

# MINUTES

## REDFORD TOWNSHIP SITE COMMITTEE

Wednesday – August 23, 2023

The regular meeting of the Redford Township Site Committee was held on Wednesday, August 23, 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.

<b>ROLL CALL:</b>	Sean Griffin, Chairman	Present
	David Allen, Secretary	Present
	Michael Dennis, Director of Public Services	Present
	Jeff Corbin, Building Department Superintendent	Present
	AJ Thomas, Fire Inspector	Absent

**MINUTES FOR APPROVAL:** June 28, 2023; August 16, 2023

**OLD BUSINESS:**

<u>SITE #</u>	<u>BUSINESS NAME &amp; 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, partners in daycare (18730 MacArthur). Leo Snage, building owner. Mr. Griffin this is Old Business from a couple weeks back where you were going to get a parking plan, a drop-off plan, and a park plan. We had talked last time about possibly contacting the owner of the lot behind you; did that work out, obviously it did not, he doesn't see anything from him. Ms. Peace no, she talked to him & is in the process of getting it from him. Mr. Griffin so you are going to get it; Ms. Peace yes, not right away. Mr. Griffin now we are going to walk to the park; there was talk of a van last time you were here, is that correct. Ms. Peace yeah, but the park is 2 blocks over so they are going to walk & the kids are going to be in strollers. It's a stroller with seat belt (picture provided); it has 4 seats on it so 8 kids each time they go to the park: 8 kids stay at the park 30 minutes and they go back & get the other 8 kids, so it will be 2 adults & 8 kids. Mr. Griffin what about the winter months; what are you going to do in the winter when it's cold? Ms. Peace they are not going to go outside in the cold.

Mr. Allen no comments at this moment.

Mr. Dennis knows when they were here last time, he expressed his concerns. You state you are going to have 6 employees which will take all of your parking. Ms. Peace yeah, they will have 6 employees but they won't all be at work at the same time so it will be 4 employees at work. Mr. Dennis that takes up all of your parking in the back so your front you have 3 parking spots & that is it; 1 is handicapped & you have 2 spots. Ms. Peace the parking in the front, they were going to do for the 3 employees & 1 employees can park in the back. Mr. Dennis that ain't going to work! You are going to have your staff parking in the front and that is your front entrance, correct. Ms. Peace yes. Mr. Dennis so you are going to have your parents park behind, walk all the way around; Ms. Peace they can park on the side or they are going to do a drop-off, so the parents don't even have to get out of the car. They can drive thru the back, staff member can come out & get the child; parent doesn't have to get out of the car. Mr. Dennis the other big thing that was brought up last time he is majorly concerned about is the parking lot with all the kids you are going to have (we are dealing with this right now with current businesses) is you need a

