

# MINUTES

## REDFORD TOWNSHIP SITE COMMITTEE

Wednesday – June 14, 2023

The regular meeting of the Redford Township Site Committee was held on Wednesday, June 14, 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.

<b>ROLL CALL:</b>	Sean Griffin, Chairman	Present
	David Allen, Secretary	Present
	Michael Dennis, Director of Public Services	Present
	Jeff Corbin, Building Department Superintendent	Absent
	AJ Thomas, Fire Inspector	Absent

**GUESTS:** Anthony Jablonski, Economic Development Director

**MINUTES FOR APPROVAL:** April 26, 2023

**OLD BUSINESS:** N/A

**NEW BUSINESS:**

<u>SITE #</u>	<u>BUSINESS NAME &amp; ADDRESS</u>	<u>ZONING</u>	<u>PURPOSE</u>
23-0049	Charmed the Collection 15138 Beech Daly Road	C-2	New Occupancy

Atiyah Paul, salon – back (18876 Centralia) and Aliyah Small (16541 Wisconsin, Detroit). Leo Snage, property owner/landlord.

Ms. Paul will be doing a salon/medi-spa; she is a licensed practical nurse & is working on getting a license for cosmetology (she just graduated). Ms. Small is a registered nurse; she owns a uniform store business. She has had this business for 4 years. Her original location is in Detroit on Meyers & Six Mile and she plans to get a store truck. She has contracts with a few hospitals, CNA schools, she is going to stock her store & have uniforms on board and also have people come by appointment only to pick-up the larger orders. Mr. Griffin asks for more on the salon part of their business; Ms. Paul the salon will be appointment only. She specializes in high-end hair extensions, explains. The other side of the business will be moreso spa services by appointment and focus on wood therapy, cavitation, facials, make-up, etc. Mr. Griffin how many employees; Ms. Paul just those 2. Mr. Griffin hours; applicants Monday thru Friday, 6am to 6pm. She is working on revamping the website now. Ms. Small already has her contracts set-up so she is by appointment only.

Mr. Dennis we are going to do a build-out; your landlord is here. Applicants they are going to have 1 booth because she will be the only stylist. The only thing she & Leo spoke about was building out a wash bowl because that is something she obviously has to have when she is doing hair. It would be an open plan as far as different things for the cavitation & wood therapy, then they will have an area for the make-up & they will have 3-4 stations. Aliyah will be in the front running the uniform, Atiyah will be in the back part of the building, and then they will share the office area. Discussion on interior. Mr. Dennis using the same name; applicants no, different names. They have 2 different doors: she will use the front for Mobile Scrub Boutique & the back entrance for Charmed the Collection. Mr. Dennis these are 2

different businesses then; applicants correct. Mr. Dennis we probably should have had 2 different applications; we are probably going to have to table one of them because Atiyah is the applicant & she is on the agenda for Charmed the Collection and Aliyah are not on the agenda & will have to come back because we can't do both, it is not advertised; further. They are going to be taking both; Leo yes, the whole building. Mr. Griffin is there 1 address to both of those doors; Leo that is correct, there is 1 address for the whole property. Mr. Dennis 2 suites though; Leo they are not divided as you see on the floorplan. When he did the buildout, he put in 2 of everything. There are 2 front doors, 2 back doors, 2 bathrooms, 2 furnaces. In the event they could split it down the middle but with only 4 parking spaces, that is a problem, it makes it tough. Mr. Dennis is trying to bring up Atiyah is renting this for the back portion; Aliyah is renting this for the front half of the building; Leo correct. He knew they were partners but he didn't realize it was 2 businesses, 2 completely separate businesses. Mr. Dennis because they are 2 separate businesses, he would say they would want to stipulate that 1 business is being entered from the rear, 1 business entered from the front, because she really should not have access to your business. You are 2 separate businesses. Aliyah is completely mobile. Mr. Dennis understands but that front door should be secured because that is not your business entrance, it is her business entrance. There should probably be locking door between the 2 because there are 2 front doors, there are 2 back doors & there is 2 businesses. In essence it has been opened but it is a 2-unit building but we have it open as 1 but you have broken it down. You could put your names on the front; 1 would be Charmed the Collection & the other would be Mobile Scrub Boutique. 2 different signs because it is 2 separate businesses. You need 2 separate entrances because we kinda have to define it. You are 1 address but it is kinda Suite 1 and Suite 2. Applicants right; they are sisters so she is not worried about her going on my side or vice versa. Mr. Dennis understands, it is just cleaner. Mr. Griffin we do need to make it cleaner so we are going to continue on with your application today, you just need to come back with the plan showing the rear entrance to your part. You can share the office, he doesn't care about that, but we need to have 2 separate applications for 2 suites in the same building. Discussion. Mr. Dennis this is something that we ask every applicant & this is just for Atiyah: Do you have any intention of growing, selling, transporting, testing any marijuana-based products within the medical or recreational marijuana industry? Applicant 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. Mr. Dennis asks the landlord they already do have trash carts; Leo that is correct, yeah. There is 1 of each style. Mr. Dennis if that is not enough, they will have to purchase another one.

