



Department: Planning Dept
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MEMO

To: Planning Commission
 From: Thomas Paison
 Dep. City Planner
 Date: January 24, 2024
 Re: **2023 Planning Commission Annual Report**

Below, please find an outline of issues discussed January 2023 through December 2023:

A. 2023 PC Activities:

Site Plan/Special Use/Rezoning/Zoning Text Amendments

Name of Development	Reference #	Details
Go One LLC. 30233 Southfield Rd.	PCZR22-0001 PSLU22-0007 PSP22-0011	To allow for a Clean Express Auto Wash with a conveyor. Value of Development: \$5,000,000 Status: Under Review
Skylz Gymnastics Center 21751 W. Nine Mile Rd.	PSP22-0012	To construct a 10,600 s.f. metal building for a proposed gymnastics school. Value of Development: \$575,000 Status: Approved
Jax Kar Wash 30705 Southfield Rd.	PSP22-0013	For the construction of a 1,148.4sf building addition to the existing car wash. Value of Development: N/A Status: Cancelled
Zoning Text Amendment	PZTA22-0005	Amend Article 12 Television-Radio-Office-Studio District, Section 5.124 by adding "Data Processing and Computer Center" as a Permitted Use. Status: Approved
Culvers 29970 Southfield Road	PSLU23-0003 PSP23-0005	To allow for the construction of a 3,873 s.f. stand-alone Culver's restaurant with drive-thru and other site amenities. Value of Development: \$1,200,000 Status: Approved

Medical Office 24725 Greenfield	PSP23-0003	To convert the existing building from general office use to medical office use. Value of Development: \$20,000 Status: Under Review
Gas Station w/C-Store 28830 Northwestern Hwy	PSLU23-0001 PSP23-0001	For the construction of a 5,445 s.f. gas station with convenience store. Value of Development: N/A Status: Cancelled
Zoning Text Amendment	PZTA23-0001	To add the property located at 16025 Northland Drive to the Boundary District of the Northland Overlay Development District to Article 4 Section 5.22-3 Overlay Development District and Amend Map 1: Northland Overlay Development District: District Plan Map to include the site. Status: Approved
Savvy Sliders 26336 W Twelve Mile Rd.	PSLU23-0003 PSP23-0004	Special Use and Site Plan Review Request of ZA Design Build to allow for the conversion of an existing bank to a stand-alone Savvy Sliders restaurant with drive thru. Value of Development: \$300,000 Status: Approved
Habitat for Humanity Sidwell Parcels 2434-476-001, 2434-476-002, and 2434-476-003	PSP23-0006	To allow for the construction of three (3) duplexes for a total of six (6) units. Value of Development: \$1,200,000 Status: Approved
Overlay Development District Agreement for New Storage Facility 16025 Northland Dr.	PZRODD23-0001	For the construction of a 3- story climate-controlled storage facility and additional mixed-use development on W Eight Mile Road. Value of Development: \$10,000,000 Status: Approved
Dreams Cannabis 28930 Telegraph	PSLU23-0004 PSP23-0007	To allow for Adult-Use Recreational Marihuana sales. Value of Development: \$500,000 Status: Approved
Lume Cannabis 26760 Lahser Road	PSLU23-0005 PSP23-0008	To allow for Adult-Use Recreational Marihuana Sales. Value of Development: \$1,500,000 Status: Approved

