

MINUTES REDFORD TOWNSHIP SITE COMMITTEE

Wednesday – July 12, 2023

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

MINUTES FOR APPROVAL: June 7, 2023

OLD 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-2	New Occupancy

Latoya Baker (9372 Kimland Ct.). Mr. Corbin says congratulations; Ms. Baker just recently got married. Mr. Corbin what is your new name; Ms. Baker 'Grandison'. Mr. Griffin congratulations; she was here a few weeks back regarding a daycare on Five Mile in the old flower shop. We had some questions you were going to answer and he doesn't see any new information in front of them. She has 2 sheets to distribute. Mr. Griffin it looks like you changed the number of children; Ms. Baker yes to 28 kids and teachers will be a total of 6 with a total of 16 parking spots. Mr. Griffin it looks like the drop-off times are staggered; Ms. Baker yes. Photos of property displayed. Mr. Griffin you were going to move the dumpster; Ms. Baker thinks they suggested it was best to just leave it there. Mr. Griffin from the map, isn't that where you have your playground; Ms. Baker yes, but it will be on the outside. It will not be included in the playground; it will be in front of it. Mr. Griffin if the play area is in front of the dumpster, how does the dumpster get emptied, from the alley side? Ms. Baker yeah, it's nothing there. Mr. Griffin but the gates you have now face the parking lot; Ms. Baker right, that will have to be re-done though, for sure. Mr. Griffin the garage will be part of the indoor playground; Ms. Baker yes. Mr. Griffin does the state count the indoor playground as part of the playground or just consider the outdoor playground; Ms. Baker no, they are not going to count that. That is just for her if the weather is not OK for the children to go out. There will be tricycles or something for them to; as long as there is enough space for each child there, she is fine.

Mr. Allen no questions at this moment.

Mr. Dennis was not at last meeting; the drawing she dropped off today, are we proposing to stick a playground in the middle of that parking lot? Ms. Baker not the middle of the parking lot; she shows right here by the garage that will not be used. Mr. Dennis the drawing turned in today has it in front of it; Ms. Baker only because of how space how she did the drawing, explains. Mr. Dennis is going to recommend because this is what has been turned in that she redo this drawing on 11"x14" paper and move this to here because today if this is approved it says yeah, we allowed you to put it right in the

