

MINUTES

REDFORD TOWNSHIP SITE COMMITTEE

Wednesday – September 20, 2023

The regular meeting of the Redford Township Site Committee was held on Wednesday, September 20, 2023 at 4:00 p.m., in the Conference Room of the Leo Snage Public Services Building at 12200 Beech Daly Road, Redford, Michigan. The meeting was called to order by Sean Griffin.

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

GUESTS: Anthony Jablonski, Economic Development Director

MINUTES FOR APPROVAL: August 30, 2023

OLD BUSINESS: N/A

NEW BUSINESS:

<u>SITE #</u>	<u>BUSINESS NAME & ADDRESS</u>	<u>ZONING</u>	<u>PURPOSE</u>
23-0085	Kevin Krot – Personal Storage 26302 Seven Mile Road	M-1	New Occupancy

Kevin Krot (7341 Chula Vista Ln, Bloomfield Hills). He has a building right now in Wayne, had for 7 years. He doesn't have a garage to put a car in & this is closer to his home, 10 miles away, so he is looking at transitioning from Wayne to here. Mr. Griffin you are just storing 1 car; Mr. Krot 1 car, trailer, & he has a lot of stuff. Mr. Griffin are you going to be in the building ever, what are you going to do there. Mr. Krot oh yeah, he is a management consultant so he travels & needs an office outside his house. Mr. Griffin so it is an office & storage; Mr. Krot yes. Mr. Griffin he just wants to make sure we understand what you are going to do; you are going to store some personal items there but you are going to have an office there for your business. Mr. Krot will have an office there; explains further. Mr. Griffin will the public be coming to your office on Seven Mile; Mr. Krot never. Mr. Griffin will you have meetings or anything in this building; Mr. Krot no.

Mr. Allen knows he said he does management; Mr. Krot consulting. Mr. Allen do any of your clients have items they will be storing at this location; Mr. Krot never, nothing. This is his cheaper way than having a divorce. Some people have man caves, this is cheaper than a divorce. Everyone laughs.

Mr. Dennis what kind of consultant are you; Mr. Krot operation supply chain. He has 4 engineering degrees & MBA from Michigan. Right now, he leads aerospace & defense. Mr. Dennis one of the things we would like to see in there instead of it sitting the way it is, he would like to see him put on the door. What is your company's name; Mr. Krot he works for other companies. Mr. Dennis wants to see something on the door; if not, the building looks vacant & that's not what we want. Put "Kevin Krot Inc." or "Kevin Krot LLC" or something; he doesn't want to see it just sitting there take down a sign & there is

nothing on it because it looks like it is blighted, abandoned, sitting there, there is no business. Mr. Krot State Farm tells him they don't want anything on there; literally they won't insure it. He explains more from his Wayne building; they don't want signage on it. Mr. Dennis every building has signage on it; Mr. Krot he is not insuring it as a company. Mr. Dennis the thing is you are using it as an office for your management consultant; Mr. Krot no, it is like a home office. He works for MainPoint; MainPoint is not reimbursing him. Mr. Dennis understands that but you are using it for an office because you are a consultant & you are going to have an office there for your business & you are going to store your personal stuff there. But on the same side, from Redford side, he doesn't want a building looks like it is just sitting there empty. If it is something that's on the door that identifies you, it could be just your name. Mr. Krot has that at his Wayne building: if you have any questions, call Kevin ###. Mr. Dennis on the door would be great; explains further. Mr. Griffin what you are doing in Wayne doesn't really matter to us; we need a sign on the building that shows it's occupied. You can put a giant sign across the top or you can put something small on the door that says your name & call me with any questions; either doesn't matter, but that is what we are going to ask. We are going to ask that there is something to show that the building is not vacant; usually that means a sign. You don't want to put a big sign up, that's fine. He can't control what State Farm is or isn't asking you to do but the Township here does not want to see a building without some type of signage on it. Mr. Krot wants that anyway because if someone is there, he wants someone to call him if something is fishy. Mr. Dennis do you have any intention of growing, selling, transporting, testing any marijuana-based products within the medical or recreational marijuana industry? Mr. Krot never; he has never even smoked marijuana in his life. 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.

