

11.20.2024

CITY OF SOUTHFIELD

PLANNING COMMISSION

Council Chambers - Southfield, Michigan

Wednesday, November 20, 2024 - 6:30 p.m.

Video recording transcribed by

Janice P. Yates, CER-9181.

COMMISSION MEMBERS AND STAFF PRESENT:

Jeremy Griffis, Chair

Cynthia Bernoudy, Commissioner

Ghana Adell Goodwin-Dye, Commissioner

Andrea Storch Gruber, Secretary

Anthony Martin, Commissioner

Robert Willis, Vice Chair

Terry Croad, Director of Planning

1 Planning Commission Meeting

2 Wednesday, November 20, 2024

3

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

5 CHAIR GRIFFIS: I'd like to call this  
6 meeting to order. This is the City of Southfield  
7 regular meeting of the Planning Commission,  
8 November 20, 2024. Can we all please stand for the  
9 Pledge of Allegiance?

10 (Pledge of Allegiance recited.)

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

13 MR. CROAD: Through the Chair, Bernoudy?

14 MS. BERNOUDY: Present.

15 MR. CROAD: Goodwin-Dye?

16 MS. GOODWIN-DYE: Present.

17 MR. CROAD: Griffis?

18 CHAIR GRIFFIS: Here.

19 MR. CROAD: Gruber?

20 MS. GRUBER: Present

21 MR. CROAD: Martin?

22 MR. MARTIN: Present.

23 MR. CROAD: Stephens-Gunn is excused. Willis?

24 V. CHAIR WILLIS: Here.

25 MR. CROAD: You have a quorum tonight to

1 conduct business.

2 CHAIR GRIFFIS: Thank you. Do we have a  
3 motion to approve the agenda?

4 MR. MARTIN: To the Chair?

5 CHAIR GRIFFIS: Yes.

6 MR. MARTIN: Motion to approve the  
7 November 20, 2024, agenda as provided.

8 MS. BERNOUDY: I second it.

9 CHAIR GRIFFIS: Favorable motion to approve  
10 the agenda by Commissioner Martin, second by  
11 Commissioner Bernoudy. All in favor?

12 FULL COMMISSION: Aye.

13 CHAIR GRIFFIS: Any opposed?

14 (No response.)

15 CHAIR GRIFFIS: All right, agenda proceeds.  
16 Announcements and communications?

17 MR. CROAD: Nothing at this time.

18 CHAIR GRIFFIS: All right. On to the first  
19 item at 21101 Boening. There's two items here, a  
20 right-of-way vacation and then a special use. Both are  
21 public hearings.

22 MR. CROAD: Yes, I'll introduce both items,  
23 but we'll have to have separate public hearings on  
24 each.

25 PSV24-0001 and PSLU24-0020, petitioner is

1 American Mulch Producers, address is 21101 and  
2 28801 Boening Drive and 20905, 20921, and 20932  
3 Mapleridge Ave.

4 Existing zoning is Industrial I-1. Their  
5 request is to vacate the unimproved northern stub of  
6 the Mapleridge Ave. right of way that extends into the  
7 parcel and to modify and expand existing mulch  
8 operations to include surrounding parcels.

9 Hours of operation are 9 a.m. to 7 p.m.  
10 Number of employees at maximum shift, three -- three to  
11 five, total of 25.

12 As stated, there is -- the current zoning is  
13 I-1. There is some vehicular parking as a buffer; it's  
14 approximately a 50-foot buffer around the existing  
15 facility. Future land use is consistent.

16 The area that's indicated in green hatch is  
17 the portion of the street right of way. It's a paper  
18 street, but the right-of-way segment to be vacated, and  
19 the red parcels are to be added to the site.

20 These are utilities. They'll have to provide  
21 an easement regarding the street vacation.

22 These are existing conditions. The pathway  
23 that you see here is part of the 50-foot buffer, from  
24 where the mulch piles are to the rear property line,  
25 although the rear property line does extend past the

1 vegetation and the curving in these photos. This is  
2 looking from the perimeter.

3 And then, these are some existing conditions  
4 of buildings and facilities that would be added at a  
5 later date. And I'll let the petitioner go into more  
6 detail on these conditions, existing site plan, and  
7 then proposed site plan.

8 So, with that, I'd like to invite the  
9 petitioner and his architect to come up. If you guys  
10 can explain what you're looking to do and add anything  
11 that I've left out. And then, we'll have to go to our  
12 public hearings.

13 MR. MORELAND: Good evening. My name is  
14 Ken Moreland, 29895 Greenfield Road in Southfield,  
15 Michigan. I'm with Dorchen-Martin & Associates. We're  
16 the architects representing the applicant, Mr. Randy  
17 Blackman, who is the owner of American Mulch Producers.

18 Mr. Blackman acquired the three additional  
19 lots directly to the south of his current operation and  
20 would like to extend his current operation onto those  
21 lots. By doing so, it will allow him to move the  
22 log-grinder operation further south and further away  
23 from the existing residential properties to the north.

24 The applicant would like to amend the current  
25 special use approval to include the -- or to change the

1 hours of operation, which are currently 7 a.m. to  
2 7 p.m. for nine months of the year. And he would like  
3 to operate from 9 a.m. to 7 p.m., year-round.

4 He would also like to amend the special use  
5 from the previous -- from the previous time that that  
6 was granted to increase the pile heights, that are  
7 currently allowed to be 15 feet high. He would like to  
8 increase them to 30 feet high, which would help  
9 mitigate any dust or noise nuisances that could  
10 possibly be attributed to the -- to the operation.

11 I think that Mr. Croad indicated that he has  
12 been -- the right-of-way vacation that he is requesting  
13 is kind of a housekeeping endeavor, in that it was  
14 never vacated originally, when back in I think 2018,  
15 the special use was approved. And he would like to now  
16 vacate that so that he can use it for surface  
17 operations.

18 But he would maintain the easements for all  
19 the utilities, so that there would be no construction  
20 on the actual property or the easement, which would be  
21 in the shape of the current right of way.

22 I think that with that, I would open it up to  
23 any questions or comments from you or the public during  
24 the hearing, and thank you for your consideration.

25 CHAIR GRIFFIS: Okay. This is a public

1 hearing. I'm gonna ask you to step back for a few  
2 minutes. We're gonna open up the public hearing at  
3 this time on the right of way vacation piece of this  
4 project, that's PSV24-0001. Any members of the public  
5 would like to come forward and speak on this item,  
6 please do so at this time. When you get up here, state  
7 your name and address for the record, and you'll have  
8 three minutes to speak.

9 MS. GLOVER: Good evening to each and every  
10 one of you. My name is Evangylon Glover. I occupy the  
11 house at 20966 Evergreen Road. My house, my residence,  
12 it's right at the piles. And so, Mr. Randy and I have  
13 talked, and I have had the experience of having a mulch  
14 rain that entered my home from the back, due to the  
15 piles being directly behind my property.

16 And so, once I talked to him, he explained to  
17 me that he was in the process of getting those piles  
18 moved down to prevent that, and for the noise that it  
19 may have, to increase the height, so I would not be  
20 able to hear that ongoing noise of grinding.

21 And so, I appreciate that he was willing to  
22 accommodate me as a neighbor from the back.

23 CHAIR GRIFFIS: Okay, thank you. Thank you  
24 for your comments.

25 Same thing, please state your name and

1 address.

2 MR. WADE: Good evening. My name is Walter  
3 Wade. I live two homes down from Ms. Evelyn there,  
4 20996, Walter Wade.

5 I had the similar experience that she did  
6 with the dust rain. I fortunately had my windows  
7 closed, so it didn't go into my home as she  
8 experienced.

9 However, I've been living there approximately  
10 10 years, and we have had other instances of things of  
11 this nature falling in our backyard. Recently, this  
12 was the largest one that fell next to my garage, which  
13 could have been my head -- next to my car. It didn't  
14 fall on my dogs. It didn't fall on me.

15 So, extending the piles higher I imagine  
16 would be helpful for some of that. We do have some  
17 trees back there, but they don't catch a lot of stuff.  
18 We've had smaller pieces of wood fall into my yard.  
19 Fortunately, nothing has happened.

20 But I do go out in my yard. I do enjoy my  
21 yard. I use my yard. So, that's a potential problem  
22 for me, where they currently are. Where they're  
23 talking about moving is south, but not west of me.  
24 Where that dotted line is at top, northerly dotted line  
25 on the left corner, is approximately where my house is,



1 my backyard is.

2           So, where they're talking about moving, I  
3 don't know exactly, but if they could move further west  
4 or in some other direction away from our street area,  
5 then both of our yards would be a lot safer to utilize.  
6 Thank you.

7           CHAIR GRIFFIS: Thank you. Any other members  
8 of the public wish to speak, please come forward at  
9 this time.

10           MR. BANNAN: Tim Bannan, 19669 Melrose. My  
11 property also --

12           CHAIR GRIFFIS: Can you move the mic or move  
13 closer to the mic?

14           MR. BANNAN: My property also is right at the  
15 fence there, where they're making the mulch. So, a  
16 high-impact operation. I think what he wants to do  
17 would help it, as long as it's enforceable that he's  
18 going to do what he says he's going to do.

19           Originally, the original owner was making it  
20 right at the Eight Mile fence. And when this was  
21 rezoned, they moved it back there. The original owner,  
22 they had one machine; this owner has several. So, my  
23 concern is now that he has more area to do it, it might  
24 not just be several, it might be a half a dozen. So,  
25 I'd like -- I'd like some sort of enforceable thing

1 that it stays a certain distance from the fence there.

2 He gets those large ones on his side because  
3 that's the first grind. My house is the one over to  
4 the right a little bit, and I get the second grind. I  
5 get the fine particles. They can go several hundred  
6 feet in the air, but there's really nothing too much.

7 He once said he could trap, try to mitigate  
8 it with water, but the more moisture you get in that,  
9 the more smell there is. If you ever had grass  
10 clippings in a plastic bag, you know what that smell  
11 can be. So, it's usually not too bad, but there can be  
12 times when it's kind of like a pig farm. So, but it's  
13 something like that.

14 I think what he wants to do is a good thing,  
15 as long as it can be controlled, as it doesn't -- and  
16 another -- another thing is he says he has no wetlands.  
17 If he considers that no wetlands, then he can move his  
18 operation farther into that and closer to the fence,  
19 too. So, I think there should be some sort of controls  
20 on the areas that he can do it.

21 One other concern was he stopped by my house  
22 and my neighbor's house before this and told us what he  
23 was doing, and it's a good thing. But when this was  
24 originally decided, I came to all your planning  
25 meetings, and it was in the agreement that a wall would

1 have been built up all around the property. That was  
2 never done. It's still in the agreement, but that wall  
3 has never been done, and that doesn't help much. It's  
4 a high-cost item, but it's something that really should  
5 have been done and should be done.

6 CHAIR GRIFFIS: Which property line is that,  
7 the?

8 MR. BANNAN: Around the whole property,  
9 actually.

10 MR. CROAD: If I -

11 MR. BANNAN: I'm on the --

12 MR. CROAD: Excuse me, sir. I -- and I'll  
13 respond to that. I brought this map back up. I would  
14 like to know where all three residents are. Could you  
15 tell me, are you on Melrose or Evergreen?

16 MR. BANNAN: Melrose.

17 MR. CROAD: Okay. Which --

18 MR. BANNAN: I'm just --

19 MR. CROAD: Right or left of that?

20 MR. BANNAN: I'm just to the right of  
21 Mapleridge there. I'm over to the right a little bit  
22 more.

23 MR. CROAD: Tell me -- tell me when to stop.

24 MR. BANNAN: Yeah, probably right about  
25 there, I think.

1 MR. CROAD: Right here?

2 MR. BANNAN: I think so.

3 MR. CROAD: You're roughly here?

4 MR. BANNAN: Yeah.

5 MR. CROAD: So, right where the ONS is?

6 MR. BANNAN: Yep.

7 MR. CROAD: Thank you.

8 MR. BANNAN: So, I don't get those chunks  
9 like him and a couple other neighbors do, but I do get  
10 the dust.

11 MR. CROAD: Okay, all right.

12 CHAIR GRIFFIS: Okay, thank you.

13 MR. CROAD: And then, ma'am, could you just  
14 -- you said you were on Evergreen?

15 MS. GLOVER: My property is right next to the  
16 energy plant. So, it will be a little rural land, and  
17 then --

18 MR. BANNAN: Consumer's Power there?

19 MS. GLOVER: -- the home.

20 MR. CROAD: If you could just -- ma'am?

21 MS. GLOVER: One more over. So, that's mine,  
22 yep, right there.

23 MR. CROAD: Is it right here?

24 MS. GLOVER: That would be, yeah, the second  
25 slide, right.

1 MR. CROAD: Okay. And then, sir, where was  
2 the other gentleman? Are you -- you're on Evergreen  
3 also?

4 MR. WADE: Yeah, (INAUDIBLE).

5 MR. CROAD: Like right here?

6 MR. WADE: Yep.

7 MR. CROAD: Okay. I just wanted the  
8 commissioners to know where each -- so, two of the  
9 speakers are here, and then one's up here. Okay, thank  
10 you.

11 CHAIR GRIFFIS: Were you all finished? I'll  
12 give you a little bit of extra time.

13 MR. BANNAN: One more item.

14 CHAIR GRIFFIS: Sure.

15 MR. BANNAN: The original agreements was  
16 14-foot piles. He has to have a 30-foot pile to  
17 manufacture it. I think that's just the way it is. It  
18 can't be done anything about that.

19 MR. CROAD: We'll get into some of that  
20 during our discussion.

21 MR. BANNAN: Okay.

22 CHAIR GRIFFIS: Okay, thank you. Any other  
23 members of the public wish to speak on this item?  
24 Please state your name and address for the record.

25 MR. IMESON: Name is Andrew Imeson, and I

1 live at 21128 Evergreen Road, which is --

2 MR. CROAD: Okay. Sir, could you just show  
3 me roughly?

4 MR. IMESON: Yeah. So, it's two up from  
5 where Mr. Walter is. So, yeah, right there.

6 MR. CROAD: Right there?

7 MR. IMESON: Yeah.

8 MR. CROAD: Okay.

9 MR. IMESON: So, yeah, I've lived there about  
10 two years, and I -- yeah. So, where my lot is, I kind  
11 of back up to usually where the grinding machine is.

12 The one thing that I wanted to especially  
13 speak in favor of is increasing the pile height,  
14 because during part of the season when there were less  
15 piles there, the noise was greater there. And I went  
16 and spoke to Mr. Blackman, and he very helpfully moved  
17 piles to be back in there and moved the machine and did  
18 a couple other things.

19 And when the piles are there, it greatly  
20 increases the noise that we hear. So, that's really  
21 the main thing that I wanted to speak in favor of. The  
22 other items I don't have any objection to. They don't  
23 really affect me negatively. If anything, moving it  
24 further south is positive I think for pretty much  
25 everyone, except maybe one or -- one house, maybe two,

1 I'm not sure, so.

2 MR. CROAD: Can I just get your name again,  
3 sir?

4 MR. IMESON: Yeah, Andrew Imeson.

5 MR. CROAD: Andrew. Okay, thank you.

6 CHAIR GRIFFIS: Any more further public  
7 comment on this item?

8 (No response.)

9 CHAIR GRIFFIS: Seeing none, close  
10 the -- close the public hearing and open up to the  
11 commission for discussion. Could the applicant and his  
12 architect please come back to the podium?

13 Planner Croad, do you want to start?

14 MR. CROAD: Yeah, I'll have to verify the  
15 original approval, but I will say that typically it's  
16 either a wall required or a 50-foot setback. And the  
17 vehicular parking area was put in place as a 50-foot  
18 buffer, so that a wall wouldn't necessarily have to be  
19 built.

20 Now, again, I don't doubt that that was  
21 discussed, and I'll -- we'll review it before it goes  
22 to council. But typically, it's a wall or a 50-foot  
23 setback. And the vehicular parking area that was shown  
24 as a buffer was to keep the piles outside. This  
25 is -- this is 50 feet. So, that was a perimeter to try

1 to create an additional buffer adjacent to the  
2 residents.

3 With regards to the height of the height, I  
4 believe it was around 15 feet that was approved, maybe  
5 it was 14. It sounds like some of the neighbors are  
6 stating that if it was 30 feet or if it was higher, it  
7 would actually reduce the noise. So, that's something  
8 to take into consideration.

9 I was not aware that large chunks of chipping  
10 were flying into the neighbor's yard, especially that  
11 big. So, I guess we would like to find out about your  
12 grinders, where they're going to be located, if that  
13 situation can be addressed with the expanded area.

14 So that, honestly, I've heard about the dust,  
15 you know, that's common with piles. But something that  
16 size going that far, that's the first time I've heard  
17 of it. So, I think we need to address that issue.

18 So, if you want to at least address that  
19 issue now, and then the commissioners may have some  
20 additional comments or questions.

21 MR. BLACKMAN: Of course. Thank you for the  
22 opportunity. My name is Randy Blackman, the office at  
23 20881 Boening Drive.

24 So, on that particular issue, just to focus.  
25 So, there are a couple pieces of equipment that are



1 designed differently. One of them has the potential to  
2 throw chunks of wood with, through the grinding  
3 process, and it tends to throw in a singular direction.

4           So, when we started this process -- I  
5 purchased this company about five years ago. We have  
6 been trying to expand the operation that entire time to  
7 mitigate that situation more than any, and it's taken  
8 that amount of time to acquire more property.

9           But per the industry standards, in this type  
10 of equipment, there's about a 200-foot maximum throw  
11 radius, if you will. So, by moving the grinding  
12 equipment -- and I'll do my best to explain it -- where  
13 it is to the additional lots, it's moving us at least  
14 400 feet away from any potential residential area.

15           The ones that would be closest would be the  
16 four on the left. One is vacant; two of the other  
17 three have spoken today. I have tried to meet with  
18 everyone. We do not do that grind operation anywhere  
19 on the -- well, on this chart, on the northeastern  
20 portion of it. So, if you took that easement that we  
21 have there, we don't do that grinding operation  
22 anywhere to the right, to the east of that. It's in  
23 this back corner, and that's where the acquisition of  
24 that additional property will allow us to move that  
25 grinding equipment further away.

1           That's been our goal. It's just taken a  
2 while to -- for that property become available to us.  
3 And by eliminating the -- or any neighbors to the  
4 second property to the southeast, then we'll have a  
5 good 400 to 600 radius, 400- to 600-foot radius of the  
6 closest neighbor to do that operation.

7           So, we're very aware of that. Obviously,  
8 everything we do is about safety, and that will  
9 mitigate that tremendously.

