

City of Southfield
PLANNING COMMISSION REGULAR MEETING
Council Chambers - Southfield, Michigan
Wednesday, July 29, 2026 - 6:30 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
Geraldyn Stephens-Gunn, Commissioner
Anthony Martin, Commissioner
Cynthia Bernoudy, Secretary

Thomas Paison, Deputy City Planner
Kyle Bryce, Senior Planner

1 Planning Commission Meeting

2 Wednesday, July 29, 2026

3

4 (At 6:30 p.m., meeting begins.)

5

6 MR. GRIFFIS: I'd like to call this meeting to order.

7 This is the City of Southfield Regular Meeting of the Planning

8 Commission, July 29th, 2026.

9 Can we all please stand for the Pledge of Allegiance.

10 (The Pledge of Allegiance recited.)

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

12 MR. BRYCE: Bernoudy?

13 MS. BERNOUDY: Present.

14 MR. BRYCE: Goodwin-Dye is excused.

15 Griffis?

16 MR. GRIFFIS: Here.

17 MR. BRYCE: Gruber?

18 MS. GRUBER: Present.

19 MR. BRYCE: Martin?

20 MR. MARTIN: Here.

21 MR. BRYCE: Dr. Stephens-Gunn?

22 DR. STEPHENS-GUNN: Here.

23 MR. BRYCE: And Willis is excused.

24 You do have a quorum to conduct business.

25 MR. GRIFFIS: Thank you.

1 Any comments on the agenda? If not, looking for a
2 motion to approve the agenda.

3 MR. MARTIN: Through the chair, motion to approve the
4 July 29th, 2026, regular meeting agenda.

5 MS. BERNOUDY: Support.

6 MR. GRIFFIS: I've got a favorable motion on the
7 agenda by Commissioner Martin; supported by Commissioner
8 Bernoudy.

9 All in favor?

10 FULL COMMISSION: Aye.

11 MR. GRIFFIS: Agenda proceeds.

12 Announcements and communications today?

13 MR. PAISON: None at this time, sir.

14 MR. GRIFFIS: All right. First item is -- our first
15 two items are at same property. Got a special land use and a
16 site plan review at 27100 Lahser.

17 MR. PAISON: Just -- if everyone could just double
18 check, make sure your mics are on. All right. Thank you.

19 As noted, this is the property of 27100 Lahser. It's
20 a former bank zoned NS, Neighborhood Shopping. They're looking
21 to renovate the former bank building into a small multi-tenant
22 commercial center with a coffee shop drive-through, retail
23 office in the middle, and then a carryout restaurant. We do
24 have hours of operation and numbers of estimated employees
25 provided.

1 And would note just the current zoning is -- the
2 corner of the gas station is B-3, but the shopping center and
3 this property are NS, Neighborhood Shopping.

4 This is just the existing site aerial. As you can see
5 the bank with its parking in the front and on the north side and
6 behind. Parking in the behind is actually shared under an
7 agreement with the gas station, so the gas station, with its
8 proposed rebuilding doesn't meet the parking requirement, but
9 the two together do meet the requirement. So no -- no shortage
10 of working for the proposed uses.

11 Existing conditions. This is what the -- the Comerica
12 Bank looks like at the moment. This is the approved proposed
13 site plan. There are a couple of revisions that have been done
14 on this since the packet I sent you. I was working with the
15 applicant.

16 A couple of those are the -- the drive-through -- the
17 order station is now shown on the back of the building. There's
18 a label there showing it on the back of the building kind of
19 between the old window one and window two. They are providing
20 drop curbs now for the crosswalk between the gas station and the
21 retail center; those were missing. We got a landscape island in
22 that northwest corner, between the parking and the sidewalk now.
23 There's a little landscape island, so that landscaping carries
24 over.

25 We are looking at, you know -- and they also

1 reconfigured the bike racks, they moved it down (indiscernible).
2 Because they were angled near the doors in a way that might have
3 blocked the walkway. So now they're in front of the coffee
4 shop, kind of together and tucked in, so they're not going to
5 block the walkways and the doors. Those were the major changes.

6 Oh. The dumpster enclosure also got relocated for a
7 straight shot in, and it was expanded so that with the
8 restaurant use, they may have a grease trap. The grease trap
9 could also be in the enclosure in addition to the dumpsters, so
10 the grease trap wouldn't be floating around the back of the
11 building, which commonly happens with a lot of restaurants. So
12 that is -- and they also did -- and fixed the EV parking space
13 so that one of them is ADA accessible to get to the charger. So
14 that was another improvement that we had to make.

15 Landscape plan. Noted here, we got shrubs kind of
16 around the building in places. And then we've got that
17 decorative fencing in the front that was approved as part of the
18 gas station. You've got some perennials in front and shrubs
19 behind that fence, so it'll be a nice new look along that
20 sidewalk.

21 Floor plan. Pretty standard setup. The northern left
22 is the coffee shop that'll have that drive-through window.
23 South is the carryout restaurant. And then the middle units,
24 they're going to be retail or office. It does have a mezzanine
25 level that will be used like a stock room for storage.

1 You can kind of see, this is the proposed elevation.
2 It's a little confusing because the dash lines are the existing
3 elevation, and the rest of it is what it's going to look like.
4 We do have a rendering that makes it a little clearer, but they
5 really are kind of transforming that. And this architecture is
6 very similar to the architecture that will be approved on the
7 gas station. So they'll look like a cohesive development.
8 Elevations on the ends.

9 And then this is the rendering just showing, roughly,
10 how that looks. As I said, it's very similar to the gas station
11 in terms of the mass and color.

12 I believe the petitioner is present, if they'd be
13 willing to come forward.

14 MR. GRIFFIS: I ask you to give your name and address
15 for the record.

16 MR. GAPPY: Art Gappy. 27050 Lahser Road, Southfield.

17 MR. GRIFFIS: Okay. If you'd like to add a little bit
18 right now. After -- after you say your introduction, I'm going
19 to ask you to take a brief step back where it's going to be a
20 public hearing, and then we'll -- we'll bring you back up after
21 public comments.

22 MR. GAPPY: Sure.

23 MR. GRIFFIS: Thank you.

24 MR. GAPPY: So it was minor changes, which we took the
25 three cars, like Tom -- Tom said, from the side of the building.

1 That way the stacking will be --

2 MR. GRIFFIS: Just make sure you're really speaking in
3 very --

4 MR. GAPPY: We took the three cars that was stacking
5 on the side of the building. So now all the stacking is behind
6 the building. So it's -- it's going to avoid traffic.

7 Everything else looks -- I mean, to me, I'm -- I'm fine with
8 everything that we changed and ready to move forward on that.

9 MR. GRIFFIS: Okay. Thank you. Just ask you to take
10 a seat for a few minutes here.

11 MR. PAISON: Unless the Commission has any question.
12 I mean, you could do public hearing and then questions.

13 MR. GRIFFIS: Yeah.

14 MR. PAISON: Yeah, you're right.

15 MR. GRIFFIS: This is a public hearing. I'd like to
16 open up the public hearing for this item at this time. This is
17 just the special land use aspect of this project, which is the
18 drive-through restaurant, PSLU26-0005.

19 No members of the public stepping forward. Close the
20 public hearing.

21 Could you just please come back for the questions from
22 the Commission.

23 MR. GAPPY: Sure.

24 MR. GRIFFIS: All right. Commission, we can -- let's
25 focus on the special land use first. We're going to have to

1 make a motion on that, and then we'll do the site plan review
2 right after.

3 Dr. Stephens-Gunn, take us --

4 DR. STEPHENS-GUNN: I just had one quick question.

5 Are you planning to -- and this is not specifically
6 related to this item, it's related to the gas station and this
7 item. Are you planning to do the -- the renovations or -- all
8 at the same time?

