

MINUTES

REDFORD TOWNSHIP SITE COMMITTEE

Wednesday – August 2, 2023

The regular meeting of the Redford Township Site Committee was held on Wednesday, August 2, 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.

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| 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 14, 2023; July 26, 2023

OLD BUSINESS: N/A

NEW BUSINESS:

| <u>SITE #</u> | <u>BUSINESS NAME & ADDRESS</u> | <u>ZONING</u> | <u>PURPOSE</u> |
|---------------|--|---------------|----------------|
| 23-0069 | Peace of Mind Childcare 25958 Six Mile Road | C-1 | New Occupancy |

Blair Peace & Corey Williams Bryant, partner in daycare (18730 MacArthur). Leo Snage, building owner. She wants a daycare center at this address; she currently has a daycare in a building in Detroit. Mr. Griffin what is the age group; Ms. Peace infants to 5. Mr. Griffin general hours of operation; Ms. Peace 7am to 7pm. Mr. Griffin how many kids; Ms. Peace hoping for 30 cuz it's 2 bathrooms & 15 kids per bathroom. Mr. Griffin how many employees does 30 kids dictate; Ms. Peace it depends on the age group so we're looking for more older kids so right now they are going to have 6 employees, but if they get younger kids they do more. Mr. Griffin have you contacted the state to start your licensing process; Ms. Peace yes, she has a license consultant already because of the daycare she has so she told her she had to do this first before she does her application. Mr. Griffin is assuming she is leasing the building; Ms. Peace yes. Mr. Griffin is looking at her parking plan, it doesn't really describe to him how the drop-off & pick-up is going to work (overhead view of property displayed). Mr. Griffin looks like Six Mile would be the main entrance; Ms. Peace right & there is parking spots in the front. Mr. Griffin there is 4 spots in the front, 30 kids. Ms. Peace well you can park on the side street. Mr. Griffin how are they going to be dropped-off & picked-up safely? If 10 are dropped-off at the same time or picked-up, how is that going to work with traffic and cars coming & going, kids & moms & dads; what is your plan? Ms. Peace there is a front & back door, well maybe the safest is the back, but you can park on the side street. Mr. Bryant there is a parking lot in the back; Ms. Peace yeah, so park in the back of the building. Mr. Dennis (for the record) the parking lot in back is not your parking lot; Ms. Peace right. Mr. Dennis so you can't use that parking lot; it is owned by a different property owner. The parking lot is not Mr. Snage's so you cannot use that lot without permission from the other gentleman & he doesn't think he is going to give it; he thinks he is pretty strict on don't park in his parking lot. Mr. Snage doesn't know him; he has a sign up but he doesn't know. Mr. Dennis just so you know, that parking lot is not for your property.

Mr. Snage ok, so can she drop from the back & come in the back door or can't they use the city sidewalk on the side street & come in the front door? Mr. Griffin just to be clear, he is not going to dictate what she does, he is asking; she needs to answer us to say "Here is my safe plan for children to get in & out of my building when I am on a main street in the Township". He needs her plan; unfortunately, he cannot develop it for her; Mr. Snage right, he understands. Ms. Peace so the plan is the 4 people can park in the front & the rest can park on the side street & they walk up the sidewalk & come thru the front door. Mr. Griffin then the 4 spots in the back are for the employees; Ms. Peace yes, that is right behind. Mr. Griffin is assuming & he doesn't know her business very well, but assuming most people start work at 8am; that will be extremely busy from 7-7:30am dropping kids off; 30 kids he sees 20 cars on that side street. That is what he is trying to get at. Ms. Peace the daycare she has now, everyone doesn't get dropped off at the same time. Mr. Griffin tell him about that; he is trying to get somewhere. Ms. Peace she opens at 7am; she has 2 children that come at 7am, she has 2 children that come at 8am. No one is there really at the same time; she doesn't have a specific drop-off time, it's open at 7am. Everyone doesn't get dropped off at 7am so it won't be 30 kids getting dropped off at one time. Mr. Griffin do you currently have 30 kids; Ms. Peace no. Mr. Griffin but the maximum square footage for that building allows for 30 kids, is that what you are saying the state says; Ms. Peace yes. She might not have 30 but that's the max. Mr. Griffin we have to plan for 30, that's what our job is; Ms. Peace right.

Mr. Allen no comment at this moment.

Mr. Dennis one of the parking spots in front has to be handicapped so you only have 3 spots in front. Ms. Peace 1 of them has to be handicapped? Mr. Dennis you have 2 of them right now & you have to have at least 1 so that gives you 3 parking spots. He doesn't think the gentleman next to you is going to want his parking spots taken in the front and if they do, he would suspect he would probably complain. You said you have 6 employees but you have parking for 4 so you have 2 more people that are parking on the street. Ms. Peace all employees don't drive. Mr. Dennis we have to plan for that; you don't know that they all don't drive, do you? Ms. Peace the employees she has now don't drive so they will be her employees when she goes here. Mr. Dennis if they don't work there, then you hire employees who do drive; we have to plan for 6. So you don't have enough parking right now just for your employees. How many kids do you have in your daycare right now; Ms. Peace 12 in a house. Mr. Dennis obviously when you said earlier you had 2 kids dropped at 7am & 2 kids dropped at 8am, that's 4 kids; you are planning on 30; Ms. Peace right. Mr. Dennis you need to account for 26 more kids and he doesn't see kids being dropped off at noon. This is a daycare; kids are going to be dropped off between 7-9am, so you have to account for 30 children being dropped off there safely. You have 3 places in front and do you want to have kids just getting out of their cars on the side street. In his opinion, you have enough parking on the side for maybe 3 cars, 4 max. We are really not supposed to be looking at that parking; you are supposed to have it more on your property. But parking-wise it is a major concern. Your drop-off point is 15ft. from a 40MPH zone & a side street; these are your 2 drop-off areas. You don't have a safe drop-off area for the children. Mr. Snage could they drop from the alley? Mr. Dennis are you going to have all the cars just all piled up in the alley trying to park and if you start using that back lot, unless you get authorization from Mr. Ott, which he just doesn't see it, he is going to block that off & he is going to have police out there giving your people tickets. Discussion. Mr. Dennis those parking lots are not for you to use unless you have authorization & you may need to come back & provide that authorization to us. Discussion. Mr. Snage so you want 30 drop-off spots? Mr. Dennis no; you need somewhere safe. Mr. Griffin we don't necessarily need 30 spots, but we need to see how the drop-off process works to prove you don't need 30 spots. Ms. Peace are you saying the side street is not safe? Mr. Griffin (photo displayed) on Norborne from Six Mile to Six Mile Service Road, that is the alley, the road behind the building. A few of those spots could potentially be taking into consideration; then you enter into the neighborhood & he certainly doesn't want to see cars in the neighborhood. We don't want business vehicles in a neighborhood; that is their parking, not yours to use. We need to see a drop-off pattern that shows you don't need 30 & we need to make sure we are not encroaching into the neighborhood with parking. Could it be solved by speaking with the gentleman that owns that parking lot, something on his letterhead saying he gives you 2 spots, 25 spots, whatever you need; that would help tremendously to get past the parking thing. And on the handicapped thing, you need 1. Mr. Snage could he use the neighbors HC spot; the front is county right-of-way, those are just public parking. The other buildings have none; Mr. Dennis theirs is in back. Mr. Allen mentions to keep in mind too this is in & out; Mr. Griffin

yes, all that comes into play. Mr. Bryant the drop-off is typically less than 5 minutes. They have an employee that can stand out there & make sure it is safe. Mr. Griffin that sounds great; that's all on paper. Explains. And you will station an adult supervision state licensed person during your peak periods; things of that nature. Ms. Peace so you just want it all written down; Mr. Griffin wants to see child safety, is what he is really going after. He understands how the system works, but he sure wouldn't want to see it on the news. Discussion about parking lot.

Mr. Dennis what are you going to do with your required play areas; Ms. Peace there's parks in the area so her license said as long as it is a safe walking route, she can use the park. There is an elementary school on Curtis; Mr. Dennis that is half a mile away. Ms. Peace and across Six Mile; Mr. Dennis so you are going to take children going across 5 lanes at 40MPH or walk the kids a half a mile, kids that are 3-years old. He grew up in the area, so you are going to walk the kids more than half a mile to a school or walk them across Six Mile with no traffic light. Ms. Peace it's across Beech Daly. Mr. Dennis & Mr. Corbin that is private property, you can't use that. That's a church; you can't count the church. Ms. Peace if you still cross Beech Daly, there is another park there. Mr. Dennis that is probably over half a mile; so you are going to walk 3-year-olds a half a mile? From that map, you have a school & a park. You have a school to the north, a park to the south, and a park to the east. The park to the south is quarter-mile away, across a busy 4-5 lane roadway. The park to the east is over half a mile away and the school to the north, which he doesn't think she can use a school, and that's over half a mile away; it's the other side of Curtis. You don't have safe passage. He truthfully cannot recommend crossing Six Mile Road to get to Lola Valley and you can't count the church because that is private property and Claude Allison Park is a half a mile to the north & 3 blocks to your east. Mr. Bryant they also have transportation for these children; they don't walk em, they have transportation van for em as well. Mr. Dennis put that on paper; he wants to see that on paper then. If he is taking his kid to daycare, he doesn't think he wants to put his 3-year-old in a car. You are going to have 20 car seats? Mr. Bryant they don't all go to the park at the same time. This is not like a school, it's a daycare. The drop-offs they don't have to be there at 7am. They all don't attend at the same time; they all may not attend every day. Mr. Dennis you are going to have 10 car seats in your van, taking the kids all the way to the park. We have a job to do here is what he is getting at. Those are his 2 concerns right now based on this because of the requirement for the play area.

Mr. Corbin the childcare transportation between the facility & the play area is his biggest concern and that was already address a moment ago so he doesn't have any questions.

Inspector Thomas new occupants in the Township are required to get a Knox Box for Fire Dept. access; explains. Mr. Bryant is familiar; he was just here for a clothing store on Seven Mile.

A motion was made by Mr. Dennis, supported by Mr. Allen, to table for further information, to include:

1. Parking plan in general with pick-up & drop-off procedure
2. Authorization for parking if needed for neighbors
3. Map of layout of outdoor play areas that would be considered a certified area
4. Verification of vehicles that are transporting children throughout the neighborhoods
5. 3-sided masonry enclosure for a dumpster

All ayes. Motion carried.

Ms. Peace they have cans; Mr. Dennis not for a business that is going to be having kids there all the time. There is no way we will allow that; you can have maybe 2 but there is no way a business of what they are going to have with 30 kids there a day, she will go thru 2 carts in probably 1 to 2 days. For a business of this type, we just had a daycare here where it was mandated. There is no place on your property to put a dumpster enclosure. Discussion. Extra trash carts would be abusing the system & that is not what it is meant for. If you have the business as a commercial business, you must get a dumpster; you don't use the trash carts. Mr. Griffin explains further what "tabled for more info" means.

Joseph Melville (8849 Merriman, Livonia) and his 2 sons. Mr. Melville wants his occupancy permit so they can try to be a police impound yard for the "city" of Redford for towing service. Mr. Griffin we are a township, not a city; applicant apologizes. He has a towing business he would like to start there. They are currently a towing business; they just remodeled the offices. They used to park their trucks at Westland Car Wash; they have 7 trucks right now. They currently tow out of both (Westland & Inkster). Mr. Griffin you are operating already; Mr. Melville not officially but yes. Mr. Griffin if you are operating out of there, it's unofficial because you don't have an occupancy permit. Mr. Melville they don't have the phones turned on yet or nothing like that. Mr. Griffin are you doing business there, it sounds like you are; how long have you been doing that. Mr. Melville about a month & a half. Photos of property displayed. Mr. Griffin apparently the property we are discussing has a common access to all those businesses; Mr. Melville yes sir. There is an easement that goes right down that driveway. Mr. Griffin how is that going to work with 3 automotive places squeezing thru 35ft. Mr. Melville it is actually pretty wide; their trucks fit right thru there, no problem at all. Mr. Griffin looking at the drawing, this is all not paved right now; Mr. Melville that is correct. Mr. Griffin what is currently on the ground; Mr. Melville here is gravel asphalt. Back here, all these trees they are going to remove; it is just semi-loads of crushed asphalt, probably been sitting there for years. Mr. Griffin that property parcel goes all the way to San Jose; Mr. Melville yes sir. They have knocked down all the trees, they have a company coming in with a chipper, grind them all up, take them out of there, and start beautifying it. Mr. Griffin that is an awfully big tow yard, it is pretty massive; Mr. Melville yes sir. Mr. Griffin are we going to store cars there & sell parts off, we are not having a junkyard there; Mr. Melville no, it is not going to be a junkyard. Mr. Griffin how long will cars be stored there; Mr. Melville usually when you pick-up accident vehicles, the insurance companies will tow them either to the dealership or if the cars are totaled, the insurance companies will refer them to an auction facility (explains). Sometimes the cars might sit there for 90 days, because sometimes people don't have insurance and the "city" has to auction the cars off. Mr. Griffin what about the cars involved in an accident, then a lawsuit & have got to sit there for like a year; you get paid like \$8 a day (or some crazy amount). Mr. Melville believes with Redford it states in their contract if the vehicle is put on hold, you can't charge storage until the hold is released. Mr. Griffin are you only going to tow just when the police call you, have this massive yard just for police; Mr. Melville it is just going to be a police impound yard. It is not going to be for no public, they are not going to store a lot of vehicles for the public or anything like that. Mr. Griffin the storage of vehicles or parking of vehicles, however you want to word it, if a car is going to sit there, it has to be on a hard impermeable surface, so what is your plan for hard surface. Mr. Melville their hope was for, since there are so much mills here, their hope was to take the asphalt mills, spread it out, if they needed more, they would put more down. They are also going to put in, if they get the contract thru the Township, parking spots for EV cars. EV vehicles if they are involved in a crash, across the country they are catching on fire & burning everyone's yards out. They were going to put cement blocks 4'x4', stack them, have each EV have its own parking spot so that did not happen in their facility. Their trucks cost so much money they don't want to lose them. Mr. Griffin an impermeable surface basically means asphalt or concrete, anything that oil or gas or antifreeze or any chemical can drip thru; he didn't hear him say either. Mr. Melville they can put asphalt. Mr. Griffin that is a lot of asphalt; applicant yes sir. He believes the whole site was 3.2 acres. Mr. Corbin keep in mind, there's parts along here this is in an R-1 because this is San Jose Street; that is a residential street. That is something different because now you are converting the use of R-1. Mr. Griffin according to his drawing, he thinks he stops at the lot line. Mr. Melville that is correct; they stop short of San Jose. If you look from the property, there are also commercial businesses that run off of San Jose. Mr. Griffin what he is saying is right now currently, the property that he owns that faces San Jose, is not zoned commercial. On his drawing, he sees where somebody purposely stopped it short. Mr. Melville they had an architect come in, draw the site plans; they tried to abide by all the rules & regulations so that is why they stopped short of the street.

