

MINUTES

REDFORD TOWNSHIP SITE COMMITTEE

Wednesday – June 7, 2023

The regular meeting of the Redford Township Site Committee was held on Wednesday, June 7, 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

MINUTES FOR APPROVAL: April 19, 2023

OLD BUSINESS:

<u>SITE #</u>	<u>BUSINESS NAME & ADDRESS</u>	<u>ZONING</u>	<u>PURPOSE</u>
23-0038	Love at Home Care LLC 25850 Joy Road	PS	New Occupancy

Cancelled

NEW BUSINESS:

<u>SITE #</u>	<u>BUSINESS NAME & ADDRESS</u>	<u>ZONING</u>	<u>PURPOSE</u>
23-0046	Just Imagine Child Development Center 2 LLC 25096 Five Mile Road	C-1	New Occupancy

Latoya Baker (9372 Kimland Ct.) She is in the process of trying to obtain the building; she is going thru SBA & they have approved her to get the loan but they want the "City" of Redford to say that it can be a child care center. Mr. Griffin they are correct & that is very smart on her part. Ms. Baker initially with SBA had her doing was getting quotes of things that needed to be completed for the building to be operable. She knew she could not make any changes to the building; however, they wanted her to get some quotes so they can see how much work is needed. Then they paused her & said they don't even know if it can be a child care center; explains further. Mr. Griffin do you currently operate a child care; Ms. Baker yes, in home on Kimland Ct. at corner of West Chicago. Mr. Griffin you came to see us about your home care; Ms. Baker she did, copy of current license provided. Mr. Griffin what ages of kids; Ms. Baker 6 weeks to 12 years. Mr. Griffin how many are you proposing to put in the building; Ms. Baker 80 only because of the measurements. What she is thinking there can be 5 classrooms in this building. Typically with preschoolers you can have anywhere from 16-20 kids in a classroom and with infants & toddlers there can be up to 8 kids in a classroom. Mr. Griffin if you were to hit your number of 80, assuming the state allowed 80, how many employees would 80 kids take? Ms. Baker if she was to occupy all 5 classrooms, she would need at least 10 staff. Mr. Griffin hours of operation; Ms. Baker 7am-11pm. Mr. Griffin is sure there will be lots of updates to the building because it has been a flower shop for 50 years; that is a

separate process thru the Building Dept., permits, etc. Ms. Baker yes. Photo of property displayed. Mr. Griffin is concerned about 80 people all dropping off somewhere between 6 & 8 in the morning; it's a small parking lot & when spots are taken by employees, it gets even smaller. Ms. Baker agrees, she is sure she can get 60 in there. Mr. Griffin you have a driveway on Pomona & the other drive is on Five Mile. Would your traffic route be enter off Five Mile then exit on Pomona back to Five Mile; Ms. Baker yes. Mr. Griffin not thru the alley thru the neighborhood; Ms. Baker no. Mr. Griffin how many parking spots are there; Mr. Corbin it depends on how she does the layout. Discussion; Mr. Corbin she has a total of 13 spaces. Mr. Griffin she might be able to pick up 3-4 on Pomona. What he is getting to is you don't have parking for 80. If all 80 people showed up at the same time, you are going to create a nuisance to the neighborhood & to the community; Ms. Baker absolutely. Mr. Griffin we will probably need a little better parking layout, max number of students you would have, & max number of employees; explains.

Mr. Allen from the overhead photo, it shows a dumpster right in the way; Ms. Baker there is actually not a dumpster there. She assumes there used to be one there. It is still gated & people have been throwing trash in there but an actual dumpster is not there. It is a masonry enclosure and she would like to get rid of it because there is no dumpster there. Mr. Allen you would need a dumpster. Ms. Baker in front of the building there are 3-4 garbage cans; is that not suitable? Mr. Allen as long as you don't go over a certain amount; discussion. It depends on how much waste she has and the Building Dept. can help with that. Mr. Allen what about the play area outside. Ms. Baker has it in the drawings, she shows on the photo a gated area. Mr. Corbin you are proposing the playground to be in the parking lot; Ms. Baker yes, gated. Mr. Corbin you are going to lose parking; the dimensions are very small for the children & there is a higher risk with you being on a road that travels at 40MPH. Ms. Baker with licensing there is a certain amount of space that is required for children; she explains how she mapped it out. Her idea is to have a space for infants & toddlers as well as a space for the preschools kids to explore. They had just met that number with the needed space that is available for children doing gross motor play. Mr. Corbin based on this depiction, if he is understanding it correct, the play area is right in the middle of the lot. Ms. Baker maybe it is just a bad drawing from her; she explains. She eliminated the dumpster entirely. Discussion. Mr. Corbin asks where she plans to store the trash carts; if she is at capacity with 80 kids, those carts won't make it. Ms. Baker explains how she came up with the number based on measurements of the building how big the rooms were, etc. Ultimately Environmental Licensing makes those final decisions. She hears him saying there is not enough space for 80 students to be there all at the same time so she can say 60; she thinks it will be less.

