

MINUTES

REDFORD TOWNSHIP SITE COMMITTEE

Wednesday – August 16, 2023

The regular meeting of the Redford Township Site Committee was held on Wednesday, August 16, 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	Absent
Jeff Corbin, Building Department Superintendent	Present
AJ Thomas, Fire Inspector	Present

GUESTS: Anthony Jablonski, Economic Development Director

MINUTES FOR APPROVAL: June 21, 2023

OLD BUSINESS: N/A

NEW BUSINESS:

<u>SITE #</u>	<u>BUSINESS NAME & ADDRESS</u>	<u>ZONING</u>	<u>PURPOSE</u>
23-0078	Nelson Garage Door 26430 Seven Mile Road	M-1	New Occupancy

Marco Nelson (20212 Maplewood St., Livonia). He installs & repairs residential garage doors. They also service & repair garage door openers and they also install & repair entry doors & security alarms. Mr. Griffin are you currently in business somewhere else & where is it based; applicant yes, out of his garage at his house. Mr. Griffin did you buy or lease the building; applicant leasing & he signed the lease already. Mr. Griffin will this building be mostly for storage & office space; applicant yes. Basically, what he is in the process of doing is also buying garage doors in bigger volume so he will be able to go right to the location to grab what he needs & install it. Mr. Griffin what hours do you keep normally; applicant 7:30am-5pm; Saturdays & Sundays if it's an emergency. Mr. Griffin will you be doing any actual work on the garage doors in the building or strictly storage; applicant strictly storage & office. Mr. Griffin will you store any vehicles in the building; applicant it may be 2 pick-ups. Mr. Griffin will the public be in your building, like a showroom to look at garage doors; applicant as of right now no. They would actually have to set-up something; he would have brochures if someone wanted to stop by. Mr. Griffin it is not part of your business plan to have an open business for someone to pull up & ask a lot of questions. Applicant someone is going to do that anyway. Mr. Griffin it happens but it is not part of your business plan; applicant right. Photos displayed. Mr. Griffin do you have a dumpster; applicant no sir, not as of yet. Mr. Griffin are you going to get a dumpster; applicant yes sir. Mr. Griffin where is a dumpster going to be; applicant was looking at the placement of everyone else's. SC it is not going to matter, so we don't need to worry about it. Mr. Griffin if you get a dumpster, that is fine; applicant OK. Mr. Griffin we required 3-sided dumpster enclosures but yours is completely concealed from the public. Any improvements to the building; applicant no sir. Mr. Griffin no painting, no roofing, no lights; applicant they already did that, made it look real nice.

Mr. Allen just to recap, you said you are going to be servicing & installing garage doors & resident doors; applicant yes sir. Mr. Allen interior & exterior; applicant just exterior like a front door & security storm doors. Mr. Allen asks about showroom; applicant if someone asks, he will just be able to hand them a brochure and they would move forward.

Inspector Thomas new occupants in the Township are required to get a Knox Box for Fire Dept. access; explains.

Mr. Corbin no, he doesn't have any questions; his business is straightforward. Typically everything that he is getting, he is installing. If anything, he brings something from the warehouse to his building, it will only be for overnight purposes; he is not holding onto material.

Mr. Griffin just to be clear, you will not store vehicles or trailers outside the building in the front or the back; applicant no sir. Mr. Griffin you will pull everything in at night; applicant yes sir. Mr. Griffin no outside storage. We are trying to clean things up, make it look nice, less attractive for people walking around at night if they are not seeing something. Inspector Thomas do you do commercial doors at all or just residential; applicant he is trying to get away from that. Discussion. Mr. Corbin understands why he is doing that; you don't want the headaches; you want to get in & out; residential is very cut & dry, straightforward. You do it, you're done, you are paid that day. Inspector Thomas our Fire Dept. is having some real issues. Mr. Griffin has a question that 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 sir. It is illegal to have a marijuana-based business in a commercial or industrial building/property within Redford Township. For the record, this applicant has stated that they have no intention of taking part in any aspect of the marijuana business at this property.