Mr. Allen will you be conducting sales from this location at all; Mr. Melville they are selling no parts, no cars. Only sales that would be conducted by auctions; when a vehicle comes up for an auction, that would be the only sales there. Redford will be conducting the auctions, the officer comes out, an auctioneer about every 3-4 months & auctions off the vehicles. They are not going to have no repair

business, no sales, no dismantling, no sales of any auto parts, nothing. Strictly going to be just tow in, tow out. Mr. Allen are you putting screening on your fence; Mr. Melville yes. Anything that is going to be open fence, they will put the cloth on it so you can't see in; otherwise the yard is going to be pretty much all concrete. Mr. Allen sees on his drawing he is kinda separating 3 different areas with fencing. Mr. Melville they are going to remove the fencing in the middle; it is going to be completely removed. They cut the trees down to clean it up. Once it is approved from the Township, that fence will be removed & the other fence will be erected so it would be one whole solid piece.

Mr. Griffin sees his floorplan, office space, bathrooms, etc. and a pretty large shop area. What are you going to do in the shop area since we are not going to be repairing cars. Mr. Melville they have their own tow trucks they will park inside. Also Redford needs an evidence space for evidence cars; they are going to be storing cars inside the building for evidence purposes, whether it's a fatal accident, homicide, shooting, whatever the purpose may be. They are going to put 2 hoists in the building down the road, so they can put the cars on the hoists & inspect it underneath. But like he said, it is not going to be a repair shop in any way, shape, or form.

Mr. Dennis you are buying all this space; Mr. Melville leasing it right now with an option to buy. Mr. Dennis so you have already started taking out trees; have you done work in the building. Mr. Melville they have sanded the floors, completely repainted the floors, done a lot of work in the offices from floor down. Mr. Dennis have you pulled any building permits; Mr. Melville no. Mr. Dennis so you are occupying a building, no building permits; Mr. Melville they didn't reconstruct anything so he didn't think he needed permits. Mr. Dennis you are using a building illegally; Mr. Melville apologizes. Mr. Dennis first & foremost, you are trying to do business with Redford & you are already not following the proper procedures. Mr. Melville they just moved in; they are trying to. Mr. Dennis you know what I am saying; Mr. Melville yes sir. Mr. Dennis hypothetically, he doesn't have any fight in this game here, but what happens if you don't get the contract; are you still doing this? Mr. Melville they still plan on staying there so yes they do plan on getting a permit, but not to store vehicles, just to run their towing service out of. Mr. Dennis if you get the contract, we know what you are going to do. If you don't (he is not police chief), you are still going to do all this work, pave it, still use it as an impound? Mr. Melville if they don't get the contract with Redford, then they are not going to pave the back lot, they are not going to put the concrete wall up, not take possession of that part of the property. They are talking hundreds of thousands of dollars to do all the work. If they don't get the contract, they are just going to stay in the building from the front lot just to park their tow trucks. Mr. Dennis so you will stay up to those trees; applicant that's correct. They are still going to clean it up, the trees, clean up the debris & garbage because there is a bunch, still going to clean it up, but they are not going to pave it & put the lighting & security systems in & everything else in the back lot. They already have cameras & stuff up on the building. Mr. Dennis you are still going to probably be having some storage there; Mr. Melville just of their own tow trucks. Mr. Dennis you are still going to have to pave that area as we discussed earlier; no matter what you do you are going to have to pave the surface. If it is the half you are going to use now or the full amount, you are still going to have to pave; Mr. Melville that is fine. Mr. Dennis would also recommend, right now he is proposing to do all of this, if he goes down one road or the other, would he have to come back here to say "hey, I'm not doing all this" so we know for our record. Further, because it might be different motions; Mr. Griffin yes, he would like him to come back & tell us what he is doing, explains further. Mr. Melville that will be no problem at all. Mr. Dennis so you are putting concrete wall, his recommendation would be around this whole think also; Mr. Melville they could, yes. Mr. Dennis that would be his recommendation, no cyclone fencing.

