

CITY OF SOUTHFIELD

PLANNING COMMISSION

Council Chambers - Southfield, Michigan

Wednesday, September 25, 2024 - 6:30 p.m.

COMMISSION MEMBERS AND STAFF PRESENT:

Jeremy Griffis, Chair

Cynthia Bernoudy, Commissioner

Dr. Geralyn Stephens-Gunn, Ede

Andrea Storch Gruber, Secretary

Anthony Martin, Commissioner

Robert Willis, Vice Chair

Terry Croad, Director of Planning

Video recording transcribed by Janice P. Yates, CER-9181.

1 Planning Commission Meeting

2 Wednesday, September 25, 2024

3

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

5 CHAIR GRIFFIS: I call this meeting to
6 order. This is the City of Southfield regular meeting
7 of the Planning Commission, September 25, 2024. Can
8 we all please stand for the Pledge of Allegiance?

9 (Pledge of Allegiance recited.)

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

12 MR. CROAD: Bernoudy?

13 MS. BERNOUDY: Present.

14 MR. CROAD: Goodwin-Dye?

15 (No response.)

16 MR. CROAD: Griffis?

17 CHAIR GRIFFIS: Here.

18 MR. CROAD: Gruber?

19 MS. GRUBER: Here.

20 MR. CROAD: Martin?

21 MR. MARTIN: Here.

22 MR. CROAD: Stephens-Gunn?

23 DR. STEPHENS-GUNN: Here.

24 MR. CROAD: Willis?

25 MR. WILLIS: Here.

1 MR. CROAD: You have a quorum tonight to
2 conduct business.

3 CHAIR GRIFFIS: Thank you. Next is the
4 agenda. Do we have any comments on the agenda?

5 MR. MARTIN: To the Chair?

6 CHAIR GRIFFIS: Commissioner Martin?

7 MR. MARTIN: I'd like to request that we
8 change the order of the agenda, so we have items E, F,
9 and H first, and then go through the items so that
10 we'll have an order: E, F, H, D, then G.

11 CHAIR GRIFFIS: I don't have any problem
12 with that. Anyone in the commission, everyone in
13 agreement? All right.

14 DR. STEPHENS-GUNN: I support the
15 recommendation.

16 CHAIR GRIFFIS: Okay. So, we've got a
17 motion for an amended agenda by Commissioner Martin,
18 supported by Dr. Stephens-Gunn, and that would be to
19 move items E, F and H at the top, and then continuing
20 on with the other items. All in favor?

21 FULL COMMISSION: Aye.

22 CHAIR GRIFFIS: All right. The agenda is
23 approved as amended. Are there announcements and
24 communications?

25 MR. CROAD: Not at this time.

1 CHAIR GRIFFIS: All right. So, in
2 accordance with the revised agenda, the first item is
3 at 26760 Lahser Road, it's a special use. And the
4 public hearing was already conducted on this one,
5 correct?

6 MR. CROAD: Well, the public hearing was
7 conducted on the first items that we just moved to the
8 end of the agenda.

9 CHAIR GRIFFIS: Oh, sorry, my mistake.

10 MR. CROAD: So, let me just get to -- okay.
11 I think we're in the right one.

12 So, this is PSLU24-0017, request to expand
13 permitted hours of operation for an existing medical
14 marijuana provisioning center/adult-use marijuana
15 retailer, Lume Southfield.

16 Address is located at 26760 Lahser Road.
17 Existing zoning is B-3, and proposed hours of
18 operation are in line with the amended hours in the
19 Zoning Ordinance.

20 So, if you recall last month or a couple
21 months ago, we extended the hours of operation. Now
22 they, because they were previously approved under the
23 old hours, they're coming back for their special land
24 use amendment to extend Saturday and Sunday to 9 p.m.

25 And if the petitioner is here?

1 CHAIR GRIFFIS: Please state your name and
2 address for the record, and anything else you'd like
3 to add.

4 MR. MOYSKI: David Moyski, manager of
5 26760 Lahser Road, just here to petition to extend our
6 hours on the weekends till nine o'clock.

7 CHAIR GRIFFIS: Okay, thank you. This is a
8 public hearing. I'm just going to ask you to step
9 back, maybe have a seat.

10 We're going to open up the public hearing at
11 this time for this item. Any members of the public
12 who wish to step forward and speak on this item,
13 please approach.

14 If you could, please state your name and
15 address for the record. You'll have three minutes.

16 MR. DRAZIN: It's David Drazin,
17 25401 Farmbrook. I've been in the city since 1966,
18 and I support these places. I have in the past.

19 And I don't -- I just have one question
20 would be why we allow liquor stores to stay open real
21 late and close, and there's no medicinal value to it.
22 And yet, now we have a couple of marijuana stores that
23 do have some medicinal value. They close early, and
24 people go elsewhere.

25 I would think we'd want every chance for any

1 business to thrive here, and it's limiting peak hours
2 of their business. I would just encourage you guys to
3 let it happen. That's all.

4 CHAIR GRIFFIS: Thank you.

5 MR. DRAZIN: Thank you.

6 CHAIR GRIFFIS: Thank you for your comments.
7 Any other members of the public wish to speak on this
8 item?

9 (No response.)

10 CHAIR GRIFFIS: Seeing none, close the
11 public hearing aspect and open up to the commission.
12 Dr. Stephens-Gunn?

13 DR. STEPHENS-GUNN: No questions.

14 CHAIR GRIFFIS: Commissioner Martin?

15 MR. MARTIN: No questions.

16 CHAIR GRIFFIS: Yeah, please come back up.
17 We may or may not have a question for you.

18 Commissioner Willis?

19 MR. WILLIS: I have no questions.

20 CHAIR GRIFFIS: Commissioner Gruber?

21 MS. GRUBER: No questions.

22 CHAIR GRIFFIS: Commissioner Bernoudy?

23 MS. BERNOUDY: No questions.

24 MR. MOYSKI: So, thank you.

25 CHAIR GRIFFIS: The ordinance has changed,

1 and you comply with everything, as far as we see.

2 Planning Department, anything to add?

3 MR. CROAD: No. There's no physical
4 changes. It's literally just allowing for extended
5 hours on Saturdays and Sundays, in compliance with the
6 amended regulations of the Zoning Ordinance.

7 CHAIR GRIFFIS: Okay.

8 MR. CROAD: So with that, Planning
9 Department recommends favorable recommendation of
10 PSLU24-0017, the special use request by Attitude
11 Wellness LLC to amend the conditions of the special
12 land use approval; PSLU23-0005, to permit the existing
13 marijuana provisioning center/adult-use marijuana
14 retailer at 26760 Lahser Road, Southfield, Michigan,
15 to stay open until 9 p.m. on Saturdays and Sundays.

16 There's a whole list of reasons and findings
17 up there. And the conditions are continuous
18 compliance with applicable ordinances, codes, laws,
19 and statutes, and the petitioner must perform all work
20 under plans, permits, and final inspections approved
21 by the city of Southfield. And the hours of operation
22 are per the ordinance requirements in Section 5.22-8.

23 CHAIR GRIFFIS: Okay. With that all said,
24 I'm looking for a motion from the Planning Commission.

25 MR. MARTIN: To the Chair, motion to approve

1 PSLU24-0017.

2 MR. WILLIS: Support.

3 CHAIR GRIFFIS: We've got a favorable motion
4 by Commissioner Martin, supported by Commissioner
5 Willis for the approval of PSLU24-0017. All in favor?

6 FULL COMMISSION: Aye.

7 CHAIR GRIFFIS: Any opposed?

8 (No response.)

9 CHAIR GRIFFIS: None. Thank you for going
10 through the process. Good luck.

11 MR. MOYSKI: Thank you very much.

12 CHAIR GRIFFIS: Next item is a similar
13 approval request. This one's at 28930 Telegraph Road.

14 MR. CROAD: Yep, thank you. Through the
15 Chair, petitioner is Dreams Canna, 28930 Telegraph
16 Road. Existing zoning is B-3 General Business. To
17 amend the conditions of the special land use approval
18 of PSLU23-0004, to extend their hours of operation to
19 9 p.m. on Saturdays and Sundays.