A motion was made by Mr. Allen, supported by Mr. Thomas, to approve new occupancy, subject to necessary permits and inspections. All ayes. Motion carried.

Mr. Griffin for the future, when you enlarge & you move to a bigger building in the Township, before you sign the lease, come see us, just in case; applicant yes sir. Mr. Griffin explains the New Occupancy process, signage & permit. Mr. Griffin wishes him good luck & welcome.

23-0076 Sisters Soul Food C-1 New Occupancy
23513 Plymouth Road

Joseph Battaglia (1824 Hazel St., Birmingham). One of his clients took over the building, it was a restaurant before and he is keeping it a restaurant. He just wants to open it up & the "city" said since it is a new place even tho they haven't done anything, they said we needed to do this. Mr. Griffin you are the building owner; applicant is not the building owner, he is representing them. Mr. Corbin is that Mr. Williams; applicant yes. Mr. Corbin so Mr. Williams couldn't make it today; applicant no. He just built him a house, he does all of his stuff for him; he has several of these restaurants. Mr. Griffin generally we need the business owner or the person who is going to run the business here. We will ask some questions & if you can't answer them all, we will have to have him come in; applicant OK. What improvements are going to be made to the building; applicant the only thing he has done is he painted the outside of the building & put a sign up as well. Mr. Corbin the one without the permit; yep, he has seen that one! He needs to get a permit for that. Applicant he did that on his own. Mr. Griffin so that is a problem; you can't put a sign up in the Township without a permit. Applicant OK, so they can apply for that too. Mr. Griffin hours of operation; applicant undecided right now but as of right now it is just going to be for the lunch so 10am-4pm. Mr. Griffin how many employees; applicant 2, 1 cook & 1 front person. Mr. Griffin is it sit-down or carry-out; applicant no it is just take-out only. Photos displayed. Applicant there is parking on the road; there is not really any parking in the back. He thinks the parking in the back of the building would be just for the employees, kinda like an alley. There is a dumpster there as well (in a concrete block enclosure), but there is only a couple of spots. There is a barber shop next door that has a couple spots; it is shared. The area (in back) is asphalt, hard surface. There is parking in the front

on Plymouth Road on the road & on the side street. Mr. Corbin there is an empty lot that he thinks belongs to the house.

Mr. Allen knows he has a dumpster enclosure; do you have a grease trap in there as well? Applicant there is. Mr. Corbin just to bring you up to speed: that place was inspected a couple different times, a couple different restaurants have been in there over the years. So this had grease traps & everything, just that nobody has been able to really survive there. Applicant so this guy has some other ones so maybe he has some luck. Mr. Corbin the original owner, the guy who owned the barber shop owned it. Applicant thinks that is who he bought the building from; Mr. Corbin that is exactly who he bought it from. Mr. Allen you said it is strictly carry-out; applicant exactly. He has a couple of chairs in there but not for eating, just for waiting for food. Mr. Allen doing deliveries from this location as well; applicant not right now, no.

Mr. Corbin no, he has no questions; it is pretty straightforward. You know you have to have Wayne County Health approval if this goes thru; these are things that will have to be obtained before you open if this motion passes today.

Inspector Thomas we do require new occupants in the Township to get a Knox Box for Fire Dept access; explains.

Mr. Griffin says Mr. Corbin you have mentioned we have approved restaurants in the past recently here; Mr. Corbin yes sir. Mr. Griffin what does the kitchen hood look like; Mr. Corbin it was very nice. Applicant it is relatively new; he doesn't think she was in business very long. Mr. Corbin the building was very nice on the inside, clean. Applicant he actually bought new stuff too, like nothing has changed as far as construction but all of the equipment is new. Mr. Griffin we ask every applicant this question: 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.

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

1. Necessary permits and inspections
2. Applicant to show Wayne County Health approval

All ayes. Motion carried.

