



# Planning Commission Study Session Minutes

Tuesday, March 17, 2026 at 6:00 PM  
27400 Southfield Road, Lathrup Village, Michigan 48076

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1. **Call to Order** by Commissioner Nordmoe at 6:05pm

2. **Roll Call**

Present: Hammond, Nordmoe, Abraham

Absent: Hillman, Robinson, Clarke

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

3. **New Business**

A. Master Plan Update – Housing Discussion

Hannah Prins and Eric Pietsch of Giffels Webster continued the Master Plan Review. They asked for feedback during and after they explained a presentation that included:

- Engagement from 171 responses to the survey, and that they wanted to hear more from the Southwest and Southeast neighborhoods
- Not hearing from people under 34 and Renters
- The Results of the survey:
  - People expressed: loving their historic character with mature trees and close-knit community
  - Wanting to age in place,
  - Wanting lower maintenance housing
  - Need for neighborhood branding/identity and improving connection of neighborhoods South of I-696
  - Most encouraged housing types were: Condos, ADU's, Senior Housing, and housing above retail or offices
  - High quality housing
  - Concerns about affordability, taxes, and cost of living
- The Goals going forward and S.O.A.R. - Strengths, Opportunities, Aspiration, and Results
- The Weaknesses and Threats will be looked at later in the process
- This review is to generate conversation at this Study Session
- Conducted a S.O.A.R. survey with the prompt/objective of: "Support neighborhoods by improving walkability and access to goods and services", and collected data, and read a future prompt/objective of "Ensure that infill re-developed residential properties are compatible with the surrounding area and adjacent parcels."

Commission Members, DDA Director Colson, CED.DDA Special Projects Coordinator Kennedy, and Attorney Baker discussed:

- How to get the Southern neighborhoods more engaged, including lawn signs and knocking on doors
- The Communication and Engagement Committee helping to get residents involved
- Wanting to see the actual responses, and not the report (generalization of the data)
- How will the Weaknesses and Threats be brought in, what will the process be?
- Sidewalks and Sidewalk conditions
- Addressing affordability challenges
- Loft housing plan
- Vacant parcels

#### 4. **Public Comment**

Diane Damskey, commented in part: that she grew up here in a Southern section, and even in the Sixties the City was divided with most activity being North of Eleven Mile.

John Sousanis, commented in part: about S.O.A.R. – Strengths Opportunities, Aspirations, and Results, that all of them are positive, and by not doing a SWOT with Weaknesses and Threats we could miss part of the picture, and that feedback can be helpful.

Jonathan Tara, commented in part: about the timeline and working with the Communication and Engagement Committee.

John Sousanis, expressed in part: wanting consistency with entering and exiting businesses, and shared that residents pay the bill for the sidewalks and that could impact their desire for sidewalk repairs, and asked for a walkability/Bike Route map for residents.

Jonathan Tara, expressed in part: about having consistent working ditches and culverts and mentioned metrics for the Bike Routes.

Bruce Kantor, expressed in part: aspiration to have more opportunities of places for residents to walk (retail not office spaces) and to complete the streets utilizing a prior street survey.

Karen Harris, expressed in part: That she thinks of opportunities as having Senior living and the School project.

#### 5. **Commissioner Comments** None

#### 6. **Adjourn** at 7:00pm