Planning Commission Minutes

Tuesday, September 15, 2026 at 7:00 PM
27400 Southfield Road, Lathrup Village, Michigan 48076

1. **Call to Order** at 7:02pm

2. **Roll Call**
Present: Abraham, Clarke, Hillman, Robinson, Nordmoe, Grewer, Hammond
Absent: n/a
Also Present: DDA Director Janet Bloom, DDA Project Coordinator Kennedy, Attorney Baker

3. **Pledge of Allegiance**

4. **Approval of Agenda**
Motion by Commissioner Robinson, seconded by Commissioner Hammond to approve the Meeting agenda.

Yes: Abraham, Clarke, Hillman, Robinson, Nordmoe, Grewer, Hammond
No: n/a
Motion carried.

5. **Public Comment for Items on the Agenda**
Jonathan Tara, expressed in part: To speak up due to the audience members with hearing loss. Every 2/10 people have hearing loss.

6. **Approval of Meeting Minutes**

A. Planning Commission Regular Meeting Minutes August 18, 2026
Motion by Commissioner Grewer, seconded by Commissioner Abraham to approve the regular meeting minutes of August 18, 2026.

Yes: Abraham, Clarke, Hillman, Robinson, Nordmoe, Grewer, Hammond
No: n/a
Motion carried.

7. **Public Hearing**

A. Artisan Manufacturing Amended Ordinance
Public comment - None

Commission Conversation:

Commissioner Hammond expressed in part, The appreciation of the language in the Ordinance.

Commissioner Grewer expressed in part, options to pivot and comeback to if the current process is too restrictive and stops flow of getting applications submitted

Motion by Commissioner Robinson, seconded by Commissioner Grewer to close Public Hearing on The Artisan Manufacturing Amended Ordinance.

Yes: Abraham, Clarke, Hillman, Robinson, Nordmoe, Grewer, Hammond
No: n/a
Motion carried.

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

9. **New Business**

A. Planning Commission Meeting Change

- The Commission discussed changing Planning Commission meetings from the third Tuesday of the month to the second Tuesday to allow for a better flow and timeline for Special Land Use application approvals. A proposal was also discussed to move meetings to the first Tuesday of the month for the remainder of 2026.
- Eric Pietsch offered the option of amending the ordinance to make the Planning Commission the final approving authority for Special Land Use applications of all types. Commissioner Hammond asked how often a Planning Commission recommendation has been denied by City Council within the past five years. He noted that if the City Council typically follows the Commission's recommendations, it may be worth considering giving the Planning Commission final approval authority.

After discussion, the Commission decided that the meeting schedule change for 2027 will be addressed during the November Planning Commission meeting.

B. 2026 Comprehensive Plan Update Discussion on Future Land Use and Goals/Objectives

- Eric Pietsch provided an overview of the proposed updates to the Comprehensive Plan.
- Attorney Baker recommended considering the Medical Overlay District and its implications for rezoning. In particular, he discussed the proposed change from Office to Mixed Use and how current ordinances specifically restrict certain uses to designated medical office areas.
- Commissioner Hillman proposed that the area currently identified as Village Center be changed to Single Family rather than Multiple Family. Commissioner Hammond and Commissioner Robinson later expressed agreement with this recommendation. The Commissioners discussed the importance of providing assurance to existing single-family property owners and their neighbors.
- Attorney Baker explained that allowing Multiple Family zoning would still permit single-family residential uses, whereas changing the designation to Single Family would not allow the same flexibility. He also advised the Commission to avoid spot zoning and discussed the potential unintended consequences of changing the designation from Multiple Family to Single Family.
- This discussion helped the Commission identify a potential solution that recognizes and protects existing single-family uses while avoiding spot zoning concerns and maintaining appropriate flexibility. The proposed approach appeared to receive support from the majority of the Commission.
  Goals and Objectives

- Commissioner Hillman and Commissioner Hammond recommended adding a section specifically addressing parks and green spaces.

10. General Communication

A. Single Family Residential in Village Center Zoning - No discussion

B. Parks & Green Space Zoning

- Commissioner Hillman referenced Grosse Pointe Park as an example when discussing parks and green space zoning.
- Attorney Baker brought up the practical implications of establishing a green space zoning designation, including whether such a designation would provide significantly greater protection for existing parks and green spaces than the protections already in place.
- Commissioner Clarke thanked DDA Project Coordinator Kennedy for adding the existing Public Service zoning definition and inclusions document. Commissioner Clarke requested that the document be included again when this topic is discussed at a later date so that the Commission and the public can review it as part of the discussion.

C. Site Development Status Updates

DDA Director Bloom and DDA Project Coordinator Kennedy gave an update on the status of site developments.

11. Public Comment

Jonathan Tara, expressed in part: To start thinking about water main replacement at Lincoln and Southfield. Mentioned that we had replacement on the East water main but not the West water main, and ended by asking where the plans were for infrastructure since the City hasn't been able to locate them.

John Sousanis, expressed in part: He's excited for the idea of a Park designation and stated that hurdles safeguards things, expressed his opposition to the suggestion of the Planning Commission being the final approval for special land use, and mentioned a document the Planning Commission referenced and had access to - that the public doesn't and that shouldn't be the case.

Darryl Dennis, expressed in part: They're from Royal Oak, a website developer and guitarist amongst other things, he came to share about the Recast program and advocate for the Makers Mile with the intention of wanting to add to the arts for both youth and adults specifically music programming that compliments The Artisan manufacturing ordinance

12. Other Matters for Discussion

- Upload the "*Role of the Planning Commission*" handout from Giffels Webster to the agenda packet for tonight's meeting.
- Include the handout as a sub-bullet under General Communication on the October agenda so that the Commission and the public have adequate time to review the document before it is discussed.

13. Adjourn

Motion by Commissioner Robinson, seconded by Commissioner Abraham to adjourn the meeting at 9:35pm.

Yes: Abraham, Clarke, Hillman, Robinson, Nordmoe, Grewer, Hammond
No: n/a
Motion carried.