

**MINUTES OF THE CITY OF SOUTHFIELD PLANNING COMMISSION
REGULAR MEETING OF OCTOBER 28, 2020
6:30PM
VIA TELECONFERENCE**

Planning Commission Members Present: Culpepper, Griffis, Huntington, Martin, Stephens-Gunn and Willis

Planning Commission Members Excused: Miah

Staff Present: City Planner Croad and Planner Spence

A. Call to Order – Chairman Griffis called the meeting to order at 6:34pm noting it was being conducted via teleconference.

Pledge of Allegiance – Chairman Griffis recited the Pledge on behalf of the Commission.

Roll Call – Chairman Griffis asked for Roll Call. Planner Spence called the roll and determined there was a quorum to conduct business.

B. Approval of the Agenda – Motion by Commissioner Willis to Approve the Agenda as presented. Seconded by Commissioner Culpepper. Roll call vote was called by Chairman Griffis. Planner Spence called the Roll:

Commissioner Culpepper: Aye

Commissioner Griffis: Aye

Commissioner Huntington: Aye

Commissioner Martin: Aye

Commissioner Stephens-Gunn: Aye

Commissioner Willis: Aye

Motion passed.

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

D. Public Hearings – Chairman Griffis called for the first case.

1. PZRODD20-0001 is the Rezoning Request of Contour Development, on behalf of the owner, City of Southfield, to amend the Northland Subarea Redevelopment Plan Overlay Development District to allow for a mixed-use development on the following parcels: 2436-476-023, 2436-476-028, 2436-476-035, 2436-476-040, 2436-476-044 thru -047, or +/- 110.06 acres, more or less, City of Southfield, Oakland County, State of Michigan.

City Planner Croad gave a brief overview of the project and introduced Mr. Bruce Kopytek from Contour.

Mr. Kopytek explained where they were in the process with Phase 1 and Phase 2 and went through the PowerPoint for the project. He noted they are still working on the Overlay Development District Development Agreement and hoped to have that done

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soon. He noted he was available for any comments.

City Planner Croad noted that he wished to have the Public Hearing on the project tonight and would bring the ODD Agreement to the Commission at the November Regular Meeting.

Chairman Griffis noted this was a Public Hearing and invited the Public to call in if they had any comments on the proposal. Planner Spence gave out the phone number and stated that due to the delay between the live teleconference and the Cable version we would need to wait a few minutes to see if any one called in.

Downtown Development Authority Director Al Aceves noted that the DDA Board had reviewed the proposal and approved of the concept.

After the allotted time Planner Spence noted there was no one else on the line. Chairman Griffis then closed the Public Hearing and opened the floor to the Commission.

Commissioner Culpepper noted it was good to start the development along Greenfield Road so people saw that something was happening.

Commissioner Huntington noted he was excited about the prospect of this development. He asked if there was an area set aside for concerts or other outdoor activities. Mr. Kopytek noted that an area would be available by the water feature on the west side of the site.

Commissioner Willis inquired if this would be subsidized housing. Mr. Kopytek noted that their target market was young professionals with rents at market rate.

Commissioner Stephens-Gunn thanked Mr. Kopytek for taking her on a journey down memory lane. She has many fond memories of Northland Mall Hudson's. She asked that a Tot Lot of dog park be considered if families with young children move in.

Commissioner Martin felt something good was going to happen here.

Commissioner Griffis noted he was excited about the prospect of something happening at Northland. The Live-work units are interesting. Having people on site is important.

City Planner Croad noted that he has been a part of the team reviewing the proposals for Northland and with Providence Hospital to extend their boundaries.

City Planner Croad noted that he wanted to hold off on a Recommendation from the Commission on this item until next month and asked the Commission to postpone the item to the November 18, 2020 Regular Meeting.

Chairman Griffis called for a motion.

Commissioner Stephen-Gunn made a Motion to Postpone a Recommendation on PZRODD20-0001 to the November 18, 2020 Regular Meeting of the Planning

Commission. Commissioner Willis Seconded the Motion. Chairman Griffis asked if there was any further discussion. Hearing none he called for a Roll Call Vote. Planner Spence obliged.

Commissioner Culpepper – Yea
Commissioner Stephens-Gunn – Yea
Commissioner Huntington – Yea
Commissioner Martin – Yea
Commissioner Willis – Yea
Chairman Griffis – Yea

Planner Spence noted the Motion carries.

Chairman Griffis called for the next item.

2. PZTA20-0003 is a Council-initiated Zoning Ordinance Text Amendment to amend Title V, Zoning and Planning, Chapter 45, Zoning, of the Code of the City of Southfield by amending various Articles and Sections of the Zoning Ordinance related to Mobile MRI (Magnetic Resonance Imaging) Units, and other amendments that may become necessary as needed for the City of Southfield.

