

MINUTES

REDFORD TOWNSHIP SITE COMMITTEE

Wednesday – October 4, 2023

The regular meeting of the Redford Township Site Committee was held on Wednesday, October 4, 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

MINUTES FOR APPROVAL: August 2, 2023

OLD BUSINESS: N/A

NEW BUSINESS:

<u>SITE #</u>	<u>BUSINESS NAME & ADDRESS</u>	<u>ZONING</u>	<u>PURPOSE</u>
23-0090	Omi Tu Tu LLC 26169 Six Mile Road	C-1	New Occupancy

Dora Jackson (4152 17th Street, Ecorse). She is opening a metaphysical shop where people will come & shop for essential herbs, incense, oils, crystals, all type of metaphysical products. Mr. Griffin is not super familiar with that; does that require any licensing of any kind. Ms. Jackson no, not at all; basic retail. Mr. Griffin hours; Ms. Jackson 10-6, Sunday & Monday off so Tuesday thru Saturday. Mr. Griffin how many employees at one time; Ms. Jackson 2 at most. Photo of property displayed; parking discussed. There are 2 parking spots behind the buildings per business. Mr. Griffin tell him again, what are you selling exactly; Ms. Jackson selling incense, candles. Basically it is a spiritual shop so where people that believe in a spirituality, they will come & get products like crystals & incense to help cleanse & change the space of their aura, so help cleanse your mind-body-soul-type of a store. Sometimes they might have yoga classes in the morning before the hours of operation start, things like that, so people align themselves with their higher selves. Mr. Griffin so the chemicals or plants or oils, what are they made of. Ms. Jackson they will literally be the most natural plants, so it will either be an actual plant or herbs in containers & purchase them dry. Mr. Griffin everything you sell is natural products; Ms. Jackson yes, absolutely.

Mr. Allen how many employees; Ms. Jackson 2 at most but majority of the time just her.

Mr. Griffin you just mentioned that you may have some yoga classes in the morning. Your business generally is I come in, park, come in & buy what I want, 10 minutes & I leave. Yoga is going to create someone to stay there for an hour. Ms. Jackson yeah, it will be before the hours of operation. Mr. Griffin what hours would that be; he is getting down to he is worried about parking for the other businesses that you share parking with. Ms. Jackson it would probably be before the other business open so it usually takes place around sunrise so around 9am, morning session. Mr. Griffin how many people would be in yoga; Ms. Jackson the floorspace isn't that big so she could only see it being max maybe 8 or 9 people.

Mr. Dennis what type of improvements are you doing to the building; Ms. Jackson just updated the lighting in the building, everything else she kept the same, painting, filling in, taking down some of the salon stuff that was already there, but that is it. Mr. Dennis did you pull a permit for the lights; Ms. Jackson no, she didn't know she needed to. Mr. Dennis depending on the work. Ms. Jackson hasn't changed anything yet so the lights are still the same. The only thing she has done is taken things off the wall and paint & primed. Mr. Dennis you just said you did the lights; Ms. Jackson no, you said what kind of renovations was I going to do. Mr. Corbin you can change light bulbs but if you change the fixture, then you gotta get a permit. Mr. Dennis lastly because of the type of business in regards to the retail sales and you are going on record for this: Do you have any intention of growing, selling, transporting, testing any marijuana-based products within the medical or recreational marijuana industry? Ms. Jackson no, not at all. 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. It also includes you cannot sell any marijuana oils, THC type products, unless they are state certified, under a certain amount, and if you do that, you have to come back to us, so we do not want to hear right now that you are selling any marijuana-based products. Ms. Jackson no marijuana at all.

Mr. Corbin so your business is primarily just the crystals, oils & incense. You are not doing any tarot card reading or anything else; Ms. Jackson they might have tarot events because it is like all in the same scope. She might invite a reader to come by & have a reading one person at a time.

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 explains the New Occupancy packet, permits, signage (she hired a company that is pulling a permit), trash (she just ordered the trash cart). Mr. Griffin good luck & welcome!

