

1 CITY OF SOUTHFIELD  
2 REGULAR MEETING OF THE PLANNING COMMISSION  
3  
4  
5 The PLANNING COMMISSION MEETING,  
6 Taken at 26000 Evergreen Road,  
7 Southfield, Michigan,  
8 Commencing at 6:30 p.m.,  
9 Wednesday, January 29, 2020,  
10 Before Earlene Poole-Frazier, CSR-2893.  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

1 COMMISSIONERS:

2

3 DONALD CULPEPPER, Commissioner

4 DR. LATINA DENSON, Commissioner

5 JEREMY GRIFFIS, Secretary

6 JACQUETTA MIAH, Vice Chair

7 TONY MARTIN, Commissioner

8 ROBERT WILLIS, Commissioner

9

10

11 Terry Croad, Planning Department

12 Jeff Spence, Planning Department

13

14

15

16

17

18

19

20

21

22

23

24

25

1 Southfield, Michigan

2 Wednesday, January 29, 2020

3 6:30 p.m.

4

5 MS. MIAH: Meeting is called to order. Roll  
6 call, please.

7 MR. SPENCE: If I may, through the Chair, we  
8 do the Pledge of Allegiance first.

9 (Pledge of Allegiance recited at 6:31 p.m.)

10 MS. MIAH: Okay. Roll call, please?

11 MR. SPENCE: Mr. Culpepper?

12 MR. CULPEPPER: Present.

13 MR. SPENCE: Dr. Denson is currently not  
14 here. Mr. Griffis is currently not here.

15 Mr. Huntington is excused. Mr. Martin?

16 MR. MARTIN: Present.

17 MR. SPENCE: Ms. Miah?

18 MS. MIAH: Present.

19 MR. SPENCE: Mr. Willis?

20 MR. WILLIS: Here.

21 MR. SPENCE: You do have a quorum to conduct  
22 business.

23 MS. MIAH: The Southfield Planning  
24 Commission is a seven member Board appointed by the  
25 Mayor, with approval by the City Council, that acts in

1 an advisory capacity to the Council to make  
2 recommendations on Text Amendments to the Southfield  
3 Zoning Ordinance, Rezoning Requests, Special Land Use,  
4 Site Plan Reviews, the Southfield Master Plan, and the  
5 Capital Improvement Plan.

6 All study meetings and the regular meeting  
7 are open to the public in accordance with the Open  
8 Meetings Act, PA 267 of 1976, and are held Wednesday  
9 evenings at 6:30. Meeting Agendas are posted the  
10 Friday evening before the next meeting Wednesday  
11 meeting, and are available for viewing at the  
12 cityofsouthfield.com.

13 Copies of Plans, Text Amendments, the Master  
14 Plan, and the Capital Improvement Plan are available  
15 for viewing at the Planning Department offices, and  
16 current projects can be viewed using on our online  
17 interactive tool on the Planning Department's  
18 Homepage, Planning Department Projects online.

19 Contact the Planning Department at  
20 248-796-4150, that's 248-796-4150, with questions  
21 Monday through Friday, eight a.m. to five p.m. Jeff?

22 MR. SPENCE: You ask for approval of your  
23 agenda.

24 MS. MIAH: Can I get anyone to approve the  
25 agenda?

1 MR. MARTIN: So moved. Motion to approve  
2 the agenda for October -- January 29th, 2020.

3 MR. CULPEPPER: Support.

4 MS. MIAH: Motion by Commissioner Martin,  
5 and supported by Commissioner Culpepper.

6 Announcements and communications?

7 MR. SPENCE: We will have some announcements  
8 in a moment here, they do have to do with some of the  
9 items that are on your agenda this evening.

10 MS. MIAH: I'm sorry?

11 MR. SPENCE: We will have some announcements  
12 shortly, we just need to get into the public hearings  
13 and the site plans for the agenda.

14 MS. MIAH: Okay. Public hearing, public  
15 hearing is open for PZRODD19-0004.

16 MR. SPENCE: Yeah, thank you. So  
17 PZRODD19-0004 is the Rezoning Request of Northland  
18 Renaissance Place Development. This is for Unit 5  
19 within the Northland site subarea Section 3034.  
20 They're continuing to work on plans to modify those.  
21 So we did receive correspondence from them this  
22 afternoon requesting postponement of this project.  
23 They're requesting postponement to March.

24 So staff's recommendation this evening would  
25 be to postpone to a date certain, that being your

1 March 25th regular meeting. And it does need a motion  
2 and a second.

3 MS. MIAH: Okay.

4 MR. WILLIS: Prior to a motion, just a  
5 question. There was a fire at Northland. Does that  
6 affect this process at all?

7 MR. SPENCE: No, it does not, not that I'm  
8 aware of.

9 MR. WILLIS: Okay.

10 MS. MIAH: And you said we need no motion?

11 MR. CULPEPPER: To the Chair?

12 MR. SPENCE: You do need a motion, yes.

13 MS. MIAH: Yes, Commissioner Culpepper?

14 MR. CULPEPPER: I so move PZRODD-0004 be  
15 postponed to a date certain, which is March 24th, 2020  
16 date.

17 MR. SPENCE: If I may, it's March 25th.

18 MS. MIAH: 25th.

19 MR. CULPEPPER: March 25th, 2020 date.

20 MR. WILLIS: Support.

21 MS. MIAH: It's been so moved by  
22 Commissioner Culpepper and seconded by Commissioner  
23 Willis. Next on the agenda is PZ --

24 MR. SPENCE: If I may, you do have to have a  
25 vote.

1 MS. MIAH: I'm sorry, a vote. So shall we  
2 wait for the Commissioner?

3 MR. CULPEPPER: No.

4 MS. MIAH: So can we get a vote on -- all in  
5 favor?

6 (All stated aye.)

7 MS. MIAH: None opposed.

8 MR. SPENCE: Okay. Thank you. For those of  
9 you who are watching either on television or are  
10 within the audience, so the Unit 5 with Northland has  
11 been postponed to a date certain. That would be the  
12 March 25th regular meeting. So we will have study  
13 meetings moving forward in March. So we just ask that  
14 you review the City's website at the beginning of  
15 March to check on dates for study meetings for that  
16 particular project.

17 MS. MIAH: Next on the agenda, PZR19-0006.

18 MR. SPENCE: Yeah, if I may, we have one  
19 other, a couple of other items that we would like to  
20 postpone.

21 MS. MIAH: Okay.

22 MR. SPENCE: So if we can kind of take care  
23 of those first before we move on to the other items.

24 MS. MIAH: Okay.

25 MR. SPENCE: So PZR19-0007, that is the

1 rezoning request of Mapletree Apartments. If you  
2 recall, this was before you a couple weeks ago. The  
3 Planning Commission did request some revisions to the  
4 plan, and the petitioner is currently taking a look at  
5 those, so he doesn't quite have a new plan to bring  
6 before you yet. So he would like to also request a  
7 postponement. In this case, he would like to postpone  
8 to the February agenda.

9 So staff's recommendation would be to  
10 postpone to a date certain, that being your  
11 February 26th regular meeting.