10           CHAIR GRIFFIS: All right. To the  
11 commission. Do you want to jump in, Commissioner  
12 Martin? We'll have more questions, and we'll circle  
13 back, I'm sure.

14           MR. BLACKMAN: Sure, I'm here. Thank you.

15           MR. MARTIN: With the grinding process that  
16 you're saying that can throw chunks out, this is go  
17 -- when the initial logs are put into the grinder --

18           MR. BLACKMAN: Yes, sir.

19           MR. MARTIN: -- is where it's going to throw?

20           MR. BLACKMAN: Yeah. So, I'll do my best to  
21 explain this quickly. It's a -- there's a -- it's a  
22 two-grind process. The first process is you take a  
23 log, if you will, and put it in a machine, and that  
24 breaks it down into the -- into very smaller chunks.  
25 And that's kind of the material we'd be storing around

1 the outer edges of the material. That's where the  
2 piles are developed of this, what we call primary  
3 grind. It's already been ground once.

4 The second operation of that, there is --  
5 there is no more throwing of the material. The only  
6 time you have it is on the initial grind cycle, and  
7 that's what we'd be moving to the furthest point away  
8 in our property of any neighboring situations.

9 MR. MARTIN: Okay. I guess what my point is,  
10 is that is there the possibility of having fencing at  
11 the top of the grinder where the logs go in, so that it  
12 doesn't throw anything out?

13 MR. BLACKMAN: Right.

14 MR. MARTIN: I mean, is there --

15 MR. BLACKMAN: We've lived that -- I'm sorry  
16 to interrupt. I'm sorry.

17 MR. MARTIN: Is there anything that can be  
18 done to try and cut down on the potential for that? I  
19 mean, I understand what you're saying about the primary  
20 grinding and having the potential to throw stuff there.  
21 Is there anything that can be done with the equipment,  
22 so that it's fenced off to try and --

23 MR. BLACKMAN: So, we purchased -- we spent  
24 quite a bit of money. We purchased a deflector system,  
25 but it was ineffective. It just, it didn't work. It

1 is 90 -- and this isn't -- we want zero incidences.  
2 Ninety-nine percent of them are contained and  
3 controlled. Every now and then, one must hit just  
4 right in the right direction, at the right -- and it  
5 spits it. And it's not -- it's not like a shower.  
6 It's not like a meteor shower that's coming in there.  
7 It's the random one that goes.

8           And not only will the pile height help,  
9 because that will catch a lot of them, that also has a  
10 fairly dense tree line as well that will catch them.  
11 But as Mr. Wade, you know, one got through, and we  
12 don't want any to get through. So, we want to move it  
13 further away, so there's zero incidences.

14           But things like the pile height, the  
15 deflector system, they're all built there to help. But  
16 that deflector system didn't solve the problem. And  
17 so, that's why we didn't use it.

18           MR. MARTIN: I guess as things progress,  
19 assuming that this is approved --

20           MR. BLACKMAN: Yes, sir.

21           MR. MARTIN: -- moving the equipment and  
22 moving the pile is going to reduce that. Is there  
23 anything that the neighboring residents can do to let  
24 you know if the problem is still existing, to try  
25 and --

1           MR. BLACKMAN: Oh, a hundred percent. Most  
2 of the neighbors, and some that have spoken today, I  
3 mean, they have my personal cell phone. They  
4 have -- I'm very aware of the responsibility of this  
5 operation, where we're located. As I said, I purchased  
6 this five years ago. The business was already there.  
7 I don't want to go through the history of how it got  
8 there, but it was there.

9           It is my responsibility to make sure we're  
10 managing the site plan and the approvals and the  
11 safety, and that's why we work closely with the  
12 planning group. It's why we're working with the fire  
13 department. We're doing everything we can to run this  
14 responsibly. I'd love to say we were perfect. It's  
15 machinery. It's equipment that isn't always perfect.  
16 But our discipline will be perfect, and our adherence  
17 to this plan will be perfect, because we control that.

18           MR. MARTIN: No further questions at this  
19 time.

20           CHAIR GRIFFIS: Commissioner Willis?

21           V. CHAIR WILLIS: Thank you. First of all,  
22 the issue of vacating the road, I think it's a no  
23 brainer.

24           MR. BLACKMAN: Okay.

25           V. CHAIR WILLIS: So, as far as I'm

1 concerned, it's not one that we even need to explore  
2 further.

3 But I am concerned, I think I asked the  
4 question the last time we met. We had a height of, I  
5 thought it was 19 feet, I hear 15 feet?

6 MR. BLACKMAN: Fifteen.

7 MR. MARTIN: Yeah.

8 V. CHAIR WILLIS: And what I don't understand  
9 is why that number? Because we're government,  
10 government usually has a rationale: 18 and a half feet  
11 because of X or 20 feet because of Y. I can't tell if  
12 this is an issue of safety, or an issue of aesthetics,  
13 or just an arbitrary number. And it sounds like it's  
14 an arbitrary number, and that scares me a little.

15 If I don't know where we need to start to go  
16 up to 30 feet, for example, I don't know the rationale  
17 for it, or if we have to shrink it. I don't understand  
18 the rationale for it, and I know this is the time we're  
19 going to vote on it. But I'm hoping to get some  
20 insight, and perhaps Mr. Croad, if you would?

21 MR. CROAD: Well, I'm not going to just speak  
22 from memory.

23 V. CHAIR WILLIS: Okay.

24 MR. CROAD: But typically, when we have  
25 piles, we like to keep them one foot below whatever is

1 screening them. And there was a time, and you'll see  
2 it up and down Eight Mile, where a lot of landscape  
3 supply companies have concrete blocks, and they're  
4 stacked up. And then, in theory, the material is  
5 supposed to be kept in them, and they're supposed to be  
6 one foot below.

7 V. CHAIR WILLIS: Okay.

8 MR. CROAD: I believe that 15 foot was  
9 established using some averages of other places at the  
10 time. And given the fact of the height of the tree and  
11 the separation, that's -- I think that's what we agreed  
12 upon when it was first approved.

13 The 30 feet, this is a special land use. You  
14 would think higher is worse, but it sounds like the  
15 higher height is going to help with noise reduction and  
16 possibly might address the flying debris issue. So,  
17 that's something that could be made as a condition of  
18 approval.

19 V. CHAIR WILLIS: Okay.

20 MR. CROAD: I certainly will research this  
21 before the council hears it further. I didn't have the  
22 advantage of being here for the study session.

23 V. CHAIR WILLIS: Okay.

24 MR. CROAD: And I think we're really  
25 technically on the vacation, the street vacation issue.

1 I'd like to finish that, and then these are all good  
2 questions that should come up under the special land  
3 use portion.

4           And I think addressing the orientation and  
5 location of the grinders is also important. But that,  
6 again, is a special land use consideration. And I'm  
7 just going to ask, before we make further comment, that  
8 the commission make a recommendation on the street  
9 vacation, open up to see if the public has any further  
10 comment on the special land use, and then we can get  
11 into these details.

12           V. CHAIR WILLIS: We were spilling over some.

13           MR. CROAD: Yeah. It was a little spillover.

14           CHAIR GRIFFIS: Good point.

15           MR. CROAD: But at this point, I think we  
16 should just focus on the street vacation. And, you  
17 know, the things that we need to consider is the city  
18 needs to be able to maintain access to any underground  
19 utilities. There is a utility pole and a transformer  
20 that we observed on site, and there's certain  
21 clearances that the utility company will require them  
22 to meet.

23           Since this is a moveable object, should there  
24 be an emergency to get in there, they can quickly move  
25 the debris. I think this gives them greater area for



1 storage and dealing with things, by vacating just this  
2 small portion. So, I think that will help when we get  
3 into the special land use discussion.

4 V. CHAIR WILLIS: Okay.

5 CHAIR GRIFFIS: Well, to that end, so in  
6 theory, you have a pile sitting on top of what was  
7 never a street, but it legally is recorded as a street.  
8 So, if they need to do work in the easement, they give  
9 you a ring and say, hey, move all your stuff, you know,  
10 and you have to, you know, you have to do it quickly.

11 MR. BLACKMAN: Yeah, it's no issue. We  
12 actually, because we're working within the, I don't  
13 know if the appropriate term is the fire codes, but the  
14 recommendations of the fire department to minimize the  
15 width length, we're keeping that as an open separator,  
16 anyhow.

17 CHAIR GRIFFIS: Okay.

18 MR. BLACKMAN: We need one in the area. It  
19 makes natural sense to do it there. I'm not sure how  
20 or why, but DTE was out there on this subject. I'm not  
21 sure if that gets initiated by your group. And they  
22 walked through the plan, and they seemed very  
23 comfortable with it as well.

24 And we would give them, I'm sorry, the -- we  
25 would -- we asked them to put the special locks on it

1 that they can access. So, if it was an emergency, they  
2 could get in there, but we would keep it free. And if  
3 it needed to be on a planned event, of course we could  
4 move.

5 CHAIR GRIFFIS: Okay, all right. So, we got  
6 a little off track here talking about the entire  
7 project. We're going to narrow back into just the  
8 vacation of the street that is not there or not  
9 physically built. Any other comments on or questions  
10 on the vacation of -- the right of way vacation?

11 MS. BERNOUDY: No.

12 CHAIR GRIFFIS: So, all right. So, with  
13 that, we'll circle back around to all the special land  
14 use items, which you've already discussed pretty  
15 deeply.

16 MR. CROAD: Well, I would like a motion on  
17 the -- a recommended motion on the street vacation.  
18 Then, we have to open the public hearing on the special  
19 land use. And then, you can ask your --

20 CHAIR GRIFFIS: I'll do that.

21 MR. CROAD: -- questions.

22 CHAIR GRIFFIS: Do you -- so, you got -- do  
23 you have the recommendation from the Planning  
24 Department first?

25 MR. CROAD: Yes, I do. So, our recommended

1 resolution is the Planning Department recommends  
2 favorable recommendation of PSV24-001 [sic], the  
3 vacation request of Randall Blackman, American Mulch  
4 Products, to vacate the portion of Mapleridge Ave.  
5 right of way that extends into and is surrounded by the  
6 property located at 21101 Boening Drive.

7 Subject to the following conditions.

8 Retention of an easement for the operation, maintenance,  
9 repair and replacement of the Owens Relief Drain and all  
10 existing public and private utilities located within the  
11 subject portion of Mapleridge Avenue right of way.

12 Future use of the subject property, including  
13 the vacated road right of way, will be subject to the  
14 requirement, standards, and conditions of the Zoning  
15 Ordinance. Lot combination shall be applied for through  
16 the Southfield Assessing Department.

17 This recommendation is made for the following  
18 reasons. The subject portion of Mapleridge Ave. right  
19 of way serves no useful purpose, as it has been gated  
20 off and used for non-roadway purposes for a number of  
21 years. The easement for operation, maintenance, repair  
22 and replacement of public and private utilities and the  
23 Owens Relief Drain will be retained. The vacation of  
24 the street right of way will not have an adverse effect  
25 on adjacent properties.

1 CHAIR GRIFFIS: To the commission, do we have  
2 a motion?

3 V. CHAIR WILLIS: Through the Chair, I move  
4 for favorable recommendation of PSV24-0001,  
5 right-of-way vacation.

6 MR. MARTIN: Second.

7 CHAIR GRIFFIS: Okay. We have a favorable  
8 motion by Commissioner Willis, second by Commissioner  
9 Martin. Any further discussion?

10 (No response.)

11 CHAIR GRIFFIS: All right. All in favor?

12 FULL COMMISSION: Aye.

13 CHAIR GRIFFIS: Any opposed?

14 (No response.)

15 CHAIR GRIFFIS: Okay. The street -- the  
16 right-of-way vacation passes.

17 MR. CROAD: It's a recommendation for  
18 council.

19 CHAIR GRIFFIS: Receives a favorable  
20 recommendation, sorry. Next --

21 MR. CROAD: And then, if we could open the  
22 public hearing for this?

23 CHAIR GRIFFIS: All right. Next, we're going  
24 to reopen the public -- or sorry, we're going to open a  
25 new public hearing on PSLU24-0020. This is the special

1 use portion of the project.

2 Many of you have already spoken and brought  
3 up some great points. If you'd like to add to that, or  
4 any new members of the public would like to come  
5 forward and speak, please do so at this time.

6 Again, just please state your name and  
7 address for the record again.

8 MR. WADE: Yes, good evening again. Walter  
9 Wade, 20996 Evergreen. I would just like to revisit  
10 what, you know, the other gentleman brought up a while  
11 ago, and I hope this is the right time. I got things  
12 off track talking about it earlier. As far as the  
13 24 -- not 24 hours -- year-round.

14 MR. CROAD: Yeah, I believe it's 7 a.m. to  
15 7 p.m. for nine months a year, and they'd like to go --

16 MR. WADE: Currently.

17 MR. CROAD: -- 9 a.m. to 7 p.m., year-round.

18 MR. WADE: Year-round. So, a question would  
19 be, would that include seven days a week or just five  
20 days a week?

21 CHAIR GRIFFIS: We'll get clarification for  
22 you.

23 MR. CROAD: Yeah, we'll get clarification.

24 MR. WADE: Okay. The other thing is, just a  
25 suggestion, to reduce stuff or probably even stop it,

1 they're using the fencing like they do at games, you  
2 know, with the tall poles and the netting, what is it,  
3 50 feet tall or whatever. Because we got some trees  
4 back there got to be at least over 50 feet tall, and  
5 the stuff still is coming through. So, just a thought.  
6 It's something that could be used without having to go  
7 to a lot of expense of building something.

8 I have talked to him before about that log,  
9 the day that I found it out in my yard. He was very  
10 accommodating. He wasn't in denial about it or  
11 anything. So, you know, just in his defense, I think  
12 he's being a good neighbor. But I would not like to  
13 see those things fall in my yard. And that's not the  
14 only one, that's just the biggest one that's come in my  
15 yard.

16 CHAIR GRIFFIS: Okay.

17 MR. CROAD: Excuse me, sir. Just -- can you  
18 just give me a time frame on when that large chunk  
19 landed in your yard?

20 MR. WADE: About two weeks ago.

21 MR. CROAD: Two weeks ago, okay.

22 CHAIR GRIFFIS: Sir, do you want to speak?

23 MR. BANNAN: Tim Bannan, 19669 Melrose,  
24 Southfield. I think it only makes sense for him to do  
25 this. It would help us. But I'd say no, unless he

1 stands up to the things that were already agreed to.

2 That wall was agreed to.

3 Leigh Schultz, your city engineer, before the  
4 city even sold the property, gave me a 100 percent  
5 guarantee the wall was going up. I went to all of your  
6 meetings. There was written in that the wall was going  
7 up. I didn't go to the -- to the City Council meeting  
8 because I agreed with what was going on back there. I  
9 mean, it was going to impact me. But it was, you know,  
10 recycling is a good thing, and this Randy seems to be  
11 wanting to do the right thing.

12 But really, that wall should have been up,  
13 and there's no reason why it shouldn't have been up.  
14 It's a multimillion-dollar company. As fast as they  
15 throw that stuff in their five-yard buckets, it's 40,  
16 probably \$40, it spits it out as fast as they can.  
17 It's an affordable thing, but it's an expensive thing.  
18 It's waste, it's a non-income -- income-producing  
19 thing.

20 But without approval of putting that wall up,  
21 I should say this, the deal should be off. Thank you.

22 CHAIR GRIFFIS: All right.

23 MS. GLOVER: Evangylon Glover, 20966

24 Evergreen. I don't know if I gave good details of that  
25 day that the sawdust was in my home. I happened to

1 have my patio doors open, and so all the sawdust came  
2 into my home. Actually, came into my TV room, it was  
3 on my furniture, my carpet, my just everything.

4 And then, it actually encompassed my house,  
5 because it was in my backyard, on my porch, and it even  
6 got in the window of my front of my kitchen. So, it  
7 was all -- it was on the things in my kitchen, too.

8 And that's how, it was a windy day, Randy  
9 said that day, and however that they were grinding,  
10 that sawdust encompassed my home and my property.

11 And so, I did talk to him. He did compensate  
12 me for that. He had to come back out because in the  
13 grooves of the cement there were -- the sawdust had  
14 remained there after several rains. So, it was truly a  
15 problem that day. And that was the first time, and  
16 I've been living in house for five years. But I was  
17 home, and I didn't know what was happening. And you  
18 could just -- it was just a rain shower of sawdust all  
19 over my property.

20 CHAIR GRIFFIS: Thank you. Sir?

21 MR. IMESON: Hi, Andrew Imeson, 21128  
22 Evergreen Road. I just wanted to add on the amending  
23 the hours of operation, which I think we don't know at  
24 this point whether that's seven days a week or what it  
25 is.



1 I don't believe they currently operate the  
2 machines on the weekends, but I think it would be good  
3 to have it restricted from Saturday, Sunday, and maybe  
4 federal holidays. Again, I don't think they currently  
5 ordinarily operate on those, but the next owner might.

6 CHAIR GRIFFIS: Thank you. Any further  
7 public comment?

8 (No response.)

9 CHAIR GRIFFIS: Seeing none, we'll close the  
10 public hearing.

11 MR. CROAD: Through the Chair, the hours of  
12 operation as proposed in the write-up is Monday through  
13 Friday, 9 a.m. to 7 p.m. So, it's five days a week.

14 CHAIR GRIFFIS: Year-round, but Monday  
15 through Friday, okay.

16 MS. BERNOUDY: Oh, good.

17 MR. CROAD: So, if you guys want to come back  
18 up?

19 CHAIR GRIFFIS: If the applicant can please  
20 re-approach? So, we started many of these special use  
21 conversations already.

22 MR. BLACKMAN: Sure.

23 CHAIR GRIFFIS: I'll ask you to just -- or  
24 open it back up to the commission here.

25 MR. BLACKMAN: Sir, may I just comment on?

1 CHAIR GRIFFIS: Yeah.

2 MR. BLACKMAN: Is that appropriate?

3 CHAIR GRIFFIS: Please.

4 MR. BLACKMAN: So, the request for the change  
5 in the hours is actually as an aid to, again, the area.  
6 The equipment can be loud. I don't want to fire it up  
7 at 7 a.m., right. And -- but we do have work that we  
8 have to do. So, the thought was to take those two  
9 hours and not operate in those, but we need to make  
10 that time up on other days. So, that's why we  
11 requested the year-round, just to spread them out in  
12 more normalized hours.

13 The equipment does not run every day. So,  
14 just to be clear, I think we talked about it; I gave my  
15 best guess. It probably runs, the main -- I don't want  
16 to go through every piece of equipment, but there's  
17 really one major piece of equipment to that, that would  
18 create the noise. A third one is very quiet. It's  
19 electric, so it's not causing a noise issue. They  
20 probably run a total of 100 days a year.