9 MR. GAPPY: Yeah. I -- if -- if I have the crew
10 ready. I mean, I'm ready for the gas station, it's my main
11 concern right now, which I think today we got all the approvals.
12 So I'm ready for it, you know?

13 DR. STEPHENS-GUNN: And how long do you think it will
14 take once you get started?

15 MR. GAPPY: As far as the shopping center, once we
16 start, we're looking at six to eight months.

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

18 MR. GAPPY: Yep.

19 MR. GRIFFIS: Commissioner Martin?

20 MR. MARTIN: I have no questions with the --
21 Do you have tenants for --

22 MR. GAPPY: Well, we have few in mind, but we cannot
23 be committed. We just wanted to make sure that everything is,
24 you know -- but we are marketing in the right direction.

25 MR. MARTIN: No further questions at this time.

1 MR. GRIFFIS: Commissioner Bernoudy?

2 MS. BERNOUDY: Thank you.

3 When you say "tenants," do you mean like Starbucks or
4 something like that, you know?

5 MR. GAPPY: So our goal is to have a coffee shop.

6 MS. BERNOUDY: Okay.

7 MR. GAPPY: Either -- our first choice is
8 (indiscernible), Dunkin, Starbucks. Right --

9 MS. BERNOUDY: Okay. But something along those lines?

10 MR. GAPPY: Yeah. Yeah.

11 MS. BERNOUDY: Okay.

12 MR. GAPPY: Second choice will be maybe just a
13 drive-through, like, something like Jimmy Johns or -- for
14 example, you know? So this -- this is what we're shooting for
15 for drive-through.

16 MS. BERNOUDY: Okay. And I'd like to piggyback off
17 Commissioner Gunn. She usually always say that we're happy that
18 you're staying in Southfield. So I'll bring that up at this
19 time. Thank you.

20 MR. GAPPY: Thank you.

21 MR. GRIFFIS: Commissioner Gruber.

22 MS. GRUBER: My questions were covered.

23 MR. GRIFFIS: All right. Well, I think this was a
24 bank with a lot of drive-through windows, so it would only be
25 natural that it could work again as a drive-through. The -- the

1 site changes you made based on our suggestions and the
2 discussion we had is -- I think really improves the flow. Just
3 kind of minor -- minor things to make it work all -- all better,
4 so -- It seems like there's plenty of room to make a
5 drive-through flow nicely with the cleared up site plan that we
6 see now.

7 All right. Any questions or comments from the
8 Commission?

9 MR. MARTIN: No.

10 MS. GRUBER: No.

11 MR. GRIFFIS: Do we have a recommendation from the
12 Planning Department?

13 MR. PAISON: Yes, sir. The plan -- we are
14 recommending a favorable recommendation of the special use
15 PSLU26-005, 27100 Lahser Road, for the carryout restaurant or
16 the restaurant drive-through. We find that it meets the
17 stand- -- the special and use standards for the NS District
18 related to, you know, harmony with the surroundings, location,
19 size, and intensity, the planning for the area, road traffic,
20 thoroughfare impact, et cetera.

21 A couple of conditions we always put in, the
22 recommendation is based on the documents, facts,
23 representations, and stipulations submitted with the application
24 and placed on the record during the public hearing by the
25 petitioner or their representatives subject to approval to site

1 plan review, PSP26-0013. By the Planning Commission.

2 Hours of operation for the coffee shop, Monday through
3 Friday, 6:00 a.m. to 7:00 p.m.; Saturday, 7:00 a.m. through 8:00
4 p.m.; Sunday, 7:00 a.m. through 7:00 p.m. Those were provided
5 by the applicant.

6 Continuous compliance with all applicable ordinances,
7 codes, laws, statutes. The petitioner must perform all work
8 under plans, permits, and final inspections by the City itself.

9 MR. GRIFFIS: All right. Thank you.

10 MR. MARTIN: Through the Chair.

11 MR. GRIFFIS: Commissioner Martin?

12 MR. MARTIN: Can I ask the deputy planner a question?
13 Right now, the hours they had would be set for the facility for
14 the restaurant. If they came back at another time and wanted to
15 expand the hours -- extend the hours, they'd have to go through
16 the process again, correct?

17 MR. PAISON: Yeah. These hours are controlling unless
18 they're modified. We've had, I think you recall, one of the
19 medical -- one of the marijuana projects that just had to come
20 back and get their hours --

21 MR. MARTIN: Yeah.

22 MR. PAISON: -- extended as well. That is one of the
23 things about special land use. If you limit the hours, that's
24 actually a condition of the approval. And if they operate it
25 outside of those hours and we get a complaint, we will act on

1 it. So I guess we always ask the applicants, are you -- are
2 these hours firm, or do you want to make them a little easier?

3 MS. GRUBER: You don't have to be open the extra
4 hours.

5 MR. GRIFFIS: Yeah.

6 MS. GRUBER: You just have to say --

7 MS. BERNOUDY: Have it approved.

8 MS. GRUBER: Have it approved. You could still be
9 open noon to -- to 5, but say you want to be open at 8 in the
10 morning.

11 MR. GAPPY: Right.

12 MS. BERNOUDY: Give yourself the option.

13 MS. GRUBER: A window. Yeah.

14 MR. GAPPY: The hours is fine. We -- it's just --
15 it's hard to tell what tenants are coming in, so that we can see
16 what their hours is going to be. As far as coffee shops, this
17 is good for coffee shops.

18 MR. PAISON: Yeah.

19 MR. GAPPY: Right now they do close at 7:00 and 8:00
20 p.m.

21 MS. BERNOUDY: Give yourself the option.

22 MS. GRUBER: Just make it --

23 MR. MARTIN: As I was stating in my question -- the
24 reason for the question was, if you have short hours, you're
25 locked into that. If you expand the hours, you don't have to

1 use them, but they're there. You don't want to have to come
2 back and go through the process again --

3 MR. GAPPY: Right.

4 MR. MARTIN: -- just because you needed more hours,
5 you know, instead because you wanted to stay open until 9
6 instead of 8. You don't want to have to go through the process.
7 So expand your hours up front rather than have to come back and
8 go through the process again, that's my --

9 MR. GAPPY: So just to be on the safe side, I will
10 extend the p.m.

11 MR. PAISON: All right. So you just want to extend
12 those p.m. hours to, say, 9?

13 MR. GAPPY: Yeah, 9 o'clock.

14 MR. PAISON: 10?

15 MR. MARTIN: So you want all the hours to end at 9:00
16 p.m.?

17 MR. GAPPY: All the -- yeah, so extend to 10:00 p.m.

18 MS. GRUBER: And what about opening earlier? You
19 don't have to be open, but then you don't have to come back.

20 MR. GAPPY: 5:00 a.m., Monday through Friday.

21 MS. BERNOUDY: Thank you.

22 MS. GRUBER: Yeah.

23 MR. GRIFFIS: 5:00 a.m. opening, and you said -- did
24 you say 10:00 p.m.?

25 MR. GAPPY: 10:00 p.m.

1 MR. GRIFFIS: Okay.

2 MR. PAISON: Okay. All right. So Monday through
3 Friday, 5:00 a.m. to 10:00 p.m.?

4 MS. BERNOUDY: Uh-huh.

5 MR. PAISON: Saturday, 7:00 a.m. to 10:00 p.m.?

6 MR. GAPPY: Sun- -- Sunday 7 to 9.

7 MR. PAISON: All right.

8 MR. GAPPY: 7:00 a.m.; 9:00 p.m.

9 MR. PAISON: All right. And then Sunday, 7:00 a.m. to
10 9:00 p.m.

11 MR. MARTIN: Here again, you can set one set of hours
12 and use what's between. You don't have to.

13 MR. PAISON: Yeah, you can make it daily 5 to 10.

14 MS. GRUBER: 5:00 a.m. to 10:00 p.m., you don't have
15 to be open.

16 MR. MARTIN: You can have -- if you set 7:00 a.m. to
17 10:00 p.m., no matter what day of the week it is, you have those
18 hours available. You don't have to use them.

