

# MINUTES

## REDFORD TOWNSHIP SITE COMMITTEE

Wednesday – September 27, 2023

The regular meeting of the Redford Township Site Committee was held on Wednesday, September 27, 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 Absent

**GUESTS:** Anthony Jablonski, Economic Development Director

**MINUTES FOR APPROVAL:** September 20, 2023

### OLD BUSINESS:

<u>SITE #</u>	<u>BUSINESS NAME &amp; ADDRESS</u>	<u>ZONING</u>	<u>PURPOSE</u>
23-0067	Daly Auto Repair 25755 Grand River Avenue	C-2	New Occupancy

Hussein Bazzi (26656 Rouge River Dr., Dearborn Hgts.). Mr. Griffin you were here a few weeks back; we asked for some things to be taken care of. We asked for a set of stamped drawings, which you provided. He believes everything we asked for in the stamped drawings is accounted for. We were concerned about parking spaces, the overhead door cuts, dumpster enclosure, 3 bay doors, 3 hoists, elevation of building; a general finished product of what it's gonna end up looking like when it's done. Discussion.

Mr. Griffin the south elevation has an overhead door on it, it appears to be kinda small. Discussion. It is a small roll-up door. Mr. Allen he will use it to take his trash out.

Mr. Allen no comment.

Mr. Dennis for the record we are going to put a dumpster enclosure in on the south side, 3-sided masonry, facing west; you will clean the whole area up, concrete, the whole nine yards. Are you changing anything on the façade at all; applicant no, just going to cut it up. Mr. Dennis are you going to redo the parking lot; applicant yes, they are going to clean it & see where (couldn't hear him). Mr. Griffin we talked about the parking lot last time and it has been repaired at some point because the massive crater is missing; but does it drain properly was his question & he believes his answer at the time was he has never seen it flood. Mr. Bazzi one day rained hard, no water, no nothing. Mr. Griffin for years that parking lot was terrible. It was repaved, he doesn't know when, but it still may need to be sealed & restriped. Mr. Dennis knew there was some issues with it; there is a giant concrete patch in the middle. With the overhead doors, obviously we are going to have a little bit of change on the parking plan on the front page. He suspects with his 2 handicapped spots, is your entrance going to be the far left door? Mr. Bazzi that is the office. Mr. Dennis is that going to be your entranceway; applicant yes. Mr. Dennis you probably want to have your first 2 or 3 spots be your handicapped because it looks like you are going

to lose; Mr. Bazzi they are going to move this handicapped to the side and do the first 3 or 4 for handicapped. Mr. Dennis you don't need that many; you just need 2. Discussion. Mr. Allen there are 24 spots; that is going to take it down. Mr. Dennis just move those to the end, they will be closer to the door & the rest can just be regular parking. We asked you before, we are going to ask you again: all of your cars will be kept inside. You will not have any outside storage; Mr. Bazzi no. Mr. Dennis inoperable cars, unplates cars, unregistered cars; everything will be inside. Mr. Bazzi everything; you are going to see a beautiful, big building in Redford. Working hard, paying a lot of money. Mr. Dennis this will not look like the other property on Seven Mile; applicant no. Mr. Dennis promise.

Mr. Corbin just so you know, you can't work on cars at any time outside. We have 2 mechanic shops here that want to work on the cars outside because it is a beautiful day and the answer is no. Mr. Bazzi no; he likes to work everything insides to keep the building beautiful from outside. Mr. Dennis storage of tires outside, nothing.

**A motion was made by Mr. Dennis, supported by Mr. Allen, to approve new occupancy of Daly Auto Repair #4 at 25755 Grand River Avenue, subject to:**

1. Necessary permits and inspections
2. No outside storage of vehicles
3. No outside tires, engines, any sort of automotive products
4. No sales of vehicles on the site per Redford Township ordinance
5. No inoperable cars on the outside of the property
6. Applicant to repair, reseal & restripe parking and if during inspection is shown that it needs to be replaced, that the applicant will do that. If it needs to be replaced, we would give the applicant until June 30, 2024 to replace parking lot based on the inspection.
7. Applicant to install a new 3-sided masonry dumpster enclosure on the south side of the property facing west
8. Applicant will not work on any cars outside
9. Signage only to be placed outside according to ordinance but must bring back in at night
10. Knox Box required for Fire Dept. access

All eyes. Motion carried.