Zoning Text Amendment	PTZA23-0002	Liquor sales in gas stations/ Exterior storage/ice chests at gas stations/ Fence materials & setbacks/ Residential accessory structure height/ City Planner definition
NTK Investments 21680 W. 8 Mile Road	PSLU23-0007	To allow for Adult-Use Recreational Marihuana grow facility at previously approved Medical Marihuana grow facility. Value of Development: \$1 Status: Approved
Beechwoods Park 222000 Beech Road	PSLU23-0008 PSP23-0010	To allow for construction of recreational splash pad. Value of Development: \$7,000,000 Status: Disapproved
Jasmine Square Lahser, S of 10 Mile	PCZR23-0001 PSP23-0011	To build multi-tenant commercial building Value of Development: \$950,000 Status: Approved
Group Childcare Home 24346 Pierce	PSLU23-0009	To allow a group childcare in existing home Value of Development: \$1 Status: Approved
Zoning Text Amendment	PTZA23-0003	Heavy Equipment sales & rental in I-1/ Public Art in front yards/ SF Residential lot coverage Status: Approved
Tower Petroleum 20020 W 8 Mile	PSLU23-0010 PSP23-0012	To add carryout inside ex. Gas station/c-store Value of Development: \$27,500 Status: Approved
Cornerstone Plaza 23633-881 Greenfield	PCZR23-0002	Conditional rezoning B-2 to B- 3 Status: Approved
McAllister Machinery 21700 Telegraph	PSLU23-0012	Heavy Equipment Sales & Rental Value of Development: \$1,000,000 Status: Approved
Zoning Text Amendment	PTZA23-0004	Gov. facilities in RC district Status: Approved
Matick Auto Wash 29300 Telegraph	PCZR23-0003 PSLU23-0011 PSP23-0013	To build new automatic car wash Value of Development: \$4,000,000 Status: Approved

New gas station/c-store/ carryout w/ liquor sales 28830-28844 Northwestern	PSLU23-0014 PSP23-0014	To demo 2 buildings, renovate 1 building & redevelop most of the site Value of Development: \$1,400,000 Status: Approved
DPW yard 25501 Clara Ln	PSP23-0015	Approve site plan for DPW yard (including new storage bldg.) Value of Development: \$1,300,000 Status: Approved
Cigar Bar/Restaurant/Club 29410 Northwestern Hwy	PSLU23-0015 PSP23-0016	Renovation, building addition & site modifications Value of Development: \$4,000,000 Status: Approved
Tel-Nine Plaza 23935-23959 W 9 Mie	PSLU23-0016	Add general office as an allowed use in this center Value of Development: \$1 Status: Approved
Zoning Text Amendment	PTZA23-0005	Change smoking lounge development standards Status: Approved
Sunoco 24848 Southfield Rd	PSLU23-0017 PSP23-0017	Allow for addition of liquor sales to existing gas station/C-Store. Value of Development: \$1 Status: Under Review
Marathon 24960 Telegraph	PZR23-0003 PSLU23-0018 PSP23-0018	Permit construction for an 810 sq ft addition and allow for liquor sales at the existing gas station/C-Store. Value of Development: \$150,000 Status: Under Review
Administrative Site Plan Reviews		Number of Reviews: 46 Value of Developments: \$37,951,875
	Grand Total of Investment in 2023:	<u>\$78,074,379</u>
	Grand Total of Investment in 2022:	<u>\$300,575,000</u> (Middlepointe Project accounts for \$250,000,000 of this total)
	Grand Total of Investment in 2021:	<u>\$174,128,504</u>

	Grand Total of Investment in 2020:	<u>\$633,925,000.00</u> <u>(Northland Accounted for \$550,000,000 of this total)</u>
	Grand Total of Investment in 2019:	<u>\$87,009,000</u>

B. 2023 Discussion/Initiatives/Review/Research Topics:

- Visioning Session for 2023 for Planning Commissioners
- Regular Reports from Planning Staff to the PC on Council Actions Taken
- Capital Improvement Plan Update prior to FY 2023/24 City Budget adoption
- Planning Dept. Transition Hiring: Planner 1 & Deputy City Planner FT positions
 - Assistant City Planner Spence retirement
 - DDA Director Interview Team
- LTU Summer Camp: Placemaking Through Design (July 17-21)
- ADU/Mother-in-Law House Discussion/Research
- Honeybee & Poultry Ordinance Research
- Site Plan Review Approval Authority
- Professional Offices as Permitted Uses in the B Zoning Districts
- Donated historic Southfield planning documents to the archive at Grand Valley State University to be included in a collection of planning documents built on the collection of Mark Wyckoff, founder of the Planning and Zoning Center in Lansing.