12 MR. CULPEPPER: Anything else? Any other  
13 postponements?

14 MR. SPENCE: Well, the other one would be  
15 the site plan that also goes along with that.

16 MR. CULPEPPER: Right.

17 MR. SPENCE: That would be PSP19-0012. So  
18 that's the site plan portion. The other one was  
19 rezoning. The other one is a site plan. You do have  
20 to have separate motions on each one.

21 MR. CULPEPPER: Okay.

22 MS. MIAH: Can I get someone to make a  
23 motion on --

24 MR. MARTIN: Motion. Motion to postpone to  
25 a date certain PZR19-0006.



1 MR. SPENCE: If I may, 07.

2 MR. CULPEPPER: 7.

3 MS. MIAH: 7.

4 MR. MARTIN: I'm sorry?

5 MS. MIAH: PZR19-0007.

6 MR. MARTIN: 07. I'm sorry. I apologize  
7 for that.

8 MS. MIAH: It's been motioned by  
9 Commissioner Martin.

10 MR. WILLIS: Support.

11 MS. MIAH: Supported by Commissioner Willis.  
12 May we have a vote? All in favor?

13 (All stated aye.)

14 MS. MIAH: Okay. Carried.

15 MR. SPENCE: And if I may, we also will need  
16 a motion on PSP19-0012.

17 MS. MIAH: 0012, yes.

18 MR. WILLIS: For the same reason -- to the  
19 Chair, for the same reason I would move to postpone  
20 PSP19-0012 to a date certain, and that is the  
21 February --

22 MR. SPENCE: 26th.

23 MR. WILLIS: 26th.

24 MR. CULPEPPER: Support.

25 MS. MIAH: It's been -- I'm sorry?

1 MR. CULPEPPER: I support.

2 MS. MIAH: It's been proposed by  
3 Commissioner Willis, and it's been supported by  
4 Commissioner Culpepper. All in favor?

5 (All stated aye.)

6 MR. SPENCE: And again, to the public, both  
7 present and then watching on TV, so these two  
8 particular items will be coming back to the Planning  
9 Commission in February. So, again, I would recommend  
10 reviewing the City's website and looking at the  
11 agendas that would be posted online.

12 And, if I may, also let the record show that  
13 Commissioner Denson is now present.

14 MS. MIAH: Yes.

15 DR. DENSON: Thank you.

16 MS. MIAH: Next on the agenda is PZR19-0006,  
17 the Rezoning Request of owner Motor City Construction  
18 to rezone .98 acres of property from the B-3, General  
19 Business, to I-1, Industrial Property, located at  
20 26650 West Eight Mile Road.

21 MR. SPENCE: Yes, thank you. Mr. Bryce is  
22 going to handle the presentation for this particular  
23 item.

24 MR. BRYCE: Good evening, Commissioners.  
25 This is for PZR19-0006. So this is on Eight Mile

1 Road, Eight Mile and Delaware. This is on the  
2 southwestern corner of the City by Shiawassee and  
3 Inkster. So it's actually two different parcels, one  
4 fronts on Eight Mile, and the other fronts on  
5 Delaware. The petitioner owns both parcels and is  
6 seeking to rezone from B-3 to I-1, Industrial.

7 So this is a closer-up view. So this is  
8 between Delaware and Van Buren. You can see one is  
9 more of an industrial building, and the other one is a  
10 single-family residence. These are some existing  
11 conditions of the site. And the current zoning is  
12 B-3. So this whole strip of land is all B-3,  
13 including that single-family house. So it's already  
14 existing nonconforming. And several of these  
15 properties, although they're B-3, are generally more  
16 industrial in nature.

17 The proposed rezoning is for I-1. It is  
18 contiguous to I-1 across from the Delaware Street.  
19 The future land use for this property does show  
20 Regional Mixed-Use.

21 So without any further ado, I'd like to  
22 invite the petitioner up. You just have to state your  
23 name and address for the record.

24 MR. LULGJURAJ: No problem. Good evening,  
25 Council, my name is Nicholas Lulgjuraj, the address to

1 our offices are 2035 Franklin Road, Bloomfield Hills,  
2 Michigan, 48302.

3 MS. MIAH: Thank you.

4 MR. LULGJURAJ: Thank you.

5 MS. MIAH: Would you tell us something  
6 about --

7 MR. LULGJURAJ: So what we do, we're an  
8 insurance restoration company. What we're looking to  
9 do here is store our contents. Because right now at  
10 our office we don't have enough contents facility. So  
11 when we initially bought this building it was told to  
12 us it was zoned industrial. We bought it, went  
13 through everything, we were getting ready to get  
14 started, went to the City, found out it was not  
15 industrial. So now we're going through all this to  
16 get it industrial so we can store contents there. And  
17 what we do, we're a fire restoration company. So when  
18 a home burns down or has a fire damage, we'll store  
19 their contents, clean them up and hold them at a  
20 storage facility until we can complete the repairs.  
21 Once the repair is complete, we bring back your  
22 contents. So this is a place that we would store our  
23 contents at until the repairs are complete.

24 MR. CROAD: And through the Chair, you're  
25 planning on maintaining the residential?

1 MR. LULGJURAJ: The house is going to stay  
2 the same, correct. So we're going to fix up the  
3 building, fix up the house, try to pretty it up as  
4 much as we can. We're not going to do anything with  
5 the house.

6 MR. CROAD: And I'd like to add, we've had  
7 three or four requests for industrial uses at this  
8 location previously, because it looks like an  
9 industrial use. And then those applicants or  
10 potential buyers find out that it's B-3, and then they  
11 go away. And this, of all the industrial types of  
12 industrial potential uses, this is very interior and  
13 low key, and they are proposing to make improvements  
14 to the exterior of both buildings as well as the site.

15 MR. LULGJURAJ: Correct.

16 MS. MIAH: Jeff, is this a public hearing?

17 MR. SPENCE: This is a public hearing, so  
18 you have to open up the public hearing.

19 MS. MIAH: This is a public hearing. The  
20 public hearing is now open. Anyone like to make any  
21 comments, you have three minutes. Seeing none --

22 MR. CULPEPPER: Hold it.

23 MS. MIAH: Okay. State your name and  
24 address?

25 MR. BALLACK: Address -- John Ballack, I

1 live at 20753 Delaware Street. I'm actually two  
2 houses down from the house. My concern is just noise.  
3 Them two houses down, that noise, the big building on  
4 the right-hand side, for some reason they make a lot  
5 of noises in the middle of the night. And then  
6 there's a building that deals with metals, and they  
7 dump stuff in the middle of the night, and it makes a  
8 lot of noise. I got a kid who's in school. So I'm  
9 just concerned about that. If they want, I just want  
10 the noise down at night. You know what I mean?

11 MS. MIAH: Yes. Petitioner --

12 MR. CROAD: Through the Chair, well, let's  
13 close the public hearing first.

14 MS. MIAH: I was just going to ask if there  
15 were any more. Are there any more people that would  
16 like to make a comment?