23-0091	Data Runners	C-2	Alterations
	25950 Five Mile Road		

Virginia Lefevers & Benjamin Zakosky (4876 Fleming, Dearborn Hgts.). They would like a gate at their building for the parking lot. They were told they could not have a gate so they told them to file paperwork and here they are. Mr. Griffin doesn't know much of the history but he does understand there has been some communication between her & the Building Dept.; Ms. Lefevers correct. Mr. Griffin her building is in our Downtown area and that has a different set of jurisdictions then the rest of the Township. He read thru the ordinances himself; he personally doesn't believe a gate is acceptable in the Downtown District. To get to the point, he would like to send this to our consultant that writes the ordinances with us and get his opinion on this particular scenario. We have a set of rules for Downtown District & we have a set of rules for the other ones. Gates aren't a fashionable thing. He understands there is a history & a reason why; that is not really what he is here to discuss with them. He is here to discuss whether or not what you would like to do to your property is permissible or the use for the property; that is what we do on this board.

Mr. Allen no questions; he is actually thinking the same thing because we just cannot give you a yay or nay right now. We do need to get some feedback from our consultant before we can move forward.

Mr. Dennis agrees too. Mr. Zakosky what is considered the Downtown area. Mr. Dennis Five Mile Road from Kinloch to Telegraph and Beech Daly from the Courthouse, which is Elba, to Midland, which is the rose garden.

Mr. Corbin no comments.

Mr. Griffin is going to entrain a motion to table and send some information to our consultant and he will give him the information he has which is a business owner in downtown would like to put a gate up in

front. The reasons why aren't going to be under consideration; it is going to be whether or not it is permissible under our current ordinances. It is not abnormal for him to do something like that, just so you know; that is how we get the ball rolling.

A motion was made by Mr. Dennis, supported by Mr. Allen, to table, the application for Data Runners at 25950 Five Mile Road, so we are able to get a reply from our planner regarding the question of installing the gate across the parking lot entrance. All eyes. Motion carried.

Mr. Griffin he will send off to him in a day or two so he can put it together; he would assume he would need a week, at least, to take a look at it. He will send back a response & we will let you know what that response is. Do you currently have columns & fencing in front of your place; Ms. Lefevers no they do not. There is a metal guardrail around the front, has been there since they purchased. Mr. Griffin knows right where it is but just can't picture the front of it. Ms. Lefevers they have a guardrail around the parking lot (photo displayed) and this business right here decides to park in their parking lot all the time so therefore if they don't get their gate, they will put some chains & things up there so nobody can park in their parking lot. They want to make sure that their gate is very nice & inviting & make Redford look beautiful so they were trying to make it look nice and also discuss with Mr. Dennis they were going to put up columns & flowers, etc. around the gate as well. Mr. Griffin we will get back to you once we hear from our consultant.

23-0092

**Elite Elegance
26449 Plymouth Road**

C-1

New Occupancy

Ilesha Hill (15975 Indian) and Janique Tatum (2239 Castleton Dr., Troy). They are trying to see if they can open an event space for weddings, birthday parties, things like that. They run an event company "Events by J" and they have been successfully running for a couple years. Mr. Griffin you would be running the business on Plymouth Road; Ms. Hill yes. Mr. Griffin are you leasing it, considering buying the building; Ms. Hill they are leasing because they have it for lease. Mr. Griffin events of all types, wedding to birthday parties to showers to all that good stuff, right; Ms. Hill graduation parties, yes. Mr. Griffin what are you going to do in the building to make that big empty space an event center; Ms. Hill as of right now she is not really sure but they will put tables, chairs, decorate the bathrooms. Right now they are just actually trying to get in, they didn't want to lease it until they can find out & go from there. Mr. Griffin will there be a kitchen, people have to eat at a wedding, he assumes; Ms. Hill yes. Mr. Griffin so we need plans for a kitchen. He believes he has been in that building twice in his life; he thinks there are just 2 bathrooms in there, 2 single stall bathrooms. Bathrooms, with the amount of people in the building, they have to jive. You can't have 1 bathroom and 100 people. Ms. Hill there's 2 bathrooms in there. Mr. Corbin the bathrooms are based on occupancy load. Mr. Griffin that is what he is getting at, a men's & a women's and it's based on occupancy load. So if you are going to have 10 people in the building, then 1 bathroom is plenty. If you are operating a business where it is not expected that the public is going to use the bathroom, 1 is probably enough. But an event center where you are going to have a party, 1 bathroom per sex is not enough, 2 bathrooms isn't enough. Mr. Dennis you are going to need more stalls, more toilets, etc. Mr. Griffin for one, you would need more bathrooms, and then we would need to see a set of plans that show us a kitchen layout, where it is going to be, how large, bathrooms adequate for the building, an office, storage. Then what it does it tells us how many square feet the building actually is and then we can have a discussion the building will hold 75 people (or however many); what that triggers then does it have enough parking to go along with that. There is a number of things that have to happen; he just doesn't see it in front of him, is what he is getting at. Ms. Hill right. Mr. Griffin needs more information to approve because right now it is a big white box, an empty building; she has to do more work ahead of time . . . I want an event space this big, it's going to hold this amount of people, and then that will trigger a series of questions on our part. Ms. Hill OK. Mr. Griffin couldn't say yes right now because there are not enough bathrooms in there for a public building.