C. Planning Commission Meetings (24 total):

- 10 Study Meetings
- 12 Regular Meetings
- 2 Long Range Study Meetings
- 1 Joint Visioning Session with Planning Commission and with City Council (April 17)

D. 2024 Planning Commission Initiatives

- Housing:
 - ADU's/tiny homes
 - Infill housing options in single family residential districts (1-4 dwelling unit buildings)
 - Missing Middle Housing options
- Re-use/Redevelopment:
 - Mixed use
 - Flexibility in development standards
 - Discretion in development approval process
- Trails:

- 9 Mile Greenway Corridor
- 11 Mile Corridor
- Rouge River trail access
- Greenfield Road Beautification
- Dog Park
- Zoning Amendments:
 - General Office in B-Districts
 - Urban Agriculture
 - Screening walls (requirements/alternatives)
 - Public Benefit Zoning Amendments (i.e. Industrial zones along the Telegraph Rd. Corridor)
- Review and Potential Consolidation of Similar Zoning Districts (those with similar uses and development standards)
- Redevelopment Ready Certification
 - Site Plan Review Approvals
 - Joint Visioning Session with Planning Commission and City Council

E. Training, Special Projects & Workshop attendance by PC & Planning Team Members:

- Accessory Dwelling Units
- American Planning Association – Annual Conference; NPC-23 (4/1-4/5) Philadelphia, PA
 - Welcome Session and Opening Keynote
 - Sparking Downtown Recovery Through the Public Realm
 - Using Financial Data and Psychology to Combat NIMBYism
 - A Revolution in the Streets of Historic Philadelphia
 - Rethinking Parks Planning - Catching Up from Behind
 - Equity + Placemaking in the Capital Region
 - A Whole-of-Government Approach to Climate Resilience
 - Nature in Planning for Better Human Health
 - African American History Walking Tour
 - Art Ignites Change, Change Ignites Art
 - Tools for Tricky Twists in Community Engagement
- Artificial Intelligence in Architecture
- Beyond the Building: Increasing resilience and reducing emissions in the exterior built environment Webinar
- Bi-monthly Community Advisory Board Meetings for Sustainability Action Plan (5 Meetings)
- Brownfields 2023, National Conference Presentation: Leveraging Local Participation to Create Livable Communities: Northland City Centre/Tour

- Brownfield Committee Webinar
- Building Momentum for Youth Biking
- Clean Energy to Communities (C2C) In-Depth Partnership Program Webinar
- Climate Pollution Reduction Grant (CPRG) Workplan Development Webinar
- Community Emergency Response Team (CERT) Training
- Detroit Design Center Workshop
- Grant Writing/Funding Seminar
- Healthy Climate Focus Group: Community Engagement Webinar
- Healthy Climate Task Force – Meeting 1
- Healthy Climate Task Force – Meeting 2
- Initiating Envision Use for Organizational and Project Readiness Webinar
- Infrastructure Champion - Asset Management Training
- Investing in America: Climate Action Funding Fair
- Joe Louis Greenway Community Engagement Workshop (3/9)
- Local Government Law Training for Planning Officials
- LEED BD+C and SITES CEH Webinar Course
- LEED Today and Tomorrow Virtual Course
- Management Training:
 - Bias Training: If You're Human You're Bias
 - Civility & Respect from a Leadership Perspective in the Workplace
 - Management Service Purchases
 - Risk Management Training
 - FOIA Training Seminar(s)
- Master Planning for Housing
- Michigan Air Line Trail Ribbon-Cutting, (4/ 22)
- Michigan Chapter of American Society of Landscape Architects DEI Committee: Outreach and Education
- Michigan and Ohio EV Smart Informational Session Webinar
- Michigan Association of Planning – Annual Conference
 - 2023 Legal and Legislative Update
 - Implementing Missing Middle Housing for Attainable Workforce Housing
 - Understanding Tribal Sovereignty and Collaboration with Tribal Governments
 - Smaller Cities in a Shrinking World: Learning to Thrive Without Growth
 - Public Private Partnerships for Transforming Commercial Corridors
 - Giga and Mega Projects: Community Planning and Zoning Approaches
 - APA Equity in Zoning Policy Guide: An Overview and Into Action
 - What’s your Land Division Prowess: ‘Splitting Headache’ or ‘Divide and Conquer’?

