



Planning Commission Agenda

Tuesday, September 20, 2022 at 7:00 PM
27400 Southfield Road, Lathrup Village, Michigan 48076

ZOOM MEETING INFORMATION

Meeting ID: 880 9140 2475

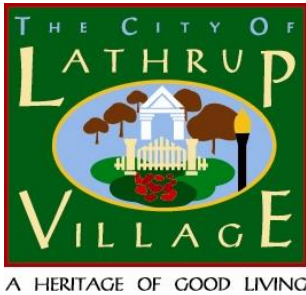
Password: LathrupPC

CLICK HERE: [Online Link](#)

Telephone: 646.558.8656 or 312.626.6799

CLICK HERE: [Public Comment Form Link](#)

1. **Call to Order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Approval of Meeting Minutes**
 - [A.](#) PC Minutes 2022 09 16
5. **Public Comment** (speakers are limited to 3 minutes)
6. **New Business**
 - A. Election of Secretary
7. **Old Business and Tabled Items**
 - [A.](#) Impervious Surface Coverage Standards
 - [B.](#) Zoning Amendment Priorities
8. **Other Matters for Discussion**
9. **General Communication**
10. **Adjourn**



Planning Commission

Draft Minutes

Tuesday, August 16, 2022, at 7:00 PM
27400 Southfield Road, Lathrup Village, Michigan 48076

1. Call to Order by Chair Piotrowski at 7:00 pm

2. Pledge of Allegiance

2. Roll Call

Commissioners Present: Mark Piotrowski, Chair
Jason Hammond, Vice Chair
Les Stansbery, Secretary
Commissioner Hicks,
Commissioner Kantor
Commissioner Tamarelli

Absent: Will Fobbs

Staff Present: Susan Stec, Community, and Economic Development Director,
Susan Montenegro, City Administrator, Scott Baker, City Attorney,
Kelda London, City Clerk

Also Present: Eric Pietsch, Giffels Webster

3. Approval of Meeting Agenda

Vice Chair Hammond moved to approve the agenda. Motion seconded by Secretary Stansbery Commissioner. Motion carried.

4. Approval of Meeting Minutes

A. PC Minutes 2022 07 26

Commissioner Kantor moved to approve the meeting minutes of July 26, 2022. Motion seconded by Commissioner Hammond. Motion carried.

5. Public Comment

None

6. **Old Business and Tabled Items**

A. Generator Placement Standards

Eric Pietsch of Giffels Webster explained the draft ordinance as it relates to noise, safety, and screening.

Giffels Webster will revise the current language that the Commission will further review along with scheduling a public hearing for public comments.

Motion by commission Kantor to add the term permanent power generator to Section 5.16.2.(G), also add Section 5.16.2.(H) as written except for replacing generator with the term permanent power generator, and modifying Section 5.16.2.H).1.1 decibels from 60 to 70 decibels. To set a public hearing on September 20, 2022. Motion seconded by Commissioner Hammond. Motion carried.

B. Impervious Surface Coverage Standards

Giffels conducted a brief analysis of several properties throughout the community to get an understanding of what impervious coverage may be common within the community on individual lots, it was discovered that approx. 35% was the average.

Giffels Webster will update the impervious surface ordinance language.

C. Schedule of Amendments - Commissioner Priorities

Giffels Webster provided the Commission with an updated zoning audit with a list of some completed items and additional priorities that the Commission may want to add from the survey taken by the Commission and the Comprehensive Plan.

The Commission asked for a better explanation of the grid by adding columns incorporating how the Commission rated the item. The Commission will then review the information and then do a workshop to approve the prioritization.

7. **New Business**

None

8. **Other Matters for Discussion**

Commissioner Hammond thanked Chair Piotrowski for his leadership. Susie presented Chair Piotrowski with a proclamation from Lathrup Village City Council.

9. **General Communication**

Commissioner Kantor mentioned the Infrastructure Committee meeting on August 17 in the Community Room.

10. **Adjourn**

Meeting adjourned at 9:12 pm

memorandum

DATE: September 16, 2022
TO: Lathrup Village Planning Commission
FROM: Jill Bahm & Eric Pietsch, Giffels Webster
SUBJECT: Zoning Amendment – Impervious Surface Discussion

Previous Discussion

The Planning Commission discussed the need to create standards for impervious surfaces as part of a larger goal to better address stormwater runoff, which contributes significantly to ongoing flooding in the city. Zoning standards to limit impervious surfaces are one of the tools in the stormwater management toolbox. At the August 2022 meeting, the Planning Commission decided not to include the allowance of an additional 5% of coverage when bioretention or rain garden areas are provided.

