

# MINUTES

## REDFORD TOWNSHIP SITE COMMITTEE

Wednesday – April 12, 2023

The regular meeting of the Redford Township Site Committee was held on Wednesday, April 12, 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		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 &amp; ADDRESS</u>	<u>ZONING</u>	<u>PURPOSE</u>
23-0029	Due Seasons Church 11677 Beech Daly Road	PS	Alterations – Fence

Payton Steele (2936 Cottonwood Dr, Unit C, Waterford). He wants to add a fence to their church. It will go the length of the building 150ft. x 17ft. Their goal is to have a space for their kids to play; they are working on a daycare. He thinks Crystal met with them a few weeks ago, she is part of their church; SC yes. Their goal is to rip up the asphalt that is back there, add a play area, a place for them to sit; part of that was that fence. Mr. Griffin “a place for us to sit”; you mean as we supervise the kids sit? Mr. Steele yes, for him to watch his children. Mr. Griffin it is not going to be an evening hangout, a social gathering place, other than the children. Mr. Steele no, it is not like a hang-out. They have services on Sunday & Tuesday and the goal is the children can be there then and then the daycare is looking to be there from 8-6. The latest they would probably be there is 8:30 if they have something in the evening & the children are out there playing. Mr. Griffin sees photos of a trellis, a fire pit, etc.; that doesn’t look like kid stuff to him. Mr. Steele they weren’t sure what they could do with the other space. Obviously, there were talking about putting children’s stuff on half of it but he wanted to talk to them about what is allowed on the other half. Mr. Griffin what would be allowed would be a fenced in area with the daycare for children to play in. He doesn’t see where they would need a firepit, trellis, lights. Mr. Steele the parents couldn’t sit there. Mr. Griffin they could sit out there but this looks more like an outdoor gathering place that turns into other things, suddenly it turns into more & more, and people are there hanging out too much so the purpose of the play area is dwindled away. Mr. Steele explains more. He wasn’t sure what was allowed, that is why he is here but the main purpose is for the daycare & children (like his own) to be out there playing.

Mr. Allen knows it is a long strip but did you have a designated area you planned on doing your social gatherings? Mr. Steele they would split it half & half; half would be the mulched area where the play structure would be & the other half grass or something to have some tables to sit, hang out while their kids are there, have a sandwich after church while their kids are there. Mr. Allen there will be a separation between the two; Mr. Steele it is not walled off but there is a mulch area & a grass area.

Mr. Dennis is pretty sure you are going to have to have separate areas because he was under the impression he was doing this as a daycare so if this is your play area for the daycare, there is no way you are going to be able under state statues to have a fire pit & all this other stuff next to where the kids are playing under a state certified daycare. Explains. You are going to need a separation, no matter what; Mr. Steele sure. Mr. Dennis probably an adult side and a kid side with a gate probably between the two; Mr. Steele yeah. For him the priority is on the daycare & the children; they would cut the firepit out. Mr. Dennis that needs to be your priority because if you are doing the daycare & you need to have the outside area, the state certification is what's going to dictate what you do. Discussion. Inspector Thomas the firepit is not code anyway; it is not going to be approved. It is too close to the structure. Mr. Dennis the whole point is we need to be focusing on the daycare aspect and adult side of it is extra because of the business plan. It would be different if you didn't have the daycare here 2 weeks ago and you wanted to have an outside patio area, but you can't go that route now. Applicant it will be a 6ft cyclone fence. His biggest concern is privacy. He has 2 kids and his privacy concerns is they have had people come & be near the fence. He is concerned about people walking up to & talking to their children. He asks about fence options. Mr. Corbin you are allowed to have a vinyl privacy fence. Mr. Griffin if he enclosed all that with 6ft vinyl, where does our 4ft rule for Police & Fire for them to be able to see in there go? Mr. Corbin it would be on the north side. The entry gate would have to be 4ft. Mr. Griffin the reason for that is if there was ever a problem in the building, the Police & Fire cannot go into a place they cannot see first; Mr. Steele right. They were just there 2 weeks ago; some lady parked in the fenced in area at 4am. They came & helped them out; obviously safety first. He wants privacy for them to play. Mr. Dennis the applicant just spoke about cars driving up there; would we need to have bollards installed? Discussion, photo displayed. Mr. Dennis suggests he checks with the state on the type of fence. He would agree with something cyclone ornamental so you can see in it so you can put in the slats so it adds privacy to it. Most of the daycares you don't see privacy fences, unless it is someone's back yard. Discussion.