17 Seeing none, the public hearing is closed.  
18 Petitioner, would you like to address his  
19 comment?

20 MR. CROAD: Maybe if you could just give  
21 your hours of operation, and then you can address the  
22 noise issue.

23 MR. LULGJURAJ: Right now there are no hours  
24 of operation. Like I say, when we do decide to open  
25 up, we will be a nine to five business. I know right

1 now there is actually one van, that we're working on  
2 right now in the interim, but he's on the inside, not  
3 outside. But as far as dumping metal, we don't --

4 MR. BALLACK: No, that's not you.

5 MR. LULGJURAJ: Oh, that's somebody else.

6 MR. CROAD: Address your comments and  
7 questions to the Chair.

8 MR. LULGJURAJ: Okay. So that's pretty much  
9 it.

10 MR. CROAD: So I just want to reiterate,  
11 through the Chair, your hours of operation will be  
12 nine to five?

13 MR. LULGJURAJ: Correct.

14 MR. CROAD: Is that Monday through Friday?

15 MR. LULGJURAJ: Monday through Friday.

16 MR. CROAD: Is there any potential --

17 MR. LULGJURAJ: There might be a Saturday,  
18 because sometimes there's homeowners that work Monday  
19 through Friday, and we have to deliver their contents  
20 on a Saturday. So we have to pick up their contents  
21 and deliver it on a Saturday.

22 MR. CROAD: But they would have similar  
23 types of hours?

24 MR. FREUND: Oh, yeah.

25 MR. CROAD: That's all. That should take

1 care of that concern. And if I heard the resident,  
2 his concerns are more with the adjacent properties.

3 MS. MIAH: Okay.

4 MR. CROAD: And we can certainly pass that  
5 on to the code department.

6 MS. MIAH: Okay. Commissioners, any  
7 comments? Commissioner Martin?

8 MR. MARTIN: Just to clarify, you're  
9 being -- the activities that you'd be doing at the  
10 building are more or less like a moving company,  
11 moving stuff in and out?

12 MR. LULGJURAJ: Correct.

13 MR. MARTIN: You're doing restoration within  
14 the building, so that there's no external noise going  
15 on?

16 MR. LULGJURAJ: Correct. Everything will be  
17 stored in the building, yep.

18 MR. MARTIN: Thank you.

19 MR. LULGJURAJ: You're welcome.

20 MS. MIAH: Mr. Culpepper?

21 MR. CULPEPPER: As I mentioned in our  
22 planning session, thank you.

23 MR. LULGJURAJ: Thank you.

24 MR. CULPEPPER: Glad you're taking over that  
25 property to do something with that area, because that



1 area does need revitalization. As we talked, you're  
2 going to do some landscaping outside by that area. So  
3 glad you're keeping that house. That's a pretty good  
4 house.

5 MR. LULGJURAJ: That is a good house.

6 MR. CULPEPPER: That's a pretty good house.  
7 So I went by there and looked at what you want to do,  
8 restore the inside. So I hope it goes through. I  
9 completely ecstatic that that area will be  
10 revitalized, and I know you will be a good neighbor.  
11 If something comes up that needs to be done, I know  
12 you will be a good neighbor. So I appreciate that.  
13 Thank you.

14 MR. LULGJURAJ: Thank you for the support.

15 MR. CULPEPPER: Thank you, Chair.

16 MS. MIAH: Any other comments from the  
17 Commissioners?

18 MR. SPENCE: If I may, through the Chair,  
19 just a quick question. So if a fire happened in the  
20 middle of the night, is it possible that you can get  
21 called for to secure a building, after a fire?

22 MR. LULGJURAJ: That's -- so we are 24/7  
23 actually to respond --

24 MR. SPENCE: So you are -- there is a  
25 potential that you could be. When you say nine to

1 five --

2 MR. LULGJURAJ: They don't respond out of  
3 that building. We all are at their mercy after-hours,  
4 we respond out of our Bloomfield Hills locations,  
5 that's where our main office is.

6 MR. SPENCE: Okay. So you would not be  
7 dispatched from this site to go to a site to

8 MR. LULGJURAJ: No, sir.

9 MR. SPENCE: -- to secure a building?

10 MR. LULGJURAJ: No, sir.

11 MR. SPENCE: Okay. Thank you.

12 MR. LULGJURAJ: Thank you.

13 MS. MIAH: Commissioner Denson?

14 DR. DENSON: Thank you. So to be clear,  
15 this building is for storage only?

16 MR. LULGJURAJ: Correct. So kind of what's  
17 going to happen is we'll go to a home, pick up the  
18 contents. If they need cleaning, we'll take them to  
19 our Bloomfield location, clean them, wrap them, store  
20 them, box them up. They'll get dropped to this  
21 location, and then they stay there until the house is  
22 repaired or the building's repaired, and then we'll  
23 bring everything back. So it's strictly going to be  
24 where we can store our contents until that home or  
25 business is ready to be back packed.

1 DR. DENSON: Thank you.

2 MS. MIAH: Any other Commissioner?

3 MR. WILLIS: Here.

4 MS. MIAH: Commissioner Willis?

5 MR. WILLIS: And while the -- I'm going to  
6 assume there's some type of smoke smell in the  
7 furniture. Do you do anything to clean it, are you  
8 using any type of machinery, chemicals to rid the  
9 possibility of smoke smell?

10 MR. LULGJURAJ: We do have an ozone chamber,  
11 that's at our Bloomfield office. So once we get it,  
12 it goes straight to the ozone chamber, it gets  
13 Hypervaced and it gets wiped. If it doesn't respond  
14 to any of three of those stages, it's a total lost.  
15 So we let the insurance carrier know we tried our best  
16 to clean it, it wouldn't respond. That item gets  
17 discarded in our dumpster at our Bloomfield office.

18 MR. WILLIS: Does that chamber make any  
19 noise?

20 MR. LULGJURAJ: No, no.

21 MR. WILLIS: Okay.

22 MS. MIAH: Any more?

23 MR. MARTIN: Ms. Miah?

24 MS. MIAH: Okay. Commissioner Martin?

25 MR. MARTIN: You're talking about

1 transporting the information from your Bloomfield  
2 office, where the actual cleaning, is to this  
3 building, which would actually be the storage  
4 facility. Are there any vehicles, commercial vehicles  
5 or anything going to be kept on-site, parking?

6 MR. LULGJURAJ: They will not be kept  
7 on-site, no. And only contents that need to be  
8 cleaned will go to Bloomfield first. There's some  
9 jobs I have to stain and finish the whole main level,  
10 so I'll take your kitchen stuff, I'll take your dining  
11 room, that doesn't need to be cleaned, it just needs  
12 to be moved out of the way, so those would go straight  
13 to Southfield. But no vehicles will be left on-site,  
14 nor will vehicles be parked outside.

15 MS. MIAH: Does that answer your question?

16 MR. MARTIN: Yes.

17 MS. MIAH: Anything else, Commissioners?  
18 Any questions?

19 MR. SPENCE: Ready for our recommendation?

20 MS. MIAH: Yes, recommendation, please.

21 MR. SPENCE: Okay. Just one more comment  
22 from staff. As always, we did put together a rezoning  
23 sheet for you. And based on all the standards for  
24 rezoning, we did find that we could use this to  
25 support this particular rezoning.

