

City Southfield  
April 24, 2024

CITY OF SOUTHFIELD  
REGULAR MEETING  
OF THE PLANNING COMMISSION

DATE TAKEN: APRIL 24, 2024

TIME: 6:30 p.m. - 8:43 p.m.

(Based on Time Zone from Notice)

LOCATION: CITY OF SOUTHFIELD  
COUNCIL CHAMBERS  
26000 EVERGREEN ROAD  
SOUTHFIELD, MICHIGAN 48075

Transcribed By:  
SHEILA H. RAYMOND, CER NO. 6932  
Notary Public for the State of MICHIGAN

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APPEARANCES

COUNCIL MEMBERS:

ROBERT WILLIS, VICE CHAIR

CYNTHIA BERNOUDY, COMMISSIONER

GHANA ADELL GOODWIN-DYE, COMMISSIONER

ANTHONY MARTIN, COMMISSIONER

DR. GERALYN STEPHENS-GUNN, EDE, COMMISSIONER

TERRY CROAD, DIRECTOR OF CITY PLANNING

THOMAS PAISON, CITY PLANNER

APPEARED VIA LIVE

(OTHERS AS MAY APPEAR IN THE TRANSCRIPT)

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1 P R O C E E D I N G S

2 MR. WILLIS: Good afternoon, everyone. This is the  
3 date and time of the regular meeting of the Southfield City  
4 Planning Commission. Today is April the 24th. The time is  
5 6:30.

6 And we would like to begin the meeting with a  
7 pledge -- with the Pledge of Allegiance.

8 (Pledge of Allegiance recited.)

9 MR. WILLIS: Thank you. Mr. Planner, if we could have  
10 a roll call.

11 CITY PLANNER: Yes, sir.

12 Commissioner Bernoudy?

13 COMMISSIONER BERNOUDY: Oh, present.

14 CITY PLANNER: Commissioner Goodwin-Dye?

15 COMMISSIONER GOODWIN-DYE: Present.

16 CITY PLANNER: Chairman Griffis is excused.

17 Commissioner Gruber is excused.

18 Commissioner Martin?

19 COMMISSIONER MARTIN: Present.

20 CITY PLANNER: Commissioner Dr. Stephens-Gunn?

21 COMMISSIONER STEPHENS-GUNN: Present.

22 CITY PLANNER: And Commissioner Willis?

23 COMMISSIONER WILLIS: I'm here.

24 CITY PLANNER: Well, with two excused absences, we  
25 still have a quorum.

1 COMMISSIONER WILLIS: Thank you.

2 With present, any announcements, communication?

3 PLANNER CROAD: Not at this time, sir.

4 COMMISSIONER WILLIS: Okay.

5 COMMISSIONER MARTIN: To the chair?

6 COMMISSIONER WILLIS: Commissioner Martin.

7 COMMISSIONER MARTIN: Motion to approve the agenda for  
8 tonight's meeting.

9 COMMISSIONER WILLIS: Thank you. Thank you for that.  
10 Do I hear a motion to approve the agenda?

11 COMMISSIONER MARTIN: Motion to approve the agenda for  
12 tonight's meeting.

13 COMMISSIONER WILLIS: Do I have a second?

14 COMMISSIONER BERNOUDY: Yes.

15 COMMISSIONER WILLIS: Thank you. Bernoudy has  
16 seconded it. Approval with so shows of hands for yes.

17 (All in favor.)

18 COMMISSIONER WILLIS: Any opposed?

19 (No response.)

20 COMMISSIONER WILLIS: Thank you. Then I think we can  
21 go back to the regular order.

22 Mr. Paison, can you tell us about -- can you tell us  
23 about 26650 West 8 Mile Road?

24 MR. PAISON: Yes. Mr. Chairman, this is a special  
25 land use at 26650 8 Mile Road for Superior Fence. This is a

1 light industrial building between Delaware and Van Buren on the  
2 north side of 8 Mile in the I-1 District. They are looking to  
3 operate a contractor's office with ancillary storage and  
4 showroom as a fence contractor. That is a special land use;  
5 therefore, they're before you seeking a recommendation to  
6 counsel and hopefully to get it approved.

7           Their proposed hours of operation, which were  
8 discussed at the study meeting, Monday through Saturday, 8 a.m.  
9 to 4 p.m., and then currently it says three employees and four  
10 potential. We do have the current zoning of the site, which is  
11 I1 industrial. There's B3 zoning on either side and residential  
12 to the north, which is consistent with the master plan.

13           We got regional mixed use along the frontage, and then  
14 single family residential to the north. So a aerial photo, you  
15 can see the site centered there between Delaware and Van Buren.  
16 The building -- actually, this aerial photo's a little dated  
17 because it doesn't show the landscaping in front, though it does  
18 show that the parking in the front of the building was already  
19 removed and the walks added.

20           There was a site plan approved for this site a couple  
21 of years back that brought it more or less into compliance with  
22 the current standards, so it really doesn't require too many  
23 additional upgrades. You can see it actually in the street view  
24 from Google.

25           The landscaping in the front. That area in front of

1 the building used to be all parking, but it was upgraded a  
2 couple of years back to its current condition. Site plan here  
3 you can just see this is the existing site plan, for the most  
4 part, except for the addition of, as discussed last time, of a  
5 gate and a fence. They've added that.

6           It wasn't in your packet because I just got it today,  
7 but it is up here on the board. You can see the -- it's a  
8 close-up here of a vinyl coated sliding, you know, gate door.  
9 They don't have a detail for it, but they are noting vinyl clad  
10 fence, so that would typically be your vinyl clad chain link.  
11 So there will be a gated area to -- for the trucks that are  
12 stored at the back to try to secure the site somewhat.

13           Right after the handicap space, just past the -- you  
14 got like one regular space, a handicap space, then the gate is  
15 right here past the public entrance across from the handicap  
16 space. This is just the elevations of the building. These are  
17 existing north elevation. This is the rear of the building.  
18 South elevation faces 8 Mile.

19           Floor plan, the bulk of the building, you got a large  
20 storage area and then you have some office space and a lobby.  
21 It's in there, so -- and I believe the petitioner is present, if  
22 they'd like to come forward.

23           MR. ARABO: Good evening, everyone. Zaid from ZA  
24 Design Build. I'm representing Superior Fence. They're behind  
25 me to the right. And just as mentioned, pretty much everything

1 stays the same as last time with all -- in the same information,  
2 except that we added an 8-foot tall PVC slated fence. The first  
3 portion, which is where the sidewalk is, there'll be a swinging  
4 door to go in and out.

5           There'll be two posts supporting that door, and then  
6 there's another post about 12 to 13 feet down the line for a PVC  
7 sliding. Same thing, slated PVC 8-foot high, probably white in  
8 finish, sliding gate that basically slides behind the remainder  
9 of the fence. None of the posts are going to be visible from  
10 the street.

11           When you look at the elevation, you'll just see a  
12 continuous fence that'll be just behind the door to enter the  
13 building and also straddle the parking space for the handicap.  
14 And that's the only change we have from last time. Everything  
15 else we discussed in regards to hours and keeping things inside  
16 and not storing things outside, and trucks and safety and  
17 cameras remains the same.

18           COMMISSIONER WILLIS: Thank you. I'm going to ask you  
19 to take a seat for a moment and ask for any public comment.

20           And for anyone who wishes to speak, I am hoping you've  
21 had an opportunity to take a look at our rules, that you would  
22 have just a three-minute period to speak to any issue. And if  
23 you would like to speak to this issue, you may present now.

24           (No response.)

25           COMMISSIONER WILLIS: Going once. Then no one wishes



1 to speak to this issue, we will close it. I do thank you.

2 Commissioners, I will start from my left.

3 Commissioner Gunn.

4 COMMISSIONER STEPHENS-GUNN: Again, I'd like to share  
5 with you how much we appreciate you continuing to do business in  
6 the city and make the enhancements to your business and  
7 facility. Thank you.

8 COMMISSIONER WILLIS: Commissioner Martin.

9 COMMISSIONER MARTIN: I thank you for the fence. I  
10 think it's a wonderful idea to help with everything else that  
11 you've done. Thank you.

12 COMMISSIONER WILLIS: Commissioner Bernoudy?

13 COMMISSIONER BERNOUDY: Thank you. I wanted to ask  
14 you, you did say that you're going to have Saturday hours now?  
15 Last time you weren't really sure..

16 MR. ARABO: Correct. We're going to keep the same  
17 hours, but I think we said 8 to 2 instead of 8 to 4. 8 to 2.  
18 They typically don't work on Saturdays, but just to be safe,  
19 rather than come back, as we discussed last time, we'll just say  
20 8 to 2.

21 COMMISSIONER BERNOUDY: I would like to reiterate Mr.  
22 Martin's comment on thanking you for the extended height. We  
23 really appreciate that. Thank you. I have no other questions.

24 COMMISSIONER WILLIS: Thank you.

25 Commissioner Goodwin-Dye.

1 COMMISSIONER GOODWIN-DYE: I have no questions.

2 COMMISSIONER WILLIS: Thank you. I would like to  
3 reiterate, also, thank you so much. I have no questions.

4 And Commissioners, again, any further questions?

5 COMMISSIONER BERNOUDY: No. With --

6 PLANNER CROAD: -- through the chair.

7 COMMISSIONER WILLIS: Yes.

8 PLANNER CROAD: Did you provide a sample of the  
9 proposed fencing?

10 MR. ARABO: No.

11 PLANNER CROAD: Okay. So --

12 MR. ARABO: We don't have a sample with us, but we can  
13 bring a sample for the next time we come.

14 PLANNER CROAD: Yeah, we would -- I'd like to see that  
15 in advance.

16 MR. ARABO: Sure.

17 PLANNER CROAD: What was the height that you said?

18 MR. ARABO: 8 feet.

19 PLANNER CROAD: So you --

20 MR. ARABO: I can also add to the drawings for the  
21 next time. I can draw an elevation and a section through the  
22 fencing.

23 PLANNER CROAD: Yeah. We'll need that prior to  
24 counsel. And the 8 foot, I think, requires a ZBA to go up to 8  
25 feet. So that's why if we could get a detail of the height of

1 the fence and what it looks like, then we can better advise you.  
2 But I'd like to have that information prior to our packets going  
3 to counsel in two weeks.

4 MR. ARABO: And then so if you say that 8 feet  
5 requires ZBA, what height?

6 PLANNER CROAD: It's 6 feet by right.

7 MR. ARABO: By right.

8 PLANNER CROAD: You can go up to 8 feet, but it  
9 requires -- I believe it requires a waiver from the ZBA. And  
10 that's why I'd like to have that information, and we'll double  
11 check that rule.

12 MR. ARABO: Easy enough.

13 PLANNER CROAD: And, again, it's not that I'm opposed  
14 to it, it's just it might have an extra step involved, and  
15 without having the detail and looking at it...

16 MR. ARABO: Sure. Easy enough.

17 PLANNER CROAD: Okay. That's all. Thank you, Chair.

18 COMMISSIONER WILLIS: Thank you, Planner Croad.

19 Are we ready to take the vote?

20 PLANNER PAISON: We do have a recommendation. Just  
21 quickly, we do make a favorable recommendation of the special  
22 use request related to Superior -- the contractor's operation  
23 for Superior fence at 26650 West 8 Mile. We generally found it  
24 to be in harmony with the I1 district, its location, size,  
25 operation, to be appropriate for the facility in area. It's

1 consistent with the spirit and purpose of the principles of  
2 sound planning. Vehicular traffic not to be negatively  
3 impacted.

4 It does have direct access from 8 Mile, and as most of  
5 the activity would be storage indoors and then offsite  
6 installation. We don't see any issue with dust, dirt, odor or  
7 fumes and any adverse -- other adverse impacts on health, safety  
8 and welfare. And we would have a couple of -- subject to the  
9 approval of the administrative site plan by the City Planner,  
10 which would include likely the fence, continuous compliance with  
11 all applicable ordinance, codes, laws and statutes. Petitioner  
12 to perform work under plans, permits and final inspections by  
13 the City. Hours of operation, Monday through Friday, 8 to 4,  
14 Saturday, 8 to 2, Sunday, closed.

15 COMMISSIONER WILLIS: Thank you.

16 Now, Commissioners, are we ready for the vote?

17 COMMISSIONER BERNOUDY: Yes.

18 COMMISSIONER WILLIS: Thank you. Do I hear a motion?

19 COMMISSIONER MARTIN: Chair?

20 COMMISSIONER WILLIS: Commissioner Martin.

21 COMMISSIONER MARTIN: Recommendation for approval of  
22 PSLU24-0007.

23 COMMISSIONER WILLIS: Anybody have a second?

24 COMMISSIONER BERNOUDY: So I second that.

25 COMMISSIONER WILLIS: Affirmative vote? Yes or no?

1 COMMISSIONER MARTIN: All in favor?

2 COMMISSIONER WILLIS: All in favor?

3 COMMISSIONER BERNOUDY: Yes.

4 COMMISSIONER WILLIS: Thank you.

5 (All in favor.)

6 COMMISSIONER WILLIS: Any opposed?

7 (No response.)

8 COMMISSIONER WILLIS: Thank you. Okay with that. It  
9 passes. I do. Thank you, sir. And I look forward to seeing  
10 you as a neighbor in the city.

11 MR. ARABO: Thank you, and good night.

12 COMMISSIONER WILLIS: Uh-huh. Take care.

13 Commissioners, the next item is 30835 Greenfield Road,  
14 it's the redevelopment of an existing gas station.

15 Do we have the petitioners here?

16 PLANNER PAISON: Thank you, Mr. Chairman. I'll give a  
17 quick summary. This is a special use and site plan approval for  
18 reconstruction and redevelopment of a gas station. They're  
19 actually taking the small building to the south, they've already  
20 purchased that, combined the properties into one parcel.  
21 They'll be demolishing the existing gas station, adding to that  
22 other building on the south parcel, and then reconstructing new  
23 pump islands and canopy.

24 They will also as part of the special land use,  
25 looking for approval of beer, wine and liquor sales and to have

1 a carryout restaurant in the service station, convenience store.

2 Hours of operation are proposed as Monday through  
3 Thursday, 5 a.m. to 11 p.m.; Friday through Saturday, 5 a.m. to  
4 12 a.m. Number of employees would be currently 5, potential 9  
5 to 14. Max per shift, 2 to 4.

6 As we see here, the commercial frontage is zoned B3,  
7 general business, with some residential wrapped around it, and  
8 then it is local mixed use on the future land use map, which is  
9 consistent.

10 Just a site aerial showing the existing gas station  
11 and the little L-shaped commercial building that are part of  
12 this project that's just to the south of it along Greenfield.  
13 This is the approved -- the proposed site plan.

14 As you can see, the existing gas station goes away.  
15 You get a new larger canopy with six pump islands, 12 pumps  
16 total, loading area, and parking kind of on that original site  
17 with the C store carryout gas station building being the  
18 southern building with filling additions in the L and on the  
19 north side onto the, what would have been across the old parcel  
20 line before they combined it.

21 There's a little bit of parking off of Greenfield into  
22 that small lot that remains on the Greenfield side. And you  
23 have bike racks, two EV charging stations over there near the  
24 garbage dumpster enclosure, right over here. The bike racks are  
25 here, the loading zone is here.

1           You got your curb cuts, nicely consolidated to two  
2 instead of three or four. Going to have a little outdoor  
3 seating patio, and this is where the public art piece that's  
4 required is supposed to be going right here. That'll be  
5 approved by the art -- or reviewed by The Arts Commission.

6           We do have the first floor plan. This over here to  
7 your right is the actual front door, the main entrance. They  
8 come in. You got the register down the left. The carryout sort  
9 of in the rear, and there's walk-in coolers and racking and, you  
10 know, retail store, retail sales area here in the middle.