Mr. Griffin when you go to the state for your license, they are going to give you your max allowed students in the facility; they are not going to care about parking. Ms. Baker absolutely. Mr. Griffin we care about parking. They are going to tell you that you need a playground for 60 students, it has to be so big. He can't tell the dimension between the dumpster enclosure & the side of the building there but Mr. Corbin is correct & you are going to lose more parking spots that way; Ms. Baker OK. Mr. Griffin there is a lot playing into here around delivery of 60-80 kids or whatever. The concern he has is the parking in general. They may tell you 70 and you may decide you only want 64 and we are going to tell you can't because there is no way that lot can sustain 64. And we have to factor our decisions on worst case scenarios, they can't factor in a maybe; Ms. Baker right, she absolutely understands. It is mentioned there is a park (Lola Valley) right across the street; Ms. Baker ultimately she is not interested in using it. Discussion. Mr. Griffin the information we need is the exact amount of people that will be in the building, even though you are telling us the state will probably allow you up to 80, I think we can agree 80 is a large number for that small parking lot. We are not discouraging you; we are just trying to help you along. We have make the number of children in the building versus parking versus you are going to put a play area together. So if you did all the measurements and you can fit one between that dumpster (Mr. Allen is correct), with even 30 kids you are going to need a dumpster, not 2 or 3 garbage carts. If you can fit a play structure in there & you can show us that & show us the mapping of that parking lot, parking for drop-off & pick-up & employees parking, we would have something to be able to elaborate. He doesn't think this is impossible; he personally thinks the number she is speaking might be too large.

Ms. Baker is it possible to move that? Mr. Griffin you can move that; discussion. Mr. Griffin she is part of our Downtown District. Mr. Corbin is pretty sure she is going to encounter the DDA plan with the columns

in her lot. The columns will push back 1ft. from the sidewalk because Wayne County ordinance says those pillars have to be 1ft. back from the sidewalk so you will be shrinking back before you even get to do anything. Explaining. Mr. Corbin if you do it and push back 4ft. you are pretty much in a travel path. You do have to think about the DDA district with the children being right out on the front. Her likes her location where it is back in the rear. The daycare down the street they are also in the rear as well.

Mr. Griffin would suggest we could move forward this way: you need to decide the amount of children and you could possibly call Mr. Corbin to give you the amount of parking you need for people & that would help in your math problem. Get all that figured out so you could come back & say I'm going to have 37 children, here's my parking layout, dumpster staying, & traffic pattern. In your parking lot layout, you will just put traffic pattern this way; they park, back-up, they leave. Those are the things that we would really need before we can say yes. It is all doable; it is numbers to you, if the numbers still work for you. Ms. Baker are you asking her to hypothesize this number? Mr. Griffin if you are telling us that it is 60 now, we are going to have to deny because you don't have parking. It is an easy problem for them, meaning there is no way the potential of 60 vehicles will fit in there; Ms. Baker OK. That is only reason you are restricted right now is due to parking. Mr. Griffin you need a handicapped spot too, plus employees. Some drop-offs & pick-ups are staggered; Ms. Baker they are. Mr. Griffin you really have to be able to explain that to us; explains further. Mr. Corbin if you just end up with an Excel sheet with times of people between 7 & 8, students between 8 & 9, cut off time 10am. Ms. Baker understands what they are saying & she can kinda explain some of that now because the reason that her hours are from 7am to 11pm is because there are school agers who come after school. Mr. Griffin we need to see that. Mr. Corbin please put it on an Excel sheet; Ms. Baker OK. Mr. Griffin encourages her to call Mr. Corbin. He would encourage the dumpster to stay there. Mr. Corbin the enclosure is looking a little tired. Mr. Griffin he can explain how it is supposed to be. You said masonry and that is a fence. They need to be masonry 3-sided & then the gate can be wood in the front.

A motion was made by Mr. Allen, supported by Mr. Corbin, to table for further information. All ayes. Motion carried.

Mr. Griffin what it means you can come back with a sheet telling us different drop-off times, a real parking layout with that odd shaped lot you have with labels where the employees are going to park, handicapped, just so we have it all on paper. Overall that is the only thing you have to show us. He doesn't see any other problem; he would encourage tomorrow call Mr. Corbin & he can explain more of some of our requirements of the Downtown District and there are some other requirements we will get to next time. Mr. Corbin knows her loan is contingent upon this; the Excel sheet make 5 copies. Mr. Griffin try to get it back in right away. Mr. Corbin you did very well, you had everything, you presented very well; how is your mom doing? Ms. Baker she is doing awesome. Mr. Griffin thank you.

