



Planning Commission - Special Meeting Meeting Minutes

Tuesday, July 26, 2022, at 7:00 PM
27400 Southfield Road, Lathrup Village, Michigan 48076

1. Call to Order

Meeting called to order by Chair Piotrowski at 7:00 pm

2. Pledge of Allegiance

3. Roll Call

Commissioners Present: Mark Piotrowski, Chair

Les Stansbery, Secretary
Terrence Hicks
Bruce Kantor
Robert Tamarelli

Absent: Jason Hammond & Will Fobbs

Staff Present: Susie Stec, Community, and Economic Development Manager, Jill Bahm, and Eric Pietsch of Giffels Webster Engineering, Kelda London City Clerk

Scott Baker, City Attorney, attended the meeting remotely

Commissioner Kantor moved to excuse Jason Hammond and Will Fobbs, motion seconded by Commissioner Stansbery. Motion carried.

5. Approval of Agenda

Commissioner Kantor moved to approve the agenda; motion seconded by Commissioner Stansbery. Motion carried.

6. Approval of Meeting Minutes

A. PC Minutes May 17, 2022

Commissioner Stansbery moved to approve the meeting minutes of May 17, 2022; motion seconded by Commissioner Kantor. Motion carried.

7. Public Comment

None

8. Old Business and Tabled Items

None

9. New Business

A. Final Site Plan Approval - 27777 Southfield Road (Panera Bread)

Eric Pietsch of Giffels Webster, explained the revisions of the site plan dated July 22, 2022. Reviewing the remaining comments related to the screening of the roof top mechanical equipment, the parking requirements, and the loading area in the drive thru isle. The applicant was asked to pay attention to some of the functional elements like the dumpster area because it does face the residence area, that there is proper irrigation for the landscaping proposed.

After discussion and questions Commissioner Kantor moved to approve the final site plan at 27777 Southfield Rd with the following conditions. Motion seconded by Commissioner Stansbery.

- 1) Regarding the loading area the logistics will not change from the current operations
- 2) Regarding the dumpster the pickup time will not change, but asking for a taller screen to be placed around the area with landscaping
- 3) On the western lot line the landscaping will remain as is with the lawn and trees.
- 4) Parking lot sealed and stripped such that it will look complete
- 5) Irrigation required on site for landscaping
- 6) Single purpose trash receptacle at the northeast corner of the plaza
- 7) Maintain healthy trees along Southfield Rd
- 8) Explore the decorative concrete on the plaza
- 9) The lighting plan consistent with site plan and compliant with the ordinance

Motion carried.

Commissioner Kantor motioned to recommend to the City Attorney to work into the development agreement public benefit with the DDA for a bus enclosure or some other benefit to the city. Motion seconded by Commissioner Stansbery. Motion carried.

Commissioner Kantor as moved that the existing monument sign remain if Panera wants to use it, that there be no painted sign on the west elevation of the building, no drive thru sign on the west elevation, and the lighted signs on the are off at close of business except for Southfield Rd signs. Motion seconded by Commissioner Stansbery. Motion carried.

B. Discussion - Generator placement

There have been 3 recent inquiries of generator installation and its placement. The current standards for generator placement is in the rear yard only. Based on comments from the Building Official there should also be decibel standards included in the ordinance and other updates.

Giffels Webster will draft generator placement ordinance to consider at the August meeting.

C. Discussion - Impervious Surface Coverage

Jill Bahm of Giffels took a sample of 14 property from an aerial perspective, the lowest amount of coverage was about 20% and the highest was 53% with an average of 35%, which falls in line with other communities that regulate the surface coverage. So that seems like a good place to start. Some of the options for regulating it are either one set standard or a sliding scale.

Giffels will come back with language to review to the August meeting for an impervious surface plan.

D. Schedule of Amendments

Giffels has provided an updated zoning audit and some items from the comprehensive plan all to put together a priority matrix.

10. Other Matters for Discussion

None

11. General Communication

None

12. Adjourn

Meeting adjourned at 9:30