

City of Southfield

PLANNING COMMISSION REGULAR MEETING

Council Chambers - Southfield, Michigan

Wednesday, May 27, 2026 - 6:00 p.m.

Video Recording transcribed by

JANENE CLEARY, Michigan CSR No. 16359

COMMISSION MEMBERS AND STAFF PRESENT:

Jeremy Griffis, Vice Chair

Andrea Storch Gruber, Commissioner

Ghana Adell Goodwin-Dye, Commissioner

Anthony Martin, Commissioner

Dr. Geralyn Stephens-Gunn, Ed.D., Commissioner

Cynthia Bernoudy, Secretary

Terry Croad, Director of Planning

Thomas Paison, Deputy City Planner

1 Planning Commission Meeting

2 Wednesday, May 27, 2026

3

4 (At 6:00 p.m., meeting begins.)

5

6 CHAIR GRIFFIS: I'd like to call this meeting to  
7 order. This is the City of Southfield regular meeting of  
8 Planning Commission, May 27th, 2026. Can we all please stand  
9 for the Pledge of Allegiance.

10 (Pledge of Allegiance recited.)

11 CHAIR GRIFFIS: Can we have a roll call, please.

12 MR. PAISON: Commissioner Bernoudy?

13 MS. BERNOUDY: Present.

14 MR. PAISON: Goodwin-Dye?

15 MS. GOODWIN-DYE: Present.

16 MR. PAISON: Griffis?

17 CHAIR GRIFFIS: Here.

18 MR. PAISON: Gruber?

19 MS. GRUBER: Present.

20 MR. PAISON: Martin?

21 MR. MARTIN: Here.

22 MR. PAISON: Dr. Stephens-Gunn?

23 DR. STEPHENS-GUNN: Here.

24 MR. PAISON: All right. You have a quorum.

25 CHAIR GRIFFIS: Thank you. Are there any comments on

1 the agenda? If not, I'm looking for a motion to approve the  
2 agenda.

3 DR. STEPHENS-GUNN: Through the Chair. I motion that  
4 we accept a agenda for the regular meeting of the Planning  
5 Commission for May 27th, 2026.

6 MS. BERNOUDY: Second it.

7 CHAIR GRIFFIS: I got a favorable motion on the agenda  
8 by Dr. Stephens-Gunn, supported by Commissioner Bernoudy.

9 All in favor?

10 FULL COMMISSION: Aye.

11 CHAIR GRIFFIS: All right. The agenda proceeds.

12 Announcements and communications today?

13 MR. PAISON: None this time, sir.

14 CHAIR GRIFFIS: All right. Moving right on to the  
15 first address. Couple of items here. We've got a conditional  
16 rezoning and a site plan review at 20000 West 12 Mile Road.

17 MR. PAISON: Thank you, Mr. Chairman.

18 We're looking at 19860 and 20000 West 12 Mile Road.  
19 This is on the northeast corner of Evergreen and 12 Mile.  
20 You're looking at a former Huntington Bank and the McDonnell's  
21 Historic House -- McDonnell Historic House.

22 The existing zoning on the property is -- on the bank  
23 property, it's P, vehicular, along Evergreen and then B-3. The  
24 McDonnell House is RM, Multiple Family.

25 The proposed zoning would take the bank property from

1 P and B-3 to all B-3, and the McDonnell House would stay zoned  
2 RM because the house is going to be continued to use as a  
3 residence.

4 The parking lot and dumpster enclosure that are being  
5 proposed on the property, those are actually all things that are  
6 allowed in a multi-family district, so we didn't need to rezone  
7 that part of the property.

8 They are looking to do a conditional rezoning, so  
9 there will be some use restrictions. We'll get into those.

10 The proposed hours of operation of the market, which  
11 is the proposed development of the bank -- addition and  
12 redevelopment of the bank -- Monday through Saturday, 8 a.m. to  
13 8 p.m., Sunday, 8 a.m. to 7 p.m. And they said there'd be about  
14 40 total employees.

15 Current zoning. As I noted, P and B-3 and RM. Future  
16 land use is local mixed use, which is consistent with those  
17 zoning districts.

18 For the conditional rezoning for the permitted uses,  
19 the retained uses are on the left, and the excluded uses are on  
20 the right. So the excluded uses include mobile medical  
21 trailers; post office; private clubs or lodges; photographic  
22 reproduction, blueprinting, and print shop; funeral homes,  
23 personal services; publicly owned buildings and public utility  
24 buildings; establishments of electricians, plumbers, heating,  
25 contractors, bankers, and painters; assembly halls; concert

1 halls; religious institutions; open air retail sales; hotels;  
2 drive-in or fast-food restaurants; and any restaurant with a  
3 drive-through that's open 24 hours.

4           The retained permitted uses, groceries, medical  
5 office, medical clinics, banks, photographic studios, general  
6 office, adult daycare services, child daycare services,  
7 veterinary clinics, open air retail sales of plant materials,  
8 the other one is other than plant materials, and free standing  
9 restaurants with or without a bar or lounge, and carry-out  
10 restaurants, and health and fitness clubs.

11           The retained special uses, recreation center, small  
12 box retail, kennels, and pet daycare.

13           The excluded special uses are car washes, alternative  
14 financial services, like payday lenders and check cashers,  
15 gasoline stations, automobile leasing and sales, auto repair,  
16 motels, theaters, pawn shops, smoking lounges, shelters for the  
17 homeless, soup kitchens, sexually oriented businesses and  
18 cabarets, and medical- and adult-use marijuana provisioning  
19 retailers are excluded as part of the conditional rezoning.

20           So most of those are -- that's pretty standard for B-3  
21 zoning. We see a lot of these uses excluded.

22           Site aerial. You see the existing bank site with the  
23 parking wrapped around along road frontage and the McDonnell  
24 House to the right.

25           Some existing site photos. This is the bank property

1 from Evergreen and then from 12 Mile.

2           This is our colored landscape plan. They are doing a  
3 building addition. It kind of wraps around the building. And  
4 then, you know, kind of reconfiguring the parking a little bit,  
5 moving that driveway on 12 Mile over to line it up with the  
6 dumpster enclosure in the back and adding a gravel parking lot  
7 on the -- behind the house there is for employee parking. The  
8 house itself would be occupied by the person who is going to be  
9 managing the store, one of the relatives of the owners.

10           This is an enlarged detail. We talked about the  
11 dumpster enclosure and trying to make that match the historic  
12 character, so they went with sort of a horizontal  
13 clapboard-style siding for the enclosure to kind of match the  
14 era of the architecture of the house. And then the bottom right  
15 is the bus stop improvements for the City's standard details out  
16 in front of the store on 12 Mile.

17           Your first floor plan. It doesn't have a racking  
18 system in it, but you can see there's dairy freezers, storage  
19 freezer areas, and the floor/sales area. They do have an  
20 elevator that's currently in the building that goes to the  
21 second floor. And then they're moving the stairwell.

22           Then you got some office area on the second floor, and  
23 then areas that are open on the second floor down to the first  
24 floor, there's a taller ceiling.

25           Here's some renderings of the proposed -- the building

1 as added to with its facade renovated. Another one -- you can  
2 see the McDonnell House on the right there, just for  
3 perspective.

4 Another rendering. This one from kind of across the  
5 McDonnell House looking at the fire pit.

6 And the petitioner is present. If they'd come  
7 forward. That's -- yeah.

8 CHAIR GRIFFIS: Please give us your name and address  
9 for the record and anything else you'd like to add about this  
10 project.

11 MR. MORELAND: Thank you. My name is Ken Moreland.  
12 29895 Greenfield Road in Southfield. I'm with Dorchen/Martin  
13 and Associates. We're the architects representing the  
14 applicant, Mr. Avin Yelda, who is here with me this evening  
15 along with his brothers. They can answer possibly any questions  
16 you might have on the operations. And I'm here to answer any  
17 questions on the actual site plan, layout, and the building  
18 proposed addition.

19 Currently, we are proposing to add, approximately,  
20 3,000 square feet to the lower level. And then the stairwell  
21 and the connector on the second level is the only thing that's  
22 going to be added to the second level. The materials of the  
23 building will be in keeping in character with what's there now,  
24 and we will just expand masonry and the aluminum composite  
25 material for the fascia to keep it in context with what was

1 there.

2 I guess, with that, I would ask for your consideration  
3 and approval of our request.

4 CHAIR GRIFFIS: Okay. Thank you. We are going to  
5 have a public hearing regarding this conditional rezoning. I'm  
6 going to ask you to step back for a second.

7 I'd like to open up the public hearing for this item  
8 speaking on the Conditional Rezoning PCZR26-0003. If anyone --  
9 any members of the public would like to speak on this item, come  
10 forward, and you'll have three minutes. Seeing none. Close the  
11 public hearing.

12 Could the petitioner please return, and we'll open up  
13 to the Commission for comments or questions.

14 Dr. Stephens-Gunn?

15 DR. STEPHENS-GUNN: Good evening. Again, I'd like to  
16 thank you all for considering Southfield for your move. In  
17 order to help the public understand what a -- the mini mart --  
18 the mini meat market, I'd like for the petitioner to come up and  
19 describe the -- the retail operation a little bit like you did  
20 at the -- at the study meeting. That was very helpful in  
21 understanding what offerings you'll be providing.

22 CHAIR GRIFFIS: Please give us your name and address  
23 first.

24 MR. YELDA: Avin Yelda. 2362 North Pine Center, West  
25 Bloomfield, Michigan 48323.

1 CHAIR GRIFFIS: Thank you.

2 MR. YELDA: So mini mart -- I know the name kind of  
3 throws it off. It's been the name before I was born. It's a  
4 specialty market where they sell, like, prime meats, higher end  
5 meats. They -- they specialize in turkey products. We really  
6 push turkey a lot. It's healthier -- healthier eating. And  
7 it's pretty, you know, hard to find groceries, spices, barbecue  
8 sauces that you don't -- that you would have to go to the really  
9 expensive stores to get. And that's pretty much it. You know,  
10 it's a small operation. Employs -- employs a lot of people.

11 DR. STEPHENS-GUNN: And you all have operations in  
12 other locations?

13 MR. YELDA: Yes, ma'am.

14 DR. STEPHENS-GUNN: Okay. And tell us a little bit  
15 about that.

16 MR. YELDA: So the store that we're replicating here  
17 is coming off of 6 Mile in Detroit. It employs about 60 people.  
18 It's been in the neighborhood for over 50 years. And it's just  
19 as -- as we described. Actually, we're the home of the turkey  
20 chops, and that's what -- you know, we're the -- not me, per se,  
21 but the store was the founder of them. And a lot of people have  
22 tried to copy it. They just can't figure out how we do it.

23 DR. STEPHENS-GUNN: All right. Thank you very much.

24 CHAIR GRIFFIS: Commissioner Martin?

25 MR. MARTIN: I have no questions.

1 MR. YELDA: Thank you, sir.

2 CHAIR GRIFFIS: Commissioner Bernoudy?

3 MS. BERNOUDY: Yes. I too would like to thank you for  
4 endeavoring on -- on such a -- a nice project. I think last  
5 time you were here, you said you had 31 current employees?

6 MR. YELDA: 31?

7 MS. BERNOUDY: Was it 31?

8 MR. YELDA: Collectively, we have over 400 employees.

9 MS. BERNOUDY: Okay. And will you be hiring -- or,  
10 rather, how many will you be hiring for this if it's approved?

11 MR. YELDA: We would anticipate to hire about 50  
12 people.

13 MS. BERNOUDY: Okay. And hopefully, you'll consider  
14 Southfield residents first.

15 MR. YELDA: Actually, we only hire from the community  
16 we serve. Whatever city we're in, that's where we're looking  
17 for.

18 MS. BERNOUDY: Good. Thank you.

19 CHAIR GRIFFIS: Commissioner Goodwin-Dye?

20 MS. GOODWIN-DYE: I'm just happy that you've chosen  
21 Southfield because I do shop at your store on 6 Mile, and I can  
22 always find whatever I want and then things that I didn't think  
23 I wanted. So welcome to Southfield.

24 MR. YELDA: Thank you, ma'am.

25 CHAIR GRIFFIS: Commissioner Gruber?

1 MS. GRUBER: Hi. So I (indiscernible) what she said.  
2 I'm a vegetarian, but I'm still very excited. I think it's  
3 great. I think it's great for the neighborhood. And that  
4 bank's been sitting empty for a long time.

5 MR. YELDA: Really, we thank you guys for even hearing  
6 us out. We love Southfield as well.

7 CHAIR GRIFFIS: Just specifically regarding rezoning,  
8 I'm in favor of rezoning for part of the overall project and  
9 overall redevelopment. We'll have some additional comments  
10 on -- on the overall project with the next item, which is a site  
11 plan review.

12 So with that, looking for a recommendation from the  
13 Planning Department regarding the conditional rezoning.

14 MR. PAISON: Thank you, Mr. Griffis. We are looking  
15 to -- for the Planning Commission to make a favorable  
16 recommendation to City Council for PCZR26-0003, requesting to  
17 conditionally rezone the western part of the parcel of 20000  
18 West 12 Mile from P to B-3 to match the remainder of the site  
19 based on the following factors:

20 The master plan, local mixed use. The restrictive B-3  
21 use proposed would be consistent with the area and protect  
22 against any unlikely negative effects. The couple of conditions  
23 we're looking at is the execution and recording of the  
24 Conditional Rezoning Agreement subject to review and approval by  
25 the City Planner and the City Attorney within six months of

1 enactment of the rezoning.

2           And the following uses will be prohibited as  
3 conditions of rezoning; mobile medical trailers, post offices,  
4 private clubs lodges, photographic reproduction, blueprinting,  
5 print shop, funeral homes, personal services, publicly owned  
6 buildings and public utility buildings, establishments of  
7 electricians, plumbers, heating contractors, bakers, and  
8 painters, assembly halls, concert halls, theaters, and religious  
9 institutions, open air retail sales of plant materials and sales  
10 of lawn furniture, playground equipment, and garden supplies,  
11 hotels and motels, drive-in and fast-food restaurants, motor  
12 vehicle washing services, alternate financial services and pawn  
13 shops, gasoline stations, automobile leasing or sales,  
14 automobile repairs, shelters for homeless and soup kitchen,  
15 sexually oriented businesses and cabarets, medical marijuana  
16 provisioning centers and adult-use marijuana retailers.

17           As a conditional rezoning, these are the conditions  
18 that were offered by the applicant, and it's an up or down vote  
19 on those conditions. But we find that exclusion list to be  
20 fairly standard for the B-3 and generally has been acceptable.

21           CHAIR GRIFFIS: Thank you. With that, to the Planning  
22 Commission, we are looking for a motion on PCZR26-0003.

23           MS. BERNOUDY: Through the Chair. I recommend the  
24 motion for PCZR26-0003.

25           MS. GRUBER: Second.

1 CHAIR GRIFFIS: Got a favorable recommendation by  
2 Commissioner Bernoudy, second by Commissioner Martin.

3 All in favor?

4 FULL COMMISSION: Aye.

5 CHAIR GRIFFIS: Any opposed?

6 (No audible response.)

7 CHAIR GRIFFIS: Okay. The -- that is a  
8 recommendation. City Council has the final yes or no vote on --  
9 on that aspect of the project. We're going to continue on to  
10 discuss the site plan, which can only be approved if the  
11 conditional rezoning is approved by City Council first. But  
12 we're going to talk about the site plan aspects of this -- this  
13 project now.

14 MR. PAISON: Yep. And I would just note the Council  
15 meeting -- study meeting that you'll first appear on is June  
16 8th -- Monday, June 8th, but I'll send a reminder email as well.

17 And we do have -- I'll just slide back here to the  
18 site plan. We did present the project, more or less. As I  
19 said, they're taking the existing building, they're putting  
20 addition around three sides, doing new facade, reconfiguring the  
21 parking lot, refreshing the landscaping.

22 A few of the things that we discussed at the last  
23 meeting that they've addressed was the -- the landscaping in the  
24 right of way along the parking lot to block those headlights.  
25 They did include that on the plan. They put some landscaping

1 along the side of the house between that and the driveway. And  
2 that area along the driveway, that's going to be curbed --  
3 6-inch curb.

4           And we did discuss -- I think Mr. Martin could comment  
5 on this. They're going to use a thicker cross-section pavement  
6 that will not shift as much when heavy trucks go across it.  
7 It's designed for heavier loads, which will support delivery  
8 vehicles and the garbage trucks to get through there without  
9 disturbing the McDonnell House.

10           And the dumpster enclosure, we did note they're going  
11 to go with the vertical clapboard-style siding on that. Be  
12 complementary to the architecture of the home. And they are  
13 putting some -- as you can see, those blue shrubs kind of  
14 showing around the perimeter. They're going to put some --  
15 those are lilacs around the -- kind of the perimeter of the site  
16 to try to kind of give it a little better definition and  
17 separate it from the surrounding properties. Those are the --  
18 kind of the major changes, I believe, since we talked about this  
19 earlier in the month.

20           MR. CROAD: And if could just add, the summary of  
21 changes that Tom talked about were recommendations from the  
22 Historic Commission, who did give favorable approval.

23           I just had a question for you, Ken. Did you come up  
24 with some specific planting materials between the building and  
25 the driveway?

1 MR. YELDA: That we were just showing right now is  
2 lilacs as well.

3 MR. CROAD: All right. So any recommendation, we --  
4 we'd ask that you make it a conditional upon final approval by  
5 the city planner on the landscape species. The Historic  
6 Commission wanted to make sure that we had plants that were  
7 typical of that colonial period. And I -- we agree on lilacs,  
8 but I think there's need to be some other layers because lilacs  
9 only bloom for a short period of time.

10 MR. YELDA: Yeah.

11 MR. CROAD: But I can work with you on that.

12 MR. MORELAND: And that's fine. I do know, like, in  
13 our research -- not to belabor it, but there was an ivor- -- or  
14 arborvitae that was in the area at that time, but,  
15 unfortunately, it's not like we see now. It grows to be, like,  
16 40-feet high, and we just didn't feel that was going to be  
17 something that we'd want next to the house, so --

18 CHAIR GRIFFIS: Dr. Stephens-Gunn, any questions or  
19 comments?

20 DR. STEPHENS-GUNN: No. I have one comment. We  
21 didn't talk about it in our last discussion. But, again, I'd  
22 like to thank the petitioner for saving the historic home.  
23 That's been a landmark in our community, and it's like the Mary  
24 Thompson home, it -- this is another landmark in our community.  
25 So thank you very much for saving that property and for the

1 family member dwelling in it, so it becomes home for them as  
2 well.

3 CHAIR GRIFFIS: Commissioner Martin?

4 MR. MARTIN: How many employees do you assume would be  
5 on a single shift? The most employees on a single shift? And  
6 how many parking spaces are you looking in the park -- for the  
7 parking area?

8 MR. YELDA: So it -- it's going to vary throughout the  
9 day with the max being around 20 in the -- in the busier shifts.  
10 We'll start off in the morning shift, maybe with seven or eight;  
11 and then as it -- as it gets busier, we just -- we employ more  
12 people to get them out quicker. You know, we'll run more  
13 registers, more service counter clerks. But at -- at the max,  
14 15 to 20.

15 MR. MARTIN: And how many would you assume would be  
16 parking at that -- at that time? In the park -- you're adding  
17 the parking area. And how many cars will the parking area hold?

18 MR. PAISON: I believe when we looked at it in terms  
19 of dimensionality, our typical 9-by-18 space, they can get about  
20 18 cars into that parking lot, parked either side with an isle  
21 in the middle.

22 MR. MARTIN: This is the -- the park --

23 MR. PAISON: The gravel lot, yeah.

24 MR. MARTIN: Gravel. Okay.

25 MR. PAISON: So it'll hold their larger shift most of

1 the time.

2 MR. MARTIN: Okay.

3 MR. PAISON: Which leaves all the remaining paved  
4 spaces around the building for customers.

5 MR. MARTIN: Okay. And also, right now, there's a  
6 bump-out on the driveway side. There's a bump-out on the  
7 existing building. I assume that that's being removed with  
8 the --

9 MR. MORELAND: Yes.

10 MR. MARTIN: Okay.

11 MR. MORELAND: Yeah. Actually, that is an enclosure,  
12 and inside of it is a air conditioning unit that will be  
13 relocated.

14 MR. MARTIN: Okay. Thank you. I have no further  
15 questions. Thank you.

16 CHAIR GRIFFIS: Commissioner Bernoudy?

17 MS. BERNOUDY: Yes. Thank you also for doing or  
18 engaging this project. What hours? Will they still be 8 to 8,  
19 your hours of operation?

20 MR. YELDA: Yes.

21 MS. BERNOUDY: And you're closed on what day?

22 MR. YELDA: Just Christmas and Easter.

23 MS. BERNOUDY: Okay. Thank you.

24 CHAIR GRIFFIS: Commissioner Goodwin-Dye?

25 MS. GOODWIN-DYE: I don't have any.

1 CHAIR GRIFFIS: Commissioner Gruber?

2 MS. GRUBER: I don't have anything either.

3 CHAIR GRIFFIS: I think this is an interesting project  
4 because the house is a historic district. It's one of the few  
5 in the City of Southfield, maybe one of the oldest ones. So I'm  
6 totally in favor of saving that house and coming up with a  
7 redevelopment solution. And this is -- this is an interesting  
8 one. I don't know. Not a common one. But the modern store  
9 architecture next to the historic house, and just creating a  
10 reason for someone to reoccupy the historic building that's a --  
11 a live -- you know, live/work -- like, walk-to-work situation, I  
12 think, is great.

13 So this is a little bit of a creative one, I think,  
14 for -- for us as a city. But I think, overall, the benefit to  
15 the city is -- is great, and to the historic building there.  
16 I'm glad to see that -- that the bank building get reused and  
17 expanded slightly, but also the improvements you made to the  
18 site. So you've, I think, cleaned up the site circulation but  
19 made it safer by moving the driveway further off of Evergreen  
20 and just providing a -- a straight shot to the backyard.

21 So I think it's a -- it's a good adaptive reuse of  
22 this whole area. And I think it's -- I'd be in favor of the  
23 project.

24 And, Commissioner Martin?

25 MR. MARTIN: For the driveway off of 12 Mile, have you

1 expanded that driveway be -- right now, there's bow lights --  
2 lights along the side of the driveway where the bank  
3 drive-through that's no longer there. Have you expanded the --  
4 the driveway to go to the -- to that property line?

5 MR. MORELAND: Yeah. We've -- well, we've -- we've  
6 actually taken and put the driveway that is just west of the  
7 property line right now, and we moved it just east of the  
8 property line. If that -- was that your question? Maybe I'm  
9 not following.

10 MR. MARTIN: Yeah. Maybe I --

11 MR. PAISON: Do you mean the aisle on the north side  
12 of the building that runs east/west?

13 MR. MARTIN: No. The one from 12 Mile -- yeah, the  
14 one from 12 Mile North.

15 MR. PAISON: Now I'm --

16 MR. MARTIN: Where they're going to the gravel  
17 driveway and there --

18 MR. PAISON: Yeah. Yeah, it looks like they're taking  
19 that island out completely and probably those bollards. And I  
20 think there's a utility pole that has to be removed too.

21 MR. MARTIN: Yeah. Yeah.

22 MR. MORELAND: Oh. Yes. Oh. I'm sorry. Yeah.  
23 Yeah. In fact, I believe they have inquired, at least  
24 preliminarily, for DTE and whoever has the Comcast for the  
25 easements to put it underground. The easement will remain. But

1 they'll remove the poles and put it underground.