dumpster enclosure; you cannot use garbage cans. Ms. Peace is that for all the daycares; Mr. Dennis for your size. There are a couple smaller ones that have garbage cans but it is a small fee. You can't have 4 garbage cans & 2 recycle bins; you can't do that. The fee right now (he thinks) is \$200. He lives here & a few other people live here; we have 1 garbage cart & 1 recycle cart. You are going to have a fee, you will be using 4 garbage cans at a minimal & then recycling so we don't pay you more because you are a business, you can't do that. You are supposed to be using a dumpster enclosure for 30 children. Ms. Peace understands what he is saying but there won't be that much trash as you think there is. Mr. Dennis you are going to get all kinds of trash; trust him! He has been doing this a long time. Ms. Peace has a daycare; Mr. Bryant we have a business, not going to accumulate as much trash. Mr. Dennis has concerns about this because of the safety, the garbage, he will give them a prime example. There was someone up here, not too far from you, that has a business that is bigger than your business and she had at one time no less than 8 garbage cans and we had to stop her. We said no, you are abusing the solid waste system we have and she had to build a dumpster enclosure on her property; you don't have that. Ms. Peace there won't be a lot of garbage because they won't eat off their plates, they wash the dishes. The only thing you would be doing is changing diapers; every child is not in diapers. What they bring to daycare, they take home. Mr. Dennis the policy for us, everyone we have been doing, is dumpster enclosure. We just had one here on Five Mile; they had to put in a dumpster enclosure on their property. The parking lot deal is big for him in the back because you don't have an agreement; we asked for you to have one because of overflow parking. His concern, it was brought up last time, is that you are having your children being dropped off on the street. The alley cannot be one-way, it is a public alley so traffic is coming back & forth; you cannot stop that. Ms. Peace there is no traffic because the business next to them is not even open. Mr. Dennis what you wrote, you are going to have the alley one-way; Ms. Peace if they tell the parents to only go one-way, they will only go one-way. Mr. Dennis but you are going to have other people in the area, that is what he is getting at is that you are going to have other traffic coming. You just can't have an alley as your drop-off zone. Ms. Peace they can still park on the side street; Mr. Dennis now you are having children getting out on the street. Mr. Bryant but they are not by themselves; they are getting out with the parents; their parents are bringing them. They told them last time we had to come up with that parking plan to use that alley as a drop-off zone. Mr. Dennis we didn't tell you, that is your proposal to use the alley as a drop-off; that doesn't mean that we are going to accept it. Mr. Bryant understands that. Mr. Dennis is seeing many concerns regarding the daycares if you can't be there every single day & watch everybody. You are going to have 2 people walking kids .35 miles to the park. When you start having more garbage, what am I going to do . . . shut you down because you have 4-5 garbage cans at the corner, when you do succeed and you do have 30 children over there. He is looking just at the safety; that is all he is looking at is safety. Ms. Peace doesn't think she would use 4-5 garbage cans. Mr. Dennis neither did she; this one daycare has been a problem. And the parking because you are on a major street that is 40MPH and you are on a side street. He has expressed his concerns, he did it last time, he did it today. He likes to bring businesses to Redford and this still may go thru. He is just saying that he has concerns regarding the location for a daycare on a major road that does not have proper parking. Ms. Peace once the lot is hers; Mr. Dennis you don't have the lot, you are speculating. "Once the lot is yours" . . . that guy is probably not going to sell that lot; the guy has owned it for a long time. Mr. Bryant spoke to the guy; he gave him an offer & he is willing to accept that offer. He didn't move forward with buying the lot because he doesn't own the building. He & Leo talked about a proposal about him getting the lot or Leo getting the lot and then him dropping some down on the building. That wasn't in their plan yet to do that, to drop this kind of money. They are trying to lease now is the plan & then continue on & if things go the way they suspect it will go, then do that. But right now, we came up with the plan, it's not going to accumulate a lot of trash. It's not like the Little Caesars right there because they live in the area as well. They accumulate tons of trash over there. The garbage can sits right in the middle of the parking lot. He lives in the area; they have a rat problem over there & nobody is complaining to them about the enclosed garbage can. He doesn't understand, that is a restaurant. Here it is, these children are not gonna be dropped off at the same time. It's not a school so everyone doesn't have to be there at 7am. He knows the Six Mile area, it's not a lot of traffic. Yes, it is 40MPH but that strip of Six Mile it's only those businesses from Beech Daly to Kinloch; half of the businesses over there aren't operational. Mr. Dennis and the thousands of people that live north of there. Mr. Bryant that business right next door is not operational, it is not open for business. The plan is the employees park in the front just until the drop-off is done, then they move their cars to the back. Mr. Dennis that is something new that hasn't been said. He disagrees with them

parking their cars in the front. They don't have enough parking spots; you are taking all of your parking in front of the building. What if mom wants to drop-off right in front of the front door; you staff should not be in front of the building, they should be parking in the back. Mr. Bryant well they are there just for the drop-off purposes so the children don't have to get out right there next to the street & get off on the side of the building. Mr. Dennis wouldn't it be smarter for your children to be dropped off in front of the building compared to the back or the side with their parents right in front of the door compared to being in the back. You don't have an entrance so the people drop in the back have to walk all the way around the building. Mr. Bryant no, there is doors in the back of the building. Mr. Dennis was under the impression they weren't using that. Mr. Bryant that is why they were having an employee placed at the back so the drop-off is 2-5 minutes tops. Mr. Dennis was under the impression their entry door was the front only; Mr. Bryant that is the entrance. Buy you also at the last meeting said they could use the back door. We told you they would have an employee in the back. Mr. Dennis is that a public entrance in the back; Mr. Bryant asks them. Mr. Dennis no, it is your question; Mr. Bryant yes, they are going to use it as a public entrance. Mr. Dennis so he could walk in the back or the front; Mr. Bryant yes you can, if you are dropping off a child. Mr. Dennis no, if he wanted to walk in & look at that, is that the entrance that is going to be unlocked all day long. Mr. Bryant it's a daycare so they don't keep the doors unlocked all day long; they don't just let anyone walk in. It's a daycare where children are; they don't leave it unlocked at all.