23-0047

**Fly Guy Apparel
27231 Seven Mile Road**

C-2

New Occupancy

Corey Levelle Williams-Bryant (18730 MacArthur). He has a retail clothing store for men & little boys. Mr. Griffin what type of clothes? Applicant athletic wear, urban wear, jeans, T-shirts, sweatpants, button-down shirts, all type of men's clothing & accessories. Mr. Griffin bathing suits; applicant thinks he has a vendor for the swim trunks. Mr. Griffin what would your hours be; applicant M-TH 10-6, F&S 10-7, Sunday 12-5. Mr. Griffin how many employees will be there at one time; applicant at one time maybe about 3 to 4. Mr. Corbin that's a lot for a small space; applicant yeah, he doesn't want no customer coming in having to wait or be unattended. Mr. Griffin asks to look at some parking. Mr. Corbin this is the new build-out they put in right here. This is a community parking lot, owned by the property owner. The problem of it is you have Little Caesars, the party store, hookah. All of those are in & out, grab & go, so the customers would be in his store the longest. Mr. Griffin we are concerned always with parking; you have got to have enough parking for your business. Discussion; there are 23 spots total in the plaza. Mr. Griffin there is an entrance off Seven Mile and an exit on the side street; Mr. Corbin yes. Mr. Griffin in your front window, will there be displays in the window; applicant yes. He has 2 mannequins standing inside the window. Mr. Griffin how would they be dressed; applicant would change them like every other

week new clothes he is getting in. Mr. Griffin no bathing suits, nothing provocative in the windows; applicant no, no, no. Mr. Corbin no bathing suits, no topless mannequins; applicant it won't be like that at all. They will always have a shirt on. Mr. Griffin that is something we will come by on occasion & look for; applicant OK. Mr. Griffin what kind of changes inside the building are you going to make, are you putting any walls up, doing anything? Applicant it is already pretty much set up with the walls & everything. Mr. Corbin displays photos. Mr. Griffin are you going to build a fitting room or use one of those? Applicant is going to put a little pipe-railing up, portable fitting room; Mr. Corbin curtain rod; applicant right. You just swing it, close it, try it on. Mr. Corbin you will not be selling any women's apparel; applicant no. Just men's and young boys.

Mr. Allen are you going to be selling shoes there as well; applicant is thinking about doing shoes as well.

Mr. Corbin will he be able to fit clothes at 3X at your store; applicant yes. Mr. Corbin doesn't have any questions; it is pretty straightforward. He knows that that is all brand-new build. Mr. Griffin have you been in there to inspect that build-out; Mr. Corbin the inspectors have all been in there. Mr. Griffin is that a black ceiling; Mr. Corbin it is a drop ceiling spray-painted black.

Inspector Thomas new occupants are required to get a Knox Box for Fire Dept. access; explains.

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

Mr. Griffin did you sign the lease for that building already; applicant has. Mr. Griffin generally wait til you get approval from SC. Applicant he had signed the lease months ago. Mr. Griffin when you expand in the other side of the Twp., come see us first; applicant no problem. Mr. Griffin explains the New Occupancy process, permits, signage. Applicant has no question and thanks them for having him. Mr. Griffin welcome to the Township and good luck. Mr. Allen when do you plan on opening; applicant was waiting on this so soon. Mr. Corbin they just finished all the inspections at the building.

23-0048

**Right Touch Collision LLC
25105 Eight Mile Road**

M-1

New Occupancy

Sam Okasari, speaks (he helps him, he is his buddy, drives all over with him) (7114 Bingham St., Dearborn) and Hassan Abdallah, applicant (7508 Hartwell St., Dearborn). They want to open a body shop, collision. They are renting the building. Mr. Griffin the pictures look like you are in business already; applicants this is their own cars so they start putting there, they have no other choice. The shop they used to be in that was on Warren, it was sold & the owner they want the building so they had to move out, all their stuff. Mr. Griffin it appears to him they are working on cars; there is a boatload of cars in these pictures, some inside, some outside. Applicants yes, yes. Mr. Griffin this process is long before we even start putting stuff in there; it is very apparent to him they are working. Applicants when they talked to the owner of the building when they rented, he said they were ready to work. Mr. Griffin and he took your money right away too; applicants exactly. Mr. Griffin what he says & what the rules are are not the same; applicants sorry about that. Photos displayed. Mr. Griffin are you going to make any changes to the building; applicant no. Mr. Griffin anything outside, paint, put a sign up, anything? Applicants are going to put a sign on the building. Once they are approved & everything is good, they need to put a sign on the front of the building. Mr. Griffin are you going to paint the outside of the building, it looks a little rough. Applicants if they want it to be painted, they can paint it. Does it have to be the same color? Mr. Corbin no crazy colors, just something nice. Mr. Griffin how many employees when you open; applicants them plus they need like 3 or 4 people. Mr. Griffin is trying to figure out parking. You will have X amount of cars inside the building, then probably X amount of cars in the parking lot; there will be nowhere for people to park. Where are employees going to park, where are the cars you are working on waiting for your customers & cars you are waiting to repair? It is nice it is all gated in, there is just not a ton of room there. If you say 4 employees altogether, he sees 4 spots right there, that would be the 4 employees, so if he came in there & wanted you to look at his Silverado, where is he going to park? Where is his spot going to be for customers? Applicant they have 4 spots, then they