Mr. Griffin signage is a separate permit; explains. Mr. Corbin gives his drawings back to him so he can submit them properly with the building permit. Mr. Griffin explains the New Occupancy process. Get all the construction work in the building done, then you call & they do a different type of inspection, you come in & get your C of O. Discussion about Seven Mile property. Mr. Griffin tells him good luck!

**NEW BUSINESS:**

<u>SITE #</u>	<u>BUSINESS NAME &amp; ADDRESS</u>	<u>ZONING</u>	<u>PURPOSE</u>
23-0087	Manhattan Chicken & Fish Market 27231 Seven Mile Road	C-2	New Occupancy

Ahmed Baraghith (26368 Timber Trail, Dearborn Hgts.) He is the owner of the store. The plan is to be a market/carry-out. There will be a small market in the lobby outside where you can get stuff such as can goods, dairy items in cooler, milk, butter, eggs, racks with bread, candy, chips. Back there will be a small kitchen, it will be carry-out as well. It will be a small kitchen that they sell poultry, fresh raw chicken, fresh fish, fresh seafood, and in back a small kitchen & carry-out as well that they can cook all the chicken, fish & all the side items. Mr. Griffin hours of operation; applicant 10am-11pm. Mr. Griffin how many employees; applicant at the beginning maximum 4, not all at same time, 2 shifts with 2 per shift to start. Mr. Griffin what do you need to do inside the building; applicant the drawing you can see (displayed) the lobby/market area where they are going to put all the eggs, shelves & coolers. Over here is a small entrance for workers to get into the kitchen; here is the cashier station with cash registers & credit card machines. After this is the walk-in cooler & walk-in freezer, then the room with the back door in the back. They will have a 3-compartment sink, with all the plumbing under, and it's going to be easy if they do all

their stuff back there. There will be a 10ft. hood with the make-up air & all the items that it needs, hand-wash sink next to it. The room right next to it is the bathroom, then storage area that they are going to store all the stuff, shelves, utility room with hot water tank. Mr. Griffin the idea would be, he would come in & buy fresh chicken & you would cook it for me right there; applicant yeah or just sell some cooked items, but it is going to be carry-out, no sitting area at all.

Mr. Allen just clarifying you are selling raw & cooked meat; applicant yeah.

Mr. Dennis what is your menu; applicant all chicken parts, wings, wingdings, legs & thighs, breasts, tenders, some gizzards. They sell 4 types of fish, which is catfish, ocean perch, whiting, & tilapia, and some seafood items butterfly shrimp, some jumbo shrimp 16-20 tail-on shrimp. They have their own batter they make, then they drop the chicken in the oil. They are going to sell some side items, such as mac&cheese, spaghetti, red beans & rice, French fries, coleslaw, hushpuppies, mushrooms, okra, cauliflower. Mr. Dennis just to let him know in the plaza about 3 weeks ago (this is the Little Caesars Plaza) Little Caesars has a dumpster behind them. Next to this plaza is a 2-bay plaza and we made them put a dumpster enclosure on the west side. So there is a dumpster behind Little Caesars & a dumpster on the west. Well for some reason, the landlord put a 6- or 8-yard dumpster in the middle of Little Caesars parking lot on the side (photos displayed). We had our staff have them move it but they put it on the west side of the property now, next to the dumpster enclosure where there already is a dumpster. So we are going to have to have one of them moved because they have one sitting outside the dumpster enclosure. They have a 2-yard inside the enclosure and a 6-yard outside the enclosure. Mr. Dennis gives the applicant the photo; part of the motion will be that he needs to speak to his landlord, he thinks it is in their best interest to put the big one inside the dumpster enclosure & get rid of the small one, only have one, don't need to have two. You will also need to have a grease tank outside, it should go inside the dumpster enclosure too; applicant OK. Mr. Dennis you should speak to them but we would prefer to have it inside the dumpster enclosure, not outside. Discussion. Mr. Griffin is that dumpster big enough to support both those business; Mr. Dennis thinks so. Discussion. Mr. Griffin let's make sure it happens ASAP. Mr. Dennis the one behind Little Caesars is a 4-yard, he thinks they dump it almost every day because of the problems we have had. It will be in the motion but this way you can explain it to the landlord what he has to do (photo displayed). He explains to put the bigger unit in the enclosure and get rid of the 2-yard. They can keep the 2 & dump it every day, or they have a bigger one & do it once a week, but your grease trap probably won't fit in both. If he is going to put it somewhere, he would say to put it to the right, which is hidden & still leave room for access from the side door, but hide it next to it, because you have parking on the one side, no parking on the other side. Applicant the grease gets dumped 2 times a month; Mr. Dennis sucked out, not dumped. There are some issues, he knows for a fact our inspector has spoken with the landlord, about the parking lot is not in good shape so that will also be part of our motion to make improvements to the parking lot; they were notified about 2 weeks ago. For him to get a C of O, they will have to do that. Applicant he is getting punished for him (laughs). Mr. Dennis no, not punished; this is something that he has to do. Applicant understands, this is a message that he has to say. Mr. Dennis they already know about the parking lot; they should be 2 weeks ahead of you on that. He has one other question: 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 even smoke. 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 no, the grease question was answered. The coolers in back are going to be those Styrofoam seal case you put together; applicant yes. Mr. Dennis what were you doing back here (photos); applicant that wasn't him. The owner gave him all the photos. Mr. Corbin those pictures are old; they submitted those. They had to fix some underground plumbing when they made that spot. Mr. Dennis that's right, we have a problem out there now because of it. We had to do something with the storm water, sanitary, and we have a large pipe, our camera lines are stuck in there now. We have to pay a company to come & rip out the alley to get our stuff out. It going to cost us about \$50,000. Mr. Corbin that's a lot of money.

