



City Council Special Meeting

Monday, January 06, 2025, at 6:00 PM

27400 Southfield Road, Lathrup Village, Michigan 48076

1. **Call to Order** by Mayor Garrett at 6:02pm

2. **Roll Call**

Present: Mayor Garrett, Mayor Pro Tem Kantor, Councilmember Barksdale, Councilmember Jennings, Councilmember Hammond

Also Present: City Administrator Mike Greene, Attorney LeAnn Kimberlin, and City Clerk Alisa Emanuel

3. **Pledge of Allegiance**

4. **Approval of Agenda**

Moved by Mayor Pro Tem Kantor, seconded by Councilmember Barksdale, to approve the agenda.

Yes: Garrett, Kantor, Jennings, Hammond, Barksdale

No: N/A

Motion carried.

5. **Public Comments for Items on the Agenda** (*Speakers are limited to 3 minutes*)
No Comments

6. **Discussion Items** (*no formal action to be taken*)

A. Short Term & Rental Ordinance Update

City Council discussed the option of creating a Short-Term Rental Ordinance, including the difference between what is already included in our Rental Ordinance, and why it would benefit the City to have a Short-Term Rental Ordinance. Some of the distinctions between the two ordinances were that the Short Term Rental Ordinance would be a mechanism, that the City can use to: Have a local contact that Residents can reach out to, instead of going straight to the City for any complaints, that it would be registered with the City as a Short Term Rental, the number of Short Term Rentals and placement of them, can be controlled by the City, quiet hours, parking specifications, and that parking of RV, and use of Tents on the property would be prohibited at the Short Term Rentals could be included.

Mayor Pro Tem Kantor thought that it would be a proactive move, and Mayor Garrett, and Councilmember Hammond, thought the modifications may be able to just be listed in the current ordinance without creating a separate ordinance.

Attorney Kimberlin said adding modifications to the current ordinance, places more restrictions on the existing rental properties, if there is not a separate ordinance. Mayor Garrett requested something to be drawn up for next January 27, 2025 Study Session.

B. 27700 Southfield Road - Annie Lathrup School Partial Demolition & Rehabilitation Plans - Historic District Commission Decision Appeal

The City Council discussed the Surnow Company appeal of the Historic District Commission's decision regarding the proposed development at the Annie Lathrup School site, that is on the Agenda for the January 27, 2025, City Council meeting.

Mayor Garrett asked if they had no say over this project until the plan is approved, and CA Greene, said yes, it has to go to the Planning Commission first and then to City Council. Mayor Pro Tem Kantor said if the plan is approved, the plans will be reviewed by our engineering firm.

Mayor Pro Tem Kantor, said he respects why the Historic District Commission denied the plans, and the charge as Council is to do what is best for the City, and as it stands now the plans are to preserve a major part of the school. The part HDC did not like was the modern design for the arms of the building, and their placement. The City's Master Plan designates that new buildings are to be at the property line, which is near the sidewalk, and the sidewalk is currently ~50 feet from the road. The Master Plan has been reviewed/updated every 5 years, and there has been no resident objection that he knows of, over the 15 years to the Master Plan, thus anything new based on our zoning, has to come up to the property line.

Councilmember Barksdale asked if parking could be placed up front if there was an approved variance, and Councilmember Hammond, said there was not enough room and Councilmember Jennings, said it would not be walkable if parking was placed in the front. Mayor Pro Tem Kantor, said with the wings up front and the school farther back, you have a walkable area.

Councilmember Barksdale asked if there were any back-up plans, and Rob Krochmal, who was attending the meeting on behalf of the Surnow Company, said they have been working on it for years and have tried all the things that the Council is talking about, and they are coming with what they think is the most feasible design. Councilmember Barksdale asked if it will just be sitting there if it does not get approved, and Rob said it will be tough to say. Mayor Pro Tem Kantor said it will just sit there, and Mayor Garrett asked if tearing it down, would be a possibility.

Councilmember Barksdale liked the idea of getting more people to live and visit here, who can use the retail that we do have, and Mayor Pro Tem Kantor thinks it will be a catalyst.

Mayor Garrett said the plans are out there for people to see, and the Council must hear the appeal on January 27, 2025, regardless of what happens at the Planning Commission meeting, they have to follow the proper steps.

