

MINUTES OF THE CITY OF SOUTHFIELD PLANNING COMMISSION
REGULAR MEETING OF APRIL 22, 2020
6:30PM
VIA TELECONFERENCE

Planning Commission Members Present: Culpepper, Denson, Griffis, Huntington, Martin, Miah and Willis

Planning Commission Members Excused:

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

A. Call to Order – Chairman Griffis called the meeting to order at 6:30pm noting it was being conducted via teleconference.

Pledge of Allegiance – Commission recited the Pledge.

Roll Call – Chairman Griffis asked for Roll Call. Planner Spence called the roll and determined there was a quorum to conduct business.

B. Approval of the Agenda – Motion by Commissioner Willis to Approve the Agenda as presented. Seconded by Commissioner Miah. Roll call vote was called by Chairman Griffis.

Planner Spence called the Roll:

Commissioner Culpepper: Aye

Commissioner Denso: Aye

Commissioner Griffis: Aye

Commissioner Huntington: Aye

Commissioner Martin: Aye

Commissioner Miah: Aye

Commissioner Willis: Aye

Motion passed.

C. Announcements and Communications – Planner Spence asked that the Petitioners for the cases on this evening be succinct in their presentations and if there were multiple cases for the same project Staff would present both at the same time but Commission would need to make motions and vote on each separately via Roll Call vote. To the Commission and the Public listening, Planner Spence noted that due to a delay in the cable version verses the live version of the meeting on the phone, there would be up to a two-minute delay to allow the public to call in during the Public hearing portion of each case that required it.

D. Public Hearings – Chairman Griffis called for the first item on the Agenda.

1. **PZR19-0007** is the Rezoning Request of Mapletree Apartments LLC, on behalf of the owners Mapletree Apartments LLC, Mark Becker, and Andy Attisha, to rezone 4.09 acres of property from R-1 Single Family Residential and RMM Multiple Family (Medium Rise) to RT Attached Single Family, property located at 28507 Franklin Road (2418-277-042) and 28545 Franklin Road (2418-277-044) on the west side of Franklin Road between I-696 and Maitrott, and 28470 Maitrott (2418-277-004) and vacant Parcel 2418-277-005 located on the south side of Maitrott

between Franklin Road and Primary Drive, Easterly 250 ft of Lot 11, and part of Lots 12 through 14, inclusive, of Supervisor's Plat No. 4, and part of Lot 13, of Supervisor's Plat No. 14, and part of Lot 37, of Supervisor's Plat No. 2, more particularly described as, commencing at the North ¼ Corner of said section 18; thence along the North line of Section 18, N89°56'00"E, 327.05 ft (recorded as 3234.90 ft) to the centerline of Franklin Road (variable width); thence along said centerline S40°56'10"E, 1300.61 ft; thence S49°03'50"W, 60.00 ft to the Westerly line of said Franklin Road and the Point of Beginning; thence along said Westerly line, S40°56'10"E, 600.93 ft; thence S48°45'06"W, 280.44 ft; thence S00°09'00"E, 25.76 ft; thence N89°53'38"W, 82.02 ft; thence N41°59'07"W, 161.75 ft; thence N48°50'10"E, 86.67 ft; thence N41°03'41"W, 186.67 ft; thence S48°56'19"W, 72.10 ft; thence N41°04'41"W, 54.00 ft; thence N48°22'11"E, 92.56 ft; thence N40°57'51"W, 19.14 ft; thence N49°03'59"E, 32.50 ft; thence N40°56'10"W, 145.00 ft to the Southeastern line of Maitrott Avenue (50 ft wide); thence along said Southeasterly line, N49°03'50"E, 223.00 ft to the aforementioned Westerly line of Franklin Road and the Point of Beginning, containing +/- 4.09 acres of land, City of Southfield, Oakland County, State of Michigan.