11           There's a stairwell in the back area in the utility  
12 room that goes up to that mezzanine level, that small second  
13 floor area that's storage. This shows the second floor storage  
14 area at the top of the stairs. Some elevation drawings. You  
15 got the east elevation, this is facing Greenfield, and the west  
16 elevation facing the other property to the west. And you got  
17 your front elevation facing into the gas station toward the main  
18 road there. And then the back elevation, which just faces the  
19 parking lot on the other side. You got some renderings of the  
20 building, got the front here, and then this one is the side  
21 facing Greenfield.

22           All right. Petitioner is present. If they have to  
23 come forward, he's here already.

24           COMMISSIONER STEPHENS-GUNN: To the Chair, would you  
25 kindly remind the audience that their conversations can be heard

1 because this room is acoustically sound and it's disruptive.

2 COMMISSIONER WILLIS: I hope the audience can hear  
3 that. It is acoustically sound, so if we could have quiet as  
4 much as we can. And I thank you.

5 Sir, could you give us your name and your address?

6 MR. BACALL: Good evening. Sam Bacall. Our address  
7 is 30835 Greenfield Road Southfield.

8 COMMISSIONER WILLIS: Thank you. And if you could add  
9 to Planner's comment. We're looking forward to hearing from  
10 you.

11 MR. BACALL: Just like the last time I came in two  
12 weeks ago, and we have not changed anything since the last  
13 meeting. Everything is as proposed on the plan.

14 COMMISSIONER WILLIS: Okay. Okay.

15 PLANNER PAISON: Through the chair?

16 COMMISSIONER WILLIS: Yes.

17 PLANNER PAISON: And correct me if I'm wrong, but I  
18 thought there was a stepdown from the adjacent property to your  
19 site that was going to either be eliminated or made accessible.

20 Did you address that?

21 MR. BACALL: The stepdown from the --

22 PLANNER PAISON: The business to --

23 MR. BACALL: There is a step on the side here.

24 PLANNER PAISON: The west there. I thought there was  
25 a discussion that the employees from adjacent would come onto



1 your site.

2 MR. BACALL: Yeah, we're going to have a ramp.

3 PLANNER PAISON: It was a step.

4 MR. BACALL: We're going to have a ramp and a step on  
5 that side.

6 PLANNER PAISON: Okay. Well, that's what we talked  
7 about.

8 MR. BACALL: It's on the plan.

9 PLANNER PAISON: Well, you said there was no changes  
10 from the last plan, so did you address that issue?

11 MR. PARKINSON: Let's see. I think what we said last  
12 time was it was going to be eliminated and it's not shown on the  
13 new plan, which is a total.

14 PLANNER PAISON: Yeah, I just want to make sure that  
15 that was addressed. Yeah. And the statement was no changes  
16 from last plan. So yeah, I just want to make sure that that was  
17 taken care of.

18 MR. PARKINSON: Yeah, that's correct. This plan is  
19 the same plan from two weeks ago. The intent is to fill in to  
20 -- to make that step go way.

21 PLANNER PAISON: So need that. We need an updated  
22 plan with that note on it prior to going Council, or we're going  
23 to -- we have to make that at least as a condition of if this is  
24 going to be considered for moving forward.

25 MR. PARKINSON: Thank you. We have no problem with

1 that. We can do that.

2 PLANNER PAISON: Okay.

3 PLANNER CROAD: Yeah, probably can put it on the  
4 demolition plan in the original survey that that's being removed  
5 as a part of the demolition. It might be the cleanest place to  
6 put it. And if it's demolished and it doesn't appear on the new  
7 plan, then it shouldn't be there anymore.

8 COMMISSIONER MARTIN: To the chair?

9 COMMISSIONER WILLIS: Yes.

10 COMMISSIONER MARTIN: Can we ask the gentleman to  
11 identify themself and address the --

12 COMMISSIONER WILLIS: The other person, yeah.

13 MR. PARKINSON: Thank you. Jessie Parkinson with  
14 Green Tech Engineering, 51147 West Pontiac Trail, Wixom.

15 COMMISSIONER WILLIS: Thank you.

16 MR. PARKINSON: Thank you.

17 COMMISSIONER WILLIS: So -- yes, sir?

18 COMMISSIONER CROAD: I think we can go to the public  
19 hearing now. I just wanted clarification before we went to the  
20 public hearing.

21 COMMISSIONER WILLIS: Thank you.

22 This would be -- if I could ask you to have a seat for  
23 a moment. This would be the opportunity for anyone from the  
24 public who has interest in this to approach and give us your  
25 address. Pursuant to our rules, you would have three minutes to

1 articulate anything you're interested in related to this.

2           So if anyone from the public is interested, please  
3 come to the podium. If anyone is interested, please come to the  
4 podium.

5           (No response.)

6           COMMISSIONER WILLIS: Seeing no one, we will close  
7 that opportunity. Thank you.

8           Commissioners, do you have any questions?

9           COMMISSIONER STEPHENS-GUNN: No questions.

10          COMMISSIONER WILLIS: Commissioner, Martin?

11          COMMISSIONER MARTIN: I have a question.

12          COMMISSIONER WILLIS: You may.

13          COMMISSIONER MARTIN: For the carryout restaurant,  
14 we're indicating that there is one parking space for a 100 feet  
15 per 100 feet?

16          PLANNER PAISON: 100 square feet, yes, sir.

17          COMMISSIONER MARTIN: And we've got a little over a  
18 hundred, so shouldn't that be five spaces rather than four?  
19 Because from what I understand, it was over the limit, a portion  
20 over, then that adds additional space?

21          PLANNER PAISON: That's correct. The fraction would  
22 get rounded up.

23          COMMISSIONER MARTIN: Yeah. Even though it's small 35  
24 square feet, it would add from 475 square feet, will go to 505  
25 spaces rather than 4. We have it indicated as 4.

1 PLANNER CROAD: Yeah, we can correct that before the  
2 next hearing. They would still have excess park of 128.

3 COMMISSIONER MARTIN: They still have. Yeah, that's  
4 my only comment. And here -- here again, I was the one that  
5 questioned the step going from the back, so some indication that  
6 step is eliminated wouldn't be necessary. Thank you. That's  
7 all for me.

8 COMMISSIONER WILLIS: Thank you.

9 Commissioner Bernoudy?

10 COMMISSIONER BERNOUDY: Yes. Thank you.

11 Have you had any additional comments or anything from  
12 the neighbors?

13 MR. BACALL: Through the conversation with the one  
14 neighbor to the west of us just recently, we assured them that  
15 we're going to raise the wall, the existing wall, between us and  
16 their yard to eliminate -- that's going to help to eliminate  
17 noise or light or any trash flying over, plus the trash  
18 container is moving away from the existing spot.

19 Right now it sits right against the wall with their  
20 backyard. Right now it's moving almost 10 feet north closer to  
21 the car wash, so it's going to be in an enclosure with the lid  
22 on all the time, and hopefully that will minimize any noise,  
23 trash flying over. So if anything it's positive. I don't see  
24 anything negative going in to this site versus the existing one.

25 COMMISSIONER BERNOUDY: So it will be at least 10 feet

1 away from areas --

2 MR. BACALL: Yeah. If you look at the rendering at  
3 the spot where the trash container is --

4 COMMISSIONER BERNOUDY: Yeah. I just wanted to make  
5 sure, yeah.

6 MR. BACALL: -- it used to be right against that wall  
7 closer to their yard.

8 COMMISSIONER MARTIN: That's where the step is.

9 COMMISSIONER BERNOUDY: Okay. And will you require  
10 additional security?

11 MR. BACALL: No, we never had a problem. We've been  
12 there for 29 years, and thank God, we never had a problem. We  
13 do have a camera system 24/7 inside and outside, and we have an  
14 alarm system, and we never had a problem.

15 COMMISSIONER BERNOUDY: Thank you.

16 COMMISSIONER WILLIS: Thank you, Commissioner.

17 Are we done?

18 COMMISSIONER GOODWIN-DYE: I don't have anything for  
19 him.

20 COMMISSIONER WILLIS: I have a couple of questions, if  
21 I may. I don't know if you stated it, and if you did, I might  
22 have missed it. What are your hours of operation?

23 MR. BACALL: 5 to 11 right now, except Saturday and  
24 Sunday, 6 to 11. Once we have the new place, we're going to go  
25 5 to 11 weekdays. We're going to go 5 to 12 on Fridays and

1 Saturdays.

2 COMMISSIONER WILLIS: Okay. And tell me how long will  
3 this project take?

4 MR. BACALL: We're thinking between three and six  
5 months.

6 COMMISSIONER WILLIS: So you look to be in business  
7 with the new structure by spring that year?

8 MR. BACALL: Yes. Hopefully it'll be two phases.  
9 Depending on the state requirements as far as working on the  
10 pumps and underground piping, they might let us continue to work  
11 on the existing building before demolishing the old one. So we  
12 might work on -- continue to work on the new building, just try  
13 to renovate the new building.

14 When we get done putting the coolers, the floors  
15 inside, then we can knock down the existing one, redo the canopy  
16 and the underground piping. That's when we will close. So  
17 hopefully by spring will definitely be done.

18 COMMISSIONER WILLIS: Okay. I believe you stated when  
19 you were last with us that you would empty your tank.

20 MR. BACALL: Absolutely.

21 COMMISSIONER WILLIS: Has that been done?

22 MR. BACALL: No, we're still in business. We cannot  
23 empty the tanks that soon. We're still running the business  
24 right now. As we get closer, we can empty the tanks within  
25 days. It doesn't take that long.

1 COMMISSIONER WILLIS: Okay.

2 MR. BACALL: We don't keep gas for months at a time.  
3 We get deliveries every two or three days, so on a short notice,  
4 we could run them down and empty them.

5 COMMISSIONER WILLIS: Okay. Thank you. I have no  
6 further questions.

7 Commissioners, any further questions?

8 (No response.)

9 COMMISSIONER WILLIS: Okay. Mr. Paison, a  
10 recommendation?

11 PLANNER PAISON: Yes, Mr. Chairman. We do recommend  
12 favorable consideration of special use requests from MAB Real  
13 Estate to construct and operate a gas station with beer, wine  
14 and liquor sales and carryout restaurant at 30835 Greenfield.  
15 It has been found to be -- the size and character to be in  
16 harmony with the appropriate and orderly development of the  
17 general business district, location, size, intensity, periods of  
18 operation, designed to eliminate possible nuisance that may  
19 emanate from the site to be adverse to occupants of nearby  
20 properties. Proposed use in accordance with the spirit and  
21 purpose of the chapter and the objectives of sound planning.

22 The proposed use of the character of the vehicular  
23 traffic generated would not have an adverse effect or be  
24 detrimental to the surrounding land uses. Vehicular traffic  
25 also adjacent on thoroughfares would not be substantially

1 affected. Both roads have substantial capacity, and there's  
2 already a gas station at this location.

3 I'm not expecting to have any negative impacts of  
4 dust, dirt, glare, odors or fumes from this use, and not  
5 expecting it to be adverse to the promotion of health, safety  
6 and welfare to the community. And it's designed to operate and  
7 securely and safely for the employees and the general public is  
8 noted as security in lighting, cameras. And it would be the  
9 recommendations based on the plans before you.

10 It would be also conditioned to be subject -- the  
11 special land use to be subject to the approval of the  
12 accompanying site plan 24-0004 by City Council, continuous  
13 compliance with all applicable codes, laws and statutes.

14 Hours of operation, proposed at Monday through Friday,  
15 5 to 11; Friday, Saturday, 5 to 12; and Sunday, 6 to 11, which  
16 is what I'd heard at the last meeting.

17 Is that still correct?

18 MR. BACALL: Yes.

19 PLANNER PAISON: All right. That is the  
20 recommendation for the special land use. It would be a separate  
21 recommendation for the site plan.

22 COMMISSIONER WILLIS: Thank you.

23 That is the recommendation for a special land use.  
24 Will you have a separate for the site plan review?

25 PLANNER PAISON: We should probably go down both of



1 these individually.

2 COMMISSIONER WILLIS: We'll talk about after this one.

3 PLANNER PAISON: Yeah.

4 COMMISSIONER WILLIS: Okay. Thank you.

5 COMMISSIONER MARTIN: To the chair.

6 COMMISSIONER WILLIS: Yes, sir.

7 COMMISSIONER MARTIN: I have a question. I'm sorry.  
8 I forgot.

9 For the special land use, are you required to liquor  
10 license then, or for the site plan?

11 PLANNER PAISON: The liquor sales and the carryout and  
12 the gas station, all three of them, are part of the special land  
13 use.

14 COMMISSIONER MARTIN: Okay.

15 PLANNER CROAD: What it is, is like the reason why  
16 liquor sales come back for gas station is because the liquor  
17 sales are at a gas station and gas stations are a special land  
18 use.

19 COMMISSIONER MARTIN: So do you currently have a  
20 liquor license, or a beer wine liquor license for your --

21 MR. BACALL: We have one, but it's an escrow. We  
22 cannot use it, and we will not use it until everything is done.

23 COMMISSIONER MARTIN: So when you go -- after the  
24 construction you'll be able to?

25 MR. BACALL: Yes.

1 COMMISSIONER MARTIN: Okay. Because I don't believe  
2 we ever asked about the liquor license.

3 MR. BACALL: No. We do have one.

4 COMMISSIONER MARTIN: You got to have one to --

5 MR. BACALL: We obtained it from the State, yes.

6 PLANNER CROAD: So through the Chair, what happens is  
7 when they apply for the license with the clerk's office, the  
8 clerk's office, in practice, contacts us to make sure they're in  
9 compliance with all the conditions of the approval. We then  
10 say, yes, they're in compliance, you can now issue the license.

11 COMMISSIONER MARTIN: Gotcha.

12 PLANNER CROAD: We're going to make sure that all the  
13 site plan and the special land use conditions are complied with  
14 before we sign off on the City, you know, issuing --

15 COMMISSIONER MARTIN: Yeah.

16 PLANNER CROAD: -- the license in conjunction with the  
17 state requirements.

18 COMMISSIONER MARTIN: Thank you.

19 COMMISSIONER WILLIS: Thank you.

20 COMMISSIONER MARTIN: Can I --

21 COMMISSIONER WILLIS: File a motion.

22 COMMISSIONER MARTIN: Motion to approve PSLU24-0008  
23 special land use for 30835 Greenfield Road.

24 COMMISSIONER STEPHENS-GUNN: Second.

25 COMMISSIONER WILLIS: Motion and second for favorable

1 consideration. All in favor?

2 (All in favor.)

3 COMMISSIONER WILLIS: Any opposed?

4 (No response.)

5 COMMISSIONER WILLIS: Your motion carries. I think  
6 then we will look at the site plan review on this matter.

7 PLANNER PAISON: Yes. Mr. Chairman, we do have a  
8 favorable recommendation for the site plan as well.

9 Once again, you know, it's the development features  
10 are designed to minimize adverse impacts on adjacent properties  
11 and on pedestrians and vehicular traffic. It has access from  
12 major secondary thoroughfares and would be subject to the  
13 conditions of approval of the special land used by City Council  
14 and conditioned on the plans before you that are under review.

15 Additionally, they would have to execute a perpetual  
16 maintenance agreement for landscaping, parking area, storm water  
17 system. It's a pretty standard procedure for us. And they  
18 would have to consult with and implement any recommendations  
19 with the Southfield Police Department Crime Prevention Bureau,  
20 and would have continuous compliance with all applicable  
21 ordinance codes, laws and statutes and perform work under  
22 permits and final inspections by the City of Southfield.