1                   With regard to a recommendation, the  
2    Planning Department does recommend favorable  
3    recommendation of PZR19-0006 to rezone 9.8 acres of  
4    land from B-3, General Business, to I-1, Industrial,  
5    for the following reasons:

6                   The Southfield Comprehensive Master Plan  
7    indicates reasonable mixed-use for these properties.  
8    Change in zoning would be comparable with and similar  
9    to existing adjacent zonings and land uses to the  
10   east. This section of Eight Mile on either side of  
11   subject property appears industrial in character. And  
12   the proposal is in accordance with the standards of  
13   rezoning for the property.

14                  MS. MIAH: Now that we have our favorable  
15    recommendation, may I have a recommendation from the  
16    Commissioners? Commissioner Willis?

17                  MR. WILLIS: I would move for a favorable  
18    recommendation of PZR19-0006.

19                  MR. MARTIN: Second.

20                  MS. MIAH: It's been motioned by  
21    Commissioner Willis and second by Commissioner Martin.  
22    All in favor?

23                         (All stated aye, with one abstention from  
24    Commissioner Griffis.)

25                  MS. MIAH: Motion carries.

1 MR. GRIFFIS: I'd like to abstain since I  
2 walked in in the middle of the presentation.

3 MS. MIAH: Okay. For the record,  
4 Commissioner Griffis would like to abstain.

5 MR. LULGJURAJ: Thank you.

6 MR. CULPEPPER: Thank you and good luck.

7 MR. LULGJURAJ: Thank you, sir.

8 MS. MIAH: Next is a Site Plan --

9 MR. SPENCE: Yes, thank you. Next item on  
10 the agenda is PSP19-0009. This is the Site Plan  
11 Review Request of GMB Architecture and Engineering, on  
12 behalf of the owner, Yeshiva Beth Yehuda School, for  
13 the construction of a 23,301 gross square foot  
14 addition to the existing school.

15 If you recall, this particular item came  
16 before you a couple weeks ago. One of the concerns  
17 that staff did have had to do with some parking  
18 issues, especially along the front of the building of  
19 Lincoln Drive. And there appeared to be some issues  
20 with overall parking requirements. The number of  
21 spaces required versus the number of spaces that have  
22 been provided.

23 Just from the standpoint of site, where the  
24 site is, just for the public, for the Commission as  
25 well, we are on the south side of Lincoln Drive, and

1 we are between Greenfield Road and 696 and the freeway  
2 deck park. The image that's on the screen right now  
3 is, that's an older image. That was taken when the  
4 school was under construction. So the site actually  
5 does have a very large parking lot on the west side of  
6 it, as well as a driveway that goes all the way  
7 around.

8 This is the existing site and the existing  
9 conditions for the north, south, east, and west. The  
10 current site is zoned single-family residential and  
11 does allow schools.

12 So this is, although not a great image, but  
13 this gives you an idea and indication of revisions to  
14 the plan with regard to parking.

15 I'm going to flip to the next side, only  
16 because it gives you a closer look. If you recall,  
17 when this came before you a couple weeks ago, they  
18 actually had angled parking across the frontage. And  
19 it was a concern about using that angled parking as  
20 stacking in an area where there would be drop off and  
21 to pick up the children. So one of the comments that  
22 was made is they may want to look at doing parallel  
23 parking, similar to what they did on the parking lot  
24 directly to the west.

25 So they are showing, I believe it's a total

1 of 12 parking spaces. These are in accordance with  
2 the zoning ordinance with 20-foot spaces, six-foot  
3 aisles in between in order allow back up. And I'll  
4 switch back to this, only because it gives you an  
5 opportunity to see where additional spaces can be  
6 provided. The old zoning ordinance does allow for  
7 parking spaces within 300 feet of the subject  
8 property. The petitioner does own the multiple family  
9 on the corner of Greenfield and Lincoln, as well as to  
10 the south of that is the park. That got approved a  
11 number of years ago.

12 So between those two sites, there are an  
13 additional 37 parking spaces. Based on the zoning  
14 ordinance requirements, 159 spaces are required. And  
15 with the bike rack and then these additional spaces,  
16 they actually have 174 available. So from a parking  
17 standpoint, they do meet their parking requirements  
18 with these additional spaces on adjacent sites.

19 One of the other issues that came up had to  
20 do with building height. Within the zoning ordinance  
21 we do allow up to 55 for school. And the petitioner  
22 is proposing a 42 foot with this third floor. So  
23 there are no waiver requirements for any setbacks. No  
24 waiver requirement for parking, and no waiver  
25 requirements for any height requirement as well.



1                   This kind of gives you an indication of what  
2   the building will look like for the third floor. It's  
3   going to be of similar materials that the existing  
4   school is currently constructed of. This is the third  
5   floor. Again, this is made up of classrooms.

6                   So that is the proposal that's before you  
7   this evening. And to allow for the third floor  
8   construction, and then the amendments to the plans for  
9   the parking requirements. And the petitioner is here  
10   this evening, and if you like to add anything to the  
11   presentation, feel free.

12                  MS. MIAH: Please, petitioner. Your name,  
13   please?

14                  MR. DUYSER: Good evening, my name is Mitch  
15   Duyser from GMB Architects and Engineers. I'd like to  
16   thank the Commission for your time tonight in  
17   considering this application. We hope that some of  
18   these modifications that are here from our last  
19   meeting show that the school is interested in being as  
20   good as neighbor as they can, and alleviating some of  
21   the traffic concerns that were raised at the last  
22   discussion.

23                  MS. MIAH: Can you please state your name  
24   and address, please, for the record?

25                  MR. DUYSER: Sure. My name is Mitchell

1 Duyson from GMB Engineering, my address is 85 East 8th  
2 Street in Holland, Michigan.

3 MS. MIAH: Thank you.

4 MR. DUYSER: Thank you. Beyond that, if  
5 there are any questions about -- there were some  
6 questions raised at the time on additional parking, or  
7 additional staff counts and additional student counts,  
8 I think all that information has been provided to the  
9 staff of the city, along with some parking study  
10 information that was done to show parking levels and  
11 how much the existing parking lots have been used over  
12 time.

13 MR. SPENCE: And if I may, through the  
14 Chair, you did receive a copy of that in your packets.  
15 They did do a study, I believe, two or three times a  
16 day for almost a week and did record the number of  
17 spaces that were used versus the number of spaces that  
18 were open.

19 MS. MIAH: Okay. Is there anything else you  
20 would like to share, because we are televised, and  
21 this way the audience, viewing audience can hear and  
22 find out what you had planned if there is anything  
23 else you would like to present, please?

24 MR. DUYSER: No, I have no other comments,  
25 unless there's further questions, or some of the other

1 members from the school would like to say something.

2 MS. MIAH: All right. Commissioners?

3 Commissioner Willis?

4 MR. WILLIS: Thank you. I think I had one  
5 question. It was discussed a number of times, not  
6 that we had adequate or not adequate parking space,  
7 but the kind of events at the beginning of the school  
8 day, the end of the school day that we would have  
9 issues with traffic interfering with traffic on  
10 Lincoln. And I'm wondering, in the study that you  
11 conducted that you also looked at if it continued to  
12 interfere with traffic on Lincoln, or how did you look  
13 at addressing that, if it's a real concern?