**A motion was made by Mr. Dennis, supported by Mr. Allen, to approve new occupancy for Manhattan Chicken & Fish Market at 27231 Seven Mile Road, subject to:**

1. Necessary permits and inspections
2. Applicant/property owner repair, reseal & restripe parking lot out front
3. Applicant to work with the property owner to remove the small dumpster & put a bigger dumpster in its place; one dumpster only on the west side
4. Install a grease container to the south side of the dumpster enclosure back so it is not sticking out in the parking lot
5. Applicant to provide copy of Wayne County Health Dept. certificate
6. Knox Box required for Fire Dept. access

All ayes. Motion carried.

Mr. Griffin you are going to need some drawings, take Mr. Corbin's card, for the work you are going to do to install the walk-in coolers, etc. He explains the New Occupancy process, building permits; put some plans together & submit them, etc. Mr. Griffin welcome & good luck. Mr. Corbin congratulations. Mr. Dennis do not open until you have all your inspections & all your permits.

**23-0088                      Favored Group Home Inc.                      R-1                      New Occupancy**  
**16850 Inkster Road**  
**(also see 15836 Beech Daly Road)**

Onajite Queen Toweh (18346 15 ½ Mile Road, Marshall) and another woman, her manager. She was told to meet with you guys, actually she really doesn't know why. Mr. Griffin are you operating a business at this address; applicant yes. Mr. Griffin so that's why you are here; what kind of business do you have. Applicant it's an adult foster care. Mr. Griffin how long has the business been there; applicant 16 years. Mr. Griffin 16 years you have been operating a business in the Township with no business license; applicant is shocked. Mr. Griffin is angry; so why? You registered that property as a rental, that is the last time we heard from you. You owned it at the time & you bought it in 2010; you registered it as a rental & we haven't heard from that property for 16 years you have been operating a business. Applicant wow, interesting. Mr. Griffin it's not interesting, it's illegal; you should be shut down. Mr. Dennis that is why we are serious with you right now. You have had an illegal business for 16 years and you are acting like "Wow!". We have the right to close you down. Applicant you have the right, that's correct, but if you see the application, she wrote the name of the company that she always registers. Mr. Dennis as a rental property. Mr. Griffin the last time we heard from this address, you registered it as a rental. You choose at some point 16 years ago to not rent the property out any longer & open up a business in a residential area. You have no Certificate of Occupancy, we don't know if you are licensed from the state, we have no idea what's going on there. And yes, that does upset us, for 16 years. How many businesses do you own? Applicant 2. Mr. Griffin the other one is also in the Township; applicant yes. Mr. Griffin that one we are going to talk about next; that's probably illegal also. Applicant honestly, she doesn't know. Mr. Dennis you have been here before so you have more than 2 businesses in Redford; applicant has only 2. Mr. Dennis is pretty sure she has been here in the past, he is fairly certain that she has been to this Committee before for different businesses. Applicant honestly, this is her first time; maybe you are connecting with someone else, this is her first time. Mr. Griffin do you have a state license; applicant she does. Mr. Griffin you got a state license without a C of O from the governing community; that doesn't make sense to him. Do you have a copy of your state license with you; applicant has it on her phone. Mr. Griffin we need something for the file. Are you licensed for the other property you are here to talk about; applicant yes, she is licensed. Mr. Griffin you can produce that license also; applicant yes, she can. Mr. Griffin is not sure what to do about illegally operating a business for 16 years in the Township.