23 COMMISSIONER WILLIS: Thank you.

24 And, Petitioner, do you have anything to add to the  
25 comments of the planner with regard to site plan?

1 MR. BACALL: Regarding the step, can I bring that to  
2 you within -- before the City Council meeting of next month?

3 PLANNER CROAD: What's that?

4 MR. BACALL: Regarding the correction on the step that  
5 you --

6 PLANNER CROAD: Yes. So that --

7 MR. BACALL: And that doesn't delay the --

8 PLANNER CROAD: Right. I'm also going to put a  
9 request that you provide a rendered landscape plan that we can  
10 show because these engineer plans kind of get washed out.

11 MR. BACALL: Okay.

12 PLANNER CROAD: Yeah. So that's my other condition.

13 MR. BACALL: Will do.

14 PLANNER CROAD: Okay. Thank you.

15 COMMISSIONER WILLIS: Thank you. This is the  
16 opportunity, then, for any public comment.

17 PLANNER CROAD: There's no public hearing on site  
18 plans.

19 PLANNER WILLIS: Okay.

20 PLANNER CROAD: There's a motion actually, that's what  
21 you need.

22 PLANNER PAISON: There's a motion on the floor.

23 COMMISSIONER WILLIS: Motion on the floor.

24 PLANNER PAISON: Actually, no motion was made. I gave  
25 the recommendation, but no motion was made.

1 PLANNER CROAD: Martin supported the motion.

2 COMMISSIONER STEPHENS-GUNN: We didn't have a motion  
3 on this yet.

4 COMMISSIONER MARTIN: I didn't think we had a motion  
5 on this yet.

6 PLANNER CROAD: We had a motion on the special land  
7 use, but not on the site plan.

8 PLANNER PAISON: Okay. I had to -- oh, yeah. That  
9 was the clarification. All right.

10 COMMISSIONER WILLIS: So are we ready for the motion  
11 on the site plan?

12 COMMISSIONER STEPHENS-GUNN: I motion that we accept  
13 the favorable recommendation for PSP24-0004, the site plan  
14 review.

15 COMMISSIONER WILLIS: Second?

16 COMMISSIONER MARTIN: Second.

17 COMMISSIONER WILLIS: Are you ready for the vote? All  
18 in favor?

19 (All in favor.)

20 COMMISSIONER WILLIS: Any oppose?

21 (No response.)

22 MR. BACALL: Thank you.

23 COMMISSIONER WILLIS: Thank you.

24 With that one, can you tell us about 29777 Telegraph  
25 Road?

1 PLANNER CROAD: Thank you, Mr. Chairman.

2 This is a request for a overlay development district  
3 rezoning, which is a rezoning to the actual plan that they put  
4 before you, master development plan. There will also be a  
5 development agreement, overlay development district agreement,  
6 that would go with this.

7 So this tool has -- it's been a little while since the  
8 last ODD, but I know several of you've dealt with them  
9 previously. This is 29777 Telegraph Road on the corner of  
10 Farmbrook and Telegraph. It's the Onyx office building, I  
11 believe is its present designation. It is currently zoned EROM,  
12 education research office limited, and they are proposing to  
13 rezone to the ODD. This is primarily for the purpose of  
14 allowing the development of some commercial outlets along  
15 Telegraph Road.

16 As you can see here, the zoning is EROM, I believe,  
17 that kind of purplish-blue. And then they are looking to go --  
18 and the master plan is regional mixed use, which is consistent  
19 with either the EROM or the B3. And they're looking through the  
20 ODD to kind of do a mix of the two. The office building would  
21 stay, which is an EROM use, but the out lots would be more of  
22 the B3 restaurant commercial type uses.

23 The site aerial, you can see the large parking lots  
24 both in the front and the rear of the building, and also  
25 substantial parking down the sides. This is pretty typical of

1 these large office buildings. We had some lot developments  
2 recently approved.

3           The Starbucks at the south, and then the Panda Express  
4 recently is that building immediately to the south, that office  
5 building. Existing conditions, you can see the large parking  
6 lot out front along Telegraph Road. This is the overall site  
7 plan, the master development plan. So you can see there's sort  
8 of three things happening here. The office is staying. They're  
9 creating a parcel two and three.

10           The north parcel that is going to be two restaurants,  
11 one with a drive-through. Parcel three, they're looking at  
12 either multi-tenant commercial retail or potentially office,  
13 like a real estate, or some other office that's more of a  
14 retail-type office that would have more like direct visitors  
15 from the public.

16           And then in the rear, they're adding a pedestrian  
17 connection to a pickleball court, which is there primarily for  
18 the use of the office tenants as an amenity to try to attract  
19 people back into the office. This is a development rendering  
20 provided by the applicant's architect. You can see the building  
21 in the back, the office building in the front. This is the  
22 restaurant building.

23           The drivethrough wraps around the rear. And then the  
24 building over here to the left is the commercial/office building  
25 that they're talking on the other parcel. This is the north

1 lot. We have the restaurant. It wraps around. Angled parking,  
2 so you come in one way, you wrap around the building. This  
3 follows the circulation of the drivethrough. Both are 2500  
4 square feet, so a total 5,000 square feet of building.

5           Dumpster enclosure is tucked back in this corner.  
6 They've got a little plaza they're putting up at the corner and  
7 improved -- for the improved bus usage. There's a bus stop out  
8 here.

9           The floor plan of the building, this is obviously a  
10 conceptual floor plan since they don't have tenants identified  
11 just yet, but you can see the two restaurants side-by-side here.  
12 The drivethrough window would be on this restaurant to the left,  
13 it would wrap around the building. Renderings of the restaurant  
14 building, very modern looking architecture.

15           The sides of that building. It's another sort of  
16 street level rendering of what it would look like with the  
17 landscaping. We are having them put in a little more  
18 landscaping. We want the footage to give us that screening in  
19 the front of the cars as part of this project. You can see this  
20 is up here.

21           The top left is that new plaza with the covered bus  
22 stop that's going to be going in with an art piece to meet the  
23 art requirement as the primary feature in that little plaza, and  
24 then there is a route for that to the restaurants. South lot  
25 looking at a 5,000 square building. It could be multi-tenant



1 retail, could be some office space. They've got kind of both  
2 going, and it was figured into their parking when we looked at  
3 it either way, because general office and retail have pretty  
4 much the same parking requirement at 4 per 1,000.

5           So this is like a floor plan of the retail option,  
6 showing three tenant spaces, you know, ranging from about --  
7 around 1500 square feet. And this is the other option, what if  
8 they did like, say, a real estate office, or something of that  
9 sort, where you've got kind of a perimeter offices taking  
10 advantage of the windows in the lobby at the main central  
11 entrance. This is the two elevations for the, like, the office  
12 version. Architecture is similar to the restaurant building.

13           And this is the rendering showing sort of the more  
14 commercial retail version of that building. Same footprint,  
15 same size, just a little different configuration. So you see,  
16 there's the retail version. There's the real estate office  
17 version. This is the pickleball court in the rear, the walkway  
18 out there. And I believe these are actually bathrooms also here  
19 at the pickleball court, which is pretty nice because it's a  
20 long walk from the building out to the pickleball court. And  
21 they do have bike racks back there as well. The site actually  
22 has bike racks in the front, as well at the restaurant at the  
23 office retail building. This is just a rendering of what the  
24 pickleball court is supposed to look like. And then another zoom  
25 out on the front of the with the out lots and the plaza and the

1 bus stop.

2 And I believe the petitioner is represented. If they  
3 could come forward.

4 Is the representative of the petitioner here? Anyone  
5 from Design House or --

6 COMMISSIONER WILLIS: Sir, if you could give your name  
7 and your address?

8 MR. PIZZOLA: Sure. Good evening. Mike Pizzola,  
9 Designhaus Architecture, 3300 Auburn Road, Auburn Hills,  
10 Michigan. I'm here to answer any questions about what we have  
11 proposed this evening.

12 COMMISSIONER WILLIS: And what can you add to  
13 Planner's statement?

14 Mr. PIZZOLA: Terry summed it up pretty good, but we,  
15 the petitioner, the owners came to us a year or so ago, and  
16 after COVID realized that they have a huge parking lot that has  
17 been -- is pretty much a third full -- was a third full for the  
18 past two, three years, so they asked us to dive into parking,  
19 which we did. And we found out that based on our calculations,  
20 we felt that it was significantly over-parked.

21 So we, with these modifications with those two out  
22 lots fully parked, there'll be 802 spaces left for the office,  
23 and that's one to about 330 gross square feet, and the owners  
24 still feel that's more than adequate. With these modifications,  
25 they're also proposing the corner pocket park, which we feel

1 would tie very nicely in with the bus stop and the transition to  
2 the park to the corner restaurant area. So that would be a --  
3 also a good fit for the area. So not much more I can add. So  
4 any questions, I'll be happy to answer any questions.

5 COMMISSIONER WILLIS: Okay. Thank you. This would be  
6 the opportunity, I think, for public comment.

7 PLANNER PAISON: Yeah, that would be -- I would make,  
8 Mr. Chairman, one more comment. I didn't cover this, but as  
9 part of the ODD the deficiencies -- well, sorry -- deviations  
10 from the ordinance can be approved as part of an ODD agreement,  
11 and there are four deficiency or deficiencies or deviations from  
12 the standard code requirements that are being proposed as part  
13 of this ODD. As part of the ODD approval, then it wouldn't  
14 require zoning board variances. It would be approved as part of  
15 the rezoning when it's approved.

16 And the four are off street parking. As he noted,  
17 they're proposing 892. The standard requirement for everything  
18 would be 1,133. It's about a 20 percent reduction, but as they  
19 said, it does appear that they're only using about a third of  
20 the parking on a regular basis now. So given the mixed use and  
21 the nature of the office market now, and we've seen this on,  
22 somewhat, on the property to the south as well, just a lot of  
23 these office buildings are vastly over-parked by modern  
24 standards.

25 Second rear setback for parcel three, which is -- let

1 me just slide back here a minute. I got to get to the site  
2 plan. Here we go. Parcel three, which is the south outlot  
3 parcel. It only has a 10 foot setback, but that 10 setback is  
4 to the new property line that goes to the office building. So  
5 10 or 15 feet, you know, it's a complex. So having a setback  
6 within the complex, it's probably not as crucial of an issue.  
7 Drive through restaurant screening normally --

8 PLANNER CROAD: Through the chair.

9 Mr. Paison, are you -- are you planning in developing  
10 this as a condominium, or are those going to be lot splits?

11 PLANNER PAISON: I'd have to let the owners answer  
12 that.

13 PLANNER CROAD: And again, I'm not against the  
14 deviation because it's a mixed-use development, but it might  
15 have other implications that we want to make sure are fully  
16 covered in the ODD agreement. So if you wouldn't mind  
17 introducing yourself and address and then --

18 MR. BOLT: Sure. John Paul Bolt with Friedman Real  
19 Estate Group, 34975 West 12 Mile Road, Farmington Hills. I  
20 think we would probably try to do it just traditional without a  
21 condo in this.

22 PLANNER PAISON: So it would be a traditional lot  
23 split?

24 MR. BOLT: I think that was the initial plan, unless  
25 --

1 PLANNER CROAD: That is how the splits were done for  
2 the Starbucks and the Panda Express.

3 PLANNER PAISON: Yeah. I just want to make sure,  
4 because then if it's condominium, then the rear yard setback is  
5 not in play.

6 PLANNER CROAD: Right.

7 MR. BOLT: Yeah. I mean, I think our intent is not to  
8 -- not to do a condominium.

9 PLANNER CROAD: Okay.

10 PLANNER PAISON: Okay.

11 PLANNER CROAD: So that is a deviation that would have  
12 to be granted.

13 PLANNER PAISON: Yes. And we'll just have to  
14 double-check that the proposed lot split meets our lot split  
15 requirements as well obviously.

16 MR. BOLT: Yeah. I mean, it's a definitely a way we  
17 could go, but I think it's typically cleaner --

18 PLANNER PAISON: Yeah. Again, it's just a  
19 clarification for the documents and then --

20 MR. BOLT: Sure.

21 PLANNER PAISON: -- ultimately how the parcels get  
22 addressed and parceled out. Thank you.

23 PLANNER CROAD: And if I were within a condominium,  
24 you wouldn't need all the cross access agreements and utility  
25 agreements. With separate lots of the parcels you'll need all

1 those easements to make this work, because obviously you can't  
2 get to these parcels unless you use --

3 PLANNER PAISON: Yeah.

4 PLANNER CROAD: -- the driveways that go through the  
5 other part.

6 PLANNER PAISON: So reciprocal parking agreement,  
7 cross access easements will have to be part of -- part of your  
8 approval.

9 PLANNER CROAD: Probably integration of the storm  
10 water system and other utilities. We'd have to see all that  
11 before the final split.

12 MR. BOLT: Yep.

13 PLANNER CROAD: Another one of the deviations would  
14 be, typically fast food drive-throughs are required to have  
15 screening walls on all sides. Obviously, they're not screening  
16 from the office site. So that one is another deviation that  
17 that -- it's a code issue we need to revisit anyway. But in  
18 this case, it's just one of the code requirements that they're  
19 looking for a deviation from.

20 And then the front yard landscaping for drivethrough  
21 restaurant, normally it's required to be 50 percent of the  
22 required 60 foot front setback. There are about 41.6 percent,  
23 so that's another deviation. It is a pretty substantial  
24 greenbelt, that it's the existing greenbelt. And we did grant  
25 some deviations to Starbucks and, I believe, Panda Express as

1 well. It went through zoning board because they didn't use the  
2 ODD tool for those, but just that. Those are the ones that are  
3 going to be in more in the ODD agreement if this is approved as  
4 deviations that are part of that in exchange for some of the  
5 site improvements that they'll be doing.

6 PLANNER PAISON: And we may require some additional  
7 street scape screening because the parking lot is supposed to  
8 have at least a continuous 30-inch hedge, but like ornamental  
9 fencing, brick piers. And I know you're incorporating some of  
10 that in the corner, so we can work with you on those final  
11 details.

12 PLANNER CROAD: They did give us a revised landscape  
13 plan that has the hedge.

14 PLANNER PAISON: Okay.

15 PLANNER CROAD: It's just the overall site plan  
16 doesn't have it on there, but the overall --

17 MR. BOLT: We'll do that. And just to clarify.

18 PLANNER PAISON: Yeah, I see it there.

19 PLANNER CROAD: Make sure those are consistent.

20 PLANNER PAISON: Yeah.

21 MR. BOLT: The area, the berm facing or along  
22 Farmbrook -- or I'm sorry, the buffer along Farmbrook has  
23 probably about a 4 foot berm. That's why we're -- and there's  
24 also mature pine trees along there, so we think that's quite a  
25 -- can serve us well.

1 PLANNER PAISON: Yeah. You've updated the renderings  
2 and the landscape plan. We need the master development plan to  
3 show that landscaping as well.

4 MR. BOLT: Gotcha.

5 PLANNER PAISON: So they're all the same. So people  
6 aren't asking later which one's the controlling drawing.

7 MR. BOLT: Sure.

8 PLANNER CROAD: And so again, the way this -- the way  
9 -- could you go back? Okay. Okay. So, again, you're showing  
10 the pedestrian connection from the Telegraph Road public  
11 right-of-way on the plans, and you're also showing pedestrian  
12 connections from the office to these two out parcels, but the  
13 rendering doesn't show that. So if you go to the next slide,  
14 Tom.

15 PLANNER PAISON: Yeah.

16 PLANNER CROAD: So that rendering doesn't show that  
17 pedestrian connection through.

18 MR. BOLT: Yeah.

19 PLANNER CROAD: So we just need everything to be  
20 consistent with each other.

21 PLANNER PAISON: Definitely before we end up in front  
22 of the City Council for the public hearing, that'll be, you  
23 know, I think it's March -- no. May 20th is a public hearing  
24 for the City Council.

