

12.18.2024

CITY OF SOUTHFIELD

PLANNING COMMISSION REGULAR MEETING

Council Chambers - Southfield, Michigan

Wednesday, December 18, 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

Andrea Storch Gruber, Secretary

Anthony Martin, Commissioner

Dr. Geralyn Stephens-Gunn, Ede

Robert Willis, Vice Chair

Alex Bollin, Planner I

Thomas Paison, Deputy City Planner

1 Planning Commission Meeting

2 Wednesday, December 18, 2024

3

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

5 CHAIR GRIFFIS: I call this meeting to  
6 order. This is the city of Southfield regular meeting  
7 of the Planning Commission, December 18, 2024. Can we  
8 all please stand for the Pledge of Allegiance?

9 (Pledge of Allegiance recited.)

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

12 MR. BOLLIN: Yes, sir. Commissioner Bernoudy?

13 MS. BERNOUDY: Present.

14 MR. BOLLIN: Commissioner Griffis?

15 CHAIR GRIFFIS: Here.

16 MR. BOLLIN: Commissioner Gruber?

17 MS. GRUBER: Here.

18 MR. BOLLIN: Commissioner Martin?

19 MR. MARTIN: Here.

20 MR. BOLLIN: Commissioner Willis?

21 V. CHAIR WILLIS: Here.

22 MR. BOLLIN: Commissioner Dr. Stephens-Gunn?

23 DR. STEPHENS-GUNN: Present.

24 MR. BOLLIN: Commissioner Goodwin-Dye is  
25 excused, but we do have a quorum.

1 CHAIR GRIFFIS: Thank you. Are there any  
2 comments on the agenda, or I'm looking for a motion to  
3 approve the agenda?

4 MR. MARTIN: To the Chair, motion to approve  
5 the December 18, 2024, Planning Commission regular  
6 meeting agenda as provided.

7 MS. BERNOUDY: I second that. Second.

8 CHAIR GRIFFIS: I've got a favorable motion  
9 to approve the agenda by Commissioner Martin, second  
10 by Commissioner Bernoudy. All in favor?

11 FULL COMMISSION: Aye.

12 CHAIR GRIFFIS: All right, agenda proceeds.  
13 Announcements and communications?

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

15 CHAIR GRIFFIS: The first address,  
16 24412 Southfield Road. We've got a rezoning, special  
17 use, and site plan review.

18 MR. PAISON: Thank you, Mr. Chairman. Just  
19 a quick overview here. This is at 24412 Southfield  
20 Road. It is between 10 Mile and Mount Vernon; it is  
21 particularly between Stratford Drive and Silver Maple,  
22 on the east side of Southfield Road.

23 Current zoning is OS Office Service.  
24 Proposed zoning is B-3 General Business. They're  
25 looking to rezone the vacant parcel, construct and

1 operate a new oil change business.

2 This is the current zoning. As you can see,  
3 it's OS, with a strip of P Parking in the rear --  
4 that's that gray. Behind is R-3 Residential. To the  
5 south is the B-3 General Business. To the north and  
6 across is Office Service.

7 Future land use has the area designated for  
8 local mixed use, which is consistent with the B-3 and  
9 the OS zoning. So, either one of those would be  
10 valid under the land use plan.

11 The vacant property here shown on the site  
12 aerial. As we discussed before, there's some kind of  
13 drainage ditches in the front, there was some along  
14 the side. That was discussed with the City Engineer;  
15 she is aware of it. As part of their site  
16 engineering, they're going to have to address that  
17 and work with Oakland County as well. Where the  
18 sidewalks are going down the side, they may have to  
19 go with buried drain under that area.

20 This is the existing condition survey just  
21 showing the vacant parcels, vacated public alley at  
22 the back.

23 This is the site landscape plan. As you  
24 can see, the building is kind of centrally located,  
25 which was north of the prop -- north side of the

1 property, closer to Stratford. The curb cut is kind  
2 of in the middle, as it would need to be. They've  
3 got landscaping along the road frontage and along the  
4 two sides there. We have the shrub hedge along the  
5 parking as required. Got the ADA parking there, with  
6 the pathway to the door, bike parking also in that  
7 bottom southwest corner.

8           And they will be putting in sidewalks all  
9 the way around, where there's actually currently no  
10 sidewalks now. So, better it will get its sidewalks.

11           We did note, the top right on this image is  
12 the detail for the wall. So, it is a brick pattern  
13 wall facing the residential. And then, they did put  
14 in the detail for the right-turn sign for exiting  
15 onto Southfield, limiting the hours between five and  
16 seven during rush hour.

17           This is the deliveries and photos. This  
18 was discussed some at the last meeting, just showing  
19 how delivery vehicles move in, enter into that one  
20 bay. They do their loading/unloading from the bay,  
21 including, as I understand it, picking up the used  
22 oil.

23           Elevations of the building. This is the  
24 front at the top, the rear at the bottom. And then,  
25 the ends of the building, consistent all the way

1 around.

2 Floor Plan. The front is toward the  
3 bottom, the back's toward the back. You can see the  
4 overhead doors. They've got an entry area kind of in  
5 the front there, where the public entrance is.

6 The petitioner is present, if they'd like  
7 to come forward. The one thing the petitioner did  
8 provide, I'll put it up so we can talk about it.  
9 This is his other oil change in Livonia that was  
10 discussed. So, just so you'd see what his other site  
11 looks like.

12 MR. MERHI: Hello, everyone.

13 CHAIR GRIFFIS: Please give us your name  
14 and address again for the record, and then anything  
15 you'd like to add.

16 MR. MERHI: My name is Ali Merhi. My  
17 address is 26398 Simone, Dearborn Heights, Michigan,  
18 48127.

19 CHAIR GRIFFIS: Thank you.

20 MR. MERHI: I wanted to address something  
21 about the -- and I know we had a concern in regards to  
22 the traffic along Southfield. And I was there for  
23 about 20, 25 minutes prior to coming up here, and I  
24 did take a little bit of footage.

25 I think both the 10 Mile light and the

1 Mount Vernon light is a big help to us. I don't think  
2 it's going to be a problem at all. But if it is any  
3 concern, we can limit the timings, I guess, if that  
4 was a concern for anybody, the turning timing.

5 But there, I don't believe there's going to  
6 be an issue at all with coming out of -- entering or  
7 coming out of the premises.

8 CHAIR GRIFFIS: Okay. Anything else about  
9 the project you'd like to add?

10 MR. MERHI: I just want to make it as  
11 beautiful as possible and bring jobs to the city and  
12 make businesses in the city and go forward from there.

13 CHAIR GRIFFIS: Okay, thank you. We've got  
14 a series of public hearings. We're going to ask you  
15 to step back.

16 MR. MERHI: Okay.

17 CHAIR GRIFFIS: If any public wants to  
18 speak, and then you'll get a chance to respond if so.

19 MR. MERHI: Thank you.

20 CHAIR GRIFFIS: Thank you. This is a public  
21 hearing. I'd like to open up the public hearing on  
22 PZR24-0008. That's just the rezoning aspect of the  
23 site. If anyone would like to come forth and speak?

24 (No response.)

25 CHAIR GRIFFIS: Seeing no members of the

1 public, we'll close the public hearing. A reminder to  
2 the commission, mostly to myself, we're going to talk  
3 about rezoning first, and then we're going to take  
4 each of these items in order.

5 So, specifically, just about the rezoning  
6 merits of the site, any questions or comments,  
7 starting with Dr. Stephens-Gunn?

8 DR. STEPHENS-GUNN: Again, I'd like to thank  
9 you all for investing in our city. I rolled by there  
10 today, and I smiled because the vacant lot will no  
11 longer be vacant, and the facility that you're  
12 planning is actually going to be very, very beautiful.

13 Thank you again for taking time to go out  
14 and look at the traffic patterns. Turning right won't  
15 be an issue, turning left, meh. So, but at least  
16 you're willing to listen to us and be aware that it is  
17 a concern for us and willing to make modifications.  
18 We appreciate that. So, good luck to you.

19 MR. MERHI: Thank you.

20 CHAIR GRIFFIS: Commissioner Martin?

21 MR. MARTIN: Ditto.

22 CHAIR GRIFFIS: Commissioner Willis?

23 V. CHAIR WILLIS: I have no questions.

24 CHAIR GRIFFIS: Commissioner Gruber?

25 MS. BERNOUDY: No questions. I think



1 Commissioner Gunn has said it all for us.

2 CHAIR GRIFFIS: Do you, Commissioner Gruber?

3 MS. GRUBER: I don't have any questions,  
4 but I appreciated the additional drawings with the  
5 traffic pattern of the trucks and that kind of stuff.  
6 So, thank you very much.

7 MR. MERHI: Thank you.

8 CHAIR GRIFFIS: I'd just like to add that  
9 this is a smaller site than one acre, but because it  
10 was adjacent to the B-3 zoning and master planned for  
11 this type of use of the future, I think the rezoning  
12 has merit and no objections to that.

13 So, I'm looking for a recommendation from  
14 the Planning Department.

15 MR. PAISON: Thank you, Mr. Chairman. The  
16 Planning Department is recommending favorable  
17 recommendation of PZR24-0008, to rezone the west  
18 97 feet of the vacant parcel from OS to B-3. The  
19 P part will remain parking, as a buffer.

20 The recommendation is based on it being  
21 consistent with the Comprehensive Master Plan Local  
22 Mixed Use designation, which calls for a mixture of  
23 neighborhood commercial, service, and office with  
24 accessory multifamily uses.

25 The proposed rezoning to B-3 would allow for

1 the construction of the oil change business. The  
2 additional use permitted by the rezoning would be  
3 compatible with the existing mix of uses in that area.

4 CHAIR GRIFFIS: Thank you. Looking for a  
5 motion on the rezoning aspect of the project.

6 DR. STEPHENS-GUNN: To the Chair, I motion  
7 that the Planning Commission accept the favorable  
8 recommendation for PZR24-0008.

9 V. CHAIR WILLIS: Support.

10 CHAIR GRIFFIS: We've got a favorable motion  
11 by Dr. Stephens-Gunn for PZR24-0008, supported by  
12 Commissioner Willis. Any further discussion?

13 MS. BERNOUDY: No.

14 CHAIR GRIFFIS: All in favor?

15 FULL COMMISSION: Aye.

16 CHAIR GRIFFIS: Any opposed?

17 (No response.)

18 CHAIR GRIFFIS: All right, favorable  
19 recommendation on rezoning.

20 The next piece of this project is the  
21 special use, PSLU24-0014. Anything further to add?

22 MR. PAISON: You need to open a public  
23 hearing and close it.

24 CHAIR GRIFFIS: Okay. This is a public  
25 hearing. The public hearing is open at this time on

1 PSLU24-0014, if any members of the public wish to  
2 speak.

3 (No response.)

4 CHAIR GRIFFIS: Seeing none, close the  
5 public hearing.

6 Further comments from the Planning  
7 Department?

8 MR. PAISON: No, we do have a recommendation,  
9 though.

10 CHAIR GRIFFIS: To the commission, any  
11 questions or discussion?

12 DR. STEPHENS-GUNN: Not from me.

13 MR. MARTIN: I have a question. You  
14 mentioned a sign for right turn from five to seven, I  
15 think you said?

16 MR. PAISON: Actually, I said, yeah, it's --  
17 well, it allows right turns. It should be right turn  
18 only is what the sign says. So, no left turns between  
19 five and seven is what the sign they're showing on the  
20 plan is.

21 MR. MARTIN: Okay.

22 MR. PAISON: So, it's right turn only,  
23 Monday through Friday, five to seven, which is  
24 effectively a no-left-turn sign. But it says right  
25 turn only instead.

1           MR. MARTIN: I have a concern that traffic  
2 starts to get heavy at three, earlier in the day,  
3 especially when school is out. That's when you have a  
4 lot of traffic backup. So, I think the five to seven  
5 is a little bit late.