Ms. Tatum if they were looking to do no more than 50 people, how many bathrooms would they need. Mr. Corbin that is the thing on event centers, because you are not going to have an exact headcount. With that said, you are going to have to have an architect do that for you to plan it out. We don't plan it

out for you; we base it on what your architect load is going to be, also accommodation with the Fire Marshall occupancy number of the building. So we are not here to design it; we are here to enforce a set of rules & guidelines that will work within the Township. You have quite a few things that you are going to need to bring back. Applicants so is it that every Township is different; Mr. Corbin events are largely regulated by a code by the State of Michigan. Mr. Griffin is taking a glance at their parking plan (photo displayed). In the front of the building, he believes she has 4, which would probably end up being handicapped. Mr. Dennis they had them pulling in straight but they are parallel parking. The owner decided to put them that way and that is not the way they go. Mr. Griffin generally that is probably handicapped because they should be the closest. So that leaves the parking lot that comes with the property across the street; parking will be an option and you cannot count the street as parking for your business. That is not how it works. So those are things to think about when you are putting this number together. He is going to need, which means the Committee is going to need: drawings of the interior building of how you are going to lay it out, where your kitchen is going to be, what you are going to do with bathrooms, storage space for tables & chairs, decorations, whatever you are going to store in there, and that leaves the amount of space for the event itself. Then that space is going to dictate how many people and then that is going to dictate how much parking you need for that many people. He can't answer her question, he doesn't have enough information to answer it right now. Ms. Tatum they can gather the other information & set up a meeting; Mr. Griffin that's probably what will end up happening here. He will explain a little differently at the end, unless the rest of the Committee sees it differently than he does.

Mr. Allen do you have a lot of staff or employees that would be operating this; applicants yes. Right now, they have 4 employees plus them so 6. When they are having parties, there will be someone in the building at all times. Ms. Tatum their goal was to if they have any night events after 6pm, security at all times; that is their goal when they do open their space and that is just for safety, no plans on anything, but just to be on the safe side. After 6pm events, security is always there. One of them will be at the event at all times. Mr. Allen when you say security, what type of security; Ms. Tatum they haven't had a venue yet, this is their first time doing this talking to someone, so they were going to reach out to a security company. They are not sure what route they are going to go right now, but they just know their plan is to secure a security company to be at the venue at all times after 6pm, professional security.

Mr. Dennis parking is a major concern. He understands they say 50 people; if 80 people show up are you kicking them all out? You are not going to do that because you are going to have 80 people that are going to want to break your building. What's going to happen is that, this has happened before with other places, where they show up & all of a sudden there is 100 people in a 2,000 sq. ft. building. What they did, they parked on Plymouth Road, they parked on the side street, & they took over the entire parking lot & had the party outside. There is no way for you to corral how many people you have there because you have some very restrictive uses for the site & the building. You are also going to need a dumpster enclosure because there is no dumpster there; there is one across the street (never mind!). But you have 20 parking spots, so all of a sudden if you have cars parking all over the place in that parking lot, what's going to happen? It's private property, the police aren't going to give you, what's going to happen is we are going to get phone calls, then you are going to come back here & we are going to shut you down because of the restrictions again. If you look at the parking lot, it is not the greatest parking lot. Back in the day, it was added in, obviously, and it is on an angle. He agrees (with Mr. Griffin) because there are no drawings here because you want to build a kitchen, a kitchen you will need a lot of updates for that to build it out, storage, restrooms. There is a lot you are going to have to do to bring back to us with the updates that are going to be required for this building. It is a tight spot & it will be a little difficult. Yeah, you can make it work; it is just going to take a lot of time & effort to do it because it is an older building.