25 PLANNER CROAD: We have a public -- it'll be



1 introduced to Council on May 6th, and then the public hearing  
2 will be on May 20th. So as soon as you can get those, kind of  
3 review those to make sure they're all consistent and give me a  
4 revised set, that'll be good.

5 MR. BOLT: No problem.

6 PLANNER CROAD: Let me just slide back to where we  
7 were at. So we do have to do a public hearing on this. So  
8 that's the petitioner contents. Any other questions for the  
9 petitioner?

10 COMMISSIONER WILLIS: At this point, Commissioners?

11 COMMISSIONER STEPHENS-GUNN: I have a question.

12 COMMISSIONER WILLIS: Commissioner Stephens-Gunn.

13 COMMISSIONER STEPHENS-GUNN: Hey, guys. I have a  
14 question regarding the pickle -- pickleball?

15 MR. BOLT: Pickleball, yeah.

16 COMMISSIONER STEPHENS-GUNN: Pickleball courts. I  
17 understand that you're putting a bathroom out there. Are you  
18 considering a shower? Because if I want to play pickleball and  
19 it's July and I need to go back to work, that might not be real  
20 good.

21 MR. BOLT: That's not in the plan currently.

22 UNIDENTIFIED SPEAKER: No, but is there anything in  
23 the building from your understanding?

24 MR. BOLT: I'm not aware of that.

25 COMMISSIONER STEPHENS-GUNN: That's something for you

1 to --

2 UNIDENTIFIED SPEAKER: If you're open to that that  
3 could be --

4 COMMISSIONER STEPHENS-GUNN: That's something you  
5 might want to think about. That's --

6 MR. BOLT: It would be in the office building.

7 COMMISSIONER STEPHENS-GUNN: That's something you  
8 might want to think about.

9 MR. BOLT: Yeah, we'll think about it.

10 COMMISSIONER STEPHENS-GUNN: If you want your patrons  
11 to use it, that's number one. Number two, is the facility. If  
12 the pickleball court is on the property and you have bathroom  
13 facilities, what measures are going to be in place that the  
14 community will not take advantage, because you're going to be  
15 the closest pickleball court in the community.

16 MR. BOLT: I would assume those would be access.

17 UNIDENTIFIED SPEAKER: Some sort of a secured gate  
18 access, signage, security cameras, and even maybe just a -- I  
19 don't know. The engineers, if you guys get on public pickleball  
20 courts, we're in a township. They put four or five of them in  
21 recently, and they're a hit. I don't know if you guys have any  
22 public around town but, you know --

23 COMMISSIONER STEPHENS-GUNN: You're saying that that  
24 pickleball court is going to be for the tenants of that  
25 building?

1 UNIDENTIFIED SPEAKER: Right.

2 COMMISSIONER STEPHENS-GUNN: You're going to have to  
3 secure it because it is going to be one of the only ones in that  
4 area.

5 PLANNER CROAD: Yeah. I mean, I would assume it's the  
6 same.

7 COMMISSIONER STEPHENS-GUNN: I'm sorry?

8 PLANNER CROAD: Same FOB system, the key swipe that  
9 they use in the building.

10 COMMISSIONER STEPHENS-GUNN: Okay. And the lavatory  
11 facilities will be inside that secure area?

12 PLANNER CROAD: Correct.

13 COMMISSIONER STEPHENS-GUNN: Okay. Those are my  
14 questions.

15 COMMISSIONER WILLIS: Thank you.

16 Commissioner Martin.

17 COMMISSIONER MARTIN: Oddly enough, when you talk  
18 about pickleball, you talk about secure with key FOB. None of  
19 the renderings have a gate to enter the area. That's something  
20 you might want to add --

21 UNIDENTIFIED SPEAKER: Because it's fenced.

22 COMMISSIONER MARTIN: There's no -- you see the  
23 fencing all the way around the building on everything, but no  
24 gate to get in. So, you know, that's just something.

25 PLANNER PAISON: That's what the bench is for, to hop

1 over the fence.

2 COMMISSIONER MARTIN: Yeah. Yeah.

3 UNIDENTIFIED SPEAKER: You got to be fit enough to  
4 climb the fence to get in there.

5 COMMISSIONER STEPHENS-GUNN: For the portion that  
6 you're doing out front, I think that's phase two, you have the  
7 driveway going around the building, and you show a solid wall or  
8 something. I don't remember exactly how it shows on the  
9 rendering, but are there any vents or ventilation on the top of  
10 the building that are going to allow all the auto fumes to be  
11 able to get into the restaurants?

12 Because you're driving -- you've got a drivethrough  
13 window going round so, you know, the -- assuming that sometimes  
14 cars are going to be stopped, and the auto fumes are something  
15 to consider.

16 MR. BOLT: Anything on the roof would be screened.  
17 We'd make sure we'd screen it, but we just don't know quite  
18 what's going to be there just yet.

19 COMMISSIONER MARTIN: Yeah. No. Yeah. I understand  
20 when you say screening, but not only screening from it but the  
21 direction of it so that the auto fumes aren't just up and into  
22 it. And here again, you're at the mercy of the wind direction  
23 for that. So that's something that has to be considered, is  
24 that there's no entrance of auto fumes to the building, or  
25 either one of the two because you're talking about having two

1 separate type restaurant facilities there or something, two  
2 businesses. So that's something that you might want to  
3 consider. And that was all.

4 I like the idea. It looks great, and I think it would  
5 be an improvement to the area and the building that you have  
6 there.

7 MR. BOLT: Yes.

8 COMMISSIONER WILLIS: Thank you.

9 Commissioner Bernoudy.

10 COMMISSIONER BERNOUDY: Yes. Thank you. First of  
11 all, the phase one, how long do you anticipate it taking for you  
12 to be open?

13 MR. BOLT: Well, I mean, the first step is obviously  
14 the zoning here. We don't have any uses or tenants of, you  
15 know, at this immediate time, but I would assume we would  
16 probably in the next 12 to 18 months I would presume start the  
17 first the phase to being built, which is the the northernmost  
18 retail building.

19 COMMISSIONER BERNOUDY: Okay. And my fellow  
20 commissioners have answered my questions on pickleball, because  
21 I was concerned about that as well.

22 And the number of employees, did you indicate to us  
23 before how many you would need for the restaurant, as well as --

24 COMMISSIONER MARTIN: They have no idea.

25 MR. BOLT: Yeah, at this time we don't really know

1 because we don't really have an end user, but it would be  
2 typical of a national retail, you know, food user. But we  
3 anticipate, you know, about 2500 square feet for that food user.  
4 But we're not sure what the other side of the --

5 COMMISSIONER BERNOUDY: Well, we would appreciate it  
6 if when you're employing for your business, if you would  
7 consider Southfield first. Thank you. That's all.

8 COMMISSIONER WILLIS: Commissioner Martin.

9 COMMISSIONER MARTIN: If I remember correctly, you're  
10 putting in landscape at the back of the existing building.

11 MR. BOLT: It's very wooded.

12 UNIDENTIFIED SPEAKER: It's pretty much already there.

13 MR. BOLT: It's an extremely wooded site.

14 COMMISSIONER MARTIN: Yeah. Along the building, the  
15 green --

16 MR. BOLT: Oh, you mean back there?

17 COMMISSIONER MARTIN: Is that currently there?

18 MR. BOLT: Yes.

19 COMMISSIONER MARTIN: Oh, I'm sorry. I didn't pay  
20 attention when I was there. Okay. That takes care of my  
21 question then. Thank you.

22 COMMISSIONER WILLIS: I'm not sure if this is a  
23 question or an expression of concern. First of all, I recognize  
24 you have a building in a sea of parking lot and it makes sense  
25 to put something there. We have been approached in the last

1 year with a couple of places.

2           One is Chick-fil-A, which is probably just a quarter  
3 of a mile from you, and Starbucks. And I've looked at both  
4 parking lots lately, and what used to be basically empty parking  
5 lots are now full parking lots. It seems that even though the  
6 business itself may not fill up all of the spaces, it seems to  
7 generate a synergy that brings in more cars.

8           I was actually surprised when I saw the lot next to  
9 yours full in the spot that I think another business is going  
10 into in the near future. And, again, I don't have it as a  
11 question, but I do see it as a concern with this kind of -- it  
12 may still be experimental that these kinds of things are going  
13 to happen.

14           And I don't know what plan B would be when you start  
15 having too many cars there. But, again, expression of a  
16 concern. And I'm hoping it all works for the best for you.  
17 Today I think we have on record sufficient parking and  
18 sufficient other things, but tomorrow I do have a concern.

19           PLANNER CROAD: Through the Chair.

20           COMMISSIONER WILLIS: Yes.

21           PLANNER CROAD: What is the occupancy currently?

22           PLANNER PAISON: 70 percent.

23           PLANNER CROAD: It's 70 percent?

24           PLANNER PAISON: Yeah.

25           PLANNER CROAD: So that's a little bit better than

1 most, correct?

2 PLANNER PAISON: It is. And given where we are in  
3 sort of the office world, that's probably about stabilized. I  
4 mean, maybe another 5 percent if we do well on leasing. But,  
5 you know -- and I think it was alluded to before, I mean, at  
6 that 70 percent we're only utilizing just over 400 spaces on an  
7 average day.

8 PLANNER CROAD: Yeah. You could tell from just the  
9 aerial.

10 PLANNER PAISON: Yeah.

11 PLANNER CROAD: Now, are you asking also for site plan  
12 approval for phase parcels two and three at the same time, or  
13 will you come back when you have leases or, you know, are you  
14 building this as a spec and then trying to attract tenants, or  
15 are you going to attract tenants and then modify?

16 MR. BOLT: No, we're not building it as spec, but I  
17 think our intention was to get use that was relatively -- you  
18 know, that isn't a large deviation from these.

19 PLANNER CROAD: Yeah. Again, there's -- you're  
20 getting the overlay development, master development plan, for  
21 the entire concept. And then, okay, let's say one option could  
22 be you're getting the site plan approval, and then within that  
23 there's certain modifications we can do administratively.

24 If you're more sure on parcel two and not parcel three  
25 you can get site plan approval for the main parcel, parcel two,



1 and then wait on parcel three and come back at a later phase for  
2 site plan approval. And we just need to know is this going to  
3 be phased in the sense of develop three different times, or is  
4 it going to be phased all at once, but phase two is going to be  
5 12 to 18 months, phase three is 24, 36 months.

6 We need to just have, at least, rough parameters in  
7 the agreement, or the safer thing would be this is our master  
8 development plan. We'll come back for site plan approval of  
9 parcel three when we actually know what's going on.

10 MR. STUHLREYER: I'm Peter Stuhlreyer with DesignHaus  
11 Architecture.

12 COMMISSIONER WILLIS: Could you give your address?

13 MR. STUHLREYER: 3300 Auburn Road, Auburn Hills,  
14 Michigan.

15 COMMISSIONER WILLIS: Thank you.

16 MR. STUHLREYER: Just to follow up with that, Terry,  
17 the buildings themselves, the pads, I think we're going to --  
18 we're firm on the pads. We're firm on the sides. We're firm on  
19 the heights. We're firm on the uses. So if that could lead to  
20 a site plan approval of the master development, that's fine.

21 But the end users that come in are going to affect the  
22 architecture to some degree, whether it's a national franchise,  
23 or something like that. But in terms of modifying sizes,  
24 especially upwards, that's pretty much off the table for this  
25 development. We think this is the right size.

1 PLANNER CROAD: Yeah, that's fine. I'm just trying to  
2 give you some options.

3 MR. STUHLREYER: Right.

4 PLANNER CROAD: If you're comfortable, we can probably  
5 -- minor modifications to the building or the site can be done  
6 administratively after the site plan approval has been done. We  
7 need to know before we go to council how you want to --

8 MR. STUHLREYER: Right.

9 PLANNER CROAD: -- approach this.

10 MR. STUHLREYER: I don't know that phase -- phase --  
11 even the numbers of the phases. Once this is approved as a  
12 master plan, it goes on the market. And these are golden sites.

13 PLANNER CROAD: Yeah, I would agree.

14 MR. STUHLREYER: So the bottom building might go  
15 first. The top building might go at the same time.

16 PLANNER CROAD: Sure.

17 MR. STUHLREYER: So we don't know.

18 PLANNER CROAD: That's fine. Then just get it all  
19 approved at one time right now.

20 MR. STUHLREYER: I think so. Yeah, I think so.

21 PLANNER PAISON: And worst case scenario, if for some  
22 reason one of them does have to change substantially thereafter,  
23 you might have to do an amendment to the ODD. We've done a few.  
24 It's the same process over. It's not untenable. It's just --  
25 anyway, it does happen. We've done a couple of ODD amendments,

1 and it's, you know, you just have to come in with a revised plan  
2 and we go through the process with the planning commission and  
3 the Council again.

4 PLANNER CROAD: Again, if you're pretty comfortable  
5 this is the pads and what it's going to be, then I would just  
6 get it all approved now and deal with administratively. And as  
7 Mr. Paison said, if for whatever reason, you get a tenant that  
8 changes outside of my ability to make the amendments to the come  
9 back.

10 MR. BOLT: That's the right way to go. Let's do it  
11 like that. Oh, and if I could address the auto fume question.  
12 On the top of the restaurant building, on the roof 15, 20 feet  
13 in from the sidewalls, you're going to have any kind of intakes  
14 for the makeup air and fresh air. So I really don't think that  
15 we have any kind of problem with auto fumes.

16 And in your concern, if I did have a sidewall fresh  
17 air intake right next to a car that's -- that would be a  
18 problem. That's not how these are going to be set up.  
19 Everything's rooftop mounted. Because it's a single story  
20 building, I don't need to hit the side wall, I go straight out  
21 the top.

22 COMMISSIONER WILLIS: Okay. Thank you.

23 Hearing that, Commissioners, any additional questions?  
24 Any additional questions?

25 COMMISSIONER MARTIN: No.

1 COMMISSIONER WILLIS: Then are we ready for a motion?

2 PLANNER PAISON: We need the public hearing first.

3 COMMISSIONER WILLIS: I'm sorry. I'm always leaving  
4 you out, Mr. Paison.

5 Okay. Is there anyone here who would like to comment  
6 on this proposal? Anyone from the public that would like to  
7 comment on this proposal?

8 (No response.)

9 COMMISSIONER WILLIS: Hearing none, that opportunity  
10 is closed.

11 All right. So Commissioners.

12 COMMISSIONER STEPHENS-GUNN: Recommendation.

13 COMMISSIONER MARTIN: Recommendation.

14 PLANNER PAISON: We are making a favorable  
15 recommendation of BZRODD24-001 to rezone 11.9 acres of the land  
16 at 29777 Telegraph to ODD development with the underlying B3  
17 general business, and they are looking to approve the site plan  
18 for the proposal and create a master development plan and  
19 agreement to allow the development of two commercial outlots and  
20 other site improvements.

21 A couple of comments on that. The Southfield  
22 comprehensive master plan designates the area of regional mixed  
23 use as part of the Northwestern Highway corridor with the  
24 Northwestern Highway corridor is a qualifying sub area for use  
25 of the ODD rezoning tool. A proposal utilizing the ODD

1 provisions with the underlying B3 zoning will allow the  
2 petitioner to develop the property for uses compatible with the  
3 abutting uses and with the route for development flexibility.

4           The proposed rezoning will not have adverse effects on  
5 the adjoining zonings or land uses. The building and site  
6 improvements shall be constructed in accordance with the master  
7 development plans approved as part of the zoning prepared by  
8 Design House Architecture and (inaudible)\* House Engineers. And  
9 the petitioner is to work with the planning department and the  
10 city attorney to finalize the overlay development district  
11 agreement.