21 So, we easily could adapt to -- the plan says  
22 not Saturday and Sunday. We could easily adapt to not  
23 federal holidays, although we don't work -- close on  
24 federal holidays. So, I'm happy to comply with that.

25 As far as some of the disturbances with the

1 neighbors, again, we bought it five years ago, so I  
2 can't comment on the original wall, when the original  
3 site plan was done. I apologize. I'd love to come up  
4 with a system and build a 50-foot net all the way  
5 around, but I think I'd be standing back up here in  
6 front of you asking for that as well. But if that's a  
7 solution, so be it.

8 I'm not sure the relevance of how much we  
9 make a scoop matters, or it doesn't matter. We're here  
10 to be a responsible neighbor. The plan we've put in  
11 front of you absolutely will impact positively every  
12 neighbor around us. I think we've heard from four  
13 different neighbors today.

14 I have tried my best to meet individually  
15 with each probably about 25 of the most impacted  
16 neighbors. I was successful in meeting with about 15  
17 of them. Everyone has been positive, even the ones  
18 that have spoken today. We have -- they have some  
19 concerns. I am committed to doing everything I can to  
20 minimize those concerns.

21 But the two biggest things we can do is  
22 increase the pile height to act as a berm for dust and  
23 noise, and move that grind operation as far away as  
24 possible. And that's what the acquisition of this land  
25 does. And the reason it's where it's at now, is

1 because I'm not, you know, I don't have your permission  
2 to operate in that property yet.

3 So, moving it another 200, 250 feet is a big  
4 movement. It doubles where we're at today. And on the  
5 Melrose side, I should say it triples the distance away  
6 from them.

7 CHAIR GRIFFIS: Thank you. Commissioner  
8 Martin, questions?

9 MR. MARTIN: No questions at this time.

10 CHAIR GRIFFIS: Commissioner Willis?

11 V. CHAIR WILLIS: Thank you. Two quick  
12 questions. The first is kind of responding to the  
13 person who talked about the sawdust blowing into her  
14 home. It seems to me the taller the pile, the more of  
15 a threat that would be, am I correct?

16 MR. BLACKMAN: No. And thank you for asking  
17 the question. When the dust shower that was mentioned,  
18 it's not on the top of the piles. The top of  
19 the -- once the piles are established, it's not dust  
20 blowing off the piles. It's the dust coming off the  
21 top of the conveyor system as we make it initially.

22 So, we're trying our very best to come up  
23 with unique solutions. We will this off season, we'll  
24 be adding, I don't -- I haven't it patented it yet, but  
25 no, like a chute system, the best we can to try to

1 angle the dust down.

2 We're also going to, I think we've not used  
3 good practices. This is our fifth year. Every year we  
4 try to get a little bit better on this. And we're  
5 going to try to casually raise the height of the  
6 conveyors, versus starting out with the conveyor at its  
7 full height. It just seems logical to me to do that.

8 But we're going to add chutes, but it's not  
9 coming off -- we've never gotten a call in the middle  
10 of the week when we're not grinding. It's during the  
11 grinding operation, the wind kicks up, it changes  
12 directions. We do try to align our grind operation  
13 with the wind.

14 You have a predominant -- Mr. Croad, if you  
15 could move back to the overall site plan, sorry.  
16 Obviously, the wind predominantly is coming from the  
17 west and traveling to the east, so we have it set up  
18 that way. But every now and then, it shifts, and it  
19 moves, and that's where we have problems. And that's  
20 why we want to try to put as many safeguards in place  
21 against that.

22 V. CHAIR WILLIS: Okay. One more question.  
23 You said you wanted to move the pile another -- back  
24 another 250 feet. Tell me, how far would that be from  
25 a neighbor's property?

1 MR. BLACKMAN: So, Terry, could I ask you to  
2 go there, if you go to the chart where it has the  
3 property? Thank you.

4 So, I think this is -- this is fairly  
5 representative on the left-hand side, where we wouldn't  
6 traditionally -- yeah, just right where he has the  
7 laser, kind in that open space there by the log pile.  
8 So, just to the right of that is where we traditionally  
9 would place the grinder, because that's the space.

10 So, at that point, you're approximately 250  
11 to 300 feet away from any home, but you're probably 200  
12 feet to 175 to 200 feet from a property line. So, by  
13 moving it all the way down into, we'd probably move it  
14 closer to where the big white building is, that is no  
15 longer there. But that, yeah, that was a temporary  
16 tent. By moving it there, you're now pushing 450 to  
17 600 feet.

18 So, that's the big improvement. In the ideal  
19 world, we'd move it even further away, but we have  
20 Mapleridge Road and other things then to concern about,  
21 and you know, we can't do that.

22 V. CHAIR WILLIS: Okay, thank you. No more  
23 questions.

24 MR. BLACKMAN: Thank you.

25 CHAIR GRIFFIS: Thank you. Commissioner

1 Gruber?

2 MS. GRUBER: I don't have any questions. But  
3 I do want to say, even though some of your neighbors  
4 have complaints, they all say you're a good neighbor.

5 MR. BLACKMAN: Well, thank you.

6 MS. GRUBER: And that's really something.

7 MR. BLACKMAN: It's important. We --

8 MS. GRUBER: It's very important, but a lot  
9 of businesses aren't good neighbors. So, kudos to you  
10 for doing that.

11 MR. BLACKMAN: Thank you.

12 MS. GOODWIN-DYE: Yeah, I'm with her.

13 CHAIR GRIFFIS: Commissioner Goodwin-Dye?

14 MS. GOODWIN-DYE: I was gonna say, it  
15 was -- it's great to see our businesses taking the time  
16 to go out and talk to the residents to get their input,  
17 because we all have to live together, okay, and make it  
18 work. But y'all stole all my questions, but that's  
19 okay.

20 MR. BLACKMAN: It's been the biggest learning  
21 experience for me with this business, is the impact it  
22 had on the neighborhood. And so, it's always been our  
23 most important goal. So, number one, we absolutely  
24 will respond to any concern or complaint. That's on  
25 us, that's our responsibility. And this project has

1 been in the works for a number of years. It's just the  
2 land wasn't available to be acquired until recently.  
3 So, thank you for your comments.

4 CHAIR GRIFFIS: Commissioner Bernoudy?

5 MS. BERNOUDY: Thank you. I wanted to know,  
6 are you more in favor of a setback rather than the  
7 wall?

8 MR. BLACKMAN: Absolutely.

9 MS. BERNOUDY: One of the residents indicated  
10 that he more or less was promised a wall in the past.  
11 I'd like to know --

12 MR. BLACKMAN: Sure.

13 MS. BERNOUDY: -- what your feelings are  
14 about that.

15 MR. BLACKMAN: Sure, thank you for asking the  
16 question. And I wanted to clarify that, just for this  
17 commission to understand. I think you do. I didn't  
18 promise the wall. That was the previous owner and the  
19 previous plan.

20 But in my opinion, the wall will have zero  
21 impact. The wall is going to be -- on that plan calls  
22 for a 6-foot wall.

23 MS. BERNOUDY: That's not enough.

24 MR. BLACKMAN: It's not going to have a --  
25 the impact is the 50 feet. I would, as a -- as a



1 business owner, if I had no care for the residents, I  
2 would love to build a 6-foot wall and get rid of that  
3 50-foot buffer. That would give me a lot more space,  
4 but it's not the responsible thing to do. It will have  
5 zero impact, and the 50-foot barrier is the biggest  
6 thing that they can have. And in fact, you're having a  
7 significantly higher wall with the pile height.

8 MS. BERNOUDY: Have you spoken to those  
9 residents about that?

10 MR. BLACKMAN: Yes, ma'am.

11 MS. BERNOUDY: The one in particular about  
12 the wall, and that that would be a better solution than  
13 the wall?

14 MR. BLACKMAN: Yes, ma'am.

15 MS. BERNOUDY: Okay. And the hours, just so  
16 that I'm clear on your hours, that will be five days a  
17 week?

18 MR. BLACKMAN: Yes, ma'am.

19 MS. BERNOUDY: Correct?

20 MR. BLACKMAN: Monday through Friday.

21 MS. BERNOUDY: Monday through Friday, and the  
22 hours will be seven -- was it seven?

23 MR. BLACKMAN: 9 a.m. to 7 p.m.

24 MS. BERNOUDY: Nine to seven, okay.

25 MR. BLACKMAN: Currently it's 7 a.m. to

1 7 p.m. And if I -- and if we can't grind the other  
2 three months -- and again, it's not a daily grind.  
3 When we -- I haven't had the grinders on since the two  
4 weeks we've spoken last. I need to, but -- so, it goes  
5 in stages. And in the winter stages, we do the least  
6 amount of grinding because the material is not coming  
7 in as much. The tree crews aren't working. The city  
8 of Southfield is not bringing us as much material in  
9 the winter. So, it's going to be even less.

10 But I need to pick up those other two hours  
11 that I'm not doing during the nine months. And I think  
12 it's in everyone's best interest to not have us grind  
13 at 7 a.m.

14 MS. BERNOUDY: And my last question, I was  
15 out there, and I saw what appeared to be smoke coming  
16 out of, what was that?

17 MR. BLACKMAN: What time were you there? You  
18 should have called, and I would have given you a tour  
19 of it.

20 MS. BERNOUDY: Probably about four o'clock,  
21 three o'clock this after -- in the afternoon, I think  
22 is when it was.

23 MR. BLACKMAN: So, this time of year and  
24 anytime, it's just -- it's steam. It's not smoke.  
25 It's the steam. It's just the difference between the

1 heat of the pile and the temperature in the air. So,  
2 it's simply steam.

3 MS. BERNOUDY: It doesn't cause a health  
4 issue or anything?

5 MR. BLACKMAN: No, it's steam. It's just  
6 steam coming off.

7 MS. BERNOUDY: Thank you.

8 MR. CROAD: If I could ask a follow-up  
9 question?

10 CHAIR GRIFFIS: Yeah, go ahead.

11 MR. CROAD: You're saying the previous  
12 approval was for nine months?

13 MR. BLACKMAN: On the site plan, yes, sir.

14 MR. CROAD: Right. So, what -- what are the  
15 three months that you're not operating the grinder? Is  
16 it December, January, February or is it --

17 MR. BLACKMAN: Those --

18 MR. CROAD: -- January, February, March?

19 MR. BLACKMAN: The -- so, the site plan is  
20 not clear. But the three -- the three months we would  
21 not grind would be December. It's -- I would say it's  
22 more weather dependent. It's not a locked in via  
23 calendar. But it's December, January, and February  
24 traditionally would be the time frame that the  
25 requirement to grind would be the least.

1 MR. CROAD: Right. And again, I'm going to  
2 verify some of this, but I just think it's important,  
3 you know, it could be December 15th through --

4 MR. BLACKMAN: Yeah, and I'm sorry I don't  
5 have all that history. I just wasn't part of the  
6 process.

7 MR. CROAD: -- March 15. And again, it's  
8 something that I want to check. And I think that that  
9 might have been agreed upon because they do less  
10 grinding in the wintertime, and there's less tree  
11 cover. But I want to research the original approvals  
12 to see if I can get more information on that and the  
13 wall.

14 CHAIR GRIFFIS: One point or clarification  
15 that you said at the previous meeting but not now, is  
16 the piles is a cone?

17 MR. BLACKMAN: Yes, sir.

18 CHAIR GRIFFIS: I don't know if it's a  
19 perfect 45-degree angle or what it is, but when it's  
20 35 feet tall, it's actually 35 feet tall, 30 more feet  
21 away from the property lines, right?

22 MR. BLACKMAN: That is absolutely correct.

23 CHAIR GRIFFIS: So, it's 50 feet where  
24 there's nothing, then the pile starts at the ground and  
25 slopes up. So, this height is pretty far in the

1 distance off of the (INAUDIBLE).

2 (Crosstalk.)

3 MR. BLACKMAN: So, yeah, I don't know the  
4 math, but yes.

5 CHAIR GRIFFIS: It's almost the depth of a  
6 residential property away.

7 MR. BLACKMAN: The starting edge of the pile  
8 is 50 feet from the property line.

9 CHAIR GRIFFIS: Okay.

10 MR. BLACKMAN: And then, it would slope away  
11 from the residents to get to the peak height.

12 CHAIR GRIFFIS: I think that's important,  
13 just to visualize for everybody, that this isn't a  
14 skyscraper next to your house, which is what like a  
15 fence at a golf course --

16 MR. BLACKMAN: Right.

17 CHAIR GRIFFIS: -- is tall and kind of  
18 obnoxious. It feels taller because it's closer to you,

19 MR. BLACKMAN: Right.

20 CHAIR GRIFFIS: This feels smaller. Distance  
21 is the best thing you can do on this operation.

22 MR. BLACKMAN: Correct. And I think we have --

23 CHAIR GRIFFIS: The further the distance,  
24 less sound; further distance, less things fly onto your  
25 property.

1 MR. BLACKMAN: Correct. And I think there  
2 were some pictures in the package originally that were  
3 taken from a distance, looking at it at a different  
4 angle. And it showed --

5 CHAIR GRIFFIS: That it even looks shorter.

6 MR. BLACKMAN: It looks much shorter.

7 CHAIR GRIFFIS: Gotcha. You didn't say that  
8 today. I thought that was helpful the first time.

9 MR. BLACKMAN: Thank you.

10 CHAIR GRIFFIS: The one other question that  
11 was brought up earlier by the public was, if you have  
12 more property, are you going to pile a bunch, you know,  
13 pile extra machines into the property, or it's kind of  
14 like there's one loud machine and?

15 MR. BLACKMAN: So, the equipment we have, and  
16 I'll be specific, so we're all factual. There are  
17 three grinding machines today. One is electric; no one  
18 would have any disturbance with that one. It's quiet,  
19 and it doesn't create dust on that process, and it --  
20 you wouldn't even know we're running it.

21 The second machine is also designed very  
22 similar -- similarly. It's horizontal. Again, it is  
23 diesel, so it has a little bit more noise. And the  
24 third machine is what they call a tub grinder. It's  
25 round, and that is -- that is diesel. And so,

1 depending on what material we're running through it, is  
2 where it's only when we grind the big logs is where  
3 you're seeing the potential for dust.

4 The property really can't take any more  
5 equipment than those three. Our expansion plans within  
6 the current landscape, I mean, this is more about the  
7 ability to move piles around than it is to add  
8 equipment. I can't see a scenario where this property  
9 allows us to add any more equipment, of the grinders.

10 CHAIR GRIFFIS: Okay. I think that the  
11 noisiest is the biggest concern.

12 MR. BLACKMAN: And that's the noisiest thing,  
13 yeah.

14 CHAIR GRIFFIS: Okay, thank you.

15 MR. BLACKMAN: Thank you.

16 CHAIR GRIFFIS: Commissioner Martin?

17 MR. MARTIN: Initially, you were talking  
18 about having a chute system for the conveyors?

19 MR. BLACKMAN: Yes, sir.

20 MR. MARTIN: And the first conveyor is the  
21 conveyor where you get the most dust from as it comes  
22 off? Or they take, as the conveyors carry, you get the  
23 dust from?

24 MR. BLACKMAN: Yeah. So --

25 MR. MARTIN: So, it goes from the lower

1 conveyor to the upper? Are you talking about having a  
2 chute system for both or just the higher?

3 MR. BLACKMAN: The higher.

4 MR. MARTIN: The higher.

5 MR. BLACKMAN: So, the first one, it goes  
6 from the grinder -- grinding operation, it drops, I  
7 don't know, five feet, six feet into a secondary  
8 conveyor. It's that conveyor that generates the  
9 height, and that's where we want to have the chute  
10 system coming off that. So, that as the -- as the  
11 material is higher in the air and can get caught in the  
12 wind, then it's directing it down rather than up.

13 MR. MARTIN: Okay. So, conveyor system is  
14 something in addition to help with the dust problem?

15 MR. BLACKMAN: By shooting the --

16 MR. MARTIN: The size of the chute system --

17 (Crosstalk.)

18 MR. BLACKMAN: The chute system will be huge.  
19 We've looked at, and I'm sorry, I don't want to take  
20 too much of your time. We looked at a watering system  
21 to wet the material, so the dust -- but that's, we  
22 think that will create more problems than help because  
23 moist water, it can create a stench. We don't want to  
24 do that.

25 So, we really think the chute system is



1 another improvement. And a combination of that,  
2 combination of the pile height, the combination of  
3 moving the process, we're trying to put all that  
4 together to get the optimal exposure for everyone.

5 MR. MARTIN: Okay. And here again, because  
6 of the machinery and the machine height -- because of  
7 the shape of the piles, the sound area is kept down  
8 low, rather than up high.

9 MR. BLACKMAN: That's right.

10 MR. MARTIN: Because of the way that the  
11 sound is -- it keeps sound --

12 MR. BLACKMAN: The sound is 10 feet or  
13 below.

14 MR. MARTIN: Yeah.

15 MR. BLACKMAN: And the material is 30 -- the  
16 reason I like the 30-foot height, I think it's  
17 important is because the conveyors go to about 33 feet,  
18 and it's a very easy thing to control. I can't go any  
19 higher than that. You know, that -- it's just -- it's  
20 really easy to control, to have my team, everyone know  
21 that's the max we can do because we can't go any higher  
22 anyhow. I can't push it with the equipment. It's the  
23 max we can do, and it fits within the guidelines of the  
24 -- of what the fire marshal recommended, so.

25 MR. MARTIN: Yeah. So, and here again, and I

1 think I covered this the first time, is with the fire  
2 hydrants that are existing there, and you know, you  
3 have very low possibility of fire like they had in  
4 Detroit. And that's something you don't even want to  
5 think about.

6 MR. BLACKMAN: But I promise you this, and  
7 it's always a concern. I -- you should be concerned  
8 about it, because I'm concerned about it every single  
9 day. If we had a situation, it would be contained.

10 So, if God forbid it were to happen, it would be  
11 impacted on a very small bit of the property and  
12 wouldn't be able to spread, if the worst case scenario  
13 happened, unlike what happened in Detroit.

14 MR. CROAD: If I could, we talked about this.

15 MR. BLACKMAN: Yes, sir.

16 MR. CROAD: I think it's 145 to 165 degrees  
17 is the combustible.

18 MR. BLACKMAN: It's higher than that.

19 MR. CROAD: Yeah, but that's what, like I've  
20 heard compost, that's when the fire can catch. You can  
21 monitor that. You knock it down. You can --

22 MR. BLACKMAN: We pro --

23 MR. CROAD: -- by rotating the pile, that  
24 keeps those temperatures down. So, there is -- there  
25 is a -- there's a combustible temperature, but there's

1 things that they can do with temperature readings and  
2 their machines to constantly move it. And that's  
3 something that they work with the fire department on.