Mr. Corbin he agrees, there is a lot of issues that would need to be addressed. As we said, the drawings, the bathrooms, the parking, kitchen layout. Will you be serving alcohol; applicant if they have alcohol, then they have to get a license. Mr. Corbin the State of Michigan doesn't just sell license, you have to have a license to sell alcohol. Wayne County doesn't have a license for that address so that would be a no-no. Would you be sub-leasing this building out to other people; applicants no. Mr. Corbin what is your plan for client control; we have had issues with people doing this. We've had it twice happen; it was very bad. You can't control what another human being is going to do. In one particular case, when they got

done over here at Plymouth & Norborne, they left trash all over the place. It went from no trash to trash everywhere. Then you have some of the people kinda intimidating the residents. They don't live here so they don't care and it creates a problem for our Police Dept. & for the residents that actually reside here. Those are major concerns for us because outsiders come in & at these types of venues, they get a little loose & it turns into "I'm gonna do what I'm gonna do". Also an issue is the loud music. How are you going to control someone that's in their car that decides to leave & he wants to talk to his buddies & they are playing a song & bangin out for the next 20 minutes. These are also other things, loitering issues, when the venue is closed & people just decide to hang out in the parking lot. We had that same thing happen not even a month ago, somebody decided to do this, thought they were using the space for an event place & had people outside & they were just kinda hangin out after everything was over with so there are a lot of issues. Also you have the whole front of the building there; that is all glass front end. What do you plan on doing of screening that from the public; he is sure all the guests are not going to want the public dealing with somebody's intimate venue. Applicants they will put drapery up. Mr. Corbin there is quite a few things that would really have to be addressed before when you come back. He also wants to mention you cannot use this area for parking as well as this side for parking (photo). Yes, it is Wayne County roadway so it is not your parking lot. Another thing that maybe is going to become a problem when this lot gets full with the 20 spaces in here, he can see people saying "There nothing happening right here, I'm gonna park right here" and that is not designed for your business use for parking. With that being said, Mr. Corbin really doesn't have anything more to offer. Also he has to check but the amount of bodies that building can hold, you may need a suppression system.

A motion was made by Mr. Dennis, supported by Mr. Allen, to table at 26449 Plymouth Road, until we can further review of the property standards. Also for the applicant to supply the requested paperwork, prints, layouts, etc. as requested per this meeting. All ayes. Motion carried.

Mr. Griffin what that means we will just table it for now if you bring back the stuff we spoke of. A drawing of inside the building showing the actual space of the events, whether it's $\frac{1}{2}$ the building, $\frac{3}{4}$ of the building, a $\frac{1}{4}$ of the building, and then the square footage will determine the amount of people, and then we can look to see if there is enough parking. These are all the first steps that we go thru; is the building adequate for the use the applicant is asking for. When we get all that information then we would delve into more questions on how the business runs. There is the concern about late night, people leave; he has been to plenty of weddings, he understands how all that works, so those are just concerns. Applicants they have a lot of events that they do and they have never had any issues with that & everyone always leaves because that is what they do now. Mr. Griffin when you come back with the rest of the information, your plan could be you are going to tell us how when the event ends at 10pm they are all gonna be gone by 10:30pm. The employees will be there for another hour & here's how we are going to make them leave. You can't just say they are going to leave because everybody just says they are going to leave. We want to know how are you going to disburse the people quietly & get them out of the neighborhood. You are right up against a residential neighborhood so if I live right there, at 11 or 10pm, I don't want to hear a radio & I don't want to hear a fight & I don't even want to hear fun. Kids are asleep at that point. He doesn't know how they do it now but he wants to know. Mr. Dennis there is a house literally 30ft. behind the building so you would probably have to be closed by 11pm at the latest due to our noise ordinance. Then at that point if there is banging music, it's the same thing. It's just because you are so close. It's different if you are at Burton Manor, it is wide open. We used to have Karas House, everything is open, it's a big building. This is small, it used to be a grocery store. Mr. Griffin take Mr. Corbin's card and as you are trying to put all this together, you are gonna have a couple more questions; he can help you. Ms. Hill that is what they were trying to ax in the first place. Mr. Griffin you have a house directly behind you 30ft. and then every 40ft. after that so there's lots there & the noise can carry across there & down the street. Continue to think about your plan, put it together. Thank you.