Mr. Corbin has no comments.

Mr. Griffin what he just heard thru that exchange is kids will be dropped off in the alley or on Norborne & taken in the back door; Ms. Peace they can be taken in the back or the front. If they get dropped off in the back, they can go thru the back. If they dropped off on the side & the parent want to come thru the front, they go to the front. Mr. Griffin is confused again; so the staff will meet them outside & the parents may come inside. Ms. Peace well if the parents want to, if they park on the side & they want to, they can; but they don't have to. The staff will come out & get the child and the parent can go on about their day. They don't have to get out of the car at all. Mr. Bryant it is just like when we drop our kids off at school; he pulls up in the drive-line, drop em off & keep going. He is not even stopped for longer than 3 minutes. Mr. Dennis you are comparing a 3-year-old to a 13-year-old or 6-year-old or 9-year-old. It's not the same thing, it is not apples & oranges. Mr. Bryant his son was going right over here to kindergarten, letting right out of the car 4-years-old. He is getting out & going in; that's why the staff is there in place to grab the child's hand, walk him into the building. It's not like this is unheard of, they are doing it every day at these schools, a drop-off line. Only thing with them they don't have to be there at 7am; they are open from 7am until 6pm but it is up to the parent, they work with their schedule. All these children won't be there at the same time, every day, they won't be there. Everybody is not going to come at the same time, everybody's schedule is not the same. They are not a school where you have to attend; they are a daycare.

Mr. Allen the children that are being dropped off are never unsupervised; Ms. Peace correct, never unsupervised. Mr. Allen never unsupervised coming into the building and you were staying you have staff parking in the back, staff will be there to bring the children in, you have to sign them in anyway, correct? Mr. Bryant correct.

More discussion about dumpsters, enclosure, etc.

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

1. Necessary permits and inspections
2. Maximum of 2 trash carts, no more than that, and 1 recycle cart
3. Applicant to provide copy State of Michigan license prior to occupancy

Ayes Mr. Allen, Mr. Griffin. Nays Mr. Dennis. Motion carried.

Mr. Griffin explains the New Occupancy packet, Chamber of Commerce info, Knox Box, signage.

**NEW BUSINESS:**

<u>SITE #</u>	<u>BUSINESS NAME &amp; ADDRESS</u>	<u>ZONING</u>	<u>PURPOSE</u>
23-0080	Mighty Mounts, LLC 25945 Seven Mile Road	M-1	New Occupancy

Kurt Kokko (42021 Cherry Hill Road, Novi). He & his wife purchased the property and have been in business since approximately 1999. They sell books, CD's, DVDs on the internet. They putz around, put things in bags, put them out thru the mail to pick-up, and that is the extent of their footprint; it's modest. Mr. Griffin any UPS or anything; Mr. Kokko they use 3 services. UPS visits every-other day; visit from the mail truck every day; 2 pick-ups a week by DHL. Photos of building displayed. Mr. Griffin you say you just purchased this building; Mr. Kokko yes, he purchased it from this fine "city". Closing date was supposed to be June 16, turned out to be August 1, so it has been a little nerve-wracking; there was a title issue. He is against the wall a little bit because their lease ends at their current facility in 45 days so this makes him particularly ambitious & anxious regarding this process. Mr. Griffin Redford is a township, not a city; major difference between a city & township. Mr. Kokko point taken. Mr. Griffin asks the plan when his trucks come; Mr. Kokko that parking lot is theirs as well. They have 18 parking spaces, just his wife & him, so there is ample room. He explains what he anticipates regarding deliveries. They want to put a shed in the parking lot for the delivers to be placed in to protect from the elements; explains. Mr. Griffin plenty of opportunity for them to park on your property and not Seven Mile. Is there an elevator in that building? Mr. Kokko no. Mr. Griffin what are your plans for the upstairs; Mr. Kokko they will utilize it for their purposes of storing & gathering things. Mr. Griffin will make it real clear: you are not going to rent it out, live in it, stay the night, sleep in it; Mr. Kokko no, no, no.