- Two to Tango: The Critical Role of Public Planners in Michigan’s Economic Development
- Housing an Aging Population
- How to Use AI in Your Planning Practices
- Next Step Project Management
- Short Term Rental Case Study
- Local Zoning Analysis Key to Housing Affordability
- MAP Housing Policy Workshop
- Facilitating Change in a Sensitive Community: How to Boil the Frog
- Michigan Association of Planning – Spring Institute “Creating Michigan Communities of the Future”
- Michigan Association of Planning – Transportation Bonanza “Reframing Infrastructure from Projects to People”
- Michigan Association of Planning – Planning, Zoning and Land Use Webinar
- MI Climate Summit at Oakland University
- MI Healthy Climate Conference
- Oakland County Sustainability Event
- Opportunities for Renewable Energy in Michigan’s Commercial and Industrial Sector Webinar
- Planners Gathering – Oakland County Hazard Mitigation Webinar
- Planners Gathering: Office to Residential Conversions -The Troy Experience Webinar
- Oakland County Events:
 - Community Showcase (10/27)
 - Transit Forum (9/29)
 - Trail Development & Placemaking Presentation (10/19)
- Resilient Urban Landscapes Workshop at the Detroit Zoo
- Revitalization & Placemaking Program Webinar
- Rooftop Hives Webinar: The Best Bees Company
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- Safe Streets & Roads for All: Implementation Workshop
- SEMCOG General Assembly Meeting (10/26):
 - What is Placemaking? Why is it Important
 - Placemaking and Our Climate Resiliency
 - Placemaking and our Transportation System
 - The Role of Place and Quality of Life Amenities to Grow Michigan’s Population
 - Placemaking Along the Southfield City Centre Trail Presentation
- SEMU Webinar: Fleet Electrification Funding & Resources
- State of the City 2023: SH Panel Discussion
- Submitting for Competitive NOFO’s: Understanding Best Practices and Pitfalls
- Sustainable Detroit Forum

- Sustainability Task Force Kick-Off Meeting
- Sustainable Detroit Forum at Wayne State University
- Tools and Resources to Help Communities Navigate Materials Management Webinar
- Trails, Water & Land Alliance (TWLA) Quarterly Meetings:
 - TWLA Winter Meeting (2/14)
 - TWLA Spring Meeting (6/13)
 - TWLA Fall Meeting (10/5)
- Tree Identification Training
- Universal Waste Webinar
- Urban Forestry Today Webinar
- Using Data to Achieve your Community Sustainability Goals Webinar
- Waste Webinar Series: Implementing a Household Hazardous Waste and Universal Waste Collection in your Community
- Waste Webinar Series: Waste 101
- Where the Sidewalk Ends Webinar: Choosing Resilient Trees for Tomorrow's Urban Environments
- Zoning Reform in Michigan

F. City Centre Advisory Board: 10 Regular Meetings

- Funded the installation of new pathway signage along City Centre Trail.
- Hosted a spring trivia event for local businesses (3/16)
- Provided publicly available dog treats for residents throughout the city's trail network.
- Held a Horse & Carriage event through Red Pole Park
- Crohn's & Colitis Walk Sponsor
- ADL Walk Against Hate Sponsor
- Installed or replaced 6 birdhouses throughout the City Centre
- Installed 10 bench and trash bins at various points along the city's trail network.
- Planted 13 new trees throughout the City Centre.
- Installed 20 solar powered, motion-activated lights along the non-motorized path leading to Red Pole Park.
- Purchase of a metal sculpture from the Detroit Design Center