12           COMMISSIONER WILLIS: Thank you.

13           Now, are we ready for a motion?

14           COMMISSIONER STEPHENS-GUNN: Umm --

15           COMMISSIONER MARTIN: To --

16           COMMISSIONER STEPHENS-GUNN: Go ahead.

17           COMMISSIONER MARTIN: To the Chair, motion to approve  
18 PZRODD24-0001.

19           COMMISSIONER WILLIS: Do I hear a second?

20           COMMISSIONER GOODWIN-DYE: Support.

21           COMMISSIONER WILLIS: Motion by Commissioner Martin,  
22 support by commissioner Goodman-Dye. All in favor?

23           (All in favor.)

24           COMMISSIONER WILLIS: Any opposed?

25           (No response.)

1           COMMISSIONER WILLIS: The motion carries. Thank you.  
2           Mr. Paison, I think can you give us a description of,  
3 and I'm going to use your number instead of the address,  
4 PCRRUDD24-0001.

5           MR. PAISON: Yes. Mr. Chairman, this is a multiple  
6 family housing proposal on the south side of Hooper Boulevard,  
7 west of Berg Road, not too far from Telegraph. You got -- at  
8 the end of Hooper is the Rouge River, and then you've got  
9 commercial frontage and then Telegraph Road. So this is just  
10 north of the senior housing, the McDonald Towers, owned by, you  
11 know, owned by the nonprofit housing authority here in town.

12           You can see it highlighted here, the number of 11, I  
13 believe it's 11 vacant parcels that's included to be part of  
14 this. It is looking for two four-story apartment buildings with  
15 60 apartments total, and four two-story attached town homes with  
16 12 town homes total. Just some background, we have the current  
17 zoning of the area is R2 residential. The master planning is  
18 moderate density residential.

19           You can see here a little close-up. The site is  
20 vacant. The parcels are vacant. There's kind of -- in the  
21 center here, there's sort of a nonregulated wetland and woodland  
22 area that's going to be retained as part of a conservation  
23 easement. The apartments will be to the west. The townhouses  
24 up on the corner with Burg and Hooper.

25           Here's an actual colored site plan, just to give you a

1 better sense. You can see the wooded conservation easement in  
2 the middle, the two apartment buildings to the west and the four  
3 town home buildings are three units each to the east there by  
4 Burg. Here's the -- a little close-up of the apartment site  
5 plan. It's kind of a U-shaped circulation pattern with the  
6 buildings in the center and a kind of a green court.

7           You've got a dog run, a playground and a couple of  
8 like passive recreation areas here in the middle. Then you got  
9 your loading zone in the center here, dumpster enclosures in the  
10 back corners, handicapped parking down the sides near the main  
11 entrances. We have the west building, first floor plan.

12           As you can see, there's some multipurpose space and  
13 common space on the first floor and a few apartments, second  
14 through fourth floors, you get into pretty much all apartments.  
15 These buildings very similar. You got some common area, some  
16 support spaces, and then you have apartments on the upper  
17 floors.

18           Renderings of the buildings, this is the appearance  
19 that they're proposing. They're four story. You got like  
20 cultured stone on the bottom, siding up further up, pitched  
21 roofs. It's kind of a pitched mansard roof. It's flat in the  
22 middle, but it has pitch towards the sides. Landscaped around.

23           This particular rendering doesn't show the fence. I  
24 meant to replace that, but there is a fence proposed, decorative  
25 metal fence. These are just elevations of the buildings.

1 Colored site landscape plan. Just a little more detailed  
2 version of the one was shown earlier.

3 Trees. There's a path that's going to be put in all  
4 the way down Hooper to the end, and then actually there'll be a  
5 path that travels down and connects to the path that goes down  
6 to the river area that already exists on the down tower site to  
7 the south. You see the town homes. You can see the four  
8 buildings, three units, the sidewalks out to the front, and then  
9 out to the sidewalk. And then you have walks going out to a  
10 walk to the parking.

11 And then there's the dumpster enclosures for those.  
12 All of these also have bike racks. So you have bike racks here,  
13 bike racks here, and there were bike racks at the apartment  
14 building. First floor, you got your living room, kitchen,  
15 bedroom, front porch, rear porch. Second floor, there's two  
16 more bedrooms and another bath. So these are three bedroom  
17 units in the town homes. These are the elevations of those.  
18 Some renderings. Similar color and materials as the apartment  
19 building, so it will look more a piece. More elevations.

20 And I believe the petitioner is here if they'd like to  
21 come forward. Do you have your presentation?

22 MS. EISENMENGER: Good evening.

23 COMMISSIONER WILLIS: Good evening. Can you give your  
24 name and your address?

25 MS. EISENMENGER: Certainly. Jenae Eisenmenger. My



1 company is My Side Housing, 3627 West Vernor Highway, Detroit,  
2 Michigan.

3 COMMISSIONER WILLIS: Thank you.

4 MS. EISENMENGER: We spent a lot of time with the  
5 study commission going over this project. I'm happy to, you  
6 know, do a deeper dive into any details that anybody may have.  
7 But I'd like to offer the microphone to Melissa, who's the  
8 city's health director, and to Fred Zorn, who's the city  
9 administrator, to speak more about this project and its impact  
10 on the community.

11 MR. ZORN: Thank you for your time this evening and  
12 allowing us to be here. As Jenae has indicated, we are seeking  
13 approval to move forward with this project. Since we last met  
14 on April 10th, I would like to advise you that we did conduct on  
15 Tuesday, April 16, an open house, and I have an attachment of  
16 that flyer, which included the site plan and elevations that was  
17 delivered to each mailbox, the residents living on Hooper,  
18 Simmons and Berg Street.

19 We did have two guests that evening and facilitated a  
20 two-hour discussion about the proposed development. As I said  
21 at the April 10 meeting, the Southfield Nonprofit Neighborhood  
22 Corporation is committed to offering supportive housing. We  
23 currently operate 453 units, 100 units at Woodbridge, McDonnell  
24 Towers, River Park Place. We are also the developers of the  
25 John Grace Senior Development, which is coming along very

1 nicely.

2 I'm excited about breaking ground this summer there,  
3 60 units of affordable senior housing in Section 31, the John  
4 Grace neighborhood. Substantial investment on top of the  
5 investment the City has made in rebuilding the streets and  
6 infrastructure in that neighborhood.

7 We're also the folks who acquired the McKinley School  
8 project and under construction now working -- the builder's  
9 working his way through some issues with structural steel. So  
10 we're excited about that. And we're happy to be in front of you  
11 this evening.

12 I've asked Melissa Medici in our fire department,  
13 who's also the city's public health officer. That is a new  
14 position. I'll share with you that during the great pandemic,  
15 our management team daily was doing a call. The stat that  
16 shocked me the most was where we -- what was happening with  
17 overdoses, and it seemed that we were having two, three a day.

18 Our fire department and our life support did a great  
19 job in helping some folks recover, but unfortunately we lost way  
20 too many people. I think everyone on this commission recognizes  
21 the challenges we face in the United States dealing with this  
22 opioid crisis, and I wish I could tell you that Southfield was  
23 alone in this. We've received substantial report from --  
24 support from Oakland County.

25 Our model is a development titled, Andy's Place, in

1 Jackson. Some of you've had the opportunity to tour the  
2 property. If you speak to the police and fire leadership in  
3 those communities, it is one of the safest properties in the  
4 communities. It is clean, secured. And this is about the  
5 quality of support that you offer in social services.

6 Our partner in My Side, they were previously Southwest  
7 Solutions. They started out as a community mental health  
8 agency. They were a leader in this. They are also one of the  
9 first early leaders in 1986 when low income tax credits were put  
10 together. A lot of the resurgence that we have to see happening  
11 in southwest Detroit, Michigan Avenue, Verner, Corktown, Hubbard  
12 Farms is all work that they that they've done. I don't think we  
13 could have a better partner. Well received by our partners,  
14 MSHDA, Oakland County is involved with this, so we're really  
15 excited.

16 I'd like to turn this, with your permission, over to  
17 Melissa, our public health officer. And I'm excited about the  
18 direction this position can take the City and what we can do in  
19 a preventive mode. Some of the things we're doing with our kids  
20 in our youth and the schools is a new direction for the city,  
21 but it's, you know, we have to move beyond the old campaigns OF  
22 just saying no. It's the constant education that has to happen,  
23 as well as supportive environment. So I'm going to turn it over  
24 to Melissa and stop, but I could go on for a long time.

25 I have a lot of passion about this. I would like to

1 just offer this to your staff so it could be placed in the  
2 record that it was mailed out. Thank you.

3 COMMISSIONER WILLIS: Thank you.

4 Melissa, how are you? If you could give your name and  
5 your address?

6 MS. MEDICI: Melissa Medici, 23462 Donaldson, Clinton  
7 Township, Michigan, 48035. And as Mr. Zorn said, I am the  
8 current city health service manager. Worked for the fire  
9 department 30 years, retired a year ago from there, ran the EMS  
10 division. So I'm very passionate about this, also helping the  
11 community, not only with the EMS, but also with the opioid  
12 crisis.

13 Did you say you had the PowerPoint? We'll go through  
14 it.

15 So Mr. Zorn talked about this, the River Park Place  
16 and the condos over in that area. He talked about the My Side  
17 and the Southwest Housing Solution and how they came together.  
18 This is the new place, the Well Spring that we're looking at.  
19 This is the four story, two-four story building, and then the  
20 condos and the site plan.

21 Let me know if I go too fast. So as they said it, it  
22 consists of the two four-story buildings, 35 one-bedroom  
23 apartments. Two of those three bedroom apartments, plus 12 town  
24 homes consists of specious parking or mass -- passive park, plus  
25 an active playground for the children.

1 I think one thing that it -- you have to consider is  
2 the children that are involved in these, not rehab but recovery  
3 homes, I think that's a big thing when we talk the difference  
4 between rehab and recovery and how it affects families.  
5 Priority household sets aside.

6 All 60 units will be target for persons at or below 50  
7 percent of the area median income, the one bedroom, two bedroom  
8 and three bedroom as you can see there. The 12 town homes are  
9 set aside for household earnings, 60 percent. And as Jenae said  
10 that there are 12 town homes, three bedrooms, and one of the  
11 town home is set aside for the property manager, so there is a  
12 24 hour property manager on scene.

13 So the funding comes from all these different sources.  
14 If you have more questions, after they -- Jenae can touch on  
15 that. Okay.

16 So letter of support. I think this is a big deal.  
17 When we talk about letters of support from Oakland County,  
18 Michigan State, Oakland Family Services, Salvation Army, the  
19 Alliance Coalition. It's very important on all these different  
20 groups throughout Oakland County that have come together to  
21 really support this endeavor of this recovery community.  
22 Support of services that are going to be on scene are the  
23 substance use treatment service.

24 As we know, 90 percent of people going through opioid  
25 recovery without services, 90 percent will fail in the first

1 year. With services, 57 will relapse in the second year, which  
2 is significant when we talk about the recovery rate. And by  
3 five years, it's down to 9 percent. 9 percent relapse with  
4 services.

5 Behavioral health, we know that's a big thing in the  
6 recovery community to address not only behavioral health, along  
7 with the substance use disorder. We know 85 percent of people  
8 incarcerated today, mental health is linked to substance use  
9 disorder. Case management service, they have educational social  
10 rehabilitative services that are going to be on scene, and then  
11 they'll have -- we'll talk about the structure in just a second.  
12 And peer recovery coaches, people don't understand how important  
13 peer recovery coaches are.

14 Peer recovery coaches are those that have been through  
15 rehab and recovery, have at least two years under their belt,  
16 but these are the people that walk the walk, talk the talk, and  
17 they are the ones to really get them into recovery. When  
18 someone has a non fatal overdose, you have 72 hours to get them  
19 some type of help. When they get that help, go to the emergency  
20 or what have you, they come out and they have nothing if they  
21 don't get supportive help. And that's where your peer recovery  
22 and your family recovery coaches help because they've been there  
23 and they have done it.

24 Employment services, we know that is big into those in  
25 recovery. Some of the things that are triggers for people to

1 relapse is lack of income or lack of employment, emergency food  
2 and supply as they're getting on their feet to supply them with  
3 food and their daily supplies so they can re-enter into their  
4 life in a more gentler way for their recovery. Financial and  
5 fitness program and legal services, and all these supportive  
6 services are going to be right on scene and available to these  
7 people in recovery.

8           Literacy and educational services. Some people are --  
9 have grown up with it and they have a lack of education, but  
10 getting them educated to go out and to stand on their own two  
11 feet and to have more dignity in their life and get rid of that  
12 stigma.

13           I have Alcoholic Anonymous and Narcotic Anonymous on  
14 scene. These are weekly, sometimes biweekly meetings, which  
15 hold people accountable. Al-Anon and Alateen, those are for  
16 family members. And then Families Against Narcotic that provide  
17 peer and family coaching.

18           Housing advocate provides initial and ongoing  
19 wraparound services to clients throughout the tenancy at Well  
20 Spring. Treatment, court oversight and supervision, these  
21 people are placed in service. They have to go through a list of  
22 people before they can get into these programs. They have a  
23 court and judicial system have to recommend. They have to go  
24 through this recommendation to the MDOC, probation, Community  
25 Mental Health, a defense attorney, law enforcement officers,

1 pretrial service staff, a prosecutor, and much more people  
2 before they can even be placed in these homes.

3           And, of course, spiritual support. The Well Spring  
4 art requirement, this is one of the sculptures that they had in  
5 mind for that area. It's a tranquil setting, and this just  
6 helps with the wellbeing for the mental mind. The inspirational  
7 representative of the passive park, I think this is a great area  
8 to hold meetings to put that person into the right stage of  
9 mind, so that when they go forward with their recovery, they  
10 have a place to go and meditate and to plan and to set goals for  
11 themselves and their families.

12           A dog park. Remember there's going to be children  
13 there, and what better than a pet, to have a pet there so that  
14 they can live a normal life as children in the area in the  
15 schools that they go to. Inspirational photo of the active  
16 park. It's very important to keep these kids on a normal path.

17           We know that kids born into parents that have  
18 substance use disorder have a higher tendency of being abusers  
19 themselves, and keeping a normal life and a normal home  
20 structure will help these children as they grow up.

21           The easement, the 1.5 acre wooded land area, which  
22 includes a small wetland area, it's a protected wetland area  
23 that they're going to keep. A Smart bus connector, we have  
24 great transportation here, not only in Southfield, but Oakland  
25 County, and this is just another way to keep people employed.



1 And my understanding is that there's a Smart bus stop right  
2 there by the -- that will be right there by the facility on  
3 Berg.

4           Some key players, and we won't go through each one of  
5 these, but this recovery housing program was backed by Governor  
6 Snyder and Whitmer, and they just extended the care management  
7 of the opiate health home for those in substance use disorder,  
8 the Michigan Association Treatment of Court and Provider. And  
9 this is your treatment court, and their mission is to succeed  
10 where probation and jail sentence have not. And they've been  
11 succeeding with these drug -- this treatment court that they've  
12 been provided.

13           And just some other things, the opiate user community  
14 issues with an unstable social network, unstable employment,  
15 lower education for the users, and the children's in that  
16 community if they don't have a stable housing. So as I said,  
17 with the court, the source of the resident referral has to go  
18 through that whole list of people before they will be placed in  
19 a home.

20           They establish a treatment provider network, that  
21 mental health, that medical, the food and assistance, the weekly  
22 meetings. They have to go through all these steps to maintain  
23 housing there. The participants are overseen by probation  
24 officers and the judges. They have to report to them and how  
25 they're doing, and the sanction and rewards are controlled by

1 the judges. If they see that there's something that they don't  
2 like, they will pull them. So there's a lot of oversight within  
3 that treatment area.