2 MR. MARTIN: And -- and you've widened the driveway to  
3 go to the -- where the bow lights are lighting along?

4 MR. MORELAND: Correct. Correct.

5 MR. MARTIN: Okay. All right. It's -- it just --  
6 it's hard to tell with the -- you know, because they weren't in  
7 previous diagrams, and it's hard to tell that they were -- that  
8 that space was expanded. Thank you.

9 CHAIR GRIFFIS: Any other questions, Commissions?

10 All right. With that, I'm looking for a  
11 recommendation from the Planning Department.

12 MR. PAISON: Let me slide over here.

13 CHAIR GRIFFIS: This -- and this is a -- the one  
14 comment from Planner Croad that the final landscaping --

15 MR. PAISON: Yeah, will add a condition onto the end--

16 CHAIR GRIFFIS: -- design be approved by staff.

17 MR. PAISON: Yeah. The -- this would be Planning  
18 Commission's decision on this one. So this one does not go on  
19 to Council. So you'd be acting not on a recommendation, but an  
20 actual approval.

21 We are recommending approval of PSP26-0007, site plan  
22 review to renovate the large former bank building at 20000 West  
23 12 Mile and use -- produced as a retail meat market, mini market  
24 to -- and to construct parking on 19860 west 12 Mile for the  
25 market will retain the historic home as a residence. We are

1 looking -- recommending approval. We do find that it is  
2 consistent with the site plan review standards for the  
3 appearance, barrier-free access, coordination with adjacent  
4 sites, drainage, pedestrian circulation and access, site design  
5 standards, vehicular circulation and access. The resolution  
6 would be based on the documents, facts, representations, and  
7 stipulations submitted with the application and placed on the  
8 record here at the hearing.

9           The conditions would be subject to approval of the  
10 conditional rezoning by City Council, subject to the conditions  
11 of the Historic District Commission Certificate of  
12 Appropriateness, which we did discuss; subject approval of  
13 required waivers by the Zoning Board of Appeals; landscaping  
14 along right-of-ways, front yard landscaping along 12 Mile;  
15 landscaping side yard along Evergreen. And they are providing  
16 substitutions for those, so the waivers are probably quite  
17 likely reasonable, but the -- it does require Zoning Board  
18 approval.

19           The site in the building to be developed consistent  
20 with the revised plan set prepared and submitted by  
21 Dorchen/Martin Associates. Petitioner to implement the  
22 recommendations of the Southfield Police Department's Crime  
23 Prevention Bureau. Continuous compliance with all applicable  
24 codes, ordinances, laws, statutes; all work to be done under  
25 plans, permits, and inspections by the City. And G, final

1 approval landscape -- final approval of the landscape plans by  
2 the city planner.

3 CHAIR GRIFFIS: Thank you.

4 With that, Planning Commission, we're looking for a  
5 recommendation. This would be our approval here tonight pending  
6 the -- the approval of the conditional rezoning by City Council.

7 MS. GOODWIN-DYE: Through the Chair. I move that we  
8 accept the favorable recommendation of PSP26-0008.

9 CHAIR GRIFFIS: Seven.

10 MS. BERNOUDY: Yeah, seven.

11 CHAIR GRIFFIS: Seven is the last number, not eight.

12 MS. GOODWIN-DYE: Oh. I'm wrong. I'm sorry. 007.

13 CHAIR GRIFFIS: Second?

14 MR. MARTIN: This'll work.

15 CHAIR GRIFFIS: Okay. We've got a recommendation for  
16 approval by commissioner Goodwin-Dye, supported by Commissioner  
17 Martin.

18 All in favor?

19 FULL COMMISSION: Aye.

20 CHAIR GRIFFIS: Any opposed?

21 (No audible response.)

22 CHAIR GRIFFIS: All right. You're approved, subject  
23 to that other item at City Council.

24 MR. MORELAND: Thank you.

25 MR. PAISON: And the ZBA approval.

1 CHAIR GRIFFIS: ZBA. Thank you.

2 MS. GOODWIN-DYE: Thank you, Chair.

3 CHAIR GRIFFIS: Next item is -- yeah, has the 8.

4 Next item, PSP26-0008, site plan review for 2800  
5 Franklin Road.

6 MR. PAISON: Yeah. Thank you, Mr. Chairman. This is  
7 one of the site plan reviews that actually you recommend on  
8 instead of approve because it triggers the Community Impact  
9 Statement because of the size of the building. It's over a  
10 150,000 square feet. So this is one of the cases that still  
11 goes to Council for site plan approval. I just wanted to get  
12 that on there.

13 We are looking at the use of the former Embassy Suites  
14 hotel. It's permit mixed-use, including apartments and services  
15 for supportive housing and for individuals aging out of the  
16 foster care system. They're looking at a 175 dwelling units,  
17 apartments, and a variety of amenities and support services.

18 It is Regional Center zoned, which is a mixed-use  
19 district, which is why it doesn't need a rezoning or a special  
20 land use. The whole range of those uses that they're proposing  
21 are actually allowed in the RC District. So in this case, this  
22 mixed-use district is actually working as intended.

23 This slide is Master Plan for Regional Mixed Use,  
24 which is consistent.

25 This is a site aerial. As you can see, and I'm sure

1 you've all driven past the former Embassy Suites hotel. Large  
2 site. Large hotel. Been vacant for a few years. Need -- is in  
3 need of renovation and reuse.

4           Some photos of the existing hotel building: North  
5 elevation, south elevation.

6           This is the Color Landscape Plan. They're not really  
7 proposing much in the way of changing the site. They're going  
8 to repair the parking lot, re-stripe the parking lot, refresh  
9 the landscaping to our current standards. But otherwise, the  
10 site is pretty much remaining as is: Curb cuts in the same  
11 locations; building entrances; that sort of thing.

12           First Floor Plan. This is where all of the  
13 nonresidential activities occur. And I did note on something  
14 there's a daycare facility. They've got a Head Start program,  
15 chapel, medical offices, wellness, medical, dental, support  
16 services, nonmedical training classrooms for the folks in the  
17 program, and cafeteria with kitchen.

18           So it's -- it is a -- kind of a full-support facility  
19 we've -- as we've seen in some other supportive housing. You  
20 know, if -- if these kids have kids, there's still an option.  
21 There's the Head Start in the daycare there that helps out with  
22 that. So it's -- you know, it is that full level of wraparound  
23 services that will hopefully allow these young adults who are  
24 transitioning out of foster care to move on to a productive and  
25 independent life.

1           Second and -- through fourth floors. They have a kind  
2 of a standard here. Then they -- each of the floors has 19  
3 one-bedroom apartments and 6 two-bedroom apartments. And then  
4 the center, which has a high ceiling, which covers multiple  
5 floors, is the basketball court.

6           And then looking at the floors five and six, you got  
7 19 one-bedrooms, 6 two-bedroom, and then you have some resident  
8 storage lockers for each floor, and then a theater that's kind  
9 of a two-story height space as well. Seventh floor you got --  
10 and eighth floor, you got 19 one-bedroom apartment, 6  
11 two-bedroom. Atrium area open to the roof, resident green  
12 space, and pickle ball court. And then the actual ninth floor  
13 is the offices space, I assume for the organization. Kind of  
14 similar to what they had proposed over at the hotel on North --  
15 on Jay L. Hudson, offices of the organization or others related.

16           Got some typical bedroom layouts. You got your  
17 one-bed -- couple different one-bedrooms, standard one-bedroom,  
18 and then a corner one-bedroom. And then two-bedrooms -- you got  
19 a couple of different two-bedroom layouts that kind of fit the  
20 shape of the hotel.

21           Landscape Plan. Detailed landscape plan to refresh  
22 the landscaping of the site to modern standards. The newer --  
23 the maint- -- you know, kind of (indiscernible) maintenance  
24 that's been on the site.

25           And the petitioner is present, if they'd like to come

1 forward. Unfortunately I could not get the video to work  
2 earlier, but I'll try it again.

3 UNIDENTIFIED SPEAKER: Try it again.

4 MR. PAISON: We'll give it a shot, see if it launches.  
5 When I tried to launch it earlier (inaudible).

6 CHAIR GRIFFIS: Please just let us know your name and  
7 address for the record for everybody. Thank you.

8 MR. OSTACHNOWICZ: My name is Joe Ostachnowicz. My  
9 address is 1615 South Telegraph, Bloomfield Hills. I'm here to  
10 represent developer. Thank you for -- for your time tonight.

11 CHAIR GRIFFIS: Thank you. And anything -- after your  
12 name and address, anything else you'd like to add about the  
13 project.

14 MS. FITZGERALD: Sure. Absolutely. Jamie Fitzgerald.  
15 Address is 1615 south telegraph in Bloomfield Hills. I'm the  
16 associate executive director of the new foster care, the program  
17 that provides a wraparound multi-disciplinary support for the  
18 young adults who've aged out of foster care.

19 MS. CRAWFORD: Good evening. My name is Travia  
20 Crawford. 1615 South Telegraph Road. I am the director of  
21 transition services at The New Foster Care over the Bridge  
22 Program is what we call it.

23 CHAIR GRIFFIS: Thank you.

24 MR. CROAD: So I can just ask the age range? You said  
25 those that age out of foster care. Just -- just for public's

1 edification.

2 MS. FITZGERALD: Absolutely. So right now, we serve  
3 youth and young adults ages 14 to 29. For the purpose of this  
4 project, it would be legal adults, 18 to 29.

5 CHAIR GRIFFIS: Okay. We'll open up to the Commission  
6 for questions or comments.

7 Dr. Stephens-Gunn?

8 DR. STEPHENS-GUNN: Good evening. Thank you again for  
9 considering a property in our -- in our city that needs to be --  
10 some attention.

11 Well, on that note, it's not related to pretty much  
12 our -- our approval. But just for curiosity, has the project  
13 been funded?

14 MR. OSTACHNOWICZ: Yes. There is -- there is funding  
15 in place. There's -- there's funding that is coming from the  
16 State. Those are things that we are working through. There are  
17 private donors that -- that -- my understanding that they have  
18 money set aside. And then the primary supporter of the project  
19 has his own personal money set aside. Those amounts, I'm not  
20 sure if I'm supposed to disclose, but there is significant  
21 amounts of -- of funds set aside for the project.

22 DR. STEPHENS-GUNN: Okay. Thank you.

23 CHAIR GRIFFIS: Commissioner Martin?

24 MR. MARTIN: Just to be sure, only individuals that  
25 are participating in the program will be living in the building;

1 you don't have any extraneous individuals?

2 MS. FITZGERALD: As the plan stands now, a majority of  
3 the residents would be participants of the program. If there  
4 were any additional residents, they would be in support of the  
5 program -- think of maybe an RA style, perhaps  
6 multigenerational, where we can disperse some wisdom and lived  
7 experience, but by and large, the residents would be  
8 participants of the program.

9 MR. PAISON: Through the Chair. I just want to chi  
10 in. This is a site plan review. This is -- the uses are  
11 permitted by right. So we're not doing a special land use or  
12 rezoning. It's a site plan review. They could just do regular  
13 apartments. Like, that would be a permitted use as well. I  
14 just want to make it clear that what we're looking at is a site  
15 plan review.

16 MR. MARTIN: And I have no further questions at this  
17 time.

18 CHAIR GRIFFIS: I'll come back to you.

19 Commissioner Bernoudy?

20 MS. BERNOUDY: Thank you. You will be providing  
21 services for this facility. Will those individuals be living on  
22 the premises or not?

23 MS. FITZGERALD: So I think you'll find a combination  
24 of both. All the residents would be privy to the services that  
25 are offered. That provides mental health, legal consult,

1 psychiatric support, which is already inherently built in our  
2 program. You might find that there's additional participants  
3 who don't live on the property because they have secured stable  
4 housing for themselves that could also access that. But all the  
5 residents of the building would be participants, therefore,  
6 privy to the services that we offer.

7 MS. BERNOUDY: I see. Thank you.

8 CHAIR GRIFFIS: Commissioner Goodwin-Dye?

9 MS. GOODWIN-DYE: I'm -- I'm going to say this: I  
10 believe this is an awesome opportunity for the young people that  
11 are aging out that have no place to go. I work for University  
12 of Michigan, and we do conferences, and we have done collections  
13 as our community initiative to support those that are aging out,  
14 because it's a shame that they're in foster care for most of  
15 their lives, and then when they age out, they have no one to  
16 take them in and no place to go but the streets. And it's no  
17 place for a child to be, on the street. So I'm -- I'm happy  
18 that you're coming here and doing something positive for our  
19 young people that need some support.

20 So I did have one question. The services that you  
21 offer, are they just for the participants in that program, or  
22 are they available for the public?

23 MS. FITZGERALD: When you speak of the services they  
24 offer, are you -- you're suggesting maybe the Head Start and  
25 other occupants of the building?

1 MS. GOODWIN-DYE: Yes, or the medical -- any of those  
2 things.

3 MS. FITZGERALD: I believe that the intention is first  
4 for residents, and any additional bandwidth would be open to the  
5 public; but the primary audience would be our participants.

6 MS. GOODWIN-DYE: Okay. Thank you.

7 MS. FITZGERALD: Sure.

8 CHAIR GRIFFIS: Commissioner Martin, anything else?

9 MR. MARTIN: (Indiscernible.)

10 CHAIR GRIFFIS: Oh. Well, you're --

11 MS. GRUBER: I'm chopped liver here?

12 I just wanted to say, I'm so happy that you're doing  
13 this, and I'm so thankful you're bringing it to Southfield.  
14 Really. It just -- after our previous meeting, I thought about  
15 this a lot. And there's such a need for this. And thank you  
16 for bringing it here.

17 CHAIR GRIFFIS: Commissioner Martin?

18 MR. MARTIN: No questions. Thank you. I like the  
19 idea of the service and the services provided. And as we've  
20 said, it's well-needed. Thank you.

21 MS. FITZGERALD: Thank you.

22 CHAIR GRIFFIS: This is a very large building. It's  
23 over 200,000 square feet. It's nine stories. And I think this  
24 is a great way to reuse it. It -- it makes sense to combine --  
25 you have a ton of parking, obviously, so any commercial use is

1 easy to -- to fit in. And it should be -- I don't want to call  
2 any building conversion easy, but a easier transition from the  
3 hotel style to multifamily.

4 But it's a good -- it's a good reuse of the building.  
5 It's a good location in the city for a project this large with  
6 this many different possibilities. And -- and these are --  
7 these are complicated projects to get financing on. I know this  
8 is maybe one of the first steps. So it's site plan approval,  
9 and then when the City is in favor of it, it helps you get to  
10 your next step, check the next box, and get the next thing  
11 together.

12 But it's a very high-budget and a very complicated  
13 project, but to get one operator that can use that much real  
14 estate and it actually complements and brings everybody to one  
15 location, I think it's going to be great for -- for the whole --  
16 the whole project and its success.

17 MR. PAISON: Mr. Chairman, I would note, we did get  
18 the one emailed objection. It was in your -- the extra  
19 materials. We should just, like, note that for the record.

20 CHAIR GRIFFIS: That's from --

21 MR. PAISON: This one right here, the --

22 CHAIR GRIFFIS: -- Northwestern Corridor?

23 MR. PAISON: Yep. The --

24 MR. CROAD: From Southfield Community Alliance.

25 CHAIR GRIFFIS: Okay. I'll read this email into the

1 record. This is from the southfieldcommunityalliance@gmail.com  
2 sent to the Planning Department here.

3           It says: To the Southfield Planning Department and  
4 Honorable Planning Commissioners, we write on behalf of  
5 concerned business owners and tenants throughout the  
6 Northwestern Corridor regarding the preliminary site plan  
7 approval request identified as PSP26-0008 for the former Embassy  
8 Suites property at 28100 Franklin Road.

9           At the outset, we want to make clear that we support  
10 thoughtful redevelopment, strategic reinvestment, and smart  
11 growth initiatives throughout the City of Southfield. We  
12 recognize that long vacant or underutilized properties should  
13 not remain stagnant, and we appreciate the efforts to bring  
14 productive economic activity back to key sites within the city.

15           However, redevelopment alone is not enough. The  
16 critical question before the Commission is whether this specific  
17 proposal advances the long-term vision, planning objectives, and  
18 economic trajectory established for the Northwestern Corridor.  
19 Respectfully, we believe it does not.

20           The proposed project is fundamentally inconsistent  
21 with the character, direction, and aspirational planning goals  
22 that Southfield has repeatedly articulated for the Northwestern  
23 Corridor and surrounding Class A office and commercial district.  
24 The City has long promoted the vision of transforming this area  
25 into a premier mixed-use economic corridor comparable to the, in

1 quotes, Big Beaver Golden Corridor model, a vibrant,  
2 high-quality destination anchored by Class A office, upscale  
3 commercial activity, hospitality, residential synergy, and  
4 strong tax-generating investment. This proposal moves the  
5 corridor in the opposite direction.

6           While the application attempts to frame the project  
7 as, in quotes, mixed use, the reality is that the proposed use  
8 introduces a model that is not compatible with the surrounding  
9 land uses, investment patterns, or long-term redevelopment  
10 strategy for this gateway location.

11           The Northwestern Corridor is one of Southfield's most  
12 visible and economically significant districts. Decisions made  
13 here will shape market perceptions, future investment  
14 confidence -- future investment confidence, tenant attraction,  
15 and redevelopment opportunities for decades to come. Approving  
16 a project that does not align with the master plan or the  
17 broader economic vision, risks sending a damaging signal to  
18 current and future investors.

19           Existing property owners and tenants in this district  
20 have made substantial investments based on the City's stated  
21 commitment to elevating the corridor into a premier regional  
22 destination. Many businesses located here rely upon the area's  
23 Class A identity, professional environment, and long-term  
24 redevelopment momentum to attract employees, clients, customers,  
25 and future tenants. The concern is not opposition to

1 redevelopment or supportive services in principle. Rather, it  
 2 is concerned that this particular proposal is incompatible with  
 3 the surrounding district and undermines the very planning  
 4 framework intended to strengthen the Corridor's future  
 5 competitiveness.

6           The Commission's role is not simply to determine  
 7 whether property can be reused in some fashion. The  
 8 responsibility is far broader -- to ensure that redevelopment  
 9 decisions advance the City's adopted planning principles,  
 10 preserve surrounding property values, protect existing  
 11 stakeholders, and support the long-term economic vitality of the  
 12 community as a whole. Short-term occupancy should not outweigh  
 13 long term planning objectives.

14           We respectfully urge the Planning Commission not to  
 15 take a short-sighted approach based solely on activating a  
 16 vacant building. Once precedent is established at such a -- a  
 17 prominent gateway site, the consequences will extend far beyond  
 18 this single parcel. Decisions of this magnitude either  
 19 reinforce or erode the City's stated vision for the Corridor.

20           We therefore ask the Planning Department and Planning  
 21 Commission to carefully consider, one, whether this proposal is  
 22 truly consistent with the master plan and long-term  
 23 redevelopment goals for the Northwestern Corridor; two, whether  
 24 the proposed use is compatible with the surrounding Class A  
 25 office, commercial, and hospitality environment; three, whether

1 approval would strengthen or weaken future investment potential  
2 and redevelopment opportunities in the Corridor; four, whether  
3 the project advances the City's vision of creating a  
4 high-quality premier regional destination comparable to the Big  
5 Beaver Golden Corridor model; and four, whether the interest of  
6 surrounding property owners, businesses, tenants, and long-term  
7 stakeholders are being adequately protected.

8           We strongly encourage the Commission to require a  
9 redevelopment proposal that better aligns with the City's  
10 adopted vision, enhances the corridors long-term economic  
11 trajectory, and complements the surrounding uses rather than  
12 compromising them. Southfield has a rare opportunity to shape  
13 the future identity of the Northwestern Corridor. We urge you  
14 to exercise thoughtful planning judgment and reject proposals  
15 that may create irreversible long-term consequences inconsistent  
16 with the City's broader goals.

17           Thank you for your consideration and service to the  
18 City of Southfield. Respectfully submitted, Concern Business  
19 Owners and Tenants of the Northwestern Corridor. End of the  
20 email.

21           More reading than I was prepared for.

22           MR. PAISON: Mr. Chairman, I just have a couple --  
23 couple of comments on this. I did some searching to try to  
24 figure out, you know, who was represented by the Southfield  
25 Community Alliance, and I can find no trace of this

1 organization.

2 MS. BERNOUDY: Me either.

3 MR. PAISON: And it's not signed by an officer of the  
4 organization, so we have no idea if this is a legitimate  
5 organization and this person is empowered to speak for them or  
6 who they speak for. So unfortunately, I really can't speak to  
7 the validity or breadth of this objection.

8 Additionally, this is a site plan review, not a use  
9 approval, as we discussed already. When you're doing a site  
10 plan approval, you're just looking to see whether or not it  
11 meets the site plan interview standards. That's really all  
12 you're examining.

13 This question to the larger goals would come up if it  
14 were rezoning or a special land use, but when it's a permitted  
15 group of uses, it's just a question of whether or not it meets  
16 the site development standards. You know, site plan review  
17 is -- if you look at the state law, a site plan shall be --  
18 shall be approved if it meets the requirements of the ordinance.

19 So it's -- I don't know if this can be taken at face  
20 value. It's just -- I'm going to put that on the record because  
21 I can't find any trace of this organization anywhere I look. So  
22 I -- I -- this could be one person speaking for themselves, who  
23 wrote -- had AI's assistance in writing this.

24 CHAIR GRIFFIS: Yeah. Don't AI edit my need to be  
25 reading those words into anything in the future. Please, AI.

1 MR. PAISON: Yeah. I mean, it is a -- it -- we  
2 received a -- you know, a correspondence.

3 MR. CROAD: Yeah.

4 MR. PAISON: We have to take that into account. But,  
5 you know, there is some discretion in determining what appears  
6 to be a valid objection.

7 MR. CROAD: And again, I did some research too. I  
8 couldn't find this organization. I think it went above and  
9 beyond. We noted that we received this letter. In the future,  
10 we could probably summarize it.

11 MR. PAISON: Yeah.

12 MR. CROAD: And I appreciate you took the time to read  
13 it, but your decision should be made on the -- whether or not  
14 the applicant has met the site plan requirements, and this is a  
15 permitted use.

16 CHAIR GRIFFIS: Okay.

17 MR. CROAD: And -- and I -- I do want to ask,  
18 though -- I did mention, because I -- I think you got too much  
19 parking. Did you explore potentially any out-parcel development  
20 or shared -- shared use?

21 MR. OSTACHNOWICZ: It's been a topic of conversation,  
22 but it -- it, it hasn't gotten any traction as of this point.

23 MR. CROAD: That's fine. It just -- again, I mean,  
24 the parking lot is already there.

25 MR. OSTACHNOWICZ: Yeah.

1 MR. CROAD: If this was a new development, we would  
2 probably have you land bank the parking or -- or -- or just look  
3 for potential redevelopment.

4 MR. OSTACHNOWICZ: Yeah.

5 MR. CROAD: And you can still come back and do that at  
6 some point.

7 But I did -- I did want to mention that again, your  
8 decision should be on the merits of the site plan at this time.

9 CHAIR GRIFFIS: Okay. Commissioners, any new  
10 questions or comments? If not, we would be looking for a  
11 recommendation from the Planning Department.

