

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

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

Planning Commission Members Excused: Culpepper

Staff Present: City Planner Croad 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 – Chairman Griffis recited the Pledge on behalf of the Commission.

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 Martin to Approve the Agenda as presented. Seconded by Commissioner Willis. Roll call vote was called by Chairman Griffis. Planner Spence called the Roll:
Commissioner Denson: Aye
Commissioner Griffis: Aye
Commissioner Huntington: Aye
Commissioner Martin: Aye
Commissioner Miah: Aye
Commissioner Willis: Aye

Motion passed.

Planner Spence noted that he has been having a text conversation with Commissioner Culpepper and he is having a difficult time connecting to the meeting. He will not be with us at this time.

- C. Announcements and Communications** – Planner Spence noted there were no announcements.

- D. Public Hearings – none on the Agenda**

- E. Site Plans** – Chairman Griffis called for the first site plan.

PSP20-0007 is the Site Plan Review Request of Dembs Development, Inc., on behalf of the Owner, Lahser Holdings, LLC, for exterior façade changes to the existing building, as well as, redevelopment of the truck well/shipping/receiving area and approval of a 209-car parking lot which will be landbanked until such time the lot is needed. Property located at 26555 Northwestern Highway, Sidwell Parcels 2421-202-027, -030 and -031, on the southwest corner of Lahser Road and the Northwestern Service Drive, Section 21, City of Southfield, Oakland

County, State of Michigan.

Planner Spence gave a brief overview of the proposal submitted by Dembs Development for the façade changes, addition to the truck well/receiving area and the proposed 211-car parking lot which would stay in land banked parking until such time as the lot was needed. He noted this land banking needs to show that the spaces could be constructed in the future but aren't needed right now. He introduced Mr. Ryan Dembs to explain the project on behalf of the petitioner.

Mr. Dembs noted that they are looking to consolidate other offices into this one location. He understood the concern regarding the loss of the Mid-Century Modern design of the building but noted they are looking at a new image change the City would be proud of and this is their headquarters.

There were no other comments so Chairman Griffis opened the discussion to the Commissioners.

Commissioner Miah felt this was a nice project.

Commissioner Willis agreed this was a great project.

Commissioner Huntington agreed this was a great project.

Commissioner Denson liked the design.

Commissioner Martin asked what was happening with the marquee on the corner. Mr. Dembs noted they aren't sure yet what will happen there. Their focus has been on the other site issues. Commissioner Martin asked about the number of employees that would be at this site. Mr. Dembs noted it would be about 500.

City Planner Croad asked if some kind of interpretive panel could be installed that noted the prior use and the Mid-Century Modern design. Mr. Dembs noted they were open to providing art at this location.

Chairman Griffis noted he was disappointed that the Mid-century Modern aspect would be lost but agreed this was a great project for the City.

There were no other comments so Chairman Griffis called for a Motion.

Motion by Commissioner Willis for Favorable Consideration of PSP20 -0007. Seconded by Commissioner Denson. Chairman Griffis called for a Roll Call Vote:

Denson - Yea

Griffis - Yea

Commissioner Huntington: Aye

Commissioner Martin: Aye

Commissioner Willis: Aye

Planning Commission Regular Meeting of July 22, 2020

Motion Passes

Chairman Griffis called for approval of the Minutes.

Approval of Minutes: June 24, 2020 Regular Meeting

Motion by Commissioner Martin for Favorable Consideration of the June 24, 2020 Minutes.
Seconded by Commissioner Huntington. Chairman Griffis called for a Roll Call Vote:

Denson - Yea

Griffis – Yea

Commissioner Huntington: Aye

Commissioner Martin: Aye

Commissioner Willis: Aye

Motion Passes

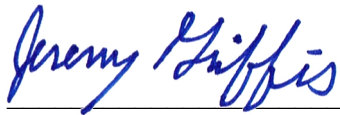
Chairman Griffis called for the Public Comment portion of the meeting. Planner Spence gave out the phone number to call in on should the public like to speak on any matter. After the allotted time Planner Spence noted no one had called in. Chairman Griffis closed the Public Comments.

Chairman Griffis asked if there were any Miscellaneous items.

Planner Spence noted that the next meeting would be August 12, 2020.

There were no other comments.

The meeting was adjourned at 7:10p.m.



9/15/2020

Jeremy Griffis

(date)

Chairman/js