4 MR. BLACKMAN: Correct. We monitor it  
5 weekly.

6 MR. CROAD: Yeah.

7 MR. BLACKMAN: And if we have to move it and  
8 cool it down, we do. I will comment, though, that the  
9 material that is mainly on the outside perimeter close  
10 to the residents does not generate that kind of heat,  
11 and actually freezes in the winter, so.

12 MR. MARTIN: Okay, thank you. That's all.

13 CHAIR GRIFFIS: You all finished?

14 MR. MARTIN: Thank you.

15 MR. BLACKMAN: Thank you.

16 CHAIR GRIFFIS: Planner Croad, do you have a  
17 recommendation?

18 MR. CROAD: Yeah. You know, we always hold  
19 public hearings because sometimes new information comes  
20 to light. And you're getting to the point where you're  
21 going to be pretty much shutting down for the winter.

22 And I don't like delaying projects, but my  
23 recommendation tonight is to postpone to a date certain  
24 of December 18. I'd like to have some time to  
25 investigate the previous approvals. I'd like to get a

1 little bit more information to share with the  
2 commission about the location of your chippers,  
3 grinders, their height. I'd like to see that better  
4 represented on the plan. I don't know if those  
5 three -- those three rectangles up there represent that  
6 or not. You have a stray truck there.

7 I'd like -- I'd like to just investigate this  
8 whole wall issue, the separation, the hours of  
9 operation, before we make a formal recommendation to  
10 City Council. So, we've held the public hearings.  
11 I -- that's my recommendation is to postpone it to a  
12 date certain of December 18. We don't have to open the  
13 public hearing again. Let's get these answers resolved  
14 before you write a recommendation.

15 I think they can be resolved; these issues  
16 can be resolved. I want to have a better understanding  
17 of what they are. We owe it to the public who have  
18 raised these issues. I was unaware of the flying  
19 debris.

20 And some of these other things I think can be  
21 mitigated, but I'm not comfortable recommending moving  
22 forward at this -- at this point. And I'm sure we can  
23 resolve those issues and have better answers for the  
24 commission and the public before you make a formal  
25 recommendation to City Council.

1 MS. BERNOUDY: Agreed.

2 CHAIR GRIFFIS: Okay. I don't have any  
3 disagreement with that.

4 MS. BERNOUDY: That's great.

5 CHAIR GRIFFIS: It's a complicated subject,  
6 obviously. We've spent a lot of time.

7 MR. BLACKMAN: May I make one comment to  
8 that?

9 CHAIR GRIFFIS: Yeah, one, please.

10 MR. BLACKMAN: If you don't mind, I'm sorry.  
11 And I'm here as a partner of the city. I'm going to,  
12 whatever Terry needs, whatever the commission or the  
13 council needs, I'm happy to do that.

14 There is a time frame here, though, in that  
15 if we don't start doing things, I'm going to be a year  
16 before I can put all this in place, because I'm going  
17 to lose the winter months of moving material and  
18 stacking different and do that, and the material is  
19 going to be there.

20 So, I'm certainly going to respect the plans.  
21 But if we -- if I understand the process right, and we  
22 postpone this a month, that's going to postpone the  
23 City Council for a month, and I'm -- I've lost the  
24 window to do the prep work. And so, I'm going to be --  
25 a lot of what I need to do to make the improvements

1 won't be able to happen until after the season. So, I  
2 just -- I want the committee to --

3 MR. CROAD: Some of my concerns are in our  
4 write-up. We don't have anything about the height of  
5 the pile. We have hours of operation, Monday through  
6 Friday, 9 a.m. to 7 p.m., and it says nothing about  
7 year-round. We have this issue of the flying debris,  
8 which I was not aware of.

9 There's this whole issue with, again,  
10 traditionally, it's a 6-foot wall. I agree, I don't  
11 think the wall itself is going to make any difference,  
12 other than if it was required. Typically, if you have  
13 a 50-foot setback, then you don't have to build the  
14 wall. I'd like to check into that.

15 And it's -- one way is to do the  
16 recommendation, subject to my feeling comfortable  
17 moving it forward to City Council, or we just postpone  
18 it until December 18, and come back and have you  
19 deliberate on it more. You can move this forward  
20 subject to them getting me the information, and I could  
21 hold it up from going to City Council. That's the only  
22 other option.

23 CHAIR GRIFFIS: I think that sounds better  
24 for them. I mean, if you go there without the right  
25 information, you're going to get either denied or

1 delayed, anyway.

2 MR. BLACKMAN: Yeah.

3 CHAIR GRIFFIS: So, I'd be in agreement with  
4 get all the information to Planner Croad in the next  
5 week here, and then, you know --

6 MR. BLACKMAN: Yeah, I'm happy to do that.

7 CHAIR GRIFFIS: That's the fastest, sounds  
8 like the fastest way.

9 MR. BLACKMAN: If you can support that, I'm  
10 happy to work directly with him, and get him -- provide  
11 whatever we need.

12 CHAIR GRIFFIS: All right. Commission, any  
13 opposed to the second plan that Planner Croad had?

14 MS. GOODWIN-DYE: No.

15 MS. BERNOUDY: No.

16 CHAIR GRIFFIS: Okay.

17 V. CHAIR WILLIS: I do, I kind of like the  
18 subject to idea. I do think it's an economic benefit  
19 to them. I don't know if it would hurt the city or our  
20 deliberations at all. We absolutely would place that  
21 in the hands of Planner Croad, and we could let  
22 everyone do what they need to do.

23 CHAIR GRIFFIS: Yeah.

24 V. CHAIR WILLIS: And it may even save us  
25 another hearing. But I like the subject to.

1 CHAIR GRIFFIS: Yeah, I like that second  
2 option better.

3 V. CHAIR WILLIS: Okay.

4 CHAIR GRIFFIS: Gives him a better chance to  
5 keep his business moving forward like he asked. Okay.  
6 If there's no opposition, we're looking for a motion to  
7 -- so, to clarify, it would be a motion for favorable  
8 approval, subject to --

9 MR. CROAD: I can -- I'll read it into the  
10 record.

11 V. CHAIR WILLIS: Okay.

12 CHAIR GRIFFIS: Okay.

13 MR. CROAD: Planning Department recommends  
14 favorable recommendation of PSLU24-0020, the special  
15 use request by American Mulch Producers to modify and  
16 expand existing operations at 21101 and 28801 Boening  
17 Drive to adjacent parcels at 20932 Boening Drive, 20905  
18 Mapleridge Ave., 20921 Mapleridge Ave., and 20954  
19 Mapleridge Ave., Southfield.

20 The proposed use or uses must be of a size  
21 and character that it will be in harmony with the  
22 appropriate and orderly development of the Industrial  
23 district. The location, size, intensity, and periods  
24 of operation of such proposed use must be designed to  
25 eliminate any possible nuisances likely to emanate



1 therefrom, which must not be adverse to occupants of  
2 any of the nearby permitted uses.

3           The proposed use must be in accordance with  
4 the spirit of the purpose of the chapter, and not be  
5 inconsistent with or contrary to the objectives sought  
6 to be accomplished by this chapter and principles of  
7 sound planning.

8           The proposed use is of such character that  
9 the vehicle traffic generated will not have an adverse  
10 effect or be detrimental to the surrounding land uses  
11 or adjacent thoroughfare. The proposed use is of such  
12 character and intensity and arranged on the site to  
13 eliminate any adverse effects resulting from noise,  
14 dust, dirt, glare, odor, and fumes.

15           The proposed use or change in use will not be  
16 adverse to the promotion of health, safety, and welfare  
17 of the community.

18           Conditions. Subject to the approval of the  
19 vacation request, PSV24-0001, by the City Council, and  
20 approval of the Administrative Site Plan, PASP24-0064,  
21 by the Planning Department.

22           The site and building shall be developed in  
23 accordance with plans submitted, prepared by  
24 Dorchen-Martin, dated 10/22/24, submitted 10/23/24, as  
25 amended.

1           The petitioner is to implement the  
2 recommendations made by Southfield Police Department  
3 Crime Prevention Bureau for site security, continuous  
4 compliance with all applicable ordinances, codes, laws,  
5 and statutes. And the petitioner must perform all work  
6 under plans, permits, and final inspection approved by  
7 the city of Southfield.

8           Hours of operation, Monday through Friday,  
9 9 a.m. to 7 p.m., no federal holidays. And then,  
10 subject to review and approval by the City Planner to  
11 move forward to the City Council, that all outstanding  
12 items that were brought up at this public hearing have  
13 been addressed.

14           CHAIR GRIFFIS: So, we're looking for a  
15 motion, including the subject to comment at the very  
16 end from Planner Croad.

17           MR. MARTIN: To the Chair?

18           CHAIR GRIFFIS: Yes.

19           MR. MARTIN: So moved, as presented by  
20 Planner Croad.

21           MS. BERNOUDY: I second that motion.

22           CHAIR GRIFFIS: We've got a favorable  
23 recommendation. This is PSLU24-0020, with the  
24 additional new conditions from the planner -- City  
25 Planner. Recommended by Commissioner Martin, second by

1 Commissioner Bernoudy. All in favor?

2 FULL COMMISSION: Aye.

3 CHAIR GRIFFIS: Any opposed?

4 (No response.)

5 CHAIR GRIFFIS: None, okay. Please be in  
6 contact with the Planning Department and --

7 MR. BLACKMAN: Of course. Thank you for your  
8 time.

9 CHAIR GRIFFIS: All right, thank you.

10 V. CHAIR WILLIS: Thank you.

11 MS. BERNOUDY: Thank you.

12 MR. MARTIN: Thank you.

13 MR. CROAD: So, just this will come to City  
14 Council on December 9 for study, and then December 16  
15 for action, and we have the holidays next week. So,  
16 you're going to have to get with Tom or myself pretty  
17 quickly, okay?

18 MR. BLACKMAN: Okay, thank you.

19 CHAIR GRIFFIS: Thank you.

20 V. CHAIR WILLIS: Thank you.

21 MR. MARTIN: Thank you.

22 MS. BERNOUDY: Thank you.

23 CHAIR GRIFFIS: Next item, we have a rezoning  
24 proposal on Bush Street, PZR24-0012.

25 MR. CROAD: Through the Chair, this is

1 PZR24-0012, petitioners Harpo Chain Construction,  
2 address 23458, 23472, and 23488 Bush Street.

3 Existing zoning, R-1 Single Family; proposed  
4 zoning is R-T Attached Single Family. The petitioner  
5 would like to rezone three parcels on the east side of  
6 Bush Street from R-1 Single Family to R-T Attached  
7 Single Family.

8 Currently, the site is R-1 Residential. The  
9 master plan does support moderate density single  
10 family. The site is currently vacant, consisting of  
11 three parcels at the dead end of Bush Street, northern  
12 portion of Bush.

13 This is existing site conditions. And then,  
14 the conceptual site plan is six attached units. Floor  
15 plan on the first floor. These are two story. And  
16 then, these are conceptual elevations of the attached  
17 units.

18 And with that, I'd like to invite the  
19 petitioner to come up and add any additional comments  
20 that you may have. If you could give us your name and  
21 address for the record, please?

22 MR. ALLEN: Yes, good evening. How are you,  
23 your honorable body. My name is Ken Allen. My address  
24 is 6195 Oak Trail in West Bloomfield, Michigan.

25 CHAIR GRIFFIS: Anything else you'd like to

1 add about the project?

2 MR. ALLEN: No, just wanted to get this part  
3 of the process, you know, we have more to do after  
4 this.

5 MR. CROAD: Could you tell your -- are you a  
6 builder?

7 MR. ALLEN: Yes, I am.

8 MR. CROAD: And maybe just give us a little  
9 history about your experience and what type of units  
10 and where you build and where you own and so forth?

11 MR. ALLEN: Okay. We have been partnered  
12 with the city of Southfield for the last, you know,  
13 over a decade. Kristy Woods, I don't know if you guys  
14 are familiar with Kristy Woods on Nine Mile there. We  
15 built those homes there. We're currently building  
16 throughout Southfield right now, on Mahon Street,  
17 Aberdeen Street, single-family homes in the city,  
18 working closely with the nonprofit here in the city of  
19 Southfield.

20 CHAIR GRIFFIS: Currently, you're just  
21 seeking rezoning? You don't have a specific building  
22 as part of this proposal today?

23 MR. ALLEN: This building here, this is what  
24 we're proposing to do on that, townhomes, right on the  
25 end of that street there.

1 CHAIR GRIFFIS: Okay, thank you. This is a  
2 public hearing. Actually, step back for a second.  
3 I'll ask you to re-approach after we get through this  
4 part.

5 I'd like to open up the public hearing at  
6 this time on PZR24-0012. Any members of the public who  
7 would like to speak on the rezoning of this piece of  
8 land, please come forward at this time and state your  
9 name and address for the record.

10 MS. PALASZESKI: My name is Margaret  
11 Palaszkeski. My address is 23406 Bush Street.

12 MR. CROAD: Sorry, ma'am, I didn't catch your  
13 first name?

14 MS. PALASZESKI: Margaret Palaszkeski.

15 MR. CROAD: Margaret? Thank you.

16 MR. MARTIN: Pull the mic down, please.

17 MS. PALASZESKI: And if you're looking for  
18 Norman, he's dead, so anyway.

19 You know, these lot sizes are, you know,  
20 pretty close to what's, you know, the whole  
21 neighborhood is. Why not build three single-family  
22 homes? Why do you have to bring something like this  
23 into our residential area?

24 I mean, I don't know how you guys would feel,  
25 but I don't want this going up in my neighborhood. I

1 -- I'm -- single-family homes, I'm all for it. But  
2 something like this, I can't agree to it.

3 And why the need to rezone our neighborhood?  
4 It's a quiet, peaceful neighborhood, and I like things  
5 the way they are. And I know a lot of the neighbors,  
6 they -- oh, you can't fight city hall. Mike Wilson,  
7 who is my neighbor, had surgery, so he put in a letter,  
8 which you guys should have gotten a copy of.

9 CHAIR GRIFFIS: We'll read that into the  
10 record later on.

11 MS. PALASZESKI: Okay. Because he had knee  
12 surgery and couldn't be here. And I know there's, you  
13 know, other neighbors here. So, that's all I wanted to  
14 say. I just, you know, build three residential  
15 properties. Don't bring this to my neighborhood.

16 CHAIR GRIFFIS: Thank you.

17 MS. GRUBER: Thank you.

18 MS. PALASZESKI: Thank you.

19 CHAIR GRIFFIS: Yeah, Planner Croad, we  
20 received an email. I assume, do you have a copy of  
21 that or?

22 MR. CROAD: I don't. I'm not finding it. If  
23 one of you would be so kind as to read it in?

24 MS. GRUBER: Tom sent it Friday.

25 MS. BERNOUDY: Yeah.

1 CHAIR GRIFFIS: Yeah, I can find it.

2 MS. PALASZESKI: I have his name and address  
3 if you need it.

4 MR. CROAD: You -- you have a copy, right?

5 MS. GRUBER: We got it, yeah.

6 MR. CROAD: Would one of you read it into the  
7 record?

8 CHAIR GRIFFIS: Yeah.

9 MS. GRUBER: Did you find it?

10 CHAIR GRIFFIS: I'll find it.

11 MR. MARTIN: Pass that one down.

12 CHAIR GRIFFIS: Oh, we got a paper copy of  
13 it.

14 MR. MARTIN: Yeah.

15 CHAIR GRIFFIS: Mike Wilson, yeah. This is  
16 from Mike Wilson. We will read this in.

17 Please give us your name and address for the  
18 record.

19 MR. HOWARD: Yeah, William Howard.

20 CHAIR GRIFFIS: Move closer to the  
21 microphone.

22 MR. HOWARD: William Howard, 23405 Bush.

23 Well, the problem I have with it is that the street is  
24 too small. You got to bob and weave just to pass each  
25 other for the mailboxes. That much traffic, it would



1 be a nightmare, unless they're gonna widen the street  
2 or do something, you know. They need some better  
3 infrastructure. For that many people down in that  
4 hole, bad news.

5           You got kids, tons of animals cross the  
6 street. We got deer up the ying yang, you know. So,  
7 you know, it's like, it wouldn't work out. Like you  
8 say, it was, you know, six families down in that hole?  
9 Families, how many cars, more vehicles running up and  
10 down the street, you know? So basically, that's my  
11 concern. Thank you very much.

12           CHAIR GRIFFIS: Thank you. Any other members  
13 of the public wish to speak?

14           MS. AZZOU: Hello, hi, Hanan Azzou, 23196  
15 Bush Street. I'm in agreement with them. I think the  
16 space is too small for six units. I'm also not seeing  
17 exactly where they're going to be parking.

18           Yeah, it's -- the street is small. So, I'm  
19 up and down that street with my nieces, nephews, dogs.  
20 I just -- I just don't see how this is going to fit in  
21 the street I've lived on since 1978. And I'd kind of  
22 like to keep it this way, with just homes and not, you  
23 know, apartments, basically. Thank you.

24           CHAIR GRIFFIS: Thank you.

25           MS. BERNOUDY: Thank you.

1 CHAIR GRIFFIS: Please state your name and  
2 address for the record.

3 MR. KATSIOURAS: My name is Michail  
4 Katsiouras. I live at 23260 Bush Street. Repeating  
5 what others have said, while it does seem like when you  
6 look at the three lots, they do look fairly large for  
7 six family homes, it's not quite the right size. As a  
8 resident on the street, I see no upside to having them.  
9 More traffic, more people coming through, in and out,  
10 people who rent.

11 Somebody had sent a letter out to the  
12 neighbors. I'm not sure who had actually sent it, but  
13 they made a point. People that don't live there full  
14 time, they'll be renting. So, they have less  
15 obligation to care for the area. I had something else  
16 I was going to tack on, but I forgot what it was.  
17 Thank you.

18 CHAIR GRIFFIS: Okay, thank you. I'll read  
19 this email into the record. This is from Mike Wilson,  
20 sent Monday, November 18, 9:13 p.m. This was to Lisa  
21 at the city of Southfield. It says:

22 "I live next door to the site that is  
23 subject to be rezoned, 23414 Bush Street,  
24 Southfield, Michigan, 48033.

25 I wish to let it be know that I am totally

1 against this. There's no place in this  
2 neighborhood for a commercial-type structure.  
3 He has three lots, so he can build three  
4 single-family homes. I was told that he wants  
5 to build townhouses because it is cheaper to do  
6 so.