20 And again, these -- there's no physical
21 changes. I'm just going to go through these as
22 reference, existing conditions.

23 The petitioner is -- are they here?

24 UNIDENTIFIED SPEAKER: No, he's not. He's
25 on his way.

1 MR. CROAD: Okay. So, petitioner is not
2 here. So, maybe we could postpone acting on this and
3 give them a chance to show up.

4 CHAIR GRIFFIS: Okay. Since we have word
5 that the petitioner is on the way, I'd like to suggest
6 that we move this item down the list, give them a
7 chance to speak on their item.

8 MR. CROAD: We'll just -- I would recommend
9 just now putting them after H, item H.

10 CHAIR GRIFFIS: Okay.

11 MR. CROAD: Or the old item H.

12 CHAIR GRIFFIS: So, moving forward, across
13 and down and under to item H, which is 2277 Southfield
14 Road. That's a site plan review, PSP24-0017.

15 MR. CROAD: Well, it would be the new
16 item H, which was the first -- we moved the Telegraph
17 Road to after H. Well, it became the new H.

18 CHAIR GRIFFIS: I'm gonna -- I'm gonna need
19 a --

20 MR. CROAD: I guess because they're late,
21 they're last on the agenda.

22 CHAIR GRIFFIS: I'm gonna need a diagram.

23 MR. CROAD: Yeah, I'll pull it back up.

24 CHAIR GRIFFIS: So, what's next?

25 MR. CROAD: Making us work. They're gonna

1 make us work.

2 Okay. The next item is PSLU24-0019 and
3 PSP24-0016. Petitioner is El Car Wash, and they're
4 located at 28810 and 28844 Northwestern Highway.
5 Existing zoning is B-3 General Business. To demolish
6 several existing commercial buildings and permit
7 construction of a new conveyor-type motor vehicle
8 wash.

9 Hours of operation, 7 a.m. to 9 p.m. Number
10 of employees, maximum per typical shift is three.
11 Current zoning is B-3. Future land use is regional,
12 mixed use.

13 Existing conditions. This is the proposed
14 site plan, landscape plan, their floor plan, building
15 elevations. And then, these are some conceptual 3-D
16 renderings. Again, we're not approving any signage,
17 so the Building Department would have to approve the
18 signage here.

19 And then, aerial view of the proposed
20 layout. They did acquire a parcel further south from
21 when they originally started to give them a little
22 more maneuvering land.

23 With that, I'll turn it over to you guys,
24 if you want to add anything to your presentation.

25 CHAIR GRIFFIS: Please start with your name

1 and address for the record and anything you'd like to
2 add.

3 MR. SCHUCHMAN: Sure. Hi, I'm Gabe
4 Schuchman, 302100 Telegraph Road, Suite 205 -- I
5 always mess that up -- Bingham Farms, Michigan.

6 MR. MILES: My name is Eric Miles,
7 representing Krieger Klatt Architects at 400 East
8 Lincoln Avenue in Royal Oak.

9 CHAIR GRIFFIS: Thank you. Anything you'd
10 like to add about the project?

11 MR. SCHUCHMAN: Since our last presentation,
12 the Lions have won both games. I just, you know, I'd
13 like to -- I'd like to point that out. So hopefully,
14 we brought some good luck.

15 No, just here happy to answer any questions.
16 Happy to just, you know, go over the highlights of our
17 plan since the last time we presented in front of you.
18 But happy to answer any questions or wherever you guys
19 would like to go.

20 CHAIR GRIFFIS: Okay. It goes to the public
21 hearing, so I'm going to ask you to step back and
22 we'll open up the public hearing at this time for this
23 item.

24 This is PSLU24-0019. Anyone who would like
25 to speak on the proposed car wash, please come forward

1 this time. I would just open up the public hearing on
2 the proposed car wash.

3 (No response.)

4 CHAIR GRIFFIS: Seeing no members of the
5 public approaching, we'll close the public hearing.
6 Could you please come back up?

7 Open back up to the commission.

8 Dr. Stephens-Gunn?

9 DR. STEPHENS-GUNN: Again, as I stated at
10 our special -- at our previous meeting, I appreciate
11 you all coming to Southfield. I think it's good that
12 you're investing in our city. We're just gonna have
13 the cleanest cars in Michigan, though.

14 MR. SCHUCHMAN: We're excited -- we're
15 excited for that opportunity. Thank you so much.

16 CHAIR GRIFFIS: Commissioner Martin?

17 MR. MARTIN: No questions.

18 MR. SCHUCHMAN: Thank you, sir.

19 CHAIR GRIFFIS: Commissioner Willis?

20 MR. WILLIS: Thank you. I appreciate your
21 short timetable for construction. But I think a
22 number of people are gonna miss that shortcut that's
23 right straight through there. But it's a good thing
24 for all of us. Thank you so much.

25 MR. SCHUCHMAN: And our -- that was -- it

1 was really, that was like the feedback we got from
2 City Council, from that original planning study to
3 City Council, was that -- was that cut through. So,
4 we're hopeful that we're going to make it, outside of
5 giving you the cleanest cars in the state of Michigan,
6 but also, you know, creating a safe environment. So,
7 we're excited about that. We're excited about the
8 investment.

9 CHAIR GRIFFIS: Commissioner Gruber?

10 MS. GRUBER: I don't have any questions, but
11 good luck.

12 MR. SCHUCHMAN: Thank you so much.

13 MS. BERNOUDY: And the same for me, no
14 questions.

15 MR. SCHUCHMAN: Thank you so much.

16 CHAIR GRIFFIS: Okay. We're all very
17 familiar with this site. This is the third project
18 we've seen in the last year, year and a half, two
19 years, I forget. But this is the best one, I think.

20 It's -- appreciate you acquiring more land
21 and cleaning up some neglected buildings that are a
22 little bit haphazardly placed. And this new site flow
23 will be a lot safer from a traffic point of view.
24 There was that dangerous ability to previously cut the
25 corner here.

1 And with the additional land, I think it's
2 -- it addresses a lot of the concerns that we have
3 with car washes, of there's going to be a line of cars
4 as far as you can see backing up onto the street. And
5 that's -- there's a lot of room on this site, and all
6 those concerns have been addressed. So, I appreciate
7 the site design, also.

8 MR. SCHUCHMAN: There was a tremendous
9 amount of hard work that we worked with Planning
10 before this plan made it in front of you. So, I want
11 to -- I'm grateful to the Planning staff for working
12 with us and helping us put together a plan that we all
13 love. So, we're excited about it, and thank you so
14 much for the opportunity. So, thank you.

15 MR. CROAD: I do have a question through the
16 Chair.

17 CHAIR GRIFFIS: Yes.

18 MR. CROAD: The dashed red line is an
19 easement. I think it was identified as a storm --
20 storm utility or storm water. It's not shown in our
21 public records, so we don't know if that's a private
22 utility easement. And I was wondering if you could
23 give us some clarification on that?

24 Because if it was a public easement, your
25 overhead shade structures would not be allowed within

1 that easement area. If it's private, then you're
2 bound by whatever easement agreements that are subject
3 to. It could be a mutual private easement between
4 adjacent property owners.

5 So, if you can't answer that tonight, we'd
6 like to make sure that we have an unequivocal answer
7 to that before it goes to council.

8 MR. SCHUCHMAN: We have -- I can see the
9 easement on here, and I can see it flowing through the
10 property. I don't know if it's private or public. I
11 don't -- would that be on the survey?

12 MR. CROAD: So again, if you could -- if you
13 could investigate that and contact our office before
14 it goes to council?

15 MR. SCHUCHMAN: Which ones? It's there --
16 it's -- there's five vacs or?

17 MR. CROAD: It's -- well see, there's like
18 these two dashed red lines that were --

19 MR. SCHUCHMAN: Yeah, gotcha.

20 MR. CROAD: And there's one this way and one
21 this way. In the notes, it's identified as a
22 stormwater easement.

23 MR. SCHUCHMAN: Yeah.

24 MR. CROAD: It's got a Liber page.

25 MR. SCHUCHMAN: No, yeah, it's definitely --

1 definitely notes it here in the (INAUDIBLE) --

2 (Crosstalk.)