This text amendment specifically addresses defining Mobile Medical Trailers and designating in which Zoning Districts these trailers would be allowed, as well as, conditions for approval, and other amendments that may become necessary as needed for the City of Southfield.

Planner Spence gave a brief overview of the amendment noting that for the health, safety and welfare of the public using these units, there is a need to get them enclosed instead of just in a parking lot that forces patients to cross driveways and parking lots to get to the unit in some cases.

Chairman Griffis opened the Public Hearing. There was no public wishing to speak on this matter so Chairman Griffis closed the Public Hearing and opened discussion by the Commissioners.

Commissioner Martin wanted clarification we will be asking that these be in a completely enclosed building. City Planner Croad noted that is what is being suggested so that patients are completely protected from the elements.

Commissioner Huntington noted these are very large units.

Commissioner Martin asked if we were defining Mobile Medical Trailers or other units as well. City Planner Croad noted the definition covers a wide range of units. Commissioner Martin asked if there would be more detail on what was expected from operators. City Planner Croad noted we are asking for full enclosure with either a building addition or a building that the trailer can be pulled into and out of. Commissioner Martin felt the State of Michigan requires more than we are suggesting. City Planner Croad noted that we didn't want to get to specific with state requirements

and instead referenced the State law that needs to be followed.

Commissioner Stephens-Gunn inquired as to the number of these units we have in the City. City Planner Croad noted it was 6-9 units.

There were no other comments on the Text Amendment so Chairman Griffis called for the Planner's Recommendation.

Planner Spence noted the Planning Department makes a **FAVORABLE RECOMMENDATION** of the draft dated 9-30-2020, for the following reasons:

The proposed text amendment will amend Title V, Zoning and Planning, Chapter 45, Zoning, of the Code of the City of Southfield by amending various Articles and Sections of the Zoning Ordinance related to Mobile MRI (Magnetic Resonance Imaging) Units, and other amendments that may become necessary as needed for the City of Southfield.

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Chairman Griffis asked if there was any further discussion. Hearing none he called for a Motion.

Favorable Recommendation by Commissioner Culpepper, Seconded by Commissioner Huntington.

Chairman Griffis called for a Roll Call vote:

Commissioner Stephens-Gunn – Yea
Commissioner Huntington – Yea
Commissioner Martin – Yea
Commissioner Willis – Yea
Commissioner Culpepper – Yea
Chairman Griffis – Yea

Planner Spence noted the Motion carries.

E. Site Plans – Chairman Griffis called for the first Site Plan.

PSP20-0009 is the Site Plan Review Request of ZA Design Build, on behalf of the owner, JQK Properties, to construct a new composite deck off the northeast corner of the existing building located at 29444 Northwestern Highway, Sidwell Parcel 2407-326-008, E 123 Ft Of W 244.5 Ft Of Lot 2 Supervisors Plat No. 2 1.29 Ac, on the north side of Northwestern Highway between Franklin Road and Rosemond Drive, Section 07, City of Southfield, Oakland County, State of Michigan.

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Planner Spence noted that the petitioner was working on a new design for this site and made a recommendation to Postpone this Item to a Date Certain being the November 18, 2020 Planning Commission Regular Meeting.

Chairman Griffis called for a Motion.

Motion by Commissioner Willis to Postpone PSP20-0009 to a Date Certain being the Planning Commission Regular Meeting of November 18, 2020. Seconded by Commissioner Stephen-Gunn. Chairman Griffis asked if there was any further discussion. Hearing none he called for a Roll Call vote. Planner Spence obliged.

Commissioner Huntington – Yea
Commissioner Martin – Yea
Commissioner Willis – Yea
Commissioner Culpepper – Yea
Commissioner Stephens-Gunn – Yea
Chairman Griffis – Yea

Planner Spence noted the Motion carries.

Chairman Griffis called for the next item.

PSP20-0011 is the Site Plan Review Request of Design Resources for Architecture, LLC, on behalf of the owner, Restorative Rehab, LLC, various site improvements and construction of a new entrance canopy for a rehabilitation facility located at 20830 Rutland Drive, Sidwell Parcel 2436-377-015, W 1/2 Of Lot 14 Northland Park No. 2, on the east side of Rutland Drive between W Eight Mile Road and Westhampton Street, Section 36, City of Southfield, Oakland County, State of Michigan.

Planner Spence gave a brief overview of the proposal noting the project had started in 2010 but the owner was unable to finish. He introduced Mr. David Donnellon, architect.

Mr. Donnellon noted that the project had started in 2010 but financing became an issue but the owner, Dr. Dean, had a new partnership and was ready to move forward to complete the project.