7         Myself and many others in the neighborhood  
8 do not want this. Building homes and selling  
9 them come with a notion that the new owners own  
10 the homes and will take care of them, as they  
11 are homeowners and not renters. Renters have  
12 no direction to take care and manage a place  
13 that they have no stake in.

14         I've lived here for 40 years, and I take  
15 very good care of my property, as do the others  
16 on this street. Please do not let a structure  
17 like this go into a residential neighborhood,  
18 as it has been for decades. It does not belong  
19 here, so a builder can cut corners and build an  
20 undesirable building where it should not be.

21         I'm unable to attend, as I just had knee  
22 surgery one week ago, and I'm not able to walk  
23 as of yet. Thank you so much. Don't let this  
24 happen!!"

25         Again, Michael Wilson, 23414 Bush Street,

1 Southfield, Michigan, 48033; and his phone number,  
2 734.637.6034, via email.

3 MR. CROAD: And then, through the Chair, I  
4 just was looking through our packets here. It looks  
5 like a form letter went out to the neighbors. It  
6 states:

7 "I have reviewed the preliminary drawings  
8 for the proposed townhouse project located on  
9 Bush Street in the city of Southfield.

10 Rezoning of this property from R-1 to R-T will  
11 be required for consideration of this future  
12 development and will be submitted to the city  
13 of Southfield Zoning Board for approval. You  
14 will be notified by mail from the city of  
15 Southfield as to the date and time of the  
16 Zoning Board hearing. Thank you."

17 And then it says, "Please circle one:  
18 Approve, Do Not Approve, name, address, and additional  
19 comments."

20 So, we have a one do not approve named Bill,  
21 address, 23405 Bush Street. We have a second do not  
22 approve, no name, address, 23406 Bush Street. And we  
23 have a third that circled approve, from Gail Smith,  
24 23394 Bush Street.

25 CHAIR GRIFFIS: We'll close the public

1 hearing at this time. If the petitioner could please  
2 return the podium?

3 MR. ALLEN: Yes, Kenneth Allen, 6195 Oak  
4 Trail, West Bloomfield, Michigan.

5 CHAIR GRIFFIS: Okay. Do you have initial  
6 response?

7 MR. ALLEN: Yes.

8 CHAIR GRIFFIS: Please just keep -- direct it  
9 up here. You know, don't start a conversation with the  
10 public.

11 MR. ALLEN: No -- no problem. No, yes.  
12 Definitely heard everyone that spoke today that didn't  
13 -- didn't -- don't want to go the route of new  
14 structures going in on area that's been the same for  
15 years. And it's all about change, as you know, in the  
16 city of Southfield.

17 We're not putting rental homes on that block.  
18 We have met with the Fire Marshal diligently to just go  
19 down there to see exactly if they can get a fire truck  
20 down there. We met with planners to create a boulevard  
21 in front of the properties, where we push the  
22 properties back. So that way, it will be a turn  
23 radius, not only for our residents that will be buying  
24 the homes, but also for the fire trucks, police,  
25 whomever. Right now, they're going up on the property

1 now, and they made a turn radius right on the property.  
2 And you know, we can't say anything about that. I  
3 mean, they do it.

4 The property next door to us, we sold an acre  
5 to the neighbor next door because he wanted to build a  
6 garage. And he built a little bit more than a garage.  
7 He built a garage, and then he did an easement and got  
8 a huge outfit there on -- next to the property.

9 So, I think this is going to be -- I think it  
10 would be very good for the area. I think it's going to  
11 increase the value of the area. It is going to be --  
12 it's going to bring families to the area. And that's  
13 what the city is about, family.

14 MR. CROAD: So, is this a -- if we can  
15 clarify, you're selling these as condominiums?

16 MR. ALLEN: We're selling these as townhomes,  
17 yes.

18 MR. CROAD: Okay. So, and this is just the  
19 rezoning. They'll still have to come back for some  
20 site plan approval.

21 MR. ALLEN: Right.

22 MR. CROAD: So, it was kind of alluded to  
23 that there, you know, this is the plan. But this is  
24 just a conceptual plan, and the consideration tonight  
25 is from R-1 to R-T. They would have to come back for

1 site plan at some future date with more detailed plans.

2 CHAIR GRIFFIS: So, we're not agreeing to a  
3 unit count tonight?

4 MR. MARTIN: No, nothing. Just --

5 CHAIR GRIFFIS: Nor is any of the public.

6 MR. CROAD: No, it's just --

7 MR. MARTIN: Rezoning.

8 MR. CROAD: They'll have to comply with  
9 whatever the R-T standards are, based on size and unit  
10 and setbacks. So, this is just a conceptual plan, but  
11 it helps to understand, you know, what the potential is  
12 on the site. But you're just looking at rezoning from  
13 single family, which is three lots, to the potential of  
14 six units on lots combined under the R-T.

15 CHAIR GRIFFIS: Are you able to, you might  
16 not have this prepared, but a couple of people  
17 suggested you could fit three houses, but not six. Do  
18 you have that calculation from a zoning point of  
19 view --

20 MR. CROAD: No, if --

21 CHAIR GRIFFIS: -- at this time?

22 MR. CROAD: If we -- we could ask for a  
23 parallel plan is what I call, how many single-family  
24 lots could you build under the current zoning versus  
25 what's being proposed. But we have not received that.

1 CHAIR GRIFFIS: Okay. That'd be something  
2 for the next time this project comes forward, if this  
3 project comes forward.

4 All right. To the commission, Commissioner  
5 Martin, do you have any questions or comments?

6 MR. MARTIN: You're looking at rezoning it  
7 for, well, the three lots, so you can build multiple  
8 family lots there. Have you considered putting  
9 multiple homes on each individual lot?

10 MR. ALLEN: No.

11 MR. MARTIN: Because of the depth of the -- I  
12 noticed that the lots are 200 feet deep.

13 MR. ALLEN: Yeah, they're big lots, huge  
14 lots.

15 MR. MARTIN: Yeah, they're huge lots.

16 MR. ALLEN: So, that's why we were able to  
17 just push them back away from the road and put the  
18 boulevard in, working with the planner. He came up  
19 with that, to put the boulevard. Actually, it was Tom.  
20 Was it Tom?

21 MR. CROAD: Tom, mm-hmm.

22 MR. ALLEN: He came up with putting the  
23 boulevard in, so that way it has the turn radius in  
24 now. So, it gives them parking in the front for the  
25 guests, so they can come in and out with no problem.



1 MR. MARTIN: Okay. I don't have any further  
2 questions.

3 CHAIR GRIFFIS: Commissioner Willis?

4 V. CHAIR WILLIS: At this point, I have no  
5 questions.

6 MR. ALLEN: Thank you.

7 V. CHAIR WILLIS: Look forward to seeing you  
8 again.

9 MR. ALLEN: Thank you.

10 CHAIR GRIFFIS: Commissioner Gruber?

11 MS. GRUBER: I like this idea because it's  
12 affordable housing, and it's hard to find affordable  
13 housing now. So, I think, you know, it's a step in the  
14 right direction.

15 CHAIR GRIFFIS: Commissioner Goodwin-Dye?

16 MS. GOODWIN-DYE: The boulevard, how long is  
17 that going to be?

18 MR. ALLEN: That boulevard, I can't see. I  
19 didn't bring my glasses, I'm sorry. It's right on the  
20 -- can the Planner help me out with that?

21 MR. MARTIN: Because the information we have  
22 doesn't have --

23 MR. ALLEN: It has it right in the front  
24 there, but like it's blurry to me right now.

25 MR. MARTIN: Oh, I'm sorry.

1 CHAIR GRIFFIS: Twenty-five-foot-wide drive,  
2 and then a 30-foot drive in front of the parking, it  
3 looks like.

4 MR. ALLEN: Correct.

5 CHAIR GRIFFIS: Thirty foot, east-west. It's  
6 not a boulevard. It looks like it's their drive. It's  
7 on their property. It's a driveway.

8 MS. GOODWIN-DYE: Okay. So, it's a long  
9 driveway.

10 MR. ALLEN: Well, the boulevard comes around  
11 the front. So, when you come in from the easement --

12 CHAIR GRIFFIS: You turn and come around.

13 MR. ALLEN: -- you turn, and you come around.

14 (Inaudible crosstalk.)

15 MS. GOODWIN-DYE: (INAUDIBLE) 25, and they  
16 come on out the other end.

17 MS. GRUBER: Yeah.

18 MS. GOODWIN-DYE: Okay. There was something  
19 else I was going to ask. Oh, you're building them as  
20 townhouses, and you're going to sell them as  
21 townhouses?

22 MR. ALLEN: Yes, yes.

23 MS. GOODWIN-DYE: Okay. Is there any  
24 possibility that somebody could buy all of those  
25 townhouses and make them rentals?

1 MR. ALLEN: No.

2 MS. BERNOUDY: No questions at this time.

3 (Inaudible background conversation.)

4 CHAIR GRIFFIS: We talk -- we talk all the  
5 time how there's this missing piece of housing, missing  
6 middle in the city. There's a lot of old single-family  
7 homes. There's some new single-family homes, very few.  
8 There's large high rises. There's not the smaller  
9 units, the duplexes, the four units, like a lot of  
10 other cities around us have.

11 And a two and a four unit, or even six unit  
12 is a transition from the busy -- a busy commercial  
13 street like Telegraph into these more private lots.

14 MR. ALLEN: Right.

15 CHAIR GRIFFIS: So, it's very common in many  
16 other cities around us. It's, you know, there's  
17 something for every --

18 MR. ALLEN: Right.

19 CHAIR GRIFFIS: There's someone for every  
20 type of building at different price points. I think  
21 that's a good thing. They're still gonna, if they're  
22 new construction, they're gonna be still very  
23 expensive. But, you know, maybe for what you get,  
24 affordable.

25 MR. ALLEN: Right.

1 CHAIR GRIFFIS: Not like low income, but --

2 MR. ALLEN: No.

3 CHAIR GRIFFIS: -- more affordable than --

4 MR. ALLEN: The finishes is gonna be -- we  
5 have a standard.

6 CHAIR GRIFFIS: -- a new 30,000-square-foot  
7 house.

8 MR. ALLEN: Right.

9 CHAIR GRIFFIS: That you have to buy all the  
10 landscaping for.

11 MR. ALLEN: If you've seen Kristy Woods, you  
12 see we have a standard in what we build in the city,  
13 Morgan Estates. We build very nice homes, luxury  
14 homes.

15 MR. CROAD: If I could ask, just to  
16 piggyback, what's the square footage of each unit?

17 MR. ALLEN: Thirteen-hundred square feet.

18 MR. CROAD: Thirteen-hundred square feet.

19 And right now under R-1, there could be a minimum floor  
20 area of 1000 square feet. R-1 can build as close to  
21 eight feet on one side or 12 feet on the other side.  
22 And the R-T requires 30-foot setbacks. So, there's a  
23 greater setback with these attached units than there  
24 would be for single family.

25 The R-1 district requires one dwelling unit

1 per 9000 square feet. This requires 2000 square feet  
2 per room size of 80 square feet or more. But how many  
3 acres do you have total?

4 MR. ALLEN: We have a total of, it's almost  
5 five or six acres there, I believe it is.

6 MR. CROAD: Yeah. So, the acreage will and  
7 the setbacks will dictate the density of how many of  
8 these units could be built, and less --

9 CHAIR GRIFFIS: If he's got five acres, it's  
10 like 300 feet is three --

11 MR. CROAD: Yeah, I know. I'm just saying  
12 that this --

13 CHAIR GRIFFIS: (INAUDIBLE.)

14 MR. CROAD: -- the six is probably way below  
15 the maximum amount of units they could build.

16 CHAIR GRIFFIS: It was (INAUDIBLE), it's a  
17 one acre, one --

18 MR. CROAD: Yeah, it's --

19 CHAIR GRIFFIS: One point five acres.

20 MR. CROAD: The City Administrator and I  
21 always talk about it's \$200 a square foot and more,  
22 just for basic residential. So, when we say  
23 affordable, we're not talking about low income as much  
24 as the price point for 1300 -- I don't know, do you  
25 have a price point you're planning on selling them at?

1 MR. ALLEN: Probably -- well, we know the  
2 area calls for right in the threes, three -- 325, 375,  
3 something like that.

4 MR. CROAD: It's at least, it's going to be  
5 260 and up just to build it. So, these are going to be  
6 in the \$300-plus-thousand range. I just wanted,  
7 regardless of which way we go, these aren't rental  
8 units. These aren't apartments. These are units that  
9 you purchase, and you own as a condominium.

10 So, each unit would be one-sixth owner of the  
11 property and sharing the maintenance and so forth.  
12 There is some cost savings on having sharing walls and  
13 only have one exterior. That makes it a little more  
14 affordable for the construction of the price point.

15 But it's a different type of style unit,  
16 piggybacking off what you have. And we have many times  
17 talked about the need for this missing middle housing,  
18 as we have an aging population, older adults, and our  
19 housing stock is getting older, we need to have other  
20 products to bring new families and new young  
21 professionals and other and empty nesters to come in.  
22 Not everybody can maintain a 2500-square-foot home on  
23 three acres.

24 So, this is -- this is a product, whether  
25 it's here or other places, we need to start permitting

1 and encouraging to increase our population growth, and  
2 that transitional housing from here into our single  
3 family. So, just keep all those things in mind as you,  
4 you know, make considerations.

5 And thank you for letting me make some  
6 comments. But I wanted to try to explain the  
7 differences between the single family and what's being  
8 proposed here. We're talking about, I mean there, in  
9 theory, there's a way to probably lay this out where  
10 you could get six single-family units on here and still  
11 comply with the 9000-square-foot unit. This is just a  
12 different style. The density is probably no greater  
13 than what could be built.

14 CHAIR GRIFFIS: Yes, I agree. That's kind of  
15 where I was going. It's a new concept in Southfield,  
16 but it's a necessary concept. So, I'm in favor of the  
17 rezoning. My comments are more aesthetic, and you're  
18 not presenting your final design here tonight.

19 MR. ALLEN: Right, right.

20 CHAIR GRIFFIS: It needs to be broken down to  
21 a small scale visually, because, you know, it needs to  
22 match the houses surrounding it right now. So, when  
23 done right, townhouses can look like a single-family  
24 house. They'll have some ins and outs, you have  
25 attached garages, recessed entrances, you know, you

1 can, with the roof lines, get the tall part back away  
2 from the street. It looks like you're one-and-a-half  
3 story. It's not a full two-story house. To get at  
4 that 1300 square foot size that's comparable, I imagine  
5 to (INAUDIBLE) --

6 MR. ALLEN: You can play with the gables as  
7 well. We can bump the gables out.

8 CHAIR GRIFFIS: Exactly. So, it's, you know,  
9 it's always great to have a vacant lot that you don't  
10 have to pay for, that you to get look out on.

11 MR. ALLEN: Right.

12 CHAIR GRIFFIS: But you know, in reality,  
13 something's going to happen there.

14 MR. ALLEN: Right.

15 CHAIR GRIFFIS: Because it's your right as a  
16 property owner to build what's allowed. This is a  
17 slightly different version of what's allowed, and  
18 that's why we're here having this conversation.

19 So, I'm going to favor the rezoning. I don't  
20 think you have your final plan ahead of us today.

21 MR. ALLEN: No, not today.

22 CHAIR GRIFFIS: And you have to come back and  
23 talk to us again, and all your neighbors can speak for  
24 you or against you on that one, too, you know. And  
25 it's not just -- you're not approved. So, there's a



1 process to this, and you're among the first that we've  
2 seen on this commission of this type of housing.

3           So, it's new to everybody or different, and I  
4 don't think that's a bad thing. I think it's -- we  
5 need more of this on here. So, I'm in favor of the  
6 rezoning today. I'm not necessarily in favor of your  
7 preliminary designs that you're showing here. The  
8 1300 square foot size sounds great, the two-car  
9 attached garage, places for guests to park, so they're  
10 not blocking a tight street. Those are all good site  
11 planning things that you have potential for on this.

12           So, I mean, I'm -- this is step one. I'm in  
13 favor of the rezoning. And the rest is, you know, in  
14 the future, I guess, is where we're at.

15           MR. ALLEN: Right.

16           CHAIR GRIFFIS: Anybody else? Commissioner  
17 Martin? No?

18           MR. MARTIN: No. I just want to say is that  
19 we've looked at some other areas where we've put this  
20 type of housing, that we did some for Habitat for  
21 Humanity. We've done two or three different sites like  
22 that. So, you know, it's something new. It's coming  
23 to Southfield, and I think it's something that we need.  
24 Thank you.

25           MR. ALLEN: Thank you.

1 V. CHAIR WILLIS: I have no questions or  
2 comments.

3 MS. BERNOUDY: No further questions. Thank  
4 you.

5 CHAIR GRIFFIS: Planner Croad, do you have a  
6 recommendation?

7 MR. CROAD: The Planning Department  
8 recommends favorable recommendation of PZR24-0012, to  
9 rezone 1.10 acres of land at the north end of Bush  
10 Street on the eastern side of the street, from  
11 R-1 Single Family to R-T Attached.

12 Subject to the facts that the Southfield  
13 Comprehensive Master Plan indicates moderate density  
14 single family for this property, which calls for  
15 single-family homes on lots less than 20,000 square  
16 feet and permits complimentary small scale  
17 institutional uses.

18 The proposed rezoning to R-T Attached Single  
19 Family would allow for infill of six attached housing  
20 units. The additional uses permitted by the rezoning  
21 would be compatible with the existing mix of uses in  
22 the area.

23 Again, this is only the recommendation on the  
24 rezoning itself. It's not approving the site plan.  
25 It's not approving six units. They still have to

1 comply and come back, meeting all of our setbacks and  
2 density requirements. The land area is going to be  
3 dictated on the number of rooms and number of bedrooms.  
4 So, that'll have to come back. This is just on the  
5 ability to rezone it, so they can move forward.

6 CHAIR GRIFFIS: Thank you.

7 MR. MARTIN: To the Chair?

8 CHAIR GRIFFIS: Yes, Commissioner Martin?

9 MR. MARTIN: Motion to approve PZR24-0012.

10 V. CHAIR WILLIS: Support.

11 CHAIR GRIFFIS: Okay, we got a favorable  
12 recommendation on PZR24-0012 by Commissioner Martin,  
13 supported by Commissioner Willis. Any additional  
14 discussion?

15 (No response.)

16 CHAIR GRIFFIS: None. All in favor?

17 FULL COMMISSION: Aye.

18 CHAIR GRIFFIS: Any opposed?

19 (No response.)

