



Planning Commission Minutes

Tuesday, April 15, 2025 at 7:00 PM
27400 Southfield Road, Lathrup Village, Michigan 48076

Location: Community Room

1. **Call to Order** at 7:01pm
2. **Roll Call**

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

Absent: Co-Chair Fobbs, Commissioner Hammond

Others Present: DDA Director Colson, Planning Consultant Eric Pietsch of Giffels Webster, Attorney Baker, City Clerk Emanuel

Motion by Commissioner Dizik, seconded by Commissioner Scussel, to excuse Commissioner Hammond.

Yes: Hillman, Stansbery, Nordmoe, Scussel, Dizik

No: N/A

Motion carried.

3. **Approval of Agenda**

Motion by Commissioner Scussel, seconded by Commissioner Dizik to approve the agenda.

Yes: Hillman, Stansbery, Nordmoe, Scussel, Dizik

No: N/A

Motion carried.

4. **Approval of Meeting Minutes**

A. March 2025 - Planning Commission Meeting Minutes

Motion by Commissioner Hillman, seconded by Commissioner Scussel, to approve the minutes from the March 18, 2025, Planning Commission meeting.

Yes: Hillman, Stansbery, Nordmoe, Scussel, Dizik

No: N/A

Motion carried.

5. **Public Comment**

None

6. **Old Business and Tabled Items**

A. Capital Improvement Plan (CIP) 2025 – 2030

Eric Pietsch of Giffels Webster, explained that there were a few changes to, the Capital Improvement Plan, in this presented draft, all departments have issued their ratings and all new items have an asterisk.

Commissioner Hillman, asked if a Police vehicle on the list, is still needed, since one had already been replaced due to an accident. DDA Director Colson, confirmed that, there is still a need for one vehicle.

Chair Stansbery, said the action is for us to approve that it goes to City Council.

Motioned by Commissioner Hillman, seconded by Commissioner Dizik to send the Capital Improvement Plan to City Council.

Yes: Hillman, Stansbery, Nordmoe, Scussel, Dizik

No: N/A

Motion carried.

7. **New Business**

A. Public Hearing - 27700 Southfield Road Site Plan

Sam Surnow and Jordan Sherman, went over a power point slide show, sharing an overview and history of the Surnow company, site plan updates for 145 units, and explaining how the development plan meets the Planning Commission Evaluation Criteria, covering the four points:

- 1 The project involves the rehabilitation of a historic structure
- 2 The project includes passive or active open spaces, such as parks, plazas, and/or event spaces for public use
- 3 The project satisfies a demonstrated need for housing in the City
- 4 The project is consistent with the City's Master Plan

Mr. Surnow and Mr. Sherman also showed images of the new design with a notch that the Historic District Commission recommended on Southfield Road, along with having consultants explain the results of infrastructure and traffic studies that resulted in reports that the infrastructure can handle the proposed development and that traffic flow will be addressed with angled driveways and directional turn only signs that divert traffic back to Southfield Road and away from the neighborhood.

Commissioner Nordmoe, clarified that the words “built up to the street” actually mean to the right of way which is 32 feet from the street, and asked about the HVAC systems and charging stations.

Mr. Surnow and representatives, explained that there will be modern efficient HVAC systems and the use and need of charging stations will be monitored.

Commissioner Hillman, thanked the Surnow Company for the due diligence put into the presentation, that addressed the need for amending the first-floor ordinance for residential use, and that the Surnow Company added the Notch that the Historic District Commission recommended into their design, and for them working with the Tree Committee for the green buffer space design.

Commissioner Hillman, asked about parking, referencing the 2 parking spots per dwelling Planning Commission requirement, versus the 1.5 parking spots in the design, as well as the public event spaces that will be in the School building that will need parking, and asked how the parking need will be addressed?

Sam Surnow, explained the use of valet parking that would park in the Surnow owned properties across Southfield Road, and leasing the parking lot of the neighboring Church.

Commissioner Hillman, expressed that he wants parking agreement in place for this site plan.

Commissioner Hillman, clarified that the 18 parking spots on Goldengate Drive, are in the right of way, and the Planning Commission, does not approve that, those would need to be approved by the City Council.

Karen Harris, Cambridge Blvd., thanked the Surnow Company for a comprehensive presentation and is excited for something new in Lathrup Village.

Nancy B., thought it looked nice and loves the green space

Pam Shermeyer on Lathrup Blvd., thanked the Surnow Company for hearing what the community has said and altering the plans. She is glad that there will be “No Right Turn” signs to direct traffic.

Mary M. on Redwood, thanked Sam and Jordan for meeting with her yesterday and agreeing to not cut down trees that are dedicated to her late husband and son.

