

MINUTES

REDFORD TOWNSHIP SITE COMMITTEE

Wednesday – October 11, 2023

The regular meeting of the Redford Township Site Committee was held on Wednesday, October 11, 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 27, 2023

OLD BUSINESS: N/A

NEW BUSINESS:

<u>SITE #</u>	<u>BUSINESS NAME & ADDRESS</u>	<u>ZONING</u>	<u>PURPOSE</u>
23-0094	Tiny Saints Learning Center 25096 Five Mile Road	C-2	New Occupancy

Clarence & Ashley Whitfield (27840 Ellerly Lane, Northville). They are looking to open a daycare center. Mr. Griffin in the old Floyd's Flowers (photos displayed). Do you currently have a daycare someplace? Mr. Whitfield no, this will be their first one. Mr. Griffin so you don't have licensing yet; Mr. Whitfield no. Mr. Griffin are you leasing the building; Mr. Whitfield they actually purchased the building last week. Mr. Griffin how many students are you planning; Mr. Whitfield 35. Mr. Griffin how many employees will 35 students take; Mr. Whitfield at full capacity they will be at 8. Mr. Griffin where will the playground be; Mr. Whitfield it will be near the garage on the side by the alley, as far away from Five Mile as they can be (shows on photo). Mr. Griffin what are you going to do with the overhead door; Mr. Whitfield that is just going to be storage, there won't be any primary use for that. Mr. Griffin so you are planning on keeping that door; Mr. Whitfield yes. Mr. Griffin the play area will be in front of the door to the front of the building across; Mr. Whitfield yes. They don't have exact measurements; they have an inspector that will tell them the exact size & everything they need to do; they just have projections right now. Mr. Griffin so the state is going to require that as a certain size; Mr. Whitfield absolutely. Mr. Griffin what he needs to know is that size now to determine where that existing dumpster enclosure is. Mr. Whitfield they have a general idea. Mrs. Whitfield the minimum (she thinks) is 1,000 sq. ft. for outdoor play areas. Mr. Griffin back to the 35 kids; you show here you have 24 parking spots; Mr. Whitfield yes. Some of the ones in front of the building actually have the parking blocks, but there is ample room. They came previously and that was one of the reasons they had to pass on the initial building because they didn't have enough parking; that was the first thing they were looking at (further explaining). Mr. Griffin asks about the traffic

pattern. Mr. Whitfield they have 2 entrance & egress, off of Five Mile & off side road next to the "city" park, whichever they . . . Mr. Griffin we can't dictate to you, you have got to tell us; it's the way the system works. Mrs. Whitfield they would come in off Five Mile Road, then exit on Pomona. Mr. Griffin what you are saying is it would be one-way thru the parking lot; applicants yep. Explains further. Mr. Griffin is there 24 spots across Five Mile; Mr. Dennis there might be 10, it's not 24. They have to be at least 10ft. wide; you might have 10 across the front & that's about it. Discussion. Mr. Whitfield 20 collectively; 6 against the building plus the additional side there. Mr. Griffin the drawing shows a lot more than what's really going to be there. What other changes to the building are you thinking about? Mr. Whitfield everything is cosmetic; it is pretty wide-open. As you can see from the interior drawings, they are going to put up a check-in desk for secure entrance as state requires. They are going to split up a large back room into 2 classrooms; they are going to expand the bathroom but no structural walls, everything is drywall. Then they are going to drywall off an area for a teacher's lounge in the kitchen behind the secure desk. Mr. Griffin the main entrance will be off the west elevation; Mr. Whitfield yes, right off Five Mile, the door to the left. Mr. Griffin can't speak to his walls but it still sounds like you might have to speak to Mr. Corbin's department regarding permits; Mr. Whitfield assumes so. Photo displayed; the parents will come in, drop kids off, exit right out.

Mr. Allen do you plan on doing anything with the parking lot; Mr. Whitfield reseal it because there are a lot of cracks where weeds grow thru. Mrs. Whitfield the actual parking spaces need to be painted. Mr. Allen if this goes thru, that would be one of the requirements to repair, reseal, & restripe the lot. Mr. Whitfield assumes that as well. Mr. Allen on your play area, you are going to use that door directly accessing into the parking? Mr. Whitfield they have a door right here where the garbage cans are. The kids will come out this side door & have a direct access behind those parking blocks against the building straight into the play area. It will be fenced off. There is a walkway right in front of those parking spots. They will follow along that building, that's kinda the main course to go out to the play area, which will be fenced off. Discussion. Mr. Whitfield they have to fence off the play area anyway so they will fence it all along the building; it wouldn't be an issue & is a pretty good idea.

Mr. Griffin ages of the children you will have. Mrs. Whitfield 6 weeks to 12 years. They want to start to have a before & after school, down the line. Initially it will probably just be the 6 weeks to 4-5 years old. Mr. Corbin you mean latch-key; Mr. Whitfield yes.