20 CHAIR GRIFFIS: All right, favorable  
21 recommendation.

22 MR. ALLEN: Thank you. Thank you, your body  
23 -- your honorable body.

24 CHAIR GRIFFIS: All right. Next item is at  
25 16445 West 12 Mile Road. It's a site plan review,

1 PSP24-0019.

2 MR. MARTIN: To the Chair, can we give the  
3 people time to -- because they're discussing as we're  
4 -- thank you.

5 UNIDENTIFIED SPEAKER: (INAUDIBLE.)

6 CHAIR GRIFFIS: One second. Planner Croad,  
7 do you have an introduction on this item?

8 MR. CROAD: Yes, thank you. Site plan  
9 review, PSP24-0019, the petitioner is the Iraqi  
10 Consulate, address, 16445 12 Mile Road.

11 Existing zoning is O-S Office Service. They  
12 would like to install a perimeter security fencing and  
13 security gates around the property. Current zoning is  
14 O-S Office Service. Future land use is local mixed  
15 use. Existing site.

16 I'll let the petitioner talk about, but a  
17 couple times a year, this consulate services the entire  
18 Midwest for visas and other important documents. And  
19 so, we get a large influx of Iraqi nationals that need  
20 to come and get their paperwork.

21 The site is tight. They've had security  
22 issues, volatile issues that happen nationally,  
23 internationally, and they're looking for some security  
24 gating here.

25 Existing conditions. And then, the fencing

1 would be an ornamental-type security fencing, but  
2 they're looking to extend it to the front inside yards,  
3 adjacent to the street. And this is the proposed  
4 fencing plan. And then, over the parking lot.

5 So, they'll have to have security gates, and  
6 these are the details of their proposed security  
7 fencing.

8 So, with that, I'll have the petitioner, if  
9 you want to add, if you want to talk a little bit about  
10 the ebb and flow of people coming to the consulate and  
11 what your needs are. And while he's talking, I'm gonna  
12 excuse myself for one minute here.

13 CHAIR GRIFFIS: And can you start with just  
14 your name and address for the record?

15 MR. JAL: My name is Baj Jal [phonetic] from  
16 Iraq Consulate, 16445 W. 12 Mile Road. I come about to  
17 make some note, we receive it from the consulate  
18 planning development.

19 Also, we suggest to make this gate. The main  
20 gate is to entrance to the building from the north and  
21 exit from this gate for, I mean about this car, also go  
22 from that west side.

23 Also, we make this for security about, and  
24 only two side from north and west, about that. Because  
25 actually, we have security fence from this another

1 side, actually night. I look about you, if you can to  
2 get this approval, to make and to process this fence  
3 and fix it.

4 CHAIR GRIFFIS: And the fences will remain  
5 open during business hours? It's just when the  
6 building --

7 MR. JAL: Yes, yes.

8 CHAIR GRIFFIS: -- is less occupied?

9 MR. JAL: Yes. We make this program, in the  
10 daily work, it's open. After the 3 p.m., we can  
11 control it by the guides inside the building. Also, if  
12 it's any emergency time, you can open and close it.

13 CHAIR GRIFFIS: Okay.

14 MR. JAL: All of the gates.

15 CHAIR GRIFFIS: And then, Planner Croad is  
16 mentioning the busy times of the year. Could you just  
17 remind us what -- when you have the large influx of  
18 customers, I guess?

19 MR. JAL: Actually, all of the day we have  
20 this busy, but some period, especially in the beginning  
21 of the years and end of the years, more Iraqi come to  
22 make this annual process and (INAUDIBLE). But it's  
23 maybe take it one or one-half month, beginning and end  
24 of the years.

25 CHAIR GRIFFIS: Okay, thank you. This is

1 just a site plan, no public hearing. So, I'll open up  
2 to the commission for questions. Commissioner Martin?

3 MR. MARTIN: Along the side street, Glasgow,  
4 I think it is. There's you have your parking lot, and  
5 then there's a brick wall that goes along the back.  
6 You plan on having the fencing along that wall?

7 MR. JAL: No, no. To make this the work,  
8 back also small gate, two small gate together with the  
9 main gate and the exits gate. I mean, make a small  
10 gate for work person and a gate for a car.

11 MR. MARTIN: Okay. The reason I ask is  
12 because along the brick wall that's along the back of  
13 the lot, it's a step gate. So, like the fence is three  
14 or four feet high, and then it goes up another 18  
15 inches, and then up. It's not a consistent height  
16 along the back wall. Do you plan on having fencing, so  
17 that it's a -- it's a consistent height?

18 MR. JAL: I --

19 MR. MARTIN: Can you, I think it's -- can you  
20 slide 40, I think it is?

21 MR. CROAD: There it is.

22 MR. MARTIN: The fence, yeah. You can see  
23 the step fencing along there, and that's where I'm  
24 talking. For security fencing, you know, you've got a  
25 3- or 4-foot wall that's not going to provide much

1 security. And you're talking about having 6-foot fence  
2 along. So, you know, that -- it's -- there's no  
3 security in the low fence. And that's what I'm saying,  
4 you're going to -- are you putting the fencing along  
5 there, so it's the same height as the rest of it?

6 CHAIR GRIFFIS: Planner Croad, there was a  
7 slide with a fence, like a fence key on it. I don't  
8 know if that has the fence height.

9 MR. MARTIN: Yeah, that's --

10 MR. CROAD: That's the existing screen wall.

11 MR. MARTIN: Yeah, and that's the other, is  
12 that the wall along the other side is plastic fencing,  
13 where you have the -- yeah, you have the green is a  
14 step. It starts off as a step fence, and then the  
15 purple fence is along the west side -- I'm sorry, the  
16 east side of the building is between there, and the  
17 building next door is either plastic or a plastic-type  
18 fencing.

19 And I'm wondering, are they put -- are you  
20 putting the metal security fencing around the entire  
21 area? Are you putting the fencing --

22 MR. JAL: Metal like this security fence in  
23 the west of the building, same as the neighbor security  
24 fence. Same, but the gate is different.

25 MR. MARTIN: Yeah, but the --



1 MR. CROAD: It doesn't appear that they're  
2 proposing --

3 CHAIR GRIFFIS: Just on the two sides.

4 MR. CROAD: -- any additional fencing on the  
5 existing wall.

6 MR. MARTIN: Okay.

7 MR. CROAD: Or a screening fence. It's just  
8 on the north and the west property line.

9 MR. MARTIN: West, okay. And my thing about  
10 that is, if you're putting it in for security purposes,  
11 you need to be consistent in the fence heights around  
12 the perimeter, that's all. That's the only concern I  
13 have. I see along the west side of the building  
14 through the driveway entrance, where you have the fence  
15 across the drive, is that you're limiting that so that  
16 you still have the car parking. But you're just using  
17 one side as entrance and exit, which is good because  
18 right now, the way they're using it, they're driving  
19 over the grass there.

20 MR. JAL: Multiple gates entering.

21 MR. MARTIN: Yeah, and you're -- if you're  
22 blocking that off, then that takes care of -- that  
23 resolves that issue right there. So, all right. Thank  
24 you, that's all.

25 MR. JAL: Well, thank you.

1 CHAIR GRIFFIS: Commissioner Willis?

2 V. CHAIR WILLIS: This is a security fence, a  
3 proposed security fence. The person that was here last  
4 time was not able to tell me the reason for security.  
5 Had you had incidences in the past? Was there any  
6 breach of security that you had in the last few years?

7 MR. JAL: Actually, I heard from the person  
8 from the -- this consulate, because I'm come very early  
9 to the -- to draw it. Some person entered in the  
10 night, homeless. And also, in the 2019 years, some  
11 person tried to fire in the building from the Iraq  
12 commission. Also, we see to make this fence is to make  
13 more security because, you know, the diplomatic mission  
14 is guarded by the diplomatic police. But in this city,  
15 not have this option, not have this benefit.

16 MR. CROAD: Through the Chair, they have had  
17 a number of incidences of vandalism, disruption to  
18 their flag and consulate, and other issues here. They  
19 have had numerous over the years, people doing things  
20 that they want to protect.

21 V. CHAIR WILLIS: Okay. And is there  
22 anything, I'm going to assume you can have discussions  
23 with Southfield police, that would not be able to  
24 prevent those kinds of issues?

25 MR. JAL: I not have idea. Maybe I ask my

1 boss about this, if he ask it from the -- to get the  
2 patrol from the diplomatic police or -- I not have an  
3 idea. Maybe I make this a note, an email for your  
4 (INAUDIBLE), your question.

5 V. CHAIR WILLIS: Okay. I --

6 MR. JAL: But -- but actually, maybe not  
7 dedicated the patrol police, diplomatic police for this  
8 building.

9 V. CHAIR WILLIS: Okay. I think my concern  
10 is this is a security fence, and I want to make sure  
11 that there was a -- if this was the solution to  
12 whatever issues that they had.

13 MR. JAL: If -- I appreciate for you --

14 MR. CROAD: It will help address some of the  
15 issues that they have. We have raised the issue about  
16 putting additional security fencing on that wall and so  
17 forth. This is what they're asking for. They have  
18 been in contact with their police department. I've met  
19 with the Consulate General, the mayor's office. This  
20 has been an ongoing issue for several years.

21 V. CHAIR WILLIS: Okay.

22 MR. CROAD: And we just, we understand their  
23 need for security. We also want it to look nice. And  
24 I think they've, you know, picked a fence that's both  
25 ornamental-looking and secure. That's really the

1 bottom line on this, you know, issue is there's a need  
2 and that's why they're here.

3 V. CHAIR WILLIS: Okay, okay. I'm good,  
4 thank you.

5 MR. JAL: Thank you.

6 CHAIR GRIFFIS: Commissioner Gruber?

7 MS. GRUBER: I don't have any questions, and  
8 I get that you -- we live in a world where we have to  
9 protect the people.

10 MR. JAL: Thank you.

11 MS. GRUBER: All people, so.

12 MR. JAL: Thank you, friend.

13 MS. GRUBER: I understand.

14 CHAIR GRIFFIS: Commissioner Bernoudy?

15 MS. BERNOUDY: Thank you. Will this be an  
16 electronic fence, you know, with the remote, as it says  
17 here?

18 MR. JAL: (INAUDIBLE) with the fence, you  
19 mean?

20 MS. GOODWIN-DYE: A remote.

21 MS. BERNOUDY: A remote?

22 MR. JAL: Yes, yes.

23 MS. GRUBER: It will open automatically.

24 MS. BERNOUDY: To open?

25 MR. JAL: Yeah, yeah, yes. We make this

1 control, a remote control, but we will program this  
2 gate, and the daily work is open, still open. After  
3 3 p.m., you can control closed and open by the guy from  
4 inside the building, by control, also.

5 MS. BERNOUDY: Yeah. As you said, security  
6 is necessary these times. So, I have no further  
7 questions. Thank you.

8 MR. JAL: Thank you.

9 CHAIR GRIFFIS: So, I'm fine with the fence,  
10 the gates, everything. My only question is,  
11 procedurally, they're calling for an existing concrete  
12 wall to remain, which we pointed out is short and not  
13 secure. If they go make that taller, do they have to  
14 come back or can we?

15 MR. CROAD: I think we can do that  
16 administratively.

17 CHAIR GRIFFIS: Okay.

18 MR. CROAD: And if you recall, the reason  
19 it's stepped down is because there's a single family  
20 located to the south, and they need corner clearance if  
21 they're driving in and out of their driveway.

22 They have had situations in the past where  
23 people coming to the consulate have blocked driveways  
24 and so forth. If they need to add some additional  
25 security fencing, I have administrative approval for

1 security fencing up to a certain height, or we'd have  
2 to come back. But we'll get that worked out. I think  
3 the area that they're fencing is completely open right  
4 now.

5 CHAIR GRIFFIS: Right, okay. Any further  
6 discussion?

7 (No response.)

8 CHAIR GRIFFIS: Does the Planning Department  
9 have a recommendation?

10 MR. CROAD: Through the Chair, resolve that  
11 PSP24-0019, the site plan review request by the Iraqi  
12 consulate to install perimeter security fencing and  
13 security gates at 16445 West 12 Mile Road, Southfield,  
14 be approved for the following reasons, with the  
15 following conditions.

16 Particularly barrier-free access, all  
17 development shall comply with applicable federal,  
18 state, and local laws and regulations regarding  
19 barrier-free access. So, there is a -- there's a  
20 pedestrian gate off of 12 Mile, and also off the side  
21 road. Compliance with zoning requirements, the site  
22 plan shall comply with district requirements set forth  
23 in the schedule regulations, all applicable development  
24 standards of this ordinance.

25 Pedestrian circulation access, the site plan

1 shall provide a pedestrian circulation system, which is  
2 insulated as completely as reasonably possible from the  
3 vehicle circulation system. Every structure and  
4 dwelling unit shall be provided with adequate means of  
5 ingress/egress via public walkways. The arrangement of  
6 public and common ways for pedestrian circulation shall  
7 respect the pattern of existing or planned pedestrian  
8 and bicycle pathways in the vicinity of the site.

9 Privacy, the site design shall provide  
10 reasonable visual and sound privacy fences, while  
11 barriers and landscaping shall be used as appropriate  
12 for the protection and enhancement of property and  
13 safety of privacy of occupants and users.

14 Vehicular circulation access, the arrangement  
15 of public and common ways for vehicle circulation shall  
16 respect the pattern of existing or planned streets,  
17 pedestrian, bicycle pathways of the vicinity of the  
18 site.

19 This recommendation is based on documents,  
20 facts, representation, stipulations submitted with the  
21 application and placed on record during petitioner's  
22 review.

23 Conditions. Plans to be modified to provide  
24 safe separate access for path and path for pedestrians  
25 from sidewalk to public building entrance, vehicular

1 gates to be kept open during normal business hours to  
2 avoid stacking of vehicles waiting to enter on a public  
3 street.

4 The site and building shall be developed  
5 consistent with the submitted fencing plan set prepared  
6 by Kassar Architecture [phonetic], dated 9/23/24,  
7 submitted 10/1/24, improved parking lot site plan,  
8 PASP24-0077.

9 Petitioners to implement the recommendations  
10 made by the Southfield Police Department's Crime  
11 Prevention Bureau regarding site security, and  
12 continuous compliance with all applicable ordinances,  
13 codes, laws, statutes. And the petitioner must perform  
14 all work under plans, permits, and final inspections  
15 approved by the city of Southfield.

16 CHAIR GRIFFIS: Thank you. I'm looking for a  
17 motion from the commission.

18 MS. BERNOUDY: I'd like to make a motion,  
19 pardon me, to approve PSP24-0019.

20 MR. MARTIN: Second.

21 CHAIR GRIFFIS: We've got a favorable motion  
22 on PSP24-0019 by Commissioner Bernoudy, second by  
23 Commissioner Martin. Any additional discussion?

24 (No response.)

25 CHAIR GRIFFIS: None. All in favor?



1 FULL COMMISSION: Aye.

2 CHAIR GRIFFIS: Any opposed?

3 (No response.)

4 CHAIR GRIFFIS: All right, favorable  
5 recommendation. Thank you.

6 MS. BERNOUDY: Thank you.

7 MR. JAL: Thank you.

8 MR. CROAD: Well, you actually approved this.

9 CHAIR GRIFFIS: Oh yeah, you're -- sorry,  
10 sir, you're -- you're approved, and you don't have to  
11 go to any more meetings.

12 MR. CROAD: Just follow up with the building  
13 -- follow up with our office, okay?

14 MR. JAL: Okay, okay.

15 MR. CROAD: To pull your permit.

16 MR. JAL: Yes.

17 MR. CROAD: Okay.

18 MR. JAL: (INAUDIBLE?)

19 MR. CROAD: You can apply for your permit  
20 now.

21 CHAIR GRIFFIS: Apply for a building permit,  
22 yeah. Your planning is all approved. Thank you.

23 MR. CROAD: I know we're still getting used  
24 to having the final site plan approval.

25 CHAIR GRIFFIS: There's an end. There's an

1 end to projects, good. Next item is 29777 Telegraph  
2 Road, an amendment to PZRODD24-0003.

3 MR. CROAD: So, PZRODD24-0003, petitioners  
4 Rosetta Building Company, 29777 Telegraph Road.

5 Existing zoning is ODD, with underlying B-3.  
6 To amend the approved ODD agreement to permit the  
7 construction of a Culver's restaurant on the northeast  
8 outlot.

9 Culver's hours of operation, daily, 10 a.m.  
10 to 11 p.m. Number of staff, 12 to 15 on the largest  
11 shift.

12 Again, you've seen this as an overlay  
13 development with outlot parcel that had two restaurant  
14 units on the northeast corner of the property.

15 Existing conditions is a parking lot. This  
16 is the portion of the property that we're under  
17 consideration for amendment. This is the proposed  
18 Culver's, with a drive thru.

19 Landscape plan, floor plan, elevations. And  
20 we included the previously approved elevations and  
21 renderings. So, it was going to be two restaurants,  
22 more modern style, a lot of glass on the north and  
23 south side. And then, this was the rendering of what  
24 was previously approved. It had some outdoor eating  
25 areas.

1           And this is what's being proposed. So, with  
2 that, I'll ask the petitioner to come up, and you can  
3 give a little bit of background. And if you wouldn't  
4 mind, just I know you made some slight modifications  
5 from the Southfield?

6           MR. ZIELKE: Correct, yes.

7           MR. CROAD: So, if you can go through those  
8 as well.

9           MR. ZIELKE: Yep. Andrew Zielke, 4564  
10 Oakhurst Ridge Road, Clarkston, Michigan, 48348.

11           So, currently, we're in the process of  
12 constructing a new Culver's at the corner of Windflower  
13 and Southfield Road along -- right across street from  
14 the Home Depot. And that location is mostly EFIS, as  
15 far as an outside. We've kind of revamped this  
16 elevation to give more of a modern flare, with more of  
17 a cladding textile metal fascia on the upper portions  
18 of the elevation to, you know, draw it more in  
19 consistent with the architecture of the surrounding  
20 areas.

21           CHAIR GRIFFIS: Anything else to add about  
22 why this site, this location, this project?

23           MR. ZIELKE: We're just looking at adding an  
24 additional Culver's on the west side, as well as to  
25 the, you know, to the one that we own on the east side,

1 to kind of get a sister store. So, that's what we're  
2 kind of looking at, you know, creating an additional  
3 restaurant in the -- in the city of Southfield.

4 CHAIR GRIFFIS: Okay, thank you. This is a  
5 public hearing?

6 MR. CROAD: (No verbal response.)

7 CHAIR GRIFFIS: All right. This is a public  
8 hearing. I'd like to open up the public hearing at  
9 this time. If you could step aside for a second.