Mr. Griffin explains the New Occupancy packet, signage permit, Wayne County Health Department. You will not get the occupancy permit & not be able to open until the County says yes also; you have to do it at the same time. Mr. Griffin wishes him good luck.

23-0077

**Tiny Saints Learning Center
15497 Beech Daly Road**

C-2

New Occupancy

Clarence & Ashley Whitfield (37840 Ellerly Lane, Northville). They are looking to purchase a building; it has been pretty much vacant, used as storage. They put it up for sale, been sitting there 6-7 years. They are looking to take that & make it into a daycare. Photos displayed. Mr. Griffin does the building currently look like these pictures, is it still a mess; applicants yeah, those are current pictures. Mr. Griffin holy moly! Applicants it is a lot of work but they are up for the challenge. Mr. Griffin the fire inspector might want to see that. What do you plan on doing to the exterior of the building; applicants taming the wild beast back there! They will make it better. Windows are broken & all kinds of stuff, awning, signage, make it presentable again, make it daycare fun. Mr. Griffin any structure repair, any roofing, replacing the windows or just fixing; applicants replacing. The front window is floor to ceiling & looks like someone broke it; will be replaced. Mr. Griffin that is a permit issue if you get that far. Your floorplan shows a number of classrooms; are those walls all built? Applicants no, not yet; it is a big open space. No structural changes but it will be like some drywall to partition off & make into separate. Mr. Griffin if that goes thru, that is also permit stuff. Mr. Corbin this is not your stuff; applicants no! That is all in there, they

said they would take it out; the guy left it in there. Mr. Corbin knows the guy that owns it; it wasn't like this before. Applicants every time they go in there, there is more & different stuff.

Mr. Griffin what ages are the children; applicants 6 weeks to 12 years. All this will have to be approved by the state but currently they would like the ability to suit about 75 children, but that is the maximum. They would have a summer program and also a before & after school program. Mr. Griffin 75 kids is a lot of kids; applicants that would be the max. Mr. Griffin how many employees will you have, how many people will be there at one time; applicants per the ratio it would just depend. Right now the average ratio is about 1 to 6 so probably close to 10-12 staff if at full capacity. Right now it is going to be licensed for 75 but they don't think that . . . Mr. Griffin will just get to the point; you don't have enough parking (outside photos displayed). There are 6 spots on the property so if you have even 6 employees only, there is nowhere for anybody else. Applicants talked to the owner of the adjoining building to the north; it's a maid company/service. They have a big huge area that no one is ever there so they asked if they could work something out with them where their employees could park & simply walk across the front. The owner is receptive to it. Discussion. Mr. Griffin even at 20 kids, you don't have enough parking, so what we need to do is you need to give us some proof of additional parking before we can even get to the next phase of this. Applicants OK. They were moving the gates; this will be a turnaround for parents to come in. Mr. Griffin would suggest this: when you come back with a letter, it has to have a number of spots that you are guaranteed and show them what you just explained because he doesn't see that here. Keep in mind if you have a lot of kids, and he knows they don't all drop off at the same time but if you have 60 kids, 15-20 will be there within 5 minutes of each other and it is going to create him a problem. So keep all that in mind when you come up with this parking design where people can & can't park and things of that nature. We worry about a lot of things; we haven't even got in the building yet, the inspector hasn't had a chance to speak, but we worry about kids' safety & we worry about you are on a main road. Are they going to enter the building from the parking lot; applicants yeah. Mr. Griffin so the kids now are coming from the parking lot out onto the busy street sidewalk so that is a super concern of theirs. Them walking 10ft. on Beech Daly is a concern. Applicants guess they can modify it; they understand what he means. Mr. Corbin tells of some poles in front & by their property that have recently been hit by cars & knocked down. Mr. Griffin just so you are aware of the things we are going to be looking for before we even get into the square footage & building codes & hours of operation & all that good stuff. 75 is a lot; that sounds like 12 employees to him. He doesn't know where they are going to park 12 cars and be able to drop off all those kids at one time; he doesn't see that being feasible. He doesn't know their plan, but he doesn't know how they would do that. Discussion.