19 MR. GAPPY: Makes sense.

20 MR. MARTIN: But you have them available.

21 MS. BERNOUDY: Right.

22 MR. GAPPY: We'll just make it simple, seven days a
23 week, 5:00 a.m., 10:00 p.m.

24 MS. GRUBER: Thank you. We're just trying to save you
25 a trip.

1 MR. MARTIN: Yeah.

2 MR. PAISON: You must want to do this again.

3 MS. BERNOUDY: Trying to help you.

4 MS. GRUBER: We're not going to come at 5:00 a.m. and
5 bang on the door, we promise.

6 MR. PAISON: Agreed.

7 MR. MARTIN: Yeah.

8 MS. BERNOUDY: Thank you.

9 MR. MARTIN: Thank you. To --

10 MR. GRIFFIS: I mean, you -- you can always pay the
11 fee again and come back to all these meetings, but you -- you
12 wouldn't have to now.

13 MS. BERNOUDY: Right.

14 MS. GRUBER: We got your back.

15 MR. GAPPY: Thank you.

16 MR. MARTIN: So does that -- I believe that clarifies
17 my -- my question with the recommend -- with the favorable
18 recommendation. So we have that set --

19 MR. PAISON: Nobody's made a motion yet, but --

20 MR. MARTIN: -- from 5:00 a.m. to 10:00 p.m., Monday
21 through Sunday.

22 MR. PAISON: Yep.

23 MR. MARTIN: Thank you.

24 MR. GAPPY: Thank you.

25 MR. GRIFFIS: Is -- is that your motion?

1 MR. MARTIN: That's my motion, yes.

2 MR. GRIFFIS: So you're recommending favorable
3 approval with the --

4 MR. MARTIN: With the --

5 MR. GRIFFIS: -- changes to the hours?

6 MR. MARTIN: -- changes to the hours.

7 MR. GRIFFIS: Okay.

8 MS. BERNOUDY: All right.

9 MR. MARTIN: Amen.

10 DR. STEPHENS-GUNN: Second.

11 MR. GRIFFIS: Okay. We got a favorable recommendation
12 with modified hours by Commissioner Martin; seconded by
13 Dr. Stephens-Gunn.

14 All in favor?

15 FULL COMMISSION: Aye.

16 MR. GRIFFIS: Any opposed?

17 (No audible response.)

18 MR. GRIFFIS: All right. So that's a favorable
19 recommendation. You'll still need City Council approval on that
20 aspect.

21 MR. PAISON: Yeah.

22 MR. GRIFFIS: Now we're going to talk about your site
23 plan. That's PSP26-0013. And is that -- do we have the final
24 approval of the site plan except for the special use, or --

25 MR. PAISON: No. You have final approval of the site

1 plan, it's just conditioned on --

2 MR. GRIFFIS: Okay.

3 MR. PAISON: -- the special land use being approved by
4 the Council.

5 MS. BERNOUDY: Okay.

6 MR. GRIFFIS: Yep. All right. So --

7 MR. PAISON: When we get to their motion, you'll see
8 that's one of the conditions that Council approved the special
9 land use.

10 MR. GRIFFIS: All right. Planners has illustrated the
11 changes they've made since our last meeting.

12 Dr. Stephens-Gunn, do you have any questions or
13 comments?

14 DR. STEPHENS-GUNN: No.

15 MR. GRIFFIS: Commissioner Martin?

16 MR. MARTIN: I -- I understand that they've made
17 modifications to it, but --

18 MR. PAISON: Yep.

19 MR. MARTIN: -- not seeing them. I'm just going to
20 leave them alone. I'm -- I'm -- I have no questions. No -- no
21 concerns at this time.

22 MR. GRIFFIS: Commissioner Bernoudy?

23 MR. MARTIN: Oh. Yes, I do. I'm sorry.

24 You have a stairway going to the lower level, I
25 assume, because there is no upper level. Is that lower level

1 available for all three tenants or just one tenant or what?
2 Because the stairway is on one end, and the tenants are in the
3 middle and on the other end, but is -- is the lower level
4 divided up for the tenants, or is just --

5 MR. GAPPY: So there's two stairs, one on each side of
6 the building.

7 MR. MARTIN: Okay.

8 MR. GAPPY: And it is available for anybody that wants
9 to use it as far -- as far as tenant-wise.

10 UNIDENTIFIED SPEAKER: (Inaudible.)

11 DR. STEPHENS-GUNN: Could you approach the mic so we
12 can hear you?

13 MR. BASILICO: Yeah. My name is Sal Basilico,
14 Architect for Art. So the basement houses the existing boiler
15 system, electrical panels, main -- main infrastructure for the
16 building. So it's mainly just additional storage for the
17 individual tenants.

18 MR. MARTIN: But here -- here again, we have 1,500
19 square feet for the tenant on the north, 1,700 for the tenant in
20 the middle, and then 1,500 for the one here. Is it split that
21 way, or it's just open for --

22 MR. BASILICO: No, it's open --

23 MR. MARTIN: -- for use as they need it?

24 MR. BASILICO: It's open if needed, but it's really a
25 owner's -- they're -- again, it's dependant on the -- the tenant

1 that comes in and the terms that are negotiated by the landlord.
2 So this -- it's open. It's wide open.

3 MR. MARTIN: And -- and shareable --

4 MR. BASILICO: Yes.

5 MR. MARTIN: -- for -- on an as-needed basis?

6 MR. BASILICO: Correct.

7 MR. MARTIN: Okay. That -- I don't think the lower
8 level is addressed anywhere in the plan.

9 MR. BASILICO: Right.

10 MR. MARTIN: So that's something that should be
11 pointed out at least, so you don't have tenants complaining
12 about the square footage based on what they have and not having
13 that available in the basement.

14 And my other thing was the -- you said that the snow
15 storage, there was grass area available?

16 MR. PAISON: Yeah. Trying to get to the landscape
17 plan. Hold on.

18 MR. MARTIN: Yeah.

19 MR. PAISON: There we go.

20 MR. MARTIN: Yeah. But here again --

21 MR. PAISON: There's shrubs along the building. The
22 brown area next to the shrubs is mixed hosta gardens. So it's a
23 perennial, so they'll be underground in the winter. And then
24 there's a little strip of grass there.

25 So the only shrubs are the ones -- those three -- two

1 rows of shrubs up against the building. Snow storage would be
2 on the lawn and hosta area if needed.

3 MR. MARTIN: But then in the back corner, the --

4 MR. PAISON: Yeah. Next to the tree on that one
5 island.

6 MR. MARTIN: Yeah, they had that -- that island just
7 designated as a snow storage --

8 MR. PAISON: Yeah.

9 MR. MARTIN: -- and you got a tree in the middle, and
10 that is going to make it a little hard on the tree.

11 MR. PAISON: Yeah. Ideally -- yeah, it does seem like
12 it'd be more sensible to maybe do snow storage those couple of
13 parking spaces next to the dumpster enclosure in the corner
14 there.

15 MR. MARTIN: Exactly.

16 MR. PAISON: Because that's out of the way and least
17 likely to be occupied by anybody. It's usually what you do with
18 the snow storage is, you just stick it in the parking that
19 nobody is likely to park in. So that might be a good one. We
20 just tweak it from that island with the tree over to that corner
21 next to the dumpster enclosure as an extra -- if you need
22 somewhere to push now, you know, which does happen still
23 occasionally in Michigan -- every so often.

24 MR. MARTIN: Now, with the bill -- with the -- with
25 the bank and the gas station being owned by the same individual,

1 is the snow storage separated by -- this is snow storage for the
2 gas station, this is snow storage for the businesses in the
3 former bank -- former bank? And, you know, are -- are -- are
4 they interchangeable, or are they shared for snow storage?