6           MR. PAISON: Okay.

7           MR. MARTIN: I think it should be --

8           MS. BERNOUDY: Earlier.

9           MR. MARTIN: Three to six or something like  
10 that. Because, you know, by seven o'clock, traffic is  
11 generally gone. But earlier in the day, like I say,  
12 the school lets out at three o'clock, and that's --  
13 that traffic is backed up on the other side, the  
14 southbound side at that time. So, I think that that  
15 might need to be adjusted.

16           MR. PAISON: Right. And we can either  
17 impose a specific condition, or I could consult with  
18 the city engineer and the police department to see if  
19 they have a recommendation to add that.

20           MR. MARTIN: Okay. And then, I think we  
21 need to look at that.

22           MR. PAISON: Yeah.

23           MR. MARTIN: Ask them to do a recommendation  
24 of the time.

25           MR. PAISON: And you could, with this one,

1 you could add a condition to the resolution,  
2 basically, you know.

3 MR. MARTIN: Okay.

4 MR. PAISON: Right-turn sign hours per  
5 recommendation of the city engineer and police  
6 department, just like we do with the crime prevention  
7 recommendations of the police department, we could  
8 make that a recommendation. Then, when we carry it  
9 forward to council, I'll get those recommendations,  
10 and we'll just incorporate it in.

11 V. CHAIR WILLIS: I like that.

12 MR. MARTIN: I like that.

13 CHAIR GRIFFIS: I like it. Any further  
14 discussion?

15 MS. GRUBER: No, no.

16 CHAIR GRIFFIS: I'm looking for a  
17 recommendation from the Planning Department.

18 MR. PAISON: We do have -- we are  
19 recommending favorable recommendation of PSLU24-001 --

20 MR. BOLLIN: Is that just one? Isn't it 14?

21 MS. BERNOUDY: One-four.

22 MR. PAISON: I'm sorry, 14 -- 0014, special  
23 use request for this property for the oil change.  
24 This is related to specifically the use.

25 I'm just going to go down to the, you know,

1 it's the standard provisions for site plan approval.  
2 It's consistent with the area, it's consistent with  
3 the development in the area.

4 Conditions we are proposing are: subject to  
5 approval of the rezoning by City Council; subject to  
6 the site plan approval by this body, which is the  
7 next item; subject to required waivers by the Zoning  
8 Board of Appeals. They need a setback from  
9 Southfield Road right-of-way, a setback from  
10 Stratford right-of-way, front-yard landscaping and  
11 greenbelt along Southfield, and side-yard landscaping  
12 and greenbelt along Stratford.

13 The petitioner to implement any  
14 recommendations of the Southfield Police Department's  
15 Crime Prevention Bureau regarding site security, and  
16 I think we can attach to that, "and recommendations  
17 of the police department and city engineer regarding  
18 restrictions on left turns timing."

19 And then, continuous compliance with all  
20 applicable ordinances, codes, laws, statutes; all  
21 work performed under plans, permits, and inspections  
22 by the city.

23 Hours of operation, Monday through Saturday,  
24 eight to eight; Sunday, ten to five.

25 CHAIR GRIFFIS: Thank you. If there's no

1 further discussion, I'm looking for a motion on  
2 PSLU24-0014.

3 DR. STEPHENS-GUNN: To the Chair, I propose  
4 the Planning Commission accept the favorable  
5 recommendation for PSLU24-0014, the special use.

6 MS. BERNOUDY: And I second that.

7 CHAIR GRIFFIS: All right. We've got a  
8 favorable motion by Dr. Stephens-Gunn, second by  
9 Commissioner Bernoudy. All in favor?

10 FULL COMMISSION: Aye.

11 CHAIR GRIFFIS: Any opposed?

12 (No response.)

13 CHAIR GRIFFIS: All right, special use is  
14 recommended.

15 Now, on to the site plan review for the  
16 same project, PSP24-0011.

17 MR. PAISON: Yeah, and this one does not  
18 require a public hearing, and this body is the final  
19 decision maker on this item. So, you'll notice it  
20 doesn't say recommend favorable recommendation. It  
21 says a resolution to approve.

22 We are recommending that the commission  
23 make a resolution to approve the site plan as  
24 presented.

25 The conditions, the reasoning is much the

1 same as the special land use. The conditions are  
2 similar: rezoning approved by the City Council;  
3 waivers by the Zoning Board as noted; site and  
4 building to develop consistent with the submitted  
5 plan that's before you -- it says fencing plan,  
6 that's a typo -- but submitted plan set before you;  
7 and the petitioner to implement everything per the  
8 Crime Prevention Bureau.

9 And I would say we can attach again, once  
10 again, "and restrictions on left turns per  
11 recommendation of the City Engineer and Southfield  
12 Police Department." And once again, continuous  
13 compliance with all applicable codes, ordinances,  
14 laws, statutes; and under permits, plans, and  
15 inspections approved by the city of Southfield.

16 CHAIR GRIFFIS: Would you be able to put the  
17 site plan up on the screen?

18 MR. PAISON: Yeah.

19 CHAIR GRIFFIS: Or the landscape plan,  
20 maybe? To the commission, any further comments on the  
21 project?

22 MS. BERNOUDY: No.

23 MS. GRUBER: No.

24 CHAIR GRIFFIS: I'll make some, since they  
25 went through all this effort to design the building.



1 I think it's a -- it's kind of a small site. I think  
2 this is a perfect use for the site. Appreciate that  
3 you're not trying to enter/exit out of the residential  
4 streets. You've got the one entrance out on  
5 Southfield Road, which is about the only chance you  
6 had. It's right in the middle. It looks like it'll  
7 work well.

8 But it just seems like a very appropriately  
9 scaled building for this site on a very busy road,  
10 which makes sense in an automotive-related business.

11 I think it's a nice-looking building, and  
12 your other facility looks like it's very well taken  
13 care of as well. So, it will be great to have a  
14 similar quality level here. I think it looks like a  
15 nice project for the site.

16 Commissioner Martin, do you have something?

17 MR. MARTIN: We had mentioned Oakland County  
18 Road Commission, because of its being on Southfield  
19 Road. Has the petitioner been in contact with the  
20 road commission about Southfield Road access?

21 CHAIR GRIFFIS: If you could just please let  
22 us know your name and address.

23 MR. CHOUCAIR: Nasser Choucair, N.C.  
24 Designers, at 3241 South Telegraph, Dearborn.

25 So, the county or the road commission or

1 MDOT is going to play a role after the approval,  
2 because there's a lot of paperwork we have to submit.  
3 So, that would be like our next step after we get the  
4 approval that we are allowed to do something like  
5 that. And we're going to run it through the county.

6 MR. MARTIN: The reason I asked is we had  
7 mentioned before previously that there was talk about  
8 changing Southfield Road to a boulevard, and that  
9 there might be cut off of some of the property at  
10 along Southfield. So, that's --

11 MR. PAISON: Yeah.

12 MR. MARTIN: I just wanted to make sure that  
13 they have been approached, so that they are aware and  
14 know that that's something that could be considered.

15 MR. PAISON: And the city engineer did,  
16 because of the plans for future of right-of-way, did  
17 insist that they move like the pavement and everything  
18 back further.

19 MR. CHOUCAIR: Yeah.

20 MR. PAISON: So, if you look at like where  
21 the sidewalk is now, that's where the current property  
22 line is, is one foot inside that. If you look at the  
23 dashed line parallel to it, set back like closer to  
24 the actual interior of the site, that's the potential  
25 future right-of-way if they widen Southfield and do

1 the boulevard. So, the site would still function if  
2 that occurred, it's just that greenbelt would --

3 MR. MARTIN: Yeah.

4 MR. PAISON: More of the greenbelt would end  
5 up in the right-of-way, instead of in the -- on the  
6 private property. But that was kind of the compromise  
7 between making the property unusable.

8 And one of the reasons why they need a  
9 variance along the front there is because that  
10 greenbelt requirement is required to like take into  
11 account future right-of-way, not just the existing.  
12 So, if this body approves, and City Council approves,  
13 and the Zoning Board approves, it's like, well, if  
14 Southfield ever does or if Oakland County ever does  
15 widen that right-of-way, at least the site would  
16 remain functional as designed.

17 MR. MARTIN: I wanted to make sure all the  
18 bases were covered. Thank you.

19 CHAIR GRIFFIS: Any further comments?

20 (No response.)

21 CHAIR GRIFFIS: All right. To the  
22 commission, remember, we are the final approving  
23 authority on this part of the project. The first two  
24 were recommendations that they have to get approval by  
25 City Council. So, site plan review rests on our

1 shoulders.

2 Commissioner Martin?

3 MR. MARTIN: I would like the Planning  
4 Department to note that this is the first  
5 commission-approved project, with final approval by  
6 the Planning Commission.

7 MR. PAISON: Yep.

8 MS. GRUBER: Is that historical?

9 CHAIR GRIFFIS: Or we just --

10 MR. PAISON: That is the first.

11 MS. GRUBER: Like are we gonna (INAUDIBLE)  
12 every year?

13 (Crosstalk.)

14 MR. PAISON: Yeah, it took us -- took us a  
15 while to get there, and there was a little bit of  
16 overlap as things got implemented, but.

17 MR. MARTIN: This is the first.

18 MR. PAISON: Yep, this is the first one that  
19 like started here, and then this part's finishing  
20 here, yep.

21 MR. MARTIN: That's it. I'm done.

22 MS. GRUBER: Drum roll.

23 CHAIR GRIFFIS: With that, we're looking for  
24 a motion on PSP24-0011.

25 DR. STEPHENS-GUNN: To the Chair, I'd like

1 to propose that the Planning Commission accept the  
2 recommendation and approve the site plan for  
3 PSP24-0011.

4 V. CHAIR WILLIS: Support.

5 CHAIR GRIFFIS: We've got a favorable motion  
6 for approval by Dr. Stephens-Gunn, supported by  
7 Commissioner Willis. All in favor?

8 FULL COMMISSION: Aye.

9 CHAIR GRIFFIS: Any opposed?

10 (No response.)

11 CHAIR GRIFFIS: No. All right, the site  
12 plan is approved but pending approval of the other two  
13 items.

14 MR. PAISON: So, that'll be back in front of  
15 the City Council next month. I'll send you reminders  
16 once we get the dates finalized.

17 CHAIR GRIFFIS: Good luck. Thank you.

18 V. CHAIR WILLIS: Thank you.

19 MS. BERNOUDY: Good luck.

20 MS. GRUBER: Be well.

21 MR. MERHI: Thank you, happy holidays.

22 DR. STEPHENS-GUNN: Thank you.

23 MR. MARTIN: Thank you.

24 MS. GRUBER: Same to you.

25 CHAIR GRIFFIS: Next, two projects at the

1 same location, which is actually two different  
2 addresses, though: 22106 and 22108 West 8 Mile.  
3 There's both a rezoning and a special use.

4 MR. PAISON: Thank you, Mr. Chairman. As  
5 noted, there are two addresses. Two parcels are being  
6 added to the larger Eagle Landscaping site.

7 One of those parcels is currently zoned, the  
8 western parcel is zoned I-L Light Industrial. The  
9 right, the one on the right, the eastern parcel is B-3  
10 General Business. They're both being proposed to be  
11 rezoned to I-1 general -- or industrial, which is sort  
12 of general industrial, which the remainder of the site  
13 is, and the uses that are permitted use in that  
14 district. So, that's the rezoning portion of it.

15 And then, there are going to be, the special  
16 land use portion is covering the expansion of the use  
17 from the other I-1 site onto this, because  
18 contractors, offices, and businesses with outdoor  
19 storage is a special land use.

20 And then, the administrative -- because this  
21 is an I -- would be an I-1 zoning, the actual site  
22 plan for I-1 zone, things are administrative. So,  
23 that'll be handled by the city planner, should the  
24 rezoning and the special land use pass. The  
25 finalizing of the plan would then be with the Planning

1 Department under the city planner's final approval.

2           So, here we see the current zoning. You've  
3 got the I-L Light Industrial and the B-3. It's all  
4 Regional Mixed Use through there, which allows for  
5 kind of a mix of uses. In this case, you know, it  
6 includes the I-L, the B-3, the I-1. It's commercial  
7 businesses that deal with the public, but also with  
8 other contractors. So, it's a reasonable fit.