PSP19-0012 is the Site Plan Review Request of Mapletree Apartments LLC, on behalf of the owners Mapletree Apartments LLC, Mark Becker, and Andy Attisha, for the construction of 26 townhome units, property located at 28507 Franklin Road (2418-277-042) and 28545 Franklin Road (2418-277-044) on the west side of Franklin Road between I-696 and Maitrott, and 28470 Maitrott (2418-277-004) and vacant Parcel 2418-277-005 located on the south side of Maitrott between Franklin Road and Primary Drive, Easterly 250 ft of Lot 11, and part of Lots 12 through 14, inclusive, of Supervisor's Plat No. 4, and part of Lot 13, of Supervisor's Plat No. 14, and part of Lot 37, of Supervisor's Plat No. 2, more particularly described a, commencing at the North ¼ Corner of said section 18; thence along the North line of Section 18, N89°56'00"E, 327.05 ft (recorded as 3234.90 ft) to the centerline of Franklin Road (variable width); thence along said centerline S40°56'10"E, 1300.61 ft; thence S49°03'50"W, 60.00 ft to the Westerly line of said Franklin Road and the Point of Beginning; thence along said Westerly line, S40°56'10"E, 600.93 ft; thence S48°45'06"W, 280.44 ft; thence S00°09'00"E, 25.76 ft; thence N89°53'38"W, 82.02 ft; thence N41°59'07"W, 161.75 ft; thence N48°50'10"E, 86.67 ft; thence N41°03'41"W, 186.67 ft; thence S48°56'19"W, 72.10 ft; thence N41°04'41"W, 54.00 ft; thence N48°22'11"E, 92.56 ft; thence N40°57'51"W, 19.14 ft; thence N49°03'59"E, 32.50 ft; thence N40°56'10"W, 145.00 ft to the Southeastern line of Maitrott Avenue (50 ft wide); thence along said Southeasterly line, N49°03'50"E, 223.00 ft to the aforementioned Westerly line of Franklin Road and the Point of Beginning, containing +/- 4.09 acres of land, City of Southfield, Oakland County, State of Michigan.

Planner Spence noted the case number and gave a brief description with slides then asked the petitioner, Roger Sherr, to share his comments. Chairman Griffis then opened the public hearing. After the required timeframe, Planner Spence announced there were no public who called in with comments. Chairman Griffis then called on the Commissioners for their comments.

The Commissioners noted they felt this was a good use of the land and rezoning would allow for the petitioner to bring a much-needed new product to the City. The new project would provide for new sidewalks along Franklin and Maitrott where there are none currently and will connect Northwestern Hwy to this area.

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Chairman Griffis noted that if there were no other questions he would entertain a motion. Regarding PZR19-0007 Commission Martin made a motion to approve the rezoning request. Commissioner Miah seconded to motion. Chairman Griffis called for a Roll Call vote. Planner Spence called the Roll:

Commissioner Culpepper: Aye
Commissioner Denso: Aye
Commissioner Griffis: Aye
Commissioner Huntington: Aye
Commissioner Martin: Aye
Commissioner Miah: Aye
Commissioner Willis: Aye

Motion passed 7-0.

Chairman Griffis asked if there were any additional comments on the site plan portion. Seeing none, he called for a motion. Regarding PSP19-0012 Commissioner Miah made a motion to approve the site plan. Commissioner Willis seconded the motion. Chairman Griffis called for a Roll Call vote.

Planner Spence called the Roll:
Commissioner Culpepper: Aye
Commissioner Denso: Aye
Commissioner Griffis: Aye
Commissioner Huntington: Aye
Commissioner Martin: Aye
Commissioner Miah: Aye
Commissioner Willis: Aye

Motion passed 7-0.

Chairman Griffis called for the next item.

2. PZRODD19-0005 is the Rezoning Request of City Centre Real Estate Group to amend the existing City Centre II Overlay Development District Development Agreement to expand hours of operation, property located at 25200 Evergreen Road, Sidwell Parcel 2423-352-054, Lots 131 to 141 Incl, also 1/2 of Vac Alley Adj to Same, also Lots 261 & 262, also 1/2 of Vac Alley Adj to Sd Lot 261, also Lots 367 & 368, also 1/2 of Vac Alley Adj to Sd Lot 368 of Evershire Sub, on the east side of Evergreen Road between Jeanette and Goldwin, City of Southfield, Oakland County, State of Michigan.

Planner Spence noted the case number and gave a brief description with slides then asked the petitioner, Hassan Jawad, to share his comments. Mr. Jawad noted he was seeking to expand the hours by one hour, from Midnight to 1am to facilitate an increase in the carry out services for the local population, especially LTU students in the dorms. Chairman Griffis then opened the public hearing. After the required timeframe, Planner Spence announced there were no public who called in with comments. Chairman Griffis then called on the Commissioners for their comments.

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Chairman Griffis noted this was in his neighborhood and he felt this area needed this type of use.

Commissioner Martin asked why Mr. Jawad didn't ask to expand to 2am. Mr. Jawad noted he was easing into this taking it one step at a time and didn't want to ask for too much. He would come back in the future if he found success in expanding by 1 extra hour.

Chairman Griffis asked if there were any additional comments. Seeing none, he called for a motion. Regarding PZRODD19-0005 Commissioner Martin made a motion to approve the request to Amend the ODD for City Centre II. Commissioner Miah seconded the motion.

Chairman Griffis called for a Roll Call vote.