10 MR. ZIELKE: Yep.

11 CHAIR GRIFFIS: Any members of the public  
12 still remaining?

13 (No response.)

14 CHAIR GRIFFIS: Seeing none, the public  
15 hearing is closed. Don't want you to get too far away.

16 MR. ZIELKE: There you go, yep.

17 MR. MARTIN: Welcome back.

18 MR. ZIELKE: Thank you, yes. It was a --  
19 yeah.

20 CHAIR GRIFFIS: To the commission,  
21 Commissioner Martin?

22 MR. MARTIN: I have one concern.

23 MR. ZIELKE: Okay.

24 MR. MARTIN: And for the entrance, you have  
25 the lane coming in to -- so away from -- so it's not

1 interfering with Telegraph traffic, and it's also a bus  
2 stop. And what I have -- what I have issue with, with  
3 a bus stop, traffic will go around to come into the --  
4 to the restaurant area, to the parking lot. And then  
5 coming out, they're coming out in front of the bus. I  
6 just -- I just see that as a traffic problem. I know  
7 there's not a lot of bus traffic, but it's just  
8 something that I have a concern with. There's nothing  
9 really you can do about it.

10 MR. ZIELKE: And I understand your concern.  
11 And I don't know what the traffic pattern is of the  
12 bus, like you had mentioned, how often they come by or  
13 what the pickup and drop off is. But yeah, any, you  
14 know, major thoroughfare, if there is a bus that stops  
15 on that traffic, you know, not much I can do.

16 MR. MARTIN: Yeah.

17 MR. ZIELKE: And you know, obviously we're  
18 going to be generating more traffic. But you know  
19 there is traffic still coming in the office complex as  
20 well, too, that has always been there previously.

21 MR. MARTIN: Yeah, I see nothing you can do  
22 about it, either.

23 MR. ZIELKE: Right.

24 MR. MARTIN: It's just -- it's just the  
25 concern I have and --

1 MR. ZIELKE: I understand, yes.

2 MR. MARTIN: Yeah.

3 MR. CROAD: The, if I could, the existing  
4 driveway is not changing.

5 MR. ZIELKE: No, no.

6 MR. MARTIN: So, this is the same driveway  
7 that you're entering the site as what was existing and  
8 what was approved previously.

9 MR. MARTIN: Okay.

10 MR. CROAD: The driveway, the curb, the  
11 existing curb --

12 MR. MARTIN: It is --

13 MR. CROAD: -- off of Telegraph is the same --

14 MR. MARTIN: Yeah.

15 MR. CROAD: -- as what it was before.

16 MR. ZIELKE: Yeah, that's not changing. The  
17 curb cut -- yeah.

18 MR. CROAD: So, that's not -- it's not  
19 changing because of this development. And there's no  
20 access to Farmbrook on the north.

21 MR. MARTIN: Correct.

22 MR. CROAD: It's the same entrance.

23 MR. MARTIN: Yeah. It's -- I agree. I mean,  
24 you know, as I say, it's just I know there's nothing  
25 that can be done about it. It's just a concern I have,

1 and it's a concern that will continue, but.

2 MR. ZIELKE: Right.

3 MR. MARTIN: It has nothing to do with what's  
4 going on. I have no further questions.

5 CHAIR GRIFFIS: Commissioner Willis?

6 V. CHAIR WILLIS: Thank you. Because he's  
7 expressed a concern, I have a concern. Across the  
8 street, there's a Chick-fil-A, and prior to the  
9 Chick-fil-A building in that shopping center, we had  
10 clear parking. And it seemed like we projected it  
11 would not be an issue. Do you see issues because of  
12 kind of increased traffic, and if there's any way to  
13 cut off anything that you could think of with the  
14 parking situation?

15 MR. ZIELKE: Not right offhand, no. I mean,  
16 traffic on Telegraph Road flows pretty freely. Once it  
17 gets onto our site, you know, every -- the traffic kind  
18 of flows in a circular pattern and will, you know --  
19 but, you know, immediately exit right out the front  
20 side of that -- of our building and right back onto  
21 Telegraph. And at that point, they've got many  
22 different avenues to either head back north or continue  
23 south down Telegraph Road.

24 V. CHAIR WILLIS: And I was thinking onsite,  
25 not --

1 MR. ZIELKE: Yeah, on this time, yeah, in  
2 general, the whole flow of traffic, you know, all of  
3 our stuff, you know, like I said, flows in a circular  
4 pattern onsite, and there's no, you know, cross traffic  
5 that could happen on a site that, you know, to impact  
6 traffic, you know, within that area.

7 MR. CROAD: Mr. Willis, if you look at the  
8 area behind you? You kind of, you can see all the  
9 excess parking spaces there are.

10 V. CHAIR WILLIS: I do. I do.

11 MR. CROAD: So yes, they'll be displacing  
12 some parking. But we look at the entire site to  
13 calculate what the existing needs of the office are  
14 versus what's being proposed, and the fact that a lot  
15 of people work from home now. So, we're not concerned  
16 about not enough parking. It's just, you know,  
17 people's preference of where they park versus what's  
18 available to park.

19 And I don't think, you know, as busy as you  
20 guys are, I don't think you have the same stacking  
21 issues as Chick-fil-A.

22 MR. ZIELKE: No, no, not.

23 MR. CROAD: You know how much time we spent  
24 with that. Even, you know, if you look at the location  
25 here, there's still a number of empty spaces overall.



1 So, again, based on -- you can see, just based even on  
2 what's required for stacking, there's still a lot of  
3 extra room here for additional cars to stack before  
4 they even get into the queue -- the queue lane.

5 MR. ZIELKE: And our model is different, as  
6 from the standpoint that, you know, when we take the  
7 order the, you know, the food's made fresh, and then we  
8 pull them forward after the window, where a lot of, you  
9 know, other competitors will hold them at the window,  
10 and that causes more cars to stack up behind.

11 So, we've got a balance in the rear, you  
12 know, when they order, and a balance in the front, you  
13 know, as far as the queue goes. So, there's not, you  
14 know, there's more availability for cars to, you know,  
15 being in drive thru than just being stacked behind the  
16 window.

17 V. CHAIR WILLIS: Okay, thank you.

18 CHAIR GRIFFIS: Commissioner Gruber?

19 MS. GRUBER: I don't have any questions.

20 MS. GOODWIN-DYE: None.

21 MS. BERNOUDY: No questions.

22 MR. ZIELKE: Okay.

23 MS. BERNOUDY: But I'll be so happy to see  
24 it.

25 MR. ZIELKE: Thank you.

1 MS. BERNOUDY: Your onion rings are  
2 outstanding.

3 CHAIR GRIFFIS: Commissioner Martin?

4 MR. MARTIN: Yeah. I spend time at the  
5 12 Mile store, and I think the double -- the split in  
6 the lane there is an excellent idea. It gets -- it  
7 gets through faster, and I know my wife will love it.

8 MR. ZIELKE: Thank you.

9 MR. MARTIN: Yeah, I think it's an excellent  
10 idea. And if my wife were here, she would want to know  
11 how soon --

12 MR. ZIELKE: Right.

13 MR. MARTIN: -- the Southfield --

14 MR. ZIELKE: Yep.

15 MR. MARTIN: -- and how soon for Telegraph?

16 MR. ZIELKE: Southfield will be this spring,  
17 you know, late spring. And then, this one will be  
18 shortly afterwards.

19 MR. CROAD: There seemed to have been a delay  
20 for you starting on the Southfield Road?

21 MR. ZIELKE: Yeah, we had -- we had to  
22 overcome some structural concerns with the wood frame  
23 building.

24 MR. CROAD: And you got that resolved?

25 MR. ZIELKE: Pretty much, yeah. That'd be no

1 problems moving forward.

2 CHAIR GRIFFIS: I said previously, we already  
3 had a building approved for this -- this outlot in an  
4 office building that was a giant sea of parking. It  
5 had way too much parking by today's standards. The  
6 Zoning Ordinance is much improved lately. There's  
7 just, there's many examples of redeveloping these  
8 older, you know, mid-rise office towers and sea of  
9 asphalt. And both can exist together, and they  
10 actually do work really well.

11 And there's a lot of examples along  
12 Telegraph, but 10 or 15 years ago --

13 MR. ZIELKE: Yeah, I'd agree with you.

14 CHAIR GRIFFIS: -- I don't think there was  
15 any of those restaurants. It was just a bunch of  
16 vacant office buildings or half-full office buildings,  
17 so.

18 MR. ZIELKE: Right.

19 CHAIR GRIFFIS: It's another -- it's been  
20 proven time and time again. It's another good example  
21 of how you can reuse a site without totally starting  
22 over. I think that's a good thing. And you know, I  
23 think if you were trying to exit onto that residential  
24 street, there'd be an uproar. But that's not even an  
25 option for you.

1 MR. ZIELKE: Correct.

2 CHAIR GRIFFIS: You didn't change the site  
3 circulation. So, I think it works well. I wish you  
4 luck on it. I have no other comments. Planner Croad,  
5 do you have a recommendation?

6 MR. CROAD: Yeah, before I do, so we spent a  
7 lot of time on the overlay development district with  
8 the perimeter landscaping, and there's a plaza on the  
9 corner. Are you changing anything that was previously  
10 approved? There was like a pedestrian plaza up in  
11 here.

12 MR. ZIELKE: There -- I've got an artwork  
13 plaza, I guess.

14 MR. CROAD: Right.

15 MR. ZIELKE: Yeah.

16 MR. CROAD: You're gonna -- you're gonna  
17 place a piece of art up here?

18 MR. ZIELKE: Correct, yes.

19 MR. CROAD: Yeah. And so, this is pretty  
20 much similar to what was previously approved?

21 MR. ZIELKE: I think exactly.

22 MR. CROAD: I just wanted to --

23 MR. ZIELKE: Yeah. You can see, if you go  
24 back a couple of slides.

25 MR. CROAD: I wanna -- I wanna go --

1 MR. ZIELKE: Oh, to the first one?

2 MR. CROAD: I want to go to the renderings of  
3 -- see this plaza here --

4 MR. ZIELKE: Right.

5 MR. CROAD: -- was incorporated in the  
6 original approval, with the bus stop and then a  
7 pedestrian entrance. You're going to have something  
8 similar?

9 MR. ZIELKE: Yes, some -- yeah, like a plaza  
10 like that, correct. Yes, yep. I don't know what to  
11 scale it is compared to that one. You know, I  
12 dimensioned mine off, so.

13 MR. CROAD: But it looks -- it looks like  
14 you've kind of taken this unparkable area and created  
15 your plaza where --

16 MR. ZIELKE: Yeah, I'm not sure how far --

17 MR. CROAD: -- the public art is going to be.  
18 And then --

19 MR. ZIELKE: I think I kind of mimicked the  
20 other one.

21 MR. CROAD: Yeah, I just want -- I'm just  
22 saying that --

23 MR. ZIELKE: As far as location goes, is that  
24 correct?

25 MR. CROAD: From what was previously

1 approved, you're generally doing the same thing that we  
2 asked for?

3 MR. ZIELKE: Exactly. Correct, yeah.

4 MR. CROAD: And then are you going to  
5 propose, I think you had that spoon art?

6 MR. ZIELKE: Correct, yes.

7 MR. CROAD: You're gonna add the same things?

8 MR. ZIELKE: Probably, yeah.

9 MR. CROAD: You'll have to come back to the  
10 Arts Commission.

11 MR. ZIELKE: Yeah, the artwork -- yeah,  
12 commission for that.

13 MR. CROAD: Okay, all right. If there's no  
14 other questions or comments? Yeah, they proposed a  
15 spoon sculpture, you know, out of scale, you know, like  
16 a large-scale version.

17 MR. MARTIN: Oh, yeah.

18 CHAIR GRIFFIS: Yeah, I remember.

19 MR. ZIELKE: It's like a planter.

20 MR. MARTIN: Yep.

21 MR. ZIELKE: And then, the spoons come out of  
22 the planter.

23 MR. MARTIN: Yeah.

24 MR. ZIELKE: So, yeah.

25 CHAIR GRIFFIS: Planner Croad?

1 MR. CROAD: Okay. Through the Chair, the  
2 Planning Department recommends favorable recommendation  
3 of PZRODD24-003 [sic], to amend the approved ODD  
4 rezoning for 29777 Telegraph, Onyx Overlay Development  
5 District; PZRODD24-001 [sic], to update the Master  
6 Development Plan to permit the development of the  
7 northeastern outlot for a Culver's restaurant.

8 For the following reasons. Proposal will be  
9 consistent with the surrounding zoning classification  
10 and is in accordance with the Southfield Comprehensive  
11 Master Plan, which designates this parcel for regional  
12 mixed use as part of the Northwestern Highway corridor,  
13 which is qualifying subarea allowing for ODD rezoning.  
14 It's Telegraph Road, but.

15 The proposal utilizing the ODD district  
16 provisions, with underlying B-3 General Business  
17 zoning, will allow the petitioner to develop the  
18 property land use compatible with abutting existing  
19 developments and will allow for development flexibility  
20 in the ODD development agreement.

21 The proposed amendment will not have adverse  
22 effects upon any of the adjoining zoning or land uses.  
23 The Culver's restaurant outlot building and site  
24 improvement shall be constructed in accordance with the  
25 submitted plans prepared by Triumph Engineering &

1 Design, dated 10/31/24, and Culver's Franchising System  
2 LLC, submitted 10/31/24, dated one -- 11/1/24.

3 The property owner and petitioner are to work  
4 with the Planning Department and City Attorney to  
5 finalize the ODD agreement, incorporating the terms of  
6 the original PZRODD24-0001, updated with the specific,  
7 in terms of Amendment #1, PZRODD-0003 [sic].

8 CHAIR GRIFFIS: Thank you.

9 MR. MARTIN: Can I ask a question?

10 MR. CROAD: Sure.

11 MR. MARTIN: In the Item 4, first Item 4, you  
12 had the date as 11/1/24, rather than the 1/1/24.

13 MR. CROAD: Well, I'm assuming that was a  
14 typo.

15 MR. MARTIN: Yeah, that's what I would.

16 MR. CROAD: So, I corrected it --

17 MR. MARTIN: Yeah.

18 MR. CROAD: -- in the record by saying  
19 11/1/24.

20 MR. MARTIN: Yeah. I just want to make sure  
21 that --

22 MR. CROAD: Yeah.

23 MR. MARTIN: I just wanted to correct mine.  
24 I want to make sure I had the right --

25 MR. CROAD: And there's also, there was an



1 editing issue, referring to the Northwestern Highway  
2 corridor, which I corrected to say Telegraph.

3 MR. MARTIN: Telegraph, yeah, okay. Okay.

4 Motion to approve PZRODD24-0003.

5 V. CHAIR WILLIS: Support.

6 CHAIR GRIFFIS: We got a favorable motion by  
7 Commissioner Martin, supported by Commissioner Willis.  
8 Any further discussion?

9 (No response.)

10 CHAIR GRIFFIS: All in favor?

11 FULL COMMISSION: Aye.

12 CHAIR GRIFFIS: Any opposed?

13 (No response.)

14 MR. CROAD: So, it would be December 9 study  
15 session with the council, and then December 16, you'll  
16 get your --

17 MR. ZIELKE: Okay.

18 MR. CROAD: -- final recommendation approval.

19 MR. ZIELKE: All right, thank you.

20 CHAIR GRIFFIS: All right, thank you.

21 MR. ZIELKE: Thank you.

22 V. CHAIR WILLIS: Thank you.

23 MS. BERNOUDY: Thank you.

24 CHAIR GRIFFIS: All right. The next item is  
25 at 21030 Indian Street. It's an amendment or request

1 to amend PZRRUDD24-0002.

2 MR. CROAD: Through the Chair,  
3 PZRRUDD24-0003, John Grace Arms LDH LLC, located at  
4 21030 Indian Street. Existing zoning is residential  
5 unit development district, with underlying R-1 zoning.

6 They need to amend the original agreement.  
7 This would be Amended #1. The city to retain ownership  
8 of the park area as a separate parcel, approximately  
9 .61 acres located on the south piece of the parcel,  
10 reconfigure the park area to provide tot lot along  
11 Indian Street and walking path around naturalized storm  
12 water rain garden area, land bank 17 parking spaces  
13 along the park side of the housing project, reconfigure  
14 courtyard of new building to include a rain garden and  
15 a dog run.

16 Revision to building, increasing rear setback  
17 from 42.7 to 47.1. Revised elevations on the new  
18 building to increase energy efficiency.

19 And because the park is being carved out as a  
20 separate parcel, it changed the southern dimensional  
21 requirements and setbacks. It's another reason that  
22 triggered the overall size and some of the dimensional  
23 requirements changed from the original that were  
24 considered a major amendment. That's why it's coming  
25 back.

1 Existing site aerial, the existing school.  
2 This is looking from Indian Street.

3 And then, this was a previously approved  
4 plan, and then previously the landscape plan. And this  
5 is what's being proposed. And then, these are side by  
6 side, showing the window dimensions being changed  
7 because of energy efficiency requirements due to some  
8 of the funding, and the removal of the balconies.

9 I know we have petitioner and the architect  
10 here that could better summarize the need for the  
11 changes and what's being changed. But with that, I'd  
12 like to invite them up to introduce themselves and what  
13 the significant change is to the plan and why.

14 MR. MARTIN: While they're coming up, I just  
15 want to point out, we're correcting this from  
16 PZRUDD24-002 [sic] that was provided to us to three,  
17 correct?

18 CHAIR GRIFFIS: Yeah, it says two a lot more  
19 times than it says three.

20 MR. MARTIN: Yeah, the packages that we  
21 received today --

22 CHAIR GRIFFIS: I don't know which one is  
23 right.

24 MR. MARTIN: -- have 0002 rather than three.

25 MR. CROAD: I'll see if I can figure that

1 out.

2 CHAIR GRIFFIS: But the --

3 MR. MARTIN: But no, the rest of the pages

4 have --

5 CHAIR GRIFFIS: A couple of the projects are

6 mixed --

7 (Crosstalk.)

8 MR. MARTIN: -- parking (INAUDIBLE).

9 CHAIR GRIFFIS: The last two --

10 MR. MARTIN: Yeah, have --

11 CHAIR GRIFFIS: -- on these handouts.

12 MR. CROAD: So, which -- which -- which one  
13 are you're saying? This is 003.

14 MR. MARTIN: On the first page.

15 CHAIR GRIFFIS: It looks like it ends in two.

16 MR. MARTIN: The first page has 002, and the  
17 rest of the pages have 003.

18 CHAIR GRIFFIS: So, I don't -- yeah. I don't  
19 know.

20 MR. MARTIN: Yeah.

21 CHAIR GRIFFIS: I don't know if it's on the  
22 drawings, if they know. Somebody will figure it out.  
23 You could, I don't know if we can figure that out  
24 tonight, or if we need to just clarify.