Inspector Thomas has no questions.

Mr. Griffin you are going to store vehicle there & other stuff so anything flammable; when you say personal items, explain. Mr. Krot clothing, comic books, baseball cards; nothing combustible/flammable.

Mr. Dennis are you doing any improvements to the building; Mr. Krot he will be doing the warehouse section has a big heater. From his previous building (he has an HVAC connection), he is looking at putting A/C & heating so the whole thing is temperature controlled. Mr. Griffin that would require a permit; explains. When we speak of repairs, are you going to paint the building, replace windows. Mr. Krot it is all glass block windows, that was one of the reasons he wanted it. There is 25ft. before the alley area behind the building (photo displayed). What are the restrictions to fence that in & also put a Tuff Shed back there. Mr. Corbin that would be a SC thing with the fence so we can approve you for the correct type of fence. At the same time, as far as the structure going in the back, that is something he will have to look into in that particular area because you are adjacent to the Wayne County easement; explains. Mr. Dennis why do you want to put a fence; Mr. Krot has a trailer & if he puts that shed, he would want a fence. Mr. Dennis don't you have a lot of room inside; Mr. Krot his one dysfunction, he is a pack rat! Mr. Dennis to do that, you would have to pave the back if you are going to store things on it. Mr. Griffin let's finish the motion for the reason he is here & then take any other questions.

A motion was made by Mr. Dennis, supported by Mr. Allen, to approve new occupancy for Kevin Krot at 26302 Seven Mile Road, subject to:

1. Necessary permits and inspections
2. If the applicant is going to construct a fence in the rear, it must be on an approved surface because you are going to be using it for storage and if you are allowed to build a shed, Mr. Corbin will inform you of rat wall, footings, everything to building code. It will have to be at least 1ft. off the alley.
3. A dumpster is not required so he won't need a dumpster enclosure
4. If applicant is going to have any vehicles in the back, they cannot be in disrepair

All ayes. Motion carried.

Applicant if he has to do all that (for fence & shed), he probably won't be doing it. Mr. Krot won't be using curbside trash/recycle pick-up at all. Mr. Dennis he will get billed for it, even if he doesn't use it; explains.

Mr. Griffin the building is approved for his commercial storage & office use for his business Kevin Krot LLC. He explained the New Occupancy process. As for the rear of the building, anything you are going to do in the rear would be another visit to SC; explains. Discussion. Contact Mr. Corbin so he can guide you in the right direction & make some correct decisions. Mr. Dennis but if you do it, you do have to pave it, asphalt or concrete, because you are going to store on it. Mr. Krot do they have a referral; Mr. Dennis gives the applicant his card. Inspector Thomas states Knox Box will be covered on the inspection. Mr. Dennis wants Mr. Corbin to note on his application to take that bush out (on the ROW). It is a sight obstruction; explains. Either trim it or take it out.

