

MINUTES

REDFORD TOWNSHIP SITE COMMITTEE

Wednesday – March 8, 2023

The regular meeting of the Redford Township Site Committee was held on Wednesday, March 8, 2023 at 4:00 p.m., in the Conference Room of the Leo Snage Public Services Building at 12200 Beech Daly Road, Redford, Michigan. The meeting was called to order by Sean Griffin.

ROLL CALL: Sean Griffin, Chairman Present
 David Allen, Secretary Present
 Michael Dennis, Director of Public Services & Community Development Present
 Jeff Corbin, Building Department Superintendent Present
 AJ Thomas, Fire Inspector Present

GUESTS: Anthony Jablonski, Economic Development Director

OLD BUSINESS: N/A

NEW BUSINESS:

<u>SITE #</u>	<u>BUSINESS NAME & ADDRESS</u>	<u>ZONING</u>	<u>PURPOSE</u>
23-0019	The Camp – Private Gym 15116 Beech Daly Road	C-2	New Occupancy

Renee Siner (8202 Shearwater Cir., Commerce Twp.) The plans are to open a gym. Mr. Griffin so work out, any dancing or anything of that nature? Ms. Siner more like metabolic conditioning, it uses power lifting, dead lifts, high interval intensity training; that is one portion of it in the large portion upstairs. In the basement, dirty boxing (traditional boxing but they call it dirty boxing) & yoga. Mr. Griffin what days & hours will you be open. Ms. Siner the plan is to be open 7 days a week with limited hours on the weekend. Monday thru Friday the hours of operation could range from 5:30 to 7pm but the training sessions will be staggered throughout the day & mixed with personal training; out of the building by 8-9 at night. Mr. Griffin how many employees; Ms. Siner right now 3 of them; 2 trainers and her, she is a nurse practitioner, she is not a trainer. Mr. Griffin all 3 of you will be there at the same time every day; Ms. Siner no, there will be varied different times of the day. They will probably be there most of the time; she works full-time still so she will be in & out. Photo displayed; Mr. Griffin asks about parking. Ms. Siner all of this parking belongs to this building space so it is 7 parking spots with 1 handicapped. Discussion. Class times staggered; average group class is 6-8 people. She identified public parking spaces on Elba & Elsinore. Mr. Griffin you are telling them to park on the side streets; Ms. Siner no, there are actual parking spots. They went across the street & asked the Police Dept. Mr. Griffin how many people, best case scenario, would be in that building at one time? Ms. Siner thinks starting 8-12, once they get everything going and they rebuild their client-base. Starting will be 4-6. Mr. Griffin you said you are going to use the basement; is there exits in the basement? Ms. Siner yes, 3 exits: 1 front, 1 middle, 1 end. She will have the people come in from the back of the building & go downstairs. There are 3 separate stairs. Mr. Corbin remembers that building because he remembers going down the steps.

Mr. Allen you said 4-6 but pretty much you wanted to max out at 8-12; Ms. Siner yes.

Mr. Dennis are you already in the building; Ms. Siner no, they are waiting for approval. The only thing they are doing in there is paint & decorations. Mr. Dennis the pictures with the equipment is not yours;

Ms. Siner it is theirs, that is them moving the equipment in. They are in the building but they are not operating. Mr. Dennis what kind of improvements are you going to make to the building; Ms. Siner just some minor paintwork & the decorations, that is all that is needed, which is one of the benefits why they choose the building. Mr. Dennis are you going to put a nice sign on the building; Ms. Siner yes. Mr. Dennis the last occupant barely had any signage and it just looks like the building is sitting vacant. Ms. Siner that is the plan & she will make note of that. Mr. Dennis please do; it is nice to advertise it, you've got high traffic. They are in the Downtown District, you are obviously across from Town Hall & Court, etc. Mr. Dennis is the Dirty Boxing actual boxing or something with poles; Ms. Siner he has mitts & a couple of bags. Mr. Dennis the reason he is asking is there is another place in the area that does pole dancing; Ms. Siner no, no poles. He is a former MMA USC fighter; it is more professional training. Mr. Corbin is going to have to go there because that burns a lot of calories; Ms. Siner yes it does & he is really good. Mr. Dennis has a question we ask every applicant: Do you have any intention of growing, selling, transporting, testing any marijuana-based products within the medical or recreational marijuana industry? Ms. Siner no. It is illegal to have a marijuana-based business in a commercial or industrial building/property within Redford Township at this current time. For the record, this applicant has stated that they have no intention of taking part in any aspect of the marijuana business at this property. If something did occur, we could in turn shut you down and secondly just remember you are in the Downtown District, across from Town Hall, the Courts, the judges, elected people. You will have a lot of eyes on you; it is a great location but he wanted to tell her. Ms. Siner is a nurse practitioner and doesn't want to have a reputation.