have about 10 cars that could go here. Photo – discussion. They will have a big U around the cars. Mr. Griffin so your employee parking would be up against the building; applicant he would take these 3 spots. Mr. Griffin so the 4 spots between the 2 gates would be for customers; applicants yes. It is easier for them to get to the entrance to the office. Mr. Griffin are you putting a new spray booth in; applicant there is a spray booth already there. Mr. Griffin in good shape; applicants beautiful, they paint it & everything, new fan, new light, new exhaust on it. Mr. Griffin you mentioned paint the outside of the building & clean it up; how about the sign. Applicants sign they will put here (photo). It's already there, it's "auto" and they wrote "collision" but then they took it off so they just need to put their name. Mr. Griffin sees the free-standing sign out front. Signs need a separate permit; explains. Applicants for both signs; Mr. Griffin for both signs, they need permits.

Mr. Allen you already asked about the paint booth. You are open already? Applicant yes, their own cars. They didn't get any customers yet; they didn't take any business. They also buy & sell cars; they buy them from the auction, fix them & put them for sale. They are looking to open for business for customers like off the road, like insurance customers & everything. Mr. Griffin you just said the magic words: you cannot have a collision shop & a used car lot in the same spot. You cannot tell me you are going to buy cars & flip them out of that business; applicants OK. They need the living. Mr. Griffin understands that, but he is simply saying if we are going to continue down the road of you buying & flipping cars, this isn't going to go; applicant OK. Mr. Griffin is being as straight-forward as possible; we don't have collision shops with used car lots, that is probably not going to work there. He would suggest quickly they get this process all taken care of and get those cars to somebody else to sell. Applicants they need this thing running so they can . . . Mr. Griffin understands everybody has got to eat, he has got to eat too. Applicants have already got insurance on everything. Mr. Griffin there currently is a moratorium on used car lots to begin with. He doesn't know that our ordinance would cover a collision shop & selling cars out front. So what that means is you can't even put a car out in front of your business for sale; applicants OK. Mr. Griffin wants to make sure they understand the rules: you cannot put a car for sale out there, you cannot put it online & have me call & come pick it up there. That is either a collision shop or you are asking for a new car license. Applicants if you see something like that down the line, take the car.

Mr. Corbin as you were just advised, at no point there will be no selling of vehicles. If this motion goes thru, in any way, shape, form, fashion, whether it be email, internet, nothing, zero car sales, no cars outside. The other thing the cars must be screened at all times; the lot has a masonry wall. We want to try to limited the cars that are damaged that you are repairing screened from public view; applicants OK. Mr. Corbin what will your hours be; applicants 9-6 right now, in the future 8-6. Right now, they are opening a little bit late. Mr. Corbin how many days a week; applicants 5 days & a half, Monday thru Friday from morning til evening, Saturday half day, Sunday off. Mr. Corbin do you have any intention of growing, selling, transporting, testing any marijuana-based products within the medical or recreational marijuana industry? Applicants no; they don't smoke. 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; is this correct? Applicants they are not going to do anything with marijuana, nothing. Mr. Corbin we ask every applicant this question so we are clear on the use of the building. Applicants no they are not going to grow anything, not going to sell it, they don't work with it, they never touch it.

Inspector Thomas new occupancy are required to get a Knox Box for Fire Dept. access; explains.

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 process, permits for signage. Applicants ask about buildings for sale. Mr. Corbin tells them to call him & he will put them in touch with the gentlemen that oversees that process. Mr. Griffin wishes them good luck, get those cars out of there, get started, let's make some money! Applicants thank you.

23-0051

Community Festival
27200 Five Mile Road

R-1

Festival &
Fireworks

Everything the same as last year.

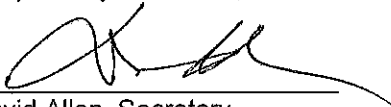
A motion was made by Mr. Allen, supported by Mr. Griffin, to approve, subject to necessary permits and inspections. All ayes. Motion carried.

DISCUSSION:

A motion was made by Mr. Allen, supported by Mr. Thomas, to approve the minutes of April 19, 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