Mr. Allen you are basically going to be storing your items upstairs; Mr. Kokko essentially they intend on having items stored throughout the facility. The only 2 functions performed by them is him listing items, which consists of taking items that they purchased, putting them on the internet, finding a home for them, and his wife shipping them. They don't have a perfect plan as to where things are going to go but those are the only 2 functions that will be performed. They are going to put items upstairs. Mr. Allen will you be selling from this location as well; Mr. Kokko they are selling from this location to the internet but under no circumstances any human being ever cross their threshold for purposes of browsing, purchasing or anything like that. That is a strict no-no; they are proud 25 years of no human contact. Mr. Allen again what type of items? Mr. Kokko 25% books, 30% DVD's, 30% CD's, and the rest would be other, which would still be small, little things. No airplane engines, no pornography, no marijuana; they have no interest in any of these things.

Mr. Dennis the building is kinda tired; tell us what improvements you are making to the building. The windows are quite aged; he works for the township. He met him at the board meeting when he purchased it. He has been in this building; paint, windows, ceiling, some carpet, some lighting. Obviously, he hopes he is doing something to the building because it looks a little tired. Mr. Kokko the nature of a move like this is pretty significant for them financially so they are taking things off in bites; however, so far they have gotten a new furnace as of today for the downstairs. The upstairs has been signed off by the furnace guy as being operable. One of the two air conditioners works; he has every intention of fixing the other one but he is probably going to wait until the spring because by the time they are in there, it is not going to matter for a minute. He has purchased a whole host of ceiling tiles, just putting them in today. He purchased some LED lights, needs to put in; explains. The carpets, they had everything vacuumed & steam-cleaned; explains. It is pretty sharp and, of course, this is just for the benefit of he & his wife because no one ever sees this stuff, but nevertheless, they have done those things. The windows, they are not great but they look sturdy enough he thinks they are OK for the minute so he is thinking he can put that off for 6 or 12 months. Mr. Dennis some lighting on the outside; there is not a lot of lighting out there. Mr. Kokko thinks their larger problem was that there was no electricity because if you go by now, there is 4 floodlights that really cover the place. He has every intention of getting a security system, a variety of cameras; every intention of doing those within the first 60 days. Mr. Dennis the parking lot is not in the greatest shape, at least behind it; the side is not horrible but we will probably want you to sealcoat & crack fill, things of that nature, for safety purposes. Mr. Kokko OK.

Mr. Dennis lastly, a question 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? Mr. Kokko he does not. 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 thinks this was asked of him at the board meeting too. Mr. Kokko there was some real curiosities with regards to that where he was told that he could only have the property if he put it in the deed that there would be no marijuana, to which he responded "sure, knock yourself out, go ahead". Then he was told it was something they no longer wanted; he responded with the same. Mr. Dennis so you know (for the record) Redford is working on a marijuana ordinance so if you were to sell the building, and you happen to fall into it somehow someway, yes you could; but right now, you can't because it is not allowed.

Mr. Corbin is kinda concerned with the amount of books. It is a fairly nice size building. He is definitely going to implore him to put quite a few smoke detectors as well as fire extinguishers because when books get dry, they burn pretty quick. Mr. Kokko can't deny that books burn. He anticipated having 4 fire extinguishers; there are 4 doors on the place. The books & magazines they anticipate only having on the first floor, largely because he doesn't want to carry books up & down. Discussion.

Mr. Griffin that building is in an M-1 zone; he believes that may be changing with the master plan. It has nothing to do with the purpose of today but the master plan for the township is going to change to C-2, which will only affect you when you go to sell it, it gets more opportunities for that particular use of the building. But when that happens, there may be a time when you may have to rezone the building. Explains further. Mr. Kokko outstanding. Discuss previous owners/uses of this building.

**A motion was made by Mr. Dennis, supported by Mr. Allen, to approve new occupancy for Mighty Mounts, LLC at 25945 Seven Mile Road, subject to:**

1. Necessary permits and inspections
2. Applicant to repair, reseal & restripe parking lot as needed by June 30, 2024

All ayes. Motion carried.