12 MR. PAISON: (Inaudible.)

13 CHAIR GRIFFIS: Did you -- I may have -- I may have  
14 lost track while I was reading for --

15 MR. PAISON: A recommendation on a recommendation.

16 MR. CROAD: Well, it's a recommendation on us that  
17 they (inaudible).

18 MR. PAISON: No. This one, because it triggered the  
19 Community Impact Statement, it has to go to Council.

20 MR. CROAD: Oh. I see. Yeah, I got it.

21 MR. PAISON: This is one of the exceptions.

22 MR. CROAD: My apologies.

23 MR. PAISON: Yeah. And I did --

24 CHAIR GRIFFIS: So because -- because of the size of  
25 the project?

1 MR. PAISON: Yeah. There's three trigger -- three  
2 automatic triggers. One is -- I believe it's 200 dwelling  
3 units, 150,000 square feet, or 10 acres automatically triggers  
4 it up to the Community Impact Statement. There's a few --  
5 there's a point system that can sometimes comes up, if they need  
6 utilities and stuff like that. But normally, the triggers are  
7 those three. That's why the data center had to go to Council  
8 because it was over 150,000 square feet. It just -- there's --  
9 any -- any projects of a substantial size and potential impact  
10 on public services still goes to Council for final approval.

11 MR. CROAD: Yeah. I -- thanks for bringing it up. I  
12 think it's important just to distinguish when we do have  
13 recommendations on site plans versus your approval.

14 MR. PAISON: Yeah. And most of the site plans these  
15 days, are -- are yours, probably 80-plus percent, but there are  
16 a few still that fall into the other category.

17 We are looking -- we are making a favorable -- a  
18 recommendation for favorable recommendation of PSP26-0008, Site  
19 Plan Review from Henry Yandt Construction for the Hope  
20 Apartments, to renovate the Embassy Suites at 28100  
21 Southfield -- Franklin Road Southfield to permit mixed use,  
22 including apartments and services for supportive housing for  
23 individuals aging out of foster care.

24 We do find that it is the -- consistent with the site  
25 plan standards appear -- in appearance, barrier-free access,

1 coordination with adjacent sites, pedestrian circulation, and  
2 access, site design characteristics, vehicular circulation and  
3 access -- and access. It requires no waivers from the Zoning  
4 Board. It meets all of the dimensional standards of the  
5 ordinance.

6 This regulation is based on the documents, facts,  
7 representation, stipulations submitted with the application and  
8 placed on the record at the public hearing -- or the public  
9 meeting by the petitioner and their representatives.

10 Conditions would be site and building to be developed  
11 consistent with the revised plan set prepared and submitted by  
12 Monument Engineering Group and Associates, Deak Planning and  
13 Design, Gasser Bush Associates, and FSP Architects and Planners  
14 submitted May 21st, 2026.

15 Petitioner to implement recommendations made by the  
16 Southfield Police Department's Crime Prevention Bureau related  
17 to security. Continuous compliance with all applicable  
18 ordinances, codes, laws, and statutes; all work must be  
19 performed under plans, permits, and final inspections approved  
20 by the City of Southfield.

21 CHAIR GRIFFIS: Thank you. To the Commission, do we  
22 have a recommendation for this site -- the site plan?

23 MS. BERNOUDY: Through the Chair. I'd like to make a  
24 favorable recommendation to the Council on PSP26-0008.

25 MS. GOODWIN-DYE: Support.

1 CHAIR GRIFFIS: I've got a favorable recommendation by  
2 Commissioner Bernoudy on PSP26-0008, supported by Commissioner  
3 Goodwin-Dye.

4 All in favor?

5 FULL COMMISSION: Aye.

6 CHAIR GRIFFIS: Any opposed?

7 (No audible response.)

8 CHAIR GRIFFIS: All right. Recommended to City  
9 Council. The next meeting is what --

10 MR. PAISON: The 6th -- June 8th, it'll go to their  
11 study meeting; and then it'll go to their regular meeting toward  
12 the end of the month.

13 MR. CROAD: And they're familiar with the art  
14 requirement?

15 MR. PAISON: Yeah. We've discussed it. It's come up  
16 in their review.

17 MR. CROAD: Okay.

18 CHAIR GRIFFIS: Okay. Thank you. Good luck.

19 MS. GOODWIN-DYE: Thank you.

20 MR. MARTIN: Thank you.

21 MR. OSTACHNOWICZ: I -- I have one thing to add  
22 because that -- the video did not come up on the television  
23 screen for -- for folks to -- to view. If, for whatever reason  
24 you -- you can't get it to -- to, to come up. I would encourage  
25 everybody to take a couple two, three minutes to watch that

1 video. If -- if you need to get it resent or -- or text message  
2 it, I would -- I'd like to help facilitate that because it --  
3 it's a good video to watch.

4 MR. PAISON: I tried to find it on the host website,  
5 and it apparently has dropped off of there for some reason. So  
6 we'll just have to make sure it's reloaded. Or if you could  
7 send me a -- like, send me that video by, like, a Dropbox link,  
8 I can upload it into the system.

9 MR. OSTACHNOWICZ: We can probably take care of that,  
10 but I would encourage you to -- after listening, I would  
11 encourage anyone to -- to watch that video.

12 MS. BERNOUDY: Okay. Thank you.

13 MS. GRUBER: Thank you so much.

14 CHAIR GRIFFIS: Thank you.

15 MR. MARTIN: Thank you.

16 CHAIR GRIFFIS: All right. Next item is PSP26-0009.  
17 It's a site plan review at 17170 West 12 Mile Road.

18 MR. PAISON: Thank you, Mr. Chairman. We do have a  
19 proposal for this site. It is just a site plan review. This is  
20 one that which the Commission will have final approval on. It  
21 is in the OS Office Service District. This is to renovate and  
22 enlarge the building at 17170 West 12 Mile to provide a training  
23 facility for the Sheet Metal Workers Union.

24 As noted here, we're looking at the front of the site  
25 is OS Office Service. The rear of the site has vehicular

1 parking zoning. It's split zoned as a buffer to the  
2 residential. It doesn't need to be rezoned because the building  
3 addition is staying in the OS part of the site. The P part will  
4 stay parking. It is planned local mixed use, which is  
5 consistent.

6           Here's the existing site aerial, as you can see. And  
7 they have their -- I believe it's a union hall is right next  
8 door -- the building to the right. And this is the building  
9 that they're going to be kind of redoing the facade, renovating  
10 the interior, and adding on to.

11           This is just facing the building from 12 Mile.

12           This is the proposed site plan. As you can see, the  
13 existing building and then the large addition. Had this  
14 addition been small enough, it could have been an administrative  
15 approval. But given the size of the addition, it had to come to  
16 the Commission.

17           This is the proposed floor plan. As you can see, the  
18 front of the building, to the left is the existing building,  
19 lots of classrooms and computers and that sort of thing. To the  
20 right is the high-base space where they're going to be doing, I  
21 think, more of the hands-on training for the sheet metal  
22 workers. And they have some slides on that. They'll go into  
23 detail.

24           Elevations. They're really rewrapping the building  
25 and going to show off, you know, what their trades do with metal

1 working. It's going to be a very attractive and  
2 distinctive-looking building. The renderings do a little  
3 better. These are -- these are a little more striking -- the  
4 actual 3D renderings -- when you look at them.

5 Front. This is looking at the addition from the two  
6 sides, looking at the front building as it wraps around, and  
7 then the side of the petition there on the top.

8 And the petitioner is present. They have a number of  
9 slides. If they can come up, I'll pass this off to them.

10 MR. VELEZ: Hello. Thank you for giving us the  
11 opportunity --

12 CHAIR GRIFFIS: Just got to watch that microphone and  
13 get a little closer and move it around for you. There you go.

14 MR. VELEZ: Thank you for giving us the opportunity to  
15 speak to you tonight. My name is Sam Velez. I am the training  
16 director for the sheet metal workers currently at 32700  
17 Dequindre Road in Warren, Michigan. And we are looking to move  
18 the building to Southfield.

19 So this is our current location. It's an  
20 18,000-square-foot building. It was built in 1975. At the  
21 time, it was a state of the art building in using solar for  
22 primary -- using solar for its primary heat source.

23 Our mission is to provide industry-leading education  
24 in all aspects of sheet metal through hands-on instruction to  
25 prepare apprentices and journey-persons for successful careers

1 in the sheet metal industry. Our instructors continue to  
2 strengthen their own skills by attending education classes in  
3 their respective fields of expertise. This allows the training  
4 center to stay current with industry practices, code  
5 requirements, technology, equipment, and instructional methods.  
6 By investing in instructor development, we ensure that the  
7 apprentices receive training that reflects the needs of today's  
8 sheet metal industry and prepares them for long-term success in  
9 their field.

10           Our apprenticeship program is formally registered and  
11 approved through the Department of Labor. It is structured as a  
12 four-year apprenticeship program that combines related classroom  
13 instruction with paid hands-on training. This model allows  
14 apprentices to build technical knowledge in the classroom while  
15 applying those skills on actual job sites under the supervision  
16 of experienced journey workers and contractors. This  
17 combination of school-based instruction and the on-job training  
18 helps ensure that apprentices develop the safety habits,  
19 craftsmanship, technical ability, and professional skills needed  
20 to become successful sheet metal workers.

21           Apprentices are indentured into the program following  
22 a competitive selection process that includes entrance exams,  
23 interviews, and aptitude evaluations. Apprentices attend the  
24 training typically in a 40-hour, week-long training block.  
25 Training takes place in classrooms and controlled shop

1 environments using industry-standard equipment such as welding  
2 booths, cutting equipment, forming machines, rigging setups,  
3 computers for computer-aided drafting, commercial and  
4 residential HVAC equipment.

5           Our curriculum covers a wide range of subjects  
6 including HVAC design, fabrication, and installation; welding,  
7 SMAW, GMAW, FCAW, GTAW, and laser welding; architectural sheet  
8 metal, building envelope, wall panels and roofing; HVAC service;  
9 testing, adjusting, and balancing; drafting, blueprint reading,  
10 plans and specs; rigging, hoisting, and signaling; safety and  
11 OSHA compliance; labor history, trade regulation, and soft  
12 skills development such as banking, financing, investments, and  
13 fraud.

14           All apprentices are assigned to a signatory contractor  
15 for their on-the-job training. Our duty is to ensure all  
16 apprentices are employed throughout their apprenticeship. The  
17 training center offers evening classes to all journey-persons  
18 and apprentices for continuing education: Welding; OSHA;  
19 reading plans and specifications; advanced drafting and layout;  
20 AutoCAD detailing; HVAC service and TAB; architectural sheet  
21 metal; and trade math.

22           Our staff consists of four full-time personnel, eight  
23 part-time. All of our instructors come from the field with many  
24 years of experience in their field of expertise. All our  
25 instructors receive formal teacher education, training, and

1 certification through the International Training Institute.  
2 This ensures that the curriculum remains consistent with  
3 national standards and best practices.

4           Although our -- and through our training and  
5 traditions, our -- sorry. It's the last written -- last bit of  
6 written note.

7           MR. GREENWALD: It's my penmanship.

8           You know, although our training and traditions are  
9 deeply rooted since our founding in 1888 was our parent  
10 organization, SMART, which stands for Sheet Metal, Air, Rail and  
11 Transportation, formerly Sheet Metal Workers International  
12 Association, but having access to -- and relationships  
13 throughout international ensures that our members are receiving  
14 and adopting the best industry policies and practices and  
15 standards.

16           It's -- we share technology. We've actually developed  
17 technology for our training centers and our apprentices to use  
18 in practical application in the field in the calculator system  
19 for measurements and -- and using our specific formulas.

20           And I apologize for walking in late, too. I -- I  
21 wanted to reach out and let them know I'm supporting them and  
22 give my contact information so that hopefully that our -- this  
23 gets approved as -- as well, and we can kind of partner up  
24 and -- and help bring people -- give them good jobs for the  
25 future.

1 My personal story about myself -- a little bit off  
 2 topic. But in 1997, I was honorably discharging from the Marine  
 3 Corps. 22 years old. I had no idea what I wanted to do in  
 4 life. And I grew up in a -- you know, a broken home but a  
 5 fairly -- a fluid community, where building trades and  
 6 construction really wasn't talked about.

7 I was one of four people out of almost 600 people in  
 8 my graduating class that joined the military. Only one that  
 9 joined the Marine Corps. Thank you very much. Clearly, it  
 10 comes from there.

11 But I didn't have a whole lot of direction, and -- and  
 12 I couldn't live with my parents, at that point, as a young  
 13 adult. I didn't know what I was going to do. And I -- I  
 14 stumbled upon this organization. And I -- I tested, and I got  
 15 into the program, and it has been nothing but wonderful for  
 16 myself, my family.

17 My -- my nephew is a young journeyman working in a CAD  
 18 program right now. My oldest son just graduated our  
 19 apprenticeship program a few years ago -- or a few months ago,  
 20 and he's already been promoted to foreman at one of the largest  
 21 sheet metal contractors in the nation, and it's through his own  
 22 hard work and dedication. And that's kind of opportunities we  
 23 afford people, you know? You know, it's -- it's a blessing to  
 24 have -- we always want better for our -- for our children, you  
 25 know? And -- but it's been so -- so -- so great for me and my

1 family.

2           You know, my wife was a teacher for 12 years in  
3 Detroit. And when our youngest child was born, she decided she  
4 wanted to be a stay-at-home mom. We had to downsize life a  
5 little bit, but I made enough money that I could work in a -- as  
6 a construction worker and provide for my family and have good  
7 benefits.

8           You know, currently putting through -- my -- my middle  
9 son through University of Michigan-Dearborn for their  
10 engineering program, you know? And still got one more in middle  
11 school right now, but we -- we're going to get through that one  
12 too, so. But it -- it's -- it's afforded me opportunities that  
13 I wouldn't have had in life, you know? And -- and that my -- my  
14 siblings haven't had either.

15           And I consider myself very fortunate. And -- and  
16 being the business manager and financial secretary treasurer of  
17 the Sheet Metal Workers locality, I kind of oversee all of our  
18 funds, including our joint apprenticeship committee. And -- and  
19 that fund, our pension fund, we're -- we're actually securing  
20 our financing through -- through a loan at -- we pay ourself  
21 back interest. It's -- it is, legit. And our members view it  
22 is an investment into our future.

23           And that's why we're excited to be here in Southfield  
24 next to our Union Hall allowing us to help consolidate our  
25 resources and -- and provide the best possible benefits for our

1 members from the -- their beginning of their careers all the way  
2 to the end.

3           And it's a great central location for us in the  
4 geographic area we cover. We have six counties we cover that  
5 our contractors typically been working. They go beyond that as  
6 well, but we have contractors working all across the country.  
7 And some of the best construction companies, as far as sheet  
8 metal is concerned, are based right here in Detroit. So it --  
9 it is an honor to have -- we'll have -- be an honor to have  
10 our -- our training center adjacent to our current Union Hall.

11           Although they're separate entities, there is joint  
12 leadership there, so. And that's why I'm here with our training  
13 director. Know that he has my complete support.

14           MR. VELEZ: Thank you.

15           CHAIR GRIFFIS: Could you let us know your name and  
16 address for the record.

17           MR. GREENWALD: Oh. Jason Greenwald, Sheet Metal  
18 Workers Local 80, 17100 West 12 Mile Road.

19           CHAIR GRIFFIS: All right. Thank you.

20           MR. PAISON: Now start over.

21           MR. MARTIN: Yeah.

22           MR. GREENWALD: You want me to go from the beginning?  
23 It wasn't rehearsed. It's going to be hard to replicate.

24           MR. VELEZ: So in our -- in this -- in our training  
25 center now and in the -- the new one, we've equipped with modern

1 industry-relevant labs, fully operational HVAC labs, American  
2 Welding Society Accredited Welding Lab, which we have now as  
3 well; fabrication shop with power tools and hydraulic-forming  
4 equipment; TAB and hydraulic piping lab using state-of-the-art  
5 instruments for reading air and water pressures; 40 computer  
6 stations for AutoCAD and workplace documents; and rigging that  
7 is done with live cranes.

8           Our guidance and oversight is done through the  
9 direction of the Joint Apprenticeship Training Committee, the  
10 JATC. Our board consists of eight members; 4 labor and 4  
11 management. Our four labor members are elected from our  
12 membership to oversee what we do.

13           Our JAT oversees our curriculum, our training, our  
14 apprentice progress, evaluating them every six months, our  
15 budget, our facility management, and our JAT insures that our  
16 Department of Labor Regulations and Industry Standards stay  
17 intact and our union management agreements stay with -- upheld.

18           Community engagement. The training center actively  
19 participates in workforce development initiatives, high school  
20 outreach programs like open houses, inviting them in to come see  
21 our training center and tour with a hands-on project, career  
22 fairs, partnerships with local schools, vocational programs,  
23 community organizations as well. These efforts promote career  
24 awareness in the skilled trades and help recruit the next  
25 generation of sheet metal workers.

1 I think Jason talked about this. Our funding. Our  
2 fundings -- we're operated -- operations are funded through  
3 member and employer contributions. They're negotiated under  
4 collective bargaining agreements as well as through state and  
5 federal workforce development grants when available. The  
6 training is provided at no cost to apprentices, ensuring  
7 equitable access to career opportunities, though there's no cost  
8 to any of our apprentices: Lab fees, book fees, no debt when  
9 they become journeymen.

10 MR. GREENWALD: We reimburse their wages for being in  
11 school. So by going to school every day, it's no cost to them.  
12 It's reimbursed through our members and -- and our volunteer  
13 allocation or democratic process of allocating our funding,  
14 making sure it's appropriate.

15 MR. VELEZ: Let's have a look inside. So this  
16 scenario, we've got field measuring mockups. The students have  
17 to measure between two offset points designed with gathered  
18 information, fabricate, and install to ensure that what they  
19 have measured fits.

20 We teach architectural. The students take the  
21 information from the outside of a structure -- roof angles,  
22 things like that, overhangs -- then design, fabricate, install  
23 architectural components. And through these methods, the  
24 students will learn how to do -- learn the importance of things  
25 like expansion and contraction and water flow.

1           We teach welding. Again, all aspects: Stick welding,  
2 MIG Welding, TIG welding, and laser welding. We weld with  
3 steel, aluminum, and stainless steel -- thin metals through  
4 structural.

5           We teach HVAC service. Apprentices learn basic  
6 electricity and wiring diagrams, heating and system components,  
7 refrigeration components and gases, troubleshooting both on  
8 residential and commercial units.

9           We teach TAB. TAB is an acronym for testing,  
10 adjusting, and balancing. Students learn how air and water flow  
11 in a system, how to troubleshoot common problems relating --  
12 relating to those systems, and how to adjust fans, dampers, and  
13 pumps in order to achieve design data specifications.

14           MR. GREENWALD: That just means airflow rates per --  
15 per room, make sure it's receiving the appropriate amount  
16 adequate for the people and equipment that are going to be in  
17 there to keep the temperature consistent.

18           MR. VELEZ: Easier done in a house.

19           Drafting. Students learn spacial awareness by  
20 learning to interpret, visualize, and create drawings that  
21 represent real-world sheet metal systems and components. In  
22 drafting, students learn how to understand the relationship  
23 between two-dimensional drawings and three-dimensional objects.  
24 They begin to develop spacial awareness by reading plans,  
25 elevations, sections, and details, then connecting those

1 drawings to the physical materials and systems they will  
2 encounter in the field.

3           And then they take it to AutoCAD detailing on the  
4 computer. Students use AutoCAD to develop accurate drawings,  
5 improve spacial understanding, and prepare for real-world  
6 layout, fabrication, and installation. Students will learn how  
7 to take off fittings from what they have designed in AutoCAD,  
8 send the fittings to a burn table, and then fabricate and  
9 install on mockup -- mockups to confirm the learning process.

10           They will also learn rigging. Students learn the  
11 fundamentals of safe rigging, load handling, signaling, and  
12 equipment awareness used in sheet metal construction. As you  
13 can see from the next set of pics, our ceiling height is a  
14 hindrance for proper training as the mechanical systems prevent  
15 full extension of the boom and create obstacles and hazards.

16           In rigging, students learn how to safely move, lift,  
17 and position material and equipment commonly used in the sheet  
18 metal trade. This includes understanding load weight, center of  
19 gravity, sling angles, lifting points, hardware, selection, and  
20 proper communication during lifting operations. And as you can  
21 see, the boom, when fully extended, we cannot move it around.

22           As part of our outreach -- sometimes part of our  
23 outreach may require members and students to give back. This is  
24 just an example of one project that we've done, and we've done  
25 many in the -- in the past. This was Special Dreams Farms.

1 Special Dreams Farms was a farm that operated with the aid of  
2 handicapped individuals -- mostly autistic adults.

3           And the owner of the farm had a special task for them  
4 to do. They needed a roof on one of their silos so they could  
5 house goats. So we were -- I was tasked with going out there  
6 and measuring it up. And I -- if we had more time, I've got  
7 plenty of pictures for the future. But I had our students --  
8 showed them how to fabricate this round roof. We took it out  
9 there in sections, and we installed it.

10           MR. GREENWALD: We partner with DQE/DTE as well.

11           MR. VELEZ: Yes, we do.

12           MR. GREENWALD: To help supply the equipment for the  
13 installation. Sam and I went out there initially and took  
14 measurements. And Sam and the apprentices built some framework  
15 in order to support the standing seam circular roof there.

16           MR. VELEZ: In this instance, the farmer thought that  
17 I was going to put just a flat piece of metal on the roof, and  
18 was elated at how it turned out because architecture, you know,  
19 is what stands out.

20           So it's just a little bit of what we do. We do it on  
21 a day-to-day basis. And as we grow our -- I mean, as we grow in  
22 the industry, our training methods changed, and that's why we  
23 are out of room where we're at now. And we looked -- we've been  
24 there for 50 years. We look to be there for -- at this new  
25 place for another 50-plus years. So longevity is the goal

1 and -- in teaching and turning out successful journey-people.

2 MR. GREENWALD: I would say 50 years is a -- on the  
3 light side.

4 MR. VELEZ: If I make it to 101 --

5 MR. GREENWALD: Right. Our current training center  
6 has been in this location for 50 years. Our Union Hall has been  
7 in its current location for over 20 years. Before that, it was  
8 on 10 Mile Road in Southfield. That's -- when I first got into  
9 it in the late '90s, that's where we report to.

10 We were able to renovate the upstairs of the building  
11 we're currently in. And again, I invite any of you to come on  
12 down and take a look at where we're at now and -- and look at  
13 our -- our current hall and -- and the craftsmanship that went  
14 into it, and all the trades that participated in because they're  
15 putting their stamp on it knowing that it's going to be, you  
16 know, inspected by construction workers from now until it's  
17 demolished.

18 And even though it's been over 20 years, it is still  
19 in immaculate shape. And we take great pride in our building  
20 and its facade currently. And -- and we're really, really  
21 excited to have -- again, this once-in-a-lifetime build for --  
22 for us, certainly once in a -- once (indiscernible).

23 Not that I'm looking to leave my -- my legacy or stamp  
24 on anything, but I -- I certainly want to provide opportunities  
25 for people in -- in the future for now until the end of time,

1 you know? It -- it's -- this is great location for us. You  
2 know, central location to the area we serve. We serve six  
3 counties. Macomb, St. Clair, Sanilac, Oakland, Wayne, and  
4 Washtenaw Counties.

5 We do a lot of work at the University of Michigan  
6 with -- in fact, in our -- in our lean years, during the  
7 recession, that pretty much kept us afloat with a lot of the --  
8 the student housing renovations, architectural work that we did  
9 out there, copper -- or zinc-coated copper roofs. It's been  
10 very good to us, you know? And it allowed us to keep on -- you  
11 know, keep doing what we do and train our -- train our members  
12 for the future, so.

13 CHAIR GRIFFIS: Thank you. Is there anything else?

14 MR. GREENWALD: No, sir.

15 CHAIR GRIFFIS: Tom, could you bring the renderings of  
16 the building back up, maybe your site plan -- renderings I  
17 guess.

18 Commissioner Gruber, do you want to start off with any  
19 questions or comments?

20 MS. GRUBER: Just again, thank you for Southfield.  
21 The renderings of this building are -- are just stunning --  
22 really, really nice.