middle of your parking. That is not what we want. What sort of perimeter fencing are you using on the playground itself; Ms. Baker wire fence. Mr. Dennis cyclone fence; Ms. Baker yes, wire fence. Mr. Dennis is going to recommend (this is up to the SC) she is in the downtown district so she is also going to have to put columns & fencing along the front of the building; Ms. Baker OK. He is going to recommend it is decorative fencing, it is not cheap stuff; Ms. Baker OK. He gives her specs for the columns & fencing; you will see it throughout the district. One of the things he would recommend, and they did this there is a daycare closer to Beech Daly they had to use the decorative fencing; it's sturdy. Photo displayed; explains. All the way across your front of your building the driveway to the end, you will be putting columns & fencing but they will look at it; he can help her lay it out. All the way around your play area in the front. It will go basically from the corner to her driveway. She will have to cut back 4ft. from the asphalt and that way your columns are 2x2, then a foot back, then you have your 2x2 column, then you have a foot back behind that. You will have a flowery embankment area in the front so it will push your parking back a little bit. You are going to have to make sure you have that area and then you will put some daylilies (see spec). He can tell her where she can order everything. Ms. Baker can she install it on the side; SC if she likes, but currently just in front. Discussion, photos. Mr. Dennis can lay it out for her, it will be simple; Ms. Baker OK. Mr. Dennis his recommendation then would be to match the playscape area should match this. What were your hours; Ms. Baker 7am-11pm. Mr. Dennis how many employees; Ms. Baker has 6 employees for the day shift. The night shift normally they use those same employees because that is where they are currently at now in home. But if for whatever reason that becomes a problem, she will probably have to hire 2 additional staff for the night shift. Mr. Dennis you are going to be open 17 hours and you are going to have 6 people work 17 hours? Ms. Baker no; what normally happens now is 2 people stay on & finish it. They do, they live there; she & her mom live there. Mr. Dennis you are not living here (for the record); Ms. Baker no, she lives at home (laughter). Mr. Dennis it seems like a late night for a daycare, especially in our downtown area; Ms. Baker it is. They pick up school aged children after school & they normally stay longer. Mr. Dennis are you buying or leasing; Ms. Baker is (buying). Mr. Dennis there is also some design guidelines that we have for the building, lighting; he would think she would have to do quite a bit of work on the building; Ms. Baker she does. Mr. Dennis it has been a florist for 60 years, maybe longer. Last question that we do ask all applicants: Do you have any intention of growing, selling, transporting, testing any marijuana-based products within the medical or recreational marijuana industry? Ms. Baker 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 how far off the sidewalk will the playscape be, it is on an angle on the side. Mr. Corbin the playscape is going to be back here, almost equal with the building. Mr. Dennis is talking about off the sidewalk because she is going to have to be far enough back because if her dumpster right now Mr. Corbin she is proposing that her is going to be 66ft. L so we can draw this out. Mr. Dennis & Mr. Corbin it is too big; based on what she has it is 2,442 sq. ft. Ms. Baker the thought was, which it can absolutely change, to have if there was a chance that multiple classrooms wanted to be out there at the same time for them to have a certain amount of square footage but if that is too much, they can take it to 1 classroom goes out at a time. That's why they tried to see what the length was to see if they could get the toddlers & preschoolers out. Mr. Corbin was looking at her depiction is 2,442 sq. ft. exterior; interior is 4,120ft. Mr. Corbin explains more, dimension, measurements, tree. Just so you know, if this motion goes thru, you will be forced to put in bollards because she is going to be so close to alley and you are going to have moving cars coming in your lot; you would have to put bollards in every 4ft.; those things that you see at the drive-thru to keep you from hitting the building. Your design of the outside won't the map isn't mapping but the state only requires you to have 1,200 sq. ft. Ms. Baker that was for them having multiple classrooms going out there; they can absolutely change it, it's just all about doing their daily schedule; further. Mr. Dennis asks an overhead photo be displayed; the reason he wants to do that is because he wants to be able to state how big it can be because it has to be shy of that dumpster. Because if she is going to the back of her building, she can't go any further than that dumpster; she wants to stay 10ft. from the dumpster. More measurements taken; property photo displayed. Mr. Dennis no wider than 30ft. x 35ft. She is at 1,050 for her playscape; that's not 1,200. She can't go any wider than that because of the dumpster. Then she will have to come down, have smaller which still won't & still got to be at least 10ft. from the sidewalk, minimum. Because if that dumpster is there, she doesn't have enough room for her

1,200 sq. ft. Discussion. Mr. Corbin you said you are moving the dumpster enclosure; Ms. Baker when she spoke of moving the dumpster, the suggestion was to not move it. She wanted to move it because of the playground but last time that she was here, we had talked about moving it here. There is nowhere to move it, unless it goes back there with the furnace. Mr. Corbin you are talking about the air conditioner system. Ms. Baker that is a big space back there. Mr. Dennis but it is not big enough for a dumpster; Ms. Baker that furnace took a lot of space. More discussion about dumpster enclosure placement. Committee it will need to have bollards and if she could get it down to 1,400 or 1,500 ft. that would just give some more security for the kids. The Committee is just trying to help!

Mr. Corbin all his questions have now been exhausted.

Inspector Thomas a Knox Box is required for Fire Dept. access; explains.