Mr. Allen basically Mr. Griffin spoke where he was going with that & Mr. Corbin as well. Because the children being dropped off in the front is a lot scary. He likes the idea of modifying the garage door on the side. Come back with all the information. Applicants they asked the people at the pizza/ice cream shop, they have a huge lot, and they just told them "NO". Mr. Griffin they probably told you no because that parking lot is a hazard; applicants yes, it has huge potholes.

Mr. Corbin no questions.

Inspector Thomas their building is big enough to house that many kids but there is a couple limiting factors. Parking is the limiting factor; if you have cars lined down the street affecting traffic, that is obviously going to be a problem, parents in a rush to get to work. You really have to prove to us how you are going to manage that flow of traffic safely. With buildings that big, it is the parking lot that is probably going to limit you. It will probably not look like that when you move in so he will not even address that right now. If this goes thru, he will address it with the owner.

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

1. Letter from somebody, an adjoining property that says they can park cars
2. Plan to keep the children off Beech Daly

All ayes. Motion carried.

Mr. Griffin we never got to the rest of the process because if we can't solve this, potentially you are looking for another building. You didn't buy the building; applicants no. They are waiting for them & he told them they would get back after the meeting. Owner was trying to pressure them into putting guaranteed earnest money deposit down. Mr. Griffin is very happy for them that they didn't do that. Discussion. Mr. Griffin if this doesn't work out, there is a gentleman in this room that knows about a lot of properties in the Township that are for sale.

23-0079

Spice Outlet
25825 Seven Mile Road

C-2

New Occupancy

Mr. & Mrs. Abu (95 W. Hickory Grove Rd., Bloomfield Hills). They do retail packaging for the outlets. Maybe in the future they are going to open it but in the beginning they need something like \$200,000 to open it for retail. Now what he does, they use his brother's supermarket used to be his on West Chicago on Joy Road(?) but he sold it to him because he doesn't like retail like with customers. 95% of the customer over there are very good but the other 2%, their way or the other way; over time he felt no good. People were selling drugs; he couldn't stop them. Mr. Griffin your place on Seven Mile, outlet only; applicant yeah, like for gas station, meat market. Samples displayed. It is really hot; he sells a lot. Mr. Griffin so you will prepare all this in your building; applicant indeed sir. Mr. Griffin do you deliver it or they come & pick it up; applicant some of them come & pick it up, like a supermarket. He ended up having 25% in two stores but his brother bought him out. Something healthy in a gas station too. Mr. Griffin you will have the public in the building so he could walk up & get a dozen of these; applicant yeah you can. Building displayed; Mr. Griffin asks about parking. Mr. Corbin they are not going to have much public coming there based off of their initial conversations; that would just be periodically. The way the building was set up before, people were parallel parking along the side of the building. There are maybe 4-5 spots there. Mr. Griffin how many employees; applicant maybe 4 to 5. Mr. Griffin where will they park, if there is only 4 spots there & 2 in the back, there is no room for customers. Applicant next door neighbor is a restaurant, he has like 10 parking; he makes some arrangement with him to park there. He & his wife will come in a van; explains. Mr. Corbin let me help him out because he talked to them prior. There is going to be 4-5 people total; at any time there is usually just 2; explains further. It is just in & out. So there is enough parking because there will not be 5 vehicles there so there will be plenty of room for the public. Mr. Griffin days & hours; applicant Monday to Saturday, 8 to 4 or 5; Sundays closed. Mr. Griffin are you going to make any changes to the building; applicant not outside, not structure wise. Inside all done, getting long stainless tables. Will use walk-in coolers. Mr. Griffin for the most part the interior of the building will be for assembling pre-packaged foods & spices; applicants yes sir. Photos displayed of what it looks like today; did they submit a drawing of what it will look like when they are done? Applicants from inside, they are not going to do much changes because they needed the open space, stainless steel tables, shelves. Mr. Corbin the building does have a new roof. Photos displayed. Mr. Griffin is the dumpster theirs; applicants it belongs to the restaurant. They will talk to them & maybe they will share one. Mr. Griffin doesn't think that will work; inside there he has a dumpster & a grease trap so he doesn't have room for a bigger dumpster. He is sure that dumpster is already maxed out for him. How much garbage will you generate? Applicants not much; just like fruit, they don't have bulk. When they do the spices, they order 300# and they come in a 50# box. They put them in a 3.8 oz. or 6 oz. so really it is only the box there, they could fold it down. Mr. Corbin doesn't think they can get a dumpster enclosure due to the limited space. Mr. Griffin is concerned about 2 things in this picture: your garbage & that parking area. That asphalt, somebody is going to trip. Applicant when they give them 2 or 3 boxes of fruit, they let him dump is boxes; that is one way of doing it. For boxes, they take them to his brothers because they sell them as pallets. Mr. Griffin would be comfortable with using the GFL bins at this time and just keep an eye on it. Mr. Corbin will keep an eye on it and if they need more, we will let them know. Mr. Griffin what are you planning on doing with that asphalt; are you buying the building? Applicant they already bought it. Mr. Griffin are we going to fix that parking lot, it looks pretty rough; applicant they will. Mr. Griffin doesn't know that they will be able to put just sealer on it; there are some pretty large potholes, people can trip. Mr. Corbin would you be opposed to grinding it down & resurfacing it; applicants they have people from the supermarkets. Mr. Griffin if this gets to a motion, it will be part of the motion that that parking lot is repaired & we will give you a certain amount of time to have that done. Applicants OK, we will do that.