23 MR. VELEZ: That's all thanks to Neumann/Smith.

24 MS. GRUBER: And yeah, I don't have any questions.

25 CHAIR GRIFFIS: Commissioner Goodwin-Dye?

1 MS. GOODWIN-DYE: Well, you guys -- we had -- we  
2 talked last time. I am very excited for the opportunities that  
3 you're going to be offering young people because I am a  
4 tradesmen, and you just took me back to school. You know, the  
5 rigging, the math, the draft, drawing, all of that. So I -- I'm  
6 excited as well.

7 CHAIR GRIFFIS: Commissioner Bernoudy?

8 MS. BERNOUDY: Yes. I'd like to thank you also for  
9 the presentation because you answered most of my questions just  
10 by the different slides that you show, and I'm sure that'll help  
11 City Council as well.

12 MR. VELEZ: Thank you.

13 MS. BERNOUDY: And also, I'd like to thank you for  
14 your -- your passion. You can tell by you sharing a little bit  
15 of your personal, you know, thoughts and -- and whatever. So it  
16 makes a difference when you -- you know, you look forward and  
17 you -- you enjoy what you're doing, and it makes a difference.  
18 So very pleased with your project. Thank you.

19 CHAIR GRIFFIS: Commissioner Martin?

20 MR. MARTIN: Is your current building on 12 Mile east  
21 or west of the new building that you're --

22 MR. VELEZ: The current location of our training  
23 center is in Warren?

24 MR. MARTIN: No, no. I'm sorry.

25 MR. GREENWALD: Our current Union Hall is east of --

1 one building east of -- you see the --

2 MR. MARTIN: Yeah.

3 MR. GREENWALD: Okay. It's like a Pizza Hut building  
4 almost -- like a two-story Pizza Hut with copper roof and --  
5 copper-colored roof with art deco brick.

6 MR. MARTIN: Your side by side?

7 MR. VELEZ: Yes.

8 MR. MARTIN: My question is, you're talking about, I  
9 think, shared parking?

10 MR. GREENWALD: Yes. And I -- I have to apologize.  
11 I've had a lot of stuff going on with our -- our -- we're going  
12 through contract negotiations right now and with denominations  
13 for all of our officers last night and a union meeting. And I  
14 apologize for not having the paperwork for the agreement. It is  
15 drafted up. I -- tell me where it'd be tomorrow with it --  
16 it'll be in your hands first thing.

17 MR. CROAD: Yeah, you just send it to Tom.

18 MR. GREENWALD: Yeah. Okay.

19 MR. MARTIN: My question is, right -- you said you're  
20 east of it -- east of your Union Hall?

21 MR. GREENWALD: Yes, sir.

22 MR. MARTIN: Okay. So for your shared parking, you  
23 have to go out into the street and go around. There's no access  
24 from one parking lot to the other. I'm just saying that that's  
25 something you wanted to make -- you should consider, is having

1 direct access from parking lot to parking lot rather than having  
2 to use the street.

3 MR. PAISON: Mr. Chairman, they actually -- if you  
4 look carefully at the site plan here in the bottom right corner,  
5 they are proposing a connection at the rear --

6 MR. MARTIN: Oh. Where the trees are. Oh. Yes.  
7 Okay.

8 MR. GREENWALD: Actually, walking the lot this  
9 morning, picking up some debris and stuff from our union meeting  
10 last night, festivities. And I was walking through, and I'm  
11 like this -- thinking to myself, this would be the greatest  
12 location for the passthrough at the back wall where that -- it  
13 shows that on the drawing as well.

14 MR. MARTIN: Yeah. So when you guys were all coming  
15 out the building and, Hey, you got to go out on the street to  
16 get around. That's what made me think of it.

17 MR. CROAD: Tom, could you put up the aerial real  
18 quick.

19 So where you have that connection, you're going to  
20 have to eliminate a couple parking spaces on your existing site.

21 MR. GREENWALD: Yes.

22 MR. CROAD: So we just need that little -- little  
23 adjustment to the -- to your existing site that shows where  
24 you're going to line up the -- the drive and the -- the couple  
25 spaces you're going to be eliminating to create that drive.

1 MR. VELEZ: Yep. Okay.

2 MR. GREENWALD: And you see there's a -- actually,  
3 there's a picnic table in the back by the -- well, the table is  
4 not there, but there's one in the back there by the top corner  
5 of the turquoise. And -- and just south of the -- the picnic  
6 table, that one parking spot is where the passthrough is -- is  
7 going to be.

8 MR. CROAD: Well, it's going to be required more than  
9 one parking space.

10 MR. GREENWALD: Yes.

11 MR. CROAD: All right? So I just want to make sure  
12 that gap gets addressed by your architect. Typically, it's  
13 going to be two -- at least two spaces to be 20-feet wide.

14 And I -- I want to make sure, it looks like you have a  
15 dumpster -- dumpster pad there, and with your picnic shelter,  
16 that we don't have any conflicts with the cross access.

17 MS. CRAWFORD: Yeah. In our -- the new renderings for  
18 the new building, it would be to the west -- the dumpster.

19 MR. CROAD: I'm just saying you -- you show -- you  
20 show the new site plan, but you don't show how it's interfacing  
21 with the existing.

22 MR. PAISON: So what you can do is take this site plan  
23 and extend it onto the adjacent site to show us how it's  
24 intersecting with the other parking lot and the other dumpster.  
25 So just show this line of parking and that dumpster to show how

1 this connection works.

2 MR. GREENWALD: Yeah. I think the existing -- you see  
3 the square --

4 MR. PAISON: Yeah, that's the existing dumpster right  
5 there.

6 MR. GREENWALD: That's the existing dumpster behind  
7 the --

8 MR. CROAD: Right.

9 MR. PAISON: Yeah. So you're going to lose a couple  
10 of parking spots right there. I would just show this line of  
11 parking and show those two spaces being displaced to provide  
12 that connection. And then it'll be on the plan, and it'll be  
13 covered.

14 We just want to make sure whoever goes out and does  
15 the inspection goes, Oh. Okay. That's what's supposed to  
16 happen there.

17 MR. VELEZ: Okay.

18 MR. PAISON: We don't want any confusion later. It's  
19 pretty simple, they can just kind of extend the site plan a  
20 little bit and just, you know, basically extend the detail of  
21 the site plan about another 40 feet onto the other site, and  
22 it'll clear it up.

23 CHAIR GRIFFIS: So do we have calculation --

24 DR. STEPHENS-GUNN: I've got a question --

25 CHAIR GRIFFIS: -- of how many parking -- well, we're

1 talking about parking -- how many parking spaces are required  
2 for this building? And does this building live on its own, or  
3 does it have to have this --

4 MR. PAISON: It needs some of the parking from the  
5 neighboring building.

6 CHAIR GRIFFIS: Okay.

7 MR. PAISON: Because the requirement for the training  
8 center is 98 spaces, and they have 53 on site. But the  
9 requirement for the hall is 48 spaces, and they have 147.

10 CHAIR GRIFFIS: Thank you. Yeah.

11 MR. PAISON: So the combined requirement together,  
12 they're fine. They've got 99 extra that they can share.

13 CHAIR GRIFFIS: While we're talking. Commissioner  
14 Martin, were you finished?

15 MR. MARTIN: I --

16 MR. PAISON: If they didn't have the parking  
17 agreement, it'd be a 25-space deficiency, but with the shared  
18 parking, it -- they come in meeting the requirement for both.

19 CHAIR GRIFFIS: But that calculation is a zoning  
20 calculation. Maybe not actual people inside the building? I  
21 assume, like, is training karate the same as --

22 MR. PAISON: Well, we did it kind of by offices and  
23 classrooms and, like, using the adult education standards. So  
24 all zoning parking standards are an estimate.

25 CHAIR GRIFFIS: Yeah.

1 MR. PAISON: It meets requirements. It wouldn't  
2 require a waiver. Will it be adequate? Probably. I mean,  
3 that's all I can say is, that's true if every time I say it  
4 meets -- if it meets the zoning requirement, that doesn't ensure  
5 adequacy, but it does tend to mean you'll have a fair amount.

6 CHAIR GRIFFIS: Commissioner Martin?

7 MR. MARTIN: Now that we've understood and corrected  
8 the parking issue, thank you very much. The apprenticeship  
9 program is something good.

10 In the apprenticeship program, do you earn as you  
11 learn?

12 MR. VELEZ: Yes.

13 MR. MARTIN: Yeah? Okay. That's the -- yeah. Thank  
14 you very much. It's something well -- well needed and  
15 appreciate it.

16 MR. VELEZ: Thank you.

17 DR. STEPHENS-GUNN: It's my turn.

18 CHAIR GRIFFIS: Dr. Stephens-Gunn.

19 DR. STEPHENS-GUNN: I'm just going to give an  
20 anecdotal experience that you can share with your apprentices.  
21 Okay? There was a room in my house that we couldn't figure out  
22 what the -- we turned the thermostat up. The room never was  
23 warm. So I call my HVAC guy. I said, You know, we can't -- the  
24 room is never warm.

25 So he said, I'm on my way. He came out. He went in

1 the crawl space, and he came back out about 10 minutes later. I  
2 said, Well, what's the problem? He opened the damper and  
3 charged me \$100 for a visit.

4 MR. VELEZ: Sounds about right.

5 DR. STEPHENS-GUNN: Ten minutes. Open the damper.

6 MR. GREENWALD: Ma'am, you got charged there, not for  
7 the 10 minutes, but the knowledge it took him to figure it out  
8 and -- and know it's only going to take him 10 minutes.

9 DR. STEPHENS-GUNN: I didn't even know what a damper  
10 was--

11 CHAIR GRIFFIS: That's all?

12 I think it's really cool-looking building. So I'm  
13 glad you're showcasing all the different metals on the outside.  
14 And I think it's a statement for just the general public driving  
15 by. I think you're going to be proud to come to work and train  
16 there and everything.

17 So I'm glad it's going to be located here, and we're a  
18 very central location. People are starting to realize. That's  
19 a good spot.

20 And I'd like the -- the tall -- you maybe didn't talk  
21 about it as much today, but the new space is -- is very tall, so  
22 you can simulate indoor and exterior building conditions for all  
23 the training.

24 MR. VELEZ: Yeah.

25 CHAIR GRIFFIS: So I'd be in favor of any additional

1 height waivers or anything like that just to -- just to let  
2 this -- let this exist. And what a great opportunity to be side  
3 by side with another building that shared -- shared uses and --  
4 share part back and forth.

5 MR. VELEZ: Yeah, that's exciting.

6 CHAIR GRIFFIS: Kind of a big destination spot.

7 So you sound confident that you can afford this  
8 exterior treatment. Sometimes we see cool renderings, and I  
9 think to myself, That is insanely expensive. But this looks --

10 MR. VELEZ: With the help of or contractors.

11 MR. GREENWALD: This is actually toned-down version.

12 MR. VELEZ: Yeah.

13 CHAIR GRIFFIS: Yeah. Can't wait to see it.

14 MS. BERNOUDY: Right.

15 CHAIR GRIFFIS: Anybody else?

16 A recommendation from the Planning Department?

17 MR. PAISON: Let me slip down to the end of the deck  
18 here. There we go.

19 This is a Planning Commission decision on this site  
20 plan. It does not go onto Council. This one's small enough.

21 So we do recommend approval of PSP26-0009, site plan  
22 approval request of Neumann/Smith Architecture on behalf of the  
23 Sheet Metal Workers Local Union Number 80, to renovate and  
24 enlarge the building at 17170 West 12 Mile Road to provide a  
25 training facility for sheet metal workers.

1           It -- we find that it meets the -- the site plan  
2 interview standards for appearance, barrier-free access,  
3 coordination with adjacent sites, drainage, pedestrian  
4 circulation access, site design, vehicle circulation and access.

5           Resolution being based on the documents, facts,  
6 representation, and stipulations put before you.

7           A couple of conditions, subject to approval by the  
8 Zoning Board, for waivers for building height, side setback.  
9 And they won't actually need the parking one if we've got the  
10 agreement. It was on there just in case the agreement didn't  
11 happen. So as the -- as long as we have that before it goes to  
12 the Zoning Board, you won't need that waiver, but you'll need  
13 the other two.

14           It's a little bit above the -- because of the high-bay  
15 space, they need to do the training there a little above. OS  
16 allows two-story buildings, but this is taller than a two-story  
17 limit that we normally permit.

18           Site and building to be developed consistent with the  
19 set prepared and submitted by Neumann/Smith April 30th, 2026.  
20 Petitioner to implement any recommendation to Southfield Police  
21 Department's Crime Prevention Bureau for site security.  
22 Continuous compliance with all applicable codes, ordinances,  
23 statutes, and laws; all work to be performed under plans,  
24 permits, and final inspections approved by the City of  
25 Southfield.

1 MR. CROAD: I'm just going to add -- or ask that you  
2 add that they coordinate that cross-access driveway. They'll  
3 have to do, like, an admin review -- administrative review.  
4 We'll do it admin -- admin lite to make the connection to your  
5 existing site that we talked about. The eliminating those  
6 spaces --

7 MR. PAISON: I put that you need an amendment to the  
8 site plan for the other building just to note those two parking  
9 spaces are going away, and that driveway is being added. That  
10 way in the future, in 20 years, and we're all gone, hopefully  
11 retired, the people after us will go, Oh. That's what happened.

12 MR. CROAD: Yeah. I think we could do that, like, an  
13 admin lite, Tom.

14 MR. PAISON: Yeah, it's, like, a \$200 fee. And I'll  
15 get to the information.

16 MR. VELEZ: Okay. Thank you.

17 MR. CROAD: But I -- I do think that the architecture  
18 is going to be a statement building, and look forward to seeing  
19 it and -- I was going to say, you had us at hello. Your program  
20 is great. I think that was never in question. But it was  
21 interesting to hear.

22 MR. VELEZ: Great. Thank you.

23 MR. MARTIN: Through the Chair.

24 CHAIR GRIFFIS: Commissioner Martin?

25 MR. MARTIN: Motion to approve PSP26-0009.

1 MS. GOODWIN-DYE: Support.

2 CHAIR GRIFFIS: We've got a favorable motion to  
3 approve PSP26-0009 by Commissioner Martin, supported by  
4 Commissioner Goodwin-Dye.

5 All in favor?

6 FULL COMMISSION: Aye.

7 CHAIR GRIFFIS: Any oppose?

8 (No audible response.)

9 CHAIR GRIFFIS: All right. You're approved, subject  
10 to those conditions and amendments. Thank you.

11 MR. VELEZ: All right. Thank you so much.

12 MR. PAISON: You'll want to get that Zoning Board  
13 application in as soon as possible because there's a lead time  
14 for notices and things for that. But I'll -- we'll follow up  
15 with you tomorrow on that.

16 CHAIR GRIFFIS: All right. Next item on the agenda is  
17 another site plan, PSP26-0011. This is a request for Consumer's  
18 Energy at 15607 West 12 Mile Road.

19 MR. PAISON: Thank you, Mr. Chairman. This is a  
20 request from Consumer's Energy. They would -- they have an  
21 existing natural gas regulator station kind of up in the  
22 corner -- it'd be on the southeast corner of Brentwood. But  
23 that little sliver of land is not, like, sufficient for them to  
24 build a new modern facility, and that one apparently, if I  
25 recall correctly, they said it was over 70 years old.

1           So they want to be taking that one down. And they've  
2 leased property -- that grassy area on the other side of the  
3 street to put in a modern natural gas regulator station to serve  
4 the area. This used to be a -- it's a Goodwill now. I believe  
5 it used to be a Walgreen's before that shut down -- that's  
6 across the street there on Brentwood. And then there's a little  
7 medical office -- office building there up on 12 -- on 12 Mile.

8           Look at the current zoning. So it's OS zoning on 12  
9 Mile, and you've got B-3 zoning kind of on the -- on the corner  
10 there. And then RA residential zoning where the homes are,  
11 which matches your master land use plan. You got local mixed  
12 use for the commercial, and moderate density, single-family for  
13 the residential. We are looking at the site aerial. The site  
14 they are located on is this grass area that's been undeveloped.  
15 Here's a photo of it, as you see. It's long. There is a home  
16 there. The wall stops kind of by the -- where the parking lot  
17 stops.

18           So they are proposing to build a small building and  
19 then have some aboveground equipment. They are proposing a  
20 screening wall on both the south and on the west sides facing  
21 the office building and the home. And then they're going to  
22 have decorative fencing facing the roads. With that decorative  
23 fencing will be viewable through to provide for better  
24 visibility for security. And there'll be landscaping.

25           So this is the landscape plan. So along the front of

1 the fence, they're setting it back from the sidewalk a ways.  
2 They're going to be doing some shrubs and some perennials there  
3 and then some lawn as well, kind of wrapping that.

4           This is -- as you can see, the -- the -- kind of the  
5 bottom -- the -- the top left is sort of an elevation of the  
6 building. The bottom right is more or less the style of  
7 building that they're looking to build there. The top right is  
8 the proposed version of a -- it's a -- what they call a pier and  
9 panel wall system. So they sink those posts, and the panels  
10 actually slide in.

11           So it usually is a reinforced concrete with a nice  
12 pattern and color on it that it can be slid in in between those  
13 posts, a little less disruptive because you don't have to do a  
14 trench footing. And then if a panel gets damaged, you can  
15 actually repair it just one panel instead of rebuilding the  
16 wall. And then they have the decorative ornamental fence on the  
17 bottom left, which would be the -- facing the streets.

18           If the petitioner is present, if they'd come forward.  
19 I do have a couple of slides.

20           CHAIR GRIFFIS: Please remind us your name and address  
21 for the record.

22           MS. GOPEN: Amy Gopen (phonetic), Consumers Energy,  
23 One Energy Plaza, Jackson, Michigan.

24           Do you want to introduce yourself now?

25           MR. STEPKE: Yeah. Anthony Stepke, project manager

1 for Consumers Energy, One Energy Plaza, Jackson, Michigan.

2 MS. GOPEN: So we updated our presentation since the  
3 last time that we were here. And so I wanted to talk with you  
4 again about the 12 Mile and Greenfield regulator station  
5 project. And I wanted to recap what a regulator station is. So  
6 a regulator station, again, is like a stepdown facility for our  
7 gas pressure. When it comes from the storage field, it's at a  
8 really high pressure, goes to a compression station or a  
9 compressor station where it gets reduced, but it's still not  
10 ready to go to your house or your business. It -- so then it  
11 has to go to a city gate facility where it gets reduced again.  
12 And then it goes to a regulator station where it gets reduced,  
13 and it's ready to go into your house or -- or business.

14 So that's what a regulator station is. And typically,  
15 you will find regulator stations in the state in neighborhoods.  
16 If it's in, like, the populated area like Southfield is, you're  
17 going to find them more in, like, the residential areas because  
18 you are -- that's where your customers are. So the regulator  
19 stations are for, again, like, houses and in small businesses  
20 and that type of thing.

21 So just, you know, like, a fund fact here: Consumers  
22 Energy has about 700 regulator stations across the state of  
23 Michigan, and we have a natural gas delivery plan where we  
24 modernized sites that are over 50 years old. This site is 74  
25 years old, so it is definitely due for a rebuild.

1           So I wanted to first start with the 12 Mile and  
 2 Greenfield, the retirement location. So this is a very tiny  
 3 site. It's 100 by 25. So it's only 25-feet wide. We can't do  
 4 anything with this site. We tried. We looked at it. We cannot  
 5 rebuild a regulator station that needs to meet the requirements  
 6 at this location. So that's why we are kind of on the hunt for  
 7 a new location.

8           So this particular one, we will be demoing the  
 9 existing building, removing the vault piping and guardrail, and  
 10 then restoring it to grass. There is -- it's kind of confusing  
 11 how I said that there's -- the existing building is collapsing  
 12 from the leaking relief valve. I want to -- I want to be clear  
 13 on that. The relief valve that I'm going to talk about again  
 14 here in a little bit is not what's leaking. It's, like, the --  
 15 the area around the pipe itself because the roof is actually  
 16 concrete, and it's very old, and it's disintegrating, and so  
 17 moisture is going down in there. So there's no, like, gas leak  
 18 or anything with the leaking relief valve there.

19           And like I said, this site is very small. It's tiny,  
 20 and we cannot rebuild at this location. So when that happens,  
 21 when we are not able to rebuild in the existing location, we go  
 22 on a hunt for a new one. And we have a real estate department,  
 23 we have a field agent, who works on trying to identify a new  
 24 site.

25           And this particular location -- we actually had a

1 meeting with the City -- a pre-application meeting with the  
 2 City, and the discussion came about to talk about the -- the  
 3 field next -- next to us. It was actually perfect because when  
 4 we were looking for a site -- a new site, we have to look at  
 5 the -- the gas pressure of the pipes that are coming into the  
 6 facility and going out. So we can't just, like, choose a site  
 7 and plop it. We have to make sure that we have infrastructure  
 8 there to support where we're going to build. And so we already  
 9 knew because our -- our existing sites next door that we had  
 10 that.

11           We had to have it in an identified service area. And  
 12 if you look on the next page real quick, you'll see that our  
 13 service area is -- I mean, I don't want to say it's quite large,  
 14 but it does serve 26,000 people -- or customers. So it is -- it  
 15 is a much needed site and the fact that our existing site and  
 16 our new site are kind of -- it's where that orange dot is. That  
 17 was, like, a huge help with trying to relocate this.

18           And then we also have to make sure that the new site  
 19 will accommodate our facility standards that we have -- that we  
 20 have to follow. We have spacing requirements and that type of  
 21 thing. And then on top of that, we have multiple different  
 22 departments who have to look at the site to make sure that  
 23 they're okay with it. We have operations look at it, security,  
 24 look at it, zoning and permitting, environmental, engineering --  
 25 all of these groups have to look at it and make sure that it

1 works for what is needed.

2           So we are looking for vacant lots. We usually --  
3 well, I don't want to say usually. It's hard -- it's sometimes  
4 hard to find, especially in the cities. So like I said, we were  
5 really grateful to the landowner for giving us an easement so  
6 that we could build right next door, so.

7           So the new site is going to have a 15-by-20 building.  
8 The purpose of the building -- it's an enclosure. There's no  
9 water or sewer here. It's literally just to keep equipment out  
10 of the elements and to give our crews a better working  
11 environment when they're -- they're to do maintenance and  
12 repairs and that type of thing. We're going to install  
13 underground piping, a heater, PECO filter, RTU, all stuff that  
14 I'll talk about again here in a little bit. And we are adding  
15 the landscape buffer. And we are going to donate to the art  
16 fund. We're hoping to start construction towards the end of  
17 June with the completion date in September.

18           So this page shows our proposed site plan, which we  
19 already have gone over pretty thoroughly. Anthony and I did  
20 notice when we were sitting back there that we don't have a gate  
21 where we need one, and so we wanted to find out what we need to  
22 do for a gate to be added. It's for security purposes.

23           MR. CROAD: Yeah. That can be done -- if they approve  
24 it, that could be a condition to work with our office.

25           MS. GOPEN: Okay.

1 MR. STEPKE: And just to be clear, this will be just  
2 be a 3-foot man -- emergency egress gate. We're looking at the  
3 southeast corner --

4 MS. GOPEN: Facing Brentwood.

5 MR. STEPKE: -- facing Brentwood.

6 MR. PAISON: Just adding a man gate. You already have  
7 a vehicle gate. Yeah. If we could just get that into the final  
8 revised plan. It'd be consistent as long as the fence  
9 location --

10 MR. CROAD: Yeah. And they -- if they approve it,  
11 they can make it subject to our final approval.

12 MS. GOPEN: Okay. Great. Thank you. The -- the gate  
13 looks fairly similar to what the picture is here. So I mean, it  
14 looks really -- it looks very nice. It's the ornamental there.

15 MR. STEPKE: The only difference is that that is a  
16 gate on a concrete wall, whereas you'd be proposing on the  
17 ornamental black fencing there in the middle of the screen. So  
18 it'd be the same style of gate, just different fencing.

19 MS. GOPEN: So you won't notice it. And we just --

20 MR. PAISON: So it would exit to the commercial  
21 property's parking lot?

22 MS. GOPEN: No. Towards Brentwood.

23 MR. STEPKE: To Brentwood Street.

24 MR. PAISON: We don't have a wall on the Brentwood  
25 side. Your walls on your proposed plan are along the

1 residential and along the parking lots.

2 MS. GOPEN: Right.

3 MR. STEPKE: We're referencing the ornamental. Sorry.

4 Not to confuse --

5 MS. GOPEN: Just the gate. Yeah. I'm sorry. I did  
6 that. That was my fault.

7 MR. PAISON: I see. So, oh, the gate would be on the  
8 Brentwood side there at that fence?

9 MR. STEPKE: Yes.

10 MS. GOPEN: Yeah.

11 MR. PAISON: Okay.

12 MS. GOPEN: And we do that. We have -- we have to  
13 have, like, a second point of exit egress --

14 MR. CROAD: Yeah, that's fine. We -- we'll just  
15 probably require you to do a sidewalk up to that head gate.

16 MS. GOPEN: Okay.

17 MR. CROAD: So you'll -- when you do your revision,  
18 you'll show the location of the gate and a 5-foot sidewalk from  
19 the main sidewalk to the gate.

20 MS. GOPEN: Okay. Thank you. I'm writing that note  
21 down. So on here, we do have the two building lights, one on  
22 each end. And then we have the RTU and the -- and the Pico  
23 light. Those are switch-operated, so they are only on when we  
24 have a crew member there working. And again, we don't have crew  
25 members there on site all the time. Like, they're only there to

1 do a quick inspection or if they're doing any kind of  
2 maintenance-type work.

3           The PECO filter is -- it, like, cleans the gas. And  
4 we have our building with the -- the brick. We have the RTU,  
5 which I'll talk about in a little -- little bit. The heater,  
6 which our old site did not have. Our new site has it because  
7 70 -- or I did the math a little bit ago -- 74 years ago, we  
8 didn't have the population for that site that we do now. So we  
9 have to have a heater.

10           MR. CROAD: If I could, just on your building light,  
11 is that a -- is that a special security light or -- because we  
12 require lights to be shielded and directed downward.

13           MR. STEPKE: Correct. It does. So within that  
14 fixture, we actually do place -- because other townships and  
15 cities have -- have asked us to -- to put in a shield inside the  
16 -- the fixture on the -- it's the second one from the --

17           MR. CROAD: Yeah.

18           MR. STEPKE: We could put a -- a shield inside that  
19 fixture, so they are only --

20           MR. CROAD: Okay. I just want to make sure, because  
21 of the way it's showing there, that would be visible.

22           MR. STEPKE: Correct. Yeah. I -- we could probably  
23 replace that picture on the future slide.

24           MS. GOPEN: It might be right on the (indiscernible)  
25 plan --

1 MR. STEPKE: Yes. We --

2 MR. CROAD: Again, just on -- when you make your final  
3 revisions, we just need the -- the correct spec for that light.

4 MS. GOPEN: Okay. And then we have our landscaping  
5 plan, which the change from last time was that we switched out  
6 the stone to the natural-colored mulch. And again, we are using  
7 low profile, drought-resistant plants. The reason being is that  
8 we need to be able to see into the site. We need to be able to  
9 see outside -- out of the site as well while we're in there.  
10 And our contractor will guarantee the plant health for two  
11 years, so. So the -- it -- it's going to -- it's going to look  
12 really nice, especially with the weed fabric and -- and the  
13 mulch going in there.

14 The next thing I wanted to talk about was odor. So if  
15 you look at the building, the old building, the picture here,  
16 there's two pipes up there. And sometimes the site can smell.  
17 And I will let Anthony explain that a little bit more.

18 MR. STEPKE: Yeah. So the -- particularly, we're  
19 talking about the existing site. So to -- to be clear, I know  
20 that there was a concern about smell. The -- so we're required  
21 by both the state and the federal governments to provide  
22 overpressure protection for the gas means that basically go up  
23 to your home or your business.

24 And in the past, when this station was -- was built,  
25 it was designed with relief valves. So the relief valve is that

1 overpressure protection. So if the regulator were to  
 2 experience, you know, a moment where it is higher than the set  
 3 pressures -- now, there is safety factors built into this as  
 4 well. But if it eclipses that pressure, that relief valve opens  
 5 momentarily to lower the pressures and maintain the -- the  
 6 required pressure that -- that we have for the system downstream  
 7 of the station.

8           Now, fast word to modernization, we don't include  
 9 that. One of Consumers' goals across, you know, the many goals  
 10 that we have is to eliminate any sort of fugitive emissions of  
 11 methane in -- into the air. And so the systems that we do use  
 12 now, it is a integrated, slam-shut regulator on the prim -- so  
 13 there's -- there's two regulator runs within the facility, one  
 14 is a primary, one is a backup.

15           And so with the system, if it does sense a  
 16 overpressure event, it automatically shuts on the primary  
 17 system, and then it -- it switches to the auxiliary system. And  
 18 then Operations gets called out by our gas control  
 19 representatives. They come out. They maintain the -- the  
 20 segment to see if there was -- particularly, if there's  
 21 something that might have gotten into the -- the regulator that  
 22 caused it to -- to not work properly. And then -- then they  
 23 return it back to normal operations.

24           So there isn't a -- a venting of gas on, like, an  
 25 automatic basis as the old system does have. So there's a lot

1 of times we'll have -- we'll come to these meetings and someone  
2 will say, Oh, you know, we've smelled gas. And they call  
3 Consumers to have them come out. And for a station that has  
4 relief valves, there really isn't anything that we could do  
5 about it because that's the way that the overpressure protection  
6 system on that facility built 74 years ago was.

7           And so it is doing what it's supposed to do. It's not  
8 actually a leak. The new system would obviously avoid this  
9 issue by shutting and then switching to the auxiliary system,  
10 so.

11           MS. GOPEN: So in essence, there will not be an odor  
12 at the new site, so.

13           And then as far as noise goes, so 12 Mile Road is  
14 noisy. There's a lot of road noise there. And we will have a  
15 heater now at the new site, which we don't have at the old site.  
16 And the -- the heater does make a noise. It's not significantly  
17 loud, but it does have a noise. But what we have found, and the  
18 reason why we chose the concrete wall, we sometimes call that a  
19 sound wall as well, because what we're finding with that wall,  
20 which we just started using it, like, two years ago, that wall  
21 actually is a very good buffer for noise.

22           And so ROWE Professional Services, who knows all the  
23 things about noise, they -- they said -- they confirmed that  
24 the -- the noise that the -- that people south of the site, the  
25 new site here now, will be greatly reduced even with the heater

1 there. And that's because of the addition of that sound  
 2 concrete wall.

3 MR. STEPKE: I -- I just want to also comment -- just  
 4 it might be a question that you guys might have. So this heater  
 5 is one that's not in operation most of the year. This time of  
 6 the year, when it's warmer, it will not be on. It does operate  
 7 based on the temperature of gas in the pipe. There is a natural  
 8 temperature reduction when you reduce the pressure in the pipe.  
 9 If you've ever had, you know, any experience with, you know,  
 10 higher pressure to lower pressure, it does actually reduce -- I  
 11 believe it's 7 degrees per 100 pounds that it goes down.

12 So when the ambient temperatures are lower in the  
 13 winter, and when there's more demand on the -- from the  
 14 customers in -- in the wintertime, primarily for heating, you --  
 15 you see a greater pressure drop, and the ambient temperatures  
 16 around are -- are colder. So this -- this heater will -- will  
 17 primarily be in use in the winter, but it's -- it's not  
 18 consistently on in the winter either. It also fluctuates during  
 19 the day. So I believe the set point of the monitor for this is  
 20 set for, like, 34 degrees. So once the temperature in the gas  
 21 actually goes down to that, it kicks on, heats it up, and then  
 22 there's a period of time that it will remain above that  
 23 temperature, and then it would -- would kick back on again.

24 Now, this particular unit, they -- they do not --  
 25 we've installed them at similar locations, but they -- they do

1 meet the -- the noise ordinance levels for these sites. And  
2 like I said, it's only on when it needs to be on in the  
3 wintertime, primarily. So you're talking, you know, maybe late  
4 November through February, maybe March before they effectively  
5 don't come on. And then the rest of the -- the remainder of the  
6 year, it's -- it's warm enough, and the demand for natural gas  
7 is low enough that it -- it won't kick on.

8 MS. GOPEN: The next thing I wanted to address is  
9 safety. So all of our natural gas facilities, our pipelines,  
10 everything is under -- under the jurisdiction of the Michigan  
11 Public Service Commission, the MPSC. They come in and, they  
12 audit consumers, and they will come in and do an inspection on  
13 this facility once -- once it's constructed.

14 Consumers Energy has in all -- all utilities,  
15 basically -- utility companies have a lot of regulations,  
16 standards, guidelines, requirements that have to be met on  
17 pretty much every aspect of the business that Consumers has.  
18 And so we follow the guidelines for the TSA. We have internal  
19 requirements that, like, reflect best practices that we -- that  
20 we follow as well. And then our modern sites have the RTU,  
21 which I mentioned before. The -- the RTU transmits data  
22 remotely to another facility.

23 Is it in Jackson?

24 MR. STEPKE: Yeah, it's in Jackson.

25 MS. GOPEN: So it goes to gas control in Jackson. And

1 there's somebody always looking at that data. And if there's  
2 anything that happens to pop up that looks a little unusual,  
3 they immediately start, like, dis- -- dispatching and -- and  
4 trying to figure it out.

5           The Michigan Rule 460.20318 says that we have to  
6 investigate leaks ASAP with a target to respond in less than 30  
7 minutes, so.

8           So like I said, we are in -- we have to be in  
9 compliance with local and state regulations of natural gas  
10 discharge. And this particular regulator station will not have  
11 any natural gas discharge to the atmosphere.

12           Once the site is completed, we will welcome the fire  
13 department to do a tour. And I want to go to that, by the way.  
14 Just a side note. I haven't been able to go to one yet. So I  
15 think that that's something that would be really beneficial for  
16 our fire depart- -- for your fire department to come to one of  
17 the sites.

18           And then finally, the -- the question that you asked  
19 last time we were here, will gas service be disrupted during  
20 construction? The answer is no. He's much better explaining  
21 why that is, so I'm going to let him do that.

22           MR. STEPKE: Yeah. I'll go back to our site plan  
23 here. So it's not shown on this, but you can see where the  
24 proposed road cut is on Brentwood Street. So to answer your  
25 question, will gas service be impacted, the answer is no. We do

1 plan to build the new station from the new facility location to  
 2 the old facility location. And as part of tying into the  
 3 existing gas mains that are there, the -- the procedure  
 4 doesn't -- doesn't ever let pressure in the medium pressure  
 5 system, which is what feeds customers -- it doesn't ever -- we  
 6 don't isolate a section of -- of the -- of the pipe and then,  
 7 you know, effectively cut off customers. We -- there's a -- the  
 8 way that they tie these in, and not to be too technical, but  
 9 they put a fitting on the -- on the pipes.

10           There's a machine that attaches to it. It's sealed.  
 11 It cuts into it. They put a stopper in -- in one direction.  
 12 And it basically only cuts -- it only stops pressure going one  
 13 particular direction. There's -- the medium pressure coming out  
 14 of the existing station actually feeds from both directions,  
 15 north and south. It does cross 12 Mile, and then it continues  
 16 down Brentwood Street and services the neighborhood both north  
 17 and then south, as we showed on the previous slide.

18           So when we do tap into the new station, the -- or when  
 19 we tie in the new station to the existing system, it basically  
 20 is just bringing gas into the new station. It doesn't actually  
 21 stop gas flowing to customers. So when we do isolate it --  
 22 it -- it's done in such a way that only the station side -- when  
 23 we -- the existing station gets removed, they -- they stop it to  
 24 that, not to the -- the mains going to customers.

25           So hope -- hopefully that clarifies. I know that was

1 a question last time. But we do plan, like I said, to build the  
2 new station first and then tie into the existing station. And  
3 once again, this is -- this won't disrupt gas to any customer  
4 for the -- the extent of construction, so. We're also doing it  
5 in the summertime when gas demand is lower as well.

6 MS. GOPEN: And so -- so in closing, we appreciate  
7 your -- your time, and we are requesting site plan approval  
8 tonight based off of meeting the standards of Section 5.22 of  
9 your Zoning Ordinance and the fact that regulator station is  
10 considered a permitted use of -- of section 5.40, and that's it.

11 CHAIR GRIFFIS: Thank you.

12 Planner Croad, did you have something to start with,  
13 or --

14 MR. CROAD: No. We -- we've worked with -- with them  
15 through the process. And other than the pedestrian connection  
16 to one of the entrances that they can do with our office, I'm --  
17 we're in favor of the project. I mean, the bottom line is,  
18 right, 75 years old? And this is going to be a lot safer and  
19 more efficient.

20 MS. GOPEN: Yes.

21 MR. STEPKE: Now, the existing facility is safe.

22 It's --

23 MR. CROAD: I said safer. Safer --

24 MR. STEPKE: Safer, yes.

25 MS. GOPEN: Safer, yes.

1 MR. CROAD: -- because you're not emitting methane  
2 gas, and it's --

3 MR. STEPKE: Correct. Yeah.

4 MR. CROAD: That's why -- I mean, safer.

5 MR. STEPKE: Yes, yes, yes. I was just reassuring  
6 everybody the existing facility is not unsafe.

7 MR. CROAD: Right. Yeah.

8 MS. GOPEN: And the roof won't be falling in anymore.

9 MR. PAISON: And I assume that this systematic upgrade  
10 is due to wanting to maintain reliability in the system, so.

11 MS. GOPEN: Yes.

12 MR. STEPKE: Correct.

13 CHAIR GRIFFIS: Dr. Stephens-Gunn?

14 DR. STEPHENS-GUNN: I actually have no questions. You  
15 answered them. Thank you.

16 MR. STEPKE: Thank you.

17 CHAIR GRIFFIS: Commissioner Martin?

18 MR. MARTIN: When you build the new station, will the  
19 old station or the building and that still be there? So you're  
20 going to have a flat piece of land there --

21 MS. GOPEN: Yeah.

22 MR. MARTIN: -- and just moving it from one spot --

23 MS. GOPEN: Yep. It's going to be restored to grass.  
24 It actually is really kind of pretty right now. It looks like a  
25 little park, and I think it's going to look even better when

1 it's all grass and that -- that thing is gone. At do you call  
2 it? The guardrail is gone and all of that, so.

3 MR. MARTIN: So thank you.

4 MS. GOPEN: Uh-huh.

5 CHAIR GRIFFIS: Commissioner Bernoudy?

6 MS. BERNOUDY: Thank you. The -- the current  
7 regulator station, it services over 26,000 people. Will the new  
8 one service more or the same?

9 MR. STEPKE: It'd be the same. Yes.

10 MS. BERNOUDY: Okay. Thank you. That's it.

11 CHAIR GRIFFIS: Commissioner Goodwin-Dye?

12 MS. GOODWIN-DYE: I don't have anything.

13 MS. GRUBER: I don't have any questions either.

14 CHAIR GRIFFIS: Just a dimensional question here. The  
15 concrete fence, I can't tell if it stops -- how far off the  
16 sidewalk it stops is my question, and does that meet our  
17 ordinance?

18 MR. STEPKE: Yeah. I believe it's set back at least  
19 10 feet.

20 MR. PAISON: At a driveway like that, the site  
21 triangle is 10 foot and 10 foot. And it is -- it -- it does  
22 appear to be back because it's 15 foot to the building. So I'm  
23 pretty sure it's at least 10 feet off. I believe it's -- I  
24 believe it's 10 feet from the -- like, the Brentwood site? Is  
25 that what you're asking?

1 CHAIR GRIFFIS: Yeah. Yeah, the --

2 MR. STEPKE: And to the north?

3 CHAIR GRIFFIS: Because it's kind of protecting the  
4 residential neighbor in a way.

5 MR. STEPKE: Yes.

6 CHAIR GRIFFIS: But you can't just bring it all the  
7 way to the sidewalk because of our ordinance, so I don't know if  
8 that --

9 MR. STEPKE: Correct.

10 CHAIR GRIFFIS: -- if that -- I don't see that  
11 dimension.

12 MR. STEPKE: Well, and we have the landscaping buffer  
13 that's also in that it's not shown on this --

14 MR. PAISON: Yeah, but those are lower. This is just  
15 the 30 -- so someone backing out of the driveway can see a  
16 pedestrian on the sidewalk.

17 MR. STEPKE: Yes. Yes.

18 MR. PAISON: That's why that -- it's a -- it's a  
19 triangle with 10 feet on two sides and then across. And it  
20 looks like it meets, but we'll want to verify that dimension  
21 just to make sure we get that 10 foot clear. If anything, the  
22 wall just might have to -- but it looks like -- so it's 15 foot  
23 to the building. And it looks like it's -- that -- like the  
24 building -- between the fence and the building is less than a  
25 third. I'm guessing that's 10 to 12 feet.

1 MR. CROAD: Yeah.

2 MR. PAISON: So I think we're good there.

3 MR. STEPKE: And if -- and I think you -- you're  
4 mentioning in the driveway to the south --

5 MR. PAISON: On the residential, yeah.

6 MR. STEPKE: Right. If we put a egress gate in that  
7 corner, it does open it up a little bit more without having  
8 plants in that one --

9 MR. PAISON: And then the height is, like, anything  
10 above 30 inches is what's considered.

11 MR. CROAD: Yeah.

12 MR. PAISON: Because if a car -- you're backing out,  
13 if you're sitting, you're looking over 30 inches anyway. So  
14 it's just the ability to see pedestrians and bicycles.

15 MR. CROAD: We'll -- we'll work through that issue  
16 with the pedestrian connection.

17 MS. GOPEN: Okay.

18 MR. PAISON: Yeah.

19 MR. STEPKE: Okay.

20 MR. CROAD: And we'll just verify that the 10-foot  
21 clearance -- but it looks like it meets it.

22 MR. PAISON: Yeah. I'm -- I'm guessing 10 to 12, just  
23 by the years I've been looking at plans, but we'll verify that.

24 I would note there was one correspondence we got.  
25 It's in the back of your packet. Like, for the item. We did

1 pass along these questions to Consumers, and they did revise  
2 their presentation to address most of the questions that were  
3 raised by the concerned resident. So I just wanted to make sure  
4 we noted that that letter was received and that we did pass  
5 those questions on to Consumers, and they had responded.

6 CHAIR GRIFFIS: Okay. So I don't have to read it?

7 MR. PAISON: No. If you want to summarize --

8 MR. CROAD: So it's shorter, though.

9 CHAIR GRIFFIS: Just be a second.

10 MR. PAISON: Yeah. I wouldn't read it verbatim. But  
11 I believe she bullets out her -- her concerns nicely, so I think  
12 you can just sort of summarize.

13 CHAIR GRIFFIS: Just talked about placing equipment  
14 close to homes and health and safety concerns -- you addressed.  
15 Operational noise you addressed. Requested actions: Reconsider  
16 location further away; conduct a assessment; evaluate  
17 alternative sites; and provide residents the opportunity to  
18 review, which I think has been addressed and -- well, it seems  
19 like all of these items were addressed in your presentation of  
20 how you dealt with the series.

21 Any other questions or comments from the Commission?

22 MS. BERNOUDY: No.

23 MR. MARTIN: None.

24 CHAIR GRIFFIS: All right. The rest of the -- the  
25 rest of the recommendation from the Planning Department?

1 MR. PAISON: Yes, sir. We -- this is a Planning  
2 Commission decision on this one. We are recommending approval  
3 of PSP26-001 from Consumers Energy to construction a new natural  
4 gas regulator station at 15607 West 12 Mile Road.

5 We do find that it does meet the site plan review  
6 standards, related to appearance, barrier-free access,  
7 coordination with adjacent sites, drainage, health and safety,  
8 pedestrian circulation access, site design, vehicular  
9 circulation access, vulnerability to hazards.

10 Resolution based on the documents, facts,  
11 representations, and stipulations placed on the record.

12 Conditions proposed are the site and building to be  
13 developed consistent with the revised plan set submitted by  
14 Consumers Energy, dated April 30th, 2026, as may be revised, but  
15 consistent with what you're seeing in front of you.

16 The petitioner is to implement the recommendations of  
17 the Southfield Police Department and Crime Prevention Bureau  
18 regarding site security, continuous compliance with all  
19 applicable ordinances, codes, laws, and statutes. All work  
20 performed under plans, permits, and final inspections by the  
21 City of Southfield as may apply in the case of the utility.

22 MR. CROAD: And then the additional condition to work  
23 with us on the pedestrian connectivity of checking the site  
24 clearance for the wall.

25 CHAIR GRIFFIS: Okay. All right. With that, is there

1 a recommendation on this item, which is PSP26-0011?

2 MR. MARTIN: Through the Chair. Motion to approve  
3 PSP26-0011.

4 MS. GOODWIN-DYE: Support.

5 CHAIR GRIFFIS: We got a favorable recordation for  
6 approval by Commissioner Martin, approved by Commissioner  
7 Goodwin-Dye.

8 All in favor?

9 FULL COMMISSION: Aye.

10 CHAIR GRIFFIS: Any oppose?

11 (No audible response.)

12 CHAIR GRIFFIS: I see a hand in the back. There is a  
13 public comment portion of the meeting towards the end -- at the  
14 end because this item was just a site plan review, not a public  
15 hearing.

16 UNIDENTIFIED SPEAKER: So I understand that there are  
17 no comments that would be allowed?

18 CHAIR GRIFFIS: Yes. At the end of the meeting,  
19 there's a general public comment section that you could speak if  
20 you wish.

21 All right. Thank you.

22 MR. STEPKE: Thank you.

23 MS. BERNOUDY: Thank you.

24 CHAIR GRIFFIS: There is one more project, several  
25 different -- different items, and then that -- the public

1 comment section at -- near the very end.

2 So next on the -- next on the agenda, PCZR26-0002.

3 That's a conditional rezoning. There's also a special use and a  
4 site plan review. The Kroger company at 19991 West 12 Mile  
5 Road. Three items together.

6 MR. PAISON: All right. Thank you, Mr. Chairman. As  
7 you did note, this is the Kroger fuel station proposal at the  
8 corner of Evergreen and West 12 Mile. This was before the  
9 Commission and the Council over a year ago. It was declined at  
10 that time due to some concerns about the property and the  
11 grocery store. The applicant has returned after the minimum  
12 one-year after declining a rezoning.

13 They actually didn't act on the special use or site  
14 plan because the rezoning didn't pass, so the other two became  
15 moot and expired. So we are looking at that proposal.

16 Again, as noted, the current zoning is B-2 Planned  
17 Business. And the future land use map has it as Local Mixed  
18 Use. It has to be B-3 to allow gas stations as a special land  
19 use, and thus the rezoning request.

20 The conditions of rezoning as proposed: The proposed  
21 property will only be used as a Kroger Fuel Center -- Retail  
22 Fuel Center. In the event the Kroger store or the Kroger Retail  
23 Fuel Center closes permanently, the retail fuel center will be  
24 raised, and the subject property will revert to the B-2 zoning.

25 That is the condition being offered. So you're

1 looking at a conditional rezoning that offers one use. And  
2 should the -- that one use go away, it would revert to its  
3 current zoning in B-2.

