

**CITY OF OAK PARK PLANNING COMMISSION  
REGULAR MEETING, MONDAY, SEPTEMBER 2, 2025**

**MINUTES**

There were no objections from commission members to have Commissioner Tungate chair the meeting.

The meeting was called to order at 7:00 p.m. in the City Council Chambers, 14000 Oak Park Blvd, Oak Park, MI 48237, by Commissioner Tungate and roll call was made.

PRESENT: Vice Chairperson Brown  
Commissioner Tungate  
Commissioner McClellan  
Commissioner Eizelman  
Commissioner Whitehead, late 6:03 PM  
Commissioner Seligson  
Commissioner Tkatch  
Commissioner Walters-Gill

ABSENT: Chairperson Torgow

OTHERS PRESENT: Economic Development & Planning Specialist, Salam Habhab  
City Clerk, Ed Norris  
City Attorney, Courtney Krause

**3. APPROVAL OF AGENDA OF SEPTEMBER 2, 2025:**

**MOTION by McClellan, SECONDED by Seligson, to approve** the agenda as presented for the September 2, 2025, meeting.

**VOTE:** Yes: Tkatch, Seligson, McClellan, Eizelman, Brown, Walters-Gill, Tungate  
No: None

**MOTION CARRIED**

**4. APPROVAL OF MINUTES OF JULY 14, 2025:**

**MOTION by Eizelman, SECONDED by Tkatch, to approve** the July 14, 2025, minutes.

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

**MOTION CARRIED**

**7. MATTERS FOR CONSIDERATION** (Commissioners agreed to move this item to the beginning of the meeting)

**A. NEW BUSINESS**

1. Site Plan Review, Barton Malow Company-Field Services, 13000 and 12992 W. Eight Mile Rd.

This is a Site Plan Review (SPR) request submitted by Barton Malow Company for its Field Services new building at 13000 and 12992 W. Eight Mile Rd. The Site is located south of Cloverdale Ave., north of Eight Mile Rd., east of Coolidge Hwy., and west of Meyers Ave., in the southwest  $\frac{1}{4}$  of Section 32, T1N, R11E. Property ID's # 52-25-32-351-038, #52-25-351-031, and #52-25-32-376-018.

The applicant proposes redeveloping the site with a new warehouse and office building to serve as a field services facility. The development will also include a laydown area for the outdoor storage of construction materials and equipment.

The proposed building will encompass a total of 55,943 square feet, consisting of 11,125 square feet of office space and 44,818 square feet of warehouse space. Site access will be provided from 8 Mile Rd, with additional ingress/egress accesses from Fern Ave. The remainder of the site will be improved with significant landscaped areas, a parking area along Fern Ave., a stormwater detention pond, and a laydown area.

Furthermore, the applicant wishes to change the address of the property to Fern Ave. and to designate Fern Ave. as the primary frontage of the building. The orientation and design of both the building and the site have been developed with Fern Ave. as the primary frontage, primarily for safety and security purposes. For the purpose of this site plan review, Eight Mile Rd will be considered the primary frontage. If the applicant changes the address to Fern Ave. and wishes to designate it as the primary frontage, the applicant shall demonstrate to the City Planner that the building and site design meet the zoning ordinance requirements for primary frontage, including compliance with setback, architectural standards, and landscape standards.

This project represents Phase 1 of the development. Phase 2 is anticipated to include the development of the laydown area and Parcel D with an additional building, at which time the laydown area will be removed from this location.

**MOTION by Eizelman, SECONDED by Brown, to approve** the Site Plan for Barton Malow Company-Field Services, 13000 and 12992 W. Eight Mile Rd with the following conditions:

1. The Site Plan approval is contingent upon the applicant combining the parcels into a single parcel to complete the project.
2. If the applicant changes the address to Fern Ave and wishes to designate it as the primary frontage, the applicant shall demonstrate to the City Planner that the building and site design meet the zoning ordinance requirements for primary

frontage, including compliance with setbacks, architectural standards, and landscape standards.

3. The Site Plan approval is contingent upon obtaining the following variances from the Zoning Board of Appeals:
  - a. A variance for the use of translucent panels that don't provide visibility to count toward the 20% fenestration requirements of the primary facade.
  - b. A variance for the location of the main entrance on the side lot, which exceeds the 30-foot requirements from the front lot line.
  - c. A variance for the location of the fence extending toward the front lot farther than the front building line.
4. The applicant shall submit a revised site plan identifying the general location and type of equipment or materials proposed to be stored within the laydown area.
5. The applicant shall submit to the Economic Development and Planning Division a waiver from the property owners of the adjacent properties to the west, affirmatively waiving in writing the need to provide a screen wall along their property line. If the waiver is not obtained in a timely manner, the applicant shall provide a screen wall or screening alternatives as permitted by the zoning ordinance and acceptable to the City Planner.
6. All stored materials shall not be piled or stacked higher than the height of the obscuring screen. Vehicles, implements, and recreational vehicles may exceed the height of the screen provided that they are set back from the screen a distance equal to their height.
7. No materials, racks, or vehicles shall exceed the height of the required obscuring screen.
8. A revised plan for the primary (south) elevation shall be submitted to depict a minimum of 20% fenestration in compliance with the zoning ordinance. Proposed windows or doors that do not provide visibility will not be counted toward the required fenestration.
9. 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.
10. The applicant shall provide bicycle parking spaces in compliance with the zoning ordinance as part of the building permit application.
11. The applicant shall work with the Economic Development and Planning Department to provide a revised landscape plan that depicts compliance with the landscape provisions as required by the zoning ordinance.
12. All landscaped areas shall be provided with a functional underground irrigation system as per the provisions of the zoning ordinance. The revised landscape plan shall indicate the irrigation system or demonstrate or provide data to confirm that irrigation is not needed for survival, when drought-resistant species are proposed.
13. The revised landscape plan shall identify the landscape maintenance program and shall indicate the following: "Landscaped areas and plant materials shall be kept free from refuse and debris. Plant materials, including lawn, shall be maintained in a healthy growing condition, neat and orderly in appearance, in accordance with

the approved site plan/landscape plan. If any plant material dies or becomes diseased, it shall be replaced with 30 days written notice from the City or within an extended time period as specified in said notice.”

14. Modifications to the accesses along Eight Mile Rd. shall require obtaining permits/approval from the Michigan Department of Transportation (MDOT) and the City of Oak Park Engineering Department.
15. If a need for a dumpster becomes necessary, the applicant shall be required to provide a dumpster with the required enclosure in compliance with Article 1 Division 1 Sec. 333 of the zoning ordinance.
16. The applicant shall submit a revised photometric plan to show the light intensity extends to the west property line. 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 provisions of Article 4, Division 5 Lighting Standards.
17. All ground, building, or roof-mounted 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 provisions of Article 3, Division 1, Sec. 318 Mechanical Equipment and Utilities.
18. 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.
19. The Site Plan and Building shall comply with the requirements of the City of Oak Park Engineering, Building, and Fire Departments.

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

## **MOTION CARRIED**

### **5. COMMUNICATIONS/CORRESPONDENCE:**

- A. Administrative Approval - Rehab Auto sales | Motor Works, Class B Auto Dealership – 13350 Northend Ave.

Administrative approval for the request to operate a Rehab Auto Sales - Class B auto dealership with a combination of truck towing services, at the same location of Motor Works at 13350 Northend Ave., Oak Park, MI 48237, Parcel ID # 52-25-32-152-019.

The sketch plan depicts (10) auto display spaces consistent with the state requirements for a Class B dealership, as well as (17) off-street parking spaces that meet and exceed

the off-street parking requirements of the zoning ordinance for the Motor Works Repair Facility and the Rehab Auto Sales.

After reviewing the information provided, the Economic Development and Planning Department has administratively approved the request and the related Site Plan with the following conditions:

1. In the Light Industrial District, the use of a class B dealership is permitted only in combination with a towing, body shop (collision-related mechanical repair and unitized body structure repair only), or custom utility vehicle manufacturer. The applicant intends to operate towing services alongside the auto dealership. Dealership use will only be allowed while the towing facility is actively operating. Should the towing facility cease operation, the city will take necessary steps to inform the state to revoke the dealership license.
2. The site plan shows a dumpster and dumpster enclosure on the west side of the building. The detailed plan for the dumpster enclosure showing the location, orientation, design, building material, and any relevant details shall be submitted as part of the building permit application in compliance with the zoning ordinance. It is the applicant's responsibility to contact the waste management company before finalizing the dumpster location and orientation to ensure there are no accessibility issues.
3. Any modifications to the access drive on Northend Ave. shall require obtaining permits/approval from the City of Oak Park Engineering Department.
4. All proposed roof-top or ground-level equipment must be screened as required by the zoning ordinance.
5. Any existing or proposed exterior lighting should be shielded and downward casting to eliminate the possibility of nuisance to the adjoining properties as required by the zoning ordinance.
6. No signs are approved as part of the Administrative Approval. A separate permit must be requested for the inclusion of any signs at this site.
7. This review is from the Economic Development and Planning Department only. The Site Plan shall comply with the requirements of the City of Oak Park Engineering, Building and Fire Departments, as applicable.