3 MR. CROAD: And so -- so this, these
4 structures here, they're overhanging the easement.

5 MR. SCHUCHMAN: Right.

6 MR. CROAD: Again, if it was a public
7 easement, that wouldn't be allowed. If it's a private
8 easement, then it's subject to whatever your easement
9 agreements are. So, again, I just want to get
10 clarification on that before we go to council.

11 MR. SCHUCHMAN: And then, I guess if we're
12 scared of losing the vacs, like there's like three
13 vacs kind of closer.

14 MR. CROAD: Well, these are adjacent to.

15 MR. SCHUCHMAN: Right.

16 MR. CROAD: These are adjacent to; these
17 ones encroach over the easement.

18 MR. SCHUCHMAN: Right. So, if we wanted to
19 relocate three of those to the --

20 MR. CROAD: It may not be an issue depending
21 on what type of easement it is --

22 MR. SCHUCHMAN: We'll find out. We'll
23 figure it out.

24 MR. CROAD: -- what your easement agreement
25 is, okay?

1 MR. SCHUCHMAN: Okay.

2 MR. CROAD: That's all. I just -- I brought
3 it up to my team. We investigated with the City
4 Engineer. It's not, doesn't appear to be a public
5 easement, but she said that sometimes there are shared
6 private utility easements between property owners.
7 And since this parcel got added to it now, you know, I
8 just want to make sure that we get it addressed before
9 it goes to council.

10 MR. SCHUCHMAN: Okay. So -- and so, it's
11 only the ones in the bottom section that are a
12 concern, right?

13 MR. CROAD: These right here.

14 MR. SCHUCHMAN: Okay. We'll figure it out.

15 MR. CROAD: Okay.

16 MR. SCHUCHMAN: Yeah, no problem. We'll get
17 the answers before city -- City Council.

18 MR. CROAD: And then, if I could ask, what
19 are your plans for the art requirement? I know you
20 conceptually show a piece of art up there.

21 MR. SCHUCHMAN: So, I think whatever was
22 approved on Plan #2, I'm told was well liked by --

23 MR. CROAD: Well, yes. As a matter of fact,
24 I've had the artist reach out to us saying what's
25 happening.

1 MR. SCHUCHMAN: So --

2 MR. CROAD: But that's something you're
3 gonna have to negotiate with her.

4 MR. SCHUCHMAN: Yeah. So, if you can put us
5 in touch with that artist that did the -- did that,
6 we'll include that in the final plan.

7 MR. CROAD: If you contact our office next
8 week --

9 MR. SCHUCHMAN: Okay.

10 MR. CROAD: -- I'll have Alex follow up and
11 give you that information.

12 MR. SCHUCHMAN: Okay, that would be great.
13 Yeah, we'll reach out to them.

14 CHAIR GRIFFIS: Okay.

15 MR. CROAD: But with that, if you're
16 comfortable?

17 CHAIR GRIFFIS: Yeah, ready for the
18 recommendation.

19 MR. CROAD: Okay. The Planning Department
20 recommends favorable recommendation of PSLU24-0019,
21 the special use request by El Car Wash to remove the
22 existing buildings and construct a new conveyor-type
23 motor vehicle wash at 28810 to 28844 Northwestern
24 Highway, Southfield, for the following reasons and
25 conditions.

1 I'll just read the conditions. The three
2 subject parcels are to be combined into a single
3 parcel; continuous compliance with all applicable
4 ordinances, codes, laws and statutes; and the
5 petitioner must perform all work under plans, permits,
6 and final inspections approved by the city of
7 Southfield. Hours of operation, daily 7 a.m. to
8 9 p.m. And the 10th condition is investigating that
9 easement issue.

10 CHAIR GRIFFIS: Okay, thank you. To the
11 commission, if you don't have any additional comments,
12 I'd be look looking for a motion.

13 MR. WILLIS: Through the Chair, I move for
14 favorable consideration for PSLU24-0019.

15 DR. STEPHENS-GUNN: I second.

16 CHAIR GRIFFIS: We got a favorable
17 recommendation by Commissioner Willis, second by
18 Dr. Stephens-Gunn. All in favor?

19 FULL COMMISSION: Aye.

20 CHAIR GRIFFIS: Any opposed?

21 (No response.)

22 CHAIR GRIFFIS: None. The second vote on
23 this is the site plan, PSP24-0016. Any additional
24 comments with the site?

25 DR. STEPHENS-GUNN: No.

1 MS. BERNOUDY: No.

2 MS. GRUBER: No.

3 MR. CROAD: So, just recommended resolution
4 is that PSP24-0016, the site plan review request of
5 El Car Wash to remove the existing buildings and
6 construct a new conveyer-type motor vehicle wash at
7 28810 to 28844 Northwestern Highway, be approved for
8 the following reasons, with the following conditions.

9 Condition A, is subject to approval of the
10 PSLU24-0019 by City Council. The three subject
11 parcels shall be combined into a single parcel. The
12 site and building shall be developed in accordance
13 with the submitted plan set prepared by Stonefield
14 Engineering & Design, submitted 8/20/24.

15 The petitioner is to implement the
16 recommendations made by Southfield Police Department's
17 Crime Prevention Bureau, and continuous compliance
18 with all applicable ordinances, codes, laws and
19 statutes. And the petitioner must perform all work
20 under plans, permits, and final inspections approved
21 by the city.

22 CHAIR GRIFFIS: Thank you. Now looking for
23 a motion on the site plan.

24 MS. BERNOUDY: Through the Chair, I'd like
25 to make a motion for PSP24-0016, for a favorable

1 motion.

2 MR. MARTIN: Second.

3 CHAIR GRIFFIS: Favorable motion by
4 Commissioner Bernoudy, second by Commissioner Martin.
5 All in favor?

6 FULL COMMISSION: Aye.

7 CHAIR GRIFFIS: Any opposed?

8 (No response.)

9 CHAIR GRIFFIS: None. Both are favorable
10 recommendations, and please work out the items that we
11 requested from the Planning Department next week, and
12 good luck with City Council.

13 MR. SCHUCHMAN: Thank you so much. We're so
14 excited. We're grateful to you. Thank you for the
15 opportunity.

16 MR. MILES: Thank you very much.

17 MR. WILLIS: Thank you.

18 MR. CROAD: Through the Chair, our next item
19 is site plan review, PSP24-0017. The petitioner is
20 Monarch Investment and Management.

21 The site is located at 22277 Southfield
22 Road. Existing zoning is R-M Multiple Family Low
23 Rise. To reconfigure the south access drive from
24 Southfield Road and add a card/fob-operated security
25 gates. Current zoning is R-M, future land use is Low

1 Multi Family -- Low Density Multi Family.

2 Existing conditions. This is facing west
3 from Southfield Road, this is where they want to put
4 to security gate.

5 And then, the design. This has been
6 reviewed by the fire department as far as access,
7 emergency access. They're also including a pedestrian
8 access gate as well. So, there'll be vehicle control
9 and pedestrian control. They're adding a bike rack,
10 and this is the proposed security system.

11 With that, I'd like to -- is the petitioner
12 here?

13 MR. TUSONI: Yes.

14 CHAIR GRIFFIS: Please state your name and
15 address for the record.

16 MR. TUSONI: Hi, Michael Tusoni [phonetic],
17 22277 Southfield Road.

18 CHAIR GRIFFIS: Thank you. Anything else
19 you'd like to add about the project?

20 MR. TUSONI: No, we're just excited to add
21 another level of security to the property. So, that's
22 our goal.

23 MR. CROAD: Are you -- do you rep -- are you
24 like a property manager or?

25 MR. TUSONI: I'm the asset manager.

1 MR. CROAD: Okay.

2 MR. TUSONI: I think you dealt with

3 Isaiah --

4 MR. CROAD: Okay.

5 MR. TUSONI: -- who is the analyst over me.

6 MR. CROAD: Okay.

7 MR. TUSONI: So, I'm the asset manager.

8 MR. CROAD: Okay.

9 MR. TUSONI: So, I'm in charge of operations
10 for the property.

11 MR. CROAD: All right.

12 MR. TUSONI: Awesome. Thank you very much.

13 MR. CROAD: So, this is a straight site
14 plan. There's no public comment. So, you can go to
15 questions of the commission.

