

MINUTES

REDFORD TOWNSHIP SITE COMMITTEE

Wednesday – June 21, 2023

The regular meeting of the Redford Township Site Committee was held on Wednesday, June 21, 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 David Allen.

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

GUESTS: Anthony Jablonski, Economic Development Director

MINUTES FOR APPROVAL: May 3, 2023; May 17, 2023

OLD BUSINESS:

<u>SITE #</u>	<u>BUSINESS NAME & ADDRESS</u>	<u>ZONING</u>	<u>PURPOSE</u>
23-0040	Fareway Market 25822 Six Mile Road	C-2	Alterations

Gavin Harlan (24633 Pembroke Dr., Southfield). They are converting to a pharmacy; he is the owner of both companies, the pharmacy & the health company too. Mr. Allen when you say “converting”, do you have drawings on it? Mr. Harlan drawings that’s what you see right here. Mr. Allen those are pictures, he needs drawings. Mr. Harlan they should be in the packet. Mr. Allen this is the party store, right; Mr. Harlan yeah, with the post office attached to it at the corner of Six & Beech. Mr. Allen you are legally the owner of both businesses, the pharmacy & the market; Mr. Harlan yes. MaryLee Health & Training they did that in 2011; his store on Five & Beech was 2015. Then they bought Fareway Market in 2021, right after the pandemic. Mr. Allen with this, what he is looking at, a few things. The site plan needs to show how many parking spaces you have, what’s being allowed for the customers, what’s allowed for employees. How many employees are you looking at throughout this whole operation; Mr. Harlan 3-5, it’s small. Mr. Allen how many employees will you have for the market, for pharmacy? Mr. Harlan the thing is everybody has to be trained to work so as of right now it is them doing it so about 3-5 and they plan on hiring 1-2 because it is not something people can just come in & do, they have got to be trained for it. It is going to be very small starting out, it’s the first one. What you see, the building, that is just counterspace because when you walk in, the post office has to have its direct session which you already have, the lottery has to have theirs, the pharmacy is off to the left. As soon as you walk in, you will see where you go thru for pharmacy. It is not all the way completed. Everything is structured to stay exactly the same; it’s just now when you go in you will be able to get along with your lottery ticket & drop your package off, you will be able to pick up your prescription as well. Because the health company she sees patients on another building they got, so once she has prescribed the medicine, they can come straight to their own store instead of him sending you to CVS or Walgreens. Mr. Allen who is going to be operating the pharmacy; Mr. Harlan she will, that is medical side, there will be a medical person there. Mr. Allen they need to be here; Mr. Harlan yeah, they will be there. Mr. Allen no, they need to be here. Mr. Harlan it is not open yet. Mr. Allen they need to be here to talk about what you are doing at this location. Mr. Harlan

is the owner; he is telling you. Mr. Allen whoever is going to operate the pharmacy needs to be here so that we can talk about the pharmacy. Mr. Harlan ok, well he is going to operate the pharmacy. Mr. Dennis makes a motion to table this right now. You cannot do what you are doing at this location because you keep saying "I'm owner, I'm owner, I'm owner". You will not have a state license for a pharmacist; you are not a pharmacist; you are not going to be a pharmacist. You are not able to see the patients. Just because you are a building owner, you need to have the pharmacy person, the doctor here, pharmacy license from the State of Michigan, the doctor who will be doing this. Your build-out doesn't meet anything under state, local, and he will have Mr. Corbin talk more about that. Mr. Harlan when he talks to you (Mr. Dennis) it sounds personal. Mr. Dennis sir, it is not, because you are not obliging . . . Mr. Harlan you are telling him what I can't do. Mr. Dennis is the Director of Public Services; Mr. Harlan what does that mean to him? You don't know what his background is, you have no idea, you don't know what I am trying to do. Mr. Dennis do you have a State of Michigan pharmacy license? Mr. Harlan this guy is telling me what I can & can't do; how does that make me feel? Do you know what I am trying to do; he has many degrees. Mr. Dennis is doing his job. Mr. Allen is going to stop this meeting; he is trying to get his attention; he is the chairman. Mr. Harlan is a business owner, been in this "City" of Redford for almost 10 years now and you are going to slap tables & tell me what I can't do. Mr. Allen is the chairman of this meeting. Mr. Harlan you are all disrespecting me; Mr. Allen no one is disrespecting you, not disrespecting you at all, he just asked him a question then you started talking with him & started thinking it was personal. Mr. Harlan he interrupted both of us. Mr. Allen here is where he is going with this . . . Mr. Harlan interrupts because if he can't do it in Redford, he will take it to another city; it don't have to be here. Mr. Allen is not saying you can't do it; we have to abide by laws. Mr. Harlan you are not the only city here. Mr. Allen this meeting is adjourned. Mr. Harlan "Jesus, let me get a lawyer involved with this because this is outrageous, like I'm a criminal."