4 Site Aerial. As you can see, there's a former -- it  
5 is a Bank of America branch on that corner. The bank is still  
6 there. The build -- the building is there, but the bank is  
7 closed. This is actually across the street from the Huntington  
8 Bank for the -- for the meat market we were discussing earlier.  
9 A lot of 12 Mile stuff today.

10 Here's some street views of the property from  
11 Evergreen on the top, and then from 12 Mile and the Bank of  
12 America, it's drive-through.

13 The site plan itself. You've got a canopy with five  
14 pump stations with a pump on each side. And then you've got the  
15 small kiosk area. It's about a 197 square feet where the -- the  
16 operator of the station sits. And you get the fuel tanks and  
17 that kind of blueish pattern there at the north end of the site.

18 Got a couple of parking spaces. Air pump by the  
19 parking spaces. Handicapped space. Sidewalk connection that  
20 goes out to the bus stop. Bike rack, as required. And then  
21 circulation around the outside of the canopy.

22 Got some elevations of the proposed station.  
23 Pretty -- pretty standard fair for a gas station with a kiosk  
24 style. They do have a couple of -- they have an ice chest  
25 proposed with an ADA accessible ice chest as we require. If you

1 look on the site plan, it's on the side of the building here.  
2 On -- it'll be on the west side of the building.

3           And then they have this DEF dispenser. Which DEF  
4 dispensers, it's a additive to diesel fuel that makes them burn  
5 cleaner and cause less pollution. It is a requirement of the  
6 EPA for certain diesel vehicles. I use these and this additive.  
7 This DEF is dispensed out of a unit with its own tank and  
8 controls.

9           I did talk to the -- the building official about this,  
10 and he considers it -- rather than outside sales, he considers  
11 it -- it's now like a new dispenser device for fuel additive,  
12 but you're going to see a lot of gas stations that do diesel.  
13 So he considered it an acceptable accessory structure for a gas  
14 station.

15           I had not seen these before. It is a newer thing.  
16 The EPA rules that created this requirement are relatively  
17 recently implemented under the prior administration. So that  
18 one, it -- it -- according to the building official, and he is  
19 the zoning administrator, it is allowed, but it does have to  
20 meet setbacks and that sort of thing.

21           So it's just one of those things I had never seen  
22 before, so I had to research it. This is the actual little  
23 kiosk building. As you can see, they've got a restroom, and  
24 then they've got there just cashier office area. It's pretty  
25 straightforward. The front area there is your counter with the

1 slide-through window.

2           Landscape plan. We've got landscaping. They're  
3 keeping the landscaping up at the corner. They're adding in  
4 some landscaping along 12 Mile. They're adding some landscaping  
5 around the DEF dispenser down by the shopping center toward the  
6 interior, then along the side of the -- or with the -- where the  
7 loading area is for the former CVS building.

8           Petitioner's comments. And actually, I -- they got --  
9 I got this yesterday. They were talking about the improvements  
10 they've done to the store. Unfortunately, when I was typing  
11 this in, which I did quickly earlier today, I missed the second  
12 page. So there's actually more improvements that is shown on  
13 this slide.

14           You've got this in your packet. It was one of the  
15 extras there. So you do see that, like, they have their  
16 charitable donations, their tax -- taxes. Then they go through  
17 improvements to the store from 2018 all the way up to 2026. And  
18 they've done a lot of work on the property. And my  
19 understanding is they're actually getting ready this year to  
20 do -- take up all the tile and do a finished concrete floor  
21 instead. But they replaced the coolers and a lot of those other  
22 items that had been discussed previously.

23           We did go in and tour the store -- Terry and I -- a  
24 while back, a couple of weeks ago, and it does look better. You  
25 can definitely tell all the new coolers and refrigerators that

1 are in the place. The flooring does look like it needs to get  
2 done. We did note some of the shopping center had some -- you  
3 know, needed some re-stripping in the parking lot, some pothole  
4 repair, and there was some white paint spots on the metal -- the  
5 green metal roofing. Well, that was all primer. They were  
6 getting ready to paint it.

7 I got some photos from the owner of the shopping  
8 center today showing sections of that with the new green paint  
9 on it. So they are planning and doing that for the whole center  
10 to freshen up the green, sort of -- it's -- it -- it's not  
11 actually a roof. It's a roof screen -- the screen that  
12 mechanical unit's behind, but it looks a little bit like a  
13 mansard roof.

14 So they are -- that was -- that was just the -- when  
15 we were there with the white spots, that was just early process  
16 of priming the areas that needed primer before they painted. So  
17 they did want to kind of point out that they have done a fair  
18 amount of work on the store.

19 The petitioner is present, if they'd like to come  
20 forward, and they can talk a little more detail about the  
21 improvements of the store and the project and anything else  
22 that -- then there will have to be a public -- just a note,  
23 there'll be a public hearing on the rezoning, then an action,  
24 then a public hearing on the special and use, then an action,  
25 and then the site plan.

1 MS. SCHAWALDER: All right. So good evening. My name  
2 is Kristen Schawalder. I'm from Seven Multi-Site Solutions at  
3 325 Highland --

4 CHAIR GRIFFIS: Could you speak up a little bit or  
5 move the microphone there.

6 MS. SCHAWALDER: Okay.

7 MR. PAISON: Yeah, it has to be kind of -- you don't  
8 have to be right on it, but it has to be pointed right at you.

9 MS. SCHAWALDER: Is this -- is this a little bit  
10 better?

11 DR. STEPHENS-GUNN: Yes.

12 MS. SCHAWALDER: Okay. So I'm from Seven Multi-Site  
13 Solutions at 325 Highland Parkway in Downers Grove, Illinois.  
14 We're the agent in civil designer for Kroger, and we also have  
15 some Kroger representatives.

16 But I just wanted to say thank you for presenting the  
17 fuel station again. You kind of covered all the bases. Kroger,  
18 really wants to add a fuel -- almost like another department at  
19 this location. It will help give our customers the access to  
20 the gas while they go to the store, give them the -- you know,  
21 the fuel discount program access, and just kind of, you know,  
22 fix up that little corner and, you know, put a -- the new  
23 business in there.

24 So that's -- I mean that's kind of the summary of it.  
25 There's the -- you know, all of the store improvements and kind

1 of investments and taxes and things like that. So I -- I don't  
2 know if Garrett or you guys would like to talk about that a  
3 little bit more since you're, you know, the gentleman that see  
4 it day to day?

5 MR. FOLEY: Good evening. Garrett Foley, construction  
6 manager for Kroger. 40399 Grand River Avenue, Novi. We have a  
7 list of everything there, and we put a significant amount of  
8 effort and investment into this store. I'm here to answer any  
9 questions you guys may have.

10 Previously, you guys had sent pictures of the dairy  
11 cases with the shelving -- the paint kind of flaking off there.  
12 That's all been replaced. Damaged shelving throughout the  
13 store. They replaced all the damage shelving throughout there.  
14 And we have actually done a significant amount of floor  
15 improvements in there, but we're finding that it's just not  
16 holding up to the traffic.

17 So that's why we finally just said we're not going to  
18 do anymore VCT patching. We're just going to tear it all up and  
19 do polished concrete floor. And we are in the process of  
20 getting all of our numbers together on that. We're planning to  
21 start that June 20th.

22 CHAIR GRIFFIS: Thank you.

23 MR. FOLEY: I was going to say, we have Kenal  
24 (phonetic) here. He's the store manager if you guys do have any  
25 questions as far as merchandising operations.

1 CHAIR GRIFFIS: If you want to make a statement now --

2 UNIDENTIFIED SPEAKER: No.

3 CHAIR GRIFFIS: -- and then we have a public hearing,  
4 and then we'll start talking after that, so we can -- you'll  
5 have another chance. Okay.

6 MS. SCHAWALDER: Also Ron Hall from Binno Properties,  
7 the landlord, is here with us if you have any questions about  
8 the parking lot of the building itself. We're happy to do our  
9 best to answer.

10 CHAIR GRIFFIS: Okay. There's two public hearings out  
11 of your three items. So going to have you step back for a  
12 second, let the public speak.

13 Then I'd like to open up the public hearing at this  
14 time for the conditional rezoning part of this project. That's  
15 PCZR26-0002. Any members of the public would like to come and  
16 speak on the just specifically rezoning at this time? Seeing  
17 none. We'll close the public hearing.

18 So to the Commission, we're going to have to act on  
19 each item, so --

20 MR. CROAD: Yeah. And I'll just remind you, just if  
21 you have any questions, keep them specific to the conditional  
22 zoning, then we deal with the special land use of the proposed  
23 gas station and then the site plan.

24 CHAIR GRIFFIS: Okay. So it's currently a B-2 zoning  
25 for the bank that was formerly there, and they're asking to go

1 more intense to B-3.

2 MR. PAISON: Yeah. But they're only allowing  
3 themselves one use, the Kroger fuel station. If they do  
4 anything -- if anything -- if that goes away, it goes back to  
5 B-2 automatically. That is their proposed condition.

6 CHAIR GRIFFIS: Okay.

7 MR. PAISON: So, like, you're not actually allowing  
8 any other -- like, if you propose this, all you're going to get  
9 is this. If it's not this, it goes back to the other zoning.  
10 So it actually kind of limits the possibility of anything not  
11 approved happening.

12 CHAIR GRIFFIS: Dr. Stephens-Gunn, any questions or  
13 comments?

14 DR. STEPHENS-GUNN: Not at this time.

15 CHAIR GRIFFIS: Commissioner Martin?

16 MR. MARTIN: None at this time.

17 CHAIR GRIFFIS: Commissioner Bernoudy?

18 MS. BERNOUDY: No questions.

19 CHAIR GRIFFIS: Commissioner Goodwin-Dye?

20 MS. GOODWIN-DYE: Nope.

21 CHAIR GRIFFIS: I'm not fundamentally opposed to  
22 conditionally rezoning this site.

23 Any other comments from the Planning Department?

24 (No audible response.)

25 CHAIR GRIFFIS: Recommendation from the Planning

1 Department?

2 MR. PAISON: Yes, sir. We do recommend favorable  
3 recommendation of PCZR26-0002 to conditionally rezone this .78  
4 acres of land, 19991 West 12 Mile from B-2 Planned Business to  
5 B-3 General Business with the following reasons:

6 The comprehensive master plan calls for local mixed  
7 use designation, which calls for things primarily business in  
8 nature, which could include a fuel station as part of a  
9 commercial center.

10 The proposed conditional rezoning to B-3 would  
11 allow -- would allow redevelopment of the out parcel at the  
12 shopping center site. Additional uses permitted by the  
13 resulting would be compatible. In this case, anything from B-2  
14 would be the other uses based on the conditions. So that would  
15 be -- not be really a terribly big concern.

16 Your conditions are: Prohibition of all B-3 uses  
17 except for the -- except for gas stations. In this case  
18 specifically, a Kroger fuel station. If it becomes something  
19 otherwise, it reverts to B-2. And then execution -- yes.

20 MR. CROAD: If I can just ask, at any stage, are we  
21 addressing a lock combination and/or cross access easement?  
22 Because this is a separate parcel, isn't it?

23 MR. PAISON: It was involved as part of the shopping  
24 center. So it is a -- but it is a separate parcel. It does not  
25 require any parking on the other property.

1 MR. CROAD: Right, but --

2 MR. PAISON: But it does use the driveway adjacent. I  
3 believe when we investigated, that is was already an access  
4 easement from the bank development, but I'll have to verify.

5 MR. CROAD: Okay. I just -- yeah, we just want to  
6 double check that. And we're not -- we're not proposing a lot  
7 combo. We're just -- this be a standalone piece. And so --

8 MR. PAISON: Standalone property. Remains this  
9 parcel.

10 MR. CROAD: We just need to verify if there is a  
11 cross-access easement.

12 MR. PAISON: Because this -- I believe this parcel is  
13 going to be owned by Kroger; is that correct? Am I  
14 understanding that correctly? Because they lease in the  
15 shopping center. Who owns the -- is this -- is the --

16 MR. CROAD: Who is going to own the parcel that the  
17 gas station is developed on.

18 MS. SCHAWALDER: Yeah. Kroger would lease the  
19 property. We would not own it. The landlord would still own  
20 it.

21 MR. PAISON: Okay. So it is a leased property, just  
22 that they're based in the shopping center. Okay. Understood.

23 MR. CROAD: Okay.

24 MR. PAISON: So. Theoretically, if it's similar, it  
25 could be combined, but it wasn't a condition of the approval

1 that it be combined.

2 MR. CROAD: Yeah, I just wanted to be clear.

3 MR. PAISON: And as they are under common ownership,  
4 it shouldn't be too hard to get an easement if one doesn't  
5 exist. But I think when we investigated the development of the  
6 bank, there was an easement in the record.

7 MR. CROAD: Yeah. We could make the special land use  
8 subject to that if it doesn't exist.

9 MR. PAISON: Yeah.

10 MR. CROAD: This can be standalone.

11 MR. PAISON: Yeah, the conditional rezoning has its  
12 conditions, so.

13 MR. CROAD: Yeah.

14 CHAIR GRIFFIS: Okay. With that, unless anyone has  
15 any further questions or comments, we'd be looking for a motion  
16 on the first part of this item, which is conditional rezoning,  
17 PCZR26-0002.

18 MS. GOODWIN-DYE: Through the chair. I recommend  
19 favorable recommendation -- I move to have a favorable  
20 recommendation -- sorry -- for PCZR26-0002.

21 MR. MARTIN: Second.

22 CHAIR GRIFFIS: Got a favorable recommendation for --  
23 yeah, favorable recommendation by Mr. Goodwin-Dye, supported by  
24 Commissioner Martin.

25 All in favor? Aye.

1 MS. GOODWIN-DYE: Aye.

2 MS. GRUBER: Aye.

3 MR. MARTIN: Aye.

4 DR. STEPHENS-GUNN: Aye.

5 CHAIR GRIFFIS: Any opposed?

6 FULL COMMISSION: Oppose.

7 MR. CROAD: Was there one oppose?

8 MS. BERNOUDY: Aye.

9 MR. PAISON: Was that Bernoudy?

10 CHAIR GRIFFIS: Yeah, Commissioner Bernoudy opposed.

11 And one, two, three, four, five in favorable. That'll be

12 subject to final approval by City Council.

13 The next piece of this development or redevelopment is  
14 the special use aspect, PSLU26-0003.

15 MR. PAISON: I don't know if you want to go ahead and  
16 open the public hearing on this and then have discussion about  
17 it.

18 CHAIR GRIFFIS: Okay. And it's a special use because  
19 of the gas station?

20 MR. PAISON: Yep. The gas station is a special land  
21 use.

22 CHAIR GRIFFIS: Okay. I'll open up the public hearing  
23 at this time. Any members of the public wish to speak on  
24 special use merits of this development -- redevelopment, please  
25 come forward at this time. I see no members of the public.

1 Close the public hearing.

2 To the Commission. Dr. Stephens-Gunn, gas station?

3 DR. STEPHENS-GUNN: I pass.

4 CHAIR GRIFFIS: Commissioner Martin?

5 MR. MARTIN: The only thing I can say is that I have  
6 received several complaints on having a third gas station at the  
7 corner. I understand what the individuals are saying. However,  
8 ours is not to decide what business is there, it's that it meets  
9 the requirements. So I have no complaints. No -- no derogatory  
10 comments to it.

11 CHAIR GRIFFIS: Commissioner Bernoudy?

12 MS. BERNOUDY: No. No comment.

13 CHAIR GRIFFIS: Commissioner Goodwin-Dye?

14 MS. GOODWIN-DYE: I'm in agreement with Commissioner  
15 Martin. There are quite a few gas stations right there in that  
16 intersection, and I understand that the company wants to expand  
17 and offer something else for the customers. But again, we're --  
18 that's not our decision -- it's to meet the criteria.

19 CHAIR GRIFFIS: Commissioner Gruber?

20 MS. GRUBER: No comments.

21 CHAIR GRIFFIS: Yeah. From a planning point of view,  
22 I'm not opposed to a gas station being in the same parking lot  
23 as a -- as a grocery store. It makes sense. I see it in very  
24 many other communities.

25 There's a lot of "there's too many gas stations in

1 this community" talk for the last many years. I feel like we  
2 look at a gas station every single month. So we realize it's  
3 not our -- in our review abilities to determine how many gas  
4 stations is too many, but that a gas station on a corner of two  
5 busy intersections would be normal in planning practice, in  
6 my -- in my world. That's probably bordering on site plan  
7 comments.

8 But I'm not fundamentally opposed to a gas station  
9 near a shopping center. And we can't determine other people's  
10 real estate of why don't you put this here, don't build this in  
11 my backyard, build it in their front yard. We can't -- we can't  
12 buy and sell other people's personal property. That's all got.

13 Commissioner Martin, anything else?

14 MR. MARTIN: No.

15 CHAIR GRIFFIS: Commissioner -- Dr. Stephens-Gunn?

16 MR. CROAD: Through the chair.

17 CHAIR GRIFFIS: Planner Croad?

18 MR. CROAD: So when you guys were here 14 months ago,  
19 one of the issues was the exit driveway onto Evergreen and how  
20 people kind of cheat and cut and try to use the Michigan left.  
21 And we talked about possibly having a diverter in there. I  
22 don't see that being addressed on here.

23 MS. SCHAWALDER: Yeah. So I think -- I'm trying to  
24 piece it all back together too. But we had done the kind of  
25 traffic -- some sort of traffic review of the parking lot, and

1 we had kind of settled on adding -- or what we felt warranted  
2 was adding some wrong way signs, do not enters, no right turn.  
3 Just a little more signage so that people don't break the rules  
4 and do that.

5 MR. CROAD: No. I understand that, but I don't see  
6 that on the site plan, and we talked about possibly having some  
7 type of diverter on that ingress/egress there, so that people  
8 can't cut up and over.

9 MS. SCHAWALDER: Yeah. We have -- there was a traffic  
10 control plan. Did you see that with the -- that's where the  
11 signs are outlined of what we had planned, but a diverter was --  
12 I don't think not something that was in kind of Kroger's scope  
13 to do.

14 MR. PAISON: Yeah. We do have as a contingent  
15 condition for the site plan compliance and recommendations of  
16 the Southfield Kroger Fuel Station Traffic Study by Colliers  
17 Engineering that they did last time. And one of that was -- it  
18 wasn't a diverter. It was actually, like, doubling the signage  
19 there and a few other things. There was a few other different  
20 corrections. There's a copy in your packet of that report, if  
21 you recall. The Colliers report.

22 MR. CROAD: I just -- I know it -- it's going to be  
23 covered under the site plan, but with special -- this is a  
24 special land use issue, so I just want to make sure that we  
25 address that.

1 MR. PAISON: Yeah.

2 MR. CROAD: The other thing was the last time we  
3 talked, and I can't quite tell, you had some type of fuel  
4 additive dispenser?

5 MR. PAISON: That's the DEF dispenser. We -- you were  
6 out of the room. I did ask Mr. Woodward for a ruling on that --  
7 just what -- what it was and how it would be treated, and he  
8 said that it was a permissible accessory because fuel stations,  
9 it is a growing thing in the industry, and it is a specific  
10 dispenser that has special requirements under the fire and  
11 building code that it has to be in a container like that to be  
12 dispensed. And it is becoming a requirement for diesel fuel  
13 vehicles under Clean Air Act implementation, so --

14 MR. CROAD: As long as -- as long as the building  
15 official has ruled that, then I'm okay.

16 MR. PAISON: Yeah. I did specifically ask him to  
17 look -- review it? Because I had -- I've never seen one of  
18 these before because it's a new thing.

19 MR. CROAD: Yeah.

20 MR. PAISON: And so I asked him to research it, and he  
21 looked into it.

22 MR. CROAD: Okay.

23 MR. PAISON: And after he looked at the building and  
24 fire code requirements --

25 MR. CROAD: Okay.

1 MR. PAISON: -- and (indiscernible) requirements, he  
2 said, We're going to have to figure out how to accommodate this  
3 because it's federal law that's driving it.

4 MR. CROAD: Yeah. So that was one. Wasn't there  
5 another type of dispenser?

6 MR. PAISON: There was a -- the propane tanks, but  
7 they removed them from the plan --

8 MR. CROAD: Okay. I just wanted to make -- those were  
9 two issues --

10 MR. PAISON: There's an ADA ice chest detail, and  
11 there is a -- up by the parking, there's an air tire filling.  
12 That one is going to need the waiver because it doesn't meet the  
13 setback, but it's right by the parking space, which is about the  
14 only sensible place to put it. So there -- they need a couple  
15 of waivers from the Zoning Board.

16 MR. CROAD: Okay. That's -- I just wanted to make  
17 sure we cover those items --

18 MR. PAISON: Yeah.

19 MR. CROAD: -- under the special land use.

20 MR. PAISON: Yep.

21 MR. CROAD: I have nothing further.

22 MR. PAISON: The only thing I would comment, just --  
23 and from doing -- I used to advise the Zoning Board and  
24 obviously I advise this body and -- and Council, it is  
25 difficult -- I think an interesting way to say it here, because

1 they're -- like, you don't have the -- you actually do have the  
 2 authority to tell people what they can and can't do on their  
 3 property, to some extent. But what isn't in the standards for  
 4 special land use is regulating competition. That -- that's  
 5 definitely not a valid consideration.

6 Like, yeah, these other guys don't want to have --  
 7 these other existing businesses don't want competition. If you  
 8 look at the standards that are listed in the Special Land Use  
 9 Resolution, regulating competition is not one of them, because  
 10 it's not one that would hold up in terms of constitutional law,  
 11 in terms of land use authority.

12 Because I -- I get calls every day. Like, Why did you  
 13 let that salon open up down the street from me? There's already  
 14 two salons in my area. I'm like, I don't -- I don't regulate  
 15 competition. That's not -- if salons are allowed, they're  
 16 allowed.

17 The only question with the special land use is,  
 18 actually, whether or not the use would have a negative impact on  
 19 the community or the surrounding land uses. And if you look at  
 20 the -- the actual -- you know, the standards from the special  
 21 land use, or, actually, if you look at the proposed resolution,  
 22 it's -- it's items one through seven, basically.

23 So if I switch the resolution thing, those are the  
 24 ones that are in the ordinance that are your standards -- that  
 25 are spelled out in the ordinance that you're supposed to

1 consider. So I always, always say, like, when in doubt, look at  
2 the actual standards in the ordinance to help you figure out  
3 whether or not, you know, the consideration you're looking at is  
4 a valid concern of this board.

5 With that, I will stop -- I will stop pre -- I will  
6 stop lecturing. And we do have a recommended resolution  
7 whenever you're ready for that.

8 CHAIR GRIFFIS: Yeah, I'm ready.

9 MR. PAISON: All right. We are recommending favorable  
10 recommendation of special use request PSLU26-0003, the Kroger  
11 Company in Michigan to construct and operate a gas station at  
12 19991 West 12 Mile for the following reasons and following  
13 conditions:

14 One, the proposed use will be of such size and  
15 character that it will be in harmony with the appropriate and  
16 orderly development of the general business district.

17 The location, size, intensity, and periods of  
18 operation are designed to eliminate any possible nuisance likely  
19 to emanate there from which might be adverse to occupants of any  
20 other nearby permitted uses.

21 The proposed use is in accord with the spirit and  
22 purpose of the Chapter, and is not inconsistent with or contrary  
23 to the objectives sought to be accomplished by this Chapter and  
24 principles of sound planning.

25 Proposed use is of such character, and vehicle traffic

1 generated would not have adverse effect or be detrimental to the  
2 surrounding land uses or adjacent thoroughfares.

3 Proposed use is of such character and intensity and  
4 arranged on the site to eliminate any adverse effects resulting  
5 from noise, dust, glare, dirt, odor, or fumes.

