



Planning Commission Minutes

Tuesday, March 17, 2026 at 7:00 PM
27400 Southfield Road, Lathrup Village, Michigan 48076

1. **Call to Order** by Vice-Chair Robinson at 7:10pm

2. **Roll Call**

Present: Robinson, Abraham, Nordmoe, Clarke, Hammond

Absent: Hillman

Also Present: DDA Director Colson, CED/DDA Project Coordinator Kennedy, Attorney Baker, City Clerk Emanuel

Motion by Commissioner Hammond, seconded by Commissioner Nordmoe to excuse Chair Hillman's absence.

Yes: Robinson, Hammond, Abraham, Clarke, Nordmoe

No: n/a

Motion carried

3. **Approval of Agenda**

Motion by Commissioner Nordmoe, seconded by Commissioner Abraham to approve the agenda.

Yes: Robinson, Hammond, Abraham, Clarke, Nordmoe

No: n/a

Motion Carried

4. **Approval of Meeting Minutes**

A. February 2026 - Meeting Minutes

Motion by Commissioner Nordmoe, seconded by Commissioner Abraham to approve the February 17, 2026 meeting minutes.

Yes: Robinson, Hammond, Abraham, Clarke, Nordmoe

No: n/a

Motion Carried

5. Presentations

A. Recast City Cohort

DDA Director Colson gave an overview of the program and the goals for Lathrup Village with a visual presentation. CED/DDA Project Coordinator Kennedy explained Small-Scale production and what defines a Maker Space or Maker Business, and the “Maker’s Mile” (actually longer than a mile), and how the program will succeed with community partners like Oakland Thrive, Michigan Economic Development Corporation, Project Diamond, the Lathrup Village Chamber of Commerce, Main Street Oakland County, Financial Institutions like Michigan First Credit Union and Chase Bank, and Lathrup Village Residents.

Commission members, DDA Director Colson, CED/DDA Project Coordinator Kennedy, and Attorney Baker discussed:

- Reaching out to existing small businesses that already operate in Lathrup Village
- Suggested a Change of Use
- Extending an invitation in the Newsletter to people doing business in the basement or at their kitchen table to turn their hobby into a business
- That we have 100ft commercial lot depths – and keeping in mind, the: sounds, odors, and disposable materials that could impact residents and our current ordinances
- Suggested using special land uses
- If this is a Six Sigma Lean project and suggesting it should be
- Six Sigma Lean projects work with Fortune 500 businesses and sometimes they become a lot of work
- Encouraging project management best practices without project management gates
- City buildings with parking in the front, and the vision of a courtyard and people congregating around the shops, and considering rethinking our Parking requirements
- Concept goal to generate interest with windows to get people to come inside the business
- More in-depth information will be presented at next month’s meeting

6. Public Comment

Lauren Beras, Goldengate, expressed in part: she thinks the Makers Mile is exciting, she knows vendors who would be interested, and thinks it would clean up vacant businesses on Southfield Road.

Jonathan Tara, expressed in part: thanks to Commissioner Nordmoe for his comments on the surveys and wanting the actual data, commented on the Village Center Area/District and mixed use/developments in this area, stating that the 30 homes in this area are non-conforming, that he is concerned that people living there might not be aware of that status, and referenced that when Michigan First was built the houses that were on that land went for good amounts.

7. **Old Business and Tabled Items** None

8. **New Business**

A. Capital Improvement Plan (CIP) 2025 – 2030

Motion by Commissioner Hammond, seconded by Commissioner Abraham to recommend the City Council adopt the Lathrup Village 2026 - 2031 Capital Improvement Plan.

Yes: Robinson, Hammond, Abraham, Clarke, Nordmoe

No: n/a

Motion Carried

Commissioner Nordmoe, said in part, that he thought the Boulevard concept was dead, but Southfield is spending money on it, while the Lathrup Village City Council voted to not fund the Boulevard research project even though we are one of three Cities involved in this.

B. Council Input – Master Plan Update

Councilmember Sousanis, expressed in part:

- Question were given to Giffels Webster regarding the Master Plan, the Master Plan process, and Master Plan timeline and they submitted their answers to Council, and this answered questions that he and others in the Community had
- Suggested engaging Mid-Summer with the City Council as a separate or joint meeting, and not just waiting for the scheduled Fall meeting
- Survey wording saying what do you support/like, without asking what you would not like to see
- The Concept of Southfield Road changing into a Boulevard has been around for about 20 years and remains as an aspirational item, that we keep assuming could happen, and making a question for residents of whether they want the Boulevard or not?
- Taking into consideration the School project and Maker's Mile as well
- Concerned that the comparisons with other communities related to housing are simplistic, and that we can be part of the solution and serve our own interests
- He supports the Makers Mile but doesn't want the City to be called that
- Believes that there are reasons businesses are in basements, where they don't pay rent and are working on margins
- Incentives to attract retail stores

Commission members, Attorney Baker, and DDA Director Colson discussed in part:

- In regards to housing needs, some things can be delivered by Cities around us, that we can address, but don't have to provide, document in the Master Plan: this is a need provided by "____" City
- Vice Chair Robinson: on record that: "Your point about the Boulevard and the concept has been floating for the last 20 years, and especially in again thinking in terms of housing and the Makers Mile is something that would be beneficial to Lathrup, and as the current buildings are set back and they're already set back and then you have the parking in front and the buildings are set back and if we did the Boulevard wouldn't that take you even further away from those building fronts

in order for people to have access and or see them as their going down Southfield Road and that's just something to take into consideration"