14 MR. DUYSER: The dean of the school would  
15 like to step up here, I think he might be able to more  
16 clarify their procedural processes there than I can.

17 MS. MIAH: And, please, sir, for the record,  
18 state your name and address, please?

19 MR. GROSSBARD: Good evening, Yitchok  
20 Grossbard, 15970 Hilton Street here in Southfield.  
21 So, yes, we did look at that very carefully, you are  
22 correct. And we believe that the limited amount of  
23 times that there's an issue backed up strictly during  
24 car pool can be alleviated three ways. Number one, we  
25 need to -- we will communicate and make sure

1 everyone's more clear where the parking spaces are.  
2 For example, again I know you're talking about  
3 drop-off, but parking is important. We have parking  
4 in the back, south side of the building, that is very  
5 often, when we did this study, not used. We need to  
6 do a better job of making sure people park there.  
7 Number two, we already have actually, thanks  
8 to you, in part, increased the number of people that  
9 we have directing parking -- I mean, directing  
10 drop-off and pick-up. We did not see a huge amount or  
11 even a little amount, the only time we saw it -- just  
12 to give you an explanation of our school, we have  
13 three different pick-up times, 3:00, 4:00, 5:00. When  
14 that happens, there's no backup. The only time that  
15 there's backup is on the few days of the year when we  
16 have everybody there at the same time. That  
17 happens -- well, it actually happens on Fridays,  
18 two-thirds of it, and it happens on Sunday mornings.  
19 But that's not an issue, we haven't seen it, at least.  
20 And the four or five times a year where everybody  
21 stops at a certain time. I'll give you an example.  
22 January 1st, we have morning studies January 1st, or a  
23 couple times throughout the year, calendar year. So  
24 in order to take care of that we do have presently, it  
25 already worked once, actually, we tried it out on a

1 Friday, and it worked. And we think that will be a  
2 major, major improvement.

3 Now, nobody parks on Lincoln because of this  
4 drop-off. We're only talking about drop-off. And the  
5 one more thing I want to add, that we didn't mention a  
6 couple weeks ago, and that is that we found that when  
7 this eventually happens, you know, God willing, soon,  
8 this third floor, there's that school down the street  
9 to the west, right, it's the old, it was called  
10 Deshanos (ph) Elementary School, that we're presently  
11 using for our temporary girls school, which is located  
12 in Oak Park. That school is opening, again, at the  
13 end of May. That, we feel, pretty strongly has  
14 created the increased amount of traffic with all the  
15 parents staying on Lincoln. Once they won't be there  
16 and we'll have much more -- many of the parents are  
17 the same, but it will be much more spread out from the  
18 Oak Park Campus to the Southfield Campus, which it  
19 was, before we started this. You know, obviously, the  
20 student body will have increased by then. But the  
21 concept of having two different campuses instead of  
22 having two schools with student bodies, somewhere  
23 around 300, 350 all on one street, that has made it a  
24 little harder. And that has made the Lincoln area a  
25 little more congested than it is.

1           So we think those things, communication,  
2    increasing the amount of people, which we already have  
3    and we will continued to do, directing traffic. We  
4    have two different like lanes now. One goes around  
5    the building for one pick-up, one goes in the front of  
6    the building for another pick-up. That means a lot of  
7    staff, because there's direction, people have to give  
8    directions, and also there has to be a lot of  
9    supervision, but we're ready to do that because it's  
10   the right thing and, basically, we agree. So that's  
11   what we have done and hope to do.

12           MR. WILLIS: Okay.

13           MS. MIAH: Does that answer your question,  
14   Commissioner Willis?

15           MR. WILLIS: I'm good.

16           MS. MIAH: Commissioners, anyone else?

17           MR. CULPEPPER: To the Chair?

18           MS. MIAH: Commissioner Culpepper?

19           MR. CULPEPPER: I'm the one that was death  
20   on the parking in our session, because I remember the  
21   parking situation when you had the school before. I  
22   like the parallel parking, I think that alleviates the  
23   parking problem. What I really like what you're  
24   saying, and I hope you stick to it, is increasing the  
25   people out there that direct. I think that would be a

1 big asset if you had, you can call them monitor,  
2 director, or whoever out there to let them know where  
3 to park, I think that would be great. I think that's  
4 it.

5 My other question is, if this proposal goes  
6 through and the construction starts, how are you going  
7 to utilize or do your construction into the area? Is  
8 the school still going to be open, how are you going  
9 to direct the contractors coming into the school and  
10 out?

11 MR. GROSSBARD: That's an excellent  
12 question. We envision -- the contractor's here. You  
13 want to come up?

14 MS. MIAH: Yes, sir, and your name, address,  
15 please?

16 MR. MUNCHIANDO: My name is Jacob  
17 Munchiando, with the Auch Construction Company. Our  
18 address is 65 University Drive, Pontiac, Michigan. So  
19 the plan to start construction is just when they're  
20 getting out of school. A lot of the things we use,  
21 especially to help with traffic, we have on-site staff  
22 that will direct traffic. We hire flaggers. If we  
23 need to, we can get traffic signals and arrow boards.  
24 I don't foresee seeing arrows boards on this, because  
25 the goals will be all of the materials will come right

1 off that road as quickly as possible. We don't plan  
2 on staging trucks, semis, anything like that on  
3 Lincoln. There is also parking for the contractors we  
4 can use on the opposite side of 696, on the west side.  
5 They also own a parcel of land, and they have Shanos  
6 there. So contractors during the year will not  
7 interfere with that parking requirement either. So  
8 we've already started to look at where we're going to  
9 stage materials, which will be probably off-site in  
10 other areas, or will be brought to the job the day  
11 they need them. So we're not going to keep things or  
12 the individuals working on-site will not interfere  
13 with these parking requirements.

14 MR. CULPEPPER: To the Chair? Yes, that's  
15 very important that you don't have the contractor  
16 staging their vehicles on the site or on Lincoln.

17 Second thing is you didn't answer about the  
18 school, while you're under construction, will you  
19 still carry on school or school be closed while you're  
20 putting on the third floor?

21 MR. MUNCHIANDO: So we're -- oops, sorry.  
22 We're planning this project, a lot of the lifting over  
23 top of the school will be during the summer, which  
24 alleviates the safety concern of people being in the  
25 school. So most of the heavy lifting will be done in



1 accordance with MIOSHA standards and building  
2 standards. So they will start to reoccupy school in  
3 the fall, but we will still be working on-site during  
4 activities, because it will be probably a 12 to  
5 16-month project overall.

6 MR. CULPEPPER: Okay. Now, you introduced  
7 the issue with the kids Monday through Friday. I know  
8 you have events there on Saturday. Am I correct?  
9 There has been activity in that building, and I know  
10 you do other things other than just teach the kids,  
11 you have other events, I don't know what you call it,  
12 but there are activities in that building on Saturday,  
13 am I correct?

14 MR. GROSSBARD: Correct, the activity is a  
15 synagogue, it's not the children.

16 MR. CULPEPPER: Right.

17 MR. GROSSBARD: And there's no parking.  
18 There's no driving. Nobody drives on Saturday.

19 MR. CULPEPPER: So the visitors in that  
20 building is strictly by residents walking?

21 MR. GROSSBARD: Right. Friday night, a  
22 handful of people will drive their car and leave it  
23 there. But nobody drives on Saturday.