4           So with the data, I mean, we know that numbers are  
5 going up. We don't have to go through each statistic, but  
6 thinking of statistics on substance use disorder is like a piece  
7 of a puzzle. They're just numbers until you take a closer look.  
8 Imagine you're putting together a puzzle until you connect all  
9 the pieces. You don't see the whole picture, but when you do,  
10 the statistics helps understand how substance use disorder and  
11 unstable housing are connected, showing challenges that people  
12 face and how we can help.

13           We know to date we have 700 EMS calls in Oakland  
14 County that has some type of substance use disorder. So you're  
15 talking four months. We have 67 deaths. 75 of those deaths  
16 this year involved Fentanyl. Of those, 47 percent of those were  
17 cocaine use. So this is just not an heroin with opiate, but  
18 they're mixing it with non-opiate. And you can just see the  
19 taxing that has been on every county everywhere. And the  
20 statistics are not going down.

21           So as we mentioned, with Andy's Place, I've toured it.  
22 I toured it as the EMS coordinator with the fire department. I  
23 was very surprised at how clean it was, the security on scene,  
24 every person that comes to this facility, every visitor is  
25 vetted. They cannot just walk in. Even though they have these

1 apartments, they just cannot walk in, which I think is good  
2 because it eliminates the hanging out.

3           But what was so surprising is this people made this  
4 their community. It was clean. The kids played together, they  
5 had barbecue, and we didn't just take their word for it, not  
6 only the police but the fire, when we came home, we contacted  
7 the local -- we contacted the local fire department, and we  
8 wanted to know what type of issues it had on their services when  
9 they opened. They didn't see any increase in run volume at this  
10 place.

11           I think a lot of it has to do is because it's  
12 privately owned and not state owned. The cops do not have a lot  
13 of problems there, and I think that speaks volumes on how the  
14 place is ran. But I just want to real quick -- I'm almost done  
15 -- to give you a little insight to the Andy's place.

16           Out of 50 apartments, 49 of them are currently  
17 occupied. 29 of the tenants are currently employed. Six  
18 tenants receive Social Security for disability. 30 tenants own  
19 vehicles, proper licensed insured vehicles. Three tenants  
20 recently had a child and are not working because they're taking  
21 care of the newborn. Four tenants have a training program to  
22 peer recovery coaches. It means they're giving back because  
23 somebody gave to them. Four tenants hold weekly meetings at  
24 Andy's Place and have taken the responsibility of the  
25 chairperson of these meetings. One tenant is a full-time

1 student at an institute of higher learning. Four of the tenants  
2 have been able to reunite with their family and get their  
3 children out of Foster care as a result of housing and stable  
4 living environment provided by Andy's Place apartment. I think  
5 that alone tells you what type of environment this is.

6           And the last thing is, Well Spring saves lives. It  
7 offers the client a gradual reentry into their life, allows a  
8 person to recover with dignity and allowing them to focus on  
9 rebuilding their lives, their careers, their jobs, and obtaining  
10 education, allows a person to focus on their family and raising  
11 their children. I think you have to remember, this is not just  
12 about the person in recovery. This is really about family and  
13 the children, because that is our future, especially with these  
14 children. It reduces drug and alcohol-related criminal  
15 recidivism and it reduces homelessness. Stable housing is a  
16 component to recovery. Thank you.

17           COMMISSIONER WILLIS: Thank you.

18           I think at this point that would conclude your  
19 remarks.

20           We have an opportunity for public comment. Is there  
21 anyone from the public that would wish to address us relative to  
22 this issue? I'm going to ask once -- yes, you may. And in  
23 doing so, could you give us your name and your address?

24           MS. GRIFFIN: Pardon?

25           COMMISSIONER WILLIS: Could you give us your name and

1 your address?

2 MS. GRIFFIN: Okay. My name is Penny Griffin, and I  
3 live on 24355 Simmons Avenue, which is a street behind Hooper.

4 COMMISSIONER WILLIS: Okay.

5 MS. GRIFFIN: Yeah. I've lived there for 51 years.  
6 One of the reasons I came to Southfield, at that time I had  
7 children, and I had heard that Southfield had really good  
8 schools, and I found this house. It was very private and quiet,  
9 which I really like and enjoy. And I am not happy about all of  
10 this going on, as I've lived here all these years and had the  
11 quietness and the privacy that I expected to have when I bought  
12 the house. And now all that's going to change, and I'm not  
13 happy about that at all.

14 And it's going to be more traffic. It's going to be  
15 more people in the area. Nobody around us has children, so  
16 that's going to be another -- which I love -- I love kids. I  
17 had three of my own, but it's going to be a lot different than  
18 it has been. I mean, a lot. Not just a little bit, but a lot.  
19 And I was -- for some reason, I thought that it was going to be  
20 elderly apartment buildings that were going up. And now I'm  
21 finding out about this, and I don't know how to feel about it.

22 I get a little bit of fear thinking about it, me being  
23 right next to the ravine and, like, off on my own and having  
24 people living around me that are known for being in trouble.  
25 And it's like bringing trouble to my area where I go to get away

1 from the world, my safe place.

2 So I just want it known that I've been there 51 years.  
3 I'm 81 years old now, and I was hoping and expecting to live my  
4 life in the privacy and the quiet that I moved there for, and I  
5 love the city of Southfield.

6 COMMISSIONER WILLIS: You have 30 seconds.

7 MS. GRIFFIN: So thank you very much. I just wanted  
8 you to know how I felt. Thank you.

9 COMMISSIONER WILLIS: Thank you.

10 MS. GRIFFIN: Okay.

11 COMMISSIONER WILLIS: Do you have any other members of  
12 the public that would like to address us?

13 MS. GRIFFIN: Pardon?

14 COMMISSIONER WILLIS: I was saying, do you have any  
15 other members of the public that would like to address us during  
16 public comment?

17 (No response.)

18 COMMISSIONER WILLIS: Seeing none, I will declare the  
19 opportunity for public comment closed. And I'm hoping you stay  
20 with us for the remainder of the evening to listen to our  
21 questions.

22 Okay. With that, Commissioners.

23 COMMISSIONER STEPHENS-GUNN: Come back to me. I'm  
24 thinking.

25 COMMISSIONER WILLIS: Commissioner Martin.

1           COMMISSIONER MARTIN: If I understand correctly, this  
2 is a privately funded endeavor?

3           MS. MEDICI: Yes, that's correct. It's privately. It  
4 is not a State ran. I think it's total -- totally different  
5 when you're talking about State ran.

6           And I just would like to let her know that I  
7 understand where you're coming from. I understand the concern.  
8 I too, as the EMS coordinator, was very concerned about it until  
9 I went out there. But understanding all the steps that they  
10 have to go through, and all the oversight with the Oakland  
11 County court system, and all the requirements to stay there,  
12 there's not a lot of hanging out. There's not a lot of parties.

13           Like I said, there's 24 hours security there. If they  
14 get a complaint, the judges are going to put out a  
15 investigation. They have to follow all these rules. But I do  
16 understand where you're coming from, and I hope that would ease  
17 it a little bit.

18           You know, I think rehab is totally different. Rehab,  
19 they're out in 90 days. This is as long as they pay and they do  
20 what they're supposed to do, they can stay there forever. So  
21 it's like a home that they're going to call home for a long  
22 time.

23           COMMISSIONER MARTIN: Can I --

24           COMMISSIONER WILLIS: Could I ask that questions be  
25 addressed through us?

1 MS. MEDICI: I'm sorry?

2 COMMISSIONER WILLIS: If I could ask that you direct  
3 questions and comments through Commission?

4 MS. MEDICI: Yes.

5 COMMISSIONER WILLIS: Okay.

6 COMMISSIONER MARTIN: Going back to my original  
7 question, that this is privately funded, not government funded.  
8 So the changes in government won't -- will not have a major  
9 impact on the --

10 PLANNER CROAD: I'm sorry. Mr. Martin, could you  
11 repeat that?

12 COMMISSIONER MARTIN: What I'm looking at is, I see  
13 that Government Snyder was involved and Governor Whitmer now.  
14 Is change in government going to change the funding of the Well  
15 Springs in any way?

16 MR. ZORN: No. Our model is such in the same fashion  
17 that we operate in McDonnell Towers or River Park Place. The  
18 funding will continue to be there. We structured this that the  
19 support will be there. And, yes, we will be working to secure  
20 funding from other funding source agencies, but the model that  
21 we have, and what we've seen at Andy's Place, the security will  
22 be covered, that's part of the pro forma. It's not anything we  
23 have to go out and get funding for each year. The case  
24 management is part of the funding. And there's a large force of  
25 this.



1           You know, one day if, in the event, that this crisis  
2 were to be cured, the position is the property is easy to  
3 position for other multifamily housing. I mean, when you look  
4 at the design, that's very true. You know, the nonprofit's been  
5 working on the assemblage of the acquisition of these properties  
6 since the 1980s, and we've hit a critical mass.

7           I'm going to remind you that if you look at the  
8 history of McDonnell Towers, River Park Place there was far more  
9 controversy when those developments were coming in. You know,  
10 our culture does this funny thing about dividing us against them  
11 and who has and who hasn't. The nonprofit, I said this on the  
12 10th, our typical resident there is living out about \$900 a  
13 month. They're primarily Social Security.

14           In this property, you're going to see a greater income  
15 mix within those area medium incomes. So you'll see a different  
16 mix. And the goal is to get people in a supportive environment  
17 back into the workforce. Our career center will be part of the  
18 resources. Our educational institutions, you know, Oakland  
19 Community College certificate programs, we will work to put  
20 people back into production. And I just want to stress enough,  
21 clients have already been through detox, they've already been  
22 through the basics. These are people who are committed in an  
23 environment about support.

24           And what we saw with a -- in Andy's Place is the  
25 success rate is phenomenal. And it's about putting those

1 resources behind people. I hope I answered the question.

2 COMMISSIONER MARTIN: That answered it.

3 MR. ZORN: I thought so.

4 COMMISSIONER MARTIN: If I am understanding correctly,  
5 the people are vetted through several areas to qualify, to be  
6 there. You don't have any set residents set up to be in there  
7 now, because one, there's no building there, correct?

8 MR. ZORN: That's correct. So the number of people,  
9 the number of kids and that, that's totally unknown at this  
10 time. I assume going through or this process and the building,  
11 it'll take a year or two before anyone's in the --

12 MR. ZORN: Before they graduate, in a sense?

13 COMMISSIONER MARTIN: Before they even get to live in  
14 there, because you've got to go --

15 MR. ZORN: Yeah, we're about eight months away from  
16 closing and financially --

17 COMMISSIONER MARTIN: And then the building process  
18 has to take place in the development of the property.

19 MR. ZORN: Yeah.

20 MS. MEDICI: He said 18 months.

21 COMMISSIONER MARTIN: 18, yeah.

22 MS. MEDICI: Before we could open the doors.

23 COMMISSIONER MARTIN: So, in essence, you don't have  
24 anyone there now, so you don't know how many -- I'm kind of  
25 guessing.

1 MR. ZORN: We don't know what our population will be.  
2 We know as we get closer, the system will start, you know,  
3 preparing clients and families to move in, and we know there is  
4 no one else doing this. There is Andy's Place in Jackson.  
5 There is a project that's under construction in Midland right  
6 now, and there is another I think in Lansing -- Kalamazoo area  
7 trying to deal with this.

8 If you spoke to the executive directive of MSHDA, Amy  
9 Hovey, you know, this is a priority in the State and how we  
10 service these programs. Oakland County's numbers, when you look  
11 at the stats, we're between 9, 11 percent of the cases. You  
12 look at alcohol, drugs, we're consistently between 9 to 11  
13 percent other the groups of the state.

14 COMMISSIONER MARTIN: Yeah. I, as you know, visited  
15 Andy's Place, and it looks very nice. It's a nice facility, and  
16 the people there go through a lot. The programs you have set up  
17 for them and that, they seem to appreciate. You have people  
18 that want to get off addictions, so you're a step above already.

19 In looking at that, right now you have no idea of how  
20 many occupants there'll be, will actually move in to the  
21 facility once it's up and running? You have to go through the  
22 judge prior to get the --

23 MS. EISENMENGER: All the tenants are referred from  
24 the Oakland County treatment courts, and prior to moving in,  
25 they have to be sober for 60 to 90 days, and they have to be

1 actively engaged with their court social worker and case  
2 manager, plus parole officer. So they're vetted before they  
3 come into our wellness center.

4 Our wellness center has 60 recovery apartments, 25 are  
5 one bedrooms, so those will be singles. But if there is a  
6 married couple, you know, one bedroom would accommodate a  
7 married couple. And then we have 25 two-bedroom units, so that  
8 could be a single mother and a child, or it could be a mother  
9 with her daughter, right?

10 And then we have five three-bedroom units. And how we  
11 put together this diversity of bedroom types was talking to  
12 folks at Andy's Place. So they went initially from one bedroom  
13 apartments, then they increased to two bedrooms to accommodate  
14 families as well. We -- honestly, Commissioner, we needed ten  
15 of these in Oakland County ten years ago.

16 COMMISSIONER MARTIN: Yeah.

17 MS. EISENMENGER: The crisis is epic. And I do want  
18 to stress that these folks that you talk about that will be  
19 coming to Wellness Center, they're already in your community.  
20 The trouble is they're in your community unstable, right?

21 COMMISSIONER MARTIN: Okay. Yes. I guess one of the  
22 points I was trying to make in that, in the going through the  
23 vetting, is that if I remember correctly, they're no non --  
24 they're no violent individuals in the --

25 MS. EISENMENGER: Oh, no. No, you cannot have a

1 violent --

2 COMMISSIONER MARTIN: Everyone is nonviolent. They're  
3 basically --

4 MS. EISENMENGER: Yes, yes. And most of them will not  
5 have automobiles because they'll be working to restore getting,  
6 you know, their license back. So although we have 82 spaces for  
7 60 apartments, like Mr. Zorn said, in time, let's hope during  
8 out lifetime we could solve addiction. And one day, Well Spring  
9 could be turned into mixed income apartments, right? So we  
10 planned that these buildings will also have another economic  
11 life, and that we solved this crisis hopefully.

12 COMMISSIONER MARTIN: In doing the development, you  
13 have a target that's going through there, I guess, you call it  
14 the judge court.

15 MS. EISENMENGER: Treatment courts.

16 COMMISSIONER MARTIN: Treatment court. Sorry. The  
17 recovery court. You had the residents going through that. Lost  
18 my train of thought. I'm sorry. I just -- just -- I'll get  
19 back to it.

20 COMMISSIONER STEPHENS-GUNN: Through the Chair?

21 COMMISSIONER WILLIS: Yes.

22 COMMISSIONER STEPHENS-GUNN: I'm ready.

23 COMMISSIONER WILLIS: Let me take care of -- okay.  
24 Commissioner Bernoudy.

25 COMMISSIONER BERNOUDY: Thank you.

1 First of all, I would I would like to thank our city  
2 administrator, Mr. Zorn, and all the rest of the team that was  
3 here two weeks ago, the judge and all of you, because I think  
4 the vision that you have with this is going to change lives.  
5 And I'm just very excited about it.

6 And I don't have anything in the line of questions,  
7 but I would like to thank you for this, because it's something  
8 that's really needed. I remember when Lafayette Clinic closed  
9 in Detroit many, many years ago. I used to live in Detroit, and  
10 when they closed it, then all of those people who needed this  
11 kind of service they were no longer available. So I just want  
12 to commend you for your vision. Thank you.