Shekelia Stokes (33006 Seven Mile #277, Livonia). Mr. Griffin knows she has several other businesses in the Township; Ms. Stokes yes. Mr. Griffin what are you going to do on Joy Road; Ms. Stokes a medical supply office, a retail store. She will sell syringes, wheelchairs, all medical supplies, gloves, masks, crutches, canes, potty chairs. Mr. Griffin hours & number of employees; Ms. Stokes 9-6 Monday thru Friday, no weekends, 2-4 employees but typically doing research it is 2-3 people. Mr. Griffin how many per shift; Ms. Stokes 2-3 but it is only 1 shift. Photo of property displayed. Mr. Griffin there are 21 parking spots plus stuff on the side; Ms. Stokes it's 39. Mr. Griffin that is a lotta parking spots. Mr. Corbin it is a big building so parking is not an issue. Mr. Griffin what suite in that building would you be; Ms. Stokes 4A, first floor. Mr. Griffin asks Mr. Corbin how occupied is that building; Mr. Corbin it's not many people in that building at all. Mr. Griffin more of your business, you are in there a half hour & then gone usually, is that usually how long it would take to service a customer; Ms. Stokes probably a little less than that, probably 20 minutes, it's like in & out. Mr. Griffin that is where he is headed, nobody is there more than 20-30 minutes; Mr. Stokes no. Mr. Griffin isn't there a warehouse entrance on the side of the building; Ms. Stokes yes. Mr. Griffin is that how you would be stocking the wheelchairs, etc. on the loading dock or does your suite include some type of storage elsewhere in the building; Ms. Stokes yes. It is big enough to store stuff if you need to, like basic stuff on hand so you won't have to hunt. All the time they stock at the end of the night, bring the stuff up that you sold, but for the most part there is a section where you can store stuff.

Mr. Allen no questions.

Mr. Dennis what sort of improvements are you going to be making inside the building; Ms. Stokes it don't need any improvements. Mr. Dennis you are not doing any lighting, flooring, anything; Ms. Stokes it's all set. Mr. Dennis we ask all applicants: Do you have any intention of growing, selling, transporting, testing any marijuana-based products within the medical or recreational marijuana industry? Ms. Stokes 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. If you were to get into that business, currently it would be illegal & you would be shut down.

Mr. Griffin is going to stall waiting for Mr. Corbin to return. How are your other businesses going; Ms. Stokes pretty good, a little slow for the daycares. With all the schools, Beech, David Ellis, Redford Learning, so they are working together. (Mr. Corbin doesn't return).

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

1. Necessary permits and inspections
2. Provide Knox Box for Fire Dept. access

All ayes. Motion carried.

Mr. Griffin explains the New Occupancy packet, just like the other ones. He knows that suite looks like it is in pretty good shape. He is assuming she will have some shelves, just free-standing stuff. Ms. Stokes you want me to put shelves? Mr. Griffin boxes of gloves, you are going to put some kind of shelves to display them, right; Ms. Stokes right. Mr. Griffin you are not doing any building in there, changing any electrical, everything you are going to bring in will be movable, display cases, clothing racks, whatever; Ms. Stokes right. Mr. Griffin are you going to put a sign on the front; Ms. Stokes can she put a sign on the front? Mr. Corbin that is between you & the owner; Mr. Dennis thinks there is a sign board on the side. Ms. Stokes can she put something on the front; Mr. Griffin it is up to him but you still have to get a permit. Mr. Corbin it has to be a sign, not a banner. Discussion. Ms. Stokes who is he? Mr. Dennis the building owner. Ms. Stokes is the owner. Mr. Dennis of the entire building; Ms. Stokes yes, she bought it in January. She told Mr. Corbin when she brought her application in. Mr. Griffin follow-up with a phone call to Mr. Corbin and tell him what you are thinking on the front of that building; it will require a permit. Mr. Corbin used to go to the dentist in that building; Ms. Stokes that's why there are all the sinks in each room. Mr. Dennis where in the building will you have your office; Ms. Stokes the first one to the left.

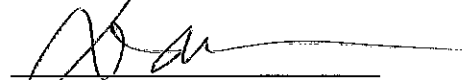
Mr. Corbin is HP still on the second floor; Ms. Stokes yes. Mr. Corbin they are leasing from you; Ms. Stokes yes. The owner of HP is State Farm. The Committee knows him. Mr. Dennis there are an awful lot of cars there; how many occupants do you have in the building (there was probably a dozen plus cars there about 2 hours ago). Ms. Stokes 5. Discussion. Mr. Griffin welcome again & good luck again.

DISCUSSION:

A motion was made by Mr. Dennis, supported by Mr. Allen, to approve the minutes of August 2, 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 at pm.** 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