

**MINUTES OF THE CITY OF SOUTHFIELD PLANNING COMMISSION  
REGULAR MEETING OF AUGUST 26, 2020  
6:30PM  
VIA TELECONFERENCE**

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

**Planning Commission Members Excused:**

**Staff Present:** City Planner Croad and Planner Spence

- A. Call to Order** – Chairman Griffis called the meeting to order at 6:30pm noting it was being conducted via teleconference.

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

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

- B. Approval of the Agenda** – Motion by Commissioner Culpepper to Approve the Agenda as presented. Seconded by Commissioner Huntington. 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 Miah: 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

**PSLU20-0010** is a Special Use Request of Kokosing Industrial, Inc., on behalf of the owner, Great Lakes Water Authority, to construct two new water reservoirs and a pump building, and demolish the existing reservoirs and pump station, property located at 20920 East Street, Sidwell Parcels 2431-452-006 and 2431-452-031, Lots 39 & 40, Also E 489.10 Ft Of Lot 41 Exc S 502 Ft 8.850 A, Thomas Hitchman's Subdivision, and That Part Of W 1/2 Se 1/4 Lying E Of Thomas Hitchman's Sub & Sly Of Cen Line Of Shiawassee Rd Exc N 224.56 Ft, Also Exc S 667 Ft 2.570a, on the east side of East Street, north of W Eight Mile Road, Section 31, City of Southfield, Oakland County, State of Michigan.

Planner Spence gave a brief overview of the project noting that since the last Study Meeting the petitioner had revised the fencing along East Street to include an anti-climb fence from the north property line to the sliding gate on the north side of the driveway into the site. The

## Planning Commission Regular Meeting of August 26, 2020

sliding gate and the balance of the fence to the south property line would be black vinyl-coated chain link fence with barbed-wire on top which would need approval from the Zoning Board of Appeals. The existing fencing along the north, east and south property lines will remain as is but a waiver to retain the barbed-wire on top needs a waiver from the ZBA. He noted further that the height of the reservoirs doesn't need a waiver because the Zoning Ordinance allows for public buildings to be up to 55' in height. Regarding the Art Requirement, Planner Spence noted the Southfield Arts Commission had met on August 18, 2020 to discuss the use of the building paint jobs and approved the concept presented by GLWA. They noted however, that GLWA would have to back to them once GLWA settled on a final color scheme for final approval. He introduced Mr. Dennis Tinkler.

Mr. Tinkler noted the timeframe for construction would be a start date in Spring of 2021. He didn't have much more to add and would be happy to answer any questions the Commissioners might have.

Chairman Griffis noted that this is a Public Hearing for the Special Use and opened the Public Hearing to anyone who might wish to call in and offer their opinion. Planner Spence gave out the number to call in and stated he would need to give the public a few minutes to call due to the delay between the Webex version of the meeting and what the public was seeing and hearing online. After the allotted time Planner Spence noted that no public had called in. Chairman Griffis closed the Public Hearing and opened the discussion with the Planning Commissioners.

Commissioner Huntington asked how many employees would be at the site. Mr. Andrew Juergens from Great Lakes Water Authority noted that this facility is unmanned and operated remotely. There will be times when an employee will be on site but this is not a 24 hour a day operation with people on site. Commissioner Huntington then inquired if issues were to come up at an operation like this, what would those typically be. Mr. Juergens noted that it's generally maintenance of pumps and valves.

Commissioner Culpepper inquired parking is just for maintenance purposes? Mr. Jim Miller from Kokosing confirmed. Commissioner Culpepper asked if anything would be done on site between now and Spring of next year. Mr. Miller noted there was some investigative work on underground issues to resolve starting in October of this year. Commissioner Culpepper noted that he understood security was an issue but wasn't in favor of the barbed-wire.

Commissioner Martin asked where the source of the water to fill these tanks comes from. Mr. Juergens noted it was in Dearborn. The East Street tanks get filled a couple of times a day from that location. Commissioner Martin asked what the tanks are constructed of. Mr. Miller noted they are prestressed concrete. Commissioner Martin asked what the diameter of the tanks was. Mr. Miller noted they are just under 200' in diameter. When asked about the number of gallons the current reservoirs hold, Mr. Miller noted that the current tanks hold 10 million gallons each while the new tanks would only hold 5 million gallons each. He stated this since the current system is over-sized for the current needs this was an opportunity to right-size the system.