Additionally, the Commission discussed the percentage of lot coverage and of impervious surfaces to be allowed but did not conclude on a standard. We recommend, in the interest of simplicity, the Planning Commission consider a flat percentage, which may be modified over time. We had recommended 30% maximum lot coverage and 45% maximum impervious surface coverage.

The Commission expressed concern regarding extending residential driveways into the right-of-way, however, regulations pertaining to improvements in the right-of-way are found in the municipal code and not the zoning ordinance. As it relates to lot coverage and impervious surfaces, we recommend not more than one driveway leading from the street to the garage. See updated amendment language.

The remainder of this memo is provided as background.

Introduction

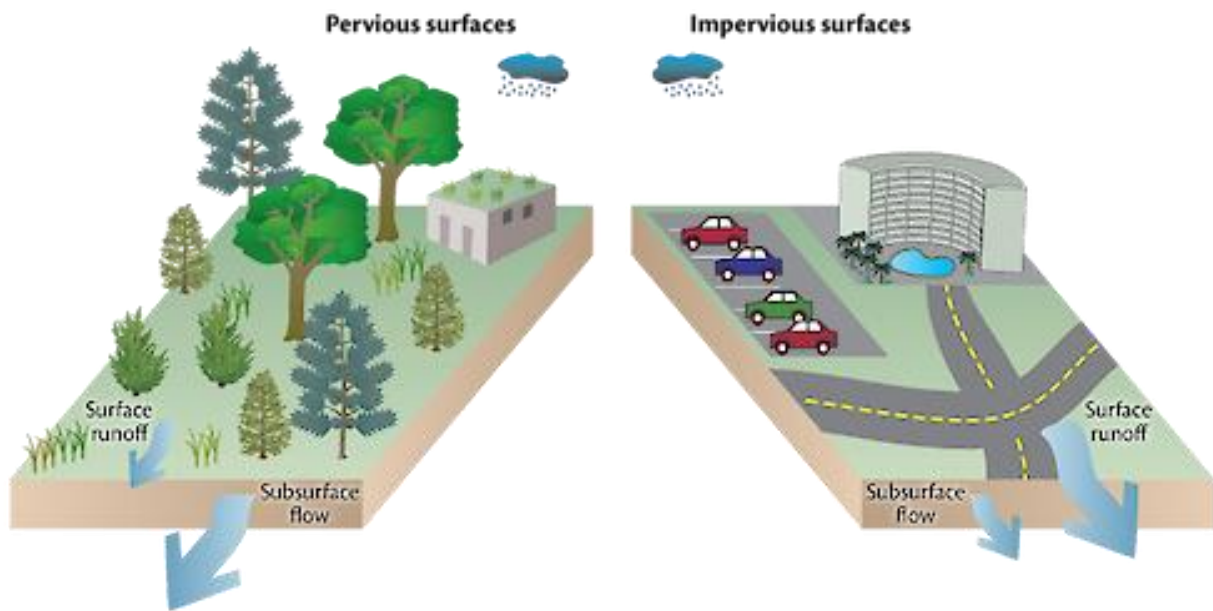
What prompted this amendment?

The Planning Commission has discussed previously the impact of impervious surfaces on stormwater runoff in the city, particularly with respect to flooding concerns.

Impervious surfaces are surfaces that limit the ability of water to be absorbed into the ground. Buildings and roofed areas, parking areas, loading areas, driveways, roads, sidewalks, concrete areas, and asphalt are all surfaces that prevent water from being absorbed. Further, even dirt or gravel surfaces that are highly compacted, like driveways that support vehicles, can also significantly prevent water from being adequately absorbed.

These surfaces affect water quality by increasing the amount of untreated water delivered to a waterbody during and after rainfall or storm event. As has been seen in the city, often the volume and speed of runoff during a storm event is more than the storm drain system can handle, and flooding occurs. In addition, this runoff has regional impacts as precipitation travels on top of the impervious surfaces and picks up pollutants and momentum before reaching a surface water body, like a stream, river, lake, or wetland. Both the pollutants and speed/volume of water negatively impact the receiving water body when this stormwater runoff arrives.