16 CHAIR GRIFFIS: Dr. Stephens-Gunn, any?

17 DR. STEPHENS-GUNN: No questions.

18 CHAIR GRIFFIS: Commissioner Martin?

19 MR. MARTIN: I believe we asked this before.

20 How long will it take to put in the new gate system?

21 MR. TUSONI: Well, we have to work with the,
22 you know, the electrician and the asphalt company and
23 concrete. So, once we are able to start, it should be
24 about a four- to six-week process.

25 We've already done a lot of the upfront

1 work. We've put in extra electrical in the building
2 in the basement close to it, so we can do, you know,
3 have WiFi, have the extra electrical that we need.
4 And we have all the plans. We had everything ready to
5 go, and then we got slowed down.

6 So, we're most likely looking to do this in
7 the spring, because the weather is just not --

8 MR. MARTIN: Yeah.

9 MR. TUSONI: We don't want to be digging up
10 concrete and asphalt in November and December. So,
11 but from beginning to end, it should be a four- to
12 six-week process.

13 MR. MARTIN: Okay. No further questions.

14 MR. WILLIS: And I have no questions, thank
15 you.

16 CHAIR GRIFFIS: Commissioner Gruber?

17 MS. GRUBER: No questions.

18 MS. BERNOUDY: No questions.

19 CHAIR GRIFFIS: Again, just appreciate you
20 going through the process. I understand the reasons,
21 and you're trying to upgrade a slightly older property
22 for the residents and, you know, make it more
23 convenient and more safe for everyone to live there.

24 MR. TUSONI: Yeah, our residents there are
25 great.

1 CHAIR GRIFFIS: Yeah.

2 MR. TUSONI: They're a really great group.
3 So, we want to do everything we can for them.

4 CHAIR GRIFFIS: Some of these projects just
5 seem like the process is extra, but, you know, that's
6 the process. We appreciate it.

7 MR. TUSONI: And again, we've loved working
8 with the city of Southfield, so we want to be --
9 continue to be good partners with you guys. So, thank
10 you.

11 CHAIR GRIFFIS: All right. Planning
12 Department?

13 MR. CROAD: Through the Chair, resolved that
14 PSP24-0017, the site plan review request by Monarch
15 Investment and Management to reconfigure the entrance
16 drive to add security gates at 22277 Southfield Road,
17 for the following reasons, with the following
18 conditions.

19 Condition one, subject to approval of the
20 zoning waiver for drive aisle width by the Zoning Board
21 of Appeals. The site shall be developed in accordance
22 with submitted plans set by Guido Architects, dated
23 8/6/24.

24 Petitioner is to implement the
25 recommendations made by the Southfield Police

1 Department's Crime Prevention Bureau regarding site
2 security, and continuous compliance with all applicable
3 ordinances, codes, laws, and statutes. And the
4 petitioner must perform all work under plans, permits,
5 and final inspections approved by the city of
6 Southfield.

7 CHAIR GRIFFIS: Thank you. With that, we're
8 looking for a motion on this site plan, which is
9 PSP24-0017.

10 MR. MARTIN: To the Chair, motion to approve
11 PSP24-0017.

12 MS. BERNOUDY: Second.

13 MR. WILLIS: Support.

14 CHAIR GRIFFIS: We've got Commissioner
15 Martin with a favorable recommendation, Commissioner
16 Bernoudy flew in there to get the second. All in
17 favor?

18 FULL COMMISSION: Aye.

19 CHAIR GRIFFIS: Any opposed?

20 (No response.)

21 CHAIR GRIFFIS: None. Thank you, good luck.

22 MS. GRUBER: Thanks.

23 MR. TUSONI: Thank you very much.

24 MR. CROAD: All right. Through the Chair,
25 we're jumping back to 22575 and 22599 Telegraph Road.

1 Just give me a minute to reset the presentation here.

2 Okay. I'm going to introduce the three,
3 next three items concurrently, but we'll have to act
4 on them separately. And this is the one that public
5 hearings were already previously held.

6 So, PCZR24-0003, which is the conditional
7 zoning; PSLU24-0016, special land use; and PSP24-0014,
8 site plan approval.

9 The petitioner is Ned Hakim. The address is
10 22599 and 22575 Telegraph Road. Existing zoning is
11 I-1 Industrial. Proposed zoning is B-3 General
12 Business. To conditionally rezone the parcel to B-3
13 General Business to allow the construction of a new
14 gas station/C-store, with alcohol sales and a
15 drive-thru/carry-out restaurant.

16 Hours of operation, the gas station/C-store,
17 24 hours a day. Food service use, daily, 5:30 a.m. to
18 9 p.m. Maximum employees per shift is six employees.

19 And there's an existing gas station on one
20 parcel. And then, the wrap around is a former bank
21 that they're purchasing and expanding.

22 So, the site is currently I-1 Industrial,
23 and the future land use designates this area
24 Southfield Tech Corridor.

25 I-1 Industrial use is permitted, and special

1 land uses are listed here on the slide. The proposed
2 zoning to B-3 General Business is a conditional
3 zoning, and those uses that are excluded would be
4 taken out, would not be allowed. What the petitioner
5 is specifically requesting to develop their retail
6 stores, gasoline stations, and restaurants with
7 drive-thru.

8 This is the site with a list of other beer,
9 wine, liquor sales in the area.

10 Existing conditions.

11 And then, this is a modified site plan from
12 our last discussion, and the layout with the store,
13 second floor, and then a revised landscape plan.
14 Building elevations, and then some renderings here.

15 So, with that, I'd like to invite the
16 petitioner's team up. If you want to add anything,
17 and maybe just talk about a couple of the changes that
18 you made from last time.

19 CHAIR GRIFFIS: Please start with your name
20 and address for the record.

21 MR. BISKNER: Good evening. Thank you,
22 commission members. I'm Brian Biskner from the Umlor
23 Group, Wixom, Michigan. This is my associate, Stacy
24 Ford, and Ned Hakim, the owner.

25 I'd like to just go over -- well, we

1 appreciated your input and your comments and questions
2 from last time. And so, we've made six changes to the
3 plan.

4 The building has been -- there used to be on
5 the -- on the southeast corner of it, it was kind of
6 put -- it was kind of a little foot. We removed the
7 foot, so we removed -- or we reduced the size of the
8 building from 7400 square foot to 6500 square foot.
9 Through that change and a couple of other tweaks of
10 the parking, we were able to shift the canopy closer
11 to the building, open up an aisleway. We were able to
12 put some parallel parking on the east side.

13 So, we were able to reduce the size of the
14 building and add six spaces to the plan: it would be
15 three in front of the building now, and three parallel
16 over to the, what will be the bottom of the landscape
17 plan there.

18 Then we have the hours of operation on the
19 cover sheet of the plan, so that's clear for everyone.
20 Number of employees, six, that we're serving.

21 And we added the picnic tables near the snow
22 storage area. That would be the south -- well, kind
23 of centrally located, but southwest quarter of the --
24 of the property, as a request of one of the Planning
25 Commission members.

1 So, those are the six main changes to the
2 plan. We no longer need a parking waiver. And Tom's
3 parking calculations were a couple different than
4 ours, but we're still in excess of what was required,
5 so we no -- we no longer need that waiver.

6 And we look forward to any questions or
7 comments.

8 CHAIR GRIFFIS: Okay, thank you. As the
9 City Planner said, we already held the public hearing
10 on this last month, I believe it was. So, open up to
11 the commission for comments. Dr. Stephens-Gunn?

12 DR. STEPHENS-GUNN: I'm still reviewing.
13 Come back to me.

14 CHAIR GRIFFIS: Okay. Commissioner Martin.

15 MR. MARTIN: Can -- Terry, can you show
16 where the snow storage is?

17 MR. CROAD: Yeah. And I'm going to remind
18 you that I'd like you to act on the conditional
19 rezoning first. And then, under the special land use
20 and site plan, we can get into site details, okay?