Mr. Corbin it will just be your staff, it will not be any third-party trainers training their people at the facility; Ms. Siner no, just their team, that's it. Mr. Corbin you will have stuff like oxygen on-site in case someone kinda falls out; Ms. Siner they don't have oxygen but she will obtain oxygen. They have medical equipment right now, AED she will get as well.

Inspector Thomas is there more than 1 set of stairs; Ms. Siner there is the front, the middle, & in the back there is 1 set of stairs going down & 1 set of stairs going up, it is a weird house kinda. Inspector Thomas doesn't believe that building has a Knox Box; new businesses in the Township are required to purchase them for Fire Dept. access; explains.

A motion was made by Mr. Dennis, supported by Mr. Allen, to approve new occupancy for The Camp at 15116 Beech Daly Road, subject to Necessary permits and inspections. All ayes. Motion carried.

Mr. Griffin explains the New Occupancy packet, Chamber of Commerce, signage & permit. Mr. Griffin we are glad you picked Redford & good luck! Ms. Siner thanks for having her! Mr. Corbin if you have any questions, reach out to him & give him a call.

23-0020 Wrap World LLC C-1 New Occupancy
23245 Plymouth Road

Mahamed-Ali Rammal (5818 Middlesex, Dearborn) and Jay Rammal (his father). He wants to do wraps, rice bowls, loaded fries, burgers, carry-out only, no drive-thru. Mr. Griffin days open & what hours; Mr. Rammal they are planning to open next month, open 7 days from 10 to 7 or 8, they are not sure yet. Mr. Griffin how many employees will be there at one time; applicants 2 employees.

Mr. Allen no questions, it was a restaurant before; applicant it was BBQ.

Mr. Dennis is the dumpster still onsite; applicant yes. Mr. Dennis are you going to need a grease trap; applicants yes, it is in the back. Mr. Dennis would like them to try to keep the alley as clean as possible. Since you do not have a dumpster enclosure, because there is no room for an enclosure; applicant there is one. Mr. Dennis there is a dumpster, not an enclosure. The enclosure helps keep the garbage down, keeps the rodents, so please do your best to keep that alley clean & clear so the residents behind you don't have any sort of issues. Mr. Dennis has a question for them both; we ask every applicant that

comes into this meeting: Do you have any intention of growing, selling, transporting, testing any marijuana-based products within the medical or recreational marijuana industry? Applicants no. It is illegal to have a marijuana-based business in a commercial or industrial building/property within Redford Township. For the record, this applicant has stated that they have no intention of taking part in any aspect of the marijuana business at this property. Mr. Dennis it was a BBQ place before; is everything still inside, equipment? Applicants yes, everything they saw on the video. Mr. Corbin the BBQ guy never opened. Discussion.

Mr. Corbin has no questions.

Inspector Thomas has no questions.

Mr. Griffin do you own or have you leased the building; applicants lease.

A motion was made by Mr. Allen, supported by Mr. Dennis, to approve new occupancy, subject to:

1. Necessary permits and inspections
2. Applicant will maintain the alley, keeping it clean & clear, and maintain the building & property as well
3. Repair, reseal & restripe parking lot

All ayes. Motion carried.

Mr. Griffin explains the New Occupancy packet, Chamber of Commerce, signage. Applicant there are 2 signs, one on the building & one on the pole. His contractor already knows about permits. Mr. Griffin are you in business currently somewhere else; applicants dad is. He has been doing it for 35 years, family dining, mostly Big Boy's & Ram's Horns. Mr. Griffin welcome, good luck & he is glad they picked Redford!