Mr. Corbin if this motion passes, we are going to have strategically put some bollards in a couple places to keep cars from being able to penetrate the business, danger areas that preferably along the north end. Not so much worried about the McDonald's as much because they have barriers, as you can see in the photo, already in place here. Mr. Steele they came thru the parking lot as normal, but they drove back there & parked their car inside right next to the door. Mr. Griffin understands that drive is McDonald's owned. He would think to alleviate that problem you may just have to close your parking lot off to that drive; in other words, you need to put something so a car can't do that again, a big concrete parking block. We still want bollards in the other spot, he would just do that, close that off. McDonald's obviously doesn't use it. Mr. Steele sure.

Inspector Thomas no.

Mr. Dennis can you also talk to the guy who owns the trailer; he said he has permission from your church to park his trailer. He needs to be off your property; tell him he can no longer park it there. That way if he does and he objects, he will be getting a citation from Mr. Corbin. Mr. Steele OK.

**A motion was made by Mr. Dennis, supported by Mr. Allen, to approve new fence installation at Due Seasons Church at 11677 Beech Daly Road, subject to:**

1. Necessary permits and inspection
2. Cannot include a fire pit; it is too close to the building
3. Fence could be 6ft high, north end 4ft, as long as the state requirement for the daycare doesn't say different
4. If they decided to have a separation for the adults & the daycare, there is a separation gate between the two sections
5. Investigate with Mr. Corbin bollards and/or protection on the area of the property

All ayes. Motion carried.

Mr. Corbin wants to make sure they are going to tear out all of the broken asphalt. His contractor should get a permit to remove the asphalt and put grass on part & mulch.

**23-0026**                      **Detroit Firettes Dance Company**                      **C-2**                      **New Occupancy**  
**25990 Plymouth Road**

Failed to appear, second time; won't be coming.

**23-0030**                      **AITi Alloys LLC**                      **M-1**                      **New Occupancy**  
**12650 Inkster Road**