Mr. Dennis what are your hours; Mr. Whitfield right now they are looking at 7am to 6pm, Monday thru Friday. Mr. Dennis you are going to have to tell us what your playground site size is going to be before he would vote for it. Also they are going to have to do something with a dumpster. Mr. Whitfield there is not even a dumpster in there, it is just an enclosure. Mr. Dennis but you are going to have to have a dumpster enclosure. You mentioned earlier you were getting rid of the enclosure, you have to have an enclosure on the property. It's different because they had garbage cans because they had 1 or 2 employees (not making much garbage); you are having a business so you are going to need a dumpster enclosure. Mrs. Whitfield there is space in the back of the building we can draw that on. Mr. Dennis nope, that's an alley, you can't put it there. It has to be somewhere in that area. Because we have had someone else here, they were going to block in that overhead door on the side, build the dumpster enclosure facing the alley or on an angle, then you can have your playground go all the way across to the sidewalk. If not, you need to keep the dumpster enclosure there & you have to get a dumpster. You are going to be having garbage, food, diapers, stuff. Discussion. Mr. Dennis you could have 1 or 2 carts max; you would need 4 or 5 or 6, they only dump carts once a week; that is abusing our system for that service so that is why you as a business would have to have a dumpster. Mr. Whitfield OK. Mr. Dennis you are going to have to add that back to the drawing; Mr. Whitfield OK. Mr. Dennis is going to want to see a new drawing with the proper parking. Your handicapped spot needs to be at the building; discussion. Mr. Dennis wouldn't have a parking spot (like they have it) right in the corner; Mr. Whitfield it is just there, he thought that was kinda weird. Mr. Dennis you are going to have to identify on your drawing your drop-off area; we need it for our records. How are you going to keep people from coming in your exit? Mrs. Whitfield they are going to put a sign one-way, enter or exit. Mr. Dennis it might be difficult for them to understand that; you are going to want to tell them that at registration. People aren't going to pay attention. Mrs. Whitfield when they do the parking lines, they could also put the arrows. Mr. Dennis still, people are not going to pay attention to it, 100%. He runs the Township festival and he

has “no parking – lot closed” and they just drive right by and they try to run you over. The other thing, as you probably know, this property is in our Downtown District; Five Mile Road is our Downtown corridor. Being that, you will have to construct along the front of the building decorative columns & fencing along the entire front of the parking lot. We do that for shading for parking lots; there is a corridor plan he will give them. Explains further. He can assist them. The fencing (for the play area) will have to match what they have in the downtown because it's new. He refers an example of the daycare by Cinco de Mayo. Their door goes right into their play area, as Mr. Allen brought up. If you didn't have that, the kids would be playing in the parking lot. That fencing matches what we have in our downtown. Mr. Whitfield is there a certain number of kids until you switch from trash receptacles to a dumpster. Mr. Dennis on that one, because it is a small building, they are supposed to have 2 max. If they are having more, then we will have to look into that. Mrs. Whitfield their capacity is 35. Mr. Dennis there is no dumpster in that area because you can't put one there. The Township built a dumpster enclosure for all that area. That is a Township parking lot so we built it afterwards & we probably need to enforce it. He used to be the administrator of the Downtown District; this gentleman now is. Mr. Dennis is no longer do that; he transferred jobs, he has that duty. He knows a lot about it because he's the one who developed all the rules. Mrs. Whitfield you would like the playground fencing to match the dumpster fencing. Mr. Dennis match the corridor fencing. The dumpster can just be masonry 3-sided with opaque fencing. Mr. Corbin what you are seeing on the property was there forever & ever. Discussion. Mr. Dennis offers assistance to come out there, show Mr. Jablonski as well, how you lay it out. There are local companies that can do it for you, sub-contractors; do your own is fine. To get the actual design, there is only a few places you can get it from. Explains further. Mr. Dennis that will be part of the motion that you do have to construct that. It is a design standard for this corridor. There is an overlay district because it's a downtown that supersedes other parts of what our ordinances are. Mr. Dennis the sidewalk – he asks Mr. Corbin to note for the inspection – the sidewalk is in horrible shape. You are going to have to replace the entire sidewalk. Discussion. That will be part of their inspection but just FYI. Obviously that will be part of what the inspection will handle; that is something we will have in our motion. Mr. Dennis last question 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? Applicants 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. Griffin what are you going to store in the storage room; that is a pretty large storage room. Mr. Whitfield guesses whatever supplies, books, anything that they don't have a use. That wasn't something that they were planning on building out initially. Maybe down the road, if they do an inspection, but it doesn't have any heating, electrical & stuff. Mr. Corbin the back part is really like a warehouse. Mr. Griffin that is an awful big area. Mr. Whitfield has pictures, they have a lot of shelves in there, decorations for different times of the year. Mr. Griffin may suggest, if they have no use for it now & it helps you in your playground layout, you should probably take that door out & block that off; it might help you. Applicants OK. Mr. Griffin maybe block that up & maybe incorporate that door as your direct access; he is just giving them a suggestion. As far as we are concerned, you are going to store some toys in there & some books. Mr. Whitfield it is going to be freezing in the winter & burning in the summer.