Planner Spence called the Roll:

Commissioner Culpepper: Aye

Commissioner Denso: Aye

Commissioner Griffis: Aye

Commissioner Huntington: Aye

Commissioner Martin: Aye

Commissioner Miah: Aye

Commissioner Willis: Aye

Motion passed 7-0.

Chairman Griffis called for the next item.

3. PSLU20-0002 is a Special Use Request of Salt Warehouse, LLC, to establish a warehouse and office for salt storage, along with a separate self-storage facility on property located at 21170 W Eight Mile Road, Sidwell Parcels 2434-376-020 and 2434-376-021, on the north side of W Eight Mile Road between Evergreen and Lahser Roads, City of Southfield, Oakland County, State of Michigan.

Planner Spence noted the case number and gave a brief description with slides then asked the petitioner, Ed Hersch, to share his comments. Mr. Hersch noted he was seeking to expand from his current business location in Oak Park to this location. He would be selling salt to general contractors in bulk - bags on pallets - with a second phase of a mini-storage facility. Chairman Griffis then opened the public hearing. After the required timeframe, Planner Spence announced there were no public who called in with comments. Chairman Griffis then called on the Commissioners for their comments.

The Commission noted that had heard all they needed at the Study Meeting and believed this was a good project to take over a vacant building on Eight Mile, and had no other questions. Chairman Griffis called for a motion. Regarding PSLU20-0002 Commissioner Miah made a motion to approve the Special Use Request to allow for a contractor yard and mini-storage on the property. Commissioner Huntington seconded the motion. Chairman Griffis called for a Roll Call vote.

Planner Spence called the Roll:

Commissioner Culpepper: Aye

Commissioner Denso: Aye

Commissioner Griffis: Aye

Commissioner Huntington: Aye

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Commissioner Martin: Aye
Commissioner Miah: Aye
Commissioner Willis: Aye

Motion passed 7-0.

Chairman Griffis called for the next item.

4. PSLU20-0004 is a Special Use Request of Refresh & Go, J.L.C, to convert existing gas station vehicle service bays to a convenience store with carry out restaurant, property located at 20050 W Twelve Mile Road, Sidwell Parcel 2410-479-027, on the northwest corner of W Twelve Mile Road and Evergreen, Section 10, City of Southfield, Oakland County, State of Michigan.

PSP20-0003 is a Site Plan Review Request of Refresh & Go, LLC, to convert existing gas station vehicle service bays to a convenience store with carry out restaurant, property located at 20050 W Twelve Mile Road, Sidwell Parcel 2410-479-027, on the northwest corner of W Twelve Mile Road and Evergreen, Section 10, City of Southfield, Oakland County, State of Michigan.

Planner Spence noted that it didn't appear the petitioner had called in to present their case. He noted further that there was a member of the public on the line who wanted to comment on the proposal. The Commission decided to allow the public to speak and opened the Public Hearing for the Special Land Use.

Mr. Nathan Resnick, attorney representing the owner of the dental office building to the west noted there was concern that with the new convenience store and carry out restaurant people may choose to park in the dental office parking lot to access the store. They asked that a new 6' high fence be installed to prevent the crossover traffic from occurring.

Planner Spence noted that with the lack of a petitioner for this case, the Commission may wish to entertain a postponement of the Special Use and Site Plan Review to the May 27, 2020 Regular Meeting so he can contact the petitioner to find out where the disconnect was regarding this meeting. Chairman Griffis called for a motion. Regarding PSLU20-0004 & PSP20-0003 Commissioner Martin made a motion to Postpone the Special Land Use and Site Plan Review to a Date Certain being the May 27, 2020 Regular Meeting. Commissioner Miah seconded the motion. Chairman Griffis called for a Roll Call vote.

Planner Spence called the Roll:
Commissioner Culpepper: Aye
Commissioner Denso: Aye
Commissioner Griffis: Aye
Commissioner Huntington: Aye
Commissioner Martin: Aye
Commissioner Miah: Aye
Commissioner Willis: Aye

Motion passed 7-0.

Chairman Griffis called for the next item.

5. **PSP20-0002** is a Site Plan Review Request of New Central Carpet Supply, to demolish existing structures on the site and construct a new 3,600gsf pre-engineered building for carpet storage, property located at 20810 & 20854 W Eight Mile Road, Sidwell Parcels 2434-456-014 & -015, on the north side of W Eight Mile Road between Evergreen and Lahser Roads, Section 34, City of Southfield, Oakland County, State of Michigan.

Planner Spence noted the case number and gave a brief description with slides then asked the petitioner, Ziad El-Baba, to share his comments. Mr. El-Baba noted he was seeking approval to tear down and existing structure on the property – an old house – and construct a new 5,400gsf building for carpet storage. He noted, too, that he would be interested in discussing a purchase of lease of a portion of the City parking lot to fulfill his parking needs, be it a shared agreement of buying the lot. Chairman Griffis then called on the Commissioners for their comments.

