Design amenities such as a plaza on the corner, masonry screen wall and landscaping that we are requiring of the Northland development. He asked that the developer review the Northland guidelines and add the appropriate amenities to the plans.

There were no other comments, so Vice Chair Griffis called for the Recommendation for PZRODD23-0001 with an added condition to provide the streetscape elements.

Recommendation: The Planning Department recommends **FAVORABLE CONSIDERATION** of PZRODD23-0001, to rezone 5.56 acres of land to ODD Overlay Development District with underlying B-3 General Business, approve the site plan for the proposal, and create a Master Development Plan and Agreement to allow for the conversion of the existing site for interior climate controlled self-storage and potential mixed use along W Eight Mile Road, for the following reasons:

1. Subject to approval of PZTA23-0001 by the City Council to add the property located at 16025 Northland Drive to the Boundary District of the Northland Overlay Development District.
2. The proposal will be consistent with the surrounding zoning classifications and is in accordance with the Southfield Comprehensive Master Plan that indicates proposed Northland Boundary District for this parcel.
3. The proposal utilizing the ODD, Overlay Development District provisions, with underlying B-3 General Business zoning will allow the petitioner to develop the property land uses compatible with the abutting existing developments and will allow for development flexibility in accordance with the ODD Development Agreement.
4. The proposed rezoning will not have adverse effects upon any of the adjoining zonings or land uses.
5. The petitioner is to work with the Planning Department and City Attorney to finalize the Overlay Development District Development Agreement.
6. The proper streetscape elements in accordance with the Northland Design Standards shall be incorporated in the plan prior to the project going to City Council.

Vice Chair Griffis called for a motion.

Motion by Commissioner Willis for Favorable Recommendation of PZRODD23-0001. Seconded by Commissioner Martin. Vice Chair Griffis stated that all those in favor say "Aye". There were 6 Ayes. Those against say "Nay". There were No Nays. Motion carries.

Vice Chair Griffis called for the next item.

PSP23-0006 is a Site Plan Review Request of Habitat for Humanity Oakland County to allow for the construction of three (3) duplexes for a total of six (6) units of 1,000sf each on properties located at Sidwell Parcels 2434-476-001, 2434-476-002, and 2434-476-003 on the south side of Westland between Evergreen and Prescott, Section 34, City of Southfield, Oakland County, State of Michigan.

Planner Spence gave a brief overview of the proposal noting the petitioner is looking to develop three new duplexes for a total of six new residential units similar to the development he constructed

across the street on Westland. These units will be a little different at the garages will be on the outside of the duplex and are larger than the garages on the duplex across Westland. In addition, the units are bit larger as well. He introduced Mr. Joe Richardson from Habitat for Humanity.

Mr. Richardson had no additional comments but would be happy to answer any questions.

Commissioner Martin asked about the change in square footage. Mr. Richardson noted the difference is about 50square feet larger than the previous duplex. In addition, they went down from two bathrooms to one.

Commissioner Gruber asked if the yards were large. Mr. Richardson noted these will have big back yards and a storage shed.

Commissioner Martin asked about the units across the street; are they sold and for how much? Mr. Richardson noted they have been sold for \$150,000 each.

Commissioner Bernoudy asked if the units would be accessible. Mr. Richardson noted that they would be.

Commissioner Willis noted the duplex is \$450,000 to construct but how much would they sell for. City Planner Croad noted that with the partnerships Habitat engages in the units would be about \$150,000 each.

Commissioner Bernoudy asked if these would units for sale or rent. Mr. Richardson noted that these units are only offered for sale.

City Planner Croad noted that the units across the street had stone around the base on the units as well as the sheds on back. He asked Mr. Richardson to add this durable material to the proposed units and shed. Mr. Richardson noted he already had a rendering showing the stone and would send to Planner Spence.

There were no other comments s Vice Chair Griffis called for the Planner's Recommendation.

Recommendation: The Planning Department recommends **FAVORABLE CONSIDERATION** of PSP23-0006, the Site Plan Review Request of Habitat for Humanity Oakland for the construction of three (3) residential duplexes for a total of six(6) units of 1,000sf each on property located at Sidwell Parcels 2434-476-001, 2434-476-002, and 2434-476-003 on the south side of Westland between Evergreen Road and Prescott, Section 34, City of Southfield, Oakland County, State of Michigan, for the following reasons and conditions:

1. The Planning Commission finds that one family units of less than three (3) attached units is reasonably necessary or convenient for a satisfactory and efficient development, is necessary for the creation of an effective density development and is necessary for the extension of a single-family character in a single-family residential area.