23-0021

**VeTech LLC -- Warehousing
12100 Inkster Road**

C-2

New Occupancy

Chris Kourtakis (27845 Lauren St. E, Harrison Twp.) Stag Industries owns the building; they will be doing warehousing of what they don't know yet. Their accounts are General Motors & Ford, it will be automotive parts they just don't know what. It could be anything from molded plastics to engines to transmissions to anything they give them. Mr. Griffin would the engines & transmission have the fluids in them; applicant no. Mr. Griffin when you say automotive & you are not sure, it is just a wide range. Applicant they come to them & say we need to store X, Y, Z and this is what you are going to get. Mr. Griffin it is strictly automotive to do with finished cars; applicant not even. They do back notes (?) and emergency services. Say they have a vendor that is in distress, they will ship us 12,000 door panels. Mr. Griffin there is no raw material, it is all finished parts that go somewhere on a car; applicant correct. It could be anything, they just don't know. Mr. Griffin how many employees; applicant they will be having roughly creating 30 new jobs over 2 shifts. Mr. Griffin 30 new jobs for Redford residents is nice to hear. How about noise, you back up to some residential areas on the east side of your property; applicant they are not running anything, testing anything. Worst case scenario there will be 6 deliveries per day between 8am & 3pm. They have 5 dock doors on the one side, so semis will come off the main drag, come in, turn, back up, load or unload. Mr. Griffin you have plenty of parking, do you have to do anything to the building, any upgrades. Applicant no, they are taking it as-is, offices & everything they are leaving, using it for the 4 walls that are there.

Mr. Allen are you planning on using pretty much all of the building; applicant 140,000 wall to wall. They will not be pallet racking. 130,000 is warehouse space and 8,000 office space. They will have a couple people in the office, the rest is warehouse floor. They are not pallet racking so everything will be 2-stack & 3-stack high based on what the criteria are of the packaging. It will be pallet loads only so nothing obscure or anything else like that.

Inspector Thomas are they sending you batteries; applicant as of right now no. Inspector Thomas that would require a different meeting for storing those; applicant not a problem. When he has dealt with batteries in the past, as long as they are not charged and as long as they don't have any electrical current to them, they are a dead weight. Inspector Thomas charged batteries are what he is concerned about. Applicant if anything were to come into that situation (explains past experience), they know how to handle them as hazmat in terms of if it explodes. Inspector Thomas if you are going to take batteries at that location, he would like to see some plans; applicants as of right now they just don't know.

Mr. Dennis did speak to the tenant because they are sub-leasing right now; Mr. Kourtakis that is correct. It is a 5 + 5 (year) lease. Mr. Dennis what time are the shifts; applicant 6am-3pm and 3pm-11pm. Mr. Dennis are you going to put a nice sign out there; applicant they are. Mr. Dennis good, it is nice to see it occupied; it was a big downer for us when U-tech, we have gone thru the ringer with them as well and we appreciate you picking up the slack because it is a beautiful spot. Roush was in there for 8 years, they downsized, went back to Livonia, then U-Tech; just want to make sure it is a good viable use for you with the 5 docks & everything sounds like it will be. Mr. Kourtakis as of right now it is; the biggest draw to it was the climate control, which helps them (explains) so they can maintain the 72-75degrees. Mr. Dennis one of the things brought up at the last meeting with U-Tech, the parking lot is not in the greatest shape. He doesn't know if they did some stuff but at a minimum you will have to repair, reseal & restripe for safety purposes; you need to talk to the landlord, which is Stag. He just doesn't think they got that far, but it was part of the motion. The outer part is worse; we understand there is some ownership dispute, there is some discussion. It will be in the motion that if U-Tech did not do it; applicant no, they have not done anything with it. Applicant will bring that up but that was one of the points with their lease, they are not using it, they don't want anything to do with it. One of the concerns he had with the building was he doesn't want to pay \$20,000 to plow a lot that he doesn't need to so as long as they have a fire-path in & for their employees, it would be fine. Mr. Dennis tells him to talk to the landlord; it is something in the motion, you have got to stripe some of these parking lots. Applicant will definitely bring it up. Discussion. Mr. Kourtakis they will park in the back; they won't even use the front. Their employee entrance will be right next to the docks in the back and since they will be running 2 shifts, 30 people it's only 15 cars. Photos displayed. They are not planning on utilizing any of this, unless he finds a car dealership that wants an overflow lot or some storage. Mr. Dennis you can't do that; Mr. Griffin no more storage lots in the Township. Discussion. Mr. Dennis has a question that we ask every applicant: Do you have any intention of growing, selling, transporting, testing any marijuana-based products within the medical or recreational marijuana industry? Applicant absolutely no. It is illegal to have a marijuana-based business in a commercial or industrial building/property within Redford Township. For the record, this applicant has stated that they have no intention of taking part in any aspect of the marijuana business at this property. Mr. Dennis are you currently doing this business on the east side; Mr. Kourtakis they are managing warehouses between Wixom, Romulus, Detroit, potentially Livonia (they sign that lease next week), potentially Highland Park (sign that lease in a couple weeks). Discussion. He is not the ownership; he is basically the one that takes care of everything. VeTech is a 63-employee company & growing. They are veteran owned, disabled veterans. Most of their contract work is supplying engineers and some warehousing, EV projects, on-site with Ford, etc. Mr. Dennis if you ever look into more expansion, Tony (Economic Dvlp Dir.) will give you his card that if we have some other warehousing places maybe you are interested, you have other locations, other businesses that you would like to move to RT, please share your info with Tony and he can help you out. Mr. Kourtakis absolutely and if there are any economic plans or job developments, they are always open to that as well. SC that would be Tony.