7. Public Comment *(Speakers are limited to 3 minutes)*

Jonathan Tara, wanted to know to what extent has there been involvement by Historic Architects, who could preserve the building, and said he knows someone who is a Historic Architect, and said he will give his card to Rob, who represented the Surnow Company at this meeting.

Autumn Sousanis, commented on asbestos removal laws, that she presumes protect it from being demolished, with concern about people being exposed to Asbestos and possibly getting mesothelioma. She thought there are many other possibilities for the building's use, other than hearing it will either be used as housing or there is a threat of the building being demolished.

Mayor Garrett expressed, that the Surnow company owns the school building.

Autumn Sousanis, expressed that the City has a history of letting beautiful things slip through their fingers and not preserving them, like the Bell tower, and they got a bank, the bank was torn down, they got Panera, which is set back, and she thinks the Master Plan design is flawed, the Surnow plans show how the School building would be covered (not able to be seen), which takes away the calm and tranquility, and that we don't need to be Royal Oak.

Councilmember Hammond asked Rob from the Surnow Company to take another look at using similar building materials, that complement each other, regarding the new wings and the original School building, and Rob said that he would.

Robin Roberts commented that the last time the Master Plan was looked at the Historic District Commission got left out and not allowed to look at it. She would like to see Council make sure that the Historic District Commission, is in the loop, and gets a chance to look at the Master Plan. She stated that the School and Church were set aside specifically to be different from the rest of the buildings in the community.

Helen Harper, who lives on Glenwood, expressed her concerns about a plumbing problem that she was told would effect just her and one neighbor, and said that she was told different things by different companies that she called about it, and wanted the Council to know that there is possibly a crack that is in a video that she sent to CA Greene. She wants what is right to be done, and if she is wrong, she will be responsible for it. She wants to give a letter, that the plumber gave her, to the Council for them to read it.

8. Mayor and Council Comments

Mayor Garrett commented that the Master Plan was made by the previous administration, and that we can possibly, make a committee, and hopefully you (Autumn Sousanis) will be on it, that can go through it with a fine-tooth comb and present their findings to the Planning Commission in 2026.

Mayor Garrett, addressed Ms. Harper, saying that she has seen the video and shared it with the City Engineer, and in the video the Plumber is heard saying that "the crack is Ms. Harper's problem."

Ms. Harper said there was another video showing the pipe, that she is referring to, and that the people who did the road are the ones that broke the pipe, she thinks.

Mayor Garrett asked CA Greene about the letter, and he said it says the video camera made it 50 feet out, and even 50 feet is still on her property, not the City's property. Ms. Harper, said she will send another video, and Mayor Garrett, said that her and CA Greene, will talk with Ms. harper, about her concerns.

Mayor Pro Tem Kantor recommended the Finance Review Committee reconvene next month, to discuss an education campaign for the public to understand both PA 33 and the Headlee amendment.

Councilmember Hammond said he will work with CA Greene, to coordinate a schedule for a Town Hall, to hear, resident's desires for the future of the City, in a focused and facilitated session.

Mayor Garrett expressed that a Town Hall with structure would be beneficial, like asking residents, what they would like done with empty lots, and helping residents understand what the City does and does not own, and what is within the abilities of the City Council. She suggested that Council brainstorm topics for the Town Hall, and she likes adding the topic of the dog park.

Mayor Pro Tem Kantor asked if there were any RFQ responses, and CA Greene, said not so far, and that it closes on January 15, 2025.

Mayor Pro Tem Kantor referenced the FLOCK cameras and said they have helped.

9. Closed Session

A. Request to enter into a closed session for strategy and negotiation sessions connected with the negotiation of a collective bargaining agreement per MCL 15.268(c).

Moved by Mayor Pro Tem Kantor, seconded by Councilmember Hammond, to go into closed session at 7:03 pm.

Yes: Garrett, Kantor, Jennings, Hammond, Barksdale

No: N/A

Motion carried.

Moved by Councilmember Hammond, seconded by Mayor Pro Tem Kantor, to reconvene the City Council Meeting at 7:29 pm.

Yes: Garrett, Kantor, Jennings, Hammond, Barksdale

No: N/A

Motion carried.

10. Adjourn at 7:30 pm

Moved by Mayor Pro Tem Kantor, seconded by Councilmember Jennings to adjourn the Meeting.