24 MR. CULPEPPER: Okay. Thank you.

25 MS. MIAH: Has your question been answered?

1 MR. CULPEPPER: My question's been answered.

2 Thank you.

3 MS. MIAH: Any more? Commissioners? Okay.

4 Jeff?

5 MR. SPENCE: You want a recommendation?

6 MS. MIAH: Yes.

7 MR. SPENCE: Okay. The Planning Department,  
8 with regard to PSP19-0009, the Planning Department  
9 does recommend favorable recommendation of the Site  
10 Plan Review Request of GMB Architecture and  
11 Engineering on behalf of the owner, Yeshiva Beth  
12 Yehuda School, for the construction of a 23,301 gross  
13 square foot third floor addition, to the existing  
14 school with associated parking and other on-site  
15 amenities.

16 We make this recommendation for the  
17 following reasons and conditions:

18 The final detailed landscape plan must be  
19 approved by the Planning Department prior to the  
20 project being reviewed by the City Council.

21 Exterior lighting will be shielded to  
22 prevent spillage of glare onto adjacent properties.  
23 Photometric lighting plan shall be submitted for  
24 review by the Planning Department prior to this item  
25 going to City Council.

1                   Petitioner is to provide a sprinkler system  
2 for all landscaped areas to preserve preservation of  
3 plant material.

4                   Petitioner is to execute a perpetual  
5 maintenance agreement for the landscape and parking  
6 areas both on-site and in the right-of-way, which  
7 includes the maintenance of any stormwater detention  
8 center.

9                   Petitioner is to implement the  
10 recommendations made by the Southfield Police  
11 Department's Crime Prevention Bureau regarding site  
12 security.

13                   Building will be constructed in accordance  
14 with the elevations shown sheets A0.04, dated  
15 10/31/19.

16                   Approval of this site plan and/or building  
17 elevations represented herein does not constitute nor  
18 guarantee approval for signage. Separate approval and  
19 signed permits must be obtained from the building  
20 department for any proposed signs.

21                   And bike racks shall be installed in  
22 accordance with Article 4, Section 5.29, paragraph 12.  
23 Thank you.

24                   MS. MIAH: You've all heard the  
25 recommendations by the Planning Department. Can I get

1 a motion, please?

2 MR. WILLIS: Motion.

3 MS. MIAH: Commissioner Willis?

4 MR. WILLIS: I would move that PSP19-0009 be  
5 favorably approved.

6 MR. CULPEPPER: Support.

7 MS. MIAH: It has been proposed by  
8 Commissioner Willis and supported by Commissioner  
9 Culpepper. All in favor?

10 (All stated aye.)

11 MS. MIAH: Done.

12 MR. CULPEPPER: Thank you and good luck.

13 MS. MIAH: Good luck to you.

14 MR. GROSSBARD: Thank you all for your help.

15 MR. CULPEPPER: Thank you.

16 MS. MIAH: May we get approval of the  
17 minutes December 4th and study meeting and December 18  
18 regular meeting.

19 MR. CULPEPPER: To the Chair?

20 MS. MIAH: Yes.

21 MR. CULPEPPER: I so move that the minutes  
22 from December the 14th, 2019 study meeting, also  
23 December 18, 2019, regular meeting be approved as  
24 written.

25 MR. WILLIS: Support.

1 MS. MIAH: It has been motioned by  
2 Commissioner Culpepper and supported by Commissioner  
3 Willis for approval of the minutes. All in favor?

4 (All stated aye.)

5 MS. MIAH: Okay. It's carried. Public  
6 comment: Any person addressing the Commission shall  
7 be limited to a period of three minutes, unless such  
8 period of time is extended by the presiding officer or  
9 by majority vote of the Commission.

10 I see none. Approve the Planning Meeting  
11 Schedule for February 2020.

12 MR. SPENCE: Yes, thank you. So, as you're  
13 aware, we put together a calendar from January to  
14 January. So your meeting schedule, obviously, with  
15 tonight's meeting ends the last calendar that was  
16 approved by the Planning Commission. So we do have  
17 before you the calendar for February through January  
18 of 2021. And we are requesting that you approve that  
19 this evening so we can then schedule the rest of the  
20 meetings for 2020.

21 MS. MIAH: Okay. Commissioners?

22 MR. CULPEPPER: To the Chair?

23 MS. MIAH: Yes, Commissioner Culpepper?

24 MR. CULPEPPER: I so move that the Planning  
25 Commission scheduled meetings be approved as written.

1 MS. MIAH: Any more support?

2 MR. MARTIN: Second.

3 MS. MIAH: It's been second -- it's been  
4 carried by -- motion's been carried by Commissioner  
5 Culpepper and supported by Commissioner Martin. All  
6 in favor?

7 (All stated aye.)

8 MS. MIAH: Motion carried. Approve Planning  
9 Commission Annual Report for 2019.

10 MR. SPENCE: Yes, thank you. As you're  
11 aware, each year we put together an annual. It is  
12 required by the Zoning Enabling Act that the Planning  
13 Commission make this annual written report to the  
14 legislative body, which in this case is the Council,  
15 concerning its operations and the status of the  
16 planning activities that took place, including  
17 recommendations regarding actions by the body related  
18 to planning and development.

19 So within your packets is the report for  
20 2019. It does go through all the various aspects,  
21 rezoning requests, site plan reviews, special land  
22 uses and so on.

23 Also, at the request of, I believe it was  
24 Mr. Martin, with regard to value, we did place value  
25 of each one of those developments at the end under the

1 description of what the project was. So you can see  
2 it totaled up at the very end. We actually had, I  
3 believe, it was \$87 million worth of development that  
4 got approved, recommended by the Planning Commission,  
5 and ultimately approved by the Council.

6 Just want to kind of run through just the  
7 organization, the activities. So the first screen  
8 does show the members of the Planning Commission,  
9 Planning Staff. And then a number of applications and  
10 meetings that we did have in the 2019. We had seven  
11 rezonings, nine special land uses, 13 site plans, four  
12 Overlay Development District rezonings, and a total of  
13 31 Planning Commission meetings for 2019.

14 Of the items that were discussed, from a  
15 Zoning Amendment standpoint, we had regulations for  
16 sexually oriented businesses, regulations for small  
17 event venues, regulations for medical marijuana  
18 facilities, as well as the creation of a Residential  
19 Development Unit Development District. We also had an  
20 Amendment of the Planning Commission bylaws with  
21 regard to election of officers, the Master Plan  
22 Implementation, non-motorized transit inventory,  
23 pathway inventory, neighborhood gateway inventory.

24 We also added public comment to our Planning  
25 Commission meetings. We thought that was important

1 from the standpoint of transparency to at least give  
2 the public an opportunity to speak at our meeting.  
3 Medical marijuana facilities, we did discuss earlier,  
4 as well the Northland Redevelopments and Streetscape  
5 Elements.