5 MR. GRIFFIS: It says -- it says it on both site
6 plans.

7 MR. MARTIN: Yeah, it has snow storage, but -- but
8 what I'm saying is that you have a lot more concrete area at the
9 bank, and is that sufficient to take care of the snow for the
10 bank versus what the -- because they don't have as much area for
11 snow at the gas station. So will they be using the -- some of
12 the -- the snow storage area also?

13 MR. PAISON: I wouldn't be surprised if it was heavy.
14 But, like, there's a limit with the typical pickup/plow
15 situation they use on these properties as to how far you can
16 push snow depending on how deep it is. You know, since
17 Mr. Gappy owns and controls both properties, we'll probably have
18 the same service clearing the parking lots. They probably will
19 end up using both.

20 MR. GAPPY: So it's separate. But like Tom said, if
21 it's going to be heavy, you know, if we have room on one
22 property, we will use it. It's the same ownership, so --

23 MR. PAISON: Yep. Yeah, because the gas station did
24 have snow plow area shown on its plan.

25 MR. MARTIN: Right.

1 MR. PAISON: But it was tight. It was very tight.

2 MR. MARTIN: I -- I -- that -- I understand that.

3 MR. PAISON: Yeah.

4 MR. MARTIN: And here -- my -- my point was that if
5 you get a heavy snow --

6 MR. PAISON: Yeah.

7 MR. MARTIN: -- you're going to need more area, and --

8 MR. PAISON: Yeah, and I would assume you'd push to
9 this site because there's more room.

10 MR. GAPPY: Right.

11 MR. PAISON: Yeah, to -- to clear the gas station to
12 make it functional. Which I think that's well within Mr. --
13 since he owns both properties, and it's probably set -- probably
14 the same service doing both --

15 MR. GAPPY: Sure.

16 MR. PAISON: -- they'll -- they'll move the snow where
17 they need to, to make you happy as the customer. So as long as
18 it's not blocking emergency access, it's generally all right.

19 MR. MARTIN: And you said that the order window is in
20 the additional carpool --

21 MR. PAISON: Yeah. It was -- it was put on the
22 revised site plan. Let me see if I can -- I don't know if I --
23 this marker would -- it's right -- actually, right there. So
24 between the -- the old window -- order window here --

25 MR. MARTIN: Okay. Sorry.

1 MR. PAISON: -- and the old window here, it's right
2 there. It says drive (indiscernible) drive-through order kiosk
3 right there.

4 MR. MARTIN: Okay.

5 MR. PAISON: So it's like the third car in. If you
6 look at the stacking, the third in is --

7 MR. MARTIN: The second window --

8 MR. PAISON: Yeah. Between the two -- between the two
9 old windows.

10 MR. MARTIN: Yeah. Between -- yeah. Okay.

11 MR. PAISON: So they'll come around the corner --

12 MR. MARTIN: Yeah.

13 MR. PAISON: -- and then stop and poke in there.
14 Let's see --

15 MR. MARTIN: Okay. All right. No further questions.

16 MR. PAISON: (Inaudible.)

17 MR. MARTIN: Yeah.

18 MR. PAISON: You can -- you can hold on to the extra
19 copy.

20 MR. MARTIN: Yeah.

21 MR. PAISON: That was just one I printed for Terry,
22 and ended up being needed elsewhere, so -- all right. Yeah.
23 That was -- that's what they added, that one. Because I was --
24 same thing. Like, well, where are you having people stop to
25 order? It's got to be somewhere along the back of the building,

1 so --

2 MR. MARTIN: Okay.

3 MR. PAISON: But, I mean, it's -- that's a logical
4 location for it.

5 MR. GRIFFIS: Commissioner Martin, you all set, or --

6 MR. MARTIN: I'm through. Yeah. Thank you.

7 MR. GRIFFIS: All right.

8 Commissioner Bernoudy?

9 MS. BERNOUDY: Nope.

10 MR. GRIFFIS: Commissioner Gruber?

11 MS. GRUBER: No questions.

12 MR. GRIFFIS: It looks like you've removed all the --
13 the one-way designations from the site plan. So it's two-way
14 traffic between the gas station and the strip center, in and out
15 of, really, three entrances onto -- that's Lahser on the bottom
16 of the plan, I think?

17 MR. PAISON: Yep.

18 MR. GRIFFIS: One to the gas station, two to the
19 strip, and then kind of skinnies in behind the drive-through
20 line and this one deep parking space. So -- so is that
21 confirmed to meet all the --

22 MR. PAISON: Oh. Yeah.

23 MR. GRIFFIS: -- the dimension requirements?

24 MR. PAISON: We checked that the drive aisles -- that
25 was one of my concerns is, those drive aisles were so wide, if

1 you made them one-way, nobody would know where they were
2 supposed to be.

3 MR. GRIFFIS: It'd just look like a two-way. Okay.

4 MR. PAISON: And people would be driving them two-way
5 anyway. I imagine if you went out there, you'd find people
6 going both directions because they were big enough. You know,
7 it's -- I didn't -- one-ways are what you do if you don't have a
8 better choice.

9 MR. GRIFFIS: Yeah.

10 MR. PAISON: That's kind of my opinion to that. Like,
11 if you could do two-way, you do two-way. It's just a better --
12 it's a better option. In this case, the site already was set up
13 for it, so I -- I think it works pretty well now. And I think
14 it's going to be clear.

15 Really, the only place you kind of have a one-way is
16 between the stacking for the drive-through and that bank of
17 parkings behind the building would be the only place that would
18 really be a one-way. And that's going to be -- that's your
19 escape lane for the drive-through. And it's so low-traffic back
20 there that I don't really conceive it to be an issue. Because
21 you can go two-way around those parking, so not an issue,
22 really.

23 MR. GRIFFIS: Okay. Yeah, I think the site flow --
24 flowed well before, and now you just cleaned up the drawings, so
25 it's easy to understand.

1 MR. PAISON: Yeah.

2 MR. GRIFFIS: And then I think your -- your renderings
3 look really cool. Like, I think it's going to be a nice
4 modernization of the building -- and especially if it kind of
5 complements the gas station. Once you get them all done
6 together, it's going to be a real nice change to that corner.
7 So I'm in favor of approval on this one.

8 Any other comments from the Commission?

9 MS. BERNOUDY: Are we -- are we making a motion on
10 the --

11 MR. GRIFFIS: Yeah, after the Planner's
12 recommendation, we would have the final approval of site plan.
13 They still need City Council approval for the special use.

14 Do we have a recommendation from the Planning
15 Department?

16 MR. PAISON: Yes, sir. We are recommending a
17 favorable recommend -- a recommendation rather -- or approval,
18 rather, not a recommendation. I'm still stumbling over that
19 one -- that PSP26-0013, the site plan request for this property
20 to convert the bank to small, multi-tenant commercial center
21 between 27100 Lahser Road be approved for the following reasons,
22 appearance, barrier-free access, coordination with adjacent
23 sites, pedestrian circulation access, screening, site design
24 characteristics, sight lighting, vehicular access, circulation
25 all meet -- those are all standards for site plan review that

1 the plan meets.

2 Recommendations based on the documents, facts,
3 representations, stipulations that it -- with the application
4 and placed on the record at the hearings. Conditions are
5 subject to approval of the special land use by City Council.
6 Site and building to be developed in accordance with the plan
7 set prepared by EDG that you've reviewed. Petitioner to be --
8 implement recommendations of Southfield Police Department Crime
9 Prevention Bureau regarding site security.

10 And continued compliance with all applicable
11 ordinances, codes, laws, and statutes. And all were to be
12 (indiscernible) under permits and plans approved by the City of
13 Southfield.

14 MR. GRIFFIS: All right. With that, we're looking for
15 a motion on the approval of PSP -- or approval or denial, I
16 should say, PSP26-0013.