Mr. Griffin how much garage do you generate; Mr. Kokko generates about 3-4 bags a week. They do have a system to get rid of that; they have a sweetheart of a deal where they live; explains. They have some carts currently at this location. Mr. Griffin explains Redford's trash & recycle collection, GFL, etc. If they exceed the limit on the carts provided, they will need a dumpster & it will need an enclosure; explains. Mr. Dennis you will also get a bill yearly for the service approx. \$200; it will be on your property taxes. Mr. Griffin are you going to put a sign on the building; Mr. Kokko there are currently a trio of signs left by the former occupant. They are a little cartoon-ish as far as the font. They thought it would be appropriate to put something over them that would be the similar size; he has already looked at a couple companies. Mr. Griffin all signage requires a permit; take Mr. Corbin's card. Mr. Kokko because of the nature of their business, they don't need the sign. Mr. Griffin we prefer a sign so buildings don't look empty & abandoned. Mr. Dennis it would be nice it shows people there are other types of businesses than automotive, auto collision & hair cutting places. Mr. Kokko their business is so confusing tho; they sold mounts for projectors because home theaters were all the rage. Now you go to Walmart & for \$400 get a 65" TV. So when they transitioned, they didn't bother with the name. Mr. Griffin explains the New Occupancy packet, Chamber of Commerce. He wishes them good luck & welcome.

23-0072

Shopvipwear.com  
15505 Beech Daly Road

C-2

New Occupancy

Kassem Bazzi, warehouse manager. Mr. Corbin who is Mohamad; Mr. Bazzi he is the owner of the building. He is the warehouse manager. Mr. Corbin was looking at the application/applicant and you are not the person that is there. Mr. Bazzi that is the owner. Mr. Dennis so you are not the owner; Mr. Bazzi no, he is just the warehouse manager. Mr. Corbin so you are representing Mr. Mohamad; Mr. Bazzi that is correct. Mr. Griffin so generally the person that owns the business is supposed to be here and not a representative of theirs without a reason. Mr. Bazzi he is out of state today but with that location, they are

actually partners. He owns a bunch of retail stores. Mr. Griffin is going to make it simple: the name on the application is the person that is applying for this; you can't apply in his name unless both names were on it or we received information from him that he had to leave the state for some reason. There is a number of reasons, we can't have somebody that's name doesn't match this. Mr. Bazzi understands. Mohamad was here last week; he missed the meeting so he came back & rescheduled. Mr. Griffin if not trying to be difficult; you can speak for him with permission and if we go thru the right channels. Mr. Bazzi understands; he literally got off work & came straight here. Mr. Griffin apologizes for wasting his time.

Mr. Dennis you guys are doing business already; look at your pictures. You guys are occupying a building illegally. Mr. Bazzi it is not like an open building. Mr. Dennis doesn't matter; you can't be in a building doing business, period. You guys are fully operational illegally. You don't have approval from Redford to be in that building. Cease & desist doing your business right now. You need approval from this board to do what you are doing and you have a full running business there right now so no more business. Mr. Bazzi OK. Mr. Griffin these are current pictures of what it looks like today; Mr. Bazzi yes. Mr. Dennis you can't do that. Mr. Griffin how it works, doesn't matter what it is, you can't occupy a building until you come to this Committee and this Committee approves the use of that building and then there is about a 2-3 week process after that where the occupancy inspection happens & they come & inspect the building and they say the building is occupiable. Mr. Bazzi absolutely, there is product in there. Like he said, he has a chain of 20 stores. Mr. Griffin product in there to him means people are dropping off, people are coming in so in our eyes it is being used and it has not been approved. Mr. Bazzi completely understands but there is nothing being . . . obviously this was brought from the other warehouse, but nothing is leaving. Mr. Dennis there has been a lot of improvements to the building; Mr. Bazzi a lot of cosmetic improvements. It took about 3 months just to clear out the trash. Mr. Griffin what kind of work have you done in there; Mr. Bazzi painted, changed the carpet, 90% of the windows were broken, they changed that. Mr. Griffin did you replace the windows; Mr. Bazzi yes. Mr. Corbin they did not pull a permit.