Mr. Dennis just saw on one of the pictures, they have the old Floyd's Flower sign which overhangs the sidewalk, which you cannot have anymore. So you are going to have to put a new sign up there. The old sign, when they put it up 60 years ago, was fine. It is overhanging the sidewalk, which it can't do. You will have to figure out something either on the building, so you may just want to take that down. Ms. Baker can something go in the grass? Mr. Dennis no. Mr. Corbin not the right-of-way; that doesn't legally belong to you. You maintain it, but that's an easement. Ms. Baker so just on the building; Mr. Dennis yes, unless you can put a sign that doesn't overhang the sidewalk. Mr. Corbin it is a violation of our ordinance now. Mr. Griffin if this passes, the sign is a different process; explains. He doesn't know if that pole is structurally sound; further. Mr. Corbin it would be a liability for you; if the sign stopped being a sign, somebody is going to be hurt. Mr. Griffin we still need a little more information, correct playground dimensions. Mr. Allen it was mentioned about getting the playground shown, but what if we did a preliminary approval based on the playground being on the east side of the building where the indoor playground area is just like we depicted on here. Mr. Corbin as well as for the state it dictates it needs to be 1,200 ft.; it doesn't say that it has to be indoor or outdoor, it can be either or. More discussion on a motion. Mr. Dennis it says "natural playground" means outdoor play area. We would still like to get the information brought back to us; Mr. Griffin would be comfortable with Mr. Corbin looking at it. Mr. Dennis we need it for our records too, even if it was just brought up at the end of one of our meetings. She wouldn't have to come back.

A motion was made by Mr. Dennis, supported by Mr. Allen, to grant new occupancy on a preliminary basis, until the applicant can deliver:

1. New site plan layout that includes the playground on the east side of the building from the front plane of the building to the back plane of the building roughly 35x50 based on the exact dimensions
2. The playground moved to the east adjacent to the garage and has the proper square footage for state requirements and proper clearances for sidewalks & alleys
3. Applicant will repair, reseal & restripe the parking lot
4. Applicant will block in the garage door access on east side of the building so it is a solid wall and construct a new 2-sided masonry wall that will be a minimum of 10x10 to hold the new dumpster enclosure and remove the old dumpster enclosure located on the NE corner of the property
5. Applicant will construct new decorative brick columns & ornamental fencing per DDA design specifications (package will be given to her) (NOTE: Mr. Dennis or staff will assist her to layout the proper design for the front of the building)
6. Applicant will also use the same fencing for the exterior outdoor play area that is defined within the DDA design spec book
7. Bollards required

All ayes. Motion carried.

Mr. Griffin everything we talked about needs to be done. You need to send back another parking lot layout; send to Mr. Corbin so we can look at it next week. Then you can start your drawings & all your permit process. The sign is a separate permit process; have your sign company look at it if they think there is some way to use that pole without infringing on the airspace of the sidewalk. If you are not going to use that pole, it will have to come down. He explains the New Occupancy packet. Redo the map &

show that playscape & show the actual size of it on the east side of the garage, give to Mr. Corbin and we can take a look at it at our next meeting. Mr. Corbin make it color vibrant. Mr. Griffin good luck & welcome. Ms. Baker thanks for helping out. Mr. Dennis now you are not going to have your daycare at your home anymore; Ms. Baker currently she is. She is trying to figure that out, but as of right now yes. Mr. Dennis you have been here for that; Ms. Baker she was.

NEW BUSINESS:

<u>SITE #</u>	<u>BUSINESS NAME & ADDRESS</u>	<u>ZONING</u>	<u>PURPOSE</u>
23-0060	A1 Dogs & Burgers 25740 Plymouth Road	C-1	New Occupancy