17 MS. BERNOUDY: (Inaudible.)

18 DR. STEPHENS-GUNN: Through the Chair.

19 MR. GRIFFIS: Commissioner Bernoudy -- Commissioner
20 Bernoudy is in first.

21 DR. STEPHENS-GUNN: Oh. Oh. Okay. I'm sorry.

22 MR. GRIFFIS: It's just, like, the time distance
23 sound, I guess.

24 MS. BERNOUDY: I'd like to make a favorable motion for
25 PSP26-0013.

1 MR. GRIFFIS: Do we have a second?

2 DR. STEPHENS-GUNN: Second.

3 MR. GRIFFIS: All right. We got a recommendation for
4 approval by Commissioner Bernoudy; seconded by
5 Dr. Stephens-Gunn.

6 All in favor?

7 FULL COMMISSION: Aye.

8 MR. GRIFFIS: Any opposed?

9 (No audible response.)

10 MR. GRIFFIS: All right. Site plan is approved
11 pending the -- that last special use approval by City Council.

12 MR. GAPPY: Thank you.

13 MR. GRIFFIS: Good luck. Thank you.

14 MR. GAPPY: Thank you.

15 MR. PAISON: I'll follow up with you guys --

16 MR. GAPPY: Okay.

17 MR. PAISON: -- tomorrow, all right?

18 MR. GAPPY: Thank you.

19 MR. GRIFFIS: Next item is a site plan review,
20 PSP26-0014. Two apartment buildings at Greenfield and Edwards.

21 MR. PAISON: Okay. All right. Thank you,
22 Mr. Chairman. As noted, we did go through the process of
23 rezoning this property a few months back to allow for this
24 development. They are now back to the site plan approval on
25 this. It is now zoned RM, Multi-Family Low-Rise, and approved

1 by Council.

2 And per the conditions of rezoning, they're looking at
3 the two two-story apartment buildings with 32 apartments. As
4 noted, RM zoning. B-3 is on the frontage along Greenfield, and
5 you got some single-family residential to the west. Parking to
6 the south.

7 As you can see here, this is a large underutilized
8 parking lot. It has been underutilized for some time. I looked
9 back at old aerial photos, and you -- there was literally --
10 never a lot of cars in this parking lot. It was just way larger
11 than it needed to be. As you can see, existing conditions, just
12 a big expanse of asphalt.

13 This is the proposed site and landscape plan. Similar
14 to what -- the concept plan that was shown with the rezoning.
15 You got the screening wall and greenbelt along the west property
16 line with the single-family, which is the -- this is turned, so
17 north is to your left, which is Edwards. Greenfield is the top.
18 It's -- because it was long, I had to tip it.

19 But -- so the residential side, they're going to have
20 the screening wall, and they're going to have the -- the
21 landscaping there. And then they've got an existing landscape
22 area they're retaining between the southern building and the
23 residential.

24 Parking lot on the north end has the landscaping.
25 There's a small knee -- like, a short wall, and then landscaping

1 on that side. We do have a connection out to the sidewalk on
2 Edwards that goes across the site all the way to the south
3 building.

4 There are bike racks. Actually, in this case, the
5 bike racks are actually mounted underneath the staircases in the
6 revised plan, so they're out of the weather. We show that on
7 the floor plans. It's a nice feature.

8 And landscaping on two sides of the building. Both
9 buildings are oriented toward the commercial side to kind of try
10 to reduce the activity level on the residential side of the --
11 the south building kind of had to be that way. The north
12 building is being built the same.

13 So you -- this -- you could see -- kind of underneath
14 the staircase, you could see the silhouettes of the two bikes
15 for the bike rack underneath the stairwells. And then you've
16 got these apartments here that are, I believe, two-bedroom with
17 a patio. Second floor, a little different floor plan.

18 And then these are the elevations, kind of showing the
19 bike rack under the stairs. You will notice on the ends of the
20 revised elevation, there are windows. We talked about that last
21 time, how they needed to put some windows on the ends of the
22 building.

23 So there are windows on the ends of the building now.
24 They are reflected on the floor plans. You can see them in the
25 renderings too.

1 The renderings have been updated to show the windows
2 added on the ends of the building and to show the altering
3 material -- color and texture and materials kind of break up
4 that building facade a little bit. So you can see they've got
5 brick in some areas, siding in other areas, a different color
6 brick. Makes the building's a little less monolithic.

7 You go -- and then they've got a -- on the ends of --
8 end of the building, they've got a mural that's for their art
9 requirement. That's still got to go to the Arts Commission.

10 And then I believe the petitioners are present, if
11 they'd come up.

12 This is a site plan approval, so you have final
13 approval authority. There is no public hearing on this.

14 MR. GRIFFIS: Hello. Please give us your name and
15 address for the record.

16 MS. DICICCO: Good evening. My name is Danae DiCicco.
17 I'm an architectural designer from Gateway Engineering &
18 Surveying. And this is --

19 MR. GANDHI: Mitesh Gandhi from Gateway Engineering.
20 8155 Annsbury, Shelby Township.

21 MR. GRIFFIS: Thank you.

22 MS. DICICCO: Yeah. I think -- I think you did a
23 really great job of covering all the adjustments. So I guess if
24 there's any architectural questions or site questions, we can
25 answer any questions you may have.

1 MR. GRIFFIS: Okay. Thank you.

2 Dr. Stephens-Gunn, if you want to kick us off?

3 DR. STEPHENS-GUNN: Yeah, I've got -- I've got -- I've
4 got a couple of questions. Okay.

5 In your renditions, we talked about adding the
6 windows, and I see that you added the windows on the side. But
7 the -- but the art, is that -- is the art -- is this what you
8 all are calling the art feature.

9 MS. DICICCO: So that's just --

10 DR. STEPHENS-GUNN: This -- this right here?

11 MS. DICICCO: It's basically a -- a -- I'm sorry.

12 DR. STEPHENS-GUNN: Go ahead.

13 MS. DICICCO: It's basically a placeholder.

14 Previously, we were asked to have a third of the side -- have an
15 available space for a local artist to work his magic. So the
16 windows are on either side of where the mural will -- would be
17 for a local artist to --

18 DR. STEPHENS-GUNN: And it's just going to be on the
19 top part, not on the bottom part?

20 MS. DICICCO: Yeah, on the top part.

21 MR. PAISON: Yeah. And this will have to go through
22 the Arts Commission, and it may go through some iterations by
23 the time the Arts Commission is done with it.

24 DR. STEPHENS-GUNN: Okay.

25 MR. PAISON: The Arts Commission makes a

1 recommendation. Planner Croad is the final approval on --

2 DR. STEPHENS-GUNN: Oh, no. No. No. I -- I just
3 need -- because what they have here is ugly.

4 MR. PAISON: Yeah.

5 MS. DICICCO: It's just a placeholder.

6 MR. PAISON: They'd have to come in with a real design
7 and get it approved, this is just a placeholder.

8 DR. STEPHENS-GUNN: Okay. Okay.

9 MR. PAISON: A lot of times on the plans, they'll
10 literally just have a box that says mural.

11 DR. STEPHENS-GUNN: That would be -- that'd be
12 prettier than this. Okay.

13 MR. PAISON: You know, or a sculpture. There'll be a
14 square box that says future sculpture.

15 MR. GRIFFIS: All art is subjective. You know, the
16 beauty of the --

17 MS. DICICCO: This is abstract.

18 MR. PAISON: Yeah. And one of the tricks about the
19 public art -- we'll have to get into this -- is, like, it needs
20 to be viewable from a public right-of-way, so it probably would
21 need to be on the north -- the north end of the north building
22 to be viewable from Edwards. Because back here, like, in
23 between the buildings or at the south end, it's not really
24 viewable from the public right-of-way. But that's -- that can
25 all be worked out.

