

**MINUTES OF THE CITY OF SOUTHFIELD PLANNING COMMISSION  
REGULAR MEETING OF JUNE 24, 2020  
6:30PM  
VIA TELECONFERENCE**

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

**Planning Commission Members Excused:** Miah

**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 Willis to Approve the Agenda as presented. Seconded by Commissioner Culpepper. Roll call vote was called by Chairman Griffis. Planner Spence called the Roll:

Commissioner Culpepper: Aye

Commissioner Denson: Aye

Commissioner Griffis: Aye

Commissioner Huntington: Aye

Commissioner Martin: Aye

Commissioner Willis: Aye

Motion passed.

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

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

Planner Spence noted that for the sake of the presentations, he would be presenting the proposed rezoning, special use and site plan together. The Planning Commission could then have discussion on each individual proposal.

PZR20-0001 is a Rezoning Request of Kerby's Koney Island on behalf of the Owner, Cam-Tel Inc., to Rezone 1.63 acres of land from OS Office Service to B-3 General Business, property located at 26245 Telegraph Road, Sidwell Parcel 2420-254-007, Supervisor's Plat No 1 Part Of Lot 5 Beg At Nw Lot Cor, Th N 87-24-17 E 378.92 Ft Alg N Lot Line, Th Alg Curve Concave Left Rad 5831.65 Ft, Dist Of 195.77 Ft, Th S 86-41-40 W 291.17 Ft, Th N 23-31-10 W 214.48 Ft To Beg Exc Wly 27 Ft Taken For Rd, on the west side of Telegraph Road between Franklin Road and Swanson, Section 20, City of Southfield, Oakland County, State of Michigan.

PSLU20-0005 is a Special Use Request of Kerby's Koney Island on behalf of the Owner, Cam-Tel Inc., to expand the use of the property to include a drive-thru, property located at 26245 Telegraph Road, Sidwell Parcel 2420-254-007, Supervisor's Plat No 1 Part Of Lot 5 Beg At Nw Lot Cor, Th N 87-24-17 E 378.92 Ft Alg N Lot Line, Th Alg Curve Concave Left Rad 5831.65 Ft, Dist Of 195.77 Ft, Th S 86-41-40 W 291.17 Ft, Th N 23-31-10 W 214.48 Ft To Beg Exc Wly 27 Ft Taken For Rd, on the west side of Telegraph Road between Franklin Road and Swanson, Section 20, City of Southfield, Oakland County, State of Michigan.

Planner Spence noted that the first item was for the Kerby's Koney Island to rezone 1.63 acres of land from OS Office Service to B-3 General Business to bring the existing restaurant into conformance with the proper zoning district, the special use to allow for the drive-thru use and the site plan for the drive-thru as well as site amenities to bring the site up to current Zoning Ordinance Standards. The petitioner has reduced the number of parking spaces on site to meet the 20% overage of parking. He introduced Mr. Terry Keros, Owner.

Mr. Keros noted that he has been operating on the site for 20 years and with the COVID-19 outbreak he has seen an increase in requests for carry out food and he felt the drive-thru would provide for a much-needed service to his customers. He needed the zoning change to provide that service.

Chairman Griffis opened the public hearing for the rezoning request. After the required timeframe, Planner Spence noted that no one had called in. Chairman Griffis closed the public hearing for the rezoning and opened it up to the Commissioners.

Commissioner Denson noted her concern with the time it would take to get carry-out. Mr. Keros noted the timeframe was less than 10 minutes.

Commissioner Culpepper thought this was a good idea.

Commissioner Huntington felt this met the Master Plan.

Commissioner Martin noted this is just what the area needed.

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

Motion by Commissioner Willis for Favorable Consideration of PZR20-0001. Seconded by Commissioner Huntington. Chairman Griffis called for a Roll Call Vote:

Culpepper – Yea

Denson - Yea

Griffis -- Yea

Commissioner Huntington: Aye

Commissioner Martin: Aye

Commissioner Willis: Aye

Motion Passes

Chairman Griffis opened the public hearing for the Special Land use for Kerby's. After the

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required time, Planner Spence noted there were no calls on the matter. Chairman Griffis closed the public hearing and asked if there was any discussion on the Special Use.

Commissioner Huntington noted the proposal was in character, size and intensity with the surrounding uses and fits well.

Commissioner Culpepper noted he didn't expect there to be problems with back up in the drive-thru. Snow removal areas are shown on the plan.

Chairman Griffis felt it was a well laid out plan. He called for a Motion.

Motion by Commissioner Culpepper for Favorable Consideration of PSLU20-0005.