Carole Greene, Lathrup Blvd., expressed that even though there will be directional traffic signs and angled driveways away from the neighborhood, she is concerned that people will still drive through the neighborhood and shared concerns related to water pressure as it relates to use by the Fire Department responding to calls in the area, commented on unfilled positions in the Police Department, and concerns over parking.

Shelly Reeves, who lives directly behind the proposed site, thought it was a great presentation, yet was interested in trash dumpsters and placement of them, traffic through the neighborhood, and wanted to know what the City will gain from this development, and noted that there had been an ordinance changed for this project.

Phyllis Windom, Sunset Blvd E., asked how long it will take for the greenery in the plan to grow, and is concerned about water pressure and flooding on her property when it rains.

Maureen Mitchell-Tardivi, San Jose, sees parking as a big problem, and she thinks the residents of the apartment building will need parking.

Autumn Sousanis, Rainbow Dr., passed out packets from Diane Anderson, who was not able to attend the meeting to Commission members, expressed concerns over items in the plans: including that there is not a stage in the recent site plan, the Café' is a countertop in the hallway, and the only place to get water is the restrooms. She said the School is vacant due to the Surnow Company allowing it to fall into disrepair, and mentioned the parking lot according to the plan has gates and is not open to the public. Ms. Sousanis also asked about the PILOT plan and a company that Surnow owns.

Ree Vosky, Wilshire Blvd, was glad that the Surnow Company came to the Tree Committee for their input on the landscaping and suggested less turf grass and more green gardens. He suggested that Surnow contacts the navigation systems to inform them of the one way turns out of their apartment building.

Mary Valadian, on Roseland, expressed that you either have 1 or 2 parking places not 1.5. and commented on the study of apartment buildings in a five mile radius including Southfield, and thought the rent in Lathrup Village should be elevated, because this will effect who is attracted to the apartments.

Alicia Lundell, San Jose Blvd., is glad that parking overflow will not be in the triangle across the street, and thinks that 1.5 parking places will work out, because people come and go at different times.

John Roberts, Lath Blvd., executive officer at the neighboring Church, is glad that the Surnow Company is recognizing memorial trees, and said that he is actively working with the Surnow Company, to rent parking for overflow from events, and is excited about accepting that offer for spots that would not be otherwise used at those times.

Closed Public Hearing at 9:01pm

Commissioner Dizik asked if parking permits would be purchased by residents, and how they will regulate the 1.5 parking spots.

Commissioner Hillman, asked if spots would be given per bedroom or another way?

Commissioner Hillman, expressed that residents should address questions regarding the PILOT program to City Council.

Commissioner Hillman, asked about compliance in the materials used in the most recent plan, drainage and water pressure, and entry in and out of the proposed site.

Chair Stansbery, stated that the Planning Commission has to agree to approve the parking reduction in order to meet the 1.5 parking proposed, from 290 spots to 218 spots for a 25% reduction in parking.

Attorney Baker, said "shared parking agreements are only recorded If they are being relied upon to count towards the minimum required parking spaces and this applicant was not relying on a shared parking agreement to meet the minimum required spaces."

Motion by Commissioner Dizik, seconded by Commissioner Scussel, to approve the site plan for 27700 Southfield Road, given the 25% reduction in parking, with the stipulation that the City Council approves the 18 necessary spots on the North side of the building, to satisfy the 218 required parking places in the plan and that does satisfy the 4 previously stated requirements (1 The project involves the rehabilitation of a historic structure, 2 The project includes passive or active open spaces, such as parks, plazas, and/or event spaces for public use, 3 The project satisfies a demonstrated need for housing in the City, 4 The project is consistent with the City's Master Plan) for the Planning Commission to approve first floor residences, as presented.

Yes I support: Hillman, Nordmoe, Scussel, Dizik, Stansbery

No: N/A

Motion carried.

8. Other Matters for Discussion

Commissioner Hillman, expressed concern that Co-Chair Fobbs hasn't been at meetings, and thinks the Commission should address it.

Commissioner Hillman, regarding the folders that Autumn handed the Commission on behalf of Diane Anderson, acknowledged that Diane is extremely passionate about the Historic buildings and that he looked at the material in the folder.

Thomas Kennedy, DDA and Community Economic Development intern, gave an overview of a proposed ordinance regarding Solar Panels regulations, and welcomes community feedback before the upcoming May 20, 2025 Planning Commission meeting. Mr. Kennedy, also said that based on input from residents and business owners there will be suggested updates to our Parking ordinances and an Office District Zoning amendment to allow additional uses by right, along 12 Mile Road aimed at making it more economically viable.

9. General Communication

A. Site Development Update Report

DDA Director Colson, gave updates on the status of development projects

10. Adjourn

Moved by Commissioner Scussel, seconded by Commissioner Dizik, to adjourn the meeting. Meeting adjourned at 9:39pm.