9           As you can see here, the green area is the  
10 current site. The red area is the two parcels they're  
11 adding to the site, just to make it clear. So, the  
12 rezoning covers the red encircled area, and then the  
13 special land use includes the extension of the  
14 existing site, which has a special land use, onto this  
15 property. Just as we did with American Mulch, they  
16 needed a special land use approval to expand their use  
17 onto adjacent parcels. In that case, it was already  
18 I-1, so we didn't have to rezone.

19           In response to our discussions last time, we  
20 came back, the architect Ken Moreland put together a  
21 site plan that covers the whole site, not just the two  
22 parcels that are being rezoned, showing how it will  
23 function as a whole. And that was provided in your  
24 packets. I think that does kind of clarify it.

25           I will note a couple of features on this.

1 The outdoor bins, there was a couple that are in the  
2 front setback in that western property that are being  
3 removed because they weren't part of the original  
4 approval. Some of the outdoor bins along Lahser are  
5 actually being removed because they're being  
6 consolidated into this location. So, that Lahser  
7 frontage, which is where the public enters, will be  
8 more open and a little less full of heavy equipment  
9 moving around. It'll be more of in these back areas  
10 where these bins are going to be.

11 Just some photos of the site. The top photo  
12 shows kind of the condition was this January. The  
13 existing condition now in October 2024, with the  
14 pavement in place. And then, some of the these were  
15 taken I think just before the last meeting. They  
16 showed the new facade on the building on the left  
17 there. And then, you've got the blocks along the side  
18 building. And then, the blocks that are currently  
19 blocking off the property from entry from 8 Mile.

20 Site plan. As we noted, there's some  
21 parking in front of the building there. You've got  
22 the bin blocks and where the bulk material is going to  
23 be stored, kind of along the side. The building is  
24 going to be used for warehousing.

25 These are the landscape plan and features.



1 It's going to be similar in design to what they did  
2 along Lahser and further down 8 Mile, with regard to  
3 the type of fencing and landscaping treatment.

4 Elevations of the building. Pretty much the  
5 side and rear are staying the same. The front's  
6 already been renovated with that brick.

7 Floor plan. Really, just got some office  
8 space in the front, some restrooms and warehousing.  
9 And here is the building as it is currently laid out,  
10 a little mezzanine area as well.

11 The petitioner is present, if they'd like to  
12 come forward.

13 MR. MORELAND: Thank you. Good evening,  
14 Commission. My name is Ken Moreland, 29895 Greenfield  
15 Road. I'm with Dorchen/Martin Associates. We're with  
16 the architects representing the applicant, Debbie and  
17 Ron Eagle, who are with me here this evening. We are  
18 here to answer any questions or comments or concerns  
19 that you may have once the public hearing is closed.

20 I think Mr. Paison did a good job of  
21 explaining what we are looking to do. And I think the  
22 only additional information I would say is that by  
23 allowing the additional bins on this property, the  
24 applicants were able to eliminate some existing bins  
25 on the very northern property and replace it with

1 future parking, or with parking. That will then  
2 facilitate for the public when they come into the  
3 office area, will increase the amount of parking that  
4 they have in front of the building.

5 CHAIR GRIFFIS: Okay, thank you. This is a  
6 public hearing. There's going to be two public  
7 hearings. I'd like to open up the first one right now  
8 for rezoning, which is PZR24-0013, if any members of  
9 the public would like to speak on this item.

10 (No response.)

11 CHAIR GRIFFIS: Seeing none, we'll close the  
12 public hearing. I'll open up to the commission for  
13 comments on rezoning first, and then I think most of  
14 the other site-type items will fall under the special  
15 use, which will be next.

16 Dr. Stephens-Gunn?

17 DR. STEPHENS-GUNN: Good evening. First of  
18 all, again, I'd like to thank you all for investing in  
19 the city of Southfield and continue to have your  
20 business here.

21 Unfortunately, because of some of the other  
22 things that you have done prior to going through the  
23 approval process, as I shared at the last meeting, I'm  
24 very disheartened by that, because we don't allow  
25 other businesses to do that.

1           And I've been on the Planning Commission,  
2 this is my fourth year. And I've watched businesses  
3 come and go multiple times in order to get it right,  
4 in order to proceed, given that there are consequences  
5 for those kinds of behaviors, all right. So, given  
6 that, I plan to vote no on both of your proposals.

7           CHAIR GRIFFIS: Commissioner Martin?

8           MR. MARTIN: At the present, there -- I have  
9 no comments, no questions.

10          CHAIR GRIFFIS: Commissioner Willis?

11          V. CHAIR WILLIS: I'm curious about the  
12 property. Could you show the red and the green? And  
13 I was not here for the prior session. So, a little  
14 catching up to do.

15                 There's a property, the area to be rezoned  
16 is in the red. The property between the red and the  
17 green, that I'm going to assume is another owner.  
18 Have you had any discussion with that other owner  
19 about your expansion?

20           MR. PAISON: Actually, we've got letters, an  
21 email and a letter of support from both of those  
22 property owners, like the last couple of days. Aresco  
23 next door had an email from the property --

24          V. CHAIR WILLIS: Okay.

25           MR. PAISON: -- the manager. And next door

1 is -- that is our Artistic Outdoors, another landscape  
2 company. And the owner of that, Tony Konja, who does  
3 some work for the city and the Planning Department  
4 doing jobs, also contacted me and said they had no  
5 objections to the project.

6 V. CHAIR WILLIS: Thank you.

7 CHAIR GRIFFIS: Commissioner Gruber?

8 MS. GRUBER: I don't have any questions at  
9 this time.

10 CHAIR GRIFFIS: Commissioner Bernoudy?

11 MS. BERNOUDY: No, I have no questions, but  
12 I have to agree with Commissioner Gunn that proper  
13 protocol was not -- was not done. And for that  
14 reason, I also will not be approving this.

15 CHAIR GRIFFIS: And we are discussing  
16 rezoning, which I'm in favor of. It makes sense to  
17 continue to consolidate these properties.

18 So, with respect to the rezoning, PZR24  
19 [sic], do we have a recommendation from the Planning  
20 Department?

21 MR. PAISON: Yes, Mr. Chairman. Let me  
22 slide down the slide deck here a little bit. The  
23 Planning Department is recommending favorable  
24 recommendation of the PZR24-0013, to rezone 1.6 acres  
25 of land from I-L and B-3 to I-1.

1           And then from, you know, in this case, it is  
2 consistent with the Master Plan. It's consistent with  
3 the pattern of uses in that area. I mean, it's  
4 effectively to the northeast and west of that site are  
5 other industrial uses, even though to the east it's  
6 another B-3 zoning. Pegasus is really more of another  
7 light industrial use. So, it is consistent with the  
8 other land uses.

9           It will be an improvement to the frontage of  
10 that property. It was pretty rough looking when they  
11 took it over.

12           With regard to work without permits, when I  
13 worked in the Zoning Board for 20 years in Dearborn, I  
14 had the same problem. We'd have people come before us  
15 for permission, rather than -- or forgiveness rather  
16 than permission. I'm going to say the same thing I  
17 said to them, just because it, generally from a legal  
18 standpoint, it's correct. There is another mechanism  
19 for dealing with violations. They have been given  
20 violations that's being done through code enforcement.  
21 That's the resolution for a code violation.

22           With this sort of case, I always say you  
23 shouldn't reward them for having done it wrong, but if  
24 you would have approved it anyway, then the reasoning  
25 for a rezoning would still stand. So, really, it

1 should be a neutral decision based on not whether or  
2 not they did stuff already, but whether or not had  
3 they done it in the correct order; would it have been  
4 an approval anyway?

5 So, don't reward them for bad behavior, but  
6 in this body, you're not a code enforcement body.  
7 You're the Planning Commission. You're looking at the  
8 rezoning on the merits of the rezoning.

9 So, I would just say, always worth  
10 considering. We do have a whole other set of  
11 mechanisms that are for code violations and for  
12 punishment of those violations, and they're in that  
13 process already.

14 DR. STEPHENS-GUNN: Through the Chair?

15 CHAIR GRIFFIS: That's a good point, thank  
16 you. Dr. Stephens-Gunn?

17 DR. STEPHENS-GUNN: Through the Chair, I  
18 hope you have some for me, too.

19 MR. PAISON: As I said, I'm the one who  
20 actually would probably end up being -- doing the  
21 expert testimony if it turned into a lawsuit, so I  
22 have to kind of follow where the law is.

23 CHAIR GRIFFIS: Any further discussion from  
24 the Commission?

25 (No response.)

1 CHAIR GRIFFIS: If not, I'll be looking for  
2 a motion on PZR24-0013.

3 V. CHAIR WILLIS: Through the Chair, move  
4 for favorable consideration for PZR24-0013.

5 CHAIR GRIFFIS: Looking for a support.  
6 We've already had a pre-disclosure of voting, but I  
7 still would like a support on the motion. And then,  
8 we can --

9 V. CHAIR WILLIS: Up or down.

10 CHAIR GRIFFIS: We can vote it up or down.

11 MS. GRUBER: I'll support it.

12 CHAIR GRIFFIS: Okay. So, we've got a  
13 favorable motion by Commissioner Willis, supported by  
14 Commissioner Gruber. It sounds like we may need a  
15 roll call vote on this one. So, do we need a roll  
16 call, or do we need to -- when do we?

17 MR. PAISON: Probably just do a roll call  
18 vote.

19 CHAIR GRIFFIS: Do a roll call vote? Yeah,  
20 roll call vote, please.

21 MR. BOLLIN: Commissioner Bernoudy?

22 MS. BERNOUDY: Oppose.

23 MR. BOLLIN: Commissioner Gruber?

24 MS. GRUBER: Opposed.

25 MR. BOLLIN: Commissioner Griffis?

1 CHAIR GRIFFIS: Support.

2 MR. BOLLIN: Commissioner Willis?

3 V. CHAIR WILLIS: Support.

4 MR. BOLLIN: Commissioner Martin?

5 MR. MARTIN: Support.

6 MR. BOLLIN: Dr. Stephens-Gunn?

7 DR. STEPHENS-GUNN: Not support.

8 MR. BOLLIN: We have a three opposed, three  
9 for.

10 MR. PAISON: That failed. Motion fails to  
11 pass. It needs a majority to pass.

12 CHAIR GRIFFIS: Okay. And this is --

13 MR. PAISON: Rezoning. And it's a  
14 recommendation.

15 CHAIR GRIFFIS: Now, okay. So, yeah. So,  
16 we can I guess --

17 V. CHAIR WILLIS: Special use?

18 CHAIR GRIFFIS: -- not favorite it, and it  
19 can still be approved by City Council.

20 MR. PAISON: Well, at this point, you  
21 haven't approved a recommendation to City Council  
22 either way. You haven't approved one to recommend  
23 approval, and you haven't approved one to recommend  
24 denial. Right now, you're actually deadlocked without  
25 a recommendation.



1           For a recommendation go forward, it has to  
2 be a pro or con one, it has to be passed by the  
3 majority of the body.

4           CHAIR GRIFFIS: Okay, interesting.

5           MR. PAISON: Yeah, that's why there's an odd  
6 number typically on most boards, so they don't  
7 deadlock.

8           CHAIR GRIFFIS: So, I guess that's an option  
9 we could present to the petitioners, that they could  
10 ask for -- that we table the item?

11           MR. PAISON: That would be another --  
12 another motion would be to table it until there can be  
13 a --

14           CHAIR GRIFFIS: Until next month, or we  
15 could -- and if you would like to discuss it. And if  
16 you'd like to -- so we're -- we're going to -- we'll  
17 start the next item, the special land use.

18           I'm assuming you're going to have something  
19 to add. So, please come forward, state your name and  
20 address.

21           MR. EAGLE: Ron Eagle, 1594 Pleasant Valley  
22 Road, Brighton. And I just want to say, I apologize  
23 for not pulling permits, for not doing things right.

24           CHAIR GRIFFIS: Just -- just address  
25 everything to the commission or the board, not to try

1 to single people out.

2 MR. EAGLE: We've got -- we've been in the  
3 city -- we've been in that city since '53, before  
4 Southfield was a city, my family has been. I grew up  
5 on that property. That's all I've done. If you look  
6 back on the records, we just kept making things better  
7 and better and better.