Seconded by Commissioner Denson. Chairman Griffis called for a Roll Call Vote:

Culpepper – Yea

Denson - Yea

Griffis – Yea

Commissioner Huntington: Aye

Commissioner Martin: Aye

Commissioner Willis: Aye

Motion Passes

Chairman Griffis asked if there was any further discussion on the site plan for Kerby's.

PSP20-0004 is a Rezoning Request of Kerby's Koney Island on behalf of the Owner, Cam-Tel Inc., to modify the site plan to reorient parking on site, add a drive-thru lane and open up a new driveway entry/exit onto Franklin Road, property located at 26245 Telegraph Road, Sidwell Parcel 2420-254-007, Supervisor's Plat No 1 Part Of Lot 5 Beg At Nw Lot Cor, Th N 87-24-17 E 378.92 Ft Alg N Lot Line, Th Alg Curve Concave Left Rad 5831.65 Ft, Dist Of 195.77 Ft, Th S 86-41-40 W 291.17 Ft, Th N 23-31-10 W 214.48 Ft To Beg Exc Wly 27 Ft Taken For Rd, on the west side of Telegraph Road between Franklin Road and Swanson, Section 20, City of Southfield, Oakland County, State of Michigan.

Commissioner Denson asked why this was a non-conforming use. City Planner Croad noted that it is a restaurant in an Office Service district. It is a legal-conforming use as is the parking layouts.

Commissioner Willis asked how stripping out parking for snow storage improved storm water management. City Planner Croad noted that the overall goal is to reduce parking, convert those hard surface areas to landscape and reduce storm water runoff. This is an existing site that has functioned this way for years and we make revisions where we can. The compromise here was the reduction in parking to meet the ordinance.

Chairman Griffis noted that when you start to make hard surface areas raised landscape areas there could be some unintended consequences that could result if you change drainage patterns from what they were.

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Chairman Griffis called for a Motion.

Motion by Commissioner Culpepper for Favorable Consideration of PSP20-0004. Seconded by Commissioner Willis. Chairman Griffis called for a Roll Call Vote:

Culpepper – Yea

Denson - Yea

Griffis – Yea

Commissioner Huntington: Aye

Commissioner Martin: Aye

Commissioner Willis: Aye

Motion Passes

Chairman Griffis called for the next item.

PSLU20-0007 is a Special Use Request of Lume Cannabis Co., on behalf of the owner, NDS Real Estate LLC, to convert an donut shop into a Medical Marihuana Provisioning Center in accordance with Southfield Ordinance and the Michigan Medical Marihuana Facilities Licensing Act (MMFLA) on property located at 26760 Lahser Road, Sidwell Parcel 2422-102-012, on the east side of Lahser Road between M-10 Lodge Freeway and the I-696 Freeway, Section 22, City of Southfield, Oakland County, State of Michigan.

Planner Spence provided an overview of the Special Use and Site Plan for the Lume Provisioning Center. He noted this is our third Medical Marihuana Provisioning Center. The petitioner has added the driveway diverter onto Lahser as required as well as approached the owner of 1-800-Law-Firm about leasing parking from them. He introduced Mr. John Abbo.

Mr. Abbo noted they have been talking with the adjacent property owner to lease spaces from them but haven't come to an agreement yet. He noted they have also added a car port tot eh northside of the building for patrons for curbside service which the State of Michigan is allowing temporarily.

Chairman Griffis opened the public hearing for the Special Land Use. After the allotted time, Planner Spence noted there were no callers to discuss this item. Chairman Griffis closed the public hearing and opened up the discussion with the Commissioners.

Commissioner Huntington thought this was a good site layout and a good location.

Commissioner Martin asked if the petitioner can continue to use the parking spaces son site if a lease agreement can't be reached. City Planner Croad noted that if a good faith effort is made. He noted again that this is a legal non-conforming situation and we wanted the petitioner to at least try to meet the ordinance for parking overage.

Chairman Griffis noted the petitioner has done a lot to improve the site circulation by removing one of the driveways onto Lahser Road. This cleaned up the ingress/egress.

City Planner Croad noted a better detail of the carport would be needed for the Council.

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There being no other comments, Chairman Griffis called for a Motion on the Special Land Use.

Motion by Commissioner Culpepper for Favorable Consideration of PSLU20-0007.  
Seconded by Commissioner Huntington. Chairman Griffis called for a Roll Call Vote:  
Culpepper – Yea  
Denson - Yea  
Griffis – Yea  
Commissioner Huntington: Aye  
Commissioner Martin: Aye  
Commissioner Willis: Aye

Motion Passes

Chairman Griffis opened discussion on the Lume Site Plan. There were no additional comments. Chairman Griffis called for a Motion.