Mr. Corbin this will be your first daycare; Mr. Whitfield yes. The people that are assisting them are his sister & brother-in-law have 4 on the East Side in Macomb. They are holding their hands thru this process, telling them what they need to do, ratios, playground size & stuff like that. They have 4 of them and are going to help them start this first one. Mr. Corbin a lot of his questions were answered from the previous conversations so he really doesn't have any questions.

Mr. Dennis we had an applicant here before so we have some notes that we have taken. The playground was roughly 30 x 50. Just know that with the dumpster enclosure there, they were moving the dumpster enclosure so just note for yourself that when you come back, you may have to make alterations because of that. We help you but we don't tell you what exactly to do so you are going to need to do homework on that part. Mrs. Whitfield OK. Mr. Dennis just make sure that there is enough room.

A motion was made by Mr. Dennis, supported by Mr. Allen, to table of Tiny Saints Daycare, so we can get:

1. Further updates on the submitted drawings that pertain to the parking layout with the proper spots (they should be 20x10 each spot)
2. Detail at least 1 to 2 handicapped spots (Mr. Corbin to add more to that later)
3. Detail the dumpster enclosure which shall be a 3-sided masonry enclosure (it probably should face, as it does now, the NE), preferable picked up from the alley
4. Detail the columns & fencing along the front (Mr. Dennis can assist)
5. Update drawing to show playground the size that will be required per state
6. Detail fencing around walkway & play area & also secured safe path to play area
7. Fencing around playground should match the DDA fencing around the front of the building so it all looks the same
8. Outside playground will require some bollards for safety of the kids

All ayes. Motion carried.

Mr. Griffin you bring back drawings that show all that stuff and we can continue the conversation; applicants OK. Discussion.

23-0095

**Superior Kitchen Cabinets
15497 Beech Daly Road**

C-2

New Occupancy

Igor Latinsky (365 Indian Mound W., Bloomfield Hills). He bought the property and he is going to with a partner organize of assembling & a little manufacturing kitchen cabinets & vanities. Mr. Griffin kitchen cabinets, bathroom cabinets, things of that nature; applicant yes. Mr. Griffin when you say "slight manufacturing" what does that mean. Applicant there will be assembling but sometimes they do customization, adjust the sizes. Mr. Griffin you mean cutting; applicant nothing heavy. Mr. Griffin we are not making panels or anything, we are just taking raw panels & cutting them to size; applicant correct. Mr. Griffin how many employees; applicant none at this time, he is going to use contractors to do the assembly. He just doesn't have a volume for that yet; they started 3 months ago in his (partner) garage. Mr. Griffin you will have contractors, meaning you will hire some 1099 employees or contract employees to do the assembly at this point; applicant correct. Mr. Griffin what are their hours; applicant it would be driven by the volume. When they have an order, it gets shipped to the location. Depends on the size of the order; it could take them a day. Mr. Griffin generally speaking, what would they work, he needs some hours because they are close to a residential neighborhood; applicant 8-6 but they produce no noise. Mr. Griffin what improvements to the building are you going to do; applicant mostly cosmetic but the building does need work. It features a smell of panels & worn-out carpet so that is going to be torn down. 99% will be interior; they are going to put new carpets or new vinyl floor. The building would be divided into 2 areas; one will be manufacturing & storing of product, one will be a showroom. The large window will have to be replaced. They will have a nice kitchen so you can see from outside; they will have other products in the showroom. In the back they will have manufacturing area. So as far as improvements, obviously showroom is where they are going to invite customers. It will be done in a customer-friendly manner so they will feature their products & a nice seating area, conference tables where they can discuss designs & other things. Manufacturing area will be a concrete floor, sprayed ceilings; it is going to be very, very manufacturing-like. Mr. Griffin the general public will be there, same hours? Applicant yes; they are thinking appointments only. They both have a day job. Mr. Griffin would you have late night appointments; applicant no, he has family.

Mr. Allen you mentioned manufacturing 3 times. Are you manufacturing these products, what type of machines. Applicant no, no; it is just assembly. When he says manufacturing, it is assembly; 99% will be assembly. Mr. Allen so you are not going to have any machining equipment that would require dust collectors, anything like that; applicant no, not at this time. It is all going to be very clean; it is glue & putting the cabinets together. It is a little more complex than Ikea but not a lot.