8 I apologize to everybody over and over. I  
9 did wrong. I learned my lesson. But look at my track  
10 record. Everything I keep doing, I keep doing better  
11 and better. The place keeps getting nicer, you know,  
12 it's what everybody keeps telling me. So, I'm trying  
13 to make things better, you know. I wish -- wish we  
14 could go forward.

15 CHAIR GRIFFIS: Thank you.

16 MR. MARTIN: To the Chair, recommend that we  
17 postpone any further discussions on PZR24-0013 to a  
18 date certain of January 8.

19 CHAIR GRIFFIS: So, we've already made a  
20 motion on that PZR item. Are you -- I think you'd be  
21 talking about the special --

22 MR. PAISON: No, you haven't actually done  
23 an item on PZR yet. So, yeah, he's -- I think he's  
24 saying table the PZR, hold the public hearing on the  
25 PSLU, and then see what you do with that. And then,

1 kind of make a --

2 CHAIR GRIFFIS: Wait, I'm sorry. I thought  
3 we --

4 MR. PAISON: The PZR is in front of you  
5 right now. You haven't approved a motion one way or  
6 another yet, because you didn't have a majority.

7 MR. MARTIN: We were deadlocked.

8 MR. PAISON: Three-three doesn't approve  
9 something.

10 CHAIR GRIFFIS: Oh, okay.

11 MR. PAISON: It doesn't end. It fails due  
12 to lack of sufficient support.

13 CHAIR GRIFFIS: I think in 12 years, we must  
14 not have had this particular deadlock come up.

15 MR. MARTIN: Yeah, this is the first.

16 MR. PAISON: Yeah. And just Robert's Rules  
17 of Order, like to actually pass a motion, it has to be  
18 either a majority or super majority, depending on what  
19 type of item it is. In this case, a majority.

20 V. CHAIR WILLIS: But a --

21 MR. BOLLIN: But also, it would be not  
22 January 8. It would be January 29, at the next  
23 regular meeting.

24 MR. PAISON: Oh, yeah, because it's a study  
25 meeting on the 8th.

1 MR. MARTIN: I saw, yeah, that's right.

2 MR. PAISON: That would be the one at the  
3 end of the month, the regular meeting for action.

4 MS. GRUBER: You mean 22nd, January 22nd?

5 DR. STEPHENS-GUNN: Twenty-ninth.

6 MR. BOLLIN: Yeah, I'm looking at the  
7 schedule for next --

8 MS. GRUBER: Oh. But on here, it says 22nd.  
9 That's why. Sorry, Alex. I wasn't trying to  
10 contradict you. Sorry.

11 CHAIR GRIFFIS: That's a different year.

12 DR. STEPHENS-GUNN: The schedule says 29th,  
13 the calendar.

14 CHAIR GRIFFIS: They mean 2025 on this.

15 MS. GRUBER: Oh, yeah, I got the wrong year,  
16 okay, on all of them.

17 MR. BOLLIN: It's right here.

18 MR. PAISON: Yeah, the 29th.

19 MR. MARTIN: Yeah.

20 MR. PAISON: All right.

21 MR. BOLLIN: So, you could still go forward  
22 with your motion. It would just, you know, just  
23 clarify the 29th.

24 MR. MARTIN: Motion to --

25 CHAIR GRIFFIS: I think just further

1 discussion, I think the Assistant City Planner made a  
2 good point that we are voting on rezoning here, which  
3 is pretty clear criteria. You know, not punishing --  
4 not punishing business owners for things that the  
5 Building Department is already punishing them for, the  
6 ordinance enforcement.

7 So, I think it's important to consider that.  
8 I don't know if that changes anyone's mind. I've  
9 already voted for the project, so.

10 MS. GRUBER: Okay. So, can I -- can I just  
11 ask you a question? Like how do we know you're not  
12 going to do this again? With all due respect, I don't  
13 know you. You don't know me. So, it's not about you  
14 or me.

15 But you've got to follow the rules. It's  
16 not fair to everybody else if you don't follow the  
17 rules. And then we give you this, and you go on and  
18 you build new things. And for example, the wall that  
19 separates you from the other business, I think  
20 there's even a picture of it. You know, we have --  
21 why is it so high?

22 Like we just have questions, and I guess  
23 we're a little suspicious because you did all these  
24 other things and didn't follow the rules. Does that  
25 make sense, what I just said? Okay.

1 MR. EAGLE: So, I built that wall along  
2 there, and we have pictures of people taking blocks  
3 and putting there on both sides. I don't know if  
4 they were taking anything. I don't -- I don't have  
5 cameras on that property yet. But they definitely  
6 were doing something. So, I had to make it another  
7 block higher, and I believe my wife sent the pictures  
8 in. I didn't want nobody thinking I'm making this  
9 up, you know what I mean?

10 I had to do it. I've been there a long  
11 time, right? I've had a lot of problems there,  
12 stealing equipment, trucks, tractors.

13 MS. GRUBER: Oh, I see, okay.

14 MR. EAGLE: I've had a lot of problems  
15 there, you know.

16 MS. GRUBER: Okay.

17 MR. EAGLE: That's why I got --

18 MR. MORELAND: If I might --

19 MS. GRUBER: Okay. So, then that makes  
20 sense. But you didn't say that the last time. You  
21 see what I'm saying? So, we didn't know why you built  
22 the wall so high.

23 MR. EAGLE: I get nervous talking in front  
24 of people for one, that's not what I do, you know.  
25 Yes, I have learned my lesson. I just want to go

1 forward. I'm out to do right.

2 MS. GRUBER: Okay.

3 MR. MARTIN: To the Chair, I believe I was  
4 in the middle of doing the motion for delay to a date  
5 certain. And along with the date certain, that allows  
6 us time to, one, get a legal opinion from the city  
7 attorney on what happens with the deadlock. This is  
8 the first deadline in nine years, eight years I've  
9 been on the Planning Commission, and to get better  
10 understanding of how or what the details are for the  
11 reactions from the -- from the code enforcement.

12 CHAIR GRIFFIS: Code -- yeah.

13 MR. MARTIN: So, we have a better  
14 understanding of everything. Rather than try and sit  
15 back and go back and debate things over and over to  
16 find out what the delay or get clarification for the  
17 -- for everything, by postponing to a date certain.  
18 That's all.

19 CHAIR GRIFFIS: That makes sense to me.  
20 Commissioner Willis?

21 V. CHAIR WILLIS: I guess one of my concerns  
22 is that we have a member that's missing that would  
23 have made a difference in this meeting.

24 We have not voted for approval or not  
25 approval. I would wonder if we could just table this

1 for both of these items for a later date, to have a  
2 discussion in front of the full council. And then  
3 with that, have the owner, you know, given the  
4 opportunity to explain to whomever needs to why and  
5 what and what the next -- what the next step should  
6 be.

7 MR. PAISON: The -- I would recommend we  
8 actually just go ahead on the special use, hold the  
9 public hearing, because that's been noticed to the  
10 public.

11 (Inaudible crosstalk.)

12 MR. PAISON: But you don't have to act on  
13 it. You just hold it because it's already been  
14 noticed. Then, you can postpone action to a date  
15 certain, and then we don't have to re-notice it.  
16 That's just all I would say on that issue.

17 V. CHAIR WILLIS: That's good.

18 MR. PAISON: I was just looking, because I  
19 swear I read in here somewhere -- but it may take me a  
20 little time to find it -- that like for most requests  
21 to come to the Planning Commission for recommendation,  
22 you have like a certain amount of time to act on it.  
23 Otherwise, it goes to the council anyway for them to  
24 act on without a recommendation. It's not an  
25 open-ended, eventually due process has to proceed.



1           So, if the body stays deadlocked, then at  
2 some point it has to proceed to the next body for a  
3 final decision.

4           V. CHAIR WILLIS: But I think -- I think  
5 with the -- with the addition of our seventh member --

6           MR. PAISON: Yeah.

7           V. CHAIR WILLIS: Yeah, that would -- that  
8 would be a continuation rather than starting all over.

9           MR. PAISON: And it's -- there is time.  
10 It's -- I think going 30 days would not violate that.  
11 I think maybe going 90 days without acting, we'd  
12 probably have to just send it on to council.

13           V. CHAIR WILLIS: Okay.

14           CHAIR GRIFFIS: So, I think --

15           MR. MARTIN: So, what does that do to my --

16           MR. BOLLIN: If you -- if you continue with  
17 your motion to postpone to a date certain of  
18 January 29, and then maybe the full commission is here  
19 at that point, and then we can go from there.

20           CHAIR GRIFFIS: Then, we'll still have to  
21 act on the special use separately.

22           MR. MARTIN: Right.

23           MR. BOLLIN: Yep.

24           CHAIR GRIFFIS: After the whole --

25           MR. BOLLIN: Yeah, so we'll make -- you can

1 make this motion on the rezoning, and then we can move  
2 to the special land use.

3 MR. PAISON: Yeah. Hold the public hearing.  
4 You may end up with a similar motion to postpone to a  
5 date certain at that point as well for both items. It  
6 wouldn't make sense to send a recommendation for the  
7 special land use if you're not sending one for the  
8 rezoning.

9 V. CHAIR WILLIS: Right.

10 MR. PAISON: The rezoning is necessary. The  
11 special land use is irrelevant if the rezoning isn't  
12 approved.

13 CHAIR GRIFFIS: And in theory, if we don't  
14 hold the public hearing, it delays them two months,  
15 not one month. So, we want in their -- it's in their  
16 interest to move it forward.

17 MR. PAISON: Yeah, and then, we have to read  
18 -- at taxpayer expense, we'd have to send notices out  
19 again and republish everything, so.

20 MR. MARTIN: There's only, right now, there's  
21 only one issue that I'm making a recommendation on, and  
22 that's the rezoning.

23 MR. PAISON: Yep.

24 MR. MARTIN: We don't know what the vote is  
25 going to be on the special use, so --

1 MR. BOLLIN: But we need to get through the  
2 rezoning to get to the special land use.

3 MR. PAISON: Yeah.

4 V. CHAIR WILLIS: And then, we can have the  
5 same vote on the land use.

6 MR. BOLLIN: So, you can --

7 MR. MARTIN: Then, we'll have the same  
8 thing. We could do the same thing. It might come up  
9 -- it might pass.

10 MS. GRUBER: Yeah. That's what --

11 MR. MARTIN: We don't --

12 V. CHAIR WILLIS: Right. We don't know what  
13 the vote --

14 (Inaudible crosstalk.)

15 MR. MARTIN: Yeah. So, right now, there's  
16 only one to consider.

17 MR. BOLLIN: Yeah. So, you can do your  
18 motion for the rezoning right now to the date certain,  
19 and then if we need to --

20 V. CHAIR WILLIS: (INAUDIBLE.)

21 MR. MARTIN: Yeah, yeah. I -- we're in the  
22 same boat.

23 MR. BOLLIN: Yeah.

24 CHAIR GRIFFIS: Okay, all right. Commissioner  
25 Martin, you got enough information to --

1 MR. MARTIN: Okay.

2 CHAIR GRIFFIS: -- proceed with your motion,  
3 your revised motion?

4 MR. MARTIN: I'd like to revise my motion  
5 stating I'd like to postpone to a date certain,  
6 January 22, that's the --

7 MR. BOLLIN: No.

8 DR. STEPHENS-GUNN: The 29th.

9 MR. MARTIN: No.

10 MR. BOLLIN: The 29th.

11 DR. STEPHENS-GUNN: That's wrong.

12 MR. MARTIN: We have --

13 MR. BOLLIN: We have the approved schedule  
14 here.

15 DR. STEPHENS-GUNN: That's wrong, the  
16 calendar.

17 MR. MARTIN: Do we -- oh, the 24th.

18 DR. STEPHENS-GUNN: Yeah, you got it there,  
19 the calendar.

20 MR. MARTIN: The calendar has --

21 DR. STEPHENS-GUNN: January 29th.

22 MR. MARTIN: Oh, I didn't see that.

23 DR. STEPHENS-GUNN: Yeah, yeah.

24 MR. MARTIN: Okay, all right. All right.

25 Postpone to a date certain, January 29, the rezoning

1 of PZR24-0013, to allow time for a legal opinion from  
2 the city attorney and clarification of the voting by  
3 the Planning Commission -- I've lost my train of  
4 thought -- for that motion, for that item.