21 MR. BISKNER: And excuse me, can I interrupt
22 just for a moment? Didn't we get -- we got our
23 conditional rezoning approved in August.

24 MR. CROAD: That -- I had Tom review the --
25 I had Tom review the tape, and so I -- he confirmed

1 that both public hearings were held, and I'm trying to
2 recall if the rezoning was approved. So, just in
3 case, I'm going to ask them to act on it again, okay?
4 I mean, that sounds familiar, but I don't have that
5 written here, so.

6 MR. BISKNER: Okay.

7 CHAIR GRIFFIS: That does sound familiar,
8 but I'm not sure.

9 MR. CROAD: I think we did get through the
10 rezoning, and then we stopped it at the special land
11 use because there were some open questions. But just
12 to be safe, I'm going to ask you to act on the
13 rezoning, unless it's -- unless we -- do we have the
14 meeting minutes maybe? I don't think they're prepared
15 yet from --

16 MR. BISKNER: I looked at them online and
17 they weren't -- they weren't up there, at least. I
18 looked for them online.

19 MR. CROAD: Let's see. Do you remember what
20 meeting that was?

21 MR. BISKNER: August 28th, yeah.

22 CHAIR GRIFFIS: It was just a month ago,
23 wasn't it?

24 MR. CROAD: August 28th. I only have the
25 August 7th.

1 MS. GRUBER: That's the one that's right
2 here.

3 MR. CROAD: Do you have the --

4 MS. GRUBER: It's a transcript, though.

5 MR. CROAD: Okay, let me look at it. You
6 guys, if you want to -- how about we -- you can ask
7 the questions on the special land use and site plan
8 until I verify this.

9 CHAIR GRIFFIS: Okay. Let's skip ahead to
10 the improvements that they made to the plan. It
11 sounds like a reduction in the size of the building,
12 added additional parking. Dr. Stephens-Gunn, are you
13 prepared now? I can come back again.

14 DR. STEPHENS-GUNN: I remember we had a lot
15 of conversations about this, so I'm just trying to
16 figure out where we are with it.

17 Can you tell me a little bit about staffing,
18 because that was one of my concerns at the last
19 meeting, with staffing. Can you tell me a little bit
20 more about how you plan to staff it?

21 MR. BISKNER: It could be a combination of
22 three and three or two and four or four and two. But
23 it's going to be probably two in -- two in -- two on
24 the C-store, three in the food service, and a cashier.

25 DR. STEPHENS-GUNN: Okay.

1 MR. BISKNER: So, that was -- in August, we
2 talked -- he mentioned six. We had a lot of
3 discussions about six and how that mix would go. So,
4 it'll -- six is very appropriate.

5 MR. HAKIM: We have the parking now.

6 DR. STEPHENS-GUNN: Okay.

7 MR. BISKNER: And we exceed our parking,
8 too, by three or four.

9 DR. STEPHENS-GUNN: Okay. And I -- would
10 you consider employing Southfield residents?

11 MR. HAKIM: Oh, absolutely.

12 DR. STEPHENS-GUNN: Okay.

13 MR. HAKIM: Oh, yeah, definitely.

14 DR. STEPHENS-GUNN: Okay. I think my
15 concerns have been addressed, thank you.

16 CHAIR GRIFFIS: Commissioner Martin?

17 DR. STEPHENS-GUNN: He's reading the
18 transcript.

19 MR. MARTIN: Yeah.

20 CHAIR GRIFFIS: We can come back.

21 MR. MARTIN: Please come back to me.

22 CHAIR GRIFFIS: Commissioner Willis, any
23 comments?

24 MR. WILLIS: Thank you. I think most of our
25 concerns were addressed with the reduction in the size

1 of the building. Jeremy just made the comment, the
2 building is just too big. And so, this seems to
3 address all of them.

4 But for Planner Croad, do I remember -- did
5 we take a vote on any of these items?

6 MR. CROAD: No, that's what I'm confirming.

7 MR. WILLIS: Okay.

8 MR. CROAD: I believe, and I'm almost on the
9 page where I'm trying to confirm. I believe, based on
10 the comment, that you voted on the conditional zoning,
11 but I know we tabled the special land use. So, if
12 you'll give me one more minute.

13 MR. WILLIS: Okay. So, my question was
14 actually, the size of the building seems to have cured
15 many of the problems. And I think you're going to
16 have -- do you have access to the building now or is
17 there a tenant now? And is there an issue with the
18 tenant being there?

19 MR. BISKNER: Is there an issue with the
20 tenant? Is there a tenant still there or did you?

21 MR. HAKIM: No, (INAUDIBLE). He's a -- he's
22 a month-to-month tenant.

23 MR. WILLIS: Okay. Okay, fair enough.

24 MR. CROAD: Okay. Through the Chair, I did,
25 based on our meeting minutes, Mr. Willis made the

1 motion, Mr. Martin supported it. Full commission
2 support of the conditional rezoning. So, that has
3 been acted on.

4 MR. WILLIS: Okay.

5 MR. CROAD: What wasn't enacted on is the
6 special land use.

7 CHAIR GRIFFIS: Okay. So, we did approve
8 the conditional rezoning, as you said. So, the
9 current conversation is the special land use. We're
10 going to take a motion on that first, and then we'll
11 follow up with the site plan finally.

12 So, Commissioner Gruber, any other comments
13 on the special use?

14 MS. GRUBER: No, I have no questions, thank
15 you.

16 CHAIR GRIFFIS: Commissioner Bernoudy?

17 MS. BERNOUDY: No, thank you.

18 CHAIR GRIFFIS: And am I coming back to Dr.
19 -- or Commissioner Martin?

20 MR. WILLIS: He's got that look.

21 CHAIR GRIFFIS: Yeah, we've got this -- the
22 conditional rezoning was approved, and we're talking
23 about special use and/or site plan next.

24 MR. MARTIN: No questions.

25 CHAIR GRIFFIS: Okay. My concern was the --

1 it seemed like there wasn't enough parking. The
2 building was too big. You've addressed both items by
3 shrinking the building and adding the parking. So,
4 that's the biggest concern for the special use for me.
5 And you've added the additional amenity we asked for,
6 with the place to sit and eat when the weather's nice.
7 So, I think that's a -- and also a bonus for the
8 project. Planner Croad, anything else to add?

9 MR. CROAD: Well, I just, looking at where
10 you have the seating, it doesn't look like it's an
11 accessible area. So, I'm -- I was going to bring it
12 up under the site plan, that when we look at the site
13 plan, you've got a path that goes over there that
14 terminates right at the dumpster enclosure. But
15 there's no way to access a picnic table if you were a
16 person with disability in a wheelchair.

17 So, we would like to have at least a
18 combination of one seating area that would be
19 accessible. That's my only comment that I had. I
20 think overall, this plan is better than what we saw
21 last time.

22 So, we can address that under the site plan
23 part. And if you're ready, I can make a recommended
24 motion.

25 CHAIR GRIFFIS: Yes.

1 MR. CROAD: The Planning Department
2 recommends favorable recommendation of PSLU24-0016,
3 the special use request by Next Generation Development
4 LLC, to demolish the existing buildings and build a
5 gas station/convenience store with alcohol sales and
6 drive-thru/carry-out restaurant at 22575 and 22599
7 Telegraph Road for the following reasons, with the
8 following conditions.

9 The conditions are: subject to approval of
10 the condition rezoning request, PCZR24-0003, by City
11 Council; subject to approval of the site plan review,
12 PSP24-0014, by the Planning Commission. You'll be
13 making the final determination on the site plan.
14 Continuous compliance with all applicable ordinances,
15 codes, laws, and statutes; and all work to be
16 performed under plans, permits, and final inspections
17 approved by the city of Southfield.

18 Hours of operation, gas station/convenience
19 store, daily, 24 hours per day, alcohol sales
20 prohibited, per state of Michigan regulations, between
21 2 a.m. and 7 a.m. Restaurant use, daily, 5:30 a.m. to
22 9 p.m.