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2. The following waivers from the Zoning Board of Appeals are required:
 - A. Waiver of 600sf of unit square footage (6,600sf total required, 6,000sf proposed).
3. Subject to approval of a Tree Removal Permit by City Council.
4. Petitioner is to combine the three (3) lots into one (1) through a Lot Combination application with the Assessing Department.
5. Landscaping must be installed in accordance with the Approved Landscape Plan prior to the issuance of a Certificate of Occupancy unless the season of the year does not permit installation. In that instance, a bond must be submitted to the Building Department to cover the cost of the installation and a Temporary Certificate of Occupancy shall be given upon completion of landscaping and approval of the same by the Planning Department, the bond will be returned, and a Final Certificate of Occupancy shall be given.
6. A \$6,000 tree bond shall be provided to cover the cost of twenty-two (20) replacement trees for the project.
7. Tree protection fencing is to be installed per the approved landscape plan. Fencing is to be inspected by the Planning Department prior to the release of Building Permits for the work proposed.
8. Any exterior lighting will be shielded to prevent spillage of glare onto adjacent properties.
9. In lieu of a full irrigation system, the petitioner is to provide one outside water spigot per unit for all landscape areas to encourage preservation of plant materials.
10. 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.
11. The petitioner is to implement the recommendations made by the Southfield Police Department's Crime Prevention Bureau regarding site security.
12. In lieu of the required bike rack, the petitioner shall provide at least one bike hanger in the garage of each unit.
13. The buildings are to be constructed in accordance with the submitted elevations.
14. Per Article 4 Section 5.31(18), sidewalks, not less than 5' in width, shall be constructed 1' inside the right-of-way line of all abutting streets.
15. Due to the nature of this development in keeping with the single-family character of the area, and the way parking is situated on site in driveways and garages, a 6' high masonry screen wall is not required adjacent to parking areas.
16. 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, unless exempted based on the written stipulations.

This recommendation is made for the following reasons:

1. The submitted site plan, with any conditions recommended by the Planning Department and the Planning Commission, will be of such size and character that it will be in harmony with the appropriate and orderly development of the RT Attached Single Family.

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2. The location, size, intensity, and periods of operation of the proposed use is designed to eliminate any possible nuisance likely to emanate there from which might be adverse to occupants of any nearby permitted uses.
3. The proposed use is in accord with the spirit and purpose of this Chapter and is not inconsistent with, or contrary to, the objectives sought to be accomplished by this Chapter and principles of sound planning.
4. The proposed use is of such character and vehicular traffic generated will not have an adverse effect, or be detrimental, to the surrounding land uses or adjacent thoroughfares.
5. 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.
6. The proposed use will not be adverse to the promotion of the health, safety, and welfare of the community.
7. The proposed use is designed and operated so as to provide security and safety to employees and the general public.

Vice Chair Griffis called for a Motion.

Motion by Commissioner Martin for Favorable Recommendation of PSP23-0006. Seconded by Commissioner Willis. Vice Chair Griffis stated that all those in favor say "Aye". There were 6 Ayes. Those against say "Nay". There were No Nays. Motion carries.

Vice Chair Griffis called for Approval of the Minutes.

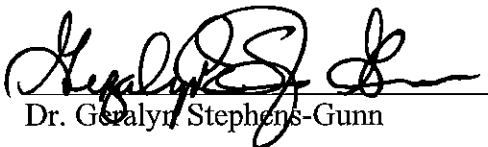
Motion by Commissioner Martin to approve the Minutes of the March 1, 2023 Study Meeting, the March 15, 2023 Regular Meeting, and the March 22, 2023 Regular Meeting. Seconded by Commissioner Goodwin-Dye. Vice Chair Griffis stated that all those in favor say "Aye". There were 6 Ayes. Those against say "Nay". There were No Nays. Motion carries.

Vice Chair Griffis announced the Public Comment portion of the meeting and asked that anyone who had comments could come forward. Seeing no one, he closed the Public Comment portion of the meeting.

Vice Chair Griffis asked City Planner Croad if there were any updates from the Council. City Planner Croad noted that he made a presentation on Proposed Office Conversion to Medical office on Greenfield Road.

Planner Spence reminded the Commission of the next Study Meeting on May 3, 2023.

There were no other comments. The meeting was adjourned at 8:03p.m.

 05-24-2023
Dr. Geraldyn Stephens-Gunn (date)

Chair/js

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