**A motion was made by Mr. Dennis, supported by Mr. Allen, to table** due to lack of proper representation. All ayes. Motion carried.

Mr. Griffin that means we are going to table it for now. Stop & desist any work. If you did any work in that building, take Mr. Corbin's card, tell him what you did, he can tell you what you need to get a permit for, get that done before you come back here. Mr. Corbin get the permits first. Mr. Griffin for coming back, redo the application with both names on it, explains. We have an opening for next week. Mr. Corbin make him his first call tomorrow morning. Mr. Dennis the building looks nice, we just have to have it done right.

**23-0081**

**Team USA Detroit  
25215 Glendale**

**M-2**

**New Occupancy**

Hilary Lidestri and Stacy Kellems (16308 Donaher, Austin, TX). Mr. Griffin they are a long way from home. Ms. Lidestri not really. Mr. Kellems she is from Michigan; she went to Texas after she graduated from State, lucky me! Mr. Griffin tell us about your business. Mr. Kellems we are a national business; they have 20 locations across the country. They repair box trucks & semi-trailers for Ryder & Penske. They don't do any mechanical, they just repair the trailers (explains further). They repair the mirrors, bumpers, panels on trailers & box trucks. Mr. Griffin this is a brand-new business; this is not operating anywhere else in Michigan or Redford. Ms. Lidestri no, actually they to where Ryder wants them, where they have a concentration. They originally wanted them to be in Toledo, but as a Michigander, she asked pretty-please she could try to get it into Michigan. They said if you can find a location that works for them, then they will consider it. She spent months trying to find something that would work for them strategically and they loved this location. So much that if approved, they are thinking of shutting down Toledo & bringing it all to Michigan. They are leasing the building, signed the lease already. Mr. Kellems to answer your question, they are a new company at this location. They have 20 locations across the country. They don't hang out a "grand opening" sign and hope the business is there; it is already set up. Ryder & Penske will be bringing them trucks day one. Mr. Griffin you would be hiring from where;

applicants it has to be local for them. They already hired 3 people & they are interviewing for a 4<sup>th</sup>. Mr. Griffin what hours; applicants 8-5, no weekends. Mr. Griffin how many employees; applicants they have 3 right now, looking for a 4<sup>th</sup>. They won't have more than 6, possibly 7 at the most. Their biggest location is in San Antonio and they have 8. Mr. Griffin when you say repair the boxes, you have a pretty large shop, nice garage door; is it loud? Applicants no body work, just taking out the paneling. When they drive by a telephone pole too close and it just rips the side paneling off; they are replacing the side paneling with a rivet gun. Mr. Corbin they are just reskinning; Mr. Kellems yes, reskinning. Ms. Lidestri Ryder is very brand aware; they don't want anything that looks schlocky, they like to keep everything above reproach. They need the trucks in & out, no bad bumpers, no broken mirrors. It costs them \$300 a day every day that their trucks are off the road so they turn them around fast.

Mr. Allen no questions, he thinks it is pretty clear. You are not taking any other business inside, only Ryder & Penske? Mr. Kellems that is correct; they have a national contract with them. They go where they want us to. If they want them in Grand Rapids next . . .