**A motion was made by Mr. Dennis, supported by Mr. Griffin, to approve new occupancy for Charmed the Collection at 15138 Beech Daly Road, subject to:**

1. Necessary permits and inspections
2. The occupant will be considered Suite #1

All eyes. Motion carried.

Mr. Griffin since we have your landlord, we will want Suite 1 & Suite 2 on the doors. He explains the New Occupancy process. Will she put a sign on the building; Atiyah a banner on the building. Leo doesn't permit signs on that building because of the stone work. Mr. Griffin tells the applicant to call Mr. Corbin about the banner, size, etc. Mr. Dennis you are also in our Downtown District, you are across from Town Hall. Mr. Jablonski is here & he can give you his card if you have any questions regarding our Downtown District. Five Mile & Beech Daly is considered our downtown. Mr. Griffin wishes her good luck, welcome & he is glad they picked the Township. Mr. Dennis you have a great landlord too. If you need anything, just call.

**23-0050**

**Audrey's Little Love Bugs  
24350 Joy Road**

**PS**

**New Occupancy**

Audrey & Aaron Utley (501 Yorkshire Dr., Apt 6, Rochester Hills). They want to open a daycare center. Mr. Griffin asks for details. Applicants: kids aged 2 ½ to 12 years old; 20 kids; 4 employees; hours 6am to 9pm. Mr. Griffin has a couple concerns, a requirement from the state is a play area & you have something marked off on this drawing on the back of the building. Mr. Utley they have approval in the

contract (also in the paperwork provided) to make any alterations that they deemed as necessary for the building. They will also put up drywall so they can satisfy the fire inspector for entrances, exits, doorways. They have approval from the landlord & the building manager to make any adjustments that they need. So they are going to fence that off with a heavy-duty fence and it will be inaccessible from any public traffic. No cars will be allowed thru there and they are building the play area back there. Mr. Griffin it says "orange heavy-duty fence", we generally call that snow fence; is that what you are speaking of? Mr. Utley there is a weaker one they found and a stronger one not quite metal but has metal reinforcements, but if they would prefer metal, that is not a problem. Mr. Griffin his concern is whatever that is has to stop a car. Mr. Utley was under the impression (not to challenge) the state allows cones so they are used to Detroit standards. Initially it was just cones so they were told by the superintendent that is absolutely not going to fly so they went fence. He was under the impression it was just supposed to be like "Hey – don't go here" but steel reinforcement/steel fence is not out of the question. They have grants from the state totaling \$150,000 to build the play area so they absolutely have the funding to put the fence up. Mr. Griffin the state may say one thing but we would like to see a barrier that would stop a car; Mr. Utley absolutely, that is no issue at all. Mr. Griffin that is not negotiable is what he is getting at; Mr. Utley absolutely, that will be steel fence & no problem. Mr. Griffin we would need to see some drawings on what that fence is; explains. Discussion. Mr. Griffin refers the applicants to Mr. Corbin; he could speak to the details. We just want to hear cars can't get thru. Mr. Utley anything the SC requires for them to put up they will absolutely do; he was under the impression they were just not doing cones. Mr. Griffin asks about drop-off & pick-up. Mr. Utley there is a side entrance, it will be preferable because the front is more busy. This is the main reason they started at 2 ½ because there is no ramp on that side so they are doing children that walk so they can walk up the steps with their parents, fire exit hazards, things of that nature. There is no in & out from the side and there will just be that one hallway that will lead to the entrance of the daycare center. There is nothing in the pathway, it is a straightaway straight door straight to the exits, nothing confusing (in case there ever was an emergency). Mr. Griffin is there other tenants in the building currently; Mr. Utley there is. There is only 2; he believes a tax business (2 employees) and hydro-therapy water massage, nothing hazardous, nothing inappropriate (1 employee).