A motion was made by Mr. Dennis, supported by Mr. Allen, to deny new occupancy for the applicant of Fareway Market at 25822 Six Mile Road. The applicant abruptly left the meeting, upset, insulting all members of this Committee, is not willing to work within the ordinances or hear from the Committee members about proper zoning, build-outs, etc. for his proposed business venture. These would include State of Michigan licenses, federal licenses from the Drug Administration, obviously Redford Township licenses, etc. All ayes. Motion carried.

NEW BUSINESS:

<u>SITE #</u>	<u>BUSINESS NAME & ADDRESS</u>	<u>ZONING</u>	<u>PURPOSE</u>
23-0053	Jumbo Inc. 14631 Telegraph Road	C-2	Fireworks Tent

Hayssam Bazzi (5763 Mayburn, Dearborn Hgts.) and Adone Tlays (5946 Kenilworth St., Dearborn). They are going to put a 20x30 tent at the proposed location to sell fireworks from June 25 to July 4. Tent to be taken down at the 5th or 6th and sales end on July 4, breakdown & clean-up. Mr. Allen sees he has caution around the perimeter of the tent; applicant they will have caution tapes around there. They also have a State Fire Marshall inspection, he will be onsite before they even sell any product to insure they are code compliant with all the requirements. Mr. Allen caution tape is not enough around the tent; we would like to have some barrels with water. Applicant yes, they were actually speaking about that. It is not on the plans but it is something they will have on the actual tent to hold it down. Mr. Allen it is placed around the tent for safety to prevent vehicles from going thru this. Applicant they did that last year; explains. Mr. Dennis they need 3-4 on each side; applicant will put all around on 3 sides, 1 side there is no cars. Mr. Corbin remembers how it was set- up last year. Discussion. Mr. Corbin the requirement is barrels placed between 4 to 5 ft. apart; the average car is minimum 6ft., the smallest car is 4'-2". Applicant will put barrels 4ft. apart. Mr. Allen the Fire Dept. will need to have fire retardant info on the tent; applicant it is a rental. It will have all the requirements; it will have a tag on the actual tent for the Fire Inspector to look at.

Mr. Dennis how many employees; applicant 3-5. Mr. Dennis hours; applicant 9-9. Mr. Dennis what will you do with the product at night; applicant they will have the inventory in a U-Haul & take it away at night, like he did last year. Mr. Dennis we don't want to leave it out overnight. Applicants they will not have it in PODS or anything. They will put it in the U-Haul, take it from the site each night & bring it back. Mr. Dennis 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? 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 are you taking your garbage with you every night; applicants yes.

Mr. Corbin no; his questions got answered.

A motion was made by Mr. Dennis, supported by Mr. Allen, to approve Jumbo Fireworks Tent, subject to:

1. Necessary permits and inspections
2. Submit their state license for this event
3. Any information to either the Building Dept and/or Fire Dept. regarding the tent to make sure it is fire rated

All ayes. Motion carried.

Mr. Corbin explains he will come in to set up an inspection. They don't get an occupancy packet because it is temporary; they have another process they follow. Make sure fire-retardant tags are visible, water barrels are set-up & in place, your booth is set-up in full state of operation. For their U-Haul container, he would recommend to please make sure you have a padlock on it in case it doesn't leave the property at night. Applicant understood. Mr. Corbin please don't operate until you come to see us; discussion.

23-0054

**RJ'z BBQ and Catering
25566 Five Mile Road**

C-2

New Occupancy

Steven Mostyn (26355 Graham). They plan on providing BBQ cooked food along with sides; eventually may do dining but right now just doing the kitchen & pick-up services. Mr. Allen carry-out & catering; applicant yes. Mr. Allen no dine-in; Mr. Mostyn not as we speak. Mr. Allen hours of operation; Mr. Mostyn 11am to 10pm Tuesday thru Saturday. Mr. Allen how many employees; Mr. Mostyn 10, on shifts 4-6.