The City of Lathrup Village is located in the Rouge River Watershed, which covers 467 square miles, and is 50% urbanized (developed). As noted in the 2021 Comprehensive Plan, threats to the entire watershed include flooding and streambank erosion, combined sanitary and stormwater sewer overflows, illegal discharges, loss of wildlife habitat, and invasive species. Impervious surfaces play a significant role in these threats. However, efforts to reduce impervious surfaces in the watershed helps local streams withstand increased pollutant loads, peak flood flows, and channel stability. Limiting impervious surfaces allows precipitation that hits the natural ground surface to slowly infiltrate through the ground and into the groundwater.



Pervious surfaces such as grass, soils, and green roofs allow water to infiltrate the ground, slowing and reducing runoff and recharging groundwater. Impervious surfaces such as cement, asphalt, and roofing prevent infiltration, increasing the volume and velocity of surface runoff which carries nutrients and sediments with it. Diagram courtesy of the Integration and Application Network (ian.umces.edu).

Current Ordinance

The ordinance does not regulate impervious surfaces.

Considerations

How does limiting impervious surfaces affect property owners?

Using our mapping tools, we conducted a random sample of 14 residential properties throughout the city and approximated coverage by buildings, driveways, and other things like pools. We did not include commercial properties as they are primarily developed and have limited opportunities to reduce impervious surfaces in meaningful ways. Within this sample, we selected several parcels with circular driveways and/or inground pools, which contribute to higher amounts of impervious surfaces. In this small study, the lowest amount of impervious surface coverage is 24% and the highest is 53%. The average is 35% impervious surface coverage. We will share a map and table of these random properties at our upcoming meeting.

How do other communities regulate impervious surfaces?

Most communities have some regulations on impervious surfaces, whether through regulating all impervious surfaces or by limiting “lot coverage”, which may only address buildings and structures.

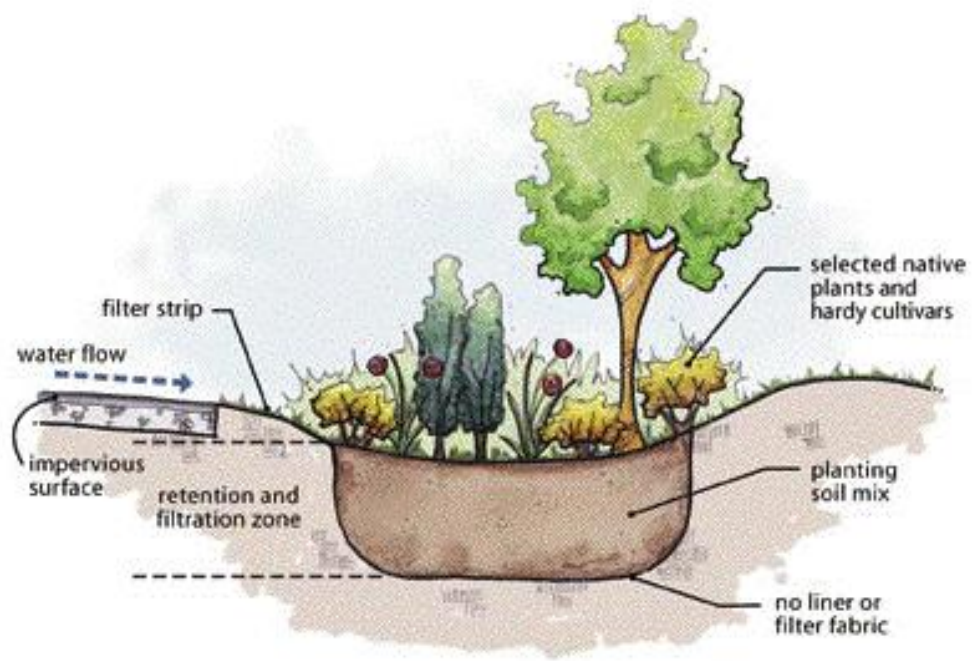
- **Berkley:** Maximum percentage of lot coverage is 35% in all residential districts. In R-1A to R-1D districts, maximum lot coverage for corner lots shall not exceed 45%.
- **Beverly Hills:** Maximum coverage of lot by all buildings varies from 25% to 35% in residential districts. In the R-M Multiple Family district, the total land coverage in multiple-developments by all buildings other than carports shall not exceed thirty percent (30%) of land area.
- The Building Official shall have the authority to allow up to a 5% increase above the maximum building coverage if low impact design practices are incorporated into the storm water management plan for the property such that it mitigates the coverage increase.
- **Birmingham:** Maximum lot coverage is 30% in single-family residential (R1A, R1, R2, R3) districts.
- **Oak Park:** “Impervious Surface Coverage” definition includes calculation and bonus is allotted if green roofs are installed.
- Maximum Impervious Surface is 50% in R-1, R-2, and R-3-50 districts and 60% in R-3-35 and R-4 districts, but 70% for non-residential uses in those districts. R-5, R-6, and R-7 the maximum is 65% for single-family, and 70% for two-family, 70-80% for non-residential, and townhomes and multi-family 75-80% in the R-6 and R-7 districts.
- Detached accessory structures are included in and must comply with all maximum impervious surface and building coverage requirements.
- **Southfield:** Maximum lot coverage is 25% in all single-family residence (R A, R 1 to R-4, and R E) districts, but none listed in other residential districts.

