Planning Commission Minutes

Tuesday, August 18, 2026 at 7:00 PM
27400 Southfield Road, Lathrup Village, Michigan 48076

1. **Call to Order** at 7:02pm

2. **Roll Call**

Present: Hillman, Robinson, Nordmoe, Hammond, Grewer
Also Present: DDA Director Bloom, DDA Project Coordinator Kennedy, Clerk Emanuel, Attorney Baker
Absent: Abraham, Clarke

Motion by Commissioner Robinson, seconded by Commissioner Nordmoe to excuse Commissioner Abraham's absence.

Yes: Hillman, Robinson, Nordmoe, Hammond, Grewer
No: n/a
Absent: Abraham, Clarke
Motion carried

3. **Pledge of Allegiance**

4. **Approval of Agenda**

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

Yes: Hillman, Robinson, Nordmoe, Hammond, Grewer
No: n/a
Absent: Abraham, Clarke
Motion carried

5. **Public Comment for Items on the Agenda**

Diane Anderson, expressed in part: her stance against Artisan manufacturing in Lathrup Village and discussed different neighboring Cities and historical information about the way of life that was in Lathrup Village in the past.

Jonathan Tara, expressed in part: suggestions for the businesses to be properly prepared and have all the information that they need to be successful, and asking about any electrical study (what electrical and where) and a fiber study of what we have outside of AT&T.

Dhiya Dabish, of Vintage Village Fine Wine, expressed in part: that he has been in business in Lathrup Village for 30 years and established relationships and invested in Lathrup Village and that he is against the gas station next door to his business (that is less than 100 feet door-to-door), from being granted approval to sell liquor/beer/wine, and respectfully asks the Council to consider his concerns.

6. **Approval of Meeting Minutes**
   A. Planning Commission Regular Meeting Minutes July 21, 2026

Motion by Commissioner Nordmoe, seconded by Commissioner Robinson to approve the July 21, 2026 meeting minutes.

Yes: Hillman, Robinson, Nordmoe, Hammond, Grewer
No: n/a
Absent: Abraham, Clarke
Motion carried

7. **Old Business and Tabled Items**

   A. Zoning Amendment - Artisan Manufacturing

Eric Pietsch of Giffels Webster, DDA Director Bloom, DDA Project Coordinator Kennedy, Commission members, and Attorney Baker discussed:

- Steps that have occurred up to now and updates
- Wording and emphasizing: It's not what you are producing it is the impact
- Clarifying Light industrial and Artisan Manufacturing and sharing a comparison chart
    - Quantities/Scale/Distribution of product
    - Furniture can be Artisanal – be specific
    - Clothing can be either – how to clarify
    - Specifying: what is low impact and small scale
    - The wording: "not limited to"
    - The percentage of 50% (the 51% or 49% of it all) of the total gross floor area in the office and all applications coming before the Commission
    - Adjusting the use standards
    - Using a tiered approach
    - Updated Parking requirements
    - Office use and mixed use
    - Education space (hard to implement the %), and shared use spaces, so instead of percentages, having them abide by a certain time of the year for education events
- By right and by special land use and the requirements/criteria
    - All Artisan Manufacturing to be Special Land use
    - Trying to get new businesses and making sure that it is not too difficult for them to come here
    - 10 Businesses are interested in moving into Lathrup Village, and the interest in this program is growing – and if the Special Land Use would hinder that/dampen their spirits

    - Other communities with Artisan manufacturing and what they have done with their ordinance, and that Clawson uses the Land use
    - Business licenses and our current review system for businesses
    - Businesses that are already "making" creating items
    - The DDA will be implementing the Building Opportunities on Main Street (BOOMS) Tracker. It is a tool for gathering, storing, and showcasing information about buildings, lots, and businesses in local Main Street districts. It is a building inventory system which can include tracking uses per floor, square footages, etc. It can also include photos to benchmark the conditions of properties and Oakland County has used it to add historical records and photos.
    - Wording of constituting a "nuisance"
- The cadence/wait time for Special Land use and even if the Planning Commission approves it, it still has to go before the City Council (approx. 45 days wait time)
- If the applicants that showed interest already have a Business Plan prepared
- Establishing a Public Hearing for September

Motion by Commissioner Robinson, seconded by Commissioner Grewer to host a Public Hearing at the September 15th Planning Commission meeting on the topic of the Zoning amendment related to Artisan Manufacturing.

Yes: Hillman, Robinson, Nordmoe, Hammond, Grewer
No: n/a
Absent: Abraham, Clarke
Motion carried

8. **New Business**

A. Special Land Use Application - 28939 Southfield Road

Eric Pietsch of Giffels Webster, DDA Director Bloom, DDA Project Coordinator Kennedy, Commission members, and Attorney Baker discussed:

- Demonstrated need, with the applicant not here, how has the applicant explained the demonstrated need
    - Metrics for a demonstrated need
    - City staff cannot explain the demonstrated need for the applicant
- The hours of operation now and that are being requested, and that the hours of operation change is not coming before the Planning Commission
- Whether or not it is approved by the Planning Commission it will go before the City Council
- Background of this business in Lathrup Village, and that in 2013 the City Council denied their request to sell Beer and Wine

Chair Hillman opened the Public Hearing at 9:05pm.

Public Comments:

John Sousanis, expressed in part: that he believes in supporting existing businesses, and does not believe there is a demonstrated need.

Chair Hillman closed the Public Hearing at 9:07pm.

Motion by Commissioner Nordmoe, seconded by Commissioner Robinson to not recommend to City Council and not approve the Special Land Use application for 28939 Southfield Road for lack of demonstrated need.

Yes: Hillman, Robinson, Nordmoe, Hammond, Grewer
No: n/a
Absent: Abraham, Clarke
Motion carried

9. **General Communication**

10. **Public Comment**

Jonathan Tara, expressed in part: opportunities for all present to further their education, to network, and to research for Maker's spaces by: attending events related to "September is Detroit Month of Design (at least 84 events including demonstrations for 3D printing and Tony Hawk skate park next year), the Funky Ferndale Art Fair in September with Art and Maker Fairs, and on January 14th at the Detroit Auto Show media and industry day, that has a lot of startup companies that are there on that day only.

John Sousanis, expressed in part: a request to Giffels Webster regarding getting items in on time to be included in the packet, about asking A.I. who has ordinances like this, spoke on Artisan manufacturing, and suggested looking at giving the Parks a separate designation.

11. **Other Matters for Discussion**

Commissioner Nordmoe commented in part: that the Lathrup Village Nature Group called attention to the negative effects of light at night, and he inquired about the bright lights from two office buildings on Southfield Road and asked if there is any rule.

Eric Pietsch, responded that there are requirements, and new businesses have lighting plans. DDA Project Coordinator Kennedy, mentioned that we do not know about the issues, until someone brings them to our attention, and Attorney Baker went over the ordinances and suggested that issues can be reported by completing an entry on the city's SeeclickFix link on the website.

12. **Adjourn**

Motion by Commissioner Robinson, seconded by Commissioner Grewer to adjourn the meeting at 9:24pm.