Mr. Dennis you are just renting the left side only, the old Ackroyds; Mr. Mostyn has a lease for both sides. Mr. Dennis you are only here for the left side; Mr. Mostyn correct. Mr. Dennis you are not doing anything with the right side right now; Mr. Mostyn when he does dining. Mr. Corbin that is the future, correct; Mr. Mostyn yeah. Mr. Dennis so you are not going to put anything on the right side; Mr. Mostyn not as we speak. Mr. Dennis on the left side you are just doing carry-out only; Mr. Mostyn carry-out only. Mr. Dennis tell us what you are going to do to the building; Mr. Mostyn some painting (red, white, black), some logos, change the awning, some tiles replace. There is nothing major they will be doing. Mr. Dennis Ackroyd's was there for about 60 years; are you in business right now? Mr. Mostyn yes; he has a location at Livernois & Davison in Detroit but he closed that down so he could focus on this but he uses Fellowship Chapel's commercial kitchen. He is doing catering there until they open. Mr. Dennis what you are doing is you eventually want to expand to the building to the east so we have to make sure you have enough parking. You want to make sure all your employees are parking in the back so you get your customers up front.

Mr. Corbin somebody made a statement that in the future you were thinking of cooking outside; applicant yes. Mr. Corbin can you elaborate on that. Mr. Mostyn just a couple of BBQ grills so they would be doing all their charcoal BBQ-ing outside. Mr. Corbin if this motion passes, will that be currently right away or is that in the future about cooking outside; Mr. Mostyn no, that would be immediately. Mr. Corbin displays outdoor photo; where are you proposing to do the cooking outside & elaborate on plans of where, how

much space. Applicant right along this block wall where the dumpster is; the donut shop & there is an opening here & a brick wall around here. Mr. Corbin there is a dumpster enclosure back there; Mr. Mostyn the area right there between the building & the block wall. Mr. Corbin doesn't know how the customer would feel about getting their food from right next to a dumpster. Applicant it is blocked in. Mr. Dennis we are just worried about it; a food truck can't be within 20ft. of a port-o-pottie, etc. Mr. Corbin you are going to prepare it, bring it thru the kitchen & then you serve it to the public but no customers will be going around to the rear of the building to get it. Applicant they won't even see his grill; he can move it further from the dumpster if he needs to, absolutely. Mr. Corbin is looking at the roof layout because he will have to have a smoke stack & everything to exhaust when you are BBQ-ing because it is going to billow a lot so that is kinda an issue too.

Mr. Dennis are you not cooking anything inside the building; Mr. Mostyn yes, all their sides. Mr. Dennis you are not cooking any chicken inside; Mr. Mostyn no. Mr. Dennis what about wintertime; Mr. Mostyn outside, it will be his 4th year. Mr. Dennis are you covering the area, putting something over the tops; Mr. Mostyn that would be difficult to do. Mr. Dennis if you have an ice storm how are you cooking; Mr. Mostyn they will have some inventory as well so if there is a bad day. Discussion. Mr. Corbin does your grill have an enclosure, do you have pictures; applicant emails them & they are displayed. Mr. Mostyn will be using 3 grills; 1 is portable that hitches to the back of the truck & 2 barrel drums & 2 small pits. On Monday, the day they are closed, they pull the big pit in & do a lot of meat so they have an inventory. They have to have specific grills for chicken & specific grills for pork. Mr. Corbin at least 1 of the grills will always be outside all the time; Mr. Mostyn doesn't plan on leaving grills outside. Mr. Dennis you are going to bring them inside the building; Mr. Mostyn yes. Mr. Dennis how are you going to get the one on the trailer inside the building; Mr. Mostyn that will be pulled away. He has 2 grills over there now that can fit thru the door. Mr. Dennis is curious how far it is from the building to the dumpster enclosure; discussion. He thinks they had the last applicant put this in because Ackroyd's didn't have one for 60 years. Mr. Dennis you are saying you are going to have them in this cove area; Mr. Mostyn yes. Mr. Dennis you will need this area for parking for your employees; your employees should be using the back also because you are going to get tight in your parking. Mr. Mostyn the parking doesn't conflict. Mr. Corbin can you show us where your employees are going to park; applicant shows. He could bring the BBQ out to the edge of the building; it doesn't have to be back here by the dumpster. Mr. Dennis you don't cook chicken inside at all; Mr. Mostyn no, all they do is grill, they don't fry anything. Mr. Dennis what do you cook; Mr. Mostyn chicken, ribs, rib tips, pork chops, steak bites, salmon, cabbage, greens, green beans, potato salad, coleslaw, baked beans, mac & cheese, yams. Mr. Dennis you just said you are doing minor improvements; what about the outside. Mr. Mostyn maintain the grass, other than that paint it. Mr. Dennis the grass in the ROW is cut by Redford so you don't have to cut that. Mr. Dennis that is our Downtown area; you are in our prime time, Five & Beech Daly is our Downtown area so you will have a lot of eyes on you, just so you know. Last question, we ask everyone: Do you have any intention of growing, selling, transporting, testing any marijuana-based products within the medical or recreational marijuana industry? Mr. Mostyn 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 you are using the dumpster; Mr. Mostyn yes. Mr. Dennis you will probably want to keep the area so the dumpster can get in & out; Mr. Mostyn you won't have any problems out of them.