6 Initiatives: The Southfield, Sustainable  
7 Southfield Master Plan Implementation with the Arts  
8 Commission continuing to support funding, restoration  
9 and installation, whether that is on public property  
10 or private. Capital Improvement Plan Update from 2021  
11 to 2526. City Centre Development, continued  
12 placemaking, support of special events, and economic  
13 development initiatives. We had the LTU pathway, as  
14 well Evercentre. Redevelopment Ready Recertification,  
15 in this case, we're going through recertification.  
16 Northland Redevelopment Implementation, Zoning  
17 Ordinance Technical Review, and alignment with adopted  
18 Master Plan, adaptive reuse of former school sites and  
19 buildings, and housing and transportation options for  
20 seniors.

21 So these are initiatives that we're looking  
22 to bring forward through the Planning Commission and,  
23 hopefully, Council in the year 2020.

24 Projects that went through the process: We  
25 have the LTU Stadium, Truck-Lite, which is currently



1 under construction, that's on corner of Civic Center  
2 Drive and Northwestern Highway, Tomorrow's Star  
3 Academy on Nine Mile, the Skilled Nursing Facility,  
4 which is on Evergreen Road just south of City Centre,  
5 here. 123.Net Storage Building, the Glasgow Office on  
6 Twelve Mile, Lahser Road Mikvah, the Comerica Bank  
7 Building, Mar Thoma Church add dig, the Telegraph Road  
8 Building, as well as the Brooks Barn.

9 So, again, it would be staff's  
10 recommendation this evening that the Planning  
11 Commission approve the Planning Commission Annual  
12 Report for 2019 so we would then move that to the City  
13 Council level.

14 MR. CROAD: Through the Chair?

15 MS. MIAH: Yes, Terry?

16 MR. CROAD: I just noticed we don't -- we  
17 did not include the hotel development --

18 MS. MIAH: Right.

19 MR. CROAD: -- the Greenfield development,  
20 the Galleria Office Tech. So those are in your  
21 report. We will add those to the presentation we'll  
22 be giving to the Council. That's scheduled for  
23 February 10th. And I'm going to encourage and ask as  
24 many Planning Commission Members that are available to  
25 attend that evening. I've already spoken to the Chair

1 to be available to be part of the presentation. So it  
2 would be nice if you can make it, to be here for the  
3 earlier part of the meeting.

4 MS. MIAH: Okay. Thank you. Commissioners,  
5 can we get approval of the Planning Commission Annual  
6 Report 2019?

7 MR. CULPEPPER: To the Chair?

8 MS. MIAH: Yes, Commissioner Culpepper?

9 MR. CULPEPPER: Comment before we get a  
10 recommendation --

11 MS. MIAH: Yes, sir.

12 MR. CULPEPPER: -- let me say to the staff,  
13 along with Kyle, I think is a great and very  
14 encompassing report. It shows that this Commission is  
15 focused and centered with having 21 meetings and  
16 accomplishing what we've done, under the leadership,  
17 Jeff, of you and Terry, I appreciate. This is  
18 overwhelming. And I would be very interested, when we  
19 this give to the Council, since it totals the amount  
20 of money that has been approved through us, I would be  
21 interested in whatever comment comes out of that, if  
22 any.

23 But let me say to the staff, great job for  
24 leadership of us in 2019 and for the Council that this  
25 has gone through and the meetings we've had and the

1 stuff that we've done. So my hats off to you. Thank,  
2 you, Jeff. And now I so move that the Commission  
3 Report be added and approved with the two additions  
4 that will be added at a later date.

5 MR. WILLIS: Support.

6 MS. MIAH: The report --

7 MR. MARTIN: Question?

8 MS. MIAH: Okay.

9 MR. MARTIN: Were there two additions or  
10 three?

11 MR. CROAD: Well, there's several.

12 MS. MIAH: There are several.

13 MR. CROAD: Just the ones that were  
14 outstanding from our report. I'm making a list of  
15 them right now.

16 MR. CULPEPPER: Amended.

17 MS. MIAH: Motion has been made by  
18 Commissioner Culpepper and has been seconded by  
19 Commissioner Willis. All in favor?

20 (All stated aye.)

21 MS. MIAH: It's passed. Election of  
22 Officers.

23 MR. SPENCE: Yes, thank you. So based upon  
24 your bylaws, the first meeting in January you do elect  
25 your officers for next year. So I do know that

1 Mr. Huntington is not here this evening. There are  
2 six of you here. I do know that Mr. Huntington is  
3 willing to move things forward. He has stated he  
4 personally is not putting his hat in the Chair again  
5 for the coming year. He has stated, though, that if  
6 no one does step forward he is willing to become Chair  
7 again for another year.

8 So, basically, the process has been, over  
9 the years, is that we have nominations. It can be  
10 more than one nomination. We would start with  
11 nominations and vote. We will be taking those  
12 nominations for chair, vice chair, secretary.

13 MS. MIAH: Chair, vice chair, secretary.  
14 Can I get any motion for Planning Commission Chair,  
15 Commissioners? Commissioner Willis?

16 MR. WILLIS: I would move Mr. Culpepper for  
17 our chair.

18 MR. CULPEPPER: To the Chair?

19 MS. MIAH: Yes, sir.

20 MR. CULPEPPER: Don't look at me like that.  
21 Mr. Willis, thank you for the nomination, but I'm not  
22 declining it, but I would hope and think that maybe  
23 some of the newer members would like to take the  
24 chair. That is what I would like to see, someone that  
25 hasn't had it that's willing to step up and take that

1 responsibility. I would like to see that. If anyone  
2 up here is willing to do that, I would appreciate it.  
3 If not, I'll accept the nomination.

4 MS. MIAH: Yes, Commissioner Martin?

5 MR. MARTIN: I'd like to nominate  
6 Mr. Griffis.

7 MS. MIAH: Mr. Griffis, you accept?

8 MR. GRIFFIS: I'm not a newer member, so I  
9 can just decline.

10 MR. CULPEPPER: No, you can't decline. No.

11 MR. GRIFFIS: Yeah. Why not? I'll do it.  
12 Yes.

13 MS. MIAH: Any others? Okay. We have two  
14 nominations.

15 MR. CULPEPPER: No, I withdraw my  
16 nomination.

17 MS. MIAH: Oh, okay.

18 MR. MARTIN: His was conditional.

19 MS. MIAH: It was conditional.

20 MR. CULPEPPER: You have one. I'm sorry.

21 MR. GRIFFIS: I understand.

22 MS. MIAH: So there's no reason for a vote.  
23 We have him.

24 MR. MARTIN: By inclination --

25 MR. CROAD: You just take -- you don't have

1 to do a roll call.

2 MR. CULPEPPER: Take a sensor.

3 MS. MIAH: Roll call?

4 MR. CROAD: You don't have to do a roll  
5 call. You just ask if all in favor.

6 MS. MIAH: All in favor?

7 (All stated aye.)