6 Proposed use will be -- not be adverse to the  
7 promotion of health, safety, and welfare of the community.

8 Proposed use is designed and operated as to provide  
9 security and safety to the employees and general public.

10 Recommendations based on the documents, facts,  
11 representations, and stipulations submitted by the applicant and  
12 placed on the record.

13 We have a few conditions. One obviously being the  
14 approval of the conditional rezoning by City Council; another  
15 being the approval of the site plan by this -- by the City.  
16 Actually, no, that's mistaken. By the -- that'd be by the  
17 Planning Commission. Sorry. As this -- this body approved this  
18 site plan.

19 And subject to the approval of required waivers by the  
20 Zoning Board of Appeals, the DEF dispenser waiver would not be  
21 required now because the building official has determined it is  
22 allowed. But the air pump setback and minimum floor area for  
23 the building and the landscape area along Evergreen -- actually,  
24 I think they corrected the landscape area too, but we'll verify.  
25 At the very least, the air pump setback and the minimum floor

1 area are two they absolutely need. The other -- one's been  
2 eliminated, and I think they revised their plans to eliminate  
3 the other.

4 Compliance with the recommendations of the Southfield  
5 Fuel Station Traffic Study prepared by Colliers Engineering &  
6 Design dated July 16th, 2024. I think I put that in this and in  
7 the site plan approval. We did -- did -- I double dipped on  
8 that condition.

9 Hours of operation: Daily, 6 a.m. to 10 p.m.  
10 Continuous compliance with all applicable ordinances, codes,  
11 laws, and statutes. And the petitioner must perform all work  
12 under plans, permits, and final inspections by the City.

13 And I think we were going to add a condition that  
14 if -- if there is not currently a cross-access easement, one  
15 will be required. We should add that as a -- as a Item G.

16 CHAIR GRIFFIS: With that, we're looking for a  
17 recommendation to City Council on this item, PSLU26-0003 for the  
18 special use gas station aspect. Can I have a motion, please?

19 MR. MARTIN: Through the chair. Motion to support  
20 PSLU26-0003.

21 MS. GOODWIN-DYE: Support.

22 CHAIR GRIFFIS: Commissioner Goodwin-Dye, that was  
23 you?

24 MS. GOODWIN-DYE: Yes.

25 CHAIR GRIFFIS: Okay. We got a favorable

1 recommendation by Commissioner Martin, supported by Commissioner  
2 Goodwin-Dye.

3 All in favor? Aye.

4 MS. GOODWIN-DYE: Aye.

5 MS. GRUBER: Aye.

6 MR. MARTIN: Aye.

7 DR. STEPHENS-GUNN: Aye.

8 FULL COMMISSION: Aye.

9 CHAIR GRIFFIS: Any opposed?

10 Five favorable, one opposed?

11 City Council will have the final verdict on that.

12 MR. PAISON: Yes, sir.

13 CHAIR GRIFFIS: Last piece of the puzzle, the actual  
14 site plan for this gas station.

15 MR. PAISON: Yes, sir. I don't know if there's any  
16 further discussion on this before we go to the motion.

17 MS. GOODWIN-DYE: I would -- I would like to --

18 MR. CROAD: Could I just ask a few questions?

19 CHAIR GRIFFIS: Yep.

20 MR. CROAD: I apologize. I was dealing with the  
21 previous applicant.

22 So can you -- I thought I heard you say that you were  
23 going to redo the parking lot at the shopping center. If you  
24 want to address that. And there was a couple other items that  
25 Tom and I observed. I want to make sure you've had the

1 chance --

2 MR. HALL: Yeah, the parking lot -- I'm sorry. My  
3 name is Ron Hall. I'm the property manager for Binno  
4 Properties. I live at 9263 Cumberland Court, Commerce Township.  
5 And Mr. Binno, the owner of the property, and I are going to  
6 walk with our contractor and address the entire parking lot  
7 area, seal coat it and re-stripe it.

8 MR. CROAD: Yeah. Because we observed some potholes  
9 and fading of the striping. And we had talked about, like, a no  
10 parking zone in front of the Kroger store that seemed to have  
11 been worn away. There was a large boulder that was in a  
12 landscape island that had been somehow knocked maybe by a plow  
13 into the drive --

14 MR. HALL: I know. We're going to get that removed as  
15 well -- put back in its place. Don't know how it moved.

16 MR. CROAD: And it looks like on the pictures you  
17 submitted, you had -- you were priming the roof, the  
18 metal-seemed roof, and that's been all completed now?

19 MR. HALL: It is complete. Yes.

20 MR. CROAD: And then if you -- if you wouldn't mind,  
21 representatives of Kroger just reiterate the improvements that  
22 you have planned and then have done recently since the last time  
23 that this was before the City. Because I -- I know you had a  
24 list going back to, like, 2016, but maybe just focus on things  
25 that have been improved since the last time this was here, and

1 we'll go from there.

2 MR. FOLEY: So last time we were here, we had some  
3 projects in progress. We were replacing frozen doors, and we  
4 also upgraded the refrigeration system to the store. And that  
5 along with the HVAC, that was completed in 2024, that was a  
6 little over a million dollars there.

7 And then we talked about some of the issues that we  
8 had with shelving in the cases, having flaking paint. We had  
9 some issues with shelving throughout the store. So we went  
10 through and pretty much replaced all the old cases that we had  
11 in the store. So that'd be a 160 feet of dairy cases, 36 feet  
12 of beverage cases, 44 feet of produce cases. We got new deli  
13 cases and adjusted the lineup.

14 We got all new islands in the store, a new 6-foot sea  
15 food case, four doors of frozen meat cases, new bakery fixtures  
16 and new produce tables, new front-end merchandisers, new  
17 exterior signs. We repainted all the existing cases in the  
18 store. Then we -- as mentioned, we updated all the shelving  
19 across the store. And then we did a -- a freshening up of the  
20 vestibule.

21 For this year, we noted that -- and also during those  
22 improvements, we did a lot of floor improvements, but we're just  
23 finding that it's just -- VCT is just -- it's not lasting. It's  
24 not taking that traffic. So now we just decided that we're  
25 going to go ahead and tear it all up and polish concrete. We've

1 been working through the bids and everything on that. We're now  
2 scheduling that for a tentative start for -- of June 20th.

3           Then also this year we replaced some of the interior  
4 auto doors in there. Then looking at it, I think we would also  
5 be doing some more to the vestibule as well to get it more up to  
6 the newer brand standard that we're going for.

7           MR. CROAD: I mean, Tom and I did take a walk through  
8 about a month ago, and I definitely seen the improvement with  
9 the casing and display. The floor was the one thing that we  
10 both noted.

11           Also, your inventory seemed a little -- I don't know  
12 if it was the day of the week or time of month, but there were  
13 some shelves that were -- that looked pretty bare. I don't  
14 know. Again, these are not site specific issues, but they will  
15 come up at Council.

16           MR. FOLEY: Understood.

17           MR. CROAD: And I don't know if you have before and  
18 after photos of the -- of the things that you talked about. But  
19 if we had a two- to four-slide summary showing before and after,  
20 I think it would be a helpful visual for Council. Okay?

21           MR. FOLEY: Understood. Understood.

22           MR. CROAD: Yeah. And again, it's not a -- it's not a  
23 site specific, but they don't have to approve the conditional  
24 zoning. That's -- that's discretionary. And since so much  
25 focus was on the store itself, the operations, and of -- of the

1 entire shopping center, let's just nip that in the bud and --  
2 and then go from there so we can focus on the things that are  
3 important.

4 MR. FOLEY: Understood.

5 MR. CROAD: Okay? Thank you.

6 CHAIR GRIFFIS: All right. Site plan comments or  
7 questions.

8 Dr. Stephens-Gunn?

9 DR. STEPHENS-GUNN: Okay.

10 CHAIR GRIFFIS: And, Tom, can you bring a site plan  
11 back up on the --

12 DR. STEPHENS-GUNN: Now I got questions. All right.  
13 I realize that our job is to adhere to a set of standards, but I  
14 was there today. And accessing the store from Evergreen,  
15 pulling into the parking lot, there were cars that were parked  
16 by the door.

17 MS. BERNOUDY: Always.

18 DR. STEPHENS-GUNN: There were -- there were -- and  
19 there were cars parked by the door. So I'm trying to navigate  
20 to get to -- to get to a parking spot, but I -- I got people  
21 walking in front -- you know, because it's a busy store. People  
22 coming in and out of the store. The car is parked by the store.  
23 So got to fix that. You got to fix that.

24 Getting -- turning into the store -- and then when I  
25 get my shopping -- oh, Lillian is beautiful. She's absolutely

1 beautiful. Thank you very much for hiring Lillian. She did a  
2 good job.

3 But when I got ready to leave, I'm trying to figure  
4 out how am I going to get back on Evergreen going that way?  
5 South. Is that south?

6 MR. MARTIN: Yeah.

7 DR. STEPHENS-GUNN: Yeah, that way. So I -- I'm  
8 trying -- so I ended up parking by the CVS. I end up parking by  
9 the CVS. So I can't come out by that outlet -- by that part and  
10 go south. So I had to go back to the -- to the way I was coming  
11 in. Well, there's cars coming in, and the line going out is all  
12 the way back up to the door.

13 So how -- come on. Guys, that -- got to do something  
14 about that. That -- that was -- that made -- and all I wanted  
15 to do was get a jar of Ragu. That was it. That was it. So  
16 while I have to vote on the particulars, from a personal  
17 experience, I just described what happened to me today. What  
18 should have been a 10-minute turn around, run in and get what  
19 I -- because I knew exactly where I needed to go. There's all  
20 of the labeling, Italian. I knew exactly what I wanted to get.  
21 For \$2.99, I shouldn't have been there a half an hour.

22 CHAIR GRIFFIS: So are you suggesting a security guard  
23 or some kind of, like -- like --

24 DR. STEPHENS-GUNN: I'm -- I'm not -- I'm just --  
25 Okay. This is site plan review.

1 CHAIR GRIFFIS: Yeah.

2 DR. STEPHENS-GUNN: I'm giving you a personal incident  
3 on what happened on the site today. I couldn't pull in there  
4 because there's cars all lined up.

5 CHAIR GRIFFIS: Down on the southern entrance off of  
6 Aberdeen --

7 DR. STEPHENS-GUNN: The front of the store.

8 MR. MARTIN: Yeah.

9 MR. CROAD: Yeah. And I -- that was part of what we  
10 brought up. As part of the plan, they were supposed to have no  
11 parking striping in front of that main entrance. Then it's got  
12 to be enforced. And the striping had -- was faded away, and  
13 there doesn't seem to be any enforcement there. And that was  
14 one of the conditions that the traffic study and circulation  
15 study was supposed to address.

16 DR. STEPHENS-GUNN: But, Terry, what I'm saying is,  
17 there's people parked by the door. So you -- then you got  
18 people that are trying to get out because there's only one way  
19 out. And I'm trying to get in.

20 MR. CROAD: No. I understand that. And I -- that's  
21 way I -- I brought up the issue about the -- the striping  
22 that's -- that's faded away, that's not helping to police the no  
23 parking. Then there's got to be enforcement. And -- and -- and  
24 then there's -- you know, looking here of how people are trying  
25 to go north to go south.

1           And that's -- those are the -- some of the things that  
2 were supposed to have been addressed 14 months ago. And I'm  
3 just saying, we don't want this to derail, you know, the  
4 opportunity for what you want, but these are issues that the  
5 Council is going to be concerned about that need to be  
6 addressed.

7           MS. SCHAWALDER: Understood. Yeah.

8           MR. CROAD: So I don't know if you want to address her  
9 concerns right now or be prepared to address them on June 8th.

10          MS. SCHAWALDER: Yeah. I would just kind of reiterate  
11 what you said with the condition to comply with the traffic  
12 study, that does have additional striping and painting and --  
13 to -- to address in front of the store with the people parking  
14 where they really shouldn't be. And this is something that when  
15 the landlord does his site walk, that -- you guys can consider  
16 the striping at that point so we don't have to wait to go  
17 through town Council -- or City Council.

18          MR. HALL: I know -- I know Terry and Tom both know,  
19 but, you know, we delivered program, and the owner delivered a  
20 34-page traffic study. And all of the recommendations that were  
21 in that study were completed, including the hashmarks in front  
22 of the store. My predecessor at some point, and Ruby Williams  
23 with the City, noted that there were four handicapped spots  
24 added without authorization. So I had to get those approved.

25           And so we added the hashmarks where you're talking

1 about people parking in front. And I've been there and seen the  
2 truck stop. You know, but that -- that has to be enforced by  
3 the City. Not -- the landlord has done everything that we can  
4 do to control the traffic. You know, the exit out on the  
5 Evergreen, there's two large signs out there.

6 MR. CROAD: Excuse me. Just -- our cable -- could you  
7 speak in front of the microphone. Thank you.

8 MR. HALL: Oh. Sorry. The -- the exit on Evergreen,  
9 we added two -- two signs. And I'm there every week. And since  
10 we added those signs from the traffic study recommendation, I  
11 have not seen anybody go out that -- that direction, you know,  
12 improperly. And I actually called the police department to find  
13 out just what the fine would be if there was a traffic officer  
14 there. It's \$145. So I wanted to put that on the sign, but I  
15 was forbidden to. So I think that would probably stop people.

16 MR. CROAD: So I'm just curious because you said you  
17 made all those improvements, and you may have. Why is -- why is  
18 the striping in front of the store so worn away in less -- in  
19 less than a year?

20 MR. HALL: I'm sorry?

21 MR. CROAD: Why is the striping that's -- the no  
22 parking striping in front of the store so worn away if it was  
23 just done within the last 12-some months?

24 MR. HALL: I will address that. We're going to  
25 re-coat, and I'll have that -- I'll have that done next week. I

1 mean, the striping there. I mean, those cars shouldn't be  
2 there. They shouldn't park in front. But I've seen a bus stop  
3 and let an elderly person off. I've seen a van let an elderly  
4 person off. You know, there's a lot of elderly people that shop  
5 there. And if they're only there for a second, it's fine. But  
6 if they sit there, then it's an issue.

7 CHAIR GRIFFIS: Dr. Stephens-Gunn, did you have  
8 anything else?

9 DR. STEPHENS-GUNN: I will be quiet now.

10 CHAIR GRIFFIS: Commissioner Martin?

11 MR. MARTIN: I have no questions.

12 CHAIR GRIFFIS: Commissioner Bernoudy.

13 MS. BERNOUDY: My questions -- those are minor things  
14 that you're speaking of. And -- and I was there yesterday, and  
15 I saw them painting the roof on top of Krogers and all of that.

16 But my problem is that it appears -- and I could be  
17 wrong, but it appears that the owners of that store began to  
18 improve that store only since last year, not prior to when you  
19 came to us, you know, needing to add the gas station. And even  
20 though the -- you know, the inside looks better -- you have hot  
21 foods now, which you didn't have before -- the personnel, the  
22 people that work there are not trained properly. None of them.  
23 They -- they're not courteous when you go up to whatever.  
24 Sometimes you're rude. I've complained to whichever manager  
25 happened to be there that day.

1           But that's not my main concern. My concern is -- and  
 2 I know you did a traffic study, but it's such a heavily traffic  
 3 area. Those who are on Evergreen -- and I live off Evergreen --  
 4 at certain times of the day, the traffic is coming from  
 5 everywhere because all of the freeways are all -- you know, you  
 6 have detours everywhere. So when they get off work, they're  
 7 coming down Evergreen. They're coming down 12 Mile. And we  
 8 already have two gas stations there. And the gas stations that  
 9 are there, one of the owners did a great improvement a few years  
 10 ago on that. And it just -- to me, I -- I frequent Kroger's,  
 11 but I don't frequent the one that's less than 10 minutes from my  
 12 house. I go to the one on -- on Lahser and Maple or 12 Mile and  
 13 Haggerty or in Livonia -- anyone but the one that's right by me,  
 14 which is crazy with gas being as it is. But I find what I'm  
 15 looking for.

16           So what I'm saying is the reason I've been the one  
 17 person who says no to all of Krogers is because I just -- I like  
 18 Krogers, I like shopping, but not at the one that's by me  
 19 because it's just not conducive to have a gas station there, in  
 20 my opinion. And I'm sorry about that, but that's just my  
 21 opinion about it.

22           MR. HALL: Well, I can appreciate your situation. I  
 23 can tell you that the owner's daughter recently visited the  
 24 store and went behind the store and told me today, she goes,  
 25 that's the cleanest I've ever seen that center. We have the

1 center swept every day. And the new manager at the store -- the  
2 back of the store was always look cluttered to me -- is the best  
3 it's ever been.

4 And again, the traffic study was 34 pages long and had  
5 every statistic known to mankind and cost quite a bit of money.  
6 But I guess I would say, if the bank was there and the CVS was  
7 there, I can't imagine that there would be -- well, it existed  
8 at a point in time, and traffic everywhere is a problem. I  
9 noticed it. You know, well, we're trying to do the very best  
10 for the community. And I delivered to the gentlemen here, you  
11 know, a petition signed by 16 of the store owners or managers  
12 requesting approval for the gas station.

13 You know, we have some vacancy there. Had New York  
14 Bagel leave. We had the tat store leave. And it's tough. We  
15 added a couple of different stores there, but the -- and we  
16 added signage, you know, on our current signs for some of the  
17 tenants that are behind on their rent. They've requested for  
18 the approval of the gas station. They're -- they need help, and  
19 we're trying to help them doing everything that we can.

20 MS. BERNOUDY: Yeah, but do they live in the area?

21 MR. HALL: I'm sorry?

22 MS. BERNOUDY: Do they live in the area -- those that  
23 you're speaking of, do you know?

24 MR. HALL: Well, last -- last year, I delivered 225  
25 petitions to City Council and Planning Commission. And I didn't

1 have on there what city the people came from. They were not  
2 from any of the Kroger -- Kroger would not let me go into the  
3 store and ask for petitions.

4 MS. BERNOUDY: Yeah.

5 MR. HALL: 225 people. The petition is out there  
6 again, and I added what city they're from. I don't think that  
7 they came from far away just to sign the petition.

8 MS. BERNOUDY: Yeah.

9 MR. HALL: 225 people.

10 MS. BERNOUDY: Yeah. Well, I just think it's a good  
11 idea, but not where you want to locate it. That's it.

12 CHAIR GRIFFIS: Commissioner Goodwin-Dye?

13 MS. GOODWIN-DYE: I currently don't shop there at all.  
14 I've complained about that store on numerous occasions about the  
15 smell that hits you in the face when you walk through the door.  
16 I've even called corporate, and I don't even shop there anymore.

17 MS. BERNOUDY: I don't either.

18 MS. GOODWIN-DYE: But I have to ask a question. Are  
19 you just going to do the minimum, or are you going to do a step  
20 up just to get what you need? Because they do not disturb -- I  
21 mean, do not enter signs, great. But I can tell you that if  
22 somebody is in a hurry, with that white of a drive, they're  
23 going to turn. Okay?

24 Coming out of the gas station right here, this is  
25 enough for two people to slide in there, and somebody is going

1 to. Now, I'm no engineer, but I would have made this cut a  
2 little tighter here so that they could not go through. But  
3 you're going to have people trying to cut through there, and  
4 somebody is going to get hit. You're going to have an accident.  
5 And it could be prevented if you just take that extra step to  
6 make it so that they cannot go that way and make that turn.

7 MR. HALL: We can certainly look into that. Again,  
8 everything in the 34-page traffic study that -- all the  
9 recommendations that they made, we did, and we put two signs  
10 there.

11 MS. GOODWIN-DYE: And I get that. Again, I'm stating,  
12 are you just going to do the minimum, or are you going to take  
13 that extra little bit of a step --

14 MR. HALL: The owner is prepared to go the extra mile  
15 on this property to try to make it successful for the community.  
16 I mean, we painted the entire mansard roof. Going to redo the  
17 parking lot. Going to stripe it. Going to stripe, again, the  
18 -- the -- the hashmarks that are out in front of Kroger, we'll  
19 stripe those again. I'll get those striped next week to make  
20 sure people don't park there.

21 MS. GOODWIN-DYE: But those should -- those -- I come  
22 from General Motors. And we have to stripe all the time. Okay?  
23 Because of the wear and tear. That should not be something that  
24 you do occasionally; that should be a maintenance. You know,  
25 I'm going to say every other year, it should be a maintenance

1 thing.

2 MR. HALL: We've done it every year. And we do it  
3 every year.

4 MR. MARTIN: Yeah.

5 MR. HALL: We've done it every year, and we'll -- and  
6 we'll do it again.

7 MS. GOODWIN-DYE: But you just said you're doing --  
8 going the extra step to get it striped.

9 MR. HALL: Well, Terry mentioned that the stripes are  
10 worn down. And after a tough winter and the snow plows going  
11 through, you know, they scrape up some of the paint. And -- and  
12 it's a busy center. But we'll -- we'll get it re- -- redone.  
13 The owner is prepared to go the extra mile to maintain this  
14 center and have it be successful.

15 MS. GOODWIN-DYE: That's all. That's all I have.

16 CHAIR GRIFFIS: Commissioner Gruber?

17 MS. GRUBER: This may not be very popular, but this  
18 gas station looks better than an abandoned bank. And they're  
19 going to have to do something there eventually. So I -- if you  
20 can take care of all these other things -- and granted, I don't  
21 live right in that area, but -- and traffic is a problem because  
22 the 696 being closed everywhere.

23 But if you can, you know, take care of these other  
24 things, especially that exit/entrance to Evergreen, which I see  
25 people go out of all the time -- any time I'm there. And

1 unfortunately, that's the way people drive today. They don't  
2 care about the signs. They don't care what color the light is.  
3 Right? We've all seen that, you know?

4           So I just think that this is a good way to use that  
5 property. That bank's been empty several years, and something  
6 is going to have to go in there, and something is going to  
7 create traffic, whatever it is.

8           So I -- you know, I think it's okay, and I'm -- I'm in  
9 favor of it.

10           MR. HALL: In the traffic study that was done said in  
11 the last five years, there were seven accidents at the center,  
12 one of which a lady turned the wrong way going down Evergreen;  
13 and the other one was when it snowed, somebody slid out of the  
14 north entrance onto 12 Mile. And there were five accidents at  
15 that location, that intersection with no, zero, no fatalities,  
16 and to my understanding, no major injuries.

17           MS. GRUBER: Well, thank goodness. Right? But we've  
18 all seen people go out that entrance. It happens all the time.  
19 And -- and, you know, there's only so much you can do about it.

20           MR. HALL: We'll -- we'll address it to -- to the  
21 extent we're able to.

22           MS. GRUBER: But maybe if you did make it thinner or  
23 awkward for you to pull out.

24           MR. HALL: We'll, we'll do it.

25           MR. PAISON: I would note too. I was just looking at

1 the plans. And understanding human nature, if this -- you've  
2 got such a pinch point at the other exit, maybe instead of  
3 trying to narrow this down into a narrow, one-way lane, maybe  
4 you should look at reconfiguring that parking lot to make it a  
5 two-way in and out. So instead of trying to artificially force  
6 people not to exit where the other exit is just crammed with  
7 people already, maybe that northern exit should be widened out  
8 and the parking lot shifted so you can do in and out there  
9 legally and safely.

10 DR. STEPHENS-GUNN: Through the chair. Through the  
11 chair. What Tom is suggesting is when I can't -- when I can't  
12 go in the entrance route, I do go on to the next one.

13 Commissioner Gruber, I've been -- I've lived in this  
14 neighborhood for 45 years. I've shopped at that store for 45  
15 years -- the CVS, the -- the bank, the whole nine yards.