Mr. Corbin has no more questions. Wayne County Health Dept. as you know, they are a little slow. If this motion passes, you will have to make sure you have your WCHD certificate prior to operating. Mr. Mostyn yes, he has a license now so they are submitting address change, etc.

A motion was made by Mr. Dennis, supported by Mr. Allen, to approve new occupancy for RJ's BBQ & Catering at 25566 Five Mile Road, subject to:

1. Necessary permits and inspections
2. Applicant to repair, reseal & restripe parking lot as needed

All ayes. Motion carried.

Mr. Allen explains the New Occupancy process, Chamber of Commerce. Mr. Dennis if you do some major improvements, there are some grant dollars available that our EDD Anthony Jablonski could

provide info. Mr. Dennis do not occupy the building to the west; explains. Mr. Jablonski there is façade improvement money available to you; explains. Mr. Allen when do you plan on opening; Mr. Mostyn depends on the health dept. but before July is over. Mr. Dennis welcome & good luck.

23-0055

**Savage Smoke Shop LLC
24038 Joy Road**

C-1

New Occupancy

Darnell Woods (5728 Oldtown St., Detroit) and Mike Sema, Consulting (2093 Burgundy St., West Bloomfield). Mr. Woods this is a smoke shop with CBD, hookahs, stuff along the line of that, stuff to hold it, stash box, basically a bunch of different ways to smoke it, vape pens, cartridges, etc. Mr. Allen basically selling accessories at this location; Mr. Woods yes, and tobacco. Mr. Allen hours of operation; Mr. Woods 9am to 8 or 9 or 10, depends on . . . Mr. Corbin volume of traffic; Mr. Woods right. Mr. Allen what days; Mr. Woods Monday thru Sunday, 7 days a week. Mr. Allen how many employees; Mr. Woods maybe 2 to 3, a security guard & 2 cash register users.

Mr. Dennis thinks the building needs some work; the building is a little dated & tired. Are you the building owner; Mr. Sema no, he is the consultant. They are willing to paint the building, they will take care of the parking lot from outside, do some work inside too, paint the inside, put shelving & counters inside. Mr. Dennis is the building owner or the applicant doing that; Mr. Woods the building owner doesn't want to have anything to do with the inside so if something is wrong with the floor, walls, he is going to take care of that. Mr. Dennis the parking lot doesn't look like it is in great shape either; Mr. Woods that is actually their issue but all of that is going to be cleaned up & they will go thru all of that. Mr. Dennis the flooring looks stained, old, rusted; tell us what you are going to do to the building interior & exterior for the record. Mr. Woods interior probably put something over that, put a different type of tile down, paint the walls or redo them, put shelves up, put a wraparound countertop so can't nobody get behind to touch nothing. Everything will be behind them so all you can do is come to the counter & say "can I get that hookah thing & some coals" stuff like that. Mr. Dennis you are selling only, correct; Mr. Woods yes sir. Mr. Dennis no smoking inside; Mr. Woods no, not at all. Mr. Dennis are you selling CBD products; Mr. Woods is not sure, if he wants to do that just yet. Mr. Dennis we need to know. If you are doing CBD products, you need to bring the products, you need to present that to us because there is a state limit. Mr. Woods that is the issue he is having, he doesn't want to have it come to no issue. He doesn't want to make it harder for himself than it already is. Mr. Dennis you have to decide that, for the record, because we need to know that. If we came in there & you are selling CBD products say they exceed the state limit; Mr. Corbin we would revoke your certificate & close you. Mr. Woods naw, just strictly hookah, tobacco, flavored tobacco to go with the hookahs, the cups, stuff like that, no CBD. Mr. Dennis nothing related to the marijuana business; Mr. Woods nothing at all. Mr. Denis is there a dumpster or garbage carts; from the photo, it looks like he doesn't have any garbage carts (from photos, Google). He will have to purchase a trash & recycle cart, explains; Mr. Woods OK. Mr. Dennis last question for you: do you have any intention of growing, selling, transporting, testing any marijuana-based products within the medical or recreational marijuana industry? Mr. Woods 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. Corbin are you currently operating right now or is this going to be your first venture? Mr. Woods this will be his first venture. Mr. Corbin how many people are you going to have on staff & where are they going to park? Mr. Woods just 2; they said they could park in the front. Mr. Corbin you mean the right-of-way where those cars are illegally parked. Mr. Woods they sure told him they could park in front. They can get 2 cars behind; that's if they have a car. Discussion, parking blocks. Mr. Woods says they can actually park 4 cars back there. Mr. Corbin you said something about security; is that something you are thinking you are going to have a potential issue or just as a deterrent. Mr. Woods yeah, basically; it is always good to have some type of presence, let them know you are being watched. What if there is something on the counter & a person turned their back & they want to stick it in their pocket; it just looks better. He started off a security guard straight out of high school and you never know, people will try to steal the stupidest things; he caught people a few times trying to steal the stupidest things. Mr. Dennis