Motion by Commissioner Willis for Favorable Consideration of PSP20-0004. Seconded by Commissioner Huntington. Chairman Griffis called for a Roll Call Vote:  
Culpepper – Yea  
Denson - No  
Griffis – Yea  
Commissioner Huntington: Aye  
Commissioner Martin: Aye  
Commissioner Willis: Aye

Motion Passes

Chairman Griffis called for the next case

**PZR20-0002** is a Rezoning Request of Scott A. Riddle, Inc on behalf of the Owner, Reddy Properties, to Rezone 10.7 acres of land from R-2 Single Family Residential and B-2 Planned Business to B-3 General Business, property located at 27050 W Twelve Mile Road, Sidwell Parcel 2407-351-116, Supervisor's Plat No 25 Of Buckland Estates Lot 19 Exc N 635 Ft, Also All Of Lots 20 To 24, and 29200 Sharidale, Sidwell Parcel 2407-351-040, Superv Plat 25 Buckland Estslot 25, on the north side of W Twelve Mile Road between Inkster Road and Franklin Road, and on the east side of Sharidale north of W Twelve Mile Road, Section 07, City of Southfield, Oakland County, State of Michigan.

**PSLU20-0008** is a Special Use Request of Scott A. Riddle, Inc on behalf of the Owner, Reddy Properties, to allow for a golf recreation center with restaurant, banquet facilities, meeting rooms, lighted driving range and parking lot, property located at 27050 W Twelve Mile Road, Sidwell Parcel 2407-351-116, Supervisor's Plat No 25 Of Buckland Estates Lot 19 Exc N 635 Ft, Also All Of Lots 20 To 24, and 29200 Sharidale, Sidwell Parcel 2407-351-040, Superv Plat 25 Buckland Ests Lot 25, on the north side of W Twelve Mile Road between Inkster Road and Franklin Road, and on the east side of Sharidale north of W Twelve Mile Road, Section 07, City of Southfield, Oakland County, State of Michigan.

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Planner Spence gave a brief description of the proposal noting that this site was originally approved for the Governor's Conference Center a few years ago. The petitioner owns most of the houses on Sharidale. The only two they don't own are the first two houses on the west side of Sharidale just north of Twelve Mile Road. He introduced Mr. Scott Riddle.

Mr. Riddle had various members of his team speak. Regarding the Traffic Study, it was found that this use would not pose any addition problems on W Twelve Mile, Franklin or Inkster Roads. Mr. Riddle noted that the first phase of the project would be to demo the houses they now own.

There were no other comments so Chairman Griffis opened the public hearing on the Rezoning Request. After the allotted time Planner Spence noted there were no phone calls on this item. Chairman Griffis closed the public hearing and opened discussion with the Commissioners.

Commissioner Willis asked if they were still talking with the two homeowners on Sharidale about buying their houses and what happens to Sharidale if you own all the houses. Mr. Riddle noted negotiations on-going regarding the two remaining houses. Regarding Sharidale itself, Mr. Riddle noted they would seek the road vacated except for utility easements needed.

Commissioner Culpepper noted he is behind this project.

Commissioner Huntington noted he is ok with the rezoning to B-3. He thought golf was a good idea here.

There were no other comments so Chairman Griffis called for a motion on the Rezoning Request.

Motion by Commissioner Culpepper for Favorable Consideration of PZR20-0002. Seconded by Commissioner Huntington. Chairman Griffis called for a Roll Call Vote:

Culpepper – Yea

Denson - Yea

Griffis – Yea

Commissioner Huntington: Aye

Commissioner Martin: Aye

Commissioner Willis: Aye

Motion Passes

Chairman Griffis opened the public hearing for the Special land use. After the allotted time, Planner Spence noted there were no phone calls. Chairman Griffis closed the public hearing and asked if there was any more discussion on the Special Use.

Commissioner Culpepper noted he liked the project. He asked if the petitioner had considered extending hours even more than he has. Mr. Riddle noted they were satisfied with the hours proposed.

Commissioner Willis asked if alcohol would be served. Mr. Riddle noted they would serve alcohol but there would be no entertainment provided, like live bands or shows.

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Mr. Griffis confirmed there would be no outside concerts. Mr. Riddle affirmed.

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

Motion by Commissioner Willis for Favorable Consideration of PSLU20-0008. Seconded by Commissioner Huntington. Chairman Griffis called for a Roll Call Vote:

Culpepper – Yea

Denson - Yea

Griffis – Yea

Commissioner Huntington: Aye

Commissioner Martin: Aye

Commissioner Willis: Aye

Motion Passes

Chairman Griffis moved onto the site plan for the IGolf project. There were no additional comments from the Commissioners so Chairman Griffis called for a Motion.

Motion by Commissioner Culpepper for Favorable Consideration of PSP20-0006. Seconded by Commissioner Willis. Chairman Griffis called for a Roll Call Vote:

Culpepper – Yea

Denson - Yea

Griffis – Yea

Commissioner Huntington: Aye

Commissioner Martin: Aye

Commissioner Willis: Aye

Motion Passes

Chairman Griffis called for the next item.