DDA Director, Al Aceves, noted that the DDA Board has reviewed the proposal and approved of the project. He felt it was good news that this was moving forward.

Chairman Griffis opened the discussion to the Commissioners.

Commissioner Martin inquired if there was land to the east of the proposal that would be landlocked. City Planner Croad noted that all those parcels are owned by one entity so there would be no landlocked parcels. Commissioner Martin asked the range of the types of patients that would use the facility. Mr. Donnellon noted there would be a wide range of patients.

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Commissioner Culpepper noted this project needs to get done. He thanked Mr. Donnellon and Dr. Dean for seeing it through.

Commissioner Martin asked what the finish of the driveway would be. Mr. Donnellon noted asphalt with concrete curbs.

Chairman Griffis had no issue with the proposed waivers due to the size of the property that would make adhering to the setbacks unmanageable.

There being no other discussion Chairman Griffis called for a Recommendation from the Planner. Planner Spence read the Favorable Recommendation into the record along with the conditions.

Chairman Griffis called for a motion.

Motion by Commissioner Martin for Favorable Recommendation of PSP20-0011 with the Conditions as read. Seconded by Commissioner Culpepper. Chairman Griffis asked if there was any further discussion. Hearing none he called for a Roll Call vote. Planner Spence obliged.

Commissioner Martin – Yea
Commissioner Willis – Yea
Commissioner Culpepper – Yea
Commissioner Stephens-Gunn – Yea
Commissioner Huntington – Yea
Chairman Griffis – Yea

Planner Spence noted the Motion carries.

Chairman Griffis called for the next item.

PSP20-0012 is the Site Plan Review Request of Yukon Building, on behalf of the owner, Kiwi Hospitality, LLC, for various site and façade improvements and construction of a new entrance canopy for the hotel located at 26555 Telegraph Road, Sidwell Parcels 2420-201-014, 2420-201-015 & 2420-201-016, on the west side of Telegraph Road between Swanson and M-10/I-696 Freeway, Section 20, City of Southfield, Oakland County, State of Michigan.

Planner Spence gave a brief overview of the proposal noting the scope of the five-story hotel had been reduced and the owner was now looking to add a small lobby to the north side of the building along with façade changes. He noted that there was a waiver parking that would be needed. He introduced Mr. David Dowling.

Mr. Dowling reiterated what Planner Spence had said and noted he was there to answer any questions. He also noted that the room count might be reduced that could change the parking counts for the site. City Planner Croad noted that in lieu of the parking waiver, since it was for only five cars, he did have leeway in approving additional bike racks and Mr. Dowling might want to take advantage of that by adding five more bike racks to the property.

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Chairman Griffis thought this was a good proposal and was happy to see the entire hotel be refurbished.

There were no other comments so Chairman Griffis asked for the Planner's Recommendation.

Planner Spence noted the Planning Department was making a Favorable Recommendation for PSP20-0012 and read the Conditions into the record. Chairman Griffis asked if there were any other comments. Hearing none, he called for a Motion.

Motion for Favorable Recommendation for PSP20-0012 made by Commissioner Martin. Seconded by Commissioner Culpepper. Hearing no comments from the Commission Chairman Griffis called for a Roll Call Vote. Planner Spence obliged.

Commissioner Willis – Yea
Commissioner Culpepper – Yea
Commissioner Stephens-Gunn – Yea
Commissioner Huntington – Yea
Commissioner Martin – Yea
Chairman Griffis – Yea

Planner Spence noted the Motion carries.

Approval of Minutes:

Chairman Griffis called for approval of the Minutes of August 12, 2020, August 26, 2020 and September 16, 2020.

Motion by Commissioner Martin to approve the Minutes as presented. Seconded by Commissioner Culpepper. Chairman Griffis called for a Roll Call Vote.

Commissioner Willis – Yea
Commissioner Culpepper – Yea
Commissioner Stephens-Gunn – Abstained
Commissioner Huntington – Yea
Commissioner Martin – Yea
Chairman Griffis – Yea

Planner Spence noted the Minutes were approved.

Chairman Griffis called for the Public Comment portion of the meeting. Planner Spence gave out the phone number to call in on should the public like to speak on any matter.

Chairman Griffis asked if there were any Miscellaneous items.

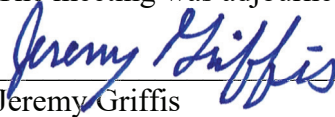
Planner Spence noted there were only two meeting in November, November 4 Study and November 18 Regular.

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City Planner Croad invited the Commission to participate in a Virtual Town Hall on November 19 regrading Hubert Massey.

There were no other comments.

The meeting was adjourned at 8:36p.m.

 January 11, 2021
Jeremy Griffis (date)
Chairman/js

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