Discussion

There are several options for regulating impervious surfaces, including:

- One maximum percentage of impervious surfaces for all residentially zoned parcels.

- A sliding scale for regulating impervious surfaces that recognizes that smaller parcels may necessarily have more impervious surfaces with their house, driveway, patio, and other structure, like a swimming pool. The percentage of impervious surfaces on larger lots equates to more land area than on smaller lots.
- Allow for offsets from the maximum percentage of impervious surfaces provided other techniques are used. Evaluation of these methods, some of which are noted below, would be by the city engineer.
 - **Bioretention Areas** (including rain gardens): These are natural features that capture and store stormwater runoff and pass it through a filter bed of sand, soil, and organic matter. Filtered runoff may be collected and returned to a storm drain or allowed to infiltrate into the soil. Lathrup Village has a history of utilizing rain gardens and several may still be found around the community, including at City Hall.



- **Permeable Pavements:** Unlike concrete or asphalt, permeable pavement may include porous concrete and or pervious pavers. They are typically units separated by gaps filled



with small stones or sand, layered over other aggregate that slows down and holds water until it can be absorbed. These pavements can be good for low traffic areas.

- **Rain Barrels:** These are containers that hold water, typically from a downspout. The [Friends of the Rouge](#) has some interesting information on the benefits and types of rain barrels.
- **Green Roofs:** A roof of a building that is partially or completely covered with vegetation and a growing medium, planted over a waterproofing membrane. It may also include additional layers such as a root barrier and drainage and irrigation systems. These materials slow the flow of precipitation.



Amend Section 2.2: Definitions to add:

Impervious Surfaces. A surface that has been compacted or covered with a layer of material so that it is highly resistant to infiltration by water. Impervious surfaces include all drives, parking areas, building coverage, patios, decks, pools, pool decks, sport courts, graveled surfaces and any other surface which do not readily absorb water.

Lot Coverage. The part or percentage of the lot occupied by buildings, including accessory buildings and swimming pools.

Amend Section 3.1.2.D, Development Standards, to add a new standard:

Lot Coverage: 30% maximum

Impervious Surface Coverage: 45% maximum

Amend Article 5, Site Development Standards, to add a new section:

Section 5.17 Impervious Surfaces

1. Intent. The purpose of the impervious surface standard is to limit the amount of impervious surfaces on residential lots, which make up the majority of land in the City of Lathrup Village, ensuring that adequate drainage is achieved and potential runoff of the lot is controlled. In addition to the impact on the physical environment, impervious surfaces, and some permeable d surfaces designed to support heavy loads, also have a visual impact that can detract from greenspace and landscaping that is part of the character of the city's residential neighborhoods. Some impervious surfaces, like recreational areas, provide visual relief from the built environment.
2. Impervious surface coverage is calculated as the percentage of all impervious surface areas of the total area of the lot.
- ~~3. The city engineer may allow up to a 5% increase above the maximum building coverage if a bioretention area or rain garden of equal size is provided. [Note: we recommend developing a set of guidelines/standards/best practices for creating and maintaining successful rain gardens.]~~
4. A residential lot shall have no more than one driveway of a width not exceeding twenty feet and the length being the single most direct route between the road right of way and a garage.

memorandum

DATE: September 16, 2022
TO: Susie Stec, Community & Economic Development Director
FROM: Jill Bahm and Eric Pietsch
Giffels Webster
SUBJECT: Zoning Amendments

Zoning Audit

At the August 2022 Planning Commission meeting, we had presented a list of zoning standard items from the completed 2016 Zoning Audit related to the Comprehensive Plan. The items were organized based on relative priority and the effort required to engage in the amendment process. This was intended to guide the commission's commitment to which items they wished to pursue in the short and long terms.