Mr. Allen how many clients do you have; applicant 6. Mr. Allen do they drive; applicant no.

Mr. Griffin the adults that live in these homes, they live there for what reason; applicant they are mentally challenged & developmentally challenged. Mr. Griffin their ages; applicant ages range from 40 to 65 years. Mr. Griffin do you give them medications; applicant yes. Mr. Griffin any narcotics; applicant no, only if it's prescribed by the physician, like if the had a surgery & they need pain medication.

Mr. Dennis what sort of improvements have you made to the property over your 16 years, anything. Applicant repair the kitchen if it's broken, painting of the house, roof. Mr. Dennis sees a handicapped ramp, when was that built; applicant that was done around the same time she opened. Somebody from the "city", she took permits. Mr. Corbin it appears over the years she has done quite a few different things. She has permits for handicapped ramps, new windows, new roofing, electrical a new service upgrade, generator & A/C, mechanical new furnace; so it seems like all along she has been upgrading the building. Mr. Griffin all permits have been closed out; Mr. Corbin yes sir. Mr. Dennis is a little irritated. Are they all the same sex, males, females. Applicant male & female; one is both & the other one is just male. Mr. Dennis we are just talking about Inkster Road; applicant both. Mr. Dennis do they all have their own room; applicant no. Mr. Dennis does the male share a room with the female; applicant no. Males share room with male, female share room with male. Mr. Dennis you just said female share a room with male. Applicant meant female with female, male & male. Mr. Dennis your Inkster property, out of your 6 clients, what is your count; applicant 3 – 3. Mr. Dennis you have a 3-bedroom; applicant 4-bedroom. One female has their own room & one male has their own room. The other rooms are 2 & 2. Mr. Dennis does agree with Mr. Griffin, he wants to see a copy of the state license when it says "with no approval from Redford Twp.", how has she been in business this long with having none because as she stated this was signed off but she has a registered rental as not a business, so he thinks she is a little confused in regards to she has registered her house as a rental property and how she is using that for a business license & we just know it as a rental. He feels as though we should table this until we see a copy of her license to understand how she has been in business this whole time.

Wanda McKinley, the manager (3514 John Daly, Inkster). Their residents do pay rent & they do have rental agreement; they have to do it with everyone. Mr. Griffin is not going to disagree with Mr. Dennis. Before we get any further, we do need to see a license. They will forward via email right now, for both. Mr. Dennis has a question for this one: 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. He is just going to wait for the license to come up. He does have a question; who is Phoenix Community Health? Applicant doesn't know who Phoenix is. Mr. Corbin was you subletting the house out at some time years ago; applicant has never, no. Mr. Corbin this was back in 2010; he was just curious. Applicant nothing, she has never sublet. Mr. Corbin it appears you have been there but in 2010 you switched a different company name operating. Applicant it used to be a group home when she bought the property. Mr. Corbin you bought an existing; applicant no it wasn't existing. The house went foreclosure. Mr. Corbin you bought the house & it had patients in it already; applicant nobody, it was empty. Mr. Corbin you bought it back in 2008; applicant yes, from Nathan Green. Mr. Corbin when you bought it from Nathan Green was it a care facility; applicant believes so, yes. Mr. Corbin that is what he is seeing; it appears to be that it was always a facility because as he is looking back thru the archives of it. Mr. Griffin understands that but transfer of ownership it should have changed and then when it was registered as a rental house & not as a business in a residential, that is the issue. Mr. Corbin agrees. Mr. Griffin you bought it in 2008; that was 16 years ago. Rental registration started in 2010; Mr. Corbin it appears it started in 2008 and it just continued year after year after year, every year. Mr. Corbin thinks the confusing part is that we were going in the building & nobody said anything. Applicant they had building inspections. Mr. Corbin is looking at it; it appears they have been going there for years as a rental.

**A motion was made by Mr. Allen, supported by Mr. Dennis, to approve new occupancy for Favored Group Home at 16850 Inkster Road, subject to:**

1. Necessary permits and inspections
2. Contingent upon the license being submitted tomorrow morning to the Building Dept.

All ayes. Motion carried.