23 CHAIR GRIFFIS: Thank you. With that, we're
24 looking for a motion first on the special use,
25 PSLU24-0016.

1 MR. MARTIN: To the Chair?

2 CHAIR GRIFFIS: Commissioner Martin?

3 MR. MARTIN: Recommend favorable approval of
4 PSLU24-0016, special land use.

5 MR. WILLIS: Support.

6 CHAIR GRIFFIS: We've got a favorable motion
7 by Commissioner Martin, supported by Commissioner
8 Willis. All in favor?

9 FULL COMMISSION: Aye.

10 CHAIR GRIFFIS: Any opposed?

11 (No response.)

12 CHAIR GRIFFIS: None.

13 Okay. The last item is the site plan review
14 for the same project, PSP24-0014. And Planner Croad,
15 you were (INAUDIBLE) --

16 (Crosstalk.)

17 MR. CROAD: Yeah, I just want to go back to
18 the site plan if I could. So, you can see here you've
19 got it pedestrian striped here.

20 MR. BISKNER: That's the old site plan.

21 MR. CROAD: Okay. So, what I'm talking
22 about is, let me see, I must -- there we are, right?

23 This is the correct one?

24 MR. BISKNER: That's it.

25 MR. CROAD: Yeah. So, you come across here

1 and you kind of dead end into this dumpster enclosure
2 area, and there's no access --

3 MR. MARTIN: To the tables.

4 MR. CROAD: -- to these picnic tables. No
5 accessible access to the picnic tables.

6 MR. BISKNER: Oh, yeah, we can easily do
7 that, yep.

8 MR. CROAD: So, if you could correct that
9 prior to council? And then, is this EV charging or
10 that's your EV charging station?

11 MR. BISKNER: Yep.

12 MR. CROAD: Yeah.

13 MR. BISKNER: Handicap-accessible EV
14 charging station.

15 MR. CROAD: Yep. So, maybe just label that,
16 okay, so it's clear for council.

17 MR. BISKNER: It's labeled on the site plan.
18 But I agree that we look at that landscape plan a lot.

19 MR. CROAD: Yeah. I mean, this is a better
20 graphic than trying to read a black and white site
21 plan.

22 MR. BISKNER: Right.

23 MR. CROAD: So, those are the -- those are
24 my only two comments. I can -- I don't know if the --

25 MR. MARTIN: Can you go back to where you

1 were?

2 MR. CROAD: You had -- you had a question,
3 yeah.

4 MR. MARTIN: Yeah. Can you show where the
5 snow storage area is?

6 MR. BISKNER: It's going to be on the cover,
7 the sheet C-1 of the site plan.

8 MR. CROAD: Right, just --

9 MR. BISKNER: Or right there.

10 MR. CROAD: It's this area, right?

11 MR. BISKNER: Yeah.

12 MR. CROAD: Right in this area.

13 MR. MARTIN: Okay, all right. I couldn't
14 see it on what we had.

15 MR. CROAD: And then, you've got a fountain
16 proposed?

17 MR. BISKNER: Yep.

18 MR. CROAD: And then, are you going to ask
19 the Arts Commission to consider that as your public
20 art, or do you have something else planned?

21 MR. HAKIM: It's a nice fountain, really a
22 big one. But of course, in the winter time we'll have
23 to, you know, winterize it somehow.

24 MR. CROAD: Okay.

25 MR. HAKIM: But it's going to be a nice

1 (INAUDIBLE).

2 MR. CROAD: Okay. That's going to be
3 subject to the Arts Commission saying that's
4 acceptable, or maybe if they, for whatever reason,
5 then you put a piece of art there.

6 MR. BISKNER: Do we -- do we -- do we go to
7 council first?

8 MR. CROAD: You can go to council first, and
9 then you'd be subject to all the other requirements.
10 Prior to your building permit, you'd have to be in
11 front of the Arts Commission, and then either put up
12 an art bond or have a commissioned piece. You're
13 going to have to have to put a bond up just to
14 guarantee the piece, anyways. And then, your final
15 certificate of occupancy would be subject to you
16 satisfying that art requirement.

17 So, you can -- you can do it after council.
18 Before you pull a permit, you're going to have to have
19 at least the bond in, okay?

20 MR. HAKIM: We're going to have a choice to
21 put a fountain or any other art object, right, for the
22 (INAUDIBLE)?

23 MR. CROAD: There's a broad definition of
24 what art -- it could be mural, it could be a
25 sculpture. It could be a water feature, but that is

1 subject to the Arts Commission's approving, or you can
2 make a donation to the art fund, or any combination
3 thereof.

4 MR. HAKIM: Okay.

5 MR. CROAD: Okay.

6 CHAIR GRIFFIS: To the commission, any other
7 site plan comments for this project? I made mine
8 earlier, that the building is now the right size and
9 all the parking fits.

10 MR. MARTIN: Yeah. We had a question about
11 what was going to be the 20 -- for the drive up
12 window, what type of vendor? Have you -- and the
13 hours of operation for the drive-up window?

14 MR. CROAD: Yeah, we -- we have the hours --

15 CHAIR GRIFFIS: We had the hours.

16 MR. CROAD: -- from 5:30 a.m.

17 MR. HAKIM: That's right.

18 MR. CROAD: Yeah, we adjusted that.

19 CHAIR GRIFFIS: The hours are in the

20 (INAUDIBLE) --

21 MR. CROAD: But do you have any further
22 understanding?

23 (Inaudible crosstalk.)

24 MR. CROAD: Okay. So, we try to make it
25 broad, so whoever they get in there could fit in.

1 MR. MARTIN: Okay.

2 MR. CROAD: And that was under special land
3 use: restaurant use, daily, 5:30 a.m. to 9 p.m.
4 That's what you recommended for approval.

5 MR. MARTIN: Okay.

6 CHAIR GRIFFIS: That's down from midnight --

7 MR. MARTIN: Yeah.

8 CHAIR GRIFFIS: -- and other things that
9 were discussed, so.

10 MR. HAKIM: (INAUDIBLE.)

11 MR. WILLIS: Yeah.

12 MR. CROAD: So, with that, the Planning
13 Department recommends favorable -- actually, we're
14 recommending a favorable approval, but you get to
15 approve this one tonight.

16 PSP24-001, for the site plan review request
17 by Next Generation Development, to demolish existing
18 buildings and build a gas station/convenience store
19 with alcohol sales and a drive-thru/carry-out
20 restaurant at 22575 and 22599 Telegraph Road, to be
21 approved for the following reasons, with the following
22 conditions.

23 The conditions are subject to approval of
24 the conditional rezone request, PCZR24-0003, by City
25 Council; subject to approval of special land use,

1 PSLU24-0016, by City Council. The site and building
2 shall be developed in accordance with the submitted
3 plan set prepared by Umlar Group, revision dated
4 September 13, 2024.

5 The petitioner is to implement the
6 recommendations made by the Southfield Police
7 Department's Crime Prevention Bureau regarding site
8 security, continuous compliance with all applicable
9 ordinances, codes, laws, and statues, and all work to
10 be performed under plans, permits, and final
11 inspections approved by the city of Southfield.

12 CHAIR GRIFFIS: Thank you. With that, we're
13 looking for a motion on PSP24-0014.

14 DR. STEPHENS-GUNN: I move that the Planning
15 Commission accept a favorable recommendation of
16 PSP24-0014.

17 MR. WILLIS: Support.

18 CHAIR GRIFFIS: We've got a favorable motion
19 by Dr. Stephens-Gunn, supported by Commissioner
20 Willis. All in favor?

21 FULL COMMISSION: Aye.

22 CHAIR GRIFFIS: Any opposed?

23 (No response.)

24 CHAIR GRIFFIS: None. Okay. Site plan is
25 approved. Thank you.

1 MR. BISKNER: Thank you, Planning Commission
2 members.

3 CHAIR GRIFFIS: Good luck.

4 MR. BISKNER: Have a great evening.

5 MR. HAKIM: Chairman, Commissioners, thank
6 you.

7 MR. WILLIS: Thank you.

8 MR. HAKIM: Terry, thank you so much.

9 MR. CROAD: We'll see you guys next month.

10 CHAIR GRIFFIS: All right. And circling
11 back around to 28930 Telegraph Road, the Dreams
12 Cannabis. Is that correct? I think so.