Ali Khreis (1617 Mayburn, Dearborn). He does A1 Dogs & Burgers and has a friend who owns the BP Gas Station on Plymouth & Beech Daly. They thought it would be a good idea to add a small kitchen into the gas station & serve some good food he believes Redford would enjoy that. Mr. Griffin you currently have a restaurant; applicant has a food trailer already operating & they are looking for other locations as well. Sam who is the owner of the gas station, came to him & asked him if he was up for opportunity to have a small kitchen inside the gas station. Mr. Griffin there is not currently a kitchen in that gas station; applicant no so they would have to be adding a small kitchen. Mr. Griffin you would be adding an addition to the building or taking up current space; Mr. Corbin taking up current space along the counter to the north of the cashier's station (photos displayed). Mr. Griffin never noticed there was an EV charging station on the side of that building; Mr. Dennis he just put it in. Mr. Corbin he just took it out; no permits. Discussion. The EV guy/electrician that did the installation felt that he didn't need a permit so the owner told him they didn't need his equipment here so he made him take it out; explains further. Photos displayed, discussion. Mr. Griffin is there a wall between the cashier & that; applicant no. Mr. Dennis they are going to build a wall; applicant if they have to. Mr. Corbin the health dept. is going to make you build a wall. You can't have open cashier on one side & food being prepped on the other side. Discussion. Mr. Griffin they are correct; there will have to be a separation wall because you are going to prepare food. The County is not going to let you, we are not going to let you because you are probably going to have a grill, grilling hotdogs, so you will need some kind of exhaust. You will need a couple hour rated wall. There will be a separation there if this was to happen, which means you would need a door in there also. Mr. Corbin it would have to be a steel case door rated for no less than 20 minutes; applicant OK. That means every time the cashier needs to go walk thru the food prep area, you may have a problem with the health dept. because now you are bringing contamination thru your food area. We love the idea but he is just telling him things he can encounter with Wayne County Health Dept.; he would rather he research that. Mr. Griffin you have a prep station that appears to be 8'-8", is that correct; applicant yeah, that would be the table. Mr. Griffin then you have a cash register right next to that & there is no door there. Discussion about doors. There was not a door on the drawing. Mr. Dennis you do have on this print that a wall is going in but you will have to put another door in for the cashier area, to the left of where that opening is; applicant yeah. Mr. Corbin explains on photos. Mr. Griffin so our problems are you need access to your area & he needs access to his so automatically there is 6ft. of door space. Unless that door is staying, then you need to create 3ft. more of door space so that he can enter & exit his own & then build that separation wall. And then is that space even big enough for what you want to do; you got to get a hood in there (assumes), grill, maybe a fryer, etc. All that needs to fit in there or are you just doing hotdogs only. He is trying to figure out how to get it in there, it just doesn't look large enough for him for what you want to do. He can't walk thru your space & you can't walk thru his. We wouldn't allow it and he is positive the health dept. would not allow it either. Mr. Corbin is recommending he get detailed plans with dimensional specs; he doesn't have to hire an architect, just draw it out so we can understand it. That would give us a better opportunity to understand what is taking place. Mr. Corbin we are not telling you no; we just need to understand. Applicant yeah, the standards are there for a reason. Mr. Griffin we are not telling you yes or no; we are not saying yes, we are not saying no. We can't make a decision based on the information we have and he can't promise him there is enough space there for him to do this, but it is our job to approve the use; we have to have enough information to say you can sell hotdogs at the BP. Mr. Corbin recommends he include where his grease trap location is

going to be; applicant gotcha. It would have to be outside; Mr. Corbin yes. He wants to make sure he has the grease trap, the dimensional specs, location of the doors & a wall on his drawings that way when you come back before us, we have a better understanding of what's taking place. Applicant gotcha; questions. Mr. Griffin we want to know how he will get in his work space & how you will get in yours and a separation between the two. Mr. Griffin if this doesn't work out, we would love to help you find something else. Applicant beautiful; he is definitely looking forward to finding a spot here in Redford. Mr. Dennis we need defined measurements, layouts, doors, etc. & grease trap. He believes they have 2 dumpsters on the outside. The one picture is a dumpster for Frank's so he thinks on their site there is 1 or 2 dumpsters in that enclosure, which they may have to take one out to put a grease trap in there because you have to get rid of your grease. Applicant believes there is room behind the gas station as well; Mr. Dennis you can get to it. Mr. Dennis he also needs to talk to him because there is a lot of garbage sitting back there too he saw.

A motion was made by Mr. Dennis, supported by Mr. Allen, to table applicant until we can get further paperwork regarding blueprints, layouts, sizing, grease trap, etc. All ayes. Motion carried.

