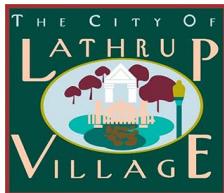


Planning Commission Agenda

Tuesday, February 17, 2026 at 12:00 PM
27400 Southfield Road, Lathrup Village, Michigan 48076

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Approval of Agenda**
5. **Approval of Meeting Minutes**
 - A. January Meeting Minutes
6. **Public Comment**
7. **Old Business and Tabled Items**
8. **New Business**
 - A. Election of Officers
 - B. Site Plan Review - 28919 Southfield Road
 - C. Potential Revisions to the Sign Ordinance
 - D. Public Hearing - Solar and Battery System Ordinance Revisions
 - E. Master Plan Update – Housing Goals and Types Discussion
9. **Other Matters for Discussion**
10. **General Communication**
 - A. Site Development Update
11. **Adjourn**



City of Lathrup Village
 27400 Southfield Road
 Lathrup Village, MI 48076
www.lathrupvillage.org | (248) 557-2600

MEMORANDUM

To: Planning Commission
 From: Austin Colson, CED/DDA Director
 Date: January 20, 2026
 RE: Officer Elections – Planning Commission

Purpose

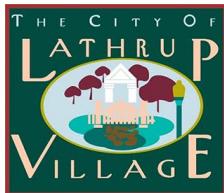
This memo provides notice and guidance for the election of Commission officers at the upcoming Planning Commission meeting. Per the Commission's Rules of Procedure, the body elects a Chair, Vice-Chair, and Secretary from among its members; officers serve one-year terms and are eligible for re-election.

Process & Roles (summary)

Elections are held at a regular meeting, traditionally the first regular meeting in January, or when vacancies require reorganization. Nominations are made from the floor, followed by a motion and a majority vote for each office. Officers serve for one year or until successors are elected. If the Chair vacates the office, the Vice-Chair assumes the role of Chair; if the Vice-Chair vacates or succeeds to Chair, the Secretary assumes the role of Vice-Chair. In the event of further vacancies, the Commission holds a special election to fill the open officer position.

Suggested Motions

1. "I move to elect [Name] as **Chair** of the Planning Commission for a one-year term."
2. "I move to elect [Name] as **Vice-Chair** of the Planning Commission for a one-year term."
3. "I move to elect [Name] as **Secretary** of the Planning Commission for a one-year term."



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MEMORANDUM

To: Planning Commission
 From: Austin Colson, CED/DDA Director
 Date: February 10, 2026
 RE: Sign Ordinance Review

Background

Over the past several months, City staff has received multiple inquiries from business owners and commercial property owners regarding the installation of sign types that are not currently permitted under the City's Sign Ordinance. These inquiries have been recurring and consistent in nature.

Specifically, property and business owners have requested the ability to:

- Install temporary feather or banner-style signs
- Install monument signs where they are no longer permitted
- Increase the size or area of existing signs

Purpose of Review

Given the frequency of these requests, staff believes it would be appropriate for the Planning Commission to review the current Sign Ordinance and consider whether:

- The ordinance continues to reflect the City's goals and character;
- Any provisions should be clarified, updated, or reaffirmed; and
- The City wishes to maintain, modify, or expand allowances for certain sign types.

Next Steps

Planning Commissioners are asked to review the Sign Ordinance in advance of the February Planning Commission meeting. Staff will be prepared to facilitate a discussion at that meeting and outline potential paths forward should the Commission wish to pursue ordinance amendments.

This memo is intended to provide advance notice only; no action is required at this time unless directed by the Commission.

PART II - CODE OF ORDINANCES
 Chapter 52 - SIGN REGULATIONS
 ARTICLE II. SIGN REGULATIONS

ARTICLE II. SIGN REGULATIONS¹

Sec. 52-21. Intent.

(a) *Intent.* