

MINUTES

REDFORD TOWNSHIP SITE COMMITTEE

Wednesday – June 28, 2023

The regular meeting of the Redford Township Site Committee was held on Wednesday, June 28, 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 Absent

GUESTS: Anthony Jablonski, Economic Development Director

OLD BUSINESS:

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

Applicant failed to appear. When called, phone went directly to voicemail.

NEW BUSINESS:

<u>SITE #</u>	<u>BUSINESS NAME & ADDRESS</u>	<u>ZONING</u>	<u>PURPOSE</u>
23-0057	Boost Mobile 15134 Inkster Road	C-1	New Occupancy

Rayan Fili (35812 VanDyke Ave., Sterling Hgts). He is a new owner, same business, same brand, same everything, they are just a new occupant. Mr. Griffin you bought an existing business; applicant yes. Mr. Griffin have you made any changes to that existing business; applicant no, not at all. Mr. Griffin how long have you been in business there; applicant it has been around a year. Mr. Griffin why are we just coming today; applicant didn't think because they didn't change anything, they are still the same brand & everything, he didn't know. He didn't do it in bad faith or anything, he just didn't know the rules; he takes responsibility for that. That's why he is here today, making sure this is cleared up & take care what needs to be. Mr. Griffin business hours; applicant M-F 10am-8pm, Sat 10am-7pm, Sun 11am-5pm. Mr. Griffin how many employees there normally; applicant ranges between 3 to 4, same time usually 2. Mr. Griffin you have made no changes to the interior of the building either; applicant not one. Mr. Griffin you only sell phone & phone accessories; applicant correct & they also sell pre-paid internet as well.

Mr. Allen are you doing anything with the canopy, signage, staying the same; applicant everything is going to stay. The canopy he doesn't think the occupant has control of it, he thinks it is more on the landlord. The store was in perfect condition when he took over. From what he has heard, the store has

been there for over 13 years. The old owner, Mike Hefney, had a really big customer base there; people still to this day come ask for him. He was a family friend and unfortunately passed due to Covid complications. His wife Kathy tried to manage the business, had a hard time & that's when they bought the business from the Hefney family. They have been doing good so far; open on time, open for their customers & they try to take care of the people that come in as best as they can, make everyone happy.

Mr. Dennis no questions.

Mr. Corbin no, it's pretty straightforward.

Mr. Griffin knows he doesn't own the property, he is leasing; tell him about the parking. Isn't there like 12 spots for 4 businesses; out of curiosity, is that ever a problem? Applicant the vape/smoke shop, there is parking on the side. He instructs his employees to park there so customers aren't having a tough time coming in & out. It does get pretty tight once it gets busy; he has seen worse. Mr. Griffin do you know if the landlord has any plans to take that canopy & little lounge area outside back out? Applicant has no idea; he rarely talks to him. He thinks the canopy part belongs to the smoke shop. Mr. Griffin it was there for a bar years ago; discussion.

A motion was made by Mr. Dennis, supported by Mr. Allen, to approve new occupancy for Boost Mobile at 15134 Inkster Road, subject to necessary permits and inspections. All eyes. Motion carried.

Mr. Griffin explains the New Occupancy process, Chamber of Commerce, Knox Box. He welcomes him & wishes him continued good luck.

23-0058

**Mitt Con
25928 Seven Mile Road**

M-1

New Occupancy

David Ivezaj (10188 Covington Drive, Brighton). He was looking to lease the building. The last few years he has been getting into a lot of content mitigation, like ServePro. If a house is flooded or burned, they need to remove furniture, household items. Also they need to mitigate those items, clean them, bubble wrap them, inventory them, box them then set them in storage. They are not going to store anything there but they would like to clear there. Mr. Griffin is the building big enough for that; applicant it's not too bad. Mr. Griffin you would clean the stuff there then transport it someplace else; applicant they have sprinter vans. They would bring it there, clean everything, they can pick it up & put it in their storage. They can actually go on-site & pick it up for them; that's what they would rather do. Mr. Griffin have you bought the building or leasing; applicant no, leasing. Mr. Griffin have you signed a lease; applicant he has a lease, it is contingent that he gets the building right for him to take over, get all his stuff out of there. Mr. Griffin how many employees; applicant he & wife. Mr. Griffin hours; applicant 8-10 hours a day. It can be nighttime because some of these calls are after-hours so it can be in the middle of the night. Mr. Griffin you are backed up on an alley & we have houses right there; middle of the night makes him think they are going to make noise, back-up alarms on trucks. Applicant no there is no back-up alarms; it shouldn't be noisy, they are really just loading & unloading Home Depot boxes. Mr. Griffin when you clean, what type of equipment do you use; applicant inside they would bring extractors. Those can be noisy, they would want the door shut, but the extractors will probably be the loudest thing for cleaning sofas, furniture. That is really the only thing that is going to make noise. Most of the items they are wiping, disinfecting, etc. Mr. Griffin the pictures displayed, is that its current condition; applicant it is. Those the owner needs to remove still; Mr. Griffin yes he does. Applicant he got rid of all the equipment that was there, there was rooms full of equipment. He would like to buy 1 or 2 of them (photo) but he wants a lot of money for them; but those he needs to get out. Mr. Griffin (building rear photo displayed) there is a boatload of mechanical equipment serving that building! You don't need all that, is it leaving; applicant he doesn't need it & it should leave. Mr. Griffin how are you going to back in that door when it's dark at night; you are going to hit one of the units. Applicant the units don't block the door. That is extra trash, garbage cans. Mr. Griffin that doesn't need to be there, you just need for your building that will take care of your 15,000 sq. ft. unit. Applicant would like to keep a few of them (shows on drawings). There is a room they were going to use for ozoning. When the stuff first comes in, it will go into a room & they will

set ozone generators in there & air scrubbers; explains. Mr. Dennis are you going to paint the walls too because they look full of mold too, they are all brown. Applicant no, he can paint them. He thinks it is a bad camera; he has an older phone. Mr. Griffin because that looks terrible. Mr. Dennis it looks all brown. Applicant it doesn't look that bad in real life, actually. Mr. Dennis it looks horrible.

Mr. Allen do you plan on parking in the back; applicant parking for customers, no. There shouldn't be any customers. Mr. Allen because it is all gravel; applicant he thinks it is just dirt, he doesn't think it is gravel. Mr. Allen do you plan on asphaltting that so you can load & unload; applicant he would love for him to do that. He has discussed that with him & that is in his plans is to have it asphalt; 100% he mentioned to him that he would fix that up. It is going to be terrible if it rains. Mr. Allen do you plan on putting new signage; applicant eventually he would like to with the name, what they do, phone. Mr. Dennis absolutely; Mr. Griffin we like that. Mr. Dennis doesn't look like it is vacant then; applicant a lot of those building in that area look that way.

Mr. Dennis the prior owner came here because he wanted it for storage & he was getting ready to have a grow facility; you cannot do that; that is why he is not doing this now. Applicant OK, no problem. Mr. Dennis would prefer to have all the stuff out of there, his preference; applicant OK. Mr. Dennis if you are going to keep 1; applicant would like to keep 1 or 2 of them. They are kinda nice; they are plastic & you can wash stuff right on them; he sees why they used them. Mr. Dennis it was storage & you can see you don't need 3 mini-splits & 2 condensers; applicant no. Mr. Dennis now you see why it was brought up we want to see those removed; you don't need all that for what you are doing; applicant OK. Discussion. Applicant will write that down; Mr. Griffin asphalt & remove all the existing equipment. Mr. Dennis we ask all applicants: Do you have any intention of growing, selling, transporting, testing any marijuana-based products within the medical or recreational marijuana industry? Applicant 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 you will be doing just storage of mitigation of insurance laws. With that being said, most of your hours will be just during business hours anyway; applicant exception of after hours calls here & there. Mr. Corbin essentially it will just be you & your wife and maybe you & some other guy; applicant yeah, most likely just he & his wife, his brother if he needs another hand. Mr. Corbin you can't have any flammables in the building; applicant even their disinfectants now are plant based. You can get over-sprayed with them & be totally fine.

Mr. Dennis (on photo) are there any trash carts there; Mr. Corbin there are no trash carts. Mr. Dennis you will have to purchase a trash & recycle cart; explains.

A motion was made by Mr. Dennis, supported by Mr. Allen, to approve new occupancy for Mitt Con at 25928 Seven Mile Road, subject to:

1. Necessary permits and inspections
2. Applicant/landlord to install new asphalt or concrete surface in the rear of the property no later than 9/30/2023
3. Applicant to purchase trash & recycle carts
4. Removal of at least 1 condensing unit and 1 to 2 of the mini-splits located in rear of property
5. Minimize his after-hours working due to neighbors to the north

All ayes. Motion carried.

Mr. Griffin explains the New Occupancy packet, permits, Knox Box, Chamber of Commerce. Before you move in, the mechanical units & grow tables that are not necessary need to be removed. Applicant has questions. Mr. Corbin tells him the owner is fully aware of having to remove the mechanical units; they asked him to pull a permit for the equipment and he has not. Mr. Griffin wishes him good luck & welcome.

Aliyah Small (16511 Wisconsin, Detroit) and Leo Snage (owner). She is here to talk about moving into Leo's place to sell uniforms, her uniform company. Medical uniforms, nurses' scrubs. Mr. Griffin is it open to the public; Ms. Small online & contracts with a few people like schools, more so into selling bulk & ship. Mr. Griffin how often will the public be there, is it open to the public? Ms. Small no, by appointment. They discuss what suite she is, suite A or B; Leo says whatever they decide. Mr. Griffin are you the only employee; Ms. Small she is the only employee. Mr. Griffin hours; Ms. Small 8-5 or 8-6.

Mr. Allen no questions.

Mr. Dennis no questions. What improvements are you making to the building; Ms. Small for her part, all she is doing is bringing in the actual inventory that she still has. She doesn't have any improvements. Mr. Corbin what about signage. Ms. Small they are going to do the door. Leo says on the glass; he really doesn't want anything on his beautiful stonework. Mr. Dennis reminds them with our ordinance, it can only be a certain size; explains. Make sure you go thru Mr. Corbin that it is the proper size.

Mr. Griffin which side of the building will be yours; Ms. Small will take the left side. Photos displayed. Mr. Griffin can we call that Suite A for the record. Everyone agrees.

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 you have the same process your friend has; SC her sister. Ms. Small actually her little sister but she is only 10 months younger than her; she has a twin; her mother had 3 babies in 1 year. Mr. Griffin has she started that process yet; Ms. Small not yet, they were waiting for this meeting, but now they can start planning. Mr. Griffin explains the New Occupancy process, Knox Box for Fire Dept. access, Chamber of Commerce. Leo will get with Inspector Thomas on the location of the Knox Box. Mr. Dennis suggests putting it under the mail box. Mr. Griffin wishes her good luck; Ms. Small thank you.

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