25 MR. CROAD: We'll let -- you can approve it

1 subject to the correct annotation.

2 MR. MARTIN: Yeah.

3 MR. CROAD: I believe the -- looks like the  
4 Culver's was -- that was an ODD-03. This is an  
5 RUDD-02. I'll -- we'll get it resolved. But why don't  
6 we have the petitioner --

7 MR. MARTIN: Yeah, yes.

8 MR. CROAD: -- come forward, and I'll see if  
9 I can figure this out.

10 CHAIR GRIFFIS: Please state your name and  
11 address for the record. Give us another summary for --

12 MS. EISENMANGER: Sure.

13 CHAIR GRIFFIS: -- the public.

14 MS. EISENMANGER: Jenae Eisenmanger, 3627  
15 West Vernor Highway, Detroit, Michigan. I'm one of the  
16 co-developers. Our other developer is the Southfield  
17 Nonprofit Neighborhood Corporation.

18 And in summary, we did have to reduce the  
19 building about 7 to 8 percent. Overall, just a general  
20 idea of where we're at with the project, is we've  
21 secured \$22.3 million of funding. And as a result of  
22 that, it's very competitive to obtain affordable  
23 housing dollars. So, for every dollar I compete with,  
24 there's probably 150 other developers that want the  
25 same dollar.

1           And what we have in our menu of capital, or  
2 capital stack, is low-income housing tax credits, which  
3 are extremely competitive. And that required us to up  
4 our ante on green certifications and how much green  
5 technology and features we were going to incorporate  
6 into the building; and that includes National Green  
7 Building Standard Silver Plus Net Zero, which the  
8 project will have solar panels plus a passive solar  
9 certification.

10           In addition to that, we received funding from  
11 Oakland County. Thank you, the Southfield Brownfield  
12 Redevelopment Authority. Thank you very much for the  
13 pilot and the sale for \$1. And then, we also secured a  
14 HUD 202 Elderly Grant, which required that we comply  
15 with the Department of Energy plus HUD green standards.  
16 And I wish I could tell you exact details about that.

17           And then, another funding source we have is  
18 the Federal Historic Rehab Tax credits, which require  
19 us to adhere to the Department of Interior standards.  
20 Also, as a developer, nothing new, when you open the  
21 newspaper, I have to contend with high interest rates  
22 that climbed quite a bit during the last two years,  
23 high construction prices, and high construction labor.

24           So, when you take all those matrix and you  
25 kind of put our challenges together, to keep this

1 project feasible, we had to reduce the two-story  
2 addition by about 7 percent. In order to achieve the  
3 passive solar certification, I had to minimize how much  
4 penetrations opening I had. So that, unfortunately,  
5 forced us to reduce the window sizes, the number of  
6 windows, eliminate the patios, plus the balconies.

7 We have a beautiful two-story shape --  
8 U-shaped addition, which the Park Service favors  
9 because the goal of the new addition is to ensure that  
10 the existing school, which we have listed now on the  
11 National Register of Historic Places, that the school  
12 is prominent. And because of the size of the new  
13 addition, which is 42 units, by doing a U-shaped  
14 addition, it makes us look subservient or secondary to  
15 the historic school.

16 But what I've learned is, if you do a U-  
17 shaped two-story addition, it's the most efficient  
18 building footprint for passive solar. A more efficient  
19 footprint would have been a four-story square building.  
20 But the Park Service says that in order for the school  
21 to be prominent, which is two stories, you can't do a  
22 four-story building that would tower your historic  
23 school.

24 So, this has been a fast-paced learning curve  
25 during this project, but it's a project that I think

1 will achieve not only solving 60, you know, units for  
2 seniors that face housing insecurity, but adheres to  
3 the 2016 Southfield Sustainability Plan.

4           And then, as a result of us doing all the  
5 green features, we anticipate saving about 25 to 30  
6 percent in utility cost. And we want to use those  
7 dollars to hire a part-time to full-time resident  
8 service coordinator to be on site every day, along with  
9 the full-time property manager and full-time  
10 maintenance supervisor. So, learning all these green  
11 have also benefited our project tremendously and our  
12 development team.

13           And then, as we discussed last time I was  
14 here, the goal was always to keep the playground  
15 portion of the school available to the residents and to  
16 the community. And in order to make that feasible for  
17 permanent insurance purposes and liability purposes,  
18 we're asking that the sale of the school exclude a  
19 .7 acre parcel, which we can locate the playground on  
20 that and the school continue to make -- sorry, the city  
21 continue to own the school playground site.

22           CHAIR GRIFFIS: All right, thank you. This  
23 is a public hearing. We'll now open up the public  
24 hearing at this time. Don't go too far.

25           (No response.)



1 CHAIR GRIFFIS: Seeing no members of the  
2 public present, close the public hearing and open up to  
3 the commission for comments and questions.

4 Commissioner Martin?

5 MR. MARTIN: No comments or questions at this  
6 time. Thank you.

7 V. CHAIR WILLIS: No questions, thank you.

8 MS. GRUBER: No questions.

9 MS. GOODWIN-DYE: None.

10 MS. BERNOUDY: No. Excellent presentation.

11 MS. EISENMANGER: Thank you.

12 CHAIR GRIFFIS: Thank you for telling the  
13 public that it's not easy to develop and design and  
14 fund buildings.

15 MS. EISENMANGER: You know, it --

16 CHAIR GRIFFIS: It's not fast, either.

17 MS. EISENMANGER: It was easier four years  
18 ago, I have to say. It's less hard now. And you know,  
19 I really appreciate the city support and patience on  
20 this project. So, thank you very much for, you know,  
21 the pilot, the sale of the property, the brownfield  
22 plan, and appreciate coming here and being able to talk  
23 through why the project needs an amendment.

24 And we will continue to fundraise when we  
25 close on the project, hopefully next spring, to keep

1 further enhancing it. But for feasibility purposes,  
2 you know, and then not only are you granted funding,  
3 but there's a timeline that you have to close. So, we  
4 are racing very fast for that timeline, not to lose any  
5 of these valuable resources we've been able to secure  
6 so far. So, I appreciate that.

7           And I do want to add one more comment that's  
8 very important to me. I really appreciate your  
9 Planning Department. One important element that they  
10 brought to this project was the communerization  
11 [phonetic] plan for John Grace Arms. And having that  
12 plan in place not only gave us additional points with  
13 -- when we submitted to the State Housing Authority,  
14 but we were one of 25 organizations that received a  
15 HUD 202 Grant.

16           And that program was literally shut down for  
17 about 16 years. It opened up in 2022 and hasn't opened  
18 up. And one of the key elements of that project was  
19 having the John Grace Arm communerization plan. And  
20 when your Planning Department prepared that for us so  
21 we could submit, they did it in warp speed.

22           But it's all encompassing, and it's very  
23 thorough. And it's a plan that doesn't always just  
24 talk about the physical building, but talks about the  
25 need for us to do wrap-around services. So, we have a

1 lot of social programming, economic program in that  
2 building, and the former gymnasium is available to  
3 residents of the community who want to, you know, take  
4 part in that type of programming that we're offering.

5 So, I do want to mention that I don't always  
6 get that from any Planning Department, to really look  
7 at a neighborhood all-encompassing and understand their  
8 role to track investment to your community.

9 CHAIR GRIFFIS: Awesome. Great to hear,  
10 thank you. Commissioner Martin?

11 MR. MARTIN: One question. Do you have an  
12 anticipated start and finish date?

13 MS. EISENMANGER: My goal is to try to close  
14 March of 2025. Once we get this zoning amendment  
15 approved by City Council, then we'll be able to -- we  
16 have to submit to HUD. Although we have a grant award  
17 letter, our next step to HUD is about a 60 exhibit that  
18 gets submitted, which is full architectural, an  
19 amendment letter for the zoning, and -- sorry, the  
20 PRUDD. And then, it takes them about 60 days, and they  
21 issue what's called a final loan commitment letter.  
22 And then, we'll be able to close.

23 We've been able to secure our tax credit  
24 equity letter of intent. Freddie Mac is a part of the  
25 construction piece. And then Huntington Bank, which

1 is, you know, locally in the city of Southfield, will  
2 be our permanent lender on the project. So, I have all  
3 those letters of intents in place. And matter of fact,  
4 this is our last piece to really secure our funding,  
5 which is, you know, an amendment to our RUDD.

6 MR. MARTIN: So, you --

7 MS. EISENMANGER: Hopefully March of --  
8 sorry. Hopefully, March of 2025 we close on the  
9 funding. And then, we usually have to wait a couple  
10 days for the deed to get recorded, notice of  
11 commencement, but we'll start earth work in a couple  
12 weeks after we close on our funding.

13 MS. BERNOUDY: Good.

14 MR. MARTIN: And a year of construction?

15 MS. EISENMANGER: Sixteen-month timeline is  
16 what I'm estimating. That school has been added on  
17 five different times, and we recently had to patch the  
18 roof recently.

19 So, it'll be a very tricky, selected demo,  
20 lead, asbestos remediation. We're giving the school  
21 new windows, but it's 16 months by the time we, you  
22 know, convert the school to 18 apartments, preserve the  
23 existing gymnasium, you have an existing library on the  
24 second floor, the kindergarten room gets preserved, and  
25 then we're adding that 42-unit addition.

1           So, 15 to 16 months is my timeline for  
2 construction.

3           MR. MARTIN: Okay. Thank you very much.

4           MS. EISENMANGER: Thank you.

5           CHAIR GRIFFIS: Anybody else?

6           MS. BERNOUDY: No.

7           CHAIR GRIFFIS: All right. Planner Croad, do  
8 you have a recommendation?

9           MR. CROAD: Planning Department recommends  
10 favorable consideration of PZRUDD24-0002, request of  
11 John Grace Arms LDH LLC to amend the approved  
12 residential unit development district rezoning and  
13 agreement for the 21030 Indian Street John Grace Arms  
14 PZRUDD22-0001, to update the Master Development Plan to  
15 modify the provisions related to the public park,  
16 building configuration, elevation, storm water  
17 management, parking and landscaping, and setbacks.

18           For the following reasons. The proposal will  
19 be consistent with the surrounding zoning  
20 classification and is in accordance with the Southfield  
21 Comprehensive Master Plan, which designates this parcel  
22 for low density multifamily residential.

23           The proposal is in accordance with the  
24 standards for rezoning of the property and the RUDD  
25 regulations. The proposal utilizes the Residential

1 Unit Development District provisions, will allow the  
2 petitioner to develop the property land uses compatible  
3 with the abutting existing developments, and will allow  
4 for the development flexibility in accordance with the  
5 RUDD Development Agreement.

6 The proposed amendment will not have adverse  
7 effects upon any of the adjoining zoning or land uses.  
8 The existing RUDD Master Development Plan and  
9 Development Agreement shall govern the development of  
10 the site, except for where specifically superseded by  
11 the provisions of this amendment.

12 The property owner and the petitioner are to  
13 work with the Planning Department and City Attorney to  
14 finalize the RUDD Development Agreement Amendment.

15 CHAIR GRIFFIS: Do we have a motion?

16 MR. MARTIN: To the Chair?

17 CHAIR GRIFFIS: Go ahead, Commissioner  
18 Martin.

19 MR. MARTIN: Recommend favorable approval of  
20 RU -- I'm sorry, PZRRUDD24-0002.

21 MS. BERNOUDY: I second it.

22 CHAIR GRIFFIS: We've got a favorable  
23 recommendation by Commissioner Martin, second by  
24 Commissioner Bernoudy. Any additional conversation?

25 (No response.)

1 CHAIR GRIFFIS: No. Ready to vote? All in  
2 favor?

3 FULL COMMISSION: Aye.

4 CHAIR GRIFFIS: Any opposed?

5 (No response.)

6 MS. EISENMANGER: Thank you very much.

7 CHAIR GRIFFIS: Good luck.

8 MS. BERNOUDY: Thank you.

9 MR. MARTIN: Thank you.

10 CHAIR GRIFFIS: Meeting Minutes, October 9  
11 and October 23.

12 MR. MARTIN: To the Chair?

13 CHAIR GRIFFIS: Yes.

14 MR. MARTIN: Motion to approve the October 9  
15 Planning Commission study meeting, and motion to  
16 approve the October 23 Planning Commission regular  
17 meeting draft minutes, approve as provided, knowing  
18 that we had some technical difficulties with the  
19 October 23 minutes.

20 V. CHAIR WILLIS: Support.

21 CHAIR GRIFFIS: We've got a favorable  
22 recommendation approving the minutes by Commissioner  
23 Martin, supported by Commissioner Willis. Any further  
24 discussion on the minutes?

25 MS. BERNOUDY: No.

1 CHAIR GRIFFIS: Prepared to vote? All in  
2 favor?

3 FULL COMMISSION: Aye.

4 CHAIR GRIFFIS: Any opposed?

5 (No response.)

6 CHAIR GRIFFIS: None. All right, minutes  
7 pass.

8 Public comment section of the meeting.

9 (No response.)

10 CHAIR GRIFFIS: Seeing no public -- no public  
11 present, we'll close -- open and close that.

12 Council items update?

13 MR. CROAD: The Northland City Center ODD  
14 Amendment was introduced and approved on Monday. That  
15 was to allow for the master deed to be changed, the  
16 updating on the phasing plan, and the change of the  
17 apartment units. It will be coming back this Monday  
18 for a Rule 10 enactment, so that they can get their  
19 financing in place.

20 PZTA24-0005, the drive aisle width was  
21 approved as an amendment and introduced on Monday. And  
22 PZTA24-0006, drive-in/drive-thru 24-hour restaurant  
23 site development standards amendment was approved and  
24 introduced.

25 So, this coming Monday, there's a proposal



1 from Mary's Mantle for a property on Inkster. If they  
2 get favorable consideration, you'll see them later on  
3 in the year. And I'm going to be doing a repeat  
4 presentation on the Nine Mile Corridor that I presented  
5 at SEMCOG a couple weeks ago, just to keep the council  
6 updated on various phases of development and funding.

7 Council also accepted the \$200,000 grant that  
8 we received under Safe Streets Program, that will allow  
9 us to accelerate bus stop improvements. One of the  
10 things Mr. Zorn had asked us is to quantify how many  
11 bus stops we've improved. So, in 2019, we did a survey  
12 of 370 bus stops. We've improved 170 since that time.  
13 So, we're at 48 percent. Whether that's a key-walk or  
14 key-walk with a bench and a trash receptacle, we're  
15 making our public infrastructure stronger to encourage  
16 multi transit.

17 We also got approved to apply for preliminary  
18 engineering funding for the bridge crossing of M-10 and  
19 M-39 at Nine Mile. So, those are two grants that got  
20 authorized: one for submittal, and one to accept the  
21 funding.

22 We've been spending about \$100,000 a year  
23 installing 12 to 15 bench and trash receptacles per  
24 year, just kind of knocking off the list based on  
25 priorities. This will allow us to accelerate our

1 program by two full years. So, we'll be bidding out  
2 \$300,000 worth of pedestrian improvements with the  
3 award this spring.

4 MS. BERNOUDY: Can I ask a question? Can you  
5 give us any update on the Triumph Church on 12 Mile?

6 MR. CROAD: They haven't had any activity.  
7 There's, as far as we know, there's been no permits  
8 pulled or -- it's just --

9 MS. BERNOUDY: I've had a lot of people ask  
10 me about that.

11 MR. CROAD: Sometimes, you know, we approve  
12 plans and for various reasons, whether it's financing  
13 construction or bidding, they don't move forward or  
14 they don't move forward, you know, in a timely manner.

15 MS. BERNOUDY: It doesn't make sense.

16 MR. MARTIN: They have to go through the  
17 whole process again, don't they?

18 MR. CROAD: Well --

19 MR. MARTIN: Because it's been over a year.

20 MR. CROAD: Well, we don't know. Typically,  
21 you get 12 to 18 months, and that's continuous, as long  
22 as you're pursuing it, right? So, let's just say that  
23 they submitted for preliminary engineering, or they  
24 submitted for architectural. If those are under  
25 review, and they get sent out to a structural engineer

1 and it takes time, that's still pursuing.

2 MR. MARTIN: Yeah.

3 MR. CROAD: So, it's 12 months from when no  
4 activity happens. And then, they can always come back  
5 and ask for an extension.

6 So, it always gets into we don't follow as  
7 closely once we pass the baton, until usually site  
8 inspection, or if they're running slow. But I don't  
9 know enough to know if they've been pursuing permits.  
10 But a lot of times that's one of the reasons is they're  
11 being delayed because of comments from our Building  
12 Department, and then structural changes and so forth.  
13 Some of this we farm out, and it takes time, just based  
14 on the volume. I'll see if I can find out anything.

15 MS. BERNOUDY: Oh, thank you.

16 CHAIR GRIFFIS: Miscellaneous, it looks like  
17 we have two meetings in December?

18 MR. CROAD: Yes, that's correct, December 4  
19 and December 18.

20 MS. BERNOUDY: Okay.

21 CHAIR GRIFFIS: All right.

22 MR. CROAD: So everyone, Happy Thanksgiving.

23 MR. MARTIN: Thank you. Same to you.

24 MS. BERNOUDY: Thank you. Same to you.

25 MR. CROAD: We will see each other each other

1 after the holidays.

2 MS. BERNOUDY: Those pictures were beautiful.

3 MR. MARTIN: It was amazing to see the paper  
4 put out that Kroger's gas station died, rejected.

5 CHAIR GRIFFIS: That's all for -- that's all  
6 for my very full notes agenda. Meeting adjourned  
7 first. Thank you.

8 (At 9:08 p.m., meeting adjourned.)

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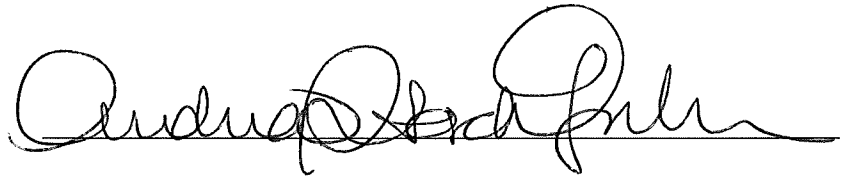
JANICE P. YATES, CER-9181

Notary Public,

Kent County, Michigan

My Commission expires: December 2, 2029

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Andrea Storch Gruber, Secretary

Date: 12/18/2024