Brad Myers, CEO AITi (Manhattan Beach, CA). He lives in Grosse Isle; his business partners are in California. They are an alloy trading company for aerospace, defense & medical. They buy & sell different alloys that go into those industries and the majority of what they will be doing at this facility will be storage. Their current business is trading; they buy alloys from customers & send them to the end users, this way they will be able to bring metal in. They have sorting tables where they will empty the boxes, check each piece and send them to different homes instead of just a single home. There won't be any manufacturing, only processing. They will have an alligator sheer to cut if it needs it. They have machines that will tell what the alloy is; explains. Mr. Griffin the only processing as you call it, it will be a sheer machine, no cutting with open flames or grinders, no drilling, none of that kind of stuff? Mr. Myers no drilling, no grinding, but you will find some businesses in their industry that will take a surface grinder; they won't have any of that. Cutting capabilities, other than sheering, they won't really have any of that either. Mr. Griffin hours of operation; Mr. Myers probably going to depend but probably typical hours of 8am-3:30, 5 days. They will be a very small operation to begin, maybe 1 employee at most; he will be there on a regular basis. Mr. Griffin what improvements to the building; Mr. Myers they are in the process of having the parking lot quoted, redo the entire parking lot. They will be using the building different than they were using it so the front entrance will be an actual front entrance; that will be painted. The inside will be power washed & painted; front offices will be completely redone as well as a breakroom. Mr. Griffin the parking lot, so you are going to fix the flooding that occurs (he is look at the pictures presented). Mr. Myers there is a huge hole; all of that is going to be redone and also the truck dock. Both of those walls have to be redone & a new rail. As far as the dock itself, the mechanism that comes up for the truck, they are not sure if it needs to be redone yet, but these walls will definitely be redone. Mr. Griffin has one last question only because he turned around in their parking lot last week and almost totaled his truck, he asks about the customer parking. Mr. Myers they plan to have that all redone; explains. The front part that is kinda set back off the side of the building, there won't be any use or need for customer parking there because they don't have customers on a regular basis. Explains customer & employee parking on photos. He is going to have it all redone; if you are going to redo all of it, leaving that look like that wouldn't make any sense. He doesn't plan on anyone having to park there. Mr. Griffin are you leaving the fencing or repairing. Mr. Myers there really isn't any repairs that needs to be done other than maybe bent posts but the fencing is going to stay. They plan to clean up around it, shows on photo, all this overgrowth will be cleaned up. These 2 buildings, as they are cleaned out, they are going to paint them so they will look new. A lot of this looks good; the roof, the gutters all that stuff has been redone. There are some windows in here they can make look a lot nicer. They are not going to use this as a showroom as they have no use for it so it will be emptied out & employees can enter from that way & use it as they want to. The front offices, they have big plans to have really nice offices because the people they have visiting from the aerospace industry, the inside has to be clean, the facility has to be clean. He had an architect friend of his do some drawings to have an office on each end that is larger, a conference room, spot for receptionist if need be. All of this stuff, those particular plans, parking lot, painting & offices, they would like to get done immediately. Mr. Griffin if this goes thru, he assumes he could work with Mr. Corbin to get some of these things to happen. Mr. Griffin is the basketball hoop going to stay on the side of the building; Mr. Myers doesn't think so (laughs).

Mr. Allen how often will you have deliveries; Mr. Myers right now maybe 1 truck a week. In a good month, they will move maybe 2 trucks in a week of receive metal in, but it does fluctuate. He looked back over the last 2 years and they probably move on average 8-10 loads a month, maybe a little more but some of the loads they are moving get shipped direct to customers anyways because there is no need to bring them to this facility. Mr. Allen will you have a lot of debris; Mr. Myers no. Everything that they buy is packaged, boxes, super-sets or drums. Everything is on pallets; it has got to be clean. The majority of

everything they buy is already clean, they just have checking to do of it. When you move what they buy to the aerospace, defense industries, or medical, it has got to look like new metal. They buy it, some of it has to be resized or something, but a lot of it they are just checking, segregating & shipping back out. Everything that they have will be in boxes. Mr. Allen it sounds like there won't be any need to store anything outside; Mr. Myers there won't be any need to store anything outside. They really don't want a lot of what they have in the elements necessarily just because of the boxes. The metal itself can be outside but if there was something that was stored outside, it would be temporary before it made its way inside to be checked & shipped back out. You won't just see metal on the ground, trash, nothing exposed.

Mr. Dennis lighting improvements on the outside; Mr. Myers yes, they have that being quoted. He thinks there is 2 sconces on the front. As far as spot lights or security lighting, they haven't really got into that yet. Mr. Dennis just thinking that since you are a little bit of more of a high-end metal, lighting purposes, you want to keep it decorative out front but around the back, he knows there is a business to the east, just thinking it would help out a little bit. Mr. Myers absolutely. Mr. Dennis this is a cool location; that business has been there for many, many moons. It will be nice to see the whole grounds cleaned up. Mr. Myers they are excited about it; they looked at a lot of buildings since they started to go down this process of expanding their business. Explains further; this building is perfect. They are buying the building. This part of it is part of their 90-day due diligence and they are getting close. Mr. Griffin good job. Mr. Dennis signage on the building; Mr. Myers they haven't gone thru it but that sign will obviously come down. He is not sure if they need to have a road-side sign, but they will definitely have something. Mr. Dennis the reason he asked, he knows they are using it for storage, but he is a big proponent of signage if you don't have signage, it makes it look like it is vacant. And we want other businesses to see "hey, this company is here". Maybe there is a competitor or something that would work off your business, and say "I want to move over here too because if these guys moved to Redford, I want to be in Redford". Mr. Myers 100%; they will have a sign. They plan on making this front part of the building that they didn't use, a lot cleaner, a lot nicer, because they want their customers to pull up & say "this is a nice area, look at this building". Now it is going to take a little time & money but they are working towards that. Mr. Dennis the trains are always fun too. Mr. Myers comes from Grosse Isle and is used to trains & bridges. Mr. Dennis has one last question we do ask every applicant: Do you have any intention of growing, selling, transporting, testing any marijuana-based products within the medical or recreational marijuana industry? Mr. Myers no sir. 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. Welcome to Redford.

Mr. Corbin the other 2 buildings in the rear of the property, primarily in the beginning you really won't be using them for anything; Mr. Myers they will not. Whoever was using them previously, was given until the end of March to be vacated out of those. He checked toward the end of March; there was still a lot of stuff in there; he thinks they are cleaned out now. They are going to clean them up, clean the insides. There is not a whole lot of room in there for them to use storage; they could do finished goods storage in there, it just depends. No power, no heat, they are just cold storage buildings. They could also use them for MRO equipment but they are going to need new boxes so maybe store boxes there. Mr. Griffin so those 2 buildings, at this time, will strictly be cold storage for materials & equipment associated with your business; Mr. Myers yes, pallets, boxes. Mr. Griffin you are not going to lease that out to somebody; Mr. Myers no. Mr. Griffin you are going to use that storage for your own purposes, stuff associated with your business only, he wants to make that clear. Mr. Myers yes. Mr. Corbin you will not be doing much cutting of the metals; Mr. Myers they will be doing some but it is just going to be sheering, alligator sheers & it takes a piece of metal & bends it, turns it into a 4x4 piece of metal.

Inspector Thomas do they plan on storing any water-reactive metals or alloys; Mr. Myers no. The alloys that they deal with are sand, salt & smothering for fire retention. Inspector Thomas so you are planning on storing or not? Mr. Myers any type of metals that would be what they use if there was any type of fire. They are not storing pure titanium powder or manganese, which is very reactive; it is all solids. Inspector Thomas we do require new occupancy to get a Knox Box for Fire Dept. access; explains.

Mr. Griffin you mentioned you may not be using the roadside sign on the pedestal; Mr. Myers yeah, they haven't thought about it much. Mr. Griffin if you choose not to, instead of it being blank, maybe remove it. Mr. Myers that would be what they would do.

**A motion was made by Mr. Dennis, supported by Mr. Allen, to approve new occupancy for Allti Alloys LLC at 12650 Inkster Road, subject to:**

1. Necessary permits and inspections
2. Applicant has stated they will redo the parking lot over time by 8/30/2023
3. Dumpster behind building where public can't see it or build a dumpster enclosure around it on the SE corner of the building (1- or 2-sided with building)
4. Clean up site as applicant described, foliage & overgrowth
5. Make necessary repairs to truck dock walls

All ayes. Motion carried.

Mr. Griffin officially welcomes him to Redford & good luck! He explains the Chamber of Commerce info, New Occupancy process, permits, signage.