Move on to other property & summarize the 2 of them. (15836 Beech Daly)

Onajite Queen Toweh (18346 15 ½ Mile Road, Marshall). Mr. Griffin that is also a group; applicant correct. Mr. Griffin asks is it registered as a rental or registered as anything; Mr. Corbin it is registered. It has been registered with our municipality since 2008, every year. Mr. Griffin is there 6 residents; applicant 6 residents, all males. Mr. Griffin same type of residents, some mental, some physical; applicant yes, same type. Mr. Griffin do any of them drive; applicant no. Mr. Griffin question for both addresses, do you take them outside & if you do, where. Applicant yeah, they do, they have a company van. They take them for activities like movie, restaurant, appointments, medical & psychiatric. They just held their Christmas party at the Jaycee Lounge; they registered as a group home. Mr. Griffin you drive them everywhere they go; applicant yes, in the company van. Mr. Griffin do they have visitors; applicants yes. Mr. Griffin do they get a lot of visitors; applicant not really, no, just family members. Mr. Griffin all other business aspects are the same at both addresses, same amount of employees, everything; applicants yes, the same.

Mr. Allen no questions.

Mr. Dennis how long have you been in business at this address; applicant roughly 10 years ago. Mr. Corbin it appears here she has done almost the exact same thing at this property over the years. She has done flatwork, she just recently had a building permit new front porch, stairs. So it seemed like all along she has just been upgrading, so she has been putting money into both houses, lots of money. She has pulled the exact permits for both properties. Mr. Corbin receives the licenses via email. She needs a new license; it expired in 2022.

**A motion was made by Mr. Allen, supported by Mr. Dennis, to approve new occupancy for Favored Group Home at 15836 Beech Daly, subject to:**

1. Necessary permits and inspections
2. Contingent upon the license being submitted tomorrow morning to the Building Dept.

All ayes. Motion carried.

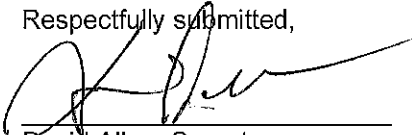
Mr. Griffin re-opens the Inkster Road (see that address) to make a motion that states the same as the Beech Daly motion. Mr. Corbin she is scheduled for inspections already; Mr. Griffin perfect, as long as it is cleared out. That process has to happen at the same time as the rental inspection; it will help expedite the situation. You can give her that (the N.O. packet) when she physically hands you the license for both properties. If we don't get the license for both properties tomorrow, Mr. Corbin is going to come see you & we will go down the avenue of how we close a business in the township that doesn't operate properly. Mr. Griffin any other questions for us; applicant no questions. She is sorry, she was just ignorant, she tried to play things by the law. Mr. Corbin she does have C of O on the Inkster, that just passed inspection. Mr. Griffin do we do the same inspection for occupancy as we do for rental; Mr. Corbin no, they are a little different. He is just surprised that nobody told him about it. Mr. Griffin we just need to do both of them; Mr. Dennis just do a C of O so it is documented so we never have to come down the same road again. Mr. Corbin you got it, yes sir. Mr. Allen they are signing these today contingent upon getting the information on licensing tomorrow. Mr. Griffin & Mr. Allen will sign; Mr. Dennis don't sign until tomorrow when you see the license. Applicant asks going forward, she has to do a business & rental? Mr. Griffin now you are approved for that business at both of those addresses after we see your license tomorrow morning. If you change business in there at all, you need to come back & see us. You still need to annually have your rental inspections, so it is 2 separate things. Because it is a rental property, we have lease agreements with all of our tenants, you still need to have that process yearly with the Building Dept. If you so much as change the name of the business & it is the same business, you still need to come back in. Applicant understands. The Committee says thank you, you are all set. (16850 Inkster Road)

**DISCUSSION:**

**A motion was made by Mr. Allen, supported by Mr. Dennis, to approve the minutes of September 20, 2023 meeting. All ayes. Motion carried.**

There being no further business to come before the Site Committee, **Mr. Dennis made a motion, supported by Mr. Allen, to adjourn the meeting. All ayes. Meeting adjourned.**

Respectfully submitted,

  
\_\_\_\_\_  
David Allen, Secretary

*Note: As a general rule, the Site Committee members make on-site inspections of the properties placed on that week's agenda prior to their first meeting. Occasionally a re-inspection is required due to information supplied by the applicant at the meeting.*

Recorded by: Lee Dodd