**B. Administrative Approval - Huntington Parc Townhomes – Construction of Maintenance Garage – 24855 Rensselaer Blvd.**

Administrative approval for the request to construct a maintenance garage at 24855 Rensselaer Blvd., Oak Park, MI 48237, Parcel ID # 52-25-29-201-006. The sketch plan depicts a new 1,200 sq ft garage structure, replacing the existing one. The site plan indicates the removal of a 12" Pine tree. The zoning ordinance states that removed

landmark trees between 8 and 18 calipers shall be replaced at a rate of 50% of the total diameter breast height (DBH). The site plan depicts the new location of the new Pine tree, but it does not indicate the total DBH. The 12- caliper Pine tree proposed to be removed must be replaced at a rate equal to 50% of the total diameter removed. Therefore, the applicant is required to plant new pine tree(s) with a combined diameter of at least 6 inches DBH.

After reviewing the information that you provided, the Economic Development and Planning Department has administratively approved your request and the related Site Plan with the following conditions:

1. The 12 caliper Pine tree proposed to be removed must be replaced at a rate equal to 50% of the total diameter removed. Therefore, the applicant is required to plant new pine tree(s) with a combined diameter of at least 6 inches DBH.
2. All necessary building permits must be obtained prior to the start of construction of the garage structure.
3. All proposed roof-top or ground-level equipment must be screened as required by the zoning ordinance.
4. Any existing or proposed exterior lighting should be shielded and downward casting to eliminate the possibility of nuisance to the adjoining properties as required by the zoning ordinance.
5. No signs are approved as part of the Administrative Approval. A separate permit must be requested for the inclusion of any signs at this site.
6. This review is from the Economic Development and Planning Department only. The Site Plan shall comply with the requirements of the City of Oak Park Engineering, Building and Fire Departments, as applicable.

#### C. Administrative Approval - Fresh Baked Prints – 21950 Wyoming Ave.

Administrative approval of the request to operate a printing company, at 21950 Wyoming Ave., Oak Park, MI 48237, Parcel ID # 52-25-33-151-001. The company offers printing services, including business cards, flyers, flags, stickers, and similar products to the community.

The sketch plan depicts (3) Eastern Redbud trees and (3) Forsythia bushes, along with a landscape maintenance plan. The applicant indicated that interior facilities for waste collection will be provided; therefore, an outdoor dumpster will not be needed. The rear parking lot is enclosed with an existing chain-link fence, currently covered with wooden panels that are in poor condition, on the north, east, and a portion of the west property line. The remainder of the west property line is enclosed with a masonry screen wall between the subject property and the adjacent residential structure consistent with the zoning ordinance. The applicant indicated that the wooden panels on the north and east

sides will be removed, the chain-link fence will be repaired in damaged areas, and tree stumps will be removed along the fence line. The wooden panels along the west side of the property will either be repaired or replaced with similar materials that provide effective screening between the property and the adjacent residential use, subject to approval by the Building Official as part of the building permit process.

After reviewing the information provided, the Economic Development and Planning Department has administratively approved the request and the related Site Plan subject to the following conditions:

1. The site plan does not depict a dumpster enclosure. The applicant indicated that an interior facility is provided. 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 1 Division 1 Section 333 of the Zoning Ordinance.
2. The applicant indicated that the wooden panels on the north and east sides will be removed, the chain-link fence will be repaired in damaged areas, and tree stumps will be removed along the fence line. The wooden panels along the west side of the property will either be repaired or replaced with similar materials that provide effective screening between the property and the adjacent residential use, subject to approval by the Building Official as part of the building permit process.
3. Any modifications to the access drives on Wyoming Ave. or Leroy Ave. shall require obtaining permits/approval from the City of Oak Park Engineering Department.
4. All proposed roof-top or ground-level equipment must be screened as required by the zoning ordinance.
5. Any existing or proposed exterior lighting should be shielded and downward casting to eliminate the possibility of nuisance to the adjoining properties as required by the zoning ordinance.
6. No signs are approved as part of the Administrative Approval. A separate permit must be requested for the inclusion of any signs at this site.
7. This review is from the Economic Development and Planning Department only. The Site Plan shall comply with the requirements of the City of Oak Park Engineering, Building and Fire Departments, as applicable

#### D. Draft Comprehensive Master Plan Amendment – City of Southfield

A draft of the City of Southfield Comprehensive Master Plan has been reviewed, and the Economic Development and Planning staff is of the opinion that the proposed update is not inconsistent with the objectives and goals of the City of Oak Park Master Plan. The plan emphasizes collaboration to pursue joint projects with the City of Oak Park, aiming to strengthen ties with the neighboring community and beautify the district. The focus includes improving the appearance of Eight Mile and Greenfield Roads, as well as

enhancing the overall district's landscape and aesthetics. Oak Park is already collaborating with the City of Southfield on various related projects. Staff is therefore recommending that the Planning Commission authorize sending a letter of support.

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

## **MOTION CARRIED**

### **6. PUBLIC HEARINGS**

- A. Public Hearing to consider a Special Land Use request submitted by Dominic Bacall for an automobile gasoline station and community life and wellness center at 24850 Greenfield Rd. Parcel ID #52-25-30-101-040.
- B. Public Hearing to consider a proposed rezoning of 24850 Greenfield Rd. Parcel ID #52-25-30-101-040, from PCD, Planned Corridor Development District, to B-2, General Business District. The applicant proposes to convert the former Rite Aid property into an automobile gasoline station and a community life and wellness center, which would require B-2, General Business Zoning District.

Commissioner Tungate opened the Public Hearing at 6:15 p.m. and indicated that emails and letters were received identifying 12 individuals who are in support of the project and 20 individuals who are in opposition to the project.

The following spoke in **opposition** to the project:

**Cheryl Queen** - too many gas stations in the area.

**Andy Jabore** – there are already 8 gas stations in a two-mile radius.

**Jody Steinberg** - an additional gas station will cause more pollution.

**Alan Mosses** - too many gas stations in the area.

**Robert Moskowitz** – expressed concerns for safety of children in the area.

**Mark Shulman** – public safety concerns and requested a traffic study be done.

**Andre Attisha** – safety of pedestrians in the area, too much traffic.

**Jacqueline McKinney** – no need for an additional gas station.

**David Yusef** – too many gas stations in the area.

The following spoke in **favor** of the project:

**Dominic Bacall**, the applicant, presented the project indicating that the project consists of more than a gas station but also a market and a wellness training center. He also responded to some of the concerns raised regarding traffic and safety issues.

Commissioner Tungate closed the Public Hearing at 6:54 p.m.

C. Planning Commission action regarding a Special Land Use request submitted by Dominic Bacall for an automobile gasoline station and community life and wellness center at 24850 Greenfield Rd. Parcel ID #52-25-30-101-040.

**MOTION by Tkatch, SECONDED by Walters-Gill**, to approve the Special Land Use request submitted by Dominic Bacall for an automobile gasoline station and community life and wellness center at 24850 Greenfield Rd. Parcel ID #52-25-30-101-040.

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

**MOTION FAILED**

D. Planning Commission action regarding the proposed rezoning of 24850 Greenfield Rd. Parcel ID #52-25-30-101-040, from PCD, Planned Corridor Development District, to B-2, General Business District. The applicant proposes to convert the former Rite.

**MOTION by Eizelman, SECONDED by Tkatch**, to approve the Special Land Use request submitted by Dominic Bacall for an automobile gasoline station and community life and wellness center at 24850 Greenfield Rd. Parcel ID #52-25-30-101-040.

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

**MOTION FAILED**

**8. PLANNING COMMISSION MATTERS FOR DISCUSSION** - None

**9. PUBLIC COMMENT** – None

**10. ADJOURNMENT**

There being no further business, Commissioner Tungate adjourned the meeting at 6:57 p.m.

T. Edwin Norris, City Clerk