



Planning Commission Meeting Minutes

Tuesday, October 18, 2022, at 7:00 PM
27400 Southfield Road, Lathrup Village, Michigan 48076

1. **Call to Order by Chair Hammond at 7:03 pm**

2. **Pledge of Allegiance**

3. **Roll Call**

Commissioners Present: Jason Hammond, Chair
Les Stansbery, Vice Chair
Wil Fobbs, Secretary
Commissioner Dizik
Commissioner Kantor,
Commissioner Tamarelli

Absent: Alecia Powell

Staff Present: Susan Stec, Community, and Economic Development Manager,
Kelda London, City Clerk, and Attorney Scott Baker attended
the meeting remotely.

Also Present: Eric Pietsch, Giffels Webster Engineering.

Motion by Commissioner Kantor to excuse Commissioner Powell motion seconded by
Commissioner Stansbery. Motion carried.

4. **Approval of Agenda**

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

5. **Approval of Meeting Minutes**

A. PC Minutes 2022 09 20

Motion to approve meeting minutes from September 20, 2022, with the noted correction by Vice
Chair Stansbery, motion seconded by Commissioner Kantor. Motion carried.

6. **Public Comment** (speakers are limited to 3 minutes)

No public comments

7. **Public Hearings**

A. Public Hearing - Permanent Power Generators

Chair Hammond opened the Public Hearing. Eric Pietsch of Giffels Webster gave a brief explanation of the permanent power generators.

There were no public comments.

Public Hearing for permanent power generators closed.

B. Public Hearing - Impervious Surface Coverage

Chair Hammond Opened the Public Hearing.

There was no public comment.

Closed the public hearing on impervious surface coverage

C. Public Hearing - Special Land Use (26647 Southfield Road - Ambassadors Institute)

26647 Southfield Road is applying to open an educational facility that is classified as mixed-use.

Chair Hammond opened the public hearing. No public comments

Closed public hearing.

8. **Old Business and Tabled Items**

A. Proposed Zoning Text Amendment - Permanent Power Generators

Motion to recommend the approval of the permanent power generator amendments with the addition of the word permanent in Section 5.16.2.h in reference to permanent power generators. Further recommending that this is forwarded to City Council. Motion seconded by Vice Chair Stansbery. Motion carried.

B. Proposed Zoning Text Amendment - Impervious Surface Coverage

Motion by Kantor to approve the impervious surface language and recommend that it be forwarded to City Council for approval. Motion seconded by Vice Chair Stansbery. Motion carried.

9. New Business

A. Proposed Site Plan & Special Land Use Review (26647 Southfield Road - Ambassadors Institute)

Eric Pietsch, of Giffels Webster, gave a brief overview of the request. This is an existing building with one (1) floor and five (5) tenant spaces. The northernmost tenant space is proposed to be converted to accommodate academic instruction which is a special land use classification.

Motion by Vice Chair Stansbery to approve the proposed Special Land Use Review. Motion seconded by commissioner Fobbs. Motion carried.

Motion by Commissioner Fobbs to approve the site plan contingent on the review of legal counsel, if Council deems there is a need for a trash receptacle that will apply to the whole building. If no receptacle is necessary, then it will be handled administratively. Motion seconded by Vice Chair Stansbery. Motion carried based on the contingency.

10. Other Matters for Discussion

There is a desire to have some planning training. Giffels Webster will decide on what topics to cover.

11. General Communication

The PUD was approved by Council.

The BP station is moving forward nearing completion.

Discount Tire is moving along very quickly.

There are several fall events; the Block Party, Trunk or Treat on Oct 29th. Volunteers are needed for the November 5th is the final movie night event, November 19th Artisan Winter Market.

12. Adjourn

Motion to adjourn by Tamarelli meeting adjourned at 8:26.