Commissioner Miah noted she felt these were please structures. She inquired if barbed-wire was a standard practice for these types of facilities. Mr. Juergens noted this is a standard

security system employed at most of their facilities and was arrived at after consultation with the Department of Homeland Security.

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

Chairman Griffis called for a motion.

Motion by Commissioner Willis for Favorable Consideration of PSLU20-0010. Seconded by Commissioner Miah. Chairman Griffis called for a Roll Call Vote:

Commissioner Culpepper: Aye  
Commissioner Huntington: Aye  
Commissioner Martin: Aye  
Commissioner Mia: Aye  
Commissioner Willis: Aye  
Commissioner Stephens-Gunn: Abstain  
Chairman Griffis: Aye

Motion Passes

**E. Site Plans** – Chairman Griffis asked if there were any questions on the Site Plan for the GLWA tanks.

Commissioner Willis asked if there was any way to use what would be a large vacant area of the site for some other public purpose like a park to serve the local needs of the community. Mr. Miller noted that after the existing tanks are demolished, the area where they were would be a fore bay and detention basin for storm water management. In addition, the plan indicates the potential for a future reservoir. They would like to retain the area for current and future needs.

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

Chairman Griffis called for a motion.

Motion by Commissioner Miah for Favorable Consideration of PSP20-0008. Seconded by Commissioner Culpepper. Chairman Griffis called for a Roll Call Vote:

Commissioner Huntington: Aye  
Commissioner Martin: Aye  
Commissioner Miah: Aye  
Commissioner Willis: Aye  
Commissioner Stephen-Gunn: Abstain  
Commissioner Culpepper: Aye  
Chairman Griffis: Aye.

Motion Passes

Chairman Griffis called for the next 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 on the rear portion 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 that this item had not been discussed at the first Study Meeting because the petitioner had not provided the revised plans. He noted further that he had a correspondence with the petitioner and architect over the last day and they will be submitting new plans for review and would be ready for September. Therefore, Staff is asked the Commission to Postpone PSP20-0009 to a Date Certain being the September 23, 2020 Planning Commissioner Regular Meeting.

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

Motion by Commissioner Culpepper to Postpone PSP20-0009 to a Date Certain being the September 23, 2020 Regular Meeting of the Planning Commission. Seconded by Commissioner Miah. Chairman Griffis called for a Roll Call Vote:

Commissioner Martin: Aye  
Commissioner Willis: Aye  
Commissioner Stephens-Gunn: Abstain  
Commissioner Culpepper: Aye  
Commissioner Huntington: Aye  
Chairman Griffis: Aye

Motion Passes

Chairman Griffis called for approval of the Minutes.

**Approval of Minutes:** July 8, 2020 Study Meeting  
July 22, 2020 Regular Meeting

Motion by Commissioner Martin for Favorable Consideration of the July 8, 2020 Study Meeting Minutes and the July 22, 2020 Regular Meeting Minutes. Seconded by Commissioner Huntington. Chairman Griffis called for a Roll Call Vote:

Commissioner Martin: Aye  
Commissioner Willis: Aye  
Commissioner Stephens-Gunn: Abstain  
Commissioner Culpepper: Aye  
Commissioner Huntington: Aye  
Commissioner Miah: Aye  
Chairman Griffis: Aye

Motion Passes

Planning Commission Regular Meeting of August 26, 2020

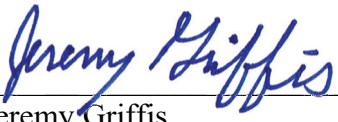
Chairman Griffis called for the Public Comment portion of the meeting. Planner Spence gave out the phone number to call in on should the public like to speak on any matter. After the allotted time Planner Spence noted no one had called in. Chairman Griffis closed the Public Comments.

Chairman Griffis asked if there were any Miscellaneous items.

Planner Spence noted that he would keep the Planning Commission informed but at this time he had no items for the September 2 Study Meeting and possibly not the September 9 Study Meeting either as he waits for revised drawings for the project that was postponed tonight as well as a potential other project. It's likely the first meeting in September would be on September 16 as we start the discussion on the Master Plan.

There were no other comments.

The meeting was adjourned at 7:23p.m.

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