Mr. Allen the lot in the back, do you plan on covering it; Mrs. Utley yes. The state will give the grant & it covers the playscape area. She doesn't know exactly what they put down for children because where she is at the don't have a play area. Mr. Utley it will be soft for a fall (he doesn't know the name of it). Mr. Allen in the back how would you contain the noise as far as the residents; Mr. Utley that's a good question. Mr. Dennis you have a house right there and if you are going to start putting kids out there in the morning, he wouldn't be happy about it. Mr. Utley maybe they only go out in the afternoon, they would time it, definitely work time, after lunchtime. They have a lot of space to move around so it's not like that is restricting them. He would also speak to that neighbor, work something out with them, see what type of schedule they would be OK with, if they would be OK with it, make sure they are not imposing, let them know who they are, try to be more welcoming, check what schedule they have, try to work it out with them so it would be pleasing for everyone.

Mr. Dennis is very cautious in regards to taking that entire back area. He knows they stated there currently is only 2 tenants; he is under the impression there is a handful of other businesses in there. But the building is designed for X amount of parking and right now your plan would remove at least a dozen or more parking spots supposed to be allocated for this building. So if there are more tenants moving in, you are taking out probably over a quarter of the parking just for a play area. So that is the concern he is worried about that for future use of this building other tenants that he would like to see a drawing from the owner of the building regarding current tenants, vacancies, better layout of the parking because yours are hand-drawn, count of how many on both sides & how many we are losing; he wants to look at the occupancy of the building. For example, if you get more tenants in there and someone else wants to come in here and they can't because they don't have enough parking because we are already losing parking because you are taking the parking. Mr. Utley in short, basically the building is occupied. Upstairs & downstairs is basically storage. The building manager is thrilled that this is a daycare, which also has like a school feature added to it, the GSRP program for the 4-year-olds. It used to be a type of teaching area, so this is what they are lacking. They already have furniture & things of that nature for small children; this is what they want to have. The downstairs is just like a garage accessible from the parking lot; it is just open area that can't be occupied by any tenants. The upstairs is where all the stuff

is, the storage; old furniture, old chairs, tables, etc. There are 2 major hallways; there is an entrance, it goes in & to the left, kinda like an L-shaped. The whole first wall is them; the whole second wall is the hydro-therapy; at the end by the last door is the tax service. So there is nothing upstairs and nothing can go downstairs so basically the building is occupied that is why there is no concern. That is part of the reason they were able to just give us green light to do whatever. The other tenants were there when they first went to check out the building and everyone was excited that they were coming. Unless those 2 people move out & somebody else moves back in, there are no future tenants. Mr. Dennis we hope there are future tenants. Mr. Griffin is confused: there is no one in the basement & the upstairs is storage, he is never going to rent that out? Mr. Utley there is 2 offices for the manager but basically storage. Mr. Griffin as he looks at his drawing, you don't have the main floor; Mr. Utley no. That first side on the right here, that is all them and the back hall on the right with 2 doors entrances is all them. He explains the rest of the drawing, other tenants. He understands what they are saying, they are basically taking up space & stopping them from growth. Mr. Griffin do you know is there any other rentable space in the building. It appears to him that if you have almost half and there are 2 other tenants in there and you can't lease the basement & upstairs, is there anything left? Could he go in there now & lease an office? Mr. Utley there is nothing available. When they rented, he took the sign off. Mr. Dennis there is a sign out there. Mr. Griffin the point he was trying to make, there is nothing else leasable in the building; Mr. Utley to his understanding absolutely not. Mr. Dennis's concern is that they are using it for storage. If they lease it out, they have a huge second floor. If they are just using it for storage, they would get it out there in a heartbeat so they can have more tenants. On the sign on the wall, he thinks there is 10 suites and he used to do business with one of them (the title company). He didn't know one of them wasn't there anymore looking at his pictures. He feels there is more people in here than what he is saying. If there is storage up there, what are they using it for because they haven't come to us in a while. He also has to look at for the overall entire building. He needs some answers because if we were to take a quarter of the parking for a play area and the tenants & landlords decide we need to do this, this & this because everything is great and all of a sudden there is no parking; they are now limiting themselves because there is a play area back here. His also other concern is there is really nothing about drop area on here; he is still trying to figure out exactly where your drop area is on your drawing, where are kids being dropped off at. Mr. Utley the left area; Mr. Dennis the west side; Mr. Utley correct. Mr. Dennis but there is no defined area; they are pulling up, walking around, going in that entrance right there? Mr. Utley yes. Mr. Dennis just has questions. His personal view is he wants to look at the occupancy; he knows it says customer & employee parking but it's just a parking lot, there is not a drop-off area. A lot places we deal with that come thru here have defined drop-off areas; yours is just a parking lot that's right in front of a dock. Discussion. Mr. Dennis what worries him is there are 2 parking spots here & 2 there which are not even marked handicapped, you got kids dropping off here and they can go right down. If I'm a kid, why wouldn't I want to run down there. Discussion; it needs to be a defined area. Mr. Utley they would just have the front be the designated drop-off area, just the front set of steps. Mr. Dennis on the front or the side; Mr. Utley on the side. Mr. Dennis but the front is above that dock, the west side. Discussion. Mr. Dennis you have to have handicapped parking and you don't; Mr. Utley believes there is handicapped parking on the opposite side, he is not sure.