5 CHAIR GRIFFIS: That makes sense. So, we  
6 got a motion to postpone to the date certain by  
7 Commissioner Martin. I'm looking for support for that  
8 motion.

9 DR. STEPHENS-GUNN: Support.

10 CHAIR GRIFFIS: Support of a favorable  
11 motion by Commissioner Martin, supported by  
12 Dr. Stephens-Gunn. I say we do a roll call vote again  
13 for simplicity, to postpone to the date certain of  
14 January 29.

15 MR. BOLLIN: All right. Commissioner  
16 Bernoudy?

17 MS. BERNOUDY: Support.

18 MR. BOLLIN: Support. Commissioner Gruber?

19 MS. GRUBER: Support.

20 MR. BOLLIN: Commissioner --

21 CHAIR GRIFFIS: I support. I support  
22 postponement.

23 MR. BOLLIN: Commissioner Willis?

24 V. CHAIR WILLIS: Support.

25 MR. BOLLIN: Commissioner Martin?

1 MR. MARTIN: Support, I made it.

2 MR. BOLLIN: Dr. Stephens-Gunn?

3 DR. STEPHENS-GUNN: Support.

4 CHAIR GRIFFIS: Okay.

5 MR. BOLLIN: The motion passes.

6 CHAIR GRIFFIS: Okay. So, I think that  
7 gives the best chance to sort out some of these moving  
8 parts moving forward.

9 Since it has been advertised, we're going to  
10 open up the public hearing for the special use, which  
11 is PSLU24-0021. Any members of the public who would  
12 like to come forward and speak on the special use  
13 merits of this project, an entire site consolidation,  
14 et cetera?

15 (No response.)

16 CHAIR GRIFFIS: Seeing none, no members of  
17 the public, close the public hearing.

18 I'm not certain have additional discussion  
19 after this, other than the Planning Department, what  
20 do you recommend?

21 MR. PAISON: Yeah. We are -- we pretty much  
22 well covered the site plan and the arrangement. We  
23 are recommending a favorable recommendation on this  
24 one.

25 There are some subject conditions. Subject

1 to approval of the rezoning by the City Council,  
2 subject to approval of the administrative site plan by  
3 the Planning Department, subject to approval of  
4 waivers by the Zoning Board of Appeals.

5 We are only recommending like three of those  
6 waivers. We are actually recommending that the fourth  
7 waiver, for having the stuff in the front setback on  
8 8 Mile, not be granted. So, they would actually move  
9 those bins further back. And the site and building  
10 shall be consistent with the submitted plan by Dorchen  
11 Martin, dated 2/24, submitted 2/24.

12 The petitioner to perform implement the  
13 recommendations of the Southfield Police Department's  
14 Crime Prevention Bureau, continuous compliance with  
15 all laws, statutes, and ordinances, plans, permits,  
16 and final inspections by the city of Southfield.

17 Hours of operation, Monday through Saturday,  
18 seven to five.

19 And like I said, that was -- that is the  
20 recommendation of the Planning Department, so.

21 CHAIR GRIFFIS: Could you --

22 MR. MARTIN: To the Chair?

23 CHAIR GRIFFIS: -- bring up the site plan to  
24 let everybody know what you're talking about, the  
25 8 Mile bins still or what that would show?

1           MR. PAISON: Yeah, you're looking at here,  
2 that's the one that's actually got the setback shown  
3 on it.

4           So, if you look at this one, you can kind of  
5 see that like striped line across there. That's the  
6 actual required setback. Those set of -- those five  
7 -- four front bins are inside the front setback. And  
8 they would need a waiver from the Zoning Board for  
9 that one. We were willing to support some of the  
10 other waivers, but Planner Croad really wasn't in  
11 favor of that waiver.

12           As you see, the property to the east, when  
13 that one was approved, they did not grant that waiver.  
14 That's why those bins are set back 60 feet from the  
15 road.

16           I know there's some concern about the  
17 visibility of those bins on the applicant's part  
18 because of the neighboring building being so far  
19 forward, as you're going in that direction on 8 Mile.  
20 Because the Pegasus building is so far forward, if you  
21 go any further back, those bins would be obscured, and  
22 their more decorative stone wouldn't be visible.

23           That would be a case they'd have to make to  
24 the Zoning Board if the site plan were approved with  
25 that feature in place.



1 CHAIR GRIFFIS: Okay, thank you. To the  
2 commission, do you have any?

3 MR. MARTIN: Yeah. To the Chair, last time  
4 we talked on this item at our study meeting, we were  
5 looking for engineering report on the drainage for the  
6 concrete slab that was put down.

7 MR. BOLLIN: Yep.

8 MR. MARTIN: I requested information on that  
9 and have no information. Did we get any clarification  
10 on engineering for --

11 MR. PAISON: Yeah, my understanding is that  
12 work has not been completed yet. Mr. Moreland can  
13 probably comment on that.

14 MR. MARTIN: The reason being is that if we  
15 don't know about the drainage, how do we deal with  
16 water from rain, which way -- where is it going to go?

17 And also, if we have nothing to do with, if  
18 we don't know about the drainage, if we have snow  
19 piles: one, where's the snow going to be stored; and  
20 two, where's it going to drain to and how is it going  
21 to drain?

22 Because right now, we've got a mass of  
23 concrete with no drains in it. I've gone through -- I  
24 rode up and down making the aisles looking for  
25 drainage, and I have no idea where water would drain.

1           So, I mean, I understand what we said, but  
2 one of the things was an engineering report on the  
3 concrete that was put down and drainage for that, and  
4 what the city engineer had to say about drainage.

5           So, you know, we talked about it, we  
6 mentioned it at the last meeting, and if we don't have  
7 the information, how can -- how can we do  
8 recommendations on the site plan that was approved,  
9 but we had questions on it? So, how could it have  
10 been approved?

11           MR. PAISON: Yeah, my understanding is that  
12 has not worked out. They know they have to comply  
13 with the standards of the city engineer and the  
14 Oakland County Water Resources Commission. But yeah,  
15 it's not been fully engineered yet.

16           Now, it's not uncommon for us to have site  
17 plans without full site engineering. But this is a  
18 lot of pavement, I will grant you that.

19           MR. MARTIN: And we have no snow storage  
20 area that is identified. They have soil that they  
21 use, and they have an area that's not paved, that I  
22 assume that the heavy equipment can manipulate through  
23 to do their wood chips and wood storage and all of  
24 that. But where is the snow going and will that have  
25 an impact on what, you know, on what they do? Will it

1 impact the parking? You know, it's -- there's holes  
2 in it, I'm sorry.

3 CHAIR GRIFFIS: And this was, I guess this  
4 could be more of a comprehensive site issue, and  
5 that's a little bit confusing with existing sites and  
6 adding on.

7 MR. MARTIN: Yeah.

8 CHAIR GRIFFIS: So, I know you talked about  
9 it.

10 MR. MORELAND: We did, through the Chair to  
11 Commissioner Martin, we did go back and provide the  
12 layout of the entire site, including the existing and  
13 then the addition of the sites. In my conversations  
14 with the Eagles, he has the equipment because he does  
15 remove snow for -- as a business. He -- we have  
16 indicated on the northern property line, approximately  
17 a third of the way to the east of the west property  
18 line in the northwest corner, there is a location  
19 where he will be piling the snow.

20 As for the engineering, the engineer that  
21 they have engaged is not completed with his work. He  
22 sent a letter or a communication today saying such.  
23 And you know, when we get the information, we  
24 certainly will pass it along. Because he is going  
25 through the process with the city engineer knowing --

1 and he has, you know, he knows that what he did was  
2 not proper with regard to this --

3 MR. MARTIN: Yeah.

4 MR. MORELAND: -- not going through the  
5 process.

6 MR. MARTIN: You know, the properness of it  
7 is not my concern. My concern is, if you get an inch  
8 of snow on all that concrete, that's a lot of snow,  
9 with the piles in place. And I understand you have  
10 the equipment for it, but -- and is the snow storage  
11 area indicated on any of the plans that we've seen?

12 MR. PAISON: Let's look at it. I don't see  
13 it specifically labeled on the overall site plan. The  
14 notes are a little hard to read at this scale, but.

15 MR. MARTIN: Yeah, that's the problem. One  
16 of the -- my -- that's going to be my next concern,  
17 but.

18 MR. PAISON: My vision's not as good as it  
19 used to be.

20 MR. MARTIN: But, you know, and the other  
21 thing is, if we get a heavy -- and we've had some  
22 heavy rain, and, you know, we're talking an inch of  
23 rain or more, where's the water going to go? Is it  
24 going to -- and if it comes out from the concrete  
25 going to the right-of-way and 8 Mile, it's going to

1 cause a lot of traffic problems going there. I mean,  
2 I'm not -- it's just concerns I have, that's all. And  
3 those things I'm trying to look at.

4 MR. MORELAND: And I appreciate that.

5 MR. EAGLE: Excuse me, there's some storm  
6 sewers in there.

7 MR. MORELAND: There are catch basins in --

8 MR. MARTIN: On the concrete?

9 MR. MORELAND: Yes.

10 MR. MARTIN: That large -- where? Because I  
11 only saw two on there, and I drove up and down while  
12 the guy was out there with the brush on the -- on the  
13 tractor yesterday.

14 MR. EAGLE: Are there no water holes in that  
15 parking lot (INAUDIBLE), there's six storm sewers on  
16 there. I only added three. Three of them, I put -- I  
17 put in there 35, 40 years ago.

18 MR. MARTIN: In the concrete?

19 MR. EAGLE: Yes.

20 MR. MARTIN: No.

21 MR. MORELAND: No. Well --

22 MR. MARTIN: I'll come out and you show me  
23 where they are, because I drove that lot on that  
24 concrete yesterday.

25 CHAIR GRIFFIS: Well, let's -- I mean, we're

1 not here to civil engineer the site here.

2 MR. MARTIN: I know. I understand. But  
3 what I'm saying is --

4 CHAIR GRIFFIS: So, like I'm sure there's a  
5 potential to put catch basins in the ground and take  
6 the water away. I mean, that's not our --

7 MR. MARTIN: In the concrete?

8 UNIDENTIFIED SPEAKER: (INAUDIBLE.)

9 CHAIR GRIFFIS: There is -- yeah. I mean,  
10 in any -- there's catch basins always go in concrete  
11 or asphalt.

12 (Inaudible crosstalk.)

13 MR. MARTIN: (INAUDIBLE.)

14 MR. MORELAND: And then --

15 CHAIR GRIFFIS: There's a potential to do  
16 it.

17 MR. MORELAND: If I --

18 CHAIR GRIFFIS: I don't know. We're not  
19 engineers up here.

20 MR. MORELAND: If I -- if I may?

21 MR. PAISON: Yeah, and then, we'll look at  
22 -- actually, I did find the note for the snow storage.  
23 It's this square back here.

24 MR. EAGLE: Yes.

25 MR. PAISON: In the top.

1 MR. EAGLE: And you're -- and all that  
2 (INAUDIBLE), there's (INAUDIBLE) --

3 DR. STEPHENS-GUNN: Yeah, (INAUDIBLE).

4 MR. PAISON: With that.

5 MR. MARTIN: Okay.

6 MR. PAISON: That box there, the hatching on  
7 it.

8 DR. STEPHENS-GUNN: Okay. On this chart  
9 right here.

10 MR. PAISON: That's the snow. It's number  
11 26.

12 DR. STEPHENS-GUNN: It says snow storage.  
13 And that's 26 right there.

14 MR. MARTIN: Yeah.

15 DR. STEPHENS-GUNN: My bifocals are stronger  
16 than yours.

17 MR. MARTIN: Yeah.

18 V. CHAIR WILLIS: They do maintenance work  
19 (INAUDIBLE) summertime.

20 MR. PAISON: Yeah, I finally got the right  
21 angle on it.

22 (Inaudible crosstalk.)