Given the board is in transition and will be acquiring new members, we recommend that the Commission begin this process by selecting three zoning standards to focus on in the short term so that the items requiring greater effort can be addressed once the board is fully appointed. The table on the next page lists the zoning standard items that the Planning Commissioners rated by priority. Considering items of lower effort that the Commission may consider while getting new commissioners on board, we recommend the following three items, but request and respect the Commission's input and final determination:

- 1) Review and update site standards for blight, nuisances.
- 2) Update definitions.
- 3) Update site standards for waste and rubbish.

The list above is largely based on the Comprehensive Plan and community input on blight, nuisances, and trash. Updated standards will help code enforcement and, in turn, improve the appearance of the community. Definitions should be reviewed to remove outdated language and ensure new terms are identified and defined.

Zoning Standards Sorted by Average

Zoning Standards									Average	Mode
Update stormwater management/low impact development standards	5	5	5	5	4	5	3		4.57	5
Review and update site standards for blight, nuisances	4	5	4	5	5	3	4		4.29	4
Update landscape standards	5	4	3	4	4	3	3		3.71	4
Update provisions for solar energy	4	3	4	3	3	4	4		3.57	4
Update commercial vehicular (CV) district standards	2	4	4	3	4	3	3		3.29	4
Review and update permitted uses	3	3	5	3	3	3	3		3.29	3
Review zoning standards that impact aging in place	5	4	4	4	2	2	2		3.29	4
Update mixed use (MX) district standards	2	4	4	3	3	3	3		3.14	3
Update site standards for building materials	3	3	5	3	3	1	4		3.14	3
Explore accessory dwelling units	4	3	4	4	3	2	2		3.14	4
Review and update use standards	3		5	3	3	3	3		2.86	3
Update special land use standards	2	4	4	3	2	2	3		2.86	2
Update ZBA/zoning amendments	1	4	3	3	3	3	3		2.86	3
Review housing provisions/options	3	4	3	3	3	2	2		2.86	3
Review and update office and gateway office districts	2	3	3	3	4	2	3		2.86	3
Review and update standards for building materials		3	5	4	3	1	4		2.86	3
Review the public service (PS) district	1	3	2	4	4	2	3		2.71	3
Update provisions for nonconformities		4	4	3	2	3	3		2.71	3
Update home occupation standards	1	5	2	4	3	2	2		2.71	2
Update definitions	2	3	3	2	2	3	3		2.57	3
Update lighting standards	2	3	4	3	2	2	2		2.57	2
Update site standards for waste/rubbish	1	3	3	3	3	2	3		2.57	3
Update access management standards		3	3	3	3	1	3		2.29	3
Update bicycle parking standards	4	2	2	2	2	2	1		2.14	2

Zoning Standards Sorted by Mode

Zoning Standards									Average	Mode
Update stormwater management/low impact development standards	5	5	5	5	4	5	3		4.57	5
Update provisions for solar energy	4	3	4	3	3	4	4		3.57	4
Update landscape standards	5	4	3	4	4	3	3		3.71	4
Update commercial vehicular (CV) district standards	2	4	4	3	4	3	3		3.29	4
Explore accessory dwelling units	4	3	4	4	3	2	2		3.14	4
Review zoning standards that impact aging in place	5	4	4	4	2	2	2		3.29	4
Review and update site standards for blight, nuisances	4	5	4	5	5	3	4		4.29	4
Update definitions	2	3	3	2	2	3	3		2.57	3
Update mixed use (MX) district standards	2	4	4	3	3	3	3		3.14	3
Update site standards for waste/rubbish	1	3	3	3	3	2	3		2.57	3
Update site standards for building materials	3	3	5	3	3	1	4		3.14	3
Review and update use standards	3		5	3	3	3	3		2.86	3
Review and update permitted uses	3	3	5	3	3	3	3		3.29	3
Review the public service (PS) district	1	3	2	4	4	2	3		2.71	3
Update access management standards		3	3	3	3	1	3		2.29	3
Update provisions for nonconformities		4	4	3	2	3	3		2.71	3
Update ZBA/zoning amendments	1	4	3	3	3	3	3		2.86	3
Review housing provisions/options	3	4	3	3	3	2	2		2.86	3
Review and update office and gateway office districts	2	3	3	3	4	2	3		2.86	3
Review and update standards for building materials		3	5	4	3	1	4		2.86	3
Update bicycle parking standards	4	2	2	2	2	2	1		2.14	2
Update lighting standards	2	3	4	3	2	2	2		2.57	2
Update special land use standards	2	4	4	3	2	2	3		2.86	2
Update home occupation standards	1	5	2	4	3	2	2		2.71	2

These choices are sorted by the mode (the frequency of the score) - from highest to lowest