13 COMMISSIONER WILLIS: Thank you.

14 Commissioner Goodwin-Dye.

15 COMMISSIONER GOODWIN-DYE: Hi. This is a great  
16 program. I came from Monroe where use is extremely high in all  
17 areas of use.

18 Would the tenants have to pay rent?

19 MS. EISENMENGER: It'll be a sliding scale,  
20 Commissioner. So the State Housing Authority, MSHDA, they  
21 receive project-base vouchers from the US Department of -- HUD,  
22 US Housing and Urban Development, so they're providing vouchers  
23 for all 60 apartments.

24 Believe it or not, we will have some tenants when they  
25 move in that they were able to keep part-time employment, maybe

1 working remote, so it's a sliding scale. And the more they  
2 attain, gain full employment, the more rent they pay and the  
3 less subsidy the State of Michigan, the Michigan State Housing  
4 Development Authority will be paying.

5           When we were at Andy's Place, there are a handful of  
6 tenants that no longer need rental subsidy, but they choose to  
7 live at Andy's Place while seeking -- or while being full-time  
8 employed and seeking education because they need to stay in a  
9 community that is drug free, alcohol free, promotes wellness,  
10 promotes care, and it is very hard when you're overcoming  
11 addiction.

12           Recovery doesn't happen overnight. There is no such  
13 thing as not -- you're always living in recovery. If you've  
14 been an addict in your life, the rest of your life is staying  
15 focused on recovery. And in order to be fully recovered and  
16 stay in recovery, you need to surround yourself with folks that  
17 support that same wellness approach. There are some folks that  
18 will be, you know, in time, they'll be marrying and they'll want  
19 to buy a home in your community, they'll want to rent a town  
20 home. They'll want to, you know, work in another community.

21           We do envision folks staying there for three to four  
22 years, maybe less, but we do envision some folks, depending on  
23 what trauma they've been through, may say that Well Spring, you  
24 know, needs to be home for a little longer for them.

25           COMMISSIONER GOODWIN-DYE: Okay. And so what is your

1 expected stay time or length?

2 MS. EISENMENGER: Well, everything I've learned about  
3 opioid addiction, and Melissa can speak onto it, it takes your  
4 brain two years to heal. That's how potent that drug is. It  
5 may be longer depending on if you have other cooccurring mental  
6 health illnesses.

7 MS. MEDICI: Two years to get on a good path, but it  
8 does take longer. And it all depends on the triggers and if  
9 they're able to combat those triggers or how to handle them.  
10 And I think with the mental health and the group meetings, they  
11 give them solutions on how to handle some of these everyday  
12 triggers and stressors.

13 COMMISSIONER GOODWIN-DYE: Okay. And can you give me  
14 an example of some of the requirements they would have to have  
15 to be approved to live here to get this type of treatment?

16 MS. MEDICI: Yeah. Well, they have to go -- you know,  
17 they start in the drug treatment court. They have to do the 60  
18 to 90 days of the rehab, and then they have to go through the  
19 probationary department. They have to go through the social,  
20 like --

21 COMMISSIONER GOODWIN-DYE: Like a social worker?

22 MS. MEDICI: -- psychology. Yeah, like social  
23 aptitude. They have to go through the judges. So there's a lot  
24 of things. The mental health, that whole aspect of it, they  
25 have to go through medical that they're going to have on scene.



1 But it's not just once. I mean, it's a continuing thing. I  
2 mean, it's like they have, if not daily, weekly that they have  
3 to maintain and then they have to, in turn, answer to the drug  
4 court. They still have to follow-up with the drug court. I  
5 mean, they're not free from that.

6           They may have restitution. They may have some other  
7 things that they have to -- community service that they have to  
8 give back. So it's not like, okay, here's an apartment, you're  
9 just going to live. I mean, there's so many -- there's so many  
10 hands around them and guiding them what they have to do.

11           MS. EISENMENGER: They have a court-mandated  
12 caseworker, but each tenant will have their own unique case  
13 management plan. So every tenant is different. So it may be,  
14 for example, a parole officer has to visit them four times a  
15 week. Another tenant, the parole officer is there once a week.  
16 Another tenant, their case manager is visiting them regularly.

17           And then not only -- we call those court-appointed  
18 services, but we will also have 60 hours of case management  
19 onsite, too. So my organization is partnering with Lighthouse  
20 and we're parting with CNS Healthcare who's already in your  
21 community, which is a mental health provider. And, for example,  
22 we'll have one full-time case manager, a part-time case manager,  
23 two housing support specialists. And we'll have each one of  
24 those reside in each of the apartment buildings.

25           And as Melissa says, the peer support specialists,

1 those are individuals who have recovered and they will be living  
2 onsite. It's almost like in college where you had a resident  
3 service, you know, resident advisor living on site.

4 And then we have a re full-time resident service  
5 coordinator who will also be linking additional supports.  
6 They're more of an activities director, so making sure children  
7 have art classes, children get connected to fitness classes.  
8 Same thing with their parents, their grandparents, who may live  
9 on site.

10 Our ratio for our personnel that we will be hiring,  
11 our organization plus partnering with other, it's almost a 1 to  
12 10 ratio for the residents. And that's in addition -- I mean,  
13 additionally, we have -- every tenant has their own probation  
14 officer, plus court-appointed case manager.

15 MS. MEDICI: And they'll be going through random  
16 screening like any court appointed court.

17 COMMISSIONER GOODWIN-DYE: Okay. Thank you.

18 COMMISSIONER WILLIS: Thank you.

19 Commissioner Stephens-Gunn.

20 COMMISSIONER STEPHENS-GUNN: Okay. I have a question.

21 My question is regard -- in regards to the population. And I  
22 think Mr. Zorn talked about the level of addiction in the  
23 county.

24 Is there going to be an allocation for Southfield  
25 residents who fit this criteria?

1 MS. MEDICI: Oh, absolutely.

2 COMMISSIONER STEPHENS-GUNN: So, and are they going to  
3 have priority in living in this community?

4 MR. ZORN: We will make that happen. I can tell you  
5 the -- Judge Hoffman, who was with us on the 10th, he could not  
6 be here tonight. He has personally met with the Southfield  
7 judges, and we will work our way through that system. That is a  
8 priority in making that happen, that this will focus on -- on  
9 Southfield residents.

10 It's always a challenge when you're in a countywide  
11 system. We faced the same issue with McDonnell Towers, River  
12 Park and Woodridge. We make it happen there. We will make that  
13 happen. Obviously, you know, we need to stay full and, you  
14 know, there's, you know, we've got caseworkers. We need to keep  
15 the volume going through. But a priority will be given to  
16 Southfield residents.

17 COMMISSIONER STEPHENS-GUNN: Okay. That's one  
18 question. My next question is, you talk about all these support  
19 resources that the residents will have. A lot of those  
20 resources are needed in the broader community. Is there a  
21 mechanism in place to provide that level of support for others  
22 in the community?

23 MS. MEDICI: Absolutely.

24 COMMISSIONER STEPHENS-GUNN: Can you talk about that?

25 MS. MEDICI: I just want to say on my end, we notice

1 that there's nothing in the south end of Oakland County, and  
2 through Alliance and through Families Against Narcotics, we've  
3 tried to bring those services in.

4           And I know just from their end of it, we're trying to  
5 make this a public thing, having meetings in the pavilion. So I  
6 know as just the supporting groups and the support from the  
7 letters, these groups want to come in here and come to the south  
8 end because most the services are located in Pontiac. When I  
9 came in here, there was nothing in the south end or Southfield,  
10 so we brought this in.

11           We do a lot of Narcan training. We do a lot of  
12 substance use training. The chief baron brought in his four  
13 seminars to help with that. So there are a lot of special  
14 interest groups that do want to come in to provide for the  
15 general public because we know we need it.

16           COMMISSIONER STEPHENS-GUNN: Okay. Again, it goes  
17 back to, is that going to be a component of this project?

18           MS. EISENMENGER: Well, we will definitely have  
19 services available. We will try to network and do outreach.  
20 One of our partners is CNS Healthcare. They're already located  
21 on Northwestern Highway in the city of Southfield. They do  
22 substance use, prevention, treatment, mental health treatment,  
23 so they're already a provider in your community.

24           And I really want to say, Commissioner, that by  
25 supporting this project, we are supporting those who are

1 suffering. We -- you know, we're giving -- everybody needs to  
2 be forgiven. Everybody needs to be able to pick themselves up.  
3 They don't want to be in these positions. They want to be  
4 productive citizens. They want to be reunited with their  
5 families. They want to be good spouses. They want to be good  
6 parents.

7 COMMISSIONER STEPHENS-GUNN: Well, you're preaching to  
8 the choir. I just want to make sure that the broader community  
9 benefits from this project.

10 MS. EISENMENGER: So my last sentence was by doing  
11 this project, we hope it brings more awareness and it brings  
12 more awareness to your providers you already have in Southfield,  
13 which is CNS Healthcare. I hope we can -- like Melissa uses the  
14 word stigma. People are stigmatized with this illness and this  
15 disease, so we hope that this project brings even more awareness  
16 citywide, that those who are suffering will seek out treatment  
17 and they may not even know about the treatment that's available  
18 in the community.

19 MS. MEDICI: Okay. I think with the connections that  
20 we're making with all these groups, I think it'll be easier,  
21 especially on my end, to bring into the city. You know, I think  
22 for the general public going there, I don't think that's an  
23 ideal thing, I mean, I'm not going to say all of that, but I  
24 definitely think for the south end of Oakland County and  
25 Southfield, specifically, I think we need those services.

1 MR. ZORN: And I want -- I think you're hitting on  
2 something that is a real need. Jenae and I have had  
3 conversations. The last community I was with we were able to  
4 develop a human services building, and we don't even have the  
5 basic infrastructure here of possible service providers.

6 What we did in the last community I was with is we  
7 built a 30,000 square foot space that was space available to  
8 different service providers. So much of our focus here in  
9 Oakland County is in Pontiac. And frankly, a lot of the history  
10 in the county was blinders, we don't have these problems as long  
11 as Detroit and Pontiac were dealing with them. But in doing  
12 this, I believe we're building the infrastructure that if we  
13 could get to a facility, we would have agencies that could  
14 populate that.

15 I can tell you in my 15 years here, we were doing some  
16 things early on at the Berg. It was more boutique counseling.  
17 It really wasn't dealing with a lot of the real issues. By  
18 boutique counseling, they were primarily graduate students  
19 working to get their continuing, their hours of counseling time.  
20 I believe if we could begin building this infrastructure, we  
21 could begin building something and eventually find something.

22 The model -- and Mr. Croad knows what we did at the  
23 Villages of Taylor, that model could be replicated. And I think  
24 it's something, the synergy we have in the population, we have a  
25 lot of these service agencies here. They're looking for a

1 place. And when you can put them under the You Team Clinic,  
2 Community Mental Health where you're doing in general wellness  
3 clinic, all of those things could come together under one roof,  
4 but we've gotta build that infrastructure. And a lot of these  
5 service providers, this will be the most active we've been  
6 involved in this.

7 I could tell you the nonprofit has been bringing some  
8 of these groups into our properties, and we're seeing -- we've  
9 got small, you know, small offices and we're -- we've been  
10 building it, but this will take us to a whole different level.

11 COMMISSIONER STEPHENS-GUNN: Okay. Thank you.

12 MR. ZORN: I love the question because it's really,  
13 you know, you folks spent so much time on site plans and that,  
14 your master plans, you know, the other services, you know, this  
15 health, mental health, dealing with substance, alcohol, drug  
16 issues than the other large areas, greater resources for legal  
17 resources for folks.

18 COMMISSIONER STEPHENS-GUNN: Thank you.

19 COMMISSIONER WILLIS: Thank you.

20 I am going to keep my comment brief, I hope. First of  
21 all, when I heard this proposal, I heard it one as a  
22 commissioner and I heard it as a 35-year resident of the city of  
23 Southfield. And as a commissioner, I cannot see a more perfect  
24 proposal. The building is gorgeous. The site plan is  
25 absolutely on point. The physical structure, it's something

1 that's going to be desirable, no matter what community it's in.

2           Parking is more than adequate. Zoning. It has all of  
3 the things that fits that says as a commissioner I am going to  
4 give it an A-plus rating.

5           But then I heard it as a citizen. And one of the  
6 things that I heard first, and I know I'm going to open this  
7 door, is that not in my backyard. They're bringing in an  
8 element that I don't know if I want to live with. There are  
9 people here who -- you know, and so I can imagine single people  
10 walking around bumming a quarter from you. And I had an  
11 opportunity -- Commissioner Martin and I had an opportunity to  
12 view the facility in Jackson, and I can't tell you how much that  
13 gave me a completely different impression. The very first thing  
14 I saw there was a family. I saw a group of people who,  
15 truthfully, it may be too many.

16           There are so many people onsite who are delivering  
17 professional care for the number of people you expect. I just  
18 saw a lot of care there. It looked like an environment that is  
19 going to guarantee to turn around a number of people. I saw  
20 opportunities that I think every community should give people.  
21 So I did feel as a Southfield resident, oh, here we go again.

22           But I think having an opportunity to see it, to visit  
23 it, to hear professionals anticipate all of the problems that it  
24 could possibly have. And I might be going too far, when someone  
25 mentioned that they had a hot room, and I thought, why would you



1 have a hot room? What is that for? And when I heard the  
2 explanation, and that is when people transition from one  
3 environment that is not so savory they may bring things in their  
4 clothing with them, so you have an opportunity to clean up bed  
5 bugs and other stuff. So you have the ability to create an  
6 environment that definitely turns people around.

7 And as a result, I think it is only -- I think it made  
8 it not just an okay for me, it made it an enthusiastic okay. So  
9 hopefully with that, I'm sharing kind of my thought on it. And  
10 so I thank you for your presentation. I thank you for the fact  
11 that this is going to be here.

12 MS. MEDICI: I just have one comment to that.

13 COMMISSIONER STEPHENS-GUNN: Through the chair, I have  
14 one more question.

15 COMMISSIONER WILLIS: Okay. Well, she's going to  
16 comment in, and then I will.

17 MS. MEDICI: I just want to say last year in the city  
18 of Southfield, it was 294 overdoses in your backyard.

19 COMMISSIONER WILLIS: Okay.

20 MS. MEDICI: I'd rather know what's in my backyard  
21 than what I don't know what's in my backyard.

22 COMMISSIONER WILLIS: Understood. Understood.

23 Commissioner.

24 COMMISSIONER STEPHENS-GUNN: Okay. I have one other  
25 question. Funding for the continued support. I understand that

1 that's how we're going to start.

2           What is in place to sustain that level of support,  
3 because what you're talking about is a high degree of support?

4           MS. EISENMENGER: It is, it is. We're very fortunate  
5 to be working with Community Health Network who specializes in  
6 this care. And what I've learned is folks that work -- most  
7 private insurances pick up recovery, which is great. We  
8 anticipate most of our residents will qualify for Medicare and  
9 Medicaid, and those that don't, we've also -- we are deferring  
10 -- we are -- we will earn a developer fee like any developer,  
11 and we are putting a majority of our developer fee away in  
12 escrow to pay for long-term services as well.

13           COMMISSIONER STEPHENS-GUNN: Okay. Thank you.

14           PLANNER CROAD: Through the chair.

15           COMMISSIONER WILLIS: Yeah.

16           PLANNER CROAD: Yeah. This is such a unique project  
17 and there's a greater need than just this particular site, and  
18 so, you know, it was a good healthy discussion. I want to bring  
19 us back to the zoning.