Mr. Corbin no, he answered many of his questions via their phone conversations & email so he is set.

Inspector Thomas if they do plan on accepting batteries here, he would like a plan on where they are going to store them; submit it to the Building Dept. after the fact, he is fine with that. Applicant not a problem. Mr. Dennis he would think that if that did occur it is probably something storage but batteries he may have to come back as an amendment to his occupancy.

A motion was made by Mr. Dennis, supported by Mr. Allen, to approve new occupancy of VeTech LLC at 12100 Inkster Road, subject to:

1. Necessary permits and inspections
2. Applicant to discuss with property owner about repair, reseal & restripe the parking lot & the back too just so it is safe
3. If the applicant starts to accept EV batteries, lithium batteries, outside of their current scope of business for warehousing, they would revisit the SC for approval of that storage use

All ayes. Motion carried.

Mr. Griffin explains the New Occupancy process, Chamber of Commerce. Mr. Corbin the good thing is we just looked at the building (with UTAC) so it should be easy; applicant nothing has changed. They just did all the fire systems being tested tomorrow, all extinguishers were already re-tagged. They try to do things right. Mr. Griffin you had mentioned you take whatever they give you; is it on an emergency basis? Mr. Kourtakis it absolutely is; it's what they call Supply Risk Management. Right now with some of the projects they are looking at is they are going to increase the Lightning F150 build so some of these vendors will be giving them like 15,000 units but now they need to increase to 25,000 units so they are going to bank those additional parts. Or let's say they have a vendor that has a machine that is going to go down & be replaced, they will do an additional run or 2, bank fill for 10,000 units, store them & then that way when they shut down it doesn't disrupt production. Mr. Griffin pretty slick. Applicant GM calls them Ghost Warehouses; explains in further detail. They have real-time inventory control so they know where their stuff is sitting when they log in. Mr. Griffin pretty cool; good luck & he is glad they picked that warehouse. If you are looking to expand, check with Tony; applicant he will. Mr. Dennis thank you for working with UTAC; it is very big for us too. Mr. Kourtakis thank you. Mr. Griffin are you going to put a sign on the building; applicant yes they are.

DISCUSSION:

There being no further business to come before the Site Committee, **Mr. Dennis made a motion, supported by Mr. Dennis, to adjourn the meeting at 4:58pm.** All ayes. Meeting adjourned.

Respectfully submitted,



~~David Allen, Secretary~~

Michael D. Dennis, Member

Note: As a general rule, the Site Committee members make on-site inspections of the properties placed on that week's agenda prior to their first meeting. Occasionally a re-inspection is required due to information supplied by the applicant at the meeting.

Recorded by: Lee Dodd