1 And if -- depending on the -- the -- the cost of the
2 piece of art, they may end up with a bigger mural, it ends up
3 being above and below. Like, we'll work all that out. There's
4 a minimum value. They have to show us the contract with the
5 artist for that.

6 DR. STEPHENS-GUNN: Okay. Okay.

7 MR. PAISON: But it's -- like, it could -- and by the
8 time it's all said and done, it could be a sculpture. It could
9 be a mural. It can be enhanced landscaping. It can be enhanced
10 architecture. There's a -- the definition of art in the
11 ordinance is purposefully somewhat broad. So there are options
12 there. A mural is going to be one of our more common
13 approaches. Either murals or sculpture are probably the two
14 most common.

15 DR. STEPHENS-GUNN: Okay. Well, thank you for taking
16 our -- our advice about adding windows to those sides. It looks
17 so much better. Thank you.

18 MS. DICICCO: It does. Yeah. Thank you.

19 DR. STEPHENS-GUNN: I'm done.

20 MR. GRIFFIS: Commissioner Martin.

21 MR. MARTIN: No questions at this particular moment.
22 That doesn't mean I won't come up with one in a minute.

23 MS. DICICCO: Okay. That's okay.

24 MR. GRIFFIS: Commissioner Bernoudy?

25 MS. BERNOUDY: No questions at this time.

1 MR. GRIFFIS: Commissioner Gruber?

2 MS. GRUBER: No questions.

3 MR. GRIFFIS: All right. I appreciate the
4 modernization of the exterior materials and everything. It's --
5 just be a shame not to build what everyone else is building in
6 the city. So this is -- it just looks like a much more inviting
7 place to be. And I think it looks good.

8 Commissioner Martin, anything now?

9 MR. MARTIN: Yeah.

10 MR. GRIFFIS: All right.

11 MR. MARTIN: On the -- the greenscape on the plan,
12 there are -- there is grass on front -- on both sides of the
13 building. Am I --

14 MR. PAISON: Yeah.

15 MR. MARTIN: That's -- that's correct?

16 MR. PAISON: It's mostly shrubs and perennials, it
17 looks like. Not so much lawn as in the foundation plantings, if
18 I'm reading it correctly.

19 MR. MARTIN: Yeah. Okay. Yeah.

20 MR. PAISON: It's going to be planting beds with
21 perennials and shrubs.

22 MR. MARTIN: The only -- the reason I ask is because
23 when you go to the next drawing with the -- with the building
24 itself, you don't see anything.

25 MR. PAISON: Yeah.

1 MR. MARTIN: So I just wanted to make sure that --
2 that -- that I was -- that -- that the green is --

3 MR. PAISON: Yeah.

4 MR. MARTIN: -- is there. Okay.

5 MR. PAISON: Yeah.

6 MR. MARTIN: That -- that -- that's it.

7 MR. GRIFFIS: I just want to mention too, this is a --
8 correct me if I'm wrong -- but 16 unit in a 16-unit building?

9 MS. DICICCO: Yes.

10 MR. GRIFFIS: So a total of 32?

11 MS. DICICCO: Yes.

12 MR. GRIFFIS: So we've been talking about missing
13 middle housing in Southfield, and there's no duplexes or there
14 wasn't -- until recently, there wasn't small town home projects.
15 They'd either be 400 units on a vast site or old high-rises that
16 are very tired. So this is the kind of medium-sized development
17 we've been looking for in the city.

18 MS. DICICCO: Great.

19 MR. GRIFFIS: It's -- not a lot of people have been
20 doing it, which is good. We've had a few, like, small duplex
21 and townhouse projects try to -- try to integrate. But, I mean,
22 this is a good use of the site.

23 You've already got commercial uses there. You had all
24 this extra space. It really is going to kind of buffer the
25 houses behind it from all the activity on Greenfield and all the

1 commercial. And it's going to be a change looking out --
2 looking out your window and seeing something tall, but it should
3 be less noise than it was over the years.

4 MS. DICICCO: Yeah.

5 MR. GRIFFIS: You know, we look at projects of 500
6 units, and then we come down to something like this size too.
7 And it's, like, you got to just remember that this is what we've
8 been looking for more of in the city. So this is a good
9 example. Will be nice to see this built and see how it really
10 integrates moving around.

11 MR. PAISON: Yeah. I would note, one of the
12 interesting things about these infill projects is, they may not
13 be for everyone, but it's only 32 units. They are going to be
14 32 people who this will be a choice that works for them.

15 MR. GRIFFIS: Oh. Yeah. Absolutely.

16 MR. PAISON: Like, if you're building 700 of these,
17 maybe, maybe not. But if you're building 32 of them with the
18 housing we have now, you should have no trouble renting those in
19 Southfield for that many units. And we know there's people
20 looking for -- especially, they're looking for more modern, new
21 product.

22 Because some of our old -- our other apartment
23 complexes have allowed themselves to get old and worn out and
24 need to be renewed, unfortunately. For what -- what's going in
25 the market, something that's nice like this and conveniently

1 located, you know, this would be great if someone works in this
2 part of Oakland County, this might be just where they need to
3 be.

4 So I guess I always tell people, like, I used to get a
5 lot of homeowners on my Planning Commission I dealt with in
6 Dearborn, and they'd always be like, Who would live in this?
7 Because they'd lived in single-family homes for, like, 50 years.

8 And I'm, like, there are other people that live in
9 different ways. So I'd just have to remind them, like, You're
10 not everybody. Yeah. So I think this is a good infill project,
11 and I'd like to see the missing middle come in and take over a
12 parking lot that's just been sitting there generating stormwater
13 runoff with not proper stormwater management.

14 It's actually a heat island effect. That parking lot
15 wasn't neutral. It was a detriment to the community and a waste
16 of valuable land. So it's -- it's good to see something go in
17 there that's going to meet housing needs.

18 It's going to have modern stormwater. It's going to
19 have landscaping. I think that's great. You know, I'm -- I'm
20 highly supportive of this sort of infill.

21 MR. GRIFFIS: Any other questions?

22 (No audible response.)

23 MR. GRIFFIS: Do I have a recommendation from the
24 Planning Department?

25 MR. PAISON: Yeah. Let me slide down here to our

1 recommended resolution. We are recommending approval of this
2 proposal, PSP26-0014, on Edwards Avenue and West Greenfield,
3 construction of two two-story apartment buildings, total of 32
4 apartments.

5 We do note on the site plan review standards,
6 barrier-free access, coordination with adjacent sites, drainage
7 improvements, pedestrian circulation and access, screening, site
8 design characteristics, vehicular circulation access.

9 We do, you know, make this recommendation based on the
10 documents, facts, and representations and stipulations submitted
11 with the application and placed on the record at the hearings by
12 the representatives and their petitioner.

13 Conditions are subject to conditions of the
14 conditional rezoning PCZR25-003 approved by City Council,
15 December 15th, 2025. Subject to approval of zoning waivers by
16 the Zoning Board of Appeals for side setback, north building
17 east side, and spacing between apartment buildings.

18 Site and building shall be developed in accordance
19 with the site plan -- submitted plan set prepared by GS Gateway
20 as revised and presented at the public hearing.

21 The petitioner is to implement the recommendations of
22 the Southfield Police Department's Crime Prevention Bureau
23 regarding site security.

24 Site lighting to comply with the lighting plan to be
25 provided by -- by the city, be approved by the city planner. I

1 believe we've got the lighting plan now. At the time I drafted
2 this, we didn't have the lighting plan yet. We do now have a
3 lighting plan from them, and it does comply.

4 Project subject to the Public Art Requirement. Final
5 approval of the art by city planner after review by the Arts
6 Commission. Continuous compliance with all applicable
7 ordinance, codes, law, statutes. Petitioner to perform all work
8 under plans, permits, and final inspections approved by the City
9 of Southfield.