G. Grant Applications:

- Michigan Spark Grant
- 2023 Consumers Energy Foundation Prosperity Awards
- 2023 DTE Energy Foundation Tree Planting Grant
- Reconnecting Communities Grant
- KMB

- FY 2025 Transportation Alternatives Program (TAP) for Nine Mile Corridor: south side of Nine Mile from Evergreen Rd. east to Southfield Road

H. Southfield Public Arts Commission: 10 Regular Meetings

- Completed 4 Art Gallery Exhibits in partnership with the City.
- Partnered with the Southfield City Centre, installing a 13.5 ft Monarch Butterfly Sculpture and a 16 ft Obelisk.
- Approved 6 public art pieces from corporate projects.
- Carpenter Lake Signage Installation
- City Walls Detroit Presentation to Board
- Fundraiser at the EdgeRiver Farm Barn (5/19-5/21)
- Organized volunteers for Kimmie Horn Jazz Festival
- Conducted a Public Call for Artists for mural design.
- Installed a new mural at Beechwoods Recreational Center.
- Secured renowned Mexican artist Sebastian to complete a future sculpture for the Nine Mile Corridor.
- Secured purchase of new art piece created by Detroit Design Center for Nine Mile and Beech

F. Sustainable Southfield Advisory Board: 5 Regular Meetings

- Officially branded the new Sustainable Southfield logo through Community Relations
- Established an internal Sustainability Task Force made up of employees from various departments to assist with the future Sustainability Action Plan
- Established an external Sustainability Community Advisory Board made up of various stakeholders to assist with the future Sustainability Action Plan
- Conducted a total of 5 Sustainability Advisory Board meetings with Task Force and Community Advisory Board Members
- Transformed the Southfield goes green web page to the Sustainable Southfield web page with credible sources, highlights of City projects, and new public education material
- Launched a public survey to obtain feedback regarding various sustainability topics
- Launched a student survey for LTU staff and students to obtain feedback regarding various sustainability topics
- Connected LTU's dining hall vendor with the Make Food Not Waste non-profit to come up with food waste reduction strategies
- Handed out reusable grocery bags and bamboo kitchen utensils to promote reduction of plastic waste
- Applied for and received the 2023 DTE Energy Foundation Grant
- Dedicated a monthly article for sustainability topics to be published in the City's Southfield Source

- Signed up for the EV Smart Program in order to move the City forward in EV infrastructure planning, policy implementation, and certification as an EV Smart Community
- Assisted with the development of the monarch butterfly sculpture and pollinator garden project
- Volunteered to work with and teach students at the LTU summer camp and Civil Engineering perspectives fall course
- Continued efforts to provide outdoor furnishings at bus stops and other select locations
- Partnered with APT Solar to install 20 solar bollards along the City Centre trail as a pilot project in collaboration with the LTU Accelerator
- Ongoing efforts to designate the City of Southfield as a Michigan Green Community

G. **Zoning Board of Appeals Meetings:** 6 Meetings with Commercial Cases

- 3/21/23:
 - #23-0005 – Lahser Mikvah, 22960 W Eleven Mile Rd (setbacks)
 - #22-0040 – Oakland Co. Water Authority, 22430 W Eight Mile Rd (front yard fencing, barb wire on fencing)
- 4/4/23:
 - #23-0012 – Mannino Barn, 23410 W Twelve Mile Rd (rear yard setback)
- 5/2/23:
 - #22-0034 – Culver’s, 29970 Southfield Rd (front & side yard landscaping)
- 9/12/23:
 - #23-0017 – ATC, 26955 W Eleven Mile Rd (fence height)
- 11/21/23:
 - #23-0023 – Pink & White Salon, 24070 W Ten Mile Rd (rooftop equipment enclosure)
- 12/19/23:
 - #23-0027 – Bacco Cigar Bar, 29410 Northwestern Hwy (temporary shared parking)