Mr. Allen are you going to have just those coolers or do you plan on adding walk-in freezers; applicants no, maybe more 2-door fridges which they have at the supermarket, take them out & put in there. All the outlets he has are word of mouth because the stuff sells. At the moment he is not going to put any freezers, no. Mr. Allen where are you presently operating; applicant his brother's supermarket. Mr. Allen do you plan on doing any cooking in this store; applicant no. Mr. Allen no warmers, no warmer ovens; applicant no, only for personal use they have 1 microwave & that's all.

Mr. Corbin has no questions.

Inspector Thomas new occupants in the Township require a Knox Box for Fire Dept. access; explains.

Mr. Griffin this is food prep so we would need a Wayne County Health certificate, have you applied for that? Applicant no, they are waiting until they get approval. Mr. Griffin explains it will hinge on you showing us that Wayne County has approved you also. Mr. Griffin we ask all of our applicants this: Do you have any intention of growing, selling, transporting, testing any marijuana-based products within the medical or recreational marijuana industry? Applicants no sir. It is illegal to have a marijuana-based business in a commercial or industrial building/property within Redford Township. For the record, this applicant has stated that they have no intention of taking part in any aspect of the marijuana business at this property.

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

1. Necessary permits and inspections
2. Parking lot to be temporarily patched right away, then permanently repaired by June 1, 2024
3. Applicant to repair, reseal & restripe asphalt parking lot as needed by June 1, 2024
4. Applicant to provide to Building Dept. with Wayne County approval from the Health Dept. for the use of the building
5. Applicant to use GFL cart for this location and if more is needed, the Building Dept. will advise

All ayes. Motion carried.

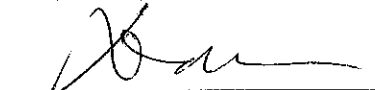
Mr. Griffin explains the New Occupancy process, call WCHD ASAP because without that, we cannot say yes. You cannot open until you have that from WC. Mr. Griffin good luck & welcome. Applicants we work hard and they try to make it work; thank you very much.

DISCUSSION:

A motion was made by Mr. Allen, supported by Mr. Thomas, to approve the minutes of June 21, 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. Thomas, 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