10 MR. GRIFFIS: Thank you.

11 Commissioner Martin.

12 MR. MARTIN: I have a question. Maybe I'm missing
13 something, but -- no -- no questions.

14 MR. GRIFFIS: All right. Do we have a motion?

15 DR. STEPHENS-GUNN: Through the Chair, I motion that
16 we accept the Department's recommendation of approval for
17 PSP26-0014 site plan review.

18 MS. BERNOUDY: Second.

19 MR. GRIFFIS: Okay. We got a motion for approval by
20 Dr. Stephens-Gunn; seconded by Commissioner Bernoudy on
21 PSP26-0014.

22 All in favor of approval?

23 FULL COMMISSION: Aye.

24 MR. GRIFFIS: Any opposed?

25 (No audible response.)

1 MR. GRIFFIS: All right. Project is approved. Their
2 next step is just, basically, building --

3 MR. PAISON: Zoning Board of Appeals.

4 MR. GRIFFIS: Oh, yeah. Zoning Board of Appeals.

5 MR. PAISON: Kyle will follow up with you at the --
6 the Zoning Board of Appeals application. We'll get that in and
7 get you processed for that for those two waivers you need.

8 MR. GANDHI: Okay.

9 MR. PAISON: They are reasonable waivers based on the
10 nature of the site. The -- the setback waiver is actually on
11 the commercial side of the building. They -- they had to tuck
12 that side to make the -- the setback on the residential side
13 meet, which was the more important one. We want them to meet
14 that one.

15 And then the spacing between the buildings once in.
16 Because you're doing an infill site, it's just a little tight.
17 They need to be a little under the minimum required spacing and
18 ordinance based on the height and length of the buildings.

19 So it's -- both of those are reasonable based on the
20 nature of the site that they're going into. I don't think the
21 Zoning Board will have much trouble with them. But Zoning Board
22 is an independent body. They need a majority to approve. We'll
23 let the process take its course.

24 MR. GRIFFIS: All right. Thank you. Good luck.

25 MS. DICICCO: Thank you all for your time.

1 MR. GANDHI: Thank you.

2 MR. MARTIN: Thank you.

3 MS. BERNOUDY: Thank you.

4 MS. GRUBER: Good night.

5 MR. PAISON: All right.

6 MR. GRIFFIS: Next, our review of minutes from June
7 3rd and June 24th, 2026.

8 MR. PAISON: Yep. We have the -- the June 3rd study
9 meeting and the -- the 24th regular meeting with the transcript
10 that we're looking to get approved.

11 MR. GRIFFIS: Any comments? Or if not, we're looking
12 for a motion.

13 DR. STEPHENS-GUNN: Through the Chair, I recommend
14 that we accept the -- the draft minutes -- no, we accept the
15 minutes.

16 MR. MARTIN: Yes.

17 DR. STEPHENS-GUNN: We accept the minutes from June
18 3rd, 2026, the Planning Commission Study Meeting, and June 24th,
19 2026, the Planning Commission Regular Meeting.

20 MR. MARTIN: Second.

21 MR. GRIFFIS: Okay. Motion to approve the minutes by
22 Dr. Stephens-Gunn; seconded by Commissioner Martin.

23 All in favor.

24 FULL COMMISSION: Aye.

25 MR. GRIFFIS: All right. Minutes are approved.

1 Now is the public comment portion of the meeting. I'd
2 like to open up for public comment at this time. Any members of
3 the public would like to come forward and speak, you'll have
4 three minutes.

5 Seeing no members of the public present, I will close
6 the public comments.

7 Next is Council items update.

8 MR. PAISON: Yeah. Just a couple of things from our
9 last Council, which was, I believe, on the 20th. We got
10 approved to participate in the DIA Inside Out program, which is
11 an art program where they put reproductions in the community in
12 various locations. We qualify to participate next year or this
13 year?

14 MR. BRYCE: We are applying.

15 MR. PAISON: We are applying to participate in that
16 program. We just got Council's approval to apply, so -- because
17 we will be placing them probably on public property. It usually
18 goes into parks, municipal campus, that kind of thing.

19 The second thing, we got approved to apply for a grant
20 from Oakland County access to transit for bus stop improvement.
21 They got approved to apply there. You know, we got that state
22 grant last year that allowed us to do a bunch of extra bus stop
23 improvements.

24 Well, the County announced they still had a bunch of
25 money from the transit village that they hadn't spent on bus

1 stop improvements. Not enough people applied. So they
2 announced another round of funding. And I'm like, We'll take
3 your money.

4 So we're -- we're going to apply to try to get 150,
5 200 grand again in grant money so we can -- if we get this
6 grant, and we do all these bus stop improvements, we'll have
7 improved all of the easily improved bus stops in the city. What
8 will be left is something where there's grade issues or other
9 problems where it's hard to make them accessible. And there's
10 some in, like, state right-of-ways because MDOT is not the
11 easiest to deal with when you do stuff in the right-of-way.

12 But this will really get us up to into, like, the --
13 we'll have improved up in the 70 percent level of the bus stops
14 within the city, which is pretty impressive given that they just
15 started this process in 2019. So we've made a lot of progress.
16 We're hoping -- we're hoping on that one.

17 The Northland City Center ODD Amendment Number Three,
18 the phasing timeline, the part two of that -- because you
19 remember Council approved part of it a few months back for the
20 sports dome to be built, and then they held off on the phasing
21 and timeline. Well, they approved part of the phasing and
22 timeline for Phase 1A, which is those two buildings under
23 construction already, and then the sports dome.

24 And then I think Phase 1B, which is F and G, the two
25 buildings would be built right next to the two buildings that

1 are currently under construction. They want to see some
2 progress before they approve the rest of the updated timeline.
3 So they're -- they're slowly working their way through getting
4 that caught up. The sports dome site plan was approved, so
5 they'll be proceeding to permitting before too long. And then
6 the -- the developer for Northland does have to deliver them a
7 site that's, like, level and has utilities, but that's neither
8 here nor there.

9 And then the Kroger Fuel station got -- after
10 discussion at the study meeting, at the regular meeting, they
11 postponed them again to August because they didn't get the
12 answers -- Council didn't get all the answers they were looking
13 for. So they -- it -- Planner Croad's recommendation postponed
14 it to August. So that one's still hanging out there.

15 Kroger is supposed to continue some of its
16 improvements to the store. The shopping owner -- the center's
17 owner is supposed to make a few more improvements to the
18 property. Then they're supposed to probably invite Council to
19 come out and visit the store and the property and look -- view
20 it before -- before that August meeting. We're going to see how
21 they're doing when they get to the August Council study meeting
22 to see whether or not they've made enough progress. Council is
23 still not perfectly pleased with them.

24 Miscellaneous. We have August 5th is our study
25 meeting. August 26th is our regular meeting. And August 12th

1 is scheduled as the long-range study meeting, but we don't
2 presently have any items for that agenda, so we're looking to --
3 recommendation to cancel the August 12th meeting.

4 DR. STEPHENS-GUNN: Through the Chair.

5 MR. GRIFFIS: Dr. Stephens-Gunn?

6 DR. STEPHENS-GUNN: I recommend that we cancel the --
7 accept the Department's recommendation that we cancel the -- the
8 long-range study meeting on August 12th, 2026.

9 MS. BERNOUDY: Support.

10 MR. GRIFFIS: Anybody opposed?

11 (No audible response.)

12 MR. GRIFFIS: All right. We got a recommendation to
13 cancel the long-range study meeting by Dr. Stephens-Gunn;
14 supported by Commissioner Bernoudy.

15 All in favor?

16 FULL COMMISSION: Aye.

17 MR. GRIFFIS: Any opposed?

18 (No audible response.)

