

**CITY OF OAK PARK PLANNING COMMISSION
REGULAR MEETING, MONDAY, FEBRUARY 2, 2026**

MINUTES

The meeting was called to order at 6:00 p.m. in the City Council Chambers, 14000 Oak Park Blvd, Oak Park, MI 48237, by Vice Chairperson Brown and roll call was made.

PRESENT: Vice Chairperson Brown
Commissioner Tungate
Commissioner Eizelman
Commissioner Seligson
Commissioner Walters-Gill
Commissioner McClellan (6:05)

ABSENT: Chairperson Torgow
Commissioner Whitehead
Commissioner Tkatch

OTHERS PRESENT: Economic Development & Planning Specialist, Salam Habhab
Deputy City Clerk, Jo Lynn Williams-Elliott
Director of Municipal Services, Kim Marrone

3. APPROVAL OF AGENDA OF FEBRUARY 2, 2026

MOTION by Tungate, SECONDED by Seligson, to approve the February 2, 2026, meeting agenda.

VOTE: Yes: All
No: None

MOTION CARRIED

4. APPROVAL OF MINUTES OF DECEMBER 1, 2025:

MOTION by Seligson, SECONDED by Eizelman, to approve the December 1, 2025, minutes.

VOTE: Yes: All
No: None

MOTION CARRIED

5. COMMUNICATIONS/CORRESPONDENCE:

A letter against the project provided by Maurice Mickam was received and entered into the record.

6. PUBLIC HEARINGS

- A. Public Hearing to consider a proposed rezoning of 24850 Greenfield Rd., from PCD, Planned Corridor Development District, to B-2, General Business District. The applicant proposes to convert the former Rite Aid retail building into an automobile wash, which would require B-2, General Business Zoning District.

The public hearing was opened at 6:04 PM

Kenneth Sherman - 23840 Jerome
Julie Edgar 14731 - Manhattan Pl
Spoke against the proposal

Gabe Schuchman, from El Car Wash; Mitchel Harvey, from Stonefield Engineering; and Eric Meyers, from Krieger Klatt Architects, presented the project, addressed public hearing concerns, and responded to inquiries from the Planning Commission.

Arkan Jonna, owner of property, shared the challenges associated with securing a suitable tenant for building such as the former Rite Aid Pharmacy.

The public hearing was closed at 6:42 PM

- B. Planning Commission action regarding the proposed rezoning of 24850 Greenfield Rd., from PCD, Planned Corridor Development District, to B-2, General Business District. The applicant proposes to convert the former Rite Aid retail building into an automobile wash, which would require B-2, General Business Zoning District

MOTION by Eizelman, SECONDED by Seligson, to approve the proposed rezoning of 24850 Greenfield Rd., from PCD, Planned Corridor Development District, to B-2, General Business District. The applicant proposes to convert the former Rite Aid retail building into an automobile wash, which would require B-2, General Business Zoning District

VOTE:	Yes:	Brown, Seligson, McClellan, Eizelman, Walters-Gill, Tungate
	No:	None
	Absent:	Torgow, Tkatch, Whitehead

MOTION CARRIED

7. MATTERS FOR CONSIDERATION

A. NEW BUSINESS

1. Site Plan Review, El Car Wash, 24850 Greenfield Rd. This is a Site Plan Review (SPR) request submitted by El Car Wash Mid-West, LLC for the conversion of the former Rite Aid property to an automatic car wash, at 24850 Greenfield Rd. The site is located south of Ten Mile Rd., north of Oak Park Blvd., east of Greenfield Rd., and west of Church St., in the northwest $\frac{1}{4}$ of Section 30 T1N, R11E. Property ID 52-25-30-101-040.

The applicant proposes retrofitting the former Rite Aid property into an automatic car wash tunnel and fully enclosed car vacuuming spaces. Site configuration to be redesigned for the proposed use to provide associated stacking, parking, and additional outdoor vacuuming spaces.

The project will include a carwash tunnel, (7) enclosed car vacuum spaces, (11) outdoor car vacuum spaces, a pay station with canopy overhang, and (8) off-street parking spaces.