Mr. Griffin we are going to need some more information. We will need a parking plan with the drop off & the pick-up, use what door & this is where they are going to park. The plan must show where the handicapped is going to be. We will need something from the landlord explaining the parking, meaning that there is enough parking for the growth of his building, so if he was to choose to do something with the upper level, that he has adequate parking for all of his tenants. We need to know the surface you will put down for the play area and what exactly that gate is going to look like & the fencing. In today's world, we have got to do these things. Mr. Utley totally understands. He asks about the doors, using which one. Mr. Dennis his big concern is the parking they are losing as this giant play area for the overall building. There is a plan based on the size of the building how many parking spots you need. If we are losing parking and it is not enough to suffice the building, then that is a major concern, because let's say you guys got so big you had to move out & this whole area has been taken out or people want to move in & they can't because there is not enough parking. We have to have enough under code; Mr. Utley totally understands. Mr. Dennis we need a defined parking plan. There is a reason all those parking spots were here for that building. Mr. Utley would transport to a near-by park, would you be OK with that? Mr. Dennis the nearest park is 3-4 blocks away and that is a state thing anyway. Discussion. Mr. Griffin

he would have a problem with it if you had to cross a busy road. Mr. Dennis mentions the parks by them; there is not a lot to do there, Vandenburg & Korvette. It is a public park that anybody can use but the Township may even have to authorize that as part of a business plan. The Park Commission may have to approve, as a courtesy; explains.

**A motion was made by Mr. Dennis, supported by Mr. Allen, to table, subject to applicant providing:**

1. Parking layout
2. Drop-off area
3. Fencing layout & play area
4. Listing of current tenants

All ayes. Motion carried.

**23-0041                      Backwood BBQ LLC                      C-1                      New Occupancy**  
**23245 Plymouth Road**

Burt Holt, 22200 W. 11 Mile Road, Unit 2684, Southfield). He was going to lease the place out, people moved in there, stayed there about a month then took off. He is going to open it back up himself now. Mr. Griffin you are the building owner; Mr. Holt yes. Mr. Griffin you were previously in business at this address under the same name Backwood; Mr. Holt yes. Mr. Griffin how long were you in business; Mr. Holt never opened up because of the covid. He did all the required inspections and never got a chance to open, then he couldn't get any help. Mr. Griffin we will start fresh so how many employees will you have; Mr. Holt has none right now. Mr. Griffin at the most; Mr. Holt the most will be 6, 3 per shift. Mr. Griffin hours 10-10 Monday thru Saturday, 10-6 Sunday. No sit down, walk up, get your food. There are about 6 chairs, but no dine-in. Mr. Griffin do you own the building; Mr. Holt yes sir. Mr. Griffin the equipment that is currently in the building did you put that equipment in there; Mr. Holt the equipment was already in there. Mr. Griffin has it all been recertified; Mr. Holt has to get the suppression tested yet.

Mr. Allen has not comment.

Mr. Dennis 100% carry-out; Mr. Holt yes. Mr. Dennis sees he has the dumpster in the back already; Mr. Holt yes. Mr. Dennis for the record, there is no place because he is built right onto the alley. His dumpster is in the alley and there is no place to put it because the building is on zero property line. There is no place to put a dumpster enclosure. Mr. Dennis we approved you right before covid.

Mr. Griffin the business plan when you were here prior to covid, has that changed; Mr. Holt same business plan.