13 MR. CROAD: Yep. Just so you know guys, we
14 had moved you in front of the agenda.

15 MS LUTFI: (INAUDIBLE.)

16 CHAIR GRIFFIS: You were first -- first --

17 MR. CROAD: You would -- you would have been
18 number two on the agenda, but.

19 MS LUTFI: Thank you.

20 MR. CROAD: Okay. Now, I gotta reset here.

21 Okay. This is PSLU24-0018. Petitioner is
22 Dreams Canna. Property located at 28930 Telegraph
23 Road. Existing zoning is B-3 General Business.

24 To amend the conditions of the special land
25 use approval, PSLU23-0004, to extend their hours of

1 operation to 9 p.m. on Saturdays and Sundays.
2 Currently, hours of operation, Monday through Friday,
3 9 a.m. to 9 p.m., and then Saturday would be 9 a.m. to
4 9 p.m., Sunday, 10 a.m. to 9 p.m.

5 I'll just go through the existing conditions
6 here. No physical changes to the site or the floor
7 plan. This is existing photo from the corner. And
8 with that, do you guys want to add anything to the
9 presentation?

10 CHAIR GRIFFIS: Please just tell us your
11 name and address for the record.

12 MS. LUTFI: Nadia Lutfi, 28930 Telegraph
13 Road. I'm the owner/manager of Dreams Canna. And
14 we're just looking to extend our hours to better serve
15 our hard-working customers that can't really make it
16 there on the weekends to shop in time.

17 It would also open up more job opportunities,
18 as we need extra shifts if we open later. And we also
19 have armed security that's going to be there through
20 those hours, which makes it safe for the customers and
21 the staff as well. Anything, any questions, we'll be
22 happy to answer.

23 CHAIR GRIFFIS: Okay, thank you. This is a
24 public hearing. I'm going to open up the public
25 hearing at this time. Any members of the public wish

1 to speak on this item?

2 (No response.)

3 CHAIR GRIFFIS: Seeing none, the public
4 hearing is closed. Thank you.

5 Commission, any other questions or comments
6 on this item?

7 DR. STEPHENS-GUNN: Nope.

8 CHAIR GRIFFIS: Commissioner Martin?

9 MR. MARTIN: No.

10 CHAIR GRIFFIS: Commissioner Willis?

11 MR. MARTIN: Why are you late? No, I'm
12 joking.

13 MS. LUTFI: No, that's all right.

14 MR. WILLIS: I do have a comment. When you
15 first moved in -- I live in a neighborhood near you.
16 My neighbors came together and said, they're coming.
17 We have to do something. They're coming. Now, you've
18 been here for a while, and we see what kind of
19 neighbor you are. I think you've stopped being a
20 marijuana store, something to be afraid of, to a
21 store.

22 So, I'm kind of glad we've made that bridge.
23 And I drive through, I see other stores in other
24 communities. So, I think we've kind of made that
25 transition. So, I just want to let you know, from

1 this point of view, that's what we are seeing.

2 CHAIR GRIFFIS: Commissioner Gruber?

3 MS. GRUBER: I feel like we know you
4 already. I don't have any other questions, but it is
5 nice to see you again.

6 UNIDENTIFIED SPEAKER: It's nice to be here.

7 MS. LUTFI: We don't mind.

8 CHAIR GRIFFIS: Commissioner Bernoudy?

9 MS. BERNOUDY: None.

10 MS. LUTFI: My girlfriends.

11 CHAIR GRIFFIS: Thank you for going through
12 yet another process.

13 MS. LUTFI: Right.

14 CHAIR GRIFFIS: But I have no objections to
15 this project or extending the hours. With that,
16 looking for a recommendation from the Planning
17 Department.

18 MR. CROAD: The Planning Department
19 recommends favorable recommendation of PSLU24-0018,
20 the special use request by HTP Telegraph LLC, to amend
21 the conditions of special land use approval;
22 PSLU23-0004, to permit the existing marijuana
23 provisioning center/adult-use marijuana retailer
24 located at 28930 Telegraph Road, Southfield, to stay
25 open until 9 p.m. on Saturdays and Sundays, for the

1 following reasons and the following conditions.

2 Specifically, the condition is continuous
3 compliance with all applicable ordinances, codes,
4 laws, and statutes, and the petitioner must perform
5 all work under plans permits and file inspections
6 approved by the city of Southfield. Dreams Canna,
7 hours of operation per the ordinance requirements in
8 section 5.22-8.

9 CHAIR GRIFFIS: Thank you. Looking for a
10 motion from the commission.

11 MR. MARTIN: To the -- excuse me. To the
12 Chair, motion to approve PSLU24-0018.

13 MS. BERNOUDY: Second.

14 CHAIR GRIFFIS: Sorry, who said?

15 MS. BERNOUDY: Second.

16 CHAIR GRIFFIS: All right. We've got a
17 favorable motion by Commissioner Martin, second by
18 Commissioner Bernoudy. All in favor?

19 FULL COMMISSION: Aye.

20 CHAIR GRIFFIS: Any opposed?

21 (No response.)

22 CHAIR GRIFFIS: None. A favorable
23 recommendation, thank you.

24 MS. LUTFI: Thank you.

25 UNIDENTIFIED SPEAKER: Thank you very much.

1 CHAIR GRIFFIS: Good luck.

2 MR. MARTIN: Thank you.

3 CHAIR GRIFFIS: All right. I believe that's
4 all the items in any order that we discussed them.
5 Meeting minutes from August 7th and August 28th, any
6 questions or comments?

7 (No response.)

8 CHAIR GRIFFIS: All right.

9 MR. MARTIN: To the --

10 CHAIR GRIFFIS: Go ahead, Commissioner
11 Martin.

12 MR. MARTIN: To the Chair, motion to approve
13 the study minutes from August 7th and the regular
14 meeting minutes of August 28th of the Planning
15 Commission.

16 MR. WILLIS: Support.

17 CHAIR GRIFFIS: Okay. Favorable motion on
18 the meeting minute approval by Commissioner Martin,
19 supported by Commissioner Willis. All in favor?

20 FULL COMMISSION: Aye.

21 CHAIR GRIFFIS: Opposed?

22 (No response.)

23 CHAIR GRIFFIS: None. All right.

24 Public comment, I'd like to open up the
25 public comment portion of the meeting at this time.

1 Any members of the public who wish to come forward and
2 speak? I do see that two of the names on the list
3 were actually petitioners.

4 (No response.)

5 CHAIR GRIFFIS: And seeing no other public
6 present, close the public comment portion. City --
7 the council items update?

8 MR. CROAD: We have a regular meeting
9 scheduled this Monday to act on the items that you
10 recommended last month. So, I don't have any anything
11 new to report.

12 I believe we received a bronze status for
13 our EV charging program. That's going to be announced
14 Monday night. And Ms. Hanna and the group is going to
15 present the findings of our food waste elimination
16 study program. And then, they'll be acting on the
17 other two items that are escaping me right now. But
18 we'll give you a report on those action items at your
19 next meeting.

20 CHAIR GRIFFIS: Okay, thank you. Under
21 miscellaneous, next few meetings here?

22 MR. CROAD: Yep. October 9th study meeting,
23 October 16th, I'm not sure if Tom has any amendments
24 that he wants to discuss with you. So, that's kind of
25 a flex meeting right now. And then, October 23rd

1 would be your regular meeting.

2 I wanted to mention today, I had a series of
3 developer meetings. We try to host -- hold them on
4 Wednesdays. And I know sometimes, Mr. Griffis, you
5 mentioned about us being burdened some with the
6 process. But we had to call a local businessperson
7 in, basically to slap them on the hands because they
8 demolished two buildings without a permit. They
9 started renovations without a permit. They poured
10 concrete on an entire site that was previously gravel,
11 with no storm water engineering approvals.

12 And we constantly are dealing with people
13 who don't want to follow the rules, and then we're put
14 in a difficult position to try to resolve their issues
15 with them. You know, I had -- I think almost four out
16 of the four meetings I had were either people not
17 following the -- following our process, following our
18 rules. We're not coming in soon enough. And we don't
19 want to be burdensome, but there's a reason why we
20 have a process for public health, safety, and welfare.

