

MINUTES REDFORD TOWNSHIP SITE COMMITTEE

Wednesday – March 29, 2023

The regular meeting of the Redford Township Site Committee was held on Wednesday, March 29, 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	Absent
	Jeff Corbin, Building Department Superintendent	Present
	AJ Thomas, Fire Inspector	Present

GUESTS: Anthony Jablonski, Economic Development Director

MINUTES FOR APPROVAL: March 15, 2023; March 22, 2023

OLD BUSINESS: N/A

NEW BUSINESS:

<u>SITE #</u>	<u>BUSINESS NAME & ADDRESS</u>	<u>ZONING</u>	<u>PURPOSE</u>
23-0027	Aaron's LLC 9321 Telegraph Road	C-2	New Occupancy

Jerry Moog (5649 Holly Dr., Jackson). They are going to be putting in a store. Aaron's is a lease-to-own company, they are a home furnishing company, appliances, electronics, furniture, bedding, televisions, laptops, washers, dryers, stoves, refrigerators, outside equipment, lawnmowers, you name it. Customers can put it on a 12-, 18-, or 24-month term. They are a retail outlet as well so anybody can walk in & do a retail transaction. Their primary business is lease-to-own. Mr. Griffin what are business hours. Mr. Moog they are open Monday thru Thursday 10-7; Friday 10-8; Saturday 10-6; Sunday closed. Mr. Griffin have you already leased the building or purchased it; Mr. Moog they have not. They already have 2 stores that are combining, moving into that position. One is in Dearborn Hgts. on Michigan Avenue and Redford on Eight Mile. Mr. Corbin that is Detroit. Mr. Griffin how often does the store take deliveries; Mr. Moog they get a deliver truck once a week, every Monday or Tuesday. They have a fulfillment center in Obetz, Ohio. The stores order weekly everything they need, any promos they are running, special orders for customers. They have an E-com platform as well; customers go to the E-com website & order stuff and it gets pulled from that FC center & gets delivered to that store on Monday or Tuesday. Mr. Griffin those deliveries are during your regular business hours; Mr. Moog yes, there is nothing outside their business hours. Mr. Griffin how many employees will be there at one time the most; Mr. Moog that store is going to be pretty good sized so somewhere between 12-14 employees. Mondays, Fridays, Saturdays they will be fully staffed because everybody gets 1 day off.

Mr. Allen will you be doing any repairs at this location; Mr. Moog has no idea, he is not part of construction. Burlington Gates is moving out; they have already moved out. Mr. Corbin thinks the question he is asking if there is a problem with the product, will you be servicing the product at that location. Mr. Moog yes; if they can't fix it there, it gets shipped to their FC center, which is in Obetz. They have a repair center there, so they do their own repairs as well. They use outside companies as well here in Detroit, so they do in-home repairs as well for their product.

Inspector Thomas is familiar with their business and the building and they already have a Knox Box.

Mr. Corbin fire suppression system because the furniture has formaldehyde so they are in pretty good shape.

Mr. Griffin assumes there will be some renovations inside. Whatever requires a permit, you will have to send in to Mr. Corbin for Plan Review. Mr. Moog absolutely. Mr. Corbin someone from Aaron's has been in touch with them.

A motion was made by Mr. Allen, supported by Mr. Thomas, to approve new occupancy, subject to necessary permits and inspections. All ayes. Motion carried.

Mr. Griffin explains the New Occupancy packet. The next step will be to get the construction plans, etc., permits, signage. Mr. Moog is familiar with the permits because he just did a remodel, inspection process, etc. Mr. Griffin asks about a dumpster; Mr. Corbin it is a whole big dumpster, huge. They have a loading dock & everything back here. Mr. Griffin will you be using the compactor; Mr. Moog probably not. They will have 2 dumpsters; 1 for garbage, 1 for cardboard & recycle. Mr. Griffin thanks them for picking Redford & good luck! Mr. Moog it's going to be a big store, a really nice store. They will have a big grand opening since it will be such a big size store. More.