23 DR. STEPHENS-GUNN: Yeah.

24 MR. EAGLE: So, you can see where the snow  
25 goes now.

1 MR. PAISON: It's just this right here.

2 MR. EAGLE: And then, you're not -- the only  
3 snow you're plowing is just on the roadways. All  
4 through the whole middle, that's (INAUDIBLE). You  
5 don't -- the snow there, that just care of itself and  
6 melts, you know.

7 MR. MARTIN: The parking area, you just let  
8 it melt in the parking area? You don't do the lots  
9 where customers coming in at?

10 MR. EAGLE: Yeah, that whole middle right  
11 there, you don't plow that. That (INAUDIBLE), you  
12 know. So, you're going 40 feet on that side, and then  
13 40 feet on that side of the roadway. That's where you  
14 plow.

15 MR. MORELAND: He does -- he does part -- he  
16 does plow where parking spaces are.

17 MR. PAISON: Like in the front here.

18 MR. MARTIN: I see what you're saying.

19 CHAIR GRIFFIS: Again, there's -- they've  
20 got another month to have their engineer --

21 MR. MARTIN: Yeah, yeah.

22 CHAIR GRIFFIS: -- work on some drawings,  
23 which we don't review, anyway. But you know, I'm sure  
24 there's a way to make it happen.

25 MR. MORELAND: Well, and if I may, I mean,



1 there are going to be recommendations from the  
2 engineer that may alter this site plan, and maybe it  
3 is a good thing that we have another month to get  
4 those comments and then implement them within the  
5 plan. We were trying to stay on the schedules, and  
6 you know, the engineer wasn't able to get the  
7 calculations and the report complete.

8 MR. MARTIN: Do you know that the engineer  
9 will have them done in time for January 29?

10 MR. EAGLE: I sure hope so. It's been  
11 (INAUDIBLE).

12 MR. MARTIN: I understand. And you know,  
13 here again, it's not a me versus you; it's me looking  
14 at it and my understanding and acceptance of it in  
15 total. And here, I have questions. And I was under  
16 the impression that the site plan had some contingencies  
17 based on engineering. Maybe I misunderstood what was  
18 stated at the study meeting when we did the plan  
19 review. So, here again --

20 MR. PAISON: Well, I think because it's an  
21 administrative site plan, I think Planner Croad just  
22 basically said he would work with the city engineer to  
23 resolve those issues with regard to storm water.

24 MR. MARTIN: Okay.

25 MR. PAISON: The city engineer has pretty

1 firm standards for how that stuff has to work. And  
2 even if the city planner were to approve the site  
3 plan, if it doesn't meet the city engineer's standard,  
4 it's not getting permits.

5 MR. MARTIN: Well, and here again, I  
6 understand what you're saying.

7 MR. PAISON: Yeah.

8 MR. MARTIN: I'm just saying, and we didn't  
9 have minutes for the last meeting, so I didn't --  
10 couldn't find the reference to that in there. So,  
11 that's why I had question.

12 MR. PAISON: But legitimately, to  
13 Mr. Moreland's point, and I agree with this. When  
14 they get done designing the storm water system, some  
15 changes might have to happen to the site plan.

16 MR. MARTIN: Yeah, I -- yeah.

17 MR. PAISON: And it might be worth waiting  
18 to see what those are.

19 MR. MARTIN: I've been -- I --

20 MR. PAISON: I think that's a legitimate  
21 grounds to like put off final action on this, because  
22 the plan could change. I mean, is it still going to  
23 be a warehouse with bins on that property? Yeah. But  
24 the configuration and number of bins, the extent of  
25 pavement, that might change.

1 MR. MARTIN: Yeah.

2 MR. PAISON: Because that's a lot of  
3 pavement to handle by modern storm water standards.  
4 And the storm water standards have become a lot more  
5 stringent in the last couple of years.

6 MR. MARTIN: And --

7 MR. PAISON: And they need to, so that's  
8 legitimate.

9 MR. MARTIN: Yeah, okay. I'm done.

10 CHAIR GRIFFIS: Any other --

11 MR. MARTIN: Oh, I'm sorry. Did -- so now,  
12 is it necessary for me to go back again with the date  
13 certain?

14 MR. PAISON: Yep.

15 MR. MARTIN: Okay. To the Chair, I'd like  
16 to make a motion for postponement of PLSU24-0021 to a  
17 date certain of January 29 for the -- I'm sorry, for  
18 PLSU24-0021. Let's leave it at that.

19 CHAIR GRIFFIS: Any further discussion?

20 V. CHAIR WILLIS: And I -- and I support the  
21 motion.

22 CHAIR GRIFFIS: Okay. We've got a motion to  
23 postpone to a date certain PLSU24-0021 by Commissioner  
24 Martin, supported by Commissioner Willis. All in  
25 favor of postponing this item, also?

1 FULL COMMISSION: Aye.

2 CHAIR GRIFFIS: Any opposed?

3 (No response.)

4 CHAIR GRIFFIS: None, all right. And you've  
5 heard the concerns about the bin location too close to  
6 the setback, and some resolution of engineering, as  
7 well as the previous concerns.

8 MR. PAISON: And I would say, you know, I  
9 see where you've got the designated snow storage, but  
10 to Mr. Martin's point, it doesn't look big enough for  
11 a site that size. I'm guessing you're probably gonna  
12 end up with, in a bad snow year, you may end up with  
13 additional snow storage. So, you might want to have a  
14 secondary area for where is, here's where you have a  
15 lot of snow. Because that just seems like a small  
16 area to hold that much snow for a site that large.

17 MR. MARTIN: Yeah.

18 MR. PAISON: I just, you know, just  
19 designate, I would say, a secondary area, if that one  
20 overflows, would be a smart move on that.

21 CHAIR GRIFFIS: All right. And please  
22 contact the Planning Department before the next  
23 meeting if you have more questions or concerns.

24 MR. MARTIN: To the Chair, before we move  
25 on.

1 CHAIR GRIFFIS: Okay.

2 MR. MARTIN: I would like clarification on  
3 any prior approvals that will retain, with the line,  
4 the site, and any that will need to be modified.  
5 Because we have -- well, I'm sorry. We know what the  
6 prior approvals were for modifications. Will any of  
7 those continue? Or if they will continue, which  
8 specific ones will continue and what won't, or if any  
9 won't? I -- maybe I didn't read it far enough, the  
10 required waivers.

11 MR. PAISON: Yeah, the required waivers are  
12 all new ones. These old site plans will be replaced  
13 by the new site plan. And the previous Zoning Board  
14 appeals are really not relevant to this arrangement of  
15 the site. They have no relevancy to the plan in front  
16 of you.

17 The plans that those Zoning Board waivers  
18 were waste on -- based on are so different from what's  
19 in front of you now, that while they continue to run  
20 with the land, they have no bearing on what -- on this  
21 project.

22 MR. MARTIN: They're not going to have any  
23 impact?

24 MR. PAISON: Nope. They were based on very  
25 different arrangements and uses of the site. So,

1 they don't -- they're not extinguished. They just  
2 remain part of the historic record, but they're not  
3 relevant to the current proposal.

4 MR. MARTIN: See, here again, if I go to the  
5 first page, the bottom, ZBA 18-36, waiver of 36 of  
6 required landscaping along 8 Mile Road. This is an  
7 extension of 8 Mile Road now, with the two lots on  
8 there.

9 MR. PAISON: It was the parcel -- that's the  
10 parcels to the west.

11 MR. MARTIN: So, that's this only --

12 MR. PAISON: And it only applies to those  
13 two parcels.

14 MR. MARTIN: Okay. And so, it's not going  
15 to apply --

16 MR. PAISON: It does not extend to other  
17 parcels because you make this addition. Even if they  
18 combine the properties, it doesn't expand the scope of  
19 those variances.

20 MR. MARTIN: Okay. So, all right.

21 MR. PAISON: The variances are exactly what  
22 was approved at the time they were approved.

23 MR. MARTIN: Okay, gotcha. All right.

24 MR. PAISON: They never -- they -- they're  
25 like fixed in law. They neither go away, nor do they

1 expand organically.

2 MR. MARTIN: Gotcha, okay.

3 MR. PAISON: Yeah.

4 MR. MARTIN: No problem, all right.

5 MR. PAISON: Yep.

6 MR. MARTIN: All right. I'm done, then.

7 CHAIR GRIFFIS: All right. Thank you, good  
8 luck.

9 MR. MARTIN: Thank you.

10 MR. PAISON: Yep.

11 MR. MORELAND: Yep, thank you.

12 V. CHAIR WILLIS: We look forward to seeing  
13 you.

14 MR. MARTIN: Not willingly, but of necessity.

15 MR. MORELAND: All right. No, that's good.

16 CHAIR GRIFFIS: All right. Next item,  
17 meeting minutes, November 6 and November 20.

18 DR. STEPHENS-GUNN: Through the Chair, I  
19 have a couple issues with references to my name. Be  
20 consistent. If you look on page 2, it says,  
21 "Dr. Stephens's Gunn." It's not possessive.

22 MR. PAISON: Ah, my apologies.

23 DR. STEPHENS-GUNN: And yep, page 3, in a  
24 couple of places, just be consistent.

25 MR. MARTIN: You are who you are.

1 DR. STEPHENS-GUNN: I am who I am. I'm  
2 Robert Stephens' daughter and James Gunn's wife.

3 CHAIR GRIFFIS: All right. Any other  
4 comments on the minutes?

5 (No response.)

6 CHAIR GRIFFIS: If not, we're looking for a  
7 motion for approval.

8 MR. MARTIN: To the Chair, motion to approve  
9 the study meeting minutes of November 6 and the  
10 regular meeting minutes of November 20, with the  
11 modifications pointed out by Dr. Stephens-Gunn.

12 V. CHAIR WILLIS: Support.

13 CHAIR GRIFFIS: We've got a favorable motion  
14 for approval with the corrections by Commissioner  
15 Martin, supported by Commissioner Willis. All in  
16 favor?

17 FULL COMMISSION: Aye.

18 CHAIR GRIFFIS: All right. Minutes are  
19 approved.

20 (Inaudible background conversation.)

21 CHAIR GRIFFIS: This is the public comment  
22 portion of the meeting. I'd like to open the public  
23 comment section at this time. If any members of the  
24 public would like to come forward and speak, please do  
25 so at this time.



1 (No response.)

2 CHAIR GRIFFIS: Seeing no members of the  
3 public, public comment is closed.

4 Now we're on to council items update.

5 MR. PAISON: Yep. Thank you, Mr. Chairman.  
6 We have a few things to report on. Just some progress  
7 on our Sustainability Action Plan. We did get -- we  
8 bid out a public engagement consultant contract for  
9 the Sustainability Action Plan. That was -- a group  
10 was selected. Council did actually approve award of  
11 that contract. So, we'll be proceeding with that  
12 public engagement portion of the Sustainability Action  
13 Plan in the first quarter of next year.

14 Suzanne -- Suzanne Yousif -- who previously  
15 was Suzanne Hanna, she's married now -- is handling  
16 that part. We're actually right now drafting, I'm  
17 trying to finish up a draft of the Sustainability  
18 Action Plan, and then this public engagement  
19 consultant is going to kind of go out and get, you  
20 know, some engagement related to that draft and seek  
21 that out.

22 It's a public engagement consultant out of  
23 Detroit, who does this kind of work with neighborhoods  
24 and with populations, and they're pretty good.  
25 They're local. They've got experience doing similar

1 work. So, we're looking forward to having them kind  
2 of work with us to help us come up with more creative  
3 and modern ways to like get people engaged and get  
4 that feedback on the Sustainability Action Plan before  
5 we bring it back for like an adoption.

6 It'll probably come back to this body for a  
7 recommendation, then it will go to council for  
8 adoption. So, I just want to let you know that's  
9 proceeding. So, that's going to be something exciting  
10 we're doing next year.

11 Next thing up, we got a LTU and Redico have  
12 given the city easements for some public art  
13 installations. It went out in front of LTU, where  
14 they built -- they tore down a little like derelict  
15 building, and they're building a little like plaza.  
16 There's gonna be a sculpture there called Patch  
17 Panels, that the Arts Commission has purchased.

