

MINUTES REDFORD TOWNSHIP SITE COMMITTEE

Wednesday – July 19, 2023

The regular meeting of the Redford Township Site Committee was held on Wednesday, July 19, 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

GUESTS: Anthony Jablonski, Economic Development Director

OLD BUSINESS: N/A

NEW BUSINESS:

<u>SITE #</u>	<u>BUSINESS NAME & ADDRESS</u>	<u>ZONING</u>	<u>PURPOSE</u>
23-0063	Tend 2 Care LLC 16765 Beech Daly Road	R-1	New Occupancy

Delphine Higgins (19175 Inkster, Livonia). She runs a group home. Mr. Griffin it's already in operation; applicant yes. Mr. Griffin how long have you been in operation; applicant about a month or so. Mr. Griffin normally you come to us first; applicant didn't know, she didn't know the protocols in Redford. The landlord didn't say anything. Mr. Griffin how many adults do you have; applicant 3. Mr. Griffin are they overnight; applicant yes. Mr. Griffin who stays with them overnight; applicant she has employees. Mr. Griffin are there men & women that stay overnight; applicant yeah, she has men & women employees. Mr. Griffin who stays overnight, men & women, and who stays with them? Applicant yes & yes. Mr. Griffin do they get many visitors; applicant yes. Mr. Griffin does that create a problem with parking or with neighbors; applicant they don't get many visitors, family members come by & see them but not all at once. Mr. Griffin do you schedule them not at once or does it just happen; applicant it just happens not at once. Mr. Griffin do they go outside quite often; applicant no, not really, not over there. They might go outside; she has an umbrella table & sit. Mr. Griffin these folks that are there, why are they there; applicant they can't take care of themselves. Mr. Griffin so they have mental problems, physical problems, both; applicant both. Mr. Griffin so that is where the 24-hour care comes from; applicant yes. Mr. Griffin can they eat on their own & those types of things; applicant yes. The ones she has now they do. Mr. Griffin do they cook; applicant they cook for them.

Mr. Dennis is there a timeframe on this; are they there 3-months, 6-months, 9-months, 5 years. Discussion. Mr. Dennis these are permanent placements, not here for 6-months & go someplace yes; applicant yes & no. Mr. Dennis so this is their occupancy; applicant yes. Mr. Dennis they each get their own room; applicant yes. Mr. Dennis you have 1 staff person per shift; applicant yes, they work 12-hour shifts. Mr. Dennis if they have to rest their eyes; applicant there is a basement downstairs, she has it fixed up. Mr. Dennis well that changes some stuff; do you have an egress access out of your basement. Obviously, they don't. Mr. Griffin do your tenants use the basement; applicant no. Mr. Griffin who uses

the basement; applicant they go down there to wash, the staff washing their clothes, different things like that. Mr. Griffin so you use the basement for purposes of household maintenance; applicant yes. Mr. Griffin you did mention the staff may go down; applicant yes, they don't sleep down there. Mr. Dennis if you are overnight, is your staff sleeping there; applicant they ain't supposed to sleep, they be watching the residents. Mr. Dennis so you are renting the house for this business; applicant yes. Mr. Dennis Beech Daly Street Properties is the property owner; applicant yes. Mr. Dennis do you work there as well or are you just the business owner; applicant she works there as well. She had another group home but something (unrecognizable), problems with staff. Mr. Dennis is this your only group home now or are there others; applicant this is her only right now. Mr. Dennis how long have you been in business; applicant 13 years. 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 or residential 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 your patients are they geared more toward hospice, are they on the green mile of life; applicant in between. Right now, who she has there she doesn't know. They have mental issues where they need help. Mr. Corbin do any of your patients take any form of medications; applicant yes. Mr. Corbin anything that is prescription strong like narcotics or anything; applicant they got a doctor prescribed mental psych meds. Mr. Corbin how do you secure those; applicant in a locked cabinet. Mr. Corbin on the first floor; applicant she only has one floor, besides the basement. Mr. Corbin is looking at her layout (displayed); applicant basement is sectioned off, an area with a door down there. Mr. Corbin is the basement locked off from the patients that are there; applicant yeah, they can't come downstairs, staff only goes downstairs. Mr. Corbin if they only go in the backyard & some of them have dementia or something, what is preventing them from leaving the property & interacting with the adjacent neighbors, children? Applicant the staff is there, when they go outside. She did have them in adult daycare center before the pandemic; they are there during the daytime, they comes home about 3:30. Since the pandemic closed a lot of things down, but she is in the process of a day program at Seven Mile & Inkster. Mr. Corbin you have to realize on north & south side of you there is residential homes, you are in a residential setting; applicant yeah. Her homes always resident; she did one in Livonia, they didn't require this, but everyone is different, and she had one in Detroit. State of Michigan came in, inspected it, explains. This is the first time, but every "city" is different. Mr. Dennis Livonia didn't make you do this; applicant no. Mr. Corbin that is surprising. Mr. Dennis thinks they do; he just thinks she didn't do it. Applicant doesn't know; it is listed as a group home with the landlord. Mr. Corbin are your patients men & women; applicant men & women.

Inspector Thomas his questions have been answered.

Mr. Griffin saw a white van in one of the pictures, is that yours; applicant yes. She transports the residents. Mr. Griffin that stays there all the time; applicant has it between both her houses between Inkster & Beech Daly, it goes back & forth. Mr. Griffin there will be that vehicle & whatever employee is working that day; applicant yeah.

A motion was made by Mr. Dennis, supported by Mr. Griffin, to approve new occupancy for Tend 2 Care LLC at 16765 Beech Daly Road, subject to:

1. Necessary permits and inspections
2. Applicant to provide State operating license when we inspect (bring copy when they do the New Occupancy)

All ayes. Motion carried.

Mr. Griffin explains the New Occupancy process, inspectors, Fire Marshall. Supply a copy of the state license.

Antoine Kandalraft (21816 Aspen Ct., Farmington Hills) and Jessica Kandalraft (daughter-in-law). It has been 17 years, he had approval from SC, McRae & his team. Then he got approval 2nd time from Honorable Judge Kelly. Mr. Griffin is familiar with the history of this; we need to talk about today moving forward. We are at a point where you need approval from this committee & you can get going. Jessica spoke to Mr. Corbin who told her these are the last few steps, pretty much a technically, do the meeting then he is one step closer. Mr. Griffin it is a used car lot; Jessica that is what he told her. Mr. Griffin there are a lot of pictures, looks like he has done some improvements. Mr. Griffin hours of operation; applicant according to the state, Lansing, they are going to issue the license for him from 9-6 Monday thru Saturday, no Sunday. Mr. Griffin how many employees; Mr. Kandalraft him & 1 guy to start. Mr. Griffin wants to make a couple things clear: we sell cars only, we don't repair them, we don't store them, we don't store cars in disarray. Jessica he can store inventory; Mr. Griffin yes. Basically, we can get them, wash them & keep them clean so you can sell them. That is what you are entitled to do as a used car dealer in the Township. Mr. Kandalraft spoke to a lady in Lansing for 3 hours & asked a lot of questions; he is not allowed to put junk cars, only good cars. The junk car goes to different license; Mr. Griffin somewhere else. Mr. Kandalraft only allowed to buy from wholesaler or auction & that's it; Mr. Griffin correct. Mr. Griffin give a brief overview of what else you are going to do to the property before you open up; he knows what he has done. Mr. Kandalraft in 2016 he passed inspection for the electric from Mr. Jeff Bodell. He passed the plumbing inspector; he applied to install toilet seat & new electric water heater exactly the same spot they were. The building when he purchased it, he was going to open it as a small party store plus ice cream shop; explains history in detail. Mr. Griffin we want to open a used car lot today so let's try to get there. What other improvements are you going to do to the property, other than what's done now? Mr. Kandalraft no; Jessica thinks it is ready for inspection & will pass. Mr. Griffin you submitted a parking plan and it shows 17 parking spots; Mr. Kandalraft 17 parking spots plus 4 customer & 1 handicapped next to bathroom so 17 plus 4 so 21 spots total. GoogleEarth displayed; spots counted; discussion. Mr. Dennis is the gate going to be closed or open on the west; applicants right now it is closed, they don't want anybody in. Discussion about parking; specifically, 4 for customers, 2 for employees, 1 for handicapped, out of 21 so it leaves 14 available spots to display vehicles.

Inspector Thomas they will have to adjust one of the spots here just to make sure they have 20ft. for rescue access; explains. Discussion. They will have to measure and make sure they have 20ft. the entire way thru. Mr. Kandalraft thinks there is 24ft. Discussion. Mr. Griffin what we are getting at is we need to have clear space to get a fire truck in & out of there in case of emergency. We can't negotiate getting a fire truck in there or ambulance. If that spot has to go, it has to go. He suggests he might be able to turn that spot parallel, maybe, but that is some math you have to do. Discussion; everybody talking. Inspector Thomas will go back out there with him. Mr. Griffin repeats the number & type of cars; applicant submitted this parking plan. Mr. Griffin is going to change the one spot on here that they just talked about and we are going to stamp it so we have a record that is what we agreed to. Mr. Kandalraft OK.

Mr. Allen no comment.

Mr. Dennis no comment.

Mr. Corbin no comment.

Inspector Thomas will call him tomorrow to talk about the drive aisle & they will figure it out.

A motion was made by Mr. Dennis, supported by Mr. Allen, to approve new occupancy for T-1 Auto Sales at 26618 Grand River Avenue, subject to:

1. Necessary permits and inspections
2. Per our discussion, 14 display cars, 2 employees, 1 handicapped, 4 customers
(NOTE: Handicapped spot is not displayed on print)
3. No inoperable vehicles on the site
4. No stacking of cars on the site

All ayes. Motion carried.

Mr. Griffin that means yes, the used car lot can move forward. The next step is the actual occupancy permit; explains. Mr. Kandalraft many questions, comments, history. Mr. Griffin we have processes so please respect our process. Mr. Griffin gives him a copy of the parking lot layout that we just agreed to so there will never be a question. Inspector Thomas will go out tomorrow. Mr. Kandalraft says thank you, after 17 years he hopes!

23-0065

**Nnenna Dimoji
15912 Wakenden**

R-1

New Occupancy

Nnenna Dimoji. She received mail that she is doing business in her house so she came up here. Mr. Griffin what type of business are you running; she is not running a business in her house. She has a shop, she hair braid so she works at a shop in Detroit. Once in a while, she does her family member's hair and they all come around & her friends too. Mr. Griffin we understand you are running a hair braiding business out of your house & it is causing a nuisance to your neighbors. There is too many cars & they are there too long and that is how we understand it is happening in your house. You are doing enough hair at your house where multiple cars there at one time. She works at the shop Tuesday thru Friday and she is only home Saturday, Sunday, & Monday so weekend she has her family members come to her house. Mr. Griffin you do their hair while they are there; applicant no, sometimes we just hang out so she doesn't know why they have to say that. Mr. Griffin if you are telling me that you don't run a business out of your house, then you don't need to be here, but according to what we believe is you are doing some hair, whether it is 1 day a week or 7 days a week, and it is causing a nuisance in the neighborhood. He asks for Mr. Corbin's help.

Mr. Corbin we receive several complaints, kinda consistently. The neighbors complaining about the volume of cars & traffic that was at your house. Applicant doesn't have anybody that works with her, she works by herself & she works at the shop but when she is at home, sometimes they call her up & she says "come over". They have never had any issue. Sometimes when they come, they park in her driveway, that is why she was surprised when she got that call. She has 3 kids, her auntie, her sister there so she doesn't know why.

Mr. Griffin to hair braid, is that all you do at your other business, cutting, washing, nails? Applicant no just the braid. Mr. Griffin is there a license from the state that comes from your other business; applicant no. Mr. Griffin so you don't have a license to perform that at home; applicant register with the State of Michigan. She gave them her shop address when she was working when she registered. Mr. Griffin so the license is in the address of the shop in Detroit; applicant yes. Mr. Griffin so if you were doing hair at home, that would be illegal because you don't have a license to do it there; you have a license to do it at the address in Detroit. Applicant what if she does her family members; is that illegal too. Mr. Griffin the problem here is we are receiving complaints that neighbors are noticing people come in & they come out with their hair done and there is a lot of high-volume traffic and parking is an issue & it's a nuisance to them. You can say no but other citizens have a right to come in & say somebody is running a business out of their house and you are not supposed to. Do you follow what he is saying; applicant uh-huh. What you might think is doing your auntie & sister & your friend's hair at home, it is a business & unlicensed & is causing nuisance to your neighbors. No different than if he had a party at his house & it caused a nuisance to his neighbors. So we have got to figure this out; she is telling me she doesn't run a business, the neighbors are telling us. Mr. Corbin they have no way of distinguishing if she did somebody's hair; it is not illegal for her to braid her niece's hair for the prom or whatever. Applicant if you want you can come

over & take a look at the property. She is quite sure everything is OK; she doesn't know what to say. Mr. Corbin at this point we really don't have anything here for you.

Mr. Allen has a comment: because your neighbors are complaining, you being neighborly, he would suggest that you kinda talk with your people when they are coming over & make sure they are not occupying everyone else's parking spaces. He knows that is kinda hard to do because you got so many people coming, so many cars they gotta park. Try to be conscious of that, ask them if they would be careful how they are parking, where they are parking, and if you have certain neighbors next door to you, don't park in their space. You know how your neighbors are, their timeframe when they are coming in & out & they are parking in their spots; they want to park & go in & relax. He is saying that from a perspective on how he sees his neighbors in his neighborhood; everyone respects one another. It is just being conscious of that.

Mr. Dennis agrees with Mr. Allen that if you know you are having family over . . . He lives here in Redford and he knows his neighbor parks in front of his house & he always tells his company "Do me a favor, just don't park next door; he is my friend & he likes to park there." We all know where people park on the street and he knows it is public space, but everyone gets their niche of I park in front of my house, you park in front of your house, and if you are having people over on the weekends to help do their hair, people want to get into their house, be comfortable, know that their vehicle is safe in front of their house. They don't want to have to go park 3 doors down. The other thing is if you are doing hair inside then you should be registered; you really should. He understands everyone has a side gig & they are making money but if you are doing business there, you should register your business, you should be a registered location, and there is nothing wrong with doing hair for family whatsoever. But it is being respectful but also doing what's honorable; if you are running a business, we have to know about it and it is something that we can recognize, if you have to get something with your license, register with Redford Twp. for a business license as well. Otherwise it is he said, she said. You only had 2 pictures in your basement; if you were doing hair, we couldn't tell because you didn't turn in all, you turned in just a couple pictures & that was it. A picture of the stairwell and a picture outside the stairwell in the basement so you couldn't tell; past that we couldn't see anything anyways. Applicant doesn't have a problem with registering with Redford; she already registered with Michigan. If it requires me to register her business also in Redford, she doesn't mind, she will register. Mr. Griffin what we are saying is if you are going to do hair as part of your business in your house, you need to supply us with a license that has your home address on it from the state, then we can do this process. If you are doing family's hair once in a while, we are not interested in that, but be respectful of your neighbors. But if your neighbors continue to call, then we will have to come out & do some looking around. If you want to try to open a business at home, you have got to get a state license & you have got to come back & know that we have some upset neighbors we are going to have to deal with that. Be respectful of your neighbors and if you are doing your niece's hair, he doesn't care. He doesn't want to see people walk in off the street, a constant flow on the 3 days you are home with their hair getting done because that tells us you are running a business. Does that make sense? Applicant yes.

Mr. Corbin no comment.

Inspector Thomas no comment.

A motion was made by Mr. Dennis, supported by Mr. Allen, for no action due to insufficient information about this property. All ayes. Motion carried.


Mr. Griffin we are not going to do anything at this time. Hopefully you will understand what we are trying to say. But if we continue to get complaints from the neighbors, we will probably have to send Mr. Corbin to see about this, take a look around, try to figure out what's going on. You say it is just your niece, they say it is a full-blown business. He is not there; he is not your neighbor he doesn't know.

DISCUSSION:

A motion was made by Mr. Griffin, supported by Mr. Allen, to cancel the September 6, 2023 Site Committee 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.** 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