21 And one gentleman, it could cost him tens of
22 thousands of dollars, maybe even more, because he did
23 some stuff without getting approvals in the first
24 place, and to correct those is going to cost him a lot
25 of money and time.

1 And so, we are constantly trying to be
2 redevelopment ready. And as you know, we've reduced
3 some of our review times, and we're trying to be
4 conscious and work with people. But there's always
5 those that don't want to follow the rules or hope they
6 don't get caught, and they do. And then, we're always
7 put in a difficult position trying to correct their
8 mistakes.

9 MS. BERNOUDY: Are they -- are they fined
10 for these violations?

11 MR. CROAD: Sometimes they're taken to court
12 and they're fined. What we try to do is resolve the
13 issue. So, we put a stop work order in, have them
14 come in, then submit the plans that they were supposed
15 to submit, and try to work through those and get full
16 compliance.

17 That's our first -- we don't -- our goal is
18 not to take people to court. And, you know, some of
19 the fines are, they're not very punitive, so people
20 will pay them and then just keep operating. And it's
21 -- it's, you know, a long process to just even get
22 them a court appearance. And then, you know, give
23 them more time to comply. And so, if we can get them
24 to comply first without going to court, that's what
25 our goal is.

1 DR. STEPHENS-GUNN: So, how do you take down
2 two buildings and nobody notices?

3 MR. CROAD: That's my question, too.

4 CHAIR GRIFFIS: Well, somebody noticed
5 eventually.

6 MR. CROAD: I think the Planner noticed and
7 reported it, and that's how it got caught.

8 CHAIR GRIFFIS: You hit them with a big
9 hammer, so they fall down fast, and they scoop them up
10 fast.

11 MR. CROAD: You know, sometimes things
12 happen over the weekends, right?

13 MR. MARTIN: Yeah.

14 MR. CROAD: You know, we're here Monday
15 through Friday, and there's supposed to be codes
16 people driving around on the weekends. But that's
17 -- sometimes that's how things happen.

18 And I'll tell you, I'll just say that the
19 area where that had happened has been under major
20 construction where lanes have been reduced, and people
21 have avoided driving by there. And that's I think
22 another reason why someone didn't catch it. But
23 ultimately, it did get caught, and we're working
24 towards corrective actions.

25 And you know, it's a funny thing with aerial

1 photos that are taken every two years and Street View.
2 You can show what was there before and what's there
3 afterwards.

4 MR. WILLIS: What -- I was looking at
5 Southfield Road. It seems to be a lot of projects
6 going on to freshen up buildings. Is that part of a
7 coordinated effort, or just happened to happen?

8 MR. CROAD: Well, I think, you know, it's
9 you got -- you've heard of the broken window theory?
10 Well, you also have when people start investing, it
11 makes other people invest.

12 MR. WILLIS: Okay.

13 MR. CROAD: But the Telegraph/12 Mile
14 corridor has been hot because of the average vehicles
15 per day and the household incomes that travel through
16 there are on every marketing person's radar. That
17 north Southfield Road, from 12 Mile north, also has a
18 similar demographic, where everybody wants to be.

19 And then, as you know, you've approved a
20 number of plans. Sometimes it takes a while, like
21 that Culvers; that car wash I think has finally gotten
22 underway. And then, we're doing a number of admin
23 approvals for facades and development. But that north
24 Southfield Road has been very hot the last several
25 years. Again, based on the volumes of traffic and

1 based on household incomes, that's where everyone
2 wants to be.

3 So, I think it's just a combination, some
4 things slow down because of interest rates and lack of
5 labor and cost of construction. The interest rates go
6 down, that's going to spur redevelopment. So, there's
7 a lot of factors that come into play.

8 You know, things changed dramatically since
9 COVID. A lot of people working from home, and there's
10 a greater need for storage. A lot of people doing e-
11 commerce, they need an air -- they need storage for
12 their products; they're not storing at their home.
13 That's why there's a boom there.

14 CHAIR GRIFFIS: Any other comments from the
15 commission?

16 MR. MARTIN: Do we have contacts with MDOT
17 or? Because we had a big problem with 11 Mile, where
18 11 Mile was just, one day, it just blocked off.

19 MS. BERNOUDY: Yep.

20 MR. MARTIN: No rhyme, no reason, no notice,
21 no nothing.

22 MS. GRUBER: And the city couldn't -- I
23 called.

24 MR. MARTIN: Yeah, and we --

25 MS. GRUBER: And she couldn't even -- she

1 was very nice, but she couldn't tell me who was the
2 project, and the people working thought it was so
3 funny that we had to make illegal left turns because
4 there was no signage, and we couldn't make the left,
5 and it's a one-way road. So, we couldn't make a right
6 legally, right? Yeah, they --

7 MR. MARTIN: Just (INAUDIBLE).

8 (Crosstalk.)

9 MS. GRUBER: Oh, you did? Oh, good for you
10 because --

11 MR. MARTIN: Go through that island, yeah.

12 MS. GRUBER: -- they were -- it was
13 horrible.

14 MR. CROAD: Yeah.

15 MS. GRUBER: And those guys working thought
16 it was really funny.

17 MR. CROAD: Right. Well, I've been caught
18 where I go home to get on the freeway one day, and the
19 next day it's blocked off.

20 MR. MARTIN: Yeah.

21 MR. CROAD: Then I find out my GPS is taking
22 me in the opposite direction, and I'm not -- I'm
23 constantly trying to go the way, and I keep finding
24 them blocked off. Well, the GPS picked up on the
25 construction closures, so I have to go east on 11

1 Mile, cross over, and then --

2 MR. MARTIN: Come back.

3 MR. CROAD: -- get back on to get -- to go
4 west.

5 MR. MARTIN: Yeah, it's crazy.

6 MS. GRUBER: Is it still closed?

7 MR. MARTIN: And -- hmm?

8 MS. GRUBER: Is it still closed, because I
9 have to --

10 MR. MARTIN: No, it's open now.

11 MS. GRUBER: Oh.

12 MR. MARTIN: It's open.

13 MS. GRUBER: I haven't been right there
14 because I didn't know what to do.

15 MR. MARTIN: Yeah. We had our community
16 meeting last Tuesday.

17 MS. GRUBER: Yeah.

18 MR. MARTIN: And that night, people just
19 moved the signs. And then, the next day, they were
20 up, and then someone -- then they came down and took
21 them back down.

22 MS. GRUBER: But even the night before,
23 there was no signage. That was the problem.

24 MR. MARTIN: Yeah, no signage.

25 MS. GRUBER: No, you -- you're literally

1 there, and you have nowhere to go.

2 MR. MARTIN: And then, the reason I asked
3 about MDOT is because someone ran into the wall that
4 they built up 696.

5 MS. GRUBER: Oh, I saw that.

6 MR. MARTIN: It's been -- it's had a hole in
7 it for three months. And we finally got in touch with
8 MDOT. They didn't even know about it. And, you know,
9 we kept -- we called the city about it. They didn't
10 -- they didn't -- it wasn't their problem. So, you
11 know, they gave us the number to MDOT, and MDOT
12 doesn't answer that phone. It's just.

13 MR. CROAD: I'll try to pass on some of this
14 to the City Engineer.

15 MS. GRUBER: Thank you.

16 MR. MARTIN: Thank you.

17 DR. STEPHENS-GUNN: To the Chair, I motion
18 that we adjourn the meeting.

19 CHAIR GRIFFIS: Agreed.

20 MR. WILLIS: Support.

21 CHAIR GRIFFIS: Meeting adjourned.

22 (At 7:33 p.m., meeting adjourned.)

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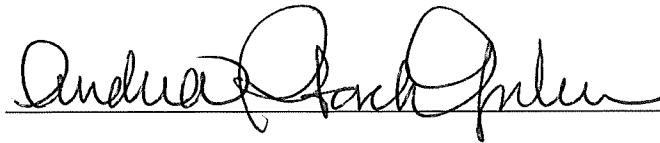
JANICE P. YATES, CER-9181

Notary Public,

Kent County, Michigan

My Commission expires: December 2, 2029

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Andrea Storch Gruber, Secretary

Date: November 6, 2024