18 And then the city -- the Arts Commission is  
19 having a bumblebee sculpture, similar to the monarch  
20 butterfly one that's across Northwestern, like made.  
21 And we're going to have it installed out there in  
22 front of Towne Square.

23 So, like almost, like you can look across  
24 north -- you'll see the butterfly on one side and the  
25 bumblebee on the other. And then, the owner of Two

1 Towne Square Redico is actually going to do a  
2 pollinator garden in that big lawn area behind the  
3 berm there. So, pretty exciting, right there along  
4 the pathway by Red Pole Park, in that area.

5 The next one, items up for stuff that was in  
6 front of the Planning Commission last month. American  
7 Mulch, their street vacation and special land use,  
8 both those were approved. So, now we got to work on  
9 getting the easements for the street vacation  
10 completed, and administrative site plan on that one.  
11 But if that progress -- and they've got to go to  
12 Zoning Board for a couple of waivers, too. So, that  
13 one's in progress. Hopefully, we'll have it wrapped  
14 up by the end of February, so that they can get that  
15 work done.

16 Bush Street rezoning, interesting, the  
17 neighborhood came out against, but council passed it  
18 unanimously. They, you know, it's interesting,  
19 because one of the things that was kind of discussed a  
20 little bit on the side was some council people think  
21 that when they turned down those couple of duplexes on  
22 8 1/2 Mile, maybe that was a mistake. And this was --  
23 they realized, like we really do need to be looking to  
24 fill in with appropriate missing middle, smaller-scale  
25 housing.

1           And this six-condo building on this site,  
2           because if they actually did like a site condo, they  
3           could do four or five lots on that site, anyway. This  
4           is just a more cost-effective way to do it. So, for  
5           what would be about \$300 grand a unit, if you built  
6           single-family homes, they'd be \$450 to \$600. So,  
7           they, while it's not like subsidized housing, it is  
8           more affordable. So, they were actually supportive of  
9           that.

10           I think the builder actually has built some  
11           condos similar to this in Detroit. So, he brought  
12           pictures of that project, and I think that helped him.  
13           And he's built some really nice houses in Southfield.  
14           So, understanding that he is a builder who has worked  
15           locally, who builds quality, I think helped that get  
16           over the hump.

17           But I was -- we didn't really know how that  
18           one was going to go after what happened with those  
19           duplexes, but it did pass.

20           The Onyx ODD amendment for the Culver's  
21           restaurant passed. Now, I just gotta get the  
22           agreement updated and signed and executed that'll --  
23           because I gotta get attorneys to agree to it. It gets  
24           a little -- once the attorneys get involved,  
25           everything slows down.

1           Anyway, John Grace RUDD amendment, that was  
2 non-controversial. That one also passed pretty  
3 easily, and the amendment on that one is pretty short.  
4 So, hopefully we'll able to get that executed fairly  
5 quickly on that one. But those all -- those all  
6 passed.

7           So, just want to pass that along. And we --  
8 the Chair wanted to.

9           CHAIR GRIFFIS: Miscellaneous items?

10          MR. PAISON: Yep, miscellaneous items. The  
11 first item up we have is the 2025 Planning Commission  
12 meeting schedule. It's in your packet. It's in the  
13 presentation here.

14          I went back and forth on this a couple of  
15 times, trying to align it with the CIP meeting and the  
16 City Council meetings, trying to make sure I checked  
17 with the clerk's office. And supposedly, all those  
18 dates are available, and they're locked in for us, so  
19 we won't have any of those weird conflicts with  
20 assessing, hopefully, that we had this year.

21          But we are looking for potentially an  
22 adoption or approval of this schedule, so I can get it  
23 posted and, you know, published for the year. Not  
24 that you can't modify it. As a matter of fact, we're  
25 asking for a modification. We're going to ask to

1 actually probably cancel the 15th meeting, but we can  
2 cover that next.

3 DR. STEPHENS-GUNN: Through the Chair, I  
4 motion that we accept the 2025 Planning Commission  
5 meeting schedule.

6 MR. MARTIN: To the Chair?

7 CHAIR GRIFFIS: Commissioner Martin?

8 MR. MARTIN: Where was -- this was included  
9 in what plan?

10 DR. STEPHENS-GUNN: It was in the --

11 MR. PAISON: It was in the packet as a  
12 separate item.

13 MS. BERNOUDY: Yeah.

14 DR. STEPHENS-GUNN: Two weeks ago.

15 MR. MARTIN: In the -- I didn't see it,  
16 sorry.

17 V. CHAIR WILLIS: Just a point of order.

18 MR. PAISON: Yes.

19 V. CHAIR WILLIS: It's not on the agenda.  
20 Are we adding it to the agenda for approval?

21 MR. PAISON: No, it's on the agenda under  
22 miscellaneous.

23 CHAIR GRIFFIS: It is.

24 MR. PAISON: Approval of 2025 Planning  
25 Commission agenda.

1 V. CHAIR WILLIS: Okay.

2 CHAIR GRIFFIS: It's Item L, first --

3 V. CHAIR WILLIS: Okay.

4 MR. PAISON: Yep.

5 CHAIR GRIFFIS: -- bullet point.

6 V. CHAIR WILLIS: Okay.

7 CHAIR GRIFFIS: So, we did have a motion for  
8 approval by Dr. Stephens-Gunn, do we have a support --

9 MR. MARTIN: I see it, yeah.

10 CHAIR GRIFFIS: -- of approving the next  
11 year's meeting schedule?

12 MS. GRUBER: I'll support it.

13 CHAIR GRIFFIS: All right. Favorable motion  
14 by Dr. Stephens-Gunn, supported by Commissioner  
15 Gruber. All in favor of approving the 2025 schedule?

16 FULL COMMISSION: Aye.

17 CHAIR GRIFFIS: Any opposed?

18 (No response.)

19 CHAIR GRIFFIS: Next item, Planning  
20 Commission study meeting for January 8, an election of  
21 officers.

22 MR. PAISON: Yeah, just wanted to note, as I  
23 recall correctly, and Mr. Martin, I'm sure can confirm  
24 this, the first meeting in January is election of  
25 officers.

1 MR. MARTIN: Yep.

2 MR. PAISON: So, that's on there. I just  
3 wanted to put that on there as a reminder for myself,  
4 but also for all you to think about. And I guess I  
5 had put this down. My question was, the only thing we  
6 have to bring forward next month is the annual report  
7 and the election of officers. So, we don't really  
8 need three meetings. I put it down as a request to  
9 cancel January 8, but it could be January 15,  
10 whichever one you want to cancel. We just don't need  
11 all three.

12 We need one meeting to bring in a draft of  
13 the annual report, take your feedback, and then a  
14 second meeting hopefully to get it adopted and sent on  
15 to council.

16 That's pretty much the plan for January. I  
17 don't have any development stuff queued up.  
18 Obviously, with -- well, I've got the wrong date on  
19 here. It's not January 22, it's January 29, anyway.  
20 But --

21 V. CHAIR WILLIS: I would personally prefer  
22 the 15th, but that's --

23 CHAIR GRIFFIS: To meet on the 15th?

24 MR. PAISON: So, the 29th, actually,  
25 something will be coming back. It'll be Eagle, but



1 it'll also be the adoption of the annual report. So,  
2 I guess the question is, for presentation of the  
3 annual report for comment, do you prefer to do it on  
4 the 8th or the 15th?

5 DR. STEPHENS-GUNN: Through the Chair, I  
6 recommend that we cancel the meeting on January 8 and  
7 reschedule the study meeting for January 15.

8 MS. BERNOUDY: I second that.

9 CHAIR GRIFFIS: I don't --

10 MR. MARTIN: Wait a minute, wait a minute,  
11 wait a minute.

12 CHAIR GRIFFIS: Anybody --

13 MR. MARTIN: Hold, hold, hold, hold, hold.

14 CHAIR GRIFFIS: No, I also agree to cancel  
15 January 8. Does anyone --

16 MR. MARTIN: Oh, that's '24 up there again.  
17 That's what --

18 DR. STEPHENS-GUNN: Right, that's wrong.

19 MR. PAISON: Twenty-two, yeah. I think I  
20 drafted this initially before we finalized the  
21 schedule. I had to move the 29th, because I think I  
22 found out there was a council conflict for the 22nd.

23 CHAIR GRIFFIS: So, no major opposition to  
24 canceling the January 8 meeting? I didn't hear any.

25 (No response.)

1 CHAIR GRIFFIS: No, okay.

2 MR. PAISON: So, election of officers will  
3 then move to the 15th, because that'll be the first  
4 meeting of the year.

5 CHAIR GRIFFIS: So sorry, Dr. Stephens-Gunn,  
6 could you remind us of your motion, please?

7 DR. STEPHENS-GUNN: I motion that we cancel  
8 the Planning Commission study meeting scheduled for  
9 January 8, 2024 [sic], and move that --

10 MS. GRUBER: Twenty-five.

11 DR. STEPHENS-GUNN: -- meeting to -- '25, to  
12 January 15, 2025.

13 MS. BERNOUDY: I second that.

14 CHAIR GRIFFIS: Okay. Favorable motion by  
15 Dr. Stephens-Gunn, supported by Commissioner Bernoudy.  
16 All in favor?

17 FULL COMMISSION: Aye.

18 CHAIR GRIFFIS: Any opposed?

19 (No response.)

20 CHAIR GRIFFIS: None.

21 MS. GRUBER: Tom, can I just ask a question?

22 So, that says January 22, but you're saying that  
23 meeting is the 29th? Because that's --

24 MR. PAISON: Yeah, the calendar is  
25 obviously --

1 MS. GRUBER: Okay. I just -- I'm so  
2 confused right now.

3 MR. PAISON: The problem is like that  
4 calendar went through so many revisions.

5 (Inaudible crosstalk.)

6 MS. GRUBER: I know they're all the wrong  
7 year, but it's okay.

8 MR. PAISON: Yeah. Like I finalized it, and  
9 then the clerk's office said, oh, council wants to do  
10 something on the 22nd. I'm like, okay. Can you move  
11 your meeting? I'm like, yeah, probably. I just  
12 didn't -- it didn't loop back to this slide,  
13 unfortunately.

14 MS. GRUBER: Can you do me a favor? Can you  
15 send me another copy?

16 MR. PAISON: Yeah.

17 MS. GRUBER: I'm panicked I don't have a  
18 copy.

19 MR. PAISON: I usually will -- I'll switch  
20 it to approved and send copies to everybody.

21 MS. GRUBER: And send -- and send him one,  
22 too.

23 MR. MARTIN: Please send me one.

24 MR. PAISON: Yep.

25 MS. GRUBER: Thank you.

1 MR. PAISON: Yeah, what I'll do is probably,  
2 actually, since we're canceling -- yeah, I'll change  
3 it from draft to approved, and double check the dates.

4 MS. GRUBER: Thank you.

5 MR. PAISON: I might even go ahead and mark  
6 the one that's canceled as canceled.

7 MR. MARTIN: Yeah.

8 MR. PAISON: And then, we'll go from there.

9 MS. GRUBER: Thank you.

10 MR. MARTIN: Of course, that's the other  
11 thing, is I can't -- I can't find my other clipboard.  
12 I have no idea where all my (INAUDIBLE) --

13 (Inaudible crosstalk.)

14 MR. PAISON: I'm pretty sure it's in a  
15 folder, unless --

16 MS. GRUBER: Are we adjourning?

17 CHAIR GRIFFIS: Is there any further  
18 discussion? I believe that was all items on our  
19 agenda.

20 MR. PAISON: Yeah, that is all the items on  
21 the agenda.

22 V. CHAIR WILLIS: I just have a question.

23 MR. PAISON: Sure.

24 V. CHAIR WILLIS: There's a church on the  
25 corner of 7 Mile and Woodward that has been 20 years

1 in the making. And it made me think of our project on  
2 12 Mile near Northwestern, a church project we  
3 approved of. I guess if there's a question --

4 CHAIR GRIFFIS: Triumph Church.

5 V. CHAIR WILLIS: Triumph. Is there a --  
6 would there be limits, so five years later, are they  
7 still working or we have any way to at least suggest  
8 an acceleration of the timetable?

