



Planning Commission Agenda

Tuesday, May 20, 2025 at 7:00 PM
27400 Southfield Road, Lathrup Village, Michigan 48076

1. **Call to Order** 7:06pm
2. **Roll Call**

Present: Chair Stansbery, Commissioner Nordmoe, Commissioner Scussel, Commissioner Hammond, Commissioner Hillman

Absent: Co Chair Fobbs, Commissioner Dizik

Motion by Commissioner Hammond, seconded by Commissioner Hillman, to excuse Co Chair Fobbs and Commissioner Dizik.

Yes: Hillman, Stansbery, Nordmoe, Scussel, Hammond

No: N/A

Motion carried.

3. **Approval of Agenda**

Motion by Commissioner Scussel, seconded by Commissioner Hillman to approve the agenda as presented.

Yes: Hillman, Stansbery, Nordmoe, Scussel, Hammond

No: N/A

Motion carried.

4. **Approval of Meeting Minutes**

Motion by Commissioner Scussel, seconded by Commissioner Hillman, to approve minutes with corrections stated by Atty Baker.

Yes: Hillman, Stansbery, Nordmoe, Scussel, Hammond

No: N/A

Motion carried.

5. **Public Comment**

Jonathan Terra, California Dr SW, made comments including: the definition of a primary business, that sometimes something that is not primary can become the primary business, as well as a campaign that he has seen in Waterford, to inform the public against scams related to Bit Coin ATMs, and who to contact.

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

7. **New Business**

A. Public Hearing - Site Plan 26710 Southfield Road

DDA Director Colson, explained the retail premade meal business, that was proposed for a former Salon location, is a change of use, that is permitted by the district, and the approved site plan and parking requirements were located so it doesn't require a Planning Commission approval, it is just before the Planning Commission to answer any questions.

Abbas Zreik, the owner of this Primealete Nutrition location gave background saying in part, that there are 12 Primealete Nutrition locations, cooked in their commissary that is licensed by the State, the average customer is in and out in about 3 minutes, and there is not dining in, just a counter, pricing board, and refrigerators.

Atty Baker, said the Notice of Public Hearing for this site plan was published.

Chair Stansbery opened the Public Hearing at 7:23pm, there were no comments, the Public Hearing was closed at 7:23pm.

Motion by Commissioner Hammond, seconded by Commissioner Scussel to approve the site plan for 26710 Southfield Rd., unit 6.

Yes: Hillman, Stansbery, Nordmoe, Scussel, Hammond

No: N/A

Motion carried.

B. Set Public Hearing for Zoning Amendment – Solar Panel and Power Storage

DDA and Community Economic Development Intern Thomas Kennedy, explained the proposed ordinance and went over the proposed ordinance language, that this helps to fulfil the City's Redevelopment Ready Certification, the included safety regulations and process requirements, providing the best practice for installation and for decommissioning and how it can help to combat scams related to the Solar Power industry.

DDA and Community Economic Development Intern Thomas Kennedy and Planning Commission members discussed:

- The other renewable energy options that could have been used as part to the City's RRC qualifications

- How this will impact preexisting homes with Solar Power
- ESS – Energy Storage System placement recommendations and requirements including:
 - Not in the basement
 - Not in the house
 - In a garage or shed, or a second shed based on the shed's location
 - Concerns around placement in an attached garage, and the attics attached to the house
 - Placement on an outside wall
 - Whether items should be in the Ordinance or as an informational pamphlet
- Solar Power related scams that have happened in different communities
- Roof top versus ground installation
- Placement on non-street facing roof tops
 - best location for the sunlight based on the time of the year
 - Historic homes versus non-historic homes
 - Homes with two front yards
- Deadline for the Ordinance and having it for the July meeting
- Maintenance and/or inspection of the Solar Panels and Energy Storage System
 - How many times and how often
 - Should it be by the City with an inspection fee?
 - Should it be annually with the results presented to the City
 - How would the private inspections be tracked
 - If panels get compromised or damaged
 - Potential hazard to neighbors
 - The City does not require this for generators, EV Chargers for cars
- The importance of the ESS units being decommissioned if non-operational for 12 months
 - How City will know if they are non-operational for 12 months
- Separate language for ESS systems with and without Solar Panels
- Solar Panels are in the newly approved Fee schedule

Jonathan Terra, commented including expressing that he was glad the City is talking about battery storage, and many people may put these in the basement, and could use the placement guidance.

Motion by Commissioner Hammond , seconded by Commissioner Hillman, to set the Public Hearing for Solar Panel and Power Storage for July 15, 2025 and provide an updated draft prior to June 17, 2025, Planning Commission meeting.

Yes: Hillman, Stansbery, Nordmoe, Scussel, Hammond

No: N/A

Motion carried.

C. Set Public Hearing for Zoning Amendment – Money Service Business Use Classification

Eric Pietsch of Giffels Webster explained the zoning amendment, and he along with City Attorney Baker, and the Planning Commission members discussed:

- The language for the ordinance being similar to the City of Southfield
- The goal of this being brought before the Planning Commission on August 19th and the City Council on September 15th, 2025
- Ways to limit them without zoning code
- The two in the City and the districts that they are in
- Whether or not to restrict them to one district, or keep them one mile apart and multi-districts
- Placing them in a C2 district
- Possible negative impact of the businesses
- Burden on the applicants to show that there will be no negative impact
- Applicants including a plan to address Police Department recommendations
- Addressed: Jonathan Terra's point, that if check cashing is not their main/primary business, should they be in this ordinance, and the consequences if they misrepresent their primary business
- Addressed: Jonathan Terra's other point, of these companies being required to have educational materials for the public on site in their businesses through an ordinance

Motion by Commissioner Hillman, seconded by Commissioner Hammond to set the Public Hearing for Money Service Business Use Classification for the June 15, 2025 Planning Commission meeting.

Yes: Hillman, Stansbery, Nordmoe, Scussel, Hammond

No: N/A

Motion carried.

D. Set Public Hearing for Zoning Amendment – Small Box Retail Discount Stores

Eric Pietsch of Giffels Webster, explained the zoning amendment for Small Box Retail Discount Stores, and referenced a map indicating the location of several of these types of stores in Southfield, and explained that the City of Lathrup Village, is not deprived by not having one.

Motion by Commissioner Hammond, seconded by Commissioner Hillman, to set the Public Hearing for Small Box Retail Discount Stores for the June 17, 2025, Planning Commission meeting.

Yes: Hillman, Stansbery, Nordmoe, Scussel, Hammond

No: N/A

Motion carried.

8. Other Matters for Discussion

DDA Director Colson, said that Mr. Fobbs indicated that he would be resigning, and the DDA will start advertising for applicants.

Commissioner Hillman asked if potential candidates for City Council, could be contacted by members of the Planning Commission, and Attorney Baker responded by saying they would need to update their cover letter, and apply once the position is posted.

Commissioner Hammond, announced that the City Council appointed Maria Mannarino Thompson to join the Council until the next election.

9. **General Communication**

A. Site Development Update Report

DDA Director Colson, gave an update on the status of development projects.

10. **Adjourn**

Motion by Commissioner Hillman, seconded by Commissioner Hammond, to adjourn the meeting at 9:41pm.