

**MINUTES OF THE CITY OF SOUTHFIELD PLANNING COMMISSION
REGULAR MEETING OF NOVEMBER 18, 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 6:30pm noting it was being conducted via teleconference.

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

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

- B. Approval of the Agenda** – Planner Spence noted there are a number of cases on the Agenda that will either be Postponed or Dismissed and asked that those items be taken care of first for the benefit of any public that may be online regarding those items prior to discussion on the Contour-Northland ODD.

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

Commissioner Culpepper: Aye

Commissioner Huntington: Aye

Commissioner Martin: Aye

Commissioner Stephens-Gunn: Aye

Commissioner Willis: Aye

Commissioner Griffis: Aye

Motion passed.

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

D. Case Postponements and Dismissals

1. PZR20-0004 is a Rezoning Request of Zaid Arabo, ZA Design Build, on behalf of the Owner, Jason Najor, to rezoning .999 acres of land from RT Attached Single Family to P Vehicular Parking, Sidwell Parcel 2408-378-003, N 217.80 Ft Of Lots 6 & 7 of Supervisors Plat No. 5, on the east side of Dufty north of W Twelve Mile Road, Section 08, City of Southfield, Oakland County, State of Michigan.

Planner Spence noted the Planning Department was recommending this item be Postponed to a Date Certain being the December 16, 2020 Regular Meeting.

Motion to Postpone by Commissioner Culpepper. Supported by Commissioner Martin. Chairman Griffis called for a Roll Call Vote.

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

Motion carries.

2. PSLU20-0011 is a Special Use Request of Southfield Industrial Park, on behalf of the owner, Telegraph Mobile Home Park, for the construction of a 125,876gsf storage facility with first-floor retail, a 6,528gsf stand-alone retail center, and a 2,048gsf fast food restaurant with drive-thru, property located at 21315 Telegraph Road, Sidwell Parcel 2432-400-031, and vacant land, Sidwell Parcel 2432-400-030, on the west side of Telegraph Road, between W Eight Mile Road and Hazelhurst, Section 32, City of Southfield, Oakland County, State of Michigan.

Planner Spence noted the Planning Department was recommending this item be Postponed to a Date Certain being the December 16, 2020 Regular Meeting.

Motion to Postpone by Commissioner Culpepper. Supported by Commissioner Martin. Chairman Griffis called for a Roll Call Vote.

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

Motion carries.

3. 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.

Planner Spence noted the Planning Department was recommending this item be Dismissed without Prejudice.

Motion to Dismiss without Prejudice by Commissioner Martin. Supported by Commissioner Willis. Chairman Griffis called for a Roll Call Vote.

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

Motion carries.

- 4. PSP20-0013** is the Site Plan Review Request of Zaid Arabo, ZA Design Build, on behalf of the Owner, Jason Najor, to construct a 2,100gsf addition to the existing building for storage, along with expansion of parking on the subject property located at 25228 W Twelve Mile Road on the northwest corner of W Twelve Mile Road and Dufty, Sidwell Parcel 2408-376-023, N 400.53 Ft Of S 427.53 Ft Of Lot 19 of Supervisor's Plat No 5, as well as, construction of a parking lot on vacant land located on Sidwell Parcel 2408-378-003, N 217.80 Ft Of Lots 6 & 7 of Supervisors Plat No. 5, on the east side of Dufty north of W Twelve Mile Road, Section 08, City of Southfield, Oakland County, State of Michigan.

Planner Spence noted the Planning Department was recommending this item be Postponed to a Date Certain being the December 16, 2020 Regular Meeting.

Motion to Postpone by Commissioner Martin. Supported by Commissioner Culpepper. Chairman Griffis called for a Roll Call Vote.

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

Motion carries.

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

- 5. 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.

Planner Spence Noted that the Public Hearing on the is item was held on October 28, 2020 but the Commission postponed a Recommendation to the November 18, 2020 Regular Meeting to give the petitioner the time to submit the Overlay Development District Development Agreement documents.

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.

City Planner Croad noted he had a number of questions before the Commission asked their questions. He noted that there would be some aggressive phasing of the project and asked Mr. Kopytek to explain. Mr. Kopytek noted there would be three phases, 1A, 1B and 2. 1A consists of constructing Buildings A, B, F, G, J and K. Also during this time, the parts of the existing Mall will be demoed and cleaned up for the future phase. Phase 1B will consist of constructing Buildings C, D, E, H, I, L, M, and N, along with rebuild of the Mall portion. Phase 2 hasn't been determined yet, but it's possible it could consist of a hotel and possible other uses.

City Planner Croad noted that with regard to uses, Medical Marihuana Facilities would be excluded. He asked Mr. Kopytek to include a list of excluded uses as part of the ODD. He noted that Auto Dealerships might also be excluded. Mr. Kopytek noted that Medical Marihuana Facilities and Auto Dealerships, and other big box type uses were not part of their business plan and didn't fit with the environment they were hoping to develop.

City Planner Croad noted that the Commission had mentioned a tot lot and dog park as potential uses on the property. He encouraged Mr. Kopytek in include those in their development and call those out under "Urban Open Space" in the agreement.

