



Planning Commission Minutes

Tuesday, March 18, 2025 at 7:00 PM
27400 Southfield Road, Lathrup Village, Michigan 48076

1. **Call to Order** at 7:05pm

2. **Roll Call**

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

Absent: Commissioner Dizik and Co-Chair Fobbs

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

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

Yes: Hillman, Stansbery, Nordmoe, Scussel, Hammond

No: N/A

Motion carried.

3. **Approval of Agenda**

Motion by Commissioner Hammond, seconded by Commissioner Hillman to approve the agenda.

Yes: Hillman, Stansbery, Nordmoe, Scussel, Hammond

No: N/A

Motion carried.

4. **Approval of Meeting Minutes**

A. February 2025 - Planning Commission Meeting Minutes

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

Yes: Hillman, Stansbery, Nordmoe, Scussel, Hammond

No: N/A

Motion carried.

5. Public Comment

Diane Anderson, spoke of her disappointment about the former Town Hall being torn down, and her concerns and disappointments about the work of the Surnow group and their preservation and repurposing of Historic buildings.

Don Eichsteadt, expressed that he is against the proposed plan for the apartment building at the former Annie Lathrup School site, commenting that he does not agree Lathrup Village needs more housing, believing the plan for the two apartment wings attached to the school building are ugly and overwhelm the school building, he expressed among other things his ideas about the materials that will be used on the wings' facade and parking plans.

Lauren Beras, Thanked Sam Surnow, for all the things he has done for Lathrup Village, and thanked him for taking on this apartment project.

Irene Mc Donald, spoke about the history of Lathrup Village, her disappointment in Historic buildings being torn down, crime in Lathrup Village, and spoke against the apartment project.

Martha Lyons-Quinn, spoke of her disappointment in the former Town Hall being torn down, transparency in Lathrup Village, not understanding how the Planning Commission could consider this project, and expressed her views against the apartment project at the School building.

Karen Harris, stated we can't stay in the past and she is excited that we are going forward, that apartments are a type of housing in cities, she thinks it is a beautiful thing and part of diversity, and she likes diversity. She also addressed people disrupting her and asked them to respect when other people are talking.

Autumn Sousanis, expressed that she is concerned about asbestos, and wants to know what Surnow will be doing in their plan for the school regarding asbestos. She rebutted Karen Harris's opinion and comments, expressing that there is no need for apartments, and shared her views against the proposed apartment plan, stating among other things that Lathrup Village is different from other cities and was a safe and quiet place to live.

6. Old Business and Tabled Items None

7. New Business

A. Capital Improvement Plan (CIP) 2025 – 2030

Eric Pietsch of Giffels and Webster explained the Capital Improvement Plan.

Commissioner Hammond, asked for Mr. Pietsch to go over the approval procedure process for the public and new board members to hear, and Mr. Pietsch read over P. 12, and explained the process. DDA Director Colson, also explained details of the procedure.

Chair Stansbery explained that each department is required to go through their portion of the plan

and rank it themselves, and then because it is tied to the Master Plan, the Planning Commission has to set the Public Hearing.

Commissioner Hillman, asked if there was a standardized criteria for ranking the items, and DDA Director Colson and Mr. Pietsch replied.

Commissioner Hillman, asked about the Police vehicle in the plan, and if it was the one that they just bought and if it should be removed from the list or not, and Attorney Baker replied.

DDA Director Colson and Commissioner Hammond discussed the ranking of items.

Commissioner Hammond, mentioned grants, and putting in wording for item(s) that have grants.

Commissioner Nordmoe, talked about a road safety issue, at Eleven Mile, not addressed in the plan.

Commissioner Nordmoe, also commented on Inclusive playscapes, and suggested fences to protect children, who might run out of the park.

Commissioner Hillman, asked if public input would be taken into consideration for this and DDA Director Colson said it will be taken into consideration at the Public Hearing.

Commissioner Hillman, asked for the rankings to be incorporated into the document, in time for the Public Hearing.

Chair Stansbery, asked that it is made clear to the Public, what the City and the Planning Commission does control and what they don't control, and that some items are controlled by the County or State.

Motion by Commissioner Hammond, seconded by Commissioner Hillman, to set a Public Hearing on April 15, 2025, for the Capital Improvement Plan (CIP) 2025-2030.

Yes: Hillman, Stansbery, Nordmoe, Scussel, Hammond

No: N/A

Motion carried.

B. Schedule Public Hearing for 27700 Southfield Road Site Plan

Commission members, DDA Director Colson, and Attorney Baker, discussed the options that the Planning Commission does and does not have regarding reviewing proposed site plans, and whether or not there had to be a Public Hearing or not, for the site plan.

Commissioner Hillman, emphasized the need to demonstrate the need for additional housing in Lathrup Village, as part of the criteria, that has to be met for the first-floor residential units in the site plan.

Motion by Commissioner Nordmoe, seconded by Commissioner Scussel, to schedule a Public Hearing for 27700 Southfield Road Site Plan for on April 15, 2025.

Yes: Hillman, Stansbery, Nordmoe, Scussel, Hammond

No: N/A

Motion carried.

8. **Other Matters for Discussion** None

9. **General Communication**

A. Development Projects Update

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

10. **Adjourn**

Moved by Commissioner Scussel, seconded by Commissioner Hillman, to adjourn the meeting.
Meeting adjourned at 8:13pm.