**A motion was made by Mr. Dennis, supported by Mr. Allen, to approve new occupancy for Backwood BBQ LLC at 23245 Plymouth Road, subject to:**

1. Necessary permits and inspections
2. Applicant to provide copy of Wayne County Health Department license
3. Applicant to purchase a Redford Business License

All ayes. Motion carried.

Mr. Griffin that means yes again and the same process you started before covid we have to start all over again. Are you making any other changes to the building? Mr. Holt no. Mr. Griffin explains the New Occupancy process. The SC is looking forward to his BBQ and wishes him good luck!

**23-0052                      Road Ready Driving School                      C-2                      New Occupancy**  
**25442 Five Mile Road**

Leslie Monique Garrison-Johnson (12074 Prairie St., Detroit). She is looking to teach teenagers & adults how to drive defensively on the streets of Michigan & everywhere they go. Mr. Griffin if he remembers correctly from his youngest child there is some classroom time & a lot of driving time; Ms. Johnson yes

sir. In the summertime they do 8-12:30 and then at night because some parents work 7-9 and they drive during the day. Mr. Griffin how many students; Ms. Johnson per class it depends if she is in a school. She is at Westfield Prep around the corner, she can get at least 30 students, but typically she likes to get 10-12 students at a time. Mr. Griffin which suite; Ms. Johnson Suite#4, second floor.

Mr. Allen do you plan on leaving vehicles parked at this location; Ms. Johnson not at all. All vehicles will be stationed at their Farmington office. They are in Westfield Prep and because they don't have summer hours, she had to find something convenient for the kids to come to so they won't come all the way out to Farmington. Mr. Griffin are you planning on staying in this building or just be there for the summer; Ms. Johnson it's a month-to-month lease and if the area works well & they get pretty good numbers they will be staying there until she gets blessed with a building of her own. Mr. Griffin you mentioned Farmington; is that where your main office is? Ms. Johnson that is where their corporate office is at. Mr. Griffin do you own Road Ready Driving; Ms. Johnson is the owner. Mr. Griffin so you have several locations; Ms. Johnson she does. Mr. Griffin only 1 in Redford; Ms. Johnson only does Redford, Farmington, that's it. She does not have many instructors because she is very careful about her instructors, so until she gets some instructors like herself, then she will expand and she does have other locations but she does no classes with them yet. The employment is low with the instructors right now and because she is low on the pole with the prices, she can't afford to pay instructors what they really want.

Mr. Dennis for the record, the address listed is 25442, that is the address you are using but it is room what number? Ms. Johnson Suite#4. Mr. Dennis they don't have suites on here, they have rooms; Ms. Johnson Room#4. Mr. Dennis you are renting Room#4 only; Ms. Johnson yes. Mr. Dennis you are using the center front only as your office; Ms. Johnson yes. Mr. Dennis what are your hours; Ms. Johnson summertime it varies, like 8-10am. It is different times because they try to drive in the middle of the day, they try to get the kids night hours driving & daytime hours, it fluctuates. Mr. Dennis points out for the record, park on either side of the building. There are some tenants in there that park, there is 1 spot in front of the building between the sidewalk & the street is not a parking area so we are having a problem with some of the tenants over there that think this is a parking lot. There is 1 little spot in front; it is not a spot. So just make sure your folks are all parked on either this side because it is a public parking lot on the west and it is their parking lot on the east and there is additional parking lot for any overfill on the back that the property owner has. Ms. Johnson the spot in front, she saw that, you can't park there. Mr. Dennis the reason is we are having other tenants right now, so he is trying to reiterate. She is a parking instruction so the solid lines she knows you are not supposed to park there (laughter). Mr. Dennis wishes the neighbors in there understood that as well because they tend to even park on the street; Ms. Johnson the landlords need to put a sign up say "No Parking" cause everybody don't know that. 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? Ms. Johnson not at all. 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.

**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.

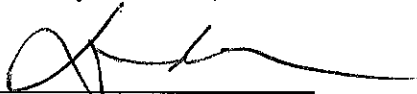
Mr. Griffin explains the New Occupancy process, Chamber of Commerce info. Ms. Johnson thinks this is a great idea; out of all the places she went to rent she never had to come before a board. Mr. Griffin it saves a lot of aggravation months from now when you are in business and our inspectors come out & find problems. Discussion. Mr. Griffin wishes her good luck & welcome.

**DISCUSSION:**

**A motion was made by Mr. Dennis, supported by Mr. Allen, to approve the minutes of April 26, 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. Dennis, to adjourn the meeting.** All ayes. Meeting adjourned.

Respectfully submitted,

  
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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