16 MS. BERNOUDY: UPS.

17 DR. STEPHENS-GUNN: I don't know what has happened  
18 recently, but it has never been this bad.

19 MS. BERNOUDY: Nope.

20 DR. STEPHENS-GUNN: It has never been this bad. And  
21 I don't know if it's because of people are not -- they've made  
22 some changes with the -- what you call those? The -- the little  
23 walkways and the little -- the little islands. Get rid of some  
24 of the islands because that two-way traffic in front of the  
25 store is -- it -- it is cost -- it's -- it's dangerous. You got

1 people coming in and out of the store. And -- and then no -- no  
2 crosswalk. It's -- it's not safe. And that's my issue. And  
3 that is a site plan issue.

4 MR. HALL: Well, from a pure safety standpoint, it  
5 makes sense to me that -- and the Kroger gas representative last  
6 year pointed out, you know, because the people had come to the  
7 commission and -- and went to City Council as well stating that,  
8 you know, the kids are going to be going to the gas station and  
9 this, that, and the other. They're not selling candy. They're  
10 not selling Cokes. There's no TV on the gas pump. They're just  
11 selling gas. Okay?

12 And the Kroger shoppers that go to get gas don't come  
13 during rush hour. One gentleman said last year that the traffic  
14 was backed up past Tim Horton's rush hour. The Kroger people  
15 shop, and then they go get gas. And the lady who is the  
16 assistant owner of the T-Mobile store closest to the  
17 intersection that you're talking about -- I said, well, gosh.  
18 I've got a Kroger card, I want to get 10 cents off on the gas.

19 And she said, Ron, I've got a family of five. I get a  
20 dollar off. I want the gas station. People there want the gas  
21 station. And it -- it would be safer --

22 DR. STEPHENS-GUNN: I was there at two o'clock this  
23 afternoon and couldn't get in and couldn't get out. It was two  
24 o'clock this afternoon.

25 CHAIR GRIFFIS: Okay. Tom, you're suggesting a chance

1 to the big -- the overall center site plan, which was not what  
2 we're reviewing right now.

3 MR. PAISON: Yeah. I mean, the gas station gets its  
4 access through the center.

5 CHAIR GRIFFIS: Yeah.

6 MR. PAISON: So it really does affect the site because  
7 it doesn't have its own curb cuts. It has to access through the  
8 site. So I was just looking at it going, Okay. Maybe  
9 continuing to fight human nature and try to keep that one way  
10 doesn't make sense. Maybe there's a way to widen that out and  
11 legitimately make it a two-way, or at least some of that  
12 traffic.

13 And I will say, having reviewed a lot of site plans in  
14 my career, modern shopping centers -- I could tell you, like,  
15 the big boxes -- no longer put driveways that enter and go  
16 across the front of the store. They make you enter back,  
17 like -- like midway in the parking lot. And then if you need to  
18 go to the front of the store, you have to worm your way down  
19 there, because too many of their customers were either getting  
20 hit or nearly hit with people zipping across the front of the  
21 store.

22 I remember working on a Walmart project, and the  
23 Walmart was like, this fight has to be configured so that  
24 doesn't happen. They literally would not take the site plan  
25 unless the curb cut came in somewhere else. They did not want

1 the primary traffic route across the front of the store. And  
2 that's a Walmart. Those guys do volume.

3 MR. CROAD: So I'm going to suggest that you guys make  
4 your recommendation on this, and that the -- their traffic  
5 engineer look at that intersection before it comes to --

6 MR. PAISON: Well, this is a Planning Commission  
7 approval on the site plan.

8 MR. CROAD: Right. But it's still got to go in front  
9 of Council --

10 MR. PAISON: The special land use.

11 MR. CROAD: -- conditional rezoning and special land  
12 use.

13 MR. PAISON: Yeah.

14 MR. CROAD: You could tie this in with the special  
15 land use issue. You can make your approval on the site subject  
16 to their City -- that -- their engineer looking at this  
17 ingress/egress and reviewing it with the Planning Department.  
18 Because I don't think we're going to get anywhere trying to  
19 design this tonight. But this could be an issue that we can  
20 further investigate with their engineer, and we can tie that in  
21 at the Council level at special land use. All right?

22 So I think it's legitimate to take a second look at  
23 that issue, and you can do your -- make that a condition of  
24 approval, denial, but they still have to get with Council, and  
25 there's some time to give them to review this that we can tie in

1 with the special land use. Because traffic and circulation is a  
2 special land use issue.

3 CHAIR GRIFFIS: Yeah. I completely agree. I've just  
4 been staring at this airflow in the bottom left corner and  
5 thinking how this site is too -- it's too constricted. Like,  
6 all the traffic enters at the wrong spot, which is -- just  
7 exacerbates the bottleneck at the front entrance, which everyone  
8 else has said different ways. I don't go to this store and go  
9 inside anyway, just because I can't because you can't drive into  
10 it.

11 The bottom left corner, which is right where that cell  
12 phone store you mentioned is, seems to be the most dangerous  
13 problem. You know, everything is too close right there. But I  
14 don't know what you do with that left turn, but it should be  
15 studied. The actual gas station being inside of this parking  
16 lot -- I've been here a long time. I've seen -- I feel like  
17 three or five versions of this Kroger gas station. There was  
18 one on the right side of the plan, which was really dangerous  
19 and more convoluted on this site.

20 Taking the bank down and putting, I think, a less  
21 intense use than a busy bank would have been -- back -- back  
22 when banks were busier, serving off the existing parking lot by  
23 mostly existing customers at the grocery store. I believe that  
24 statement. Like, everyone said that a lot of times. I don't  
25 think that's a bad thing, from a site plan point of view. The

1 problem with this site is the -- the southwest corner. It  
2 always has been of this whole development.

3 So I think it's -- as long as we can tie it back into  
4 something else that requires more study of special land use, I  
5 think that's a good move. You can't -- you know, you can't wipe  
6 this site and start over and demolish this whole building, put  
7 it back in a shape that would make more sense for today's  
8 traffic standards. It just doesn't -- you can't do it now.

9 You can't go back in time and tell these other gas  
10 stations they can't be in business for themselves. And there's  
11 no rules in our zoning ordinance that tell -- tell a maximum  
12 number of gas stations. So we can't determine what is the  
13 maximum number? It's the United States.

14 And so I -- I think as long as the overall safety of  
15 the site gets addressed, if we can tie that somehow back in,  
16 that's the biggest problem. It always has been the -- problem  
17 with any gas station conversation.

18 So how do we -- if we were to vote a favorable  
19 recommendation of the site plan --

20 MR. CROAD: We could just make that a condition.

21 CHAIR GRIFFIS: Subject to additional traffic study on  
22 the --

23 MR. CROAD: Working with the Planning Department to --  
24 to solve some of this circulation ingress/egress issues.

25 MR. PAISON: Yeah. Particularly off of Evergreen

1 seems to be the main issue. I don't hear as much stuff about  
2 the 12 Mile entrances. It's mainly these Evergreen entrances.

3 MR. CROAD: And again, remember your -- if you make a  
4 favorable approval of the site plan, it's subject to the  
5 conditional zoning and the special land use.

6 MR. PAISON: Yeah.

7 MR. CROAD: We're going to be representing this, and  
8 we'll be bringing up this issue under the special land use at  
9 Council. And we'll make sure that, if Council approves, that  
10 the -- these things get followed through on. You can just make  
11 that an additional condition, if you're so inclined.

12 CHAIR GRIFFIS: Makes sense to me. Do you --

13 MR. PAISON: And I think I -- I'm pretty sure that  
14 this sounds fair. Work with the Planning Department to resolve  
15 Evergreen access and site circulation issues prior to special  
16 land use approval. And I've got the first two conditions are  
17 subject to conditional rezoning by the Council and subject to  
18 special land use by the Council on the first two conditions. So  
19 that's already in there.

20 CHAIR GRIFFIS: Could you give us the rest of the  
21 recommendation and add the latest thing?

22 MR. PAISON: Sure. Yeah. We are looking to make a  
23 favorable recommendation of site plan approval. Request of  
24 Kroger Company of Michigan to operate -- construct and operate a  
25 gas station at 19991 West 12 Mile. One, coordination with

1 adjacent sites, which we have discussed is potentially an issue  
2 still, drainage, emergency vehicle access, health and safety  
3 concerns, pedestrian circulation access, site design  
4 characteristics, site lighting, vehicular circulation access.

5           And recommendation is based on the documents, facts,  
6 representations, and stipulations submitted with the application  
7 and placed on the record at the public hearing.

8           Conditions will be subject to approval by the  
9 conditional rezoning by City Council, subject to approval of the  
10 special land used by City Council, subject to approval of  
11 required Zoning Board waivers by the Zoning Board of Appeals.  
12 Site and building to be developed in accordance with the  
13 submitted plans set by Sevan Engineering, P.C. Revision date  
14 4/28/26. Compliance with recommendations of Southfield Kroger  
15 Fuel Traffic Study prepared by Colliers Engineering & Design,  
16 dated July 16th 2024.

17           Petitioner is to implement recommendation of  
18 Southfield Police Department's Crime Prevention Bureau for  
19 security. Continuous compliance with all applicable ordinances,  
20 codes, law, statutes; and the petitioner must make all formal  
21 work under plans, permits, and final inspections by the City of  
22 Southfield. And there were two.

23           Each would be cross access easement with the shopping  
24 center if one does not already exist. And I work with the  
25 Planning Department to resolve Evergreen access, site

1 circulation issues prior to special land use approval.

2 CHAIR GRIFFIS: Thank you. With the Planner's  
3 recommendations and the additional conditions, we're looking for  
4 a motion from the Planning Department. For or against?

5 MS. GRUBER: Through the chair. I'll make the motion.

6 CHAIR GRIFFIS: Okay. Commissioner Gruber?

7 MS. GRUBER: PSP26-0006.

8 CHAIR GRIFFIS: What's your motion?

9 MS. GRUBER: Do I say -- for favorable, but do I have  
10 to say with the additional --

11 CHAIR GRIFFIS: Conditions. Yeah.

12 MS. GRUBER: -- conditions expressed by the Planning  
13 Department.

14 CHAIR GRIFFIS: That's correct.

15 MS. GRUBER: Okay.

16 MR. MARTIN: Support.

17 CHAIR GRIFFIS: We've got a favorable motion for  
18 approval of the site plan by Commissioner Gruber with the  
19 additional conditions. That's -- the site plan is PSP26-0006.  
20 Supported by Commissioner Martin. We better just go ahead and  
21 do a roll call vote on this one, I'm going to predict?

22 Can we have a roll call, please?

23 MR. PAISON: Yes, sir.

24 Gruber?

25 MS. GRUBER: Yes.

1 MR. PAISON: Goodwin-Dye?

2 MS. GOODWIN-DYE: Yes.

3 MR. PAISON: Bernoudy?

4 MS. BERNOUDY: Oppose.

5 CHAIR GRIFFIS: Favorable.

6 MR. PAISON: Yes.

7 Martin?

8 MR. MARTIN: Favorable.

9 MR. PAISON: Dr. Stephens-Gunn?

10 DR. STEPHENS-GUNN: Opposed.

11 MR. PAISON: Okay. It's a 4-2 in favor. Motion

12 passes.

13 CHAIR GRIFFIS: Approved with a very big condition to

14 work out the other site circulation with our Planning

15 Department. So please reach out to them for the next steps.

16 MR. CROAD: All right. So just to remind you, June

17 9th is the study session.

18 MR. PAISON: June 8th.

19 MR. CROAD: June 8th?

20 MR. PAISON: Council is Monday.

21 MR. CROAD: June 8th is the study session.

22 And when would the regular meeting be, Tom?

23 MR. PAISON: I don't know. Got it in my calendar

24 here. Hold on.

25 MR. MARTIN: 15th.

1 MR. PAISON: Yeah. Council study meeting is on the  
2 8th. There's a regular meeting on the 15th, but we noticed for  
3 the public hearing is on the 29th.

4 MR. CROAD: Okay. So the 29th.

5 MR. PAISON: So be back on the 8th for study meeting,  
6 and then back on the 29th for public hearings and possibly  
7 finalize.

8 MR. CROAD: So we -- we advertise for the 29th, but if  
9 we don't have satisfaction on some of these issues, we'll --  
10 we'll ask to -- to postpone or table. Okay? Thank you.

11 CHAIR GRIFFIS: Good? Thank you.

12 Next item is review of the draft minutes from April  
13 8th, 2026, and April -- or regular meeting minutes from April  
14 29th, 2026.

15 MR. MARTIN: Through the chair. Motion to approve the  
16 April 6th study meeting minutes and the April 29th regular  
17 meeting minutes as provided.

18 DR. STEPHENS-GUNN: Second.

19 CHAIR GRIFFIS: Sorry. Did you say you had a  
20 question, Doctor?

21 DR. STEPHENS-GUNN: I said second.

22 CHAIR GRIFFIS: Oh. Well, you -- you were talking in  
23 the brick wall.

24 DR. STEPHENS-GUNN: I'm sorry.

25 CHAIR GRIFFIS: All right. Motion to approve the

1 minutes by Commissioner Martin, seconded by dr. Stephens-Gunn.

2 All in favor?

3 FULL COMMISSION: Aye.

4 CHAIR GRIFFIS: Any opposed?

5 (No audible response.)

6 CHAIR GRIFFIS: Nope. All right. Minutes are  
7 approved.

8 Public comment. I've got a list of several people.  
9 Most look like applicants earlier. Joe Ostachnowicz, Travia  
10 Crawford, Jamie Fitzgerald, Bob McLearn, Sam Velez, Jason  
11 Greenwald. I believe those are all applicants.

12 MR. CROAD: Yes. Through the chair. The one woman  
13 who wanted to speak. She lives immediately to the south of the  
14 proposed Consumers Energy. So I had her meet with the  
15 representatives. She's concerned about noise. And I confirmed  
16 that the wall is going to be 8 feet, which should help. She  
17 seemed to be satisfied with their answers.

18 I did tell her I would follow up, Tom. The property  
19 just to the west, there's a screening wall that's adjacent to  
20 hers that's been damaged from snow being pushed up. And I said  
21 we would follow up with the Codes Department to see where --  
22 where that is. She was concerned about snow and drainage --  
23 besides the noise issue.

24 They said that all they would be doing is plowing that  
25 one access drive that's going to be north of her property, and

1 they wouldn't be pushing in the snow up. But I did tell her  
2 that we will follow up on the -- the commercial office building.

3 MR. PAISON: Office building?

4 MR. CROAD: Yeah.

5 MR. PAISON: Yeah.

6 MR. CROAD: And -- and then she asked about the -- the  
7 clearance for pulling in and out of her driveway, and I said we  
8 would double check to make sure it meets the minimum standards.  
9 So that seemed to have satisfy her, and that's why she left.

10 CHAIR GRIFFIS: Okay. Great.

11 I've seen no other members of the public present. I  
12 will close the public comment.

13 Next, we have Council items update.

14 MR. PAISON: Yeah. Just a quick update on some of the  
15 items that were before you last month. The Keefer Street,  
16 two-family attached residence was approved.

17 The 18940 West 8 Mile rezoning for the sign company  
18 also approved.

19 Mary's Mantle RUDD project failed to pass. So it  
20 remains zoned single family for now.

21 Unattended Collection Bins Zoning Amendment was  
22 approved.

23 So that's what went down -- not this -- not Monday,  
24 this week, but last Monday at the Council. Those are the only  
25 other -- that was what -- that was the stuff that went over to

1 Council that you guys ruled on last month, so.

2 MR. MARTIN: Will Mary's Mantle be going back to  
3 Council anytime?

4 MR. PAISON: Well, just as with the Kroger, when a  
5 zoning -- zoning fails to pass, they got a minimum one year. So  
6 in -- it -- it failed to pass 6-0.

7 CHAIR GRIFFIS: So what's failed to pass?

8 MR. PAISON: It means someone made a motion approve it  
9 to get it --

10 MR. CROAD: Motion to approve.

11 MR. PAISON: -- and they voted 6-0 against.

12 CHAIR GRIFFIS: Against. Okay. So it's not denied,  
13 but it's failed to pass --

14 MR. CROAD: Well, in essence, it's denied.

15 CHAIR GRIFFIS: -- just as bad as -- so there was a  
16 motion to approve, and the person that made the motion to  
17 approve also voted against?

18 MR. CROAD: Yep. Just to -- just -- just remember  
19 parliamentary procedure. You can --

20 CHAIR GRIFFIS: I can't.

21 MR. CROAD: You can make a motion to approve, and you  
22 can support it and vote against it. It's just to get it to the  
23 table for -- for action.

24 MR. PAISON: To get a vote and close the issue.

25 MR. CROAD: You don't have to necessarily be in favor

1 or something to support a motion.

2 MR. PAISON: Because the -- the doing the motion and  
3 support just brings it to a vote and then closes the issue.

4 CHAIR GRIFFIS: Okay.

5 MR. PAISON: So you can move on.

6 CHAIR GRIFFIS: That's my question.

7 MR. PAISON: So that just tells me they were done  
8 talking about it. That's just kind of how I take that.

9 Miscellaneous. Study meeting next Wednesday, 6:30. I  
10 believe we have one item on the agenda, the Northland Sports  
11 Dome Site Plan.

12 And then June 10th, we have long range study meeting,  
13 but we don't really have any items for it, so I was looking for  
14 a motion to cancel the June 10th meeting.

15 DR. STEPHENS-GUNN: Through the chair. I motion that  
16 we accept the -- the Department's recommendation for  
17 cancellation of the June 10th Planning Commission long range  
18 study meeting.

19 MS. BERNOUDY: I second it.

20 MS. GOODWIN-DYE: Support.

21 MS. GRUBER: Don't all say it at once.

22 CHAIR GRIFFIS: Motion by dr. Stephens-Gunn, supported  
23 by everybody, but commissioner Bernoudy, you're first.

24 All in favor of the cancellation?

25 FULL COMMISSION: Aye.

1 CHAIR GRIFFIS: And nobody opposed?

2 (No audible response.)

3 CHAIR GRIFFIS: Thank you.

4 MR. PAISON: And then just a -- I've got it here just  
5 as a placeholder, a reminder of the joint City Council and  
6 Planning Commission meeting will be July 20th, 4 to 6. And  
7 we're going to be in the same room we were last year. I  
8 verified with parks and recs. We've got 115, the same room that  
9 we've used in the last two years.

10 So we're -- we're well lined up for that. We got the  
11 room. We got the date. And we don't have an agenda yet. But  
12 we need to work on that next probably.

13 MR. CROAD: Yeah. So I just want to mention, June  
14 24th, the City is hosting their 250th celebration of America's  
15 birth. There's going to be an event out in the front from 5 to  
16 8 p.m.

17 MS. GOODWIN-DYE: And when is this?

18 MS. BERNOUDY: From 5 to 8?

19 MR. CROAD: It's the 250th anniversary of America's  
20 founding. So I encourage you to come early. I'm going to be  
21 participating in the event myself, so I won't be here for  
22 Planning Commission, but we'll prep. Tom's on vacation.

23 MR. PAISON: I'm on vacation. Either Kyle or Alex  
24 will be handling that meeting or both.

25 MR. CROAD: I'll be here in my frontier outfit, if I'm

1 needed in an emergency. But just to let you know, we're going  
2 to have -- we're going to have Detroit Youth Choir. They're  
3 going to sing on the front steps at 5:30. We've got the  
4 Plymouth Fife & Drum -- they're a colonial outfit. They're  
5 going to perform at 7 to 7:30. We have horse and carriage ride  
6 for three hours. We have Uncle Sam on stilts. We have living  
7 history reenactors, so the Colonial Period, they'll have an  
8 encampment.

9           The Historic Commission is doing reenactors throughout  
10 history. There's a time capsule. And I think you guys got the  
11 email on that. The mayor will make a speech. And there'll be  
12 other food trucks and -- and music. And there is -- a planner  
13 will be reenacting colonial frontiersman walking around. You  
14 may recognize him. He's my Fifth Great Grandfather Thaddeus  
15 Croad. So there'll be lots -- lots of things going on that  
16 night.

17           MS. BERNOUDY: Will you have fliers?

18           MS. GRUBER: (Inaudible) parking?

19           DR. STEPHENS-GUNN: Can we move our.

20           MR. CROAD: I don't think so. There will be parking.  
21 You can always -- remember always park in the parking structure  
22 downstairs and come up.

23           DR. STEPHENS-GUNN: Can we move our meeting to the  
24 30th?

25           MR. CROAD: Well --

1 MR. PAISON: The notices have all been sent.

2 MR. CROAD: We've already sent the notices out. It's  
3 a one-item meeting. And if you're here more than half an hour  
4 then --

5 DR. STEPHENS-GUNN: Okay.

6 MR. PAISON: Because you guys have talked about the  
7 sports dome before. This is just a final detail of the site.

8 MS. BERNOUDY: Will you have fliers for that -- will  
9 you have fliers?

10 MR. PAISON: When they came through before it was the  
11 ODD Amendment. This is the actual site -- they didn't have a  
12 landscape plan. They didn't have the lighting done.

13 MR. CROAD: I'll try to remember to send them out if  
14 they haven't been already.

15 MS. BERNOUDY: Okay.

16 MR. PAISON: Yeah.

17 MR. CROAD: But it's one event, but we're celebrating  
18 throughout the year -- through the end of the year. There's  
19 going to be a special art exhibit starting in July through  
20 September. I will be displaying some of my revolutionary war  
21 artifacts at the library the month of September. There's going  
22 to be other events. We're going to tie in the Eat to the Beat  
23 Festival. And you should have all got the new recyclable  
24 freezable bag that are branded with the 250, and our bumblebee  
25 art and some of the other new things. And then I handed out

1 the -- Michigan Trails just came in the other day, and it does  
2 feature our City Centre Trail. The Joe Louis Greenway is  
3 featured in the beginning of that. And we're working with the  
4 Nine Line to hopefully get advertisement in there next year.

5 MR. MARTIN: They did the trail on the news, but they  
6 didn't mention the Southfield portion of it. I started to call  
7 them and complain about it.

8 MR. PAISON: Oh. Were they talking about the Nine  
9 Line?

10 MR. MARTIN: Huh?

11 MR. PAISON: They were talking about the Nine Line or  
12 the --

13 MR. MARTIN: No. The -- well, the -- the -- yeah, the  
14 Nine Line because it -- they're showing it, but they -- they  
15 skipped it. They -- they showed it, but they skipped it.

16 DR. STEPHENS-GUNN: Through the Chair.

17 MS. GRUBER: It's 9.

18 CHAIR GRIFFIS: Motion to adjourn?

19 MR. CROAD: Well --

20 MR. MARTIN: Do we -- Jesus, you made me forget about  
21 it. God. I'm sorry.

22 DR. STEPHENS-GUNN: No, no, no. What? What? What?

23 MR. MARTIN: Yeah. I -- it went out my head. Yeah, I  
24 know writing notes.

25 MR. PAISON: That's okay. We'll be here Wednesday for

1 a study meeting. So if you remember --

2 MR. MARTIN: Yeah.

3 MR. PAISON: -- we're going to be here next week.

4 MR. MARTIN: Yeah.

5 DR. STEPHENS-GUNN: Through the chair. Let's go.

6 CHAIR GRIFFIS: Meeting adjourned.

7 (Meeting adjourned.)

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CERTIFICATE OF TRANSCRIBER

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I FURTHER CERTIFY that I am not of Council or attorney for either or any of the parties to said proceedings, nor in any way interested in the events of this cause, and that I am not related to any of the parties thereto.

DATED this 15th day of JUNE, 2026



JANENE CLEARY, Michigan CSR No. 16359

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Cynthia Bernoudy, Secretary

Date: 6-24-26