9 MR. PAISON: Well, their site plan is  
10 definitely expired. I know Terry and I talked about  
11 that, because they have 18 months. So, their site  
12 plan is expired. Special land uses, I don't even know  
13 if that was a special land use. If it was a special  
14 land use, those don't expire, but the site plan has  
15 expired for sure. So, they'd have to come back and  
16 get a new site plan approved before they could do  
17 anything, anyway.

18 I don't know, you know, like that had to be  
19 an expensive piece of property. They're just sitting  
20 on it. I don't -- I don't understand. You know,  
21 it's, even in Southfield, that's such a prime piece of  
22 land. We've had people approach us wanting to know  
23 who owns it because they're interested in it. And we  
24 tell them, and they contact them, and I guess that's  
25 not going anywhere. I don't know -- I don't know what

1 their long-term plans are. They don't really --  
2 unless they've got something they want to do  
3 immediately, they don't really talk to us.

4 V. CHAIR WILLIS: Can that be extended?

5 DR. STEPHENS-GUNN: Wait a minute. Alex was  
6 going to say something.

7 MR. BOLLIN: He already got it.

8 DR. STEPHENS-GUNN: Okay.

9 MR. BOLLIN: But we -- I've probably had  
10 half a dozen calls about it, so.

11 MR. MARTIN: As church property, if they're  
12 not -- they're not delinquent in taxes on it --

13 MR. PAISON: Yeah.

14 MR. MARTIN: -- then, you're kind of SOL.

15 MR. PAISON: They're just parking cash  
16 there, I think.

17 MR. MARTIN: Yeah.

18 MR. PAISON: And that's the best I can  
19 guess.

20 MR. MARTIN: And they have the 106 code  
21 violations to repair, to fix.

22 MR. PAISON: Yeah, and as the -- the longer  
23 the building sits cold idled, the more problematic  
24 it's going to be to put back in use.

25 MS. GRUBER: Can you imagine what's living

1 in there, now?

2 MR. MARTIN: Yeah.

3 MS. GRUBER: With all those popcorn kernels?

4 MR. MARTIN: Or what's dead that's in there  
5 now.

6 V. CHAIR WILLIS: So, you're basically  
7 saying the city has no authority to move it along?

8 MR. PAISON: We can force them to do  
9 maintenance, and codes has been over there a lot, like  
10 clean the weeds. Or a lot of times we'll abate it and  
11 just bill the property because, you know, it's -- we  
12 can do property maintenance enforcement on the  
13 exterior.

14 But if they're not occupying the building,  
15 there's not much we can do with the inside. Now, if  
16 the building ever becomes a dangerous structure under  
17 state law, you could order it demolished. But the  
18 city would have to probably pay to have it demolished  
19 and then try to get the money back.

20 MR. MARTIN: Yeah, then sue them.

21 MR. PAISON: We'll put a lien on the  
22 property. And if there were any kind of lenders or  
23 other creditors, they would be ahead of us with the  
24 lien. It's really hard for cities who do those kind  
25 of demolitions to get their full money back. It's

1 just, it's tough. But sometimes you got to do it,  
2 because it's bringing a whole area down, if the  
3 property gets derelict enough.

4 The fact that the city's put up with that  
5 building next to where Bloomery Cannabis was approved  
6 for all these years still boggles my mind, because  
7 that building's derelict as all get out. I'm like, I  
8 don't understand why that one wasn't knocked down.  
9 Because it's, you know, there's --

10 V. CHAIR WILLIS: Is there any way, then, to  
11 place a timetable on any approval? For example, XYZ  
12 Company wants to build an 80-story tower building.  
13 Can he sit on it for 10 years or can we approve, in  
14 our approval process, so you need to do something in X  
15 amount of time?

16 MR. PAISON: In --

17 CHAIR GRIFFIS: There's one there always,  
18 right?

19 MR. PAISON: Yeah, like you said, the site  
20 plan expires after 18 months. So that -- and permits  
21 will expire if you're not making progress after a  
22 certain amount of time. When you do things like an  
23 ODD and RUDD, those kind of things, you can get into  
24 making part of the agreement a timeline.

25 But in a regular zoning approval, just a



1 special land use or site plan approval, you can't  
2 really legally set timelines, other than expirations.  
3 You can say, yep, because things may change, this  
4 approval is only good for a year or a year and a half  
5 or two years, because circumstances may just have  
6 changed, and the reasoning behind that approval may no  
7 longer be valid, right?

8           So, that's -- that is totally legit. We can  
9 put a time limit on special -- we have this time limit  
10 on site plans. We could put a time limit on special  
11 land use approvals if they don't implement them. We  
12 can put that in the code. Just say, like hey, you  
13 don't, you know, you don't do the project and occupy  
14 within 18 months, two years, then this approval  
15 expires.

16           So, once again with the special land use, I  
17 think it's the same reasoning. The reasoning behind  
18 that special land use approval might no longer be  
19 valid in two years. Things could change. So, Terry  
20 -- I have talked to Planner Croad about, since we have  
21 that 18-month expiration on site plans, we might want  
22 to pair that up with an 18-month expiration on special  
23 land uses.

24           Now, rezonings are different. Unless it's a  
25 conditional rezoning, you rezone it, and it's rezoned.

1 That's just how the law works.

2 But special land use and site plans can  
3 expire, and our site plans do. It used to be I think  
4 12 months, unless you requested an extension prior to  
5 the expiration. Now it's 18 months, unless you  
6 request an extension prior to the expiration. And you  
7 have to give a reason. It has to be like a legitimate  
8 reason.

9 But you know, as we saw during the pandemic  
10 and the supply chain issues we were having and the  
11 crazy cost of materials and scarcity of labor that  
12 happened there for a while, some projects were delayed  
13 just because they couldn't get materials. You know,  
14 they would order windows, and they'd order mechanical  
15 units for a building, it would be an 18-month lead  
16 time just on those units, you know.

17 But the -- that expiration date is  
18 commencement of construction, not completion of  
19 projects. So, all you have to do is break ground  
20 within 18 months to make things happen. So, we always  
21 tell people like you can come back and request an  
22 extension. So, it's not the end of the world. It's  
23 just you need to stay on top of your stuff.

24 Another one I was just talking to is the  
25 guys who did Northland Storage. They had an 18-month

1 window. They could request another 18-month  
2 extension. They're going to be hitting their 18-month  
3 window in February, because they haven't commenced  
4 construction yet.

5           There's a -- the person who came in and got  
6 approved for that has a buyer who's going to be taking  
7 the project off his hands. They're right now going  
8 through their due diligence. So, the project may  
9 still be going forward, it's just the guy who owned  
10 the property at the time was really just looking just  
11 looking to get an approval and then flip the project  
12 to somebody else who is that actually in that  
13 business.

14           So, it's probably going forward, but right  
15 now, we're -- the lender for the buyers wanting  
16 estoppel letters from the city on are there no code  
17 violations and not in breach of the ODD agreement.  
18 First off, I'm like, they came and wanted me to sign  
19 that. I'm like, I can't sign an estoppel agreement on  
20 behalf of the city. I'm just an employee.

21           And also, they do have some code violations  
22 they haven't resolved. So, like, finish your code  
23 violations. I'll have the city attorney review it.

24           Then it would have to be the mayor, with the  
25 attorney's approval, the mayor and the clerk can sign

1 it. So, we're trying to get them to clean up, because  
2 there's site maintenance issues over there, but  
3 they're not necessarily -- the current owner is not  
4 really keeping the site too tidy.

5 So, it's -- there's a lot of this goes --  
6 that goes around with these projects, where they get  
7 an approval. Like the guys on that MUCD, the first  
8 one we approved on 10 Mile, they're now, like they got  
9 their approval, and you see the rezoning was approved.  
10 Now, they're trying to work through the financing of  
11 the project, because that was a pretty ambitious  
12 project.

13 And I'm not sure, I'm not 100 percent sure  
14 the numbers are going to add up on that project when  
15 they're all done.

16 CHAIR GRIFFIS: No way.

17 MR. PAISON: Yeah, which we asked them  
18 repeatedly, but they were like, no, no, it'll work  
19 out. I'm like going, mmm. I mean, it's a great-  
20 looking project, but I don't -- just don't know if  
21 it's going to happen. But at least it showed we're  
22 willing to work with people. We approved it. So, if  
23 the project dies, it's not because the city killed it,  
24 you know.

25 But it's tough. That timing issue is always

1 hard. But I would say one thing we could do is close  
2 the loop and making the special land use expiration  
3 the same as site plan, because at least that puts a  
4 time limit on them to a degree, and it means we get to  
5 revisit. If it goes 18 months and they don't do  
6 anything, they got to come back and revisit the issue  
7 with us.

8 CHAIR GRIFFIS: I don't think that's going  
9 to help. It's just adding more money to the project  
10 that's already short on money, which is why it's not  
11 getting built. If it's got enough money, it's got --  
12 going to have speed. If it's trying to be creative to  
13 get money --

14 MR. MARTIN: Then, it's --

15 V. CHAIR WILLIS: Yeah.

16 CHAIR GRIFFIS: And 18 months is the  
17 shortest amount of time in my profession. It is -- it  
18 goes by --

19 MR. PAISON: Yeah.

20 CHAIR GRIFFIS: -- in a second. And you're  
21 waiting on engineers, you're waiting on the bank,  
22 you're waiting on this, you're waiting on that.

23 MR. PAISON: Yeah.

24 CHAIR GRIFFIS: You got these meetings  
25 scheduled two months out. It's tough.

1 MR. PAISON: Yeah. And we -- it was 12  
2 months before we amended the site plan section last  
3 year. We increased it to 18. I did try to talk them  
4 into 24 months, but it was -- it was a little bit of a  
5 draw to even get them to expand it to 18. But, you  
6 know, but they can ask for another 18-month extension.

7 So, effectively, it's three years. All you  
8 gotta do is come in and go, hey, I need more time.  
9 You know, our site engineering was more complicated  
10 than we thought. We got a long lead time on ordering  
11 some materials. We'd be like, okay, yeah, here's your  
12 18-month extension. It's not like -- we're not gonna  
13 be hardcore about it unless something really strange  
14 happened in that 18 months that made us rethink the  
15 approval.

16 So, it's not that -- I'm not aware -- I  
17 think Terry told me like they pretty much never turn  
18 down an extension when requested for reasonable  
19 purposes. So, it's not like we're unreasonable about  
20 it. We're just like, let us know what's going on with  
21 the project. If you want that renewal before  
22 18 months, you have to explain to us what's going on  
23 with the project. So, it at least makes them talk to  
24 us, so yeah.

25 CHAIR GRIFFIS: Good deal. I think the

1 meeting should be adjourned. The meeting is  
2 adjourned.

3 (Meeting concluded.)  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

CERTIFICATE OF TRANSCRIPTION

STATE OF MICHIGAN)

) SS

COUNTY OF KENT )

I, JANICE P. YATES, hereby certify the transcription of the foregoing proceedings. These proceedings were recorded on video; said video was not recorded by me nor under my supervision or control. I certify that this is a full, true, complete, and correct transcription of the video to the best of my ability.



JANICE P. YATES, CER-9181

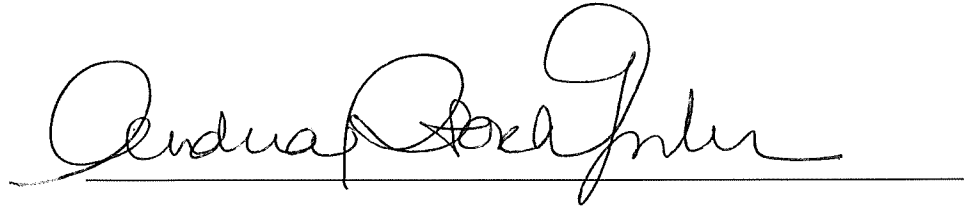
Notary Public,

Kent County, Michigan

My Commission expires: December 2, 2029



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25



Andrea Storch Gruber, Secretary

Date: January 29, 2025