PSLU20-009 is a Special Use Request of Southfield Cannabis Company, LLC on behalf of the owner, 21342 Bridge LLC, to allow for the conversion of an existing building to a Medical Marihuana Grow Facility, property located at 21342 Bridge Street, Sidwell Parcel 2432-401-033, Industrial Park Sub S 40 Ft Of Lot 36, Also All Of Lot 37, on the east side of Bridge Street, north of W Eight Mile Road, Section 32, City of Southfield, Oakland County, State of Michigan.

Planner Spence gave a brief description of the proposal noting this site was first approved as a Medical Marihuana grow for a Caregiver and his 5 patients under the original Michigan Medical Marihuana Act of 2008. The petitioner is now seeking to use this facility for a grow operation for 1,500 plants. He introduced Mr. David Dallo.

Mr. Dallo noted that the building is already outfitted for this use and you would not be able to tell if there are 72 plants or 1,500. It's an industrial site that shouldn't cause any issues with adjacent property owners.

Chairman Griffis opened the public hearing for the Special Use. Planner Spence noted after

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the allotted time that no one called in on the item. Chairman Griffis closed the public hearing and opened the discussion to the Commissioners.

Commissioner Huntington noted he had no issues with this. The building square footage was larger than what they needed back when this was approved for a caregiver grow facility so they were preparing for the future.

Commissioner Culpepper thought this was a good use for the site.

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

Motion by Commissioner Martin for Favorable Consideration of PSLU20-0009. Seconded by Commissioner Culpepper. Chairman Griffis called for a Roll Call Vote:

Culpepper – Yea

Denson - Yea

Griffis – Yea

Commissioner Huntington: Aye

Commissioner Martin: Aye

Commissioner Willis: Aye

Motion Passes

Chairman Griffis called for the next item.

**PZTA20-0002** is a Council-initiated Zoning Ordinance Text Amendment to amend Title V, Zoning and Planning, Chapter 45, Zoning, of the Code of the City of Southfield by amending Section 5.62-A of Article 5 Single Family Residential Districts to allow for additional uses in the Single Family District, and to amend Section 5.53(3) Historic Districts – Bed and Breakfast of Article 4 General Provisions to remove stipulations regarding B&B locations, and other amendments that may become necessary as needed for the City of Southfield.

This text amendment specifically addresses allowing under certain stipulations, General or Professional Office uses and Bed and Breakfast uses within publicly-owned buildings as ancillary uses; and removes the stipulation that Bed and Breakfast uses would only be permitted in Historic Districts.

City Planner Croad gave an overview of the proposed text amendment noting this would allow certain public buildings on site like the Burgh Historic Site to be used for general office and bed & breakfast uses.

Chairman Griffis opened the public hearing for the text amendment. After the allotted time, planner Spence noted there were no public on the line to speak on this issue. Chairman Griffis closed the public hearing and opened the discussion to the Commissioners.

Commissioner Willis asked if by renting out our buildings to other groups are we

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becoming a landlord? These are residential properties. City Planner Croad noted that the buildings or spaces would be leased out to Not-for-Profits through a lease agreement.

Commissioner Martin asked who would be responsible for maintenance and updating. City Planner Croad noted that would be spelled out in the lease agreement.

Chairman Griffis thought these would be partnerships and the unique features of these historic buildings would be preserved.

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

Motion by Commissioner Culpepper for Favorable Consideration of PZTA20-0002.  
Seconded by Commissioner Huntington. Chairman Griffis called for a Roll Call Vote:  
Culpepper – Yea  
Denson - Yea  
Griffis – Yea  
Commissioner Huntington: Aye  
Commissioner Martin: Aye  
Commissioner Willis: Aye

Motion Passes

Chairman Griffis called for approval of the Minutes.

**Approval of Minutes:**            May 6, 2020 Study Meeting  
   May 20, 2020 Long Range Study Meeting  
   May 27, 2020 Regular Meeting

Motion by Commissioner Huntington for Favorable Consideration of the May 6, 2020, May 20, 2020 and May 27, 2020 Minutes. Seconded by Commissioner Willis. Chairman Griffis called for a Roll Call Vote:  
Culpepper – Yea  
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.

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Planner Spence noted that the next meeting would be July 8, 2020 with one (1) item scheduled.

The Commission discussed briefly the reading of Conditions of plan approval. The Commission decided to take this matter up at the July 8, 2020 Study Meeting to discuss further.

There were no other comments.

The meeting was adjourned at 9:11 p.m.

Jeremy Griffis      8/19/20  
Jeremy Griffis      (date)  
Chairman/js

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