- Commissioner Hammond, commented in part: Southfield Road is owned by the County, the Parking (in front) is in the County's Right of Way, we don't have jurisdiction over it, maybe that's a reason to participate in a Boulevard Project to actually have some control over what happens with that part of the County's roadway, if we are participating actively through our effort and our money in the project then we have a much better opportunity to have some say so, of what happens with that, then if we don't
- Parking will be impacted by a Boulevard
- There is a risk that the Road Commission decides what they are going to do and there could be more (Parking) constraints
- We have reduced front setbacks to zero setbacks for new developments can be right at the edge of the property line, this was an effort to promote businesses and reconfigure to have parking in the back, The City has limited lot depths, but has taken steps to address those concerns
- Conversation took place about the Study Session and Meeting Agendas, and what will be discussed at them related to the Master Plan and the timeline related to the input that has been shared at the Meetings and Study Sessions and how feedback is continually being put into the Review and time is given for Commissioners to think over the information from the previous Meeting and have their questions ready for the next Study Session and Meeting
- Sharing the data in full, respect the analysis of it, share without skew or sway
- This is an Update to the plan (a Review), not a re-write, update to a plan that exists, not a re-write which is different and costs more money – more time spent to do a complete re-write
- Surface discussions now, more in depth - where they are headed
- Looking for more detail
- Study Session materialized because of lapse of concern/participation for whatever reason
- After a month to think on it – went back over Transportation, and then next month's Study Session will go over any loose ends/questions and gather that information, as they lead to the open house in June
- Ask if objectives from the Previous Master Plan are still valid versus looking at each objective
- Giving any questions, concerns, objectives to DDA Director Colson to present to Giffels Webster
- There was information in the Agenda packet with suggestions for preparing for tonight's meeting

C. Master Plan Update – Transportation Discussion

Eric Pietsch and Hannah Prins of Giffels Webster, went over the timeline for the Master Plan process and reviewed the 2021 Master Plan as it relates to Transportation and shared interactive questions for residents to engage in, whether they were present at the meeting or at home:

- Worked with DDA Director Colson on ways for residents and business owners to be engaged
- The Southwest and Southeast areas of the City have had the least engagement in the surveys
- Existing conditions for no vehicles, 1,2, or 3 vehicles available – City is Auto oriented
- Commute times to work (with the highest amounts between 15 - 34 minutes)
- The time for departing to work graphed
- How residents travel to work (Drive Alone, Carpooling, Work from home, Public Transportation, Walked)

- The Active Transit Network Including: Sidewalks, Bike Routes, HAWK Signal Crossings, Crosswalks, SMART Bus Route (Routes 420 and 740)
- Pavement Conditions for the 79 miles of roadway
- Crash site map, showing crash sites (most crashes along Southfield Rd at I-696 and 11 Mile Rd)
- Goals and Objectives from the 2021 Master Plan on Transportation
- Menti scan code survey questions – as a discussion boost and for input from residents
 - Ranking the current objectives in terms of priority level for the City?
 - Using 1 or 2 words what are your top concerns relating to Transportation in Lathrup Village?
 - Eric Pietsch asked for clarification regarding the Emergency Access response
 - Where/What are some opportunities to improve transportation in Lathrup Village?
 - What are some of the challenges/considerations when it comes to improving transportation in Lathrup Village?
- Complete streets are designed to accommodate all modes of transportation (pedestrians, bikes, motorized vehicles, and transit safely) Complete Street guidelines can be provided
- An Oakland County Road Commissioner will be coming to the April Study Session

Commission members, Attorney Baker, and DDA Director Colson discussed in part:

- Creative and innovative traffic design and the best way to get feedback about innovation in engineering standards to possibly incorporate in the road improvements
- A Grant for Lathrup Blvd and 11 Mile that has been submitted, and slowing down the traffic coming off the exit
- Traffic Calming and Placemaking and Trees
- Planting at intersections, any ordinances of obstructing intersections
- Private development of off-street parking
- Updating conversations relating to permeable and impermeable surfaces in our ordinances
- Attorney Baker, mentioned that some of the suggestions that have been brought up would actually be amendments to existing ordinances, and not related to the Master Plan, guidance comes from the ordinances themselves, this is for developers and outsiders looking to come to the Community, and for considering site plan applications and seeing if it fits with the vision of our future
- Clarification of the sidewalk buffer used in an example in the presentation
- Having paper surveys as well as electronic
- Complete Streets and completing the streets and sidewalks too
- Sidewalks, are the responsibility of the homeowner, they are on the Right of Way
- Suggestion of new housing having a charging port/ability to charge cars

9. General Communication

A. Site Development Report

DDA Director Colson, gave an update on the status of site developments.

10. Commissioner Comments

Commissioner Clarke's commented in part: that she does not think there will be new housing and thinks it should be the homeowner's choice, if they want to install an EV charging station at their home.

11. Adjourn

Motion by Commissioner Clarke, seconded by Commissioner Abraham to adjourn the meeting at 10:12pm.