well let's hope you are now in Redford & you won't need that; Mr. Woods right. Mr. Corbin will you be putting any signage on the building; Mr. Woods yes. Mr. Corbin explains the separate permit process. He asks you are not going to have any butane, anything of that nature; Mr. Woods no. Mr. Corbin so just strictly tobacco products, vape pens. He asks if they plan on segregating them from his stock since sometimes they get warm, heat up, etc.; Mr. Woods wants to play it by ear, put a few out, test to see how people like it, if not he would just scrap it. Mr. Corbin that is fine, he is worried about how is he going to keep them away from his flammables, like coal, stuff like that. Mr. Woods most likely the coals will be somewhere far in the back away from it, on a stand in the front by the counter like where you can see-thru; explains. Mr. Corbin will you be selling regular cigarettes as well; Mr. Woods no, just the mushy flavored tobacco.

A motion was made by Mr. Dennis, supported by Mr. Allen, to approve new occupancy for Savage Smoke Shop LLC at 24038 Joy Road, subject to:

1. Necessary permits and inspections
2. Applicant to repair, reseal, restripe the parking lot for his property
3. Applicant to purchase new trash & recycle carts

All ayes. Motion carried.

Mr. Corbin welcome to Redford Township. He explains the New Occupancy packet, Chamber of Commerce, Knox Box. Mr. Dennis wishes him good luck.

23-0056 Western Golf Course R-1 Fireworks/Event
14600 Kinloch

Jennifer Giuliano (14448 Loveland, Livonia) member & Private Events Coordinator. She wants to have their annual fireworks. They have them every year, the last Thursday in June. Same company, same location, same set-up. The clubhouse looks a little different these days but besides that, everything else is the same.

Mr. Dennis who is your shooter; applicant Penrose Pyrotechnics. Mr. Dennis have they been your shooter for a long time; applicant this is her 10th season & they haven't changed. They usually send the same husband & wife team. Mr. Dennis shoots the Township fireworks; he is the chairperson. Applicant they were beautiful; it was their men's invitational & she got some great photos with the fireworks in the background. Mr. Dennis is this tomorrow; applicant it is next Thursday at dusk. They shoot out of the back of their driving range.

Mr. Corbin no questions.

A motion was made by Mr. Dennis, supported by Mr. Allen, to approve the Western Golf & Country Club fireworks show for Thursday, June 29, 2023, at dusk with the company of Melrose Pyrotechnics (name of company is difficult to read on application). All ayes. Motion carried.

Mr. Corbin next year you will be early; applicant she has been yelled at, scolded many times! Mr. Dennis she would have been the person sorry we can't have it this year because I forgot (to go to the Township). She has never had a problem getting in; Mr. Corbin there have been a lot more people trying to open up businesses in the Township so our meetings are maxing out. Discussion. Applicant appreciates us squeezing her in and she will see them next year when it is cold out! She needs a form signed so she can send it to the fireworks company.

DISCUSSION:

A motion was made by Mr. Dennis, supported by Mr. Allen, to approve the minutes of May 3, 2023 meeting. All ayes. Motion carried.

A motion was made by Mr. Dennis, supported by Mr. Allen, to approve the minutes of May 17, 2023 meeting. All ayes. Motion carried.

There being no further business to come before the Site Committee, Mr. Dennis made a motion, supported by Mr. Allen, to adjourn the meeting at 5:28 pm. 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