The use of an automobile wash is not permitted in the current PCD, Planned Corridor Development District. The applicant submitted a rezoning request to rezone the property to B-2, General Business District. The use of an automobile wash is permitted in the B-2 District by Conditional Land Use (CLU), subject to the regulations of Sec. 544.c.

The Site Plan Approval is contingent upon rezoning of the property from PCD District to B-2 District, subject to all conditions of rezoning as recommended by the Planning Commission and approved by the City Council.

STAFF RECOMMENDATION

Upon the findings of the staff report and the analysis herewith, it is the recommendation of the Economic Development and Planning staff to approve the Site Plan for the proposed El Car Wash at 24850 Greenfield Rd., subject to the following conditions:

Conditions of Site Plan approval:

1. The Site Plan Approval is contingent upon rezoning the property from PCD District to B-2 District, subject to all conditions of rezoning as recommended by the Planning Commission and approved by the City Council.
2. Self-contained, covered waste receptacles shall be provided at each proposed vacuum station to provide convenient disposal of customer refuse.
3. The applicant shall work with the Economic Development and Planning staff to revise the proposed building materials and color palette to ensure compliance with the Zoning Ordinance. In addition, the applicant shall provide the fenestration percentage for the primary facade, noting that the reflective glazing shall not be counted toward the required fenestration for commercial buildings.
4. The barrier-free spaces shall comply with the applicable state building codes and the ADA standards for accessible design and shall be reviewed as part of the building permit application.
5. The applicant shall provide (7) bicycle parking spaces in compliance with the zoning ordinance.

6. Any modifications to the access on Greenfield Rd. or Ten Mile Rd. shall require obtaining permits/approval from the Oakland County Road Commission and the City of Oak Park Engineering Department.
7. If the need for a separate dumpster becomes necessary, the applicant will be required to provide a dumpster with the required enclosure in compliance with Article 3 Division 1 Sec. 333 of the zoning ordinance.
8. Any existing or proposed exterior light fixtures should be shielded and downward cast to eliminate the possibility of nuisance to the adjoining properties. The intensity of light within a site shall not exceed one (1) footcandle at any property line, except where it abuts a service drive or other public right-of-way in compliance with the provision of Article 4, Division 5 Lighting Standards.
9. All mechanical equipment, including transformers, shall be screened by a solid wall, fence, landscaping, and/or architectural features that are compatible in appearance with the principal building in compliance with the provision of Article 3, Division 1, Sec.318 Mechanical Equipment and Utilities.
10. No signage is approved as part of the Site Plan Review process; a separate permit must be requested for the inclusion of any signs at this site.
11. The site and buildings shall comply with the applicable requirements of the City of Oak Park Engineering, Building and Fire Departments.

MOTION by Tungate, SECONDED by Eizelman, to approve the proposed Site Plan Review, El Car Wash, 24850 Greenfield Rd

VOTE:	Yes:	McClellan, Eizelman, Walters-Gill, Tungate, Seligson, Brown
	No:	None
	Absent:	Torgow, Tkatch, Whitehead

MOTION CARRIED

2. Site Plan Review, Step by Step Pain Management Building Addition, 15301 W 9 Mile Rd.

The applicant proposes expanding the existing building and constructing a new 1,347 square feet building to the west. The existing building houses Step By Step Physical Therapy, while the new building will house Step By Step Pain Management.

STAFF RECOMMENDATION

Upon the findings of the staff report and the analysis herewith, it is the recommendation of the Economic Development and Planning staff to approve the Site Plan for the proposed addition to the existing building at 15301 W. 9 Mile Rd., subject to the following conditions:

Conditions of Site Plan approval:

1. The applicant shall work with the Economic Development and Planning staff to minimize stucco use to the maximum extent possible in compliance with the Zoning Ordinance.
2. The barrier-free spaces shall comply with the applicable state building codes and the ADA standards for accessible design and shall be reviewed as part of the building permit application.
3. Applicant shall provide four (4) bicycle parking spaces in compliance with the Zoning Ordinance.
4. The proposed (46) upright evergreen shrubs must be mature with a minimum height of (5) feet at the time of planting. These plants must provide a year-round screening. If at the time of planting, they do provide full visual barrier, additional plant materials will be required to achieve 100% screening.
5. Any modifications to the accesses on Avon Ave. shall require obtaining permits/approval from the City of Oak Park Engineering Department.
6. If the need for a dumpster becomes necessary, the applicant will be required to provide a dumpster with the required enclosure in compliance with Article 3, Division 1, Section 333 of the Zoning Ordinance.
7. Any existing or proposed exterior lighting should be shielded and downward casting to eliminate the possibility of nuisance to the adjoining properties in compliance with the provisions of Article 4, Division 5 Lighting Standards.
8. All mechanical equipment, including transformers, shall be screened by a solid wall, fence, landscaping, and/or architectural features that are compatible in appearance with the principal building in compliance with the provision of Article 3, Division 1, Sec.318 Mechanical Equipment and utilities.
9. No signs are approved as part of the Site Plan Review. A separate permit must be requested for the inclusion of any signs on this site.
10. The site plan and building shall comply with the applicable requirements of the City of Oak Park Engineering, Building and Fire Departments.

MOTION by Tungate, SECONDED by Eizelman, to approve the proposed Site Plan Review, Step by Step Pain Management Building Addition, 15301 W 9 Mile Rd.

VOTE:

Yes:	McClellan, Eizelman, Walters-Gill, Tungate, Brown, Seligson
No:	None
Absent:	Torgow, Tkatch, Whitehead

MOTION CARRIED

3. Site Plan Review, Forgotten Harvest Building Expansion, 15000 W. 8 Mile Rd

The applicant proposes building a permanent location for the client's choice market by expanding the building and constructing a new 7000-square-foot addition to house it. The client choice market provides Forgotten Harvest's customers with a dignified environment to access fresh produce and groceries.

Forgotten Harvest received Administrative Approval on April 16, 2025, for adding a temporary mobile trailer for a client choice market on site. The approval for the temporary use of the trailer is for a period not to exceed (24) months, which is set to expire on April 30, 2027

The Forgotten Harvest's new headquarters received Site Plan Approval in 2019 through Planned Unit Development (PUD) process within the underlying LI, Light Industrial Zoning District. The location of the proposed addition was identified and designated as a future building area in the original Site Plan Approval.

STAFF RECOMMENDATION

Upon the findings of the staff report and the analysis herewith, it is the recommendation of the Economic Development and Planning Department to approve the Site Plan Review for Forgotten Harvest Building Expansion at 15000 W. Eight Mile Rd, subject to the following conditions:

Conditions of Site Plan Approval:

1. The applicant shall work with the Economic Development and Planning staff to provide more details on the use of the shipping container material to assess for compatibility with the existing building and the zoning ordinance and provide the required fenestration percentage in compliance with the Zoning Ordinance.
2. The applicant shall provide four (4) bicycle parking spaces in compliance with the Zoning Ordinance.
3. The applicant shall provide a revised plan set that accurately depicts the solar panel system height and its visibility from the public right of way, as well as the construction details to ensure compliance with Section 327 of the Zoning Ordinance. Electrical and construction permits are required before the installation of the solar panel system.
4. Any modifications to the access on Hubbell Ave. shall require obtaining permits/approval from the City of Oak Park Engineering Department.
5. Any existing or proposed exterior lighting should be shielded and downward casting to eliminate the possibility of nuisance to the adjoining properties in compliance with the provision of Article 4, Division 5 Lighting Standards.
6. The applicant shall provide a revised site plan eliminating the wind turbines from the plan.
7. All proposed mechanical equipment, including transformers, shall be screened by a solid wall, fence, landscaping, and/or architectural features that are compatible in appearance with the principal building in compliance with the provision of Article 3, Division 1, Sec.318 Mechanical Equipment and Utilities.
8. No signs are approved as part of the Site Plan Review. A separate permit must be requested for the inclusion of any signs at this site.
9. The site plan shall comply with the requirements of the City of Oak Park Engineering, Building and Fire Departments.

MOTION by Walters-Gill, SECONDED by Eizelman, to approve the proposed Site Plan Review, Forgotten Harvest Building Expansion, 15000 W. 8 Mile Rd.