Mr. Dennis is hoping you are obviously going to put in a new window, new doors out front; they are pretty aged. Applicant they are going to fix what is broken; window, nice new doors, paint, considering painting maybe the front of the building a different color but they will see the regulations on that. It is going to be curb appeal so they can bring customers in. The customer come in, they are going to spend 3-4-5-\$6,000 on his kitchen, he hopes. They need to feel that they are in a place where they can afford to spend their money. Mr. Dennis your business is located in our Downtown District; Beech Daly & Five Mile is our DDA. One of the things we are also going to want to see you install columns & fencing (displayed on screen) instead of the not-so-great-looking cyclone fence there. You can keep the fence along the side. We are going to want to see 1 column & some fencing (examples displayed); he is trying to save him some cost. Keep your cyclone fence going all the way down your back drive, your parking lot, but the front it's for a screening, decorative, etc., makes the corridor look great. More explaining; design guidelines given to applicant. That would be what you would need to do between the building & your driveway and then between the driveway & cyclone fence. Applicant is the height of the column regulated as well; Mr. Dennis oh yeah. That is a column design just for this district. We can reference you to contractors, you can do it yourself, they are kinda hard to find but the base itself has to be manufactured. They are thru this entire corridor and on Five Mile. Applicant the fence on the front also has to be replaced; Mr. Dennis yes, explains further. Discussion. The front of his property has to be this and the back stays the same. Applicant understands, he was thinking he could put 8ft. or 9ft. fence. Mr. Dennis you already have a fence on the side; that fence can stay, don't touch that fence. This fence in the front you are going to replace that only. The rest, you can't go 8ft. or 9ft.; it is going to be 6ft. cyclone fence and that is the height you can use. Trash discussed. Mr. Corbin in the SW corner of this lot would be a good place for a dumpster; explains. Mr. Dennis they are going to be making a lot of waste; it would need a dumpster enclosure off the back, probably the corner, however they want to do it. Mr. Griffin either back corner would be fine. There is not an alley behind the building; it is just a passageway. Mr. Dennis one last question we ask all of our applicants: 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. If you happen to do it, you would then be shut down because it is an illegal business use at this time.

Mr. Griffin looking at that picture, your roof is brown & black, then there is an adjoining building on the back. Is that adjoining building yours? Mr. Corbin no, that is part of this building here. He just inspected it years ago. Mr. Griffin that's fine, it is not yours. Applicant those 2 are not his but he is not opposed to acquiring it; it would be a nice addition. Mr. Griffin you are only going to assemble the cabinets there, you have a crew that will go install them in houses? Applicant yes. The way that their business is structured, his partner in the business is a contractor so he has a crew. The way the two business are intended to complement each other. That will be his crew used to install & do all the other work.

Mr. Corbin the canopy, he knows he is going to take this off & put his own signage up; it is a little tired. Applicant yes; the canopy is going to have to go. Mr. Corbin but you are going to up signage on the building; applicant absolutely. The plan is white with blue line, represents our logo & on the side wall they are going to put a sign. Mr. Corbin just remember no crazy graphics, bubbles, machine guns. Applicant wants to put one on the side & one on the front. Mr. Corbin the bushes here you can't trim because they don't belong to you; the trees belong to Fat Kats. Mr. Dennis you could talk to the neighbors, maybe both could trim them back. Applicant they want to trim the overgrowth onto their property because on the back & side, the trees grow thru the fence, damaging the fence. Mr. Dennis trim it back. If you talk to the other owner, Fat Kats isn't the owner, he things someone else owns it. But we could also possibly assist you with our contractor, as well to maybe do something on the font. Tony Jablonski is the DDA Director; his card is given to the applicants.

A motion was made by Mr. Dennis, supported by Mr. Allen, to approve new occupancy for 15497 Beech Daly Superior Kitchen Cabinets, subject to:

1. Necessary permits and inspections
2. Applicant to repair, reseal & restripe parking lot as needed
3. Applicant to install a 3-sided masonry dumpster enclosure on the west side of the parking lot subject to approval from the Building Dept.
4. Applicant to install columns & fencing along the driveway (please call Mr. Dennis and he will help lay them out). One column & fencing on the north side the parking lot and one column & fencing on the south side of the parking lot.

All ayes. Motion carried.

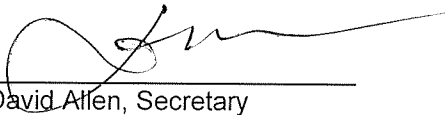
Mr. Griffin explains the New Occupancy packet. Anything you are going to do in the building you need a permit; contact Mr. Corbin. Mr. Griffin wishes them good luck. Mr. Dennis thank you for moving to Redford, they are a welcome business.

DISCUSSION:

A motion was made by Mr. Dennis, supported by Mr. Allen, to approve the minutes of September 27, 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