8 MS. MIAH: Okay. Now for --

9 MR. SPENCE: Thank you. If I may, so that's  
10 six ayes for Mr. Griffis as chair?

11 MR. CULPEPPER: Yes.

12 MR. SPENCE: Vice chair?

13 MS. MIAH: Vice chair?

14 MR. WILLIS: What does the vice chair do?

15 MR. MARTIN: What she does today when the  
16 chair isn't there.

17 MR. CROAD: Ms. Miah is the current vice  
18 chair.

19 MR. CULPEPPER: You have to follow protocol,  
20 Mr. Martin.

21 MR. MARTIN: I'm sorry?

22 MR. CULPEPPER: Follow protocol.

23 MR. MARTIN: I'd like to make a motion that  
24 Ms. Miah continue as vice president -- vice chair.

25 MR. CROAD: Vice chair?

1 MS. MIAH: Any more, please? Well, thanks a  
2 lot. No need for roll call. Okay. Secretary?

3 MR. CROAD: Just ask if there's any more  
4 nominations?

5 MS. MIAH: I'm sorry?

6 MR. SPENCE: We need to know is there any  
7 more nominations?

8 MS. MIAH: That's what I was asking. Is  
9 there any more nominations?

10 MR. CROAD: So just ask for all in favor.

11 MS. MIAH: All in favor?

12 (All stated aye.)

13 MR. CROAD: Since Mr. Griffis, who was the  
14 previous secretary is taking over the chair, we'll  
15 need to ask someone to step up for secretary.

16 MR. CULPEPPER: To the Chair?

17 MS. MIAH: Yes, sir.

18 MR. CULPEPPER: I nominate Dr. Denson.

19 DR. DENSON: I accept.

20 MS. MIAH: Any more nominations? All in  
21 favor? I make a nomination for Commissioner Denson.

22 MR. SPENCE: Okay. Thank you. So as the  
23 election has gone, Mr. Griffis is the new chair.  
24 Ms. Miah remains vice chair, and Dr. Denson is the  
25 secretary. Okay. Thank you.

1 MS. MIAH: Alrighty. Any miscellaneous?

2 MR. CROAD: Yes, I have one item. I handed  
3 out a flyer.

4 MS. MIAH: Yes.

5 MR. CROAD: This is really twofold. Part of  
6 our Redevelopment Ready Certification/Recertification  
7 is the process for selecting board members and  
8 commission members, and then ongoing training.  
9 There's an opportunity here through the Michigan State  
10 University Citizen Planner Program, it's a six weeks  
11 course, approximately three hours each week, and they  
12 cover Understanding the Planning Zoning Context,  
13 Planning for the Future of your Community,  
14 Implementing the Plan with Zoning, Making Zoning  
15 Decisions, Using Innovative Planning and Zoning, and  
16 Successfully Fulfilling Your Role.

17 Unfortunately, these are on the same night,  
18 evening nights that we meet, but only two potential  
19 conflicts for voting. What I'd like to offer is, and  
20 I think this will be offered again once or twice  
21 throughout the year, but if you're interested in  
22 attending these sessions, I'm going to offer to, we  
23 will pay for the enrollment of one Planning  
24 Commissioner to physically go to the classes on  
25 Wednesday. And the only caveat is if we need a quorum



1 on the night that you're at the class, we'd ask that  
2 member to bypass that class.

3 The other thing is, this is also available  
4 online. So that's a 15-hour online class, where you  
5 can take the same courses at your convenience.

6 There's a slight -- there's a slight cost savings for  
7 that. So if you're interested, I'd like you to send  
8 me an e-mail of your interest and your availability,  
9 whether it be -- if it's physically attending the  
10 class, the first one that I receive and I okay will be  
11 the one that gets to go to the class. But if you're  
12 also interested in taking online classes, depending on  
13 how many people we get in this round, and I look at  
14 our budget, we may be able to fund one or two in this  
15 session, and then possibly one to three in the next  
16 fiscal year, which is really after July 1st. And I  
17 would strongly encourage those who haven't taken this  
18 or the newer members to do this as a refresher. And  
19 this is in line, also, with our Redevelopment Ready.  
20 But I think it's good to see an outside presenter talk  
21 about these things. You can see other citizen  
22 planners and Planning Commission members that are able  
23 to, you know, see what other committees are doing if  
24 you attend the actual class. But some people might be  
25 more comfortable doing the online class, and it might

1 fit your schedule better. But I want to strongly  
2 encourage you consider this. And, again, if we can't  
3 get you in this round, we'll look at future rounds.  
4 But I'd hate to have this set of classes in the winter  
5 go by the wayside and not have one Planning Commission  
6 Member attend.

7 So the first one is on February 12th.  
8 Again, we would excuse you from all future meetings,  
9 unless there was meeting a quorum or there was  
10 something important for you to vote on.

11 MR. WILLIS: Terry, is this class taught at  
12 any other place at any other time?

13 MR. CROAD: It is. I think this would be  
14 the closest class. They do these throughout the  
15 state. You can go online. And if you find another  
16 series of classes that are on a different night or  
17 that are more convenient, we certainly would consider  
18 it. But this was forwarded to us through the Oakland  
19 County, because it's located in Pontiac and it's close  
20 for people located in Southeastern Michigan.

21 MR. MARTIN: That was one of the questions  
22 that I was going to ask, is we had an e-mail that had  
23 a list of classes throughout the year, and if there  
24 were any classes that you would suggest that members  
25 considered, other than -- I mean, I think it was --

1 MR. CROAD: We've shared some luncheon  
2 workshops and other things. But this is a six-week,  
3 15 to 18-hour comprehensive. Probably you can't get  
4 any better for the cost. I can't put you up overnight  
5 and all that. But we'd be willing to at least pay for  
6 your registration, and maybe, you know, a stipend for  
7 travel or so forth. But, again, it's going to be  
8 first come first serve for attending, physically  
9 attending, and then the online class you would have to  
10 provide that you completed it with a certification and  
11 we would reimburse you.

12 MR. MARTIN: Yeah, they do have  
13 certification after completion of all the classes I've  
14 noticed.

15 MR. CROAD: Yeah. Okay. Hopefully, someone  
16 will take advantage of it.

17 MR. CULPEPPER: Mr. Martin you're something  
18 else.

19 MR. MARTIN: No, we had already discussed  
20 it. Ms. Miah and I had already discussed it.

21 MS. MIAH: We had discussed it. Is there  
22 anything else at all?

23 MR. SPENCE: For me, just that you do have a  
24 study meeting next Wednesday, and we do have a number  
25 of items on the agenda.

1 MS. MIAH: Okay. I guess the meeting is  
2 over. That's it.

3 (The meeting was concluded at 7:30 p.m.)  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

1 CERTIFICATE OF NOTARY  
2 STATE OF MICHIGAN )  
3 ) SS  
4 COUNTY OF OAKLAND )  
5  
6 I, Earlene Poole-Frazier, certify that this  
7 meeting was taken before me on the date hereinbefore  
8 set forth; that the foregoing was recorded by me  
9 stenographically and reduced to computer  
10 transcription; that this is a true, full and correct  
11 transcript of my stenographic notes so taken; and that  
12 I am not related to, nor counsel to either party nor  
13 interested in the event of this cause.  
14  
15  
16  
17  
18  
19  
20 Earlene Poole-Frazier  
21 EARLENE POOLE-FRAZIER, CSR-2893  
22 Notary Public,  
23 Oakland County, Michigan  
24 My Commission expires: March 4, 2025  
25

Dr. Latina Denson, AICP  
Secretary/js

*Granny Mills* 2/26/20  
(date)