23-0061

**The Smackin'
25745 Eight Mile Road**

M-1

New Occupancy

Paris Young (7411 Meadowcrest Ct, Orchard Lake). She is in the process of opening a restaurant on Eight Mile called The Smackin'. It was previously a different restaurant so they just previously leased it from the owner of the building. Mr. Griffin you already signed the lease; applicant yes. Mr. Griffin what type of food will be at this restaurant; applicant American food, different wings, different burgers, different eggrolls, chicken tenders, fries, vegan food, etc. Mr. Griffin hours of operation; Ms. Young 12-10pm. Mr. Griffin how many employees at the busiest time; Ms. Young the most 5. It is take-out only. Mr. Griffin the seating in the pictures is that gone already; Ms. Young the food is fresh so it is cooked to order so it is a seating area if they have to wait for their food, most people go to their cars. Mr. Corbin she said it is strictly carry-out; Ms. Young strictly carry-out, yes. Mr. Griffin just chairs, get rid of the tables, so we don't have an issue with people loitering, you don't have to clean up after them; Ms. Young no problem. Mr. Griffin are you currently in business somewhere; Ms. Young she & her husband used to own a restaurant in Downtown Detroit right next to 36th District Court. It was a full-service restaurant but covid happened so it kinda set them back. Employee issues not wanting to come into work, restaurant was shut down, of course. They could only do take-out from covid so it was better for them to decide to restructure everything & come up with a new concept and that is why they are doing a take-out only restaurant. They also want it to be cashless. The SC that is up to them.

Mr. Allen didn't hear the hours; Ms. Young 12-10pm, closed Sundays. Mr. Allen how many employees; Ms. Young probably around 5 (2 cooks, 1 dishwasher, 1 packaging food, 1 at register).

Mr. Dennis asks Mr. Corbin is there a dumpster on the side (from photos); Mr. Corbin there is. Mr. Dennis just wanted to make sure for the food. You will have to get a grease trap; he doesn't see even room in there for one. It will have to be within the dumpster area. Mr. Dennis the dumpster itself is maintained by the landlord and he made that obviously just big enough to fit his dumpster so to have a grease trap is going to be real tight; it will be part of our recommendation you have to put your grease somewhere and we just don't want it sitting in the alley, we want to have it somewhere in that area. She will have to discuss that with Mr. Gasso. Mr. Dennis the occupant that was in there, So Full; did they ever open? Mr. Corbin no. She got everything done, she just didn't open. Mr. Griffin is that equipment all brand new; Ms. Young yes all the equipment was brand new. Mr. Dennis it has been vacant since 2020; Mr. Corbin gives some dates. Mr. Dennis from the photos, there is a piece of wood possibly holding up the sink in the bathroom; probably shouldn't be there. Is there a problem with it; Ms. Young no, when she went in, it wasn't there anymore. Mr. Dennis points it out for Mr. Corbin's inspectors.

Mr. Corbin no because this building has been remodeled, completely & everything has passed inspections; that being said, he doesn't have any questions. We are just concerned with the grease trap scenario.

Inspector Thomas no questions.

A motion was made by Mr. Allen, supported by Mr. Dennis, to approve new occupancy, subject to:

1. Necessary permits and inspections
2. Applicant to provide a grease trap
3. Applicant to provide copy of Wayne County Health Dept. (WCHD) license

All ayes. Motion carried.

Mr. Griffin explains the New Occupancy process; get in touch with WCHD to get that handled. You should be familiar with that from Detroit. He explains signage, separate permit. He is glad they picked Redford. Ms. Young thank you. Mr. Griffin as soon as you outgrow that building you let us know; we'll get you a bigger one.

23-0062

**Rocco's Pizza
9052 Telegraph Road**

C-2

New Occupancy

Dan Fayad. This was previously a Planet Smoothie franchise; they decided to relocate the franchise to another one of their properties and are bringing a Rocco's Pizza. Mr. Griffin was your other area property for the smoothie in Redford; Mr. Fayad no. Give some opportunity zones and we will open more businesses in this "city". The concept for Rocco's Pizza, they are actually franchising it out starting here in the Detroit market. He provided copies of menu; pretty simple just pizza, pasta & sandwiches. Copies of occupancy load per the new design which outlines everything and lastly the only thing that is going to be added to the building is this conveyor oven. The majority of the stuff will be pre-made at a commissary in Oak Park and delivered daily fresh to the Telegraph location. The site if the former Starbucks so it has the drive-thru which they will be utilizing. The drive-thru capacity is 10-12 cars before it starts hindering Telegraph which they never anticipate it to get that far back. Mr. Griffin that is when you will need a bigger location in Redford; Mr. Fayad correct. Mr. Griffin what are your plans for inside the building; Mr. Fayad pretty much everything as is. The walk-in cooler is already there, all the prepping stations are there from Starbucks. The oven is going to be the only install, that's it. Painting has already been done from the Planet Smoothie; they are just changing the color. They already changed the color on the exterior to black; very minor cosmetic work. Mr. Griffin why black, why a dark color for a pizza; is there a reason like is it part of your theme? Mr. Fayad is just in real estate; it is whatever the Rocco guy wants to do. He doesn't pick the colors; he is just the franchise. Mr. Griffin what are the hours; Mr. Fayad starting off noon til midnight. It will be a trial basis depending on the market. This year is kinda a test; next year is really going to be the true sentiment of the hybrid, how many employees go back. Redford is a lot more manufacturing, especially in that industrial area; they are kinda of playing it by ear, seeing how the traffic goes. They judge a lot of their data from Placer AI, a big company out of New York. They buy data from Google, Facebook, all the maps, and that's how they track their traffic, when it is their busiest hours. They are also basing it off their competitors in the area of how they are doing & when their busiest times are. Mr. Griffin how many days; Mr. Fayad 7 days a week. Mr. Griffin how many employees at the busiest time; Mr. Fayad 3. Mr. Griffin indoor seating or is it just carry-out; Mr. Fayad indoor seating, calculated occupancy load 17. That will be a mixture between hi-tops & low-tops.

Mr. Allen you say you are just putting in the oven; do you plan on doing any other expansions?
Mr. Fayad to the building, no.

Mr. Dennis is there a dumpster onsite; Mr. Fayad yes. It is on the north side in the existing structure from Starbucks. Mr. Dennis do you or the franchise have any intention of growing, selling, transporting, testing any marijuana-based products within the medical or recreational marijuana industry? Mr. Fayad nope. 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. Fayad all the marijuana stuff is done in Ferndale. Mr. Dennis are you the building owner or the franchise; Mr. Fayad we are the not the building owners, they have a lease on the property. Us & the franchisee are going in on it; they are 50-50 partners.

Mr. Corbin no questions.

Inspector Thomas no questions.

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.

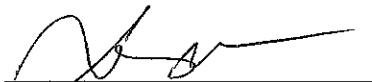
Mr. Griffin for the oven you will need a mechanical permit; talk to Mr. Corbin. He explains the New Occupancy packet, signage. Mr. Fayad they are going to use the existing sign that is there; Mr. Griffin but it says Starbucks. Mr. Fayad they are going to replace it but get the right permits; they are not adding any new signage. Mr. Griffin you said you are in real estate so what buildings do you want to know about in the Township for your other businesses, that's what we are here for. Mr. Fayad on Telegraph the Opportunity Zone Areas. Mr. Dennis those are all federal zones and we have a very small limited area which he thinks might be over by him already but they are very limited here. But there are other opportunities. Mr. Fayad it all depends, whatever the community needs they are willing. They are a big developer & are ready to expand in different areas so they are willing to look into it. Mr. Dennis gives him his card and if you ever need something, his info is on there. Mr. Griffin welcome & we are glad you picked the Township and good luck. Mr. Fayad thank you.

DISCUSSION:

A motion was made by Mr. Dennis, supported by Mr. Allen, to approve the minutes of June 7, 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,



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