**23-0031**

**Scorpion ENT LLC  
24530 Capitol**

**M-1**

**New Occupancy**

Frank McComas (5874 Wilmer St., Westland). He is leasing the building from Jim Styke. He is a small manufacturer of parts, a lot of storage, warehouse stuff, order parts in & store it & then ship it out. Mr. Griffin what kind of parts; Mr. McComas race engine parts for cars, boats, etc. Mr. Griffin are you currently in business somewhere else; Mr. McComas yes. It was 20531 Milburn St. in Livonia, but his lease owner canceled his lease last year, so he is temporarily out of another building in Melvindale because it has been a project trying to find a building. He is going to take parts in, manufacture some parts, a lot of stuff comes in kits, assemble them & ship them out. Mr. Griffin what kind of kits; applicant engines. Mr. Griffin you are going to manufacture engines; applicant not really manufacture everything. You order a kit, they send it to him, he puts it together then ships it out to the customer. Mr. Griffin will the public be coming to the building; applicant no, he has hardly any public coming in at all. It is a very low-key business; he is the only employee there. He has a part-time person that does some bookkeeping for him. He needs the room in the building to drive a semi around, unload parts with the fork truck. Mr. Corbin displays his old building; applicant that was 1,300 sq. ft. Mr. Griffin how long were you there; applicant since 2017. He just moved out last year in June; the owner of the building was expanding his business and needed to take over the space, so they told him to leave.

Mr. Allen can you be more specific on the manufacturing portion. Mr. McComas make aluminum parts, like the outside dress of an engine that would hold an alternator bracket; he would have a machine to make that piece. A lot of other bigger stuff he outsources so he doesn't have to have those big huge machines. Most of the parts he makes is all on the external part on the engine. Mr. Allen what type of machines will you be using; applicant has a Bridgeport, a laith, a bandsaw to cut metal. Mr. Allen how often will you have deliveries; applicant it can vary. Sometimes he gets 3-4 deliveries per day and then sometimes he doesn't get anything for weeks. It depends on how much product he can buy at the time, store on some racks & tries to get rid of it as soon as possible. Mr. Allen any flammables to be stored at this facility; Mr. McComas no, other than small aerosol cans or WD40, etc.

Mr. Dennis what type of improvements are you doing to the building; Mr. McComas painted the inside of it so far. Since then he has had the floor power-washed & painted, small paint here & there, new blinds, POD is no longer there, he took pallets from POD & put in the building. Mr. Dennis you are not supposed to have the PODS out there, temporarily yes but not permanently. Mr. McComas explains the POD & previous owner. Mr. Dennis what business was in there before; applicant warehouse type storage stuff, he doesn't know what the guy did. He walked in there one time; it was just parts on pallets. Mr. Dennis is this your full-time job; Mr. McComas yes. Mr. Dennis you just fabricate, engines, parts & things of that nature; applicant yes. Mr. Dennis are you planning to do any buildouts in this area; applicant no. Mr. Dennis just keep it open; applicant yes. Mr. Dennis signage outside; applicant will just put it on the

door of the building, where it comes in off of Capitol. He won't have any sign except for maybe a sticker on the window of the door that says Scorpion. The building on the very, very far end, there is a sign he has mounted on the building with people that are already at the address. Mr. Corbin it is a multi-billboard sign. Mr. McComas he may put something there; he may not. It is a multi-tenant unit. He tries to stay low-key. Mr. Dennis has a question we ask every applicant that comes in for occupancy: Do you have any intention of growing, selling, transporting, testing any marijuana-based products within the medical or recreational marijuana industry? Mr. McComas absolutely not; he is totally against it. He did notice in that area on a windy day, you can smell a lot of it. 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. McComas understands; it is getting out of control. That is another reason it took him so long to find a building; explains.

Mr. Corbin no; many of his questions were already answered.

Inspector Thomas we do require new occupants to get a Knox Box for Fire Dept. access; explains. Applicant there is a box there now. Discussion. When he does his inspection, he will check it out.

Mr. Dennis is there a dumpster on the site? Applicant there is multiple dumpsters for each unit.

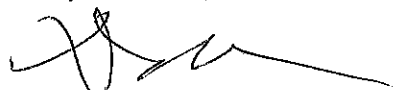
**A motion was made by Mr. Allen, supported by Mr. Dennis, to approve new occupancy**, subject to necessary permits and inspections. All ayes. Motion carried.

Mr. Griffin that means the use is approved. He explains the New Occupancy packet and is glad he picked Redford!

#### DISCUSSION:

There being no further business to come before the Site Committee, **Mr. Dennis made a motion, supported by Mr. Allen, 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