City Planner Croad inquired about what would happen with the existing Water Tower and the Power Plant. Mr. Kopytek noted that DTE had inspected the power plant and noted it would need to remain. With regard to the boiler house, they were looking at the possibility of using it as a community center for the development. The Water Tower is iconic and the hope is to restore it and replace the North arrow logos.

City Planner Croad inquired about Green Infrastructure and what methods might be proposed on the site. Mr. Kopytek noted that they will do what they can to build as Green as possible.

City Planner Croad inquired about the Northland Art. Mr. Kopytek noted they would look at the existing Northland Art pieces as well as potentially commission someone to create new pieces similar to those from the era.

City Planner Croad noted that Mr. Al Aceves, Director of the Southfield Downtown Development Authority, as on the line and asked him if he had any further comments. Mr. Aceves noted that there have been a lot of negotiations on this project and hoped it would continue to move forward to meet the timeframes in place. He also noted the DDA Board was fully in favor of this project.

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

Commissioner Culpepper noted he was happy with the proposal and that construction would start along Greenfield Road so the public could see things were happening. He

noted that a one time a black-owned auto dealership was looking at a lot along Greenfield. He wanted to make sure to keep avenues open for minority business owners co construct on this site.

Commissioner Willis asked if the development would have a name. Mr. Kopytek noted it would be called Northland City Center and the old Hudson's building would be called Hudson's City Market. Commissioner Willis then asked if Community Outreach would be part of the business plan. Mr. Kopytek noted it would and they were hoping to partner with the Southfield Parks and Rec Department to program events at the large outside urban park.

Commissioner Stephens-Gunn inquired about a timeline for construction. Mr. Kopytek noted they hope to start with Building A & B in the Spring of 2021 then continue to the south along Greenfield Road as the northern buildings are completed. They hoped to have the buildings along Greenfield done by 2024 or 2025. With regard to the Hudson's City Market, they hoped to have that constructed by 2023 possibly.

Commissioner Huntington thought the phasing was good and that there would be no Medical Marihuana or big box stores on the site. He inquired if all the proposed housing would be the same or would there be different levels of construction quality. Mr. Kopytek noted they would be the same quality and of a mid-range design that has been successful on other developments they have constructed. He noted that a part of Phase 1B included lofts that would be a different construction type.

Commissioner Martin noted he liked the development. He inquired about underground parking. Mr. Kopytek noted that on the underground level, the old store spaces would be demoed and underground parking for about 800 cars would be added.

Chairman Griffis noted he was excited about the prospect of this development and the mix of historic preservation and new construction.

Commissioner Martin inquired about Senior Housing. Mr. Kopytek noted that it turns out one of their partners grew up within a mile of the Northland Mall and is developer of Senior Housing units. Commissioner Martin then asked what the make up of the restaurants in the Atlanta project was. He was most interested in whether there were chain restaurants. Mr. Kopytek noted that when he visited the development there were some chain stores from a retail standpoint but most restaurants were local and unique.

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

The Planning Department recommends **FAVORABLE CONSIDERATION** of PZRODD20-0001, to amend the existing ODD Agreement for the Northland Subarea Redevelopment Plan Overlay Development District to allow a Master Development Plan for mixed use development, as well as, the installation of the required landscape elements and plazas along Greenfield Road on 78.12 acres of land with underlying RS, Regional Shopping Zoning District, for the following reasons:

1. The proposal will be consistent with the surrounding zoning classifications and is in accordance with the Southfield Comprehensive Master Plan that indicates Cornerstone Development Authority Subarea for this parcel, and is consistent with the Northland Design Standards and Guidelines.
2. The proposal utilizing the Northland Subarea Redevelopment Plan ODD, Overlay Development District provisions, with underlying RS, Regional Shopping zoning will allow the petitioner to market the properties for redevelopment with mixed use land uses compatible with the abutting existing developments and will allow for development flexibility in accordance with the attached amended ODD Development Agreement
3. The proposed rezoning will not have adverse effects upon any of the adjoining zonings or land uses.
4. The petitioner is to work with the Planning Department to finalize the amended Northland Overlay Development District Development Agreement, including the inclusion of pieces of art from the Northland Collection that have been restored and reinstalled as a part of this proposed development.

Chairman Griffis called for a motion.

Commissioner Culpepper made a Motion for Favorable Recommendation on PZRODD20-0001. Commissioner Martin 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 Martin – Aye
Commissioner Willis – Aye
Commissioner Culpepper – Aye
Commissioner Stephens-Gunn – Aye
Commissioner Huntington – Aye
Chairman Griffis – Aye

Planner Spence noted the Motion carries.

F. Approval of Minutes:

Chairman Griffis called for approval of the Minutes of October 21, 2020, and October 28, 2020.

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

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

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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. After the allotted time, Planner Spence noted there were no public on the line for the Public Comments portion. Chairman Griffis closed Public Comments.

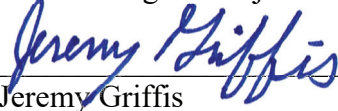
Chairman Griffis asked if there were any Miscellaneous items.

City Planner Croad reminded the Commission of the Virtual Town Hall on Thursday evening, November 19.

Planner Spence noted the next meeting is on Wednesday, December 2 and there would be a new rezoning case along with the items that were postponed from tonight's meeting.

There were no other comments.

The meeting was adjourned at 7:41p.m.

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