Commissioner Culpepper noted that parking is an issue on this property with only 8 spaces on site and requiring 11 more on the City of Southfield Parking lot.

Commissioner Denson Noted parking is a big issue for her as well, and noted keeping the rear alley clear of debris was needed.

Chairman Griffis noted he believed shared parking was ok.

Commissioner Huntington noted he felt the parking issues needed to be resolved prior to any Commission action on this item.

After further discussion, the Commission decided the best course of action was to give the City and the owner the opportunity to discuss a purchase agreement for the lot and to postpone this item until that discussion was had. Chairman Griffis entertained a Motion. Regarding PSP20-0002 Commissioner Culpepper made a motion to Postpone the Site Plan Review to a Date Certain being the May 27, 2020 Regular Meeting. Commissioner Denson seconded the motion. Chairman Griffis called for a Roll Call vote.

Planner Spence called the Roll:
Commissioner Culpepper: Aye
Commissioner Denso: Aye
Commissioner Griffis: Aye
Commissioner Huntington: Aye
Commissioner Martin: Aye
Commissioner Miah: Aye
Commissioner Willis: Aye

Motion passed 7-0.

Chairman Griffis called for the next item.

6. Capital Improvement Program Recommendation to Council

City Planner Croad briefly explained the CIP and asked the if there were any additional questions or concerns from the Commissioners.

Commissioner Denson inquired about the ranking of bus stops City Planner Croad noted that they were included in the CIP but Planning would be bringing a presentation to the Commission in May to discuss further.

Commissioner Culpepper felt the CIP was well done.

Commissioner Martin noted corrections that would need to be made. City Planner Croad noted they would be prior to the item going to City Council.

Planner Spence read a Resolution of a Favorable Recommendation to the Council into the record. There were no other comments so Chairman Griffis entertained a Motion. Regarding Capital Improvement Program, Commissioner Culpepper made a motion to send a Favorable Recommendation of the CIP to the City Council. Commissioner Miah seconded the motion. Chairman Griffis called for a Roll Call vote.

Planner Spence called the Roll:

Commissioner Culpepper: Aye

Commissioner Denso: Aye

Commissioner Griffis: Aye

Commissioner Huntington: Aye

Commissioner Martin: Aye

Commissioner Miah: Aye

Commissioner Willis: Aye

Motion passed 7-0.

G. Approval of Minutes: February 5, 2020 Study Meeting
February 19, 2020 Special Meeting
March 4, 2020 Study Meeting

Chairman Griffis called for approval of the Minutes. Motion by Commissioner Culpepper to approve the Minutes of February 5, 2020, February 19, 2020, and March 4, 2020. Seconded by Willis. Chairman Griffis called for a Roll Call vote. Planner Spence called the Roll:

Commissioner Culpepper: Aye

Commissioner Denso: Aye

Commissioner Griffis: Aye

Commissioner Huntington: Aye

Commissioner Martin: Aye

Commissioner Miah: Aye

Commissioner Willis: Aye

Motion passed 7-0.

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- H. **Public Comment** – A person addressing the Commission shall be limited to a period of three (3) minutes unless such period of time is extended by the presiding officer or by majority vote of the Commission. *Call in number for Communication is 248-796-4150.*

The following Rules of Procedure have been established for all speakers:

- *No speaker may make personal or impertinent attacks upon any officer, employee, or Planning Commission member, that is unrelated to the manner in which the officer, employee, or Planning Commission member, performs his or her duties.*
- *No person shall use abusive or threatening language toward any individual when addressing the Planning Commission.*


Any person who violates this section shall be directed by the presiding officer to be orderly and silent. If a person addressing the Planning Commission refuses to become silent when so directed, such person may be deemed by the presiding officer to have committed a "breach of the peace" by disrupting and impeding the orderly conduct of the public meeting of the Planning Commission and may be ordered by the presiding officer to leave the meeting. If the person refuses to leave as directed, the presiding officer may take whatever actions are necessary to remove the person from the meeting.

Chairman Griffis opened the meeting to Public Comment. After waiting the appropriate amount of time, Planner Spence noted no one from the public called in. Chairman Griffis closed the Public Comment portion of the meeting.

I. **Miscellaneous:**

Chairman Griffis asked Staff if there were any Miscellaneous items. Staff noted there were none.

With no other items for discussion, Chairman Griffis adjourned the meeting at 9:10pm.

 8/19/20

Jeremy Griffis (date)
Chairman/js

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