23-0028

**Crystal's Infant & Toddler Development Center PS
11677 Beech Daly**

New Occupancy

Crystal Lashon Walker-Daniel (481 Granada Dr., Pontiac). She will be opening a daycare inside the church. Mr. Griffin are you affiliated with the church; applicant yes. Mr. Griffin is the daycare affiliated with the church also; applicant yes it will be because during the week she will be running the daycare but they also get together during the week for class & kids come & then on Sundays they will be using the daycare. Mr. Griffin lives in the neighborhood and asks the daycare could possibly be open for some of the evening classes; applicant yes. Mr. Griffin what is the earliest the kids will be dropped off; applicant will be open at 6am so maybe 5:30 someone will be there. Mr. Griffin the latest you hope they are there; applicant they will be closing at 6pm so 6:30. Photos displayed. Mr. Griffin asks to show the drop-off & pick-up. Mr. Corbin they show 2 entrances. Mr. Griffin we like to know that the kids will be dropped off very safely & close to a door so how is it going to work. Applicant the parking lot is over here but her idea was to at enrollment to talk to the parents they have to walk their children to the door and she is going to put sign(s) outside so they would know they are going to be responsible from the parking lot to the door. Mr. Griffin can the door that faces north be used; applicant it is a possibility but when you go in this door here it goes right to the back where the pastor preaches, the back of the sanctuary. Mr. Griffin your plan is fine; he was hoping they could make it a little closer. Mr. Griffin how many kids; applicant 20, from newborn to possibly 12, explains. Mr. Griffin are you state licensed; applicant is in the process of doing that now. She has a licensed person already and she has access to some grants & different things, already have been approved for some but she has been doing daycare for over 20 years; she has a daycare right now in Pontiac but she will be closing & is looking to move in this area right now while all the renovations are going on. Mr. Griffin if this is approved, a state license will be required for you to get occupancy; applicant yes. Mr. Griffin how many employees; applicant 4 including a cook. Although she is the director, she will be a teacher as well. Mr. Griffin is thinking about exits; what part of the building will you be in. Mr. Corbin judging from the pictures, you are going to be on the south end of the building; applicant yes. The door that you go in, there is an exit in the back of the building as well. Discussion. Mr. Griffin are you putting in a playground, there is not currently anything there. Applicant they have got the estimates for that; they will be putting in a playground area, breaking up all the cement in the back because they can't put mulch on top of the cement. They will have to have someone dig it up all up, level it all the way out, and they are putting up a 6ft. fence. Mr. Corbin someone just brought in for SC a proposed plan for your rear to fence off the rear. He displays photo to explain what her intentions are. They are looking to fence this all in back here, to the end of the building the length of the building, and that will be the children's play area in the back. In the drawing they did provide an entrance for utility access. This is abandoned ROW that belongs to McDonald's so utility crews always have access to the

utilities. They will go the length of the building and fence that area in for 15ft. wide and the length of the building.

Mr. Allen regarding the play area, what type of fence are you looking at; applicant a 6ft. fence but their other concern is they don't want people going to McDonald's be able to sit back there & look in at kids while they are playing so they looked to cover that fence. Mr. Corbin it is supposed to be a 6ft. fence with the privacy slats, like Detroit Diesel on Telegraph, black fence with the black slats. Mr. Allen there is no traffic; Mr. Corbin they couldn't get back there once the fence is up. Photo displayed; discussion. Mr. Corbin that back drive is abandoned, you can't get back there, there are blocks. McDonald's wanted to tear it out; they have been in contact with them for a different reason.

Inspector Thomas one question we ask everybody: Do you have any intention of growing, selling, transporting, testing any marijuana-based products within the medical or recreational marijuana industry? Applicant no.

Mr. Corbin the daycare, he wants to make sure they are on the same page, it is only going to remain on the main floor because he knows there is a basement in that building. Applicant they won't be using the basement at all. Mr. Corbin he knows they eliminated one of the egress points out of the basement so he wants to make sure they are on the same page that at no point will you be able to ever use the basement without providing that egress from the secondary location that was eliminated, it would have to come back up.

A motion was made by Mr. Allen, supported by Mr. Thomas, to approve new occupancy, subject to necessary permits and inspections. All ayes. Motion carried.

Mr. Griffin explains the occupancy process. Are they doing any construction in the building; applicant she is pretty much ready. Mr. Griffin are they planning on a sign out in front; Mr. Corbin they currently have a monument sign out front. Mr. Griffin believes that is for the church; Mr. Corbin it has a display board in it. Applicant they might use that but instead of using any boarders, she was going to use a flag that has the daycare name on it, something that can be moved. Mr. Griffin will let Mr. Corbin speak about that but we generally don't like those things flying around in traffic. When you get to your signage, call Mr. Corbin. Don't buy anything without talking to Mr. Corbin but we really don't like those, they are distracting to traffic. Discussion. Mr. Griffin wishes them good luck and thanks for picking Redford!

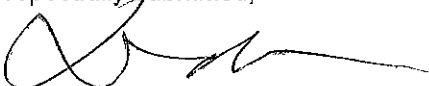
DISCUSSION:

A motion was made by Mr. Allen, supported by Mr. Thomas, to approve the minutes of March 15, 2023 meeting. All ayes. Motion carried.

A motion was made by Mr. Allen, supported by Mr. Thomas, to approve the minutes of March 22, 2023 meeting. All ayes. Motion carried.

There being no further business to come before the Site Committee, **Mr. Allen made a motion, supported by Mr. Thomas, to adjourn the meeting.** All ayes. Meeting adjourned.

Respectfully submitted,



David Allen, Secretary

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