20           COMMISSIONER WILLIS: Zoning, yeah.

21           PLANNER CROAD: You're here to consider the  
22 residential unit development district, and basically what it is.  
23 And Mr. Paison and I have said, it is multifamily with  
24 supporting services. It is the Southfield comprehensive master  
25 plan indicated moderate density single family for the area. But

1 Mr. Zorn will tell you ten or more years ago we developed the  
2 Valley View subarea plan where we anticipated conceptually  
3 multifamily, higher density redevelopment of this area with many  
4 of the public amenities, improvements to the public ground,  
5 increase, biking, walking, public transit, connections to the  
6 Rouge. So this is not a project in itself that just got thought  
7 up of two months ago.

8           This has really been a vision by city administration  
9 and our not-for-profit and the planning department on if there  
10 is a location and if there is an area that's going to help with  
11 restorative rehab, it's a passive area specifically. I couldn't  
12 think of a better site in Southfield for a facility like this to  
13 be located.

14           So I just want to bring you back before Mr. Paison  
15 reads the recommendation that we're considering the residential  
16 unit development overlay district that allows for higher density  
17 multifamily residential with supportive services, and all the  
18 amenities that go with it. And that's really the crust of what  
19 you're making your recommendation on tonight. Thank you.

20           COMMISSIONER WILLIS: Thank you.

21           Again, Commissioners, any further question?

22           COMMISSIONER MARTIN: Just --

23           COMMISSIONER WILLIS: Yes, sir.

24           COMMISSIONER MARTIN: Just one comment to the lady  
25 that lives in the area. One of the things you have to

1 understand is that this is just one side of the Hooper. You  
2 have the other side of the street where there's no development  
3 going on, and you still have a buffer between your street and  
4 the next street, I believe.

5 MS. GRIFFIN: (Inaudible).

6 COMMISSIONER MARTIN: Well --

7 MS. GRIFFIN: (Inaudible).

8 MR. ZORN: If I may, when properties come available,  
9 the Southfield Neighborhood Nonprofit has been acquiring them.  
10 During my time, I think I've acquired four or five parcels, but  
11 when they're available we do our best to put a deal together.

12 We don't look to pursue condemnation. I mean, the  
13 nonprofit does not have that authority, and I'm real careful,  
14 it's not the City, but it is the Southfield Nonprofit that's  
15 making those acquisitions. And when a property's available and  
16 if the numbers make sense, we do it.

17 I will tell you, as an organization right now, between  
18 John Grace, this project and Gardner Street, the plate's a  
19 little full. I need to make sure things come together. We're  
20 lining some things up. And so far through our tenacity and  
21 just, you know, the support we get from others in the city and  
22 other partnerships, we've been able to make these things happen.

23 And Gardner, we have an approved Brownfield plan. I  
24 don't have an approved site plan. I had a great meeting last  
25 Thursday night with the neighborhood association at Green

1 Dolphin, but that's all part of the process. So if the  
2 properties are available and we can make a deal work, I'm one of  
3 nine members who would be voting on that. And I would support  
4 the continued acquisition.

5 In 2014 when The Valley Rouge neighborhood plan was  
6 approved, we envisioned this level of density, and I think as  
7 Planner Croad has said, what you have to the south you have  
8 density. What you have to the east is density and the river.  
9 I'm particularly excited about what planning is doing. The  
10 drones are flying the Rouge. We're looking at opening that up  
11 for more recreation. Part of that future assemblage will be  
12 that greater access to that section of the Rouge as well,  
13 whether it's Hooper or Simmons.

14 COMMISSIONER WILLIS: Thank you so much.

15 MR. ZORN: Thank you.

16 COMMISSIONER WILLIS: Again, Commissioners, no further  
17 questions? Then, Mr. Paison, recommendation?

18 MR. PAISON: Yes. Thank you, Mr. Chairman.

19 The planning department does recommend favorable  
20 consideration of PZRRUDD24001 to rezone the 5.51 acres of land  
21 on the south side of Hooper, west of Berg to residential unit  
22 development district to construct two four-story apartment  
23 buildings, 60 apartments total, and four two-story attached town  
24 homes, 12 townhouses total, with various amenities, including  
25 park areas, dog run, et cetera.

1           The Southfield encompassing master plan indicates  
2 moderate density single family for this project. If you look at  
3 the actual number of units across the amount of land, the  
4 density is actually pretty right because there is, like I said,  
5 5.51 acres and a large conservation easement in the middle.  
6 It's just not in the form of single family homes.

7           And at the Valley View neighborhood plan also does  
8 call for a little bit different vision there. The change to the  
9 RUDD would be compatible with and similar to the existing  
10 adjacent zonings and land uses to the -- you've got some to the  
11 south, to the east, and then along Berg a little bit to the  
12 north. On the north side, there's actually apartments and  
13 condos on those sides.

14           Immediately to the north, on the north side of Hooper,  
15 there's a couple of homes with vacant land, and then obviously  
16 some other homes further north. Unless waived or modified by  
17 the development agreement, the yard in bulk and parking,  
18 loading, landscaping, lighting and other standards shall comply  
19 with what is found in the RM multifamily low rise for the  
20 townhouses and the RMM multifamily medium rise standards for the  
21 apartment buildings.

22           The buildings and site improvement shall be  
23 constructed in accordance with the master development plans  
24 approved as part of this rezoning by Shelter Design Studios and  
25 Spalding DeDecker for the plan set before you. The petitioner

1 is to work with the city planner and the city attorney to  
2 finalize the Well Spring RUDD development agreement and  
3 conservation easement. And the report that's in your packet  
4 also does include the deviations they're looking for.

5           There's a number of setback deviations and a small  
6 parking deviation they're looking for to make this work on this  
7 site. All of them seem to be reasonably compatible with, like,  
8 Superior Design in terms of how it's located on the property, as  
9 commissioner Willis, Vice Chairman Willis noted that the layout  
10 of the site is fairly appropriate to the location and  
11 development. And that's what we have for you, sir.

12           COMMISSIONER WILLIS: Thank you.

13           COMMISSIONER BERNOUDY: Mr. Chair.

14           COMMISSIONER WILLIS: Yes.

15           COMMISSIONER BERNOUDY: I'd like to make a motion.

16 I'd like to make a motion to approve PZRRUDD24-0001 residential  
17 unit development district rezoning.

18           Commissioner WILLIS: Thank you.

19           Can we get a second?

20           COMMISSIONER MARTIN: Support.

21           COMMISSIONER WILLIS: Thank you.

22           All in favor?

23           (All in favor.)

24           COMMISSIONER WILLIS: Any oppose?

25           PLANNER PAISON: Can I ask who supported? Mr. Martin?

1 COMMISSIONER MARTIN: Yes.

2 COMMISSIONER WILLIS: Mr. Martin. And that would be a  
3 unanimous approval.

4 Thank you.

5 MS. EISENMENGER: Thank you.

6 COMMISSIONER WILLIS: And I appreciate your  
7 presentation. Thank you so much, and good luck with it.

8 MR. ZORN: Thank you to the commission. And I'd also  
9 like to thank Planner Croad and his team for their assistance in  
10 this process. Thank you very much.

11 COMMISSIONER WILLIS: Noted. Thank you.

12 Okay. The next item on the agenda minutes, but our  
13 Secretary Gruber is not here. I would suggest that we table the  
14 minutes until our next formal meeting.

15 COMMISSIONER MARTIN: To the Chair.

16 COMMISSIONER WILLIS: Yes.

17 COMMISSIONER MARTIN: She doesn't need to be here to  
18 approve them.

19 PLANNER CROAD: You could actually act on them at this  
20 meeting, then she could sign them at the next study meeting.

21 COMMISSIONER WILLIS: Okay.

22 PLANNER CROAD: Yeah. Because the study meeting,  
23 which you have scheduled next, you couldn't vote on them. You  
24 could vote on them today if they're acceptable, and then she can  
25 just sign them at the next study meeting.



1           COMMISSIONER WILLIS: Then I would accept the motion  
2 for approval of the minutes dated March 6, March 20, and March  
3 27.

4           COMMISSIONER MARTIN: To the Chair.

5           COMMISSIONER WILLIS: Yes.

6           COMMISSIONER MARTIN: Motion to approve the regular  
7 minutes for March 27 and the study meeting minutes for March 6  
8 and March 20th.

9           COMMISSIONER WILLIS: Do we have a second?

10          COMMISSIONER STEPHENS-GUNN: Second.

11          COMMISSIONER WILLIS: It's been moved and seconded  
12 that we accept the minutes of March 6, 20 and 27, study CIP and  
13 regular meeting. All in favor?

14           (All in favor.)

15           Any opposed?

16           (No response.)

17          COMMISSIONER WILLIS: Then with that suggestion, we  
18 have approved the meeting and we can then await her signature.

19           Next item would be public comment, but I look at the  
20 auditorium and it is not here, so I will open up the meeting for  
21 public comment once. I will open up the meeting for public  
22 comment, a second time.

23           (No response.)

24          COMMISSIONER WILLIS: Seeing none, public comment is  
25 now closed.

1 Mr. Paison, would you like to share Council update?

2 MR. PAISON: Yeah, just a couple of quick items. 2610  
3 Northwestern, the adult use marijuana retailer was approved at  
4 the Council's meeting on the 15th. That was a special land use  
5 and site plan. It was a 5-2 vote, but it did pass.

6 24175 Telegraph Drifter Van's was approved  
7 unanimously. Very popular. Just they were as enthusiastic at  
8 City Council as y'all were here.

9 27090 Berkshire, the group childcare home, Miss Jones,  
10 Johnson, Carmeta Johnson, yes. Also approved. Everyone was  
11 very impressed by those photos of her day care in the basement.  
12 It's, like I said, nicest one I've ever seen.

13 And then 23840 West 8 Mile, the furniture warehouse.  
14 Interesting about that one is it did get approved, but with a  
15 condition because the homeowner -- there's one home that abuts  
16 that property in the northeast corner, and she came finally at  
17 the last meeting and went on the record that there had been a  
18 screening wall there. So we invest -- and so the counsel  
19 basically approved that with the condition that we look into it  
20 and that whatever screening had been previously there be  
21 restored. We did follow up. I followed up with that and went  
22 out in the field and took some photos. It was not a wall. It  
23 was a very tall solid privacy fence in wood. I mean, the posts  
24 were 6 by 8. This thing was massive, and it was at least a foot  
25 taller than me because there were panels of it left, and much of

1 it was missing and rotted out. So I looked at the old aerial  
2 photos.

3           It looks like when that parking lot behind the  
4 building expanded to that area behind the home in about  
5 somewhere time between 1980 and 1990, that was put up, and you  
6 could see it in the aerials as a straight line because it had a  
7 10-inch board on top that reflected light. And then by  
8 2010/2012 panels of it were all kind of weird, started to look  
9 at cattywampus, you know, kind of out of kilter which maybe you  
10 figure like, well, that can't be a wall. Walls don't do that.  
11 Fences do, though. So I went out there and verified the fences,  
12 which I had photos of.

13           The strange thing is we're having a little trouble  
14 with is there's a chain link fence, and then there was this  
15 wooden privacy fence on the inside toward the residents. And  
16 we're not sure who put it up, but they did leave the decision to  
17 Planner Croad. And he and I talked about the conditions on the  
18 site. And I have to contact the owner, but we're going to make  
19 him -- because the chain link fence isn't in that great shape  
20 either, make him replace that with a commercial grade privacy  
21 fence along that property line with the single family residence.  
22 So he's going to have to do some work over there.

23           But, you know, given that we gave him a special land  
24 use, we're giving him administrative site plan approval to  
25 proceed on something he's already been doing for three years he

1 should take the win and put the fence in and not and push back  
2 too much, but that was a specific condition of the City Council.  
3 So he's got to do it if he wants to stay there. So we're going  
4 to push him on that one, but not like -- we're not going to let  
5 him buy the cheap Lowe's or Home Depot residential grade vinyl  
6 fence.

7 I want to see a commercial grade product at that  
8 location because he's running a delivery yard back there and it  
9 needs a proper screening, so we'll look for six foot solid,  
10 something that looks decent and is durable.

11 The capital improvement plan was approved on consent.  
12 So apparently Planner Croad they did at the study meeting for  
13 Council answered all their questions, they went ahead and  
14 accepted and approved the capital improvement plan. So we're in  
15 good shape there. Okay. So that's the update for Council.

16 COMMISSIONER WILLIS: Planner Croad is not in the room  
17 right now, but we had talked about a meeting between planning  
18 and Council.

19 PLANNER PAISON: Yeah. He just actually raised that  
20 with me again, and we got reach out to the Council president.  
21 There's a whole lot of budget meetings in May. It might be June  
22 after the budget meetings are done. We're going to coordinate  
23 that a little more and get on that, but we want to get on the  
24 calendar the latest June.

25 We don't want to push it past middle of the year.

1 That'll give us some time to respond to that, you know, the  
2 remainder of the calendar year. So we are -- it's on it's on  
3 the radar. It's just, you know, we're in budget season now, and  
4 Council doesn't have a lot of a lot of space available on the  
5 calendar for non-budget things for the next little while, though  
6 we might be able to do you guys back to back with one of their  
7 meetings if we can later in May.

8           We thought maybe you do it an hour before our regular  
9 meeting, so all the council people will just come a little early,  
10 and then there's a deadline. So you guys would be here for a  
11 fixed amount of time and then they transition to their regular  
12 meeting. So we're looking at options for that as well, but we  
13 think the easiest way to do it would be to stick it on a normal  
14 council meeting night and do like a special meeting prior to the  
15 regular meeting. So that's the plan at the moment.

16           There's a couple of -- I think they got like --  
17 there's a bunch of dates in May and there's two or three dates  
18 in June. So we'll have to see what we can find there.

19           COMMISSIONER WILLIS: Thank you.

20           Last item. Okay. Miscellaneous.

21           PLANNER PAISON: Yeah. We do have two meetings. May  
22 1st, which is next week, a study meeting. So you'll be getting  
23 a packet from me in an e-mail tomorrow for May and then on May  
24 22nd will be the regular meeting. We have said four or five  
25 projects, I believe. Five on the agenda. Yeah, there's a

1 couple different parts to them, but it's five different  
2 development projects. Yeah. One's just a rezoning, a couple of  
3 gas stations, because you don't -- haven't seen enough of those  
4 alcohol.

5 Oh, yeah. McKinley place phase two is on there, the  
6 site plan for that one, because when they got their our RUDD  
7 approval, they were approved for phase one site plan, but we're  
8 going to come back for phase two. So you'll see phase two of  
9 that. The Kroger fuel on Evergreen and 12. Oh, yeah. And then  
10 they're adding a Biggby drivethrough to a small strip center on  
11 8 Mile. So that's what's coming to you next month. It's, you  
12 know, more gas stations, but at least the plans for the gas  
13 stations aren't terrible, so, you know.

14 COMMISSIONER WILLIS: Commissioners, any other items  
15 that you have questions about?

16 (No response.)

17 COMMISSIONER WILLIS: Hearing no items, then I would  
18 call this meeting over it. Meeting is adjourned. It looks like  
19 quarter to 9.

20 COMMISSIONER MARTIN: 8:43.

21 (Proceedings concluded at 8:43 p.m.)

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CERTIFICATE OF TRANSCRIPTIONIST

I, SHEILA H. RAYMOND, do hereby certify that I transcribed the electronic recording of the foregoing proceedings; and that the foregoing transcript is a true transcript of said electronic recording.

I FURTHER CERTIFY that I am not a relative, employee, attorney, or counsel of any of the parties, nor am I a relative or employee of any of the parties' attorneys or counsel connected with the action, nor am I financially interested in the action.

DATED this 14TH day of MAY, 2024.



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SHEILA H. RAYMOND  
CER NO.: 6932



Andrea Storch Gruber, Secretary

5/23/2024  
(Date)