Mr. Dennis tell us what sort of improvements you are making to the building. Mr. Kellems actually the building for them is perfect. Right now, carpet & paint is all they are doing because it hadn't been used in a while. That carpet was nasty and Ms. Lidestri is allergic to everything and it was moldy & mildewy; somehow water had gotten into the carpet. Mr. Dennis it has been vacant for probably about 4 years; it used to be a self-storage facility. There should be a dumpster enclosure there; he doesn't see any pictures in the back. Mr. Kellems doesn't see a dumpster; do they need to have one on the property? Mr. Dennis yeah, you should. Mr. Dennis when a truck comes in, do you store it inside or outside? Mr. Kellems outside. Ms. Lidestri they don't go in until all parts have been received. Mr. Dennis so once you get the parts in, they fix it same day and then it is shipped back out to wherever it goes? Applicants correct. Mr. Dennis you are going to have to inside a 3-sided masonry enclosure; you can define where it goes. The other concern he has is the back part of the lot is not paved; applicants correct. Mr. Griffin so what that means is you can store the trucks outside in the back on concrete or asphalt. All that gravel & whatever is back there is not to be used. If you get that busy, you will have to pave it. It will have to be asphalt or concrete; it can't be gravel. Anything that oil, anti-freeze, etc. can drip thru. What we are saying is your parking lot consists of that concrete only; there is no storage, nothing back there. You do have to keep the weeds cut down, tho. Mr. Kellems they have already done that; they had them removed yesterday. Mr. Griffin so you just can't park back there; if you grow enough where you need that space, come back in & we will talk about getting it paved. Mr. Dennis we would love to see you do it; Ms. Lidestri would love to do it. Discussion. Mr. Dennis the best part is to put it where the concrete ends, right where the tree is; have the back of it where the concrete ends, facing north, so they can just come right in, dump it, can back Mr. Kellems, out, go back out the front gate again (dumpster enclosure). When we had another applicant, did we not have them replace the approach? There is a new business moving in right next to you; they were here 2 weeks ago. Mr. Corbin the cement out front is done. Mr. Dennis you have plenty of parking for your staff. Do you have a lot of visitors, sales guys; applicants no. Mr. Dennis how often do you come in; Mr. Kellems will be here for the first 90 days getting the shop open, he will be here every day to make sure everything is up & running. Ms. Lidestri also owns a home in Flint & rental properties in Flint and then she owns a home up north & rental properties up north so they spend like 6 months out of the year here anyway. So this was just like the perfect situation to justify all the time here. Mr. Dennis is glad they are looking at Redford; this is a great place. Ms. Lidestri of everywhere they looked, this was the most wonderful in terms of how clean, safe, strategic, & just seemed to have a good sense of community. Everywhere we go, everyone has been so nice & gracious. Being from Flint, it's a different vibe, but this has just been a wonderful experience for them. Mr. Kellems they looked at several buildings in Detroit; Mr. Griffin the Township is way better! Mr. Kellems we knew they found home when we found this one, this area is just gorgeous & looking forward to being active in the community. Mr. Dennis has one last question for both of them, we ask every applicant that comes in here: Do you have any intention of growing, selling, transporting, testing any marijuana-based products within the medical or recreational marijuana industry? Applicants absolutely 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 building 3 doors down from them we just closed down because they bought it & started doing marijuana. We asked the same question, put them on the record. Just so you know, it is not legal

here. Applicants they are from Texas; it is illegal in the entire state so they don't even think in those terms. Mr. Dennis it is legal here but it is done by each community.

Mr. Corbin wants to make some clarity so you guys understand. They will not be performing any engine work, engine repair, no storage of oil, no flammables. They are just strictly body people, that's what they do, that's all they do. He has a cousin that is a diesel mechanic and is looking to do what you are doing in South Carolina; further. Mr. Kellems they are opening up in the Carolinas. Mr. Corbin their business is not the storage of any fluids. Their main job is to repair it, push it back out; they don't make their money keeping the truck there long. They make their money on turnaround, that's how they get their volume, how they expand their business. Amazon, Ryder, Penske, that is all they are looking for. Mr. Kellems they love those Amazon guys; you can watch them, they are on their phones, driving down the road. Mr. Corbin that is all the questions he has, actually it was just statements; he understands the nature of their business very well.

Mr. Griffin do you 2 own the business; Mr. Kellems yes sir. It is 100% women owned, 100% her, but she owns everything. Discussion.

**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 hard surface under all parking areas  
(NOTE: Pave only if they are using the area)
3. Applicant to provide 3-sided masonry dumpster enclosure with opaque fence

All ayes. Motion carried.

Mr. Griffin explains the New Occupancy process, signage (discussion), Knox Box for Fire Dept. access. They are looking to open & operate quickly. SC welcome to Redford Twp and thanks for being here. We look forward to having you here.

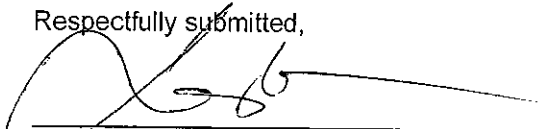
#### **DISCUSSION:**

**A motion was made by Mr. Dennis, supported by Mr. Allen, to approve the minutes of June 28, 2023 meeting.** All ayes. Motion carried.

**A motion was made by Mr. Dennis, supported by Mr. Allen, to approve the minutes of August 16, 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