

**CM-23-176. Special Approval PSP 23-03 – Used Good Use/Regulated Use – 31010 John R Road.**

City Manager Marsh reviewed Special Approval request PSP 23-03 a Used Good Use/Regulated Use at 31010 John R Road.

Mayor Grafstein opened the public hearing at 8:02 p.m.

Dan Varner, President & CEO of Goodwill Industries of Greater Detroit, shared that Goodwill of Greater Detroit is a 100-year-old non-profit organization serving the five-county region for 102 years. Their mission is to build pathways to independence through personal development and the power of work. There are 155 locations in North America, and they are focused on Workforce Development for folks who are living with barriers to employment. They are particularly well known for serving folks living with intellectual and developmental disabilities. All Goodwill's are social enterprises that run businesses and integrate their mission into those businesses. Their largest business is Goodwill Integrated Solutions that is a tier one automotive supplier assembly and 70% of the workforce are folks who live with intellectual and developmental disabilities. They produce parts in cars as tier one supplier to Atlantis Ford and General Motors. Their second business is Goodwill's Greenworks a subsidiary of Goodwill of Greater Detroit. They are an asset recovery and industrial recycling business located in Detroit and Dearborn. Greenworks in Detroit does industrial recycling and asset recovery for DTE Energy. Whenever a transformer comes down, powerline comes down or a powerplant closes the materials are sent to Greenworks to be broken into component parts and sold on the commodities market; proceeds are split with DTE Energy and local companies. Over 70% of the workforce at Goodwill Greenworks are folks who have been or are justice involved and trying to get their lives on track looking for a second chance. The third business are donated goods retail thrift stores. They produce a positive environmental impact to keep toxic materials out of landfills and help recycle textiles. The stores work with local community or based organizations who are serving folks with intellectual or developmental disabilities and students with special needs looking for jobs. There will be 7 Goodwill stores in metro Detroit to include Madison Heights, Canton, Dearborn, Ypsilanti, Woodhaven, Livonia, and Commerce Township. They serve 12,000 people with barriers and live independently through all their programs each year. About 1,500 placements yearly, starting wage is almost \$18 hourly, 94% replacement retain their job over the first 3 months and 91% replacement retain their job over the first 6 months. It is not Goodwill's practice to put permanent donation bins out because it clutters the landscape. Mr. Varner introduced Gayle Joseph the Vice President of Communications, Marketing, and Government Affairs. He answered Crime Commission member Martha Covert's questions with the following information: the second chance program is called Flip the Script; the folks are medium and high risk reoffending felons; recidivism rates for their graduates are between 8-12% verses the state as a whole is over 30%; graduates are invited to work at the Goodwill's Greenworks; and the sole exception are folks that have been adjudicated locally and the courts require them to engage in public service so they are offered to do public service at the retail stores.

City Planner Lonnerstater addressed Planning Commissioner Eric Graettinger's question by stating based on the site plan and survey, the 13 Mile Road entrance appears to be owned by Sam's Club so it would be difficult to tie a condition to it.

Seeing no one further wishing to speak, Mayor Grafstein closed the public hearing at 8:15 p.m.

Mayor Pro Tem Bliss stated the location was a retail store before and will continue to be a form of retail that is great for our environment and fixed income residents.

Motion made by Mayor Pro Tem Bliss, Seconded by Councilwoman Aaron, to approve the special use request PSP 23-03 for a Used Good Use/Regulated Use at 31010 John R Road, with the following conditions of approval:

1. A site plan shall be submitted for Site Plan Review Committee (SPRC) review and approval which brings the site into greater conformity with Zoning Ordinance standards. The site plan shall depict, at minimum: a. Modifications to the drive-through canopy, including new overhead doors and queuing information; and b. Sidewalk connection(s) to one or both of the adjacent public sidewalks along John R Road and/or W. 13 Mile Road, in compliance with Section 10.506(H); and c. Enclosures for any exterior dumpsters or permanent donation drop-off containers, in compliance with Section 10.510(B)(8); and d. Additional right-of-way greenbelt landscaping, in compliance with Section 10.510(A).
2. The applicant shall apply for and obtain from the Zoning Board of Appeals (ZBA) a residential separation variance from the regulated use standards of Section 10.502[A].
3. Rollaway donation bins and donation items shall not be stored outside after business hours. All rollaway bins and items shall be stored and sorted inside the building.
4. Permanent donation drop-off containers, if proposed, shall be enclosed and screened in accordance with Section 10.510(B)(8) and shall be denoted on the submitted site plan.
5. The applicant shall obtain a business license for a regulated use in accordance with Article VII of the Business Regulations and Licenses Ordinance.

Voting Yea: Mayor Grafstein, Councilwoman Aaron, Mayor Pro Tem Bliss, Councilor Rohrbach, Councilman Soltis, Councilor Wright

Nay: Councilman Fleming

Motion carried 6-1.

## **MEETING OPEN TO THE PUBLIC:**

Deborah Vansyke, resident, expressed her concerns with the I-75 Construction impacting her home, the bumper-to-bumper traffic on her street, and the cars speeding through her neighborhood.

Martha Covert, Crime Commission member, expressed her concern with the cars speeding on Edward through her neighborhood.