19 MR. GRIFFIS: None. Okay. So we'll cancel that one,
20 and we'll still meet on the August 5th and August 26th.

21 MR. PAISON: Yep. And we do have a couple of items
22 for you for August 5th. Northland Towers was bought by Contour
23 Development Group, the Northland developer. They're coming in
24 for a conditional rezoning for part of that property along
25 Greenfield to make it B-3, so they can do development. And at

1 the same time, Costco Fuel is coming in to ask for site plan
2 approval for that corner. That's at Northland Drive and
3 Greenfield.

4 MS. GRUBER: So it'd be near the business center sort
5 of?

6 MR. PAISON: Yeah.

7 MS. GRUBER: Okay.

8 MR. PAISON: The business center is over on the
9 Northwestern side.

10 MS. GRUBER: Right. Okay.

11 MR. PAISON: The Costco will be on the Greenfield
12 side.

13 MS. GRUBER: Yeah. Okay.

14 MR. PAISON: But along -- you could leave, go down
15 Northland Drive, and then go into the Costco Fuel Center in
16 Greenfield, and then off of Northland Drive and onto that
17 property and get your gas. So that's -- that works because it's
18 actually not on the Northland site. So it's not restricted by
19 the Northland ODD that doesn't allow gas stations.

20 Because they first wanted to put it somewhere on the
21 Northland site. We were like, No, but south of that. So those
22 two are coming forward, the conditional rezoning and the site
23 plan, kind of, in parallel. So you could see both of those on
24 next Wednesday.

25 MR. MARTIN: I missed it. Where are they talking

1 about putting it?

2 MR. PAISON: It's the southwest corner of Northland
3 Drive and Greenfield.

4 MR. MARTIN: Oh. Okay.

5 MR. PAISON: Yeah. Yeah. So you know how Northland
6 Drive connects from Greenfield over to Northwestern on the south
7 of where the Costco is? The Costco is on the north side at one
8 end, Costco Fuel will be on the south side of the other end.

9 MR. MARTIN: Okay.

10 MR. PAISON: So you could -- you will be able to get
11 between them on Northland Drive without having to go on --

12 MR. MARTIN: Without go- -- yeah.

13 MR. PAISON: -- either of the major roads. So it's a
14 reasonable connection.

15 MS. GRUBER: Can I ask a question?

16 MR. PAISON: Sure.

17 MS. GRUBER: What's going on with the other Costco?

18 MR. PAISON: They're -- they're prog- -- they're
19 progressing.

20 MS. GRUBER: Oh. Okay.

21 MR. PAISON: The -- the --

22 MS. GRUBER: Because there's all these rumors going
23 around.

24 MR. PAISON: Yeah, there -- there was, like, some
25 delays with the closing.

1 MS. GRUBER: Okay.

2 MR. PAISON: But that's all -- I -- my understanding
3 is, it's all been worked out.

4 MS. GRUBER: Okay.

5 MR. PAISON: And now they're getting into, like, final
6 engineering, permitting.

7 MS. GRUBER: So many Costcos, so little time.

8 MR. PAISON: But, yeah, my understanding is that
9 project is proceeding. They've contacted us recently. They --
10 they executed the conditional rezoning agreement recently, so
11 that's done. And they're now working on their final
12 construction documents to submit for permitting.

13 MS. GRUBER: All right. Thanks.

14 DR. STEPHENS-GUNN: Through the Chair.

15 MR. MARTIN: I --

16 MR. GRIFFIS: Commissioner Martin, do you have a
17 question or comment?

18 MR. MARTIN: I just wanted to point out that we had
19 approved the oil station on Southfield Road. They are well
20 underway with that.

21 MR. PAISON: Yep.

22 MR. MARTIN: We have approved several of -- blank on
23 where they are. Several of the plans that we have approved,
24 they're doing construction to the tire store on 8 Mile near
25 Beech is --

1 MR. PAISON: Yep.

2 MR. MARTIN: -- underway. They have all the equipment
3 there. They -- they have supplies there to do the construction.
4 And they have it marked off.

5 And there are a couple of other things that we have
6 approved are well underway, and you can see that they're taking
7 actions on. So everything we're doing is coming --

8 MR. PAISON: Yep. They're coming along.

9 MR. MARTIN: -- through.

10 MR. PAISON: We are working on a -- a tracking sheet
11 for all the land use approvals that would kind of give a current
12 status to the -- to the City Council. We'd also share it with
13 this body probably on a quarterly basis. Looking back, we're
14 still kind of tweaking the layout and the information on it a
15 little bit, but at least you could glance at it and go, Okay,
16 like, what's the status of 24412 Southfield, the oil change?
17 And it'd be like it -- you would be able to look around at
18 current status would be, you know permits issued under
19 construction. You'd be able to get a quick update on that, at
20 least to the best of our knowledge.

21 MR. MARTIN: Do we know what's going on with the Post
22 Office on Lahser and 11 Mile? I know that's federal property
23 but --

24 MS. GRUBER: (Indiscernible) parking lot.

25 MR. MARTIN: Yeah. But they've got some heavy

1 equipment out there for what they're doing --

2 MR. PAISON: Yeah.

3 MR. MARTIN: -- and they're doing the front lot now
4 too.

5 MR. PAISON: The thing about federal sites is, they
6 don't get permits from us --

7 MR. MARTIN: Yeah.

8 MR. PAISON: -- so we frequently don't know what
9 they're up to until we see them doing it.

10 MR. MARTIN: And there's a construction park --
11 project going along the east side of Lahser, where -- I don't
12 know if they're doing some type of piping drainage or what.

13 MS. GRUBER: Down the road.

14 MR. MARTIN: Yeah. Yeah, on Lahser Road.

15 MR. PAISON: It's probably some kind of utility work.
16 I'm not aware though.

17 MR. MARTIN: Okay.

18 MS. GRUBER: Construction on (indiscernible) Road?

19 MR. PAISON: Yeah.

20 MR. MARTIN: Yeah.

21 MS. GRUBER: And then --

22 MS. BERNOUDY: Through the Chair.

23 MR. MARTIN: And do we have any time? Do we know when
24 we'll get the minutes from the meeting with City Council?

25 MR. PAISON: We have draft minutes I have to review,

1 but they'll be available for approval with the July minutes next
2 month as usual. So we'll have them -- I need to review them but
3 hopefully they'll be in your packet for next week, I just got to
4 review them.

5 MR. MARTIN: And so that I don't get killed, I'd like
6 to recommend we close the meeting.

7 MR. GRIFFIS: Wait a second, I thought we had another
8 recommendation.

9 MR. MARTIN: Yeah, that was it.

10 MR. GRIFFIS: All in favor.

11 FULL COMMISSION: Aye.

12 MR. GRIFFIS: Meeting adjourned.

13 (Meeting adjourned.)
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CERTIFICATE OF TRANSCRIBER

I, JANENE CLEARY, do hereby certify that I was authorized to transcribe the foregoing recorded proceeding; and that the transcript is a true and accurate transcription, to the best of my ability, taken while listening to the provided recording.

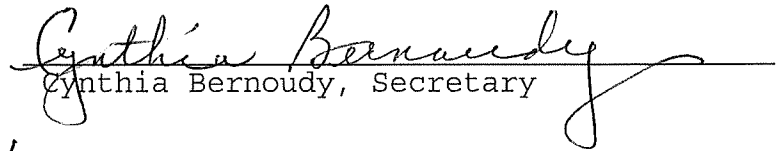
I FURTHER CERTIFY that I am not of counsel or attorney for either or any of the parties to said proceedings, nor in any way interested in the events of this cause, and that I am not related to any of the parties thereto.

DATED this 12th day of AUGUST, 2026

A handwritten signature in black ink that reads "Janene Cleary". The signature is written in a cursive, flowing style.

JANENE CLEARY, Michigan CSR No. 16359

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Cynthia Bernoudy, Secretary

Date: 8-26-26