23-0086

**VFW Post 345
26049 Five Mile Road**

C-2

New Occupancy

Daniel Mahoney (18220 Floral, Livonia). He is here officially to get a Certificate of Occupancy, which he did not know they didn't have, he thought that was all taken care of when they bought the building. What he wanted to be here about was to find out what they need to do to erect a flag pole in front of their building which they are required to do by their charter. Mr. Griffin today we will talk about your occupancy permit & we will talk about the flag pole. How long have you been in the building; Mr. Mahoney about a year. Mr. Griffin what is your role with the post; Mr. Mahoney is Past Post Commander, Building Committee Chair, Trustee. Mr. Griffin you sold the other building on Schoolcraft; Mr. Mahoney it is a church now. Mr. Griffin is just slightly confused how nobody deemed to come here sooner than a year; it's been a year & we don't have an occupancy permit, now we want to put up a flag; now we are all in this position that our gentlemen at the VFW have been operating the building for a year. Mr. Mahoney did not even know they did not have that already. Other people were handling this paperwork; there are too few people doing too much; he is sure it is everywhere. Mr. Dennis it was not him. Mr. Griffin he is getting there, clear it all up. Mr. Mahoney told the gentleman give him the paperwork, he would bring it in & get it taken care of, thinking he was doing flagpoles, now he found out it's occupancy. Mr. Griffin does appreciate he believes Mr. Dennis spoke to one of the gentlemen that as soon as he made the comment, you are here so that is good. Then we just missed a year of legal occupancy; Mr. Mahoney it is less than a year. Mr. Griffin is the VFW operating any differently than the previous VFW in the Township; Mr. Mahoney yes they are operating totally differently. They do not have a hall for rent; the other building that was their source of income was rentals for weddings, parties, dinners, etc. This facility is much smaller, they don't have room for anything like that, they don't have parking available for anything like that. Right now, they are desperately searching for a source of income to maintain their functions. Mr. Griffin how many parking spaces do you have; Mr. Mahoney 16 (he thinks), 3 are handicapped. Mr. Griffin is concerned about his parking. You have a monthly meeting & how many gentlemen show up; Mr. Mahoney yes, if they get 8 guys it's a big meeting. They are not a big post anymore; he is one of the young guys! Mr. Griffin that is your largest function of the month is generally your monthly meeting; Mr. Mahoney at this time, yes it is. Mr. Griffin do you have anything planned in general like Lunch with the Easter Bunny, etc.; Mr. Mahoney nobody has come up with a solid idea that is functional. Mr. Griffin his concern with the size of the building & if you look at the photos behind you (displayed), if you were to have any event in there at all, where you have more than 16 people, you have no parking. Mr. Mahoney exactly. He has a suggestion to help the parking; since the Township owns those 2 vacant buildings right next to them, if they were to remove them, they would have more & Redford needs more downtown parking! Mr. Griffin he can have that conversation with Mr. Jablonski because he is in charge of stuff like that so get his business card because he is our Downtown Authority Director.

Mr. Allen no comment.

Mr. Dennis are they open every day; Mr. Mahoney no. Officially they have a meeting first Wednesday of the month; the first Thursday of the month is their membership meeting; second Thursday of the month there is another meeting. The American Legion has been using their building at the old post for their

meetings & they were supposed to come over here & use their building; they have their meetings on Sunday morning. He is not sure which Sunday of the month; he is not sure if they even come in anymore. Mr. Dennis are you having a social room; Mr. Mahoney they do not have club room but they do have a refrigerator. They do have a liquor license; it transferred to the new address. Mr. Dennis sees they have trash & recycle carts which they take to the front, correct; Mr. Mahoney yes sir. Discussion.

Mr. Corbin no, it is pretty straightforward; gathering hall of gentlemen. Mr. Dennis and ladies. Discussion.

Inspector Thomas no.

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

Mr. Griffin that means the occupancy is granted; he explains the New Occupancy packet/process, signage. Mr. Mahoney didn't know he was coming here for this issue (occupancy). Mr. Griffin we are good, he was just wondering why it took so long but he understands he had nothing to do with that.

The flagpole will require a permit; speak to Mr. Corbin. Mr. Corbin we have restrictions on flagpoles; explains. Discussion. They have a flagpole company; Mr. Griffin they probably know exactly when they need for their permit, sketch, drawing. Mr. Mahoney they want 2 and if the Township wanted to donate a Township flag, they could incorporate that in their rotation of what they put on the flagpoles. Mr. Griffin get Mr. Jablonski's business card & have a conversation with him since your property is now in his area. Discussion. Mr. Griffin those are the 2 guys you need to know in the Township right there (Mr. Jablonski & Mr. Corbin). Mr. Mahoney how can he get the ball rolling on a flagpole as soon as possible. Mr. Corbin you are going to submit a building application; explains. You have a company that is going to do it; they will know what to do. Mr. Mahoney will turn into the parties that are involved; it will go to the Commander & the Quarter Master. They are in charge of all official paperwork & money. Mr. Griffin have your contractor come in & get his permit; explains. Discussion of flagpole location, more. Mr. Griffin talk to Mr. Jablonski about getting buildings demoed. Mr. Jablonski that will be the day! Mr. Mahoney it would really help parking in beautiful downtown Redford.

DISCUSSION:

A motion was made by Mr. Allen, supported by Mr. Dennis, to approve the minutes of August 30, 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