When they brought up EV, Mr. Dennis would recommend that they look at bringing water in. Inspector Thomas if you look on the map, Inkster has a hydrant, San Jose has a hydrant, and if they don't have access off San Jose, that is a really long stretch for them, probably over 400' which is what the code requires, a business to have a hydrant within 400'. So either bring in a hydrant on your property or having an emergency access in thru the gate off San Jose. Mr. Melville that would be no problem at all. Inspector Thomas there is a hydrant right across San Jose, he doesn't mind doing that, and again you know how bad these fires are for EVs. They have got to sit on them for hours & hours & hours & put water on them. Even regular tow yards we have car fires from cars sitting or whatever else. If this doesn't go thru and you end up using that front portion, he will measure it, but he still might be required to

have a hydrant put closer to your property or on your property; Mr. Melville no problem. If they are awarded the contract, it will be a 24-hour business, there will be someone there 24-hours a day. They don't have a problem putting a gate in back off San Jose to give you emergency exit, they would want that anyway. The boys have \$3.2 million dollars worth of equipment, last thing they want to happen is their equipment, their trucks to burn up, so that would not be an issue. Inspector Thomas it's a good gate, keep it locked, keep a Knox Box lock on it, that way it's only for Fire Dept. access. Mr. Melville believes the gates in front will be remote controlled. Inspector Thomas mentions Knox Box.

Mr. Griffin if you look at what would be the east portion of the property, it butts up to the residential places. Mr. Melville they would not come off of San Jose. Mr. Griffin even at night, you would stop the cars short so your trucks & lights aren't turning around thru their back yards. Mr. Melville that would be no problem. Mr. Melville with the Township's permission, take the front half of the property, they will have a holding area, and in the morning send the cars in the back. Mr. Griffin just to avoid nuisance to the neighbors; Mr. Melville that wouldn't be a problem.

Mr. Dennis how big did you say the area was; Mr. Melville the whole facility is 3.2 acres. Mr. Dennis one thing you are going to want to look at, you are probably going to have to do storm water. You are talking the whole thing is going to be asphalt and he wouldn't be surprised if the county makes you put in storm water which is underground, which is going to run you \$2-\$300,000. This is a Wayne County ordinance; explains further. There is no way you are going to put a pond in here, because you want parking. No place to put a garden area so you are probably going to have to put an underground retention basin. Further. Mr. Melville believes they found 2 storm drains already on this half of the yard. They didn't put them on the map because the architect couldn't get them on. He believes there are 2 already there so they can tap into it. Mr. Dennis redevelopments of impervious surfaces, it kicks it in. When you are looking at your overall plans, you have got to put that in your budget, because it is a Wayne County ordinance. Discussion. Mr. Melville that won't be a problem; they plan on being here for many, many years. He has been doing this for 54 years; gives background, family info. He & wife bought it for their kids, so whatever it takes to make it, he will be there. They plan on having a good relationship.

Mr. Corbin so you will not be doing any repo cars because he knows some tow companies delve in repossessions; Mr. Melville they really haven't done it & he has no desire to repo cars. When he does that, he gets shot at! He gives some of his history from start of business in 1985 in Detroit . . . Mr. Corbin so you are stating you will not be doing any repossession or allowing repossession company to share your lot; Mr. Melville no. Part of their lease to own is they cannot share their lease with anybody; they have no desire to. Mr. Corbin wants to make sure because with sometimes with tow yards, sometimes a repo guy says he is roping cars & he may rope some in the same community and they will ask a tow company say "Hey let me drop a few cars until he can get them off in the morning". Mr. Melville they do not want to deal with repo; people already get upset when they get arrested. He has been doing this for a long time. They come in already hostile & they don't want to deal with it. Mr. Corbin no further questions.

Inspector Thomas has already spoke his piece.

Mr. Corbin if this motion passes, there is a concern with the EVs so that would have to be a separate design plan because, like Mr. Dennis stated earlier, it would have to be a concrete surface because asphalt when it gets hot, it melts anyway. So we have to have a design plan so like you stated each car would have its own bay that way if there is a fire, it is contained in a ball in that location. That is something that is later on as we come along. Mr. Melville has owned his own business for about 38 years now. He towed 10,000 a year for the City of Detroit. You tow an accident car & 3 days later it catches on fire cuz it was just a little short, so they are trying to do it 100% & set it up the right way. Mr. Corbin doesn't think it should be much of a problem because you sound like you got the experience & the time to make it work.

Mr. Dennis the area behind you is 12255 San Jose (they might want to write it down). It probably is R-1; you are going to have to go to Planning Commission for rezoning purposes; explains. You are going to want to jump thru that hoop because the people next door may not want that. Mr. Melville they were told from Ed, who they are leasing from, that he had it rezoned to M-2. Mr. Corbin confirms it is M-2.

Mr. Dennis good, that took care of it then. If that has been done, you don't have to do rezoning. Mr. Melville is glad they got that cleared real quick.

Mr. Griffin one last question, thinking on the EVs. You would be building corrals to store smashed up, broken EVs but not charging; he wants to make that real clear. Mr. Melville not charging, just to store. That's only if Redford gives them the contract; if they don't, then there is no reason for them to build EV. Mr. Corbin what happens when somebody has an EV that has been in a car accident, are you going to say "we don't take EVs"? Mr. Melville no, they will tow & tow it to the dealership. Mr. Corbin what happens if you are not towing it to a dealership and they say "no, take it to your yard"; what are you going to do? Mr. Melville they will either tow it to their dealership or their house. Discussion.

A motion was made by Mr. Dennis, supported by Mr. Allen, to approve new occupancy for Melville's Tow Service at 12350 Inkster Road, subject to:

1. Necessary permits and inspections
2. Applicant to have a hard surface; i.e., concrete or asphalt throughout the entire property
3. Applicant to install an emergency gate that will be locked on the east end of the facility
4. Knox Box to be installed on both east & west entrances
5. East entrance will not be a daily access, emergency only, so trucks will not enter or leave that area ever
6. Applicant to install concrete walls, their choice of poured or block, around the perimeter of the facility
7. Have proper drawings completed with a registered architect and to get Wayne County & Redford Township approval for storm water ordinance
8. Proper lighting that will beam down
9. Decorative concrete or block fence that is put in, the resident's side on San Jose is to have some type of decorative finish
10. Install EV corrals (minimum of 4) that will be up to Fire Dept. & State of Michigan requirements
11. Phase 1 – no matter if you get the contract or not – must have the first half of the property surface in within 90 days (by Thanksgiving 2023)
12. Phase 2 – if you get the contract or not & still want to expand – must have that part done by July 1, 2024

All ayes. Motion carried.

Mr. Griffin explains the New Occupancy process. We need to know when that will happen, we cannot have cars stored without that first; applicant OK. When you bring you plans back to Mr. Corbin, you have to have a timeline. Mr. Griffin will make it official: The back half where the green area is, we better not see any cars back there because as far as we are concerned, that is greenspace, so nothing goes back there until you have your asphalt in. And up front, you better clean that up and you better show us that you are making fast progress on it. Mr. Melville his boys have done so much cleaning there; there was so much debris & garbage there. Mr. Griffin states he lives right down the street so he passes their business literally 4 times a day! Mr. Melville he is more than welcome to stop in! Mr. Dennis should we put a timeframe; Mr. Griffin thinks they need to. Addition to motion added above (#11 & #12). Mr. Corbin keep in mind you still need somewhere for that water to go. Mr. Dennis you want to get your architect and get your prints to Wayne County ASAP. He would really use an architect or engineer that has background in storm water. Mr. Griffin welcome & good luck! Mr. Dennis if you do not get it, come back to us; it will take a few minutes & there will be no cost. Mr. Melville hopefully they will get it; if they don't, there is always next time around. The boys plan on being here for a long time. Eventually all this work will be done. Mr. Melville says to stop by whenever you like to check on the progress; his boys have been working hard.

23-0071

**Little Busy Bodies
19350 Kinloch**

R-1

New Occupancy

Naomi Waters (19350 Kinloch). She has an in-home daycare. Mr. Griffin are you currently operating a daycare; he sees a copy of a license. Applicant yes, since 2013. Mr. Griffin that is an awfully long time to

run a business out of a home & not come see us. Ms. Water did not know she had to be registered with Redford. Mr. Griffin it is our understanding that you can't get a state license without approval from the community, so he doesn't know how she got that because every other daycare we see, the state won't issue their license until we approve their use. There is a copy of her license that appears to be current, it expires in 6/2025 and it says you have a capacity of 6 children; Ms. Water yes sir. Mr. Griffin do you currently have 6 children; Ms. Waters no sir, she has 5. Mr. Griffin what are their ages? Ms. Waters 2 toddlers ages 1 & 2, 3 babies 8 months & twins 10 months. Mr. Griffin are they all there at the same time; applicant no, explains. Mr. Griffin the potential is for 6. Do they all get picked up & dropped off at the same time; Ms. Waters no sir. They are normally dropped off in the morning 7:30-9; pick-up is 5:25 the latest. The daycare hours are from 7-6. Mr. Griffin are you the only employee; Ms. Waters yes she is. Mr. Griffin you can do up to 6 kids; Ms. Waters has 5 right now. Mr. Griffin your license says 6, so 1 daycare worker for 6 kids; Ms. Waters yes. Mr. Griffin you were inspected by the state, assuming back in 2013; Ms. Waters yes sir. Mr. Griffin have they inspected since; Ms. Waters it was last month, they inspect every 2 years. Mr. Griffin do you use the basement as any part of this; Ms. Waters no.

Mr. Allen is the play area in your back yard; Ms. Waters yes sir. Mr. Allen how big is the play area; Ms. Waters it's pretty big. Mr. Allen how big; Ms. Waters doesn't know, it's pretty big, she has a picnic table back there.

Mr. Dennis was reading under the state act and asks Mr. Corbin to measure how big her back yard is. You are supposed to have at least 1,200 sq. ft. of play area so we want to make sure that you have enough area because if you don't you are actually not supposed to be licensed. Mr. Corbin measures the yard; 40 x 60 = 2,400 sq. ft. minus a 1-car garage; it's adequate. For the record, she has space. Mr. Griffin we do know that state requires X amount of sq. ft. for the children to play at and it's 1,200; we are just making sure your backyard as a play area minus the garage is still enough to cover that. Mr. Dennis we ask applicants that come to SC: 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 has no questions; a daycare is pretty straightforward.

Inspector Thomas everything has been answered for him, he has 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 copy of State of Michigan license prior to occupancy

All ayes. Motion carried.

Mr. Griffin explains the New Occupancy process.

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| 23-0072 | Shopvipwear.com 15505 Beech Daly Road | C-2 | New Occupancy |
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Applicant failed to appear; flight was delayed.

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| 23-0066 | Ascent Filtration Testing LLC 25448 Five Mile Road | C-2 | New Occupancy |
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Andrew Schneider (24460 Midland). He wants to run a filter testing analytical laboratory; basically, it is just testing liquid filters. Mr. Griffin we are going to clean & check some filters; applicant correct. Mr. Griffin these filters are used for what; applicant car oil filters. He is working on some liquid water filters (remember the chip shortage . . . he is working with manufacturing process for those chips).

Mr. Griffin what would you test an oil filter in a car for; applicant how well it traps dirt. Mr. Griffin so it is a front-end test, you are running a test to prove-out that this filter is good versus dirty filters; applicant right. He will take a clean filter & just put dirt in the line, measure how much dirt he puts in, then when it reaches a certain pressure, then he would stop the test, measure how much dirt it took to reach that pressure; that's it. It is really pretty basic stuff. Mr. Griffin didn't ask the question properly: we are not sending dirty filters to your business, you are testing them all in your business with whatever you are testing them with is in your building already, so we are not shipping in thousands of dirty oil filters; applicant no, he wishes he was getting that many! Mr. Griffin the tests you are doing are all controlled tests in your building; applicant correct. Mr. Griffin we are accepting all clean goods for performing a test in the building; applicant correct. Mr. Griffin once we are done with all this testing, what happens to all this nasty stuff; applicant either sends them back to the customer or he takes them over to Brighton Laboratories to dispose of them for him. Mr. Griffin is there a manifest involved with that filter like when you take them there; how does that work? Applicant he logs them in, takes the serial numbers, model numbers, puts them on the shelf, then he will have whatever test they want run on them. When he is done with them, he will just call his customer & says "do you want it back or do you want me to get rid of them" and then that is really it. Mr. Griffin so you take them to Brighton, do they manifest them coming in; is it classified as Class 2 waste? Applicant no, no; it is no different than an oil change place, whatever they do. Mr. Griffin their stuff all goes thru a recycler first; applicant as far as getting rid of the filters, he just gives them to Brighton & whatever they do with them, they do with them. Mr. Griffin so you have a tracking system: my company sent you 20 filters, I didn't want it back, & you can show proof that you took them to a certified . . . applicant there is going to be a paper trail. Mr. Griffin tell him about Brighton; applicant Brighton Laboratories are a blending lab. They blend oils, any kind of fluid & they are a supplier & supply fluids. Mr. Griffin so they will dispose of stuff properly; applicant right, because there is oil in the filters & they deal with oil every day. Mr. Griffin is trying to follow port-to-port out of the Township and that you are not putting them in our dumpsters & you are not just disposing of them haphazardly. Applicant they know how to do all that, it is not his specialty. Mr. Griffin hours; applicant some tests he doesn't always know how long the tests are going to take so sometimes he is in there until 2am because he has to sit there & watch the test & watch the machine. Mr. Griffin how many employees; applicant just him. He is the janitor & the CEO! Mr. Griffin he would be the only one in there at 2am; applicant yes. He would like to hire some people and it is looking like he might do that pretty soon but it will be just a kid like from Lawrence Tech, where he went to school.

Mr. Allen how often are you doing this testing; applicant every day. Not necessarily tests, sometimes it takes him a couple days to set-up, to get the test parameters right, to get the machine set-up right. Sometimes it doesn't work right so he has to fix "this". Mr. Allen these machines you are speaking of, does it have anything to do with air filtration as well. Applicant no, no air. Mr. Allen when you are doing these tests, sitting there all night, are you looking at one test or several; applicant he can have a couple going at once, depending on the types of tests. Explains. Mr. Allen you have several machines that are set-up for this; applicant yeah, they are small machines, nothing big, single phase.

Mr. Dennis how loud is this testing; applicant it's not loud, he has run it for a while out of his garage. It is probably loud if you are right next to it; he doesn't know how many decibels (that's a good question). Mr. Dennis are you running a car in there, how do you test this oil filter, how do you do that? Applicant will have a liquid pump, then he will pump whatever fluid it is, whether it's water or oil, the pump will have an electric motor, the electric motor will have a drive that controls the motor speed. There would be pressure taps on there & he would just run fluid thru it. There are a lot of different tests so it is really hard for him to answer that. The motor is nothing large, maybe 1HP or 2HP. He has been asked to do some really large testing; he is not touching that stuff. That is way too big for him. Mr. Dennis asks Mr. Corbin wasn't there a gentleman here about 2 years ago messing with cars or something in this same location; Mr. Corbin no it was 25446, right next to. That is empty. Mr. Dennis wants to bring up for the group that in one of the pictures, you see an open GFL container (photos displayed). We do not have a defined enclosure here at all. He happened to be at that alley on Saturday; there is a dumpster there, just sitting there in a parking spot & it was overflowing. That is his parking lot for the building. Applicant talked to the building management company; he told them they had to do something about that, he can't have that dumpster here in front of him. Mr. Dennis when we had someone here before, we recommended there was a dumpster enclosure built on that location. It is probably a 4-yarder, just overflowing. It needs to be

in our motion we need a dumpster enclosure at that site for that building so the garbage just isn't overflowing. He wants to point out for this Committee that we need to enforce this because he has multiple tenants. It's different if he as one tenant; we have multiple tenants coming & going. He wants Mr. Corbin to make a note & for the applicant please tell the landlord that it was recommended that a 3-sided masonry dumpster enclosure must be on that corner & we will define it. It is something that needs to be done; we have probably had a dozen tenants in here & sometimes they are small but he thinks it just needs to be done for this building. Applicant will let him (landlord) know. Mr. Dennis we will also put it in the notes. Locate on the NW corner of the property, SE corner of the parking lot. 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? Applicant no, he doesn't want anything to do with that. 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; if we did find this out, then your business would be shut down.

Mr. Corbin no, he understands the nature of his business.

Inspector Thomas if your building does not have a Knox Box, you will be required to get one for Fire Dept. access; explains.

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

1. Necessary permits and inspections
2. Applicant's landlord will provide dumpster enclosure at the SE corner of the property (NW parking lot but in the front right corner, where the current dumpster is located)

All ayes. Motion carried.

Mr. Griffin explains the New Occupancy packet. He asks what kind of changes are you doing to the building; applicant really nothing. It is a perfect space for him. Mr. Griffin running additional electrical; applicant no, nothing like that. Mr. Griffin the current existing electrical in the building will run all your equipment; applicant correct. Mr. Griffin welcome & good luck.

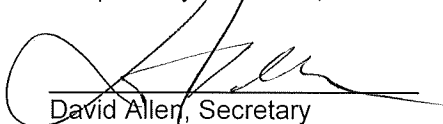
DISCUSSION:

A motion was made by Mr. Allen, supported by Mr. Dennis, to approve the minutes of June 14, 2023 meeting. All ayes. Motion carried.

A motion was made by Mr. Allen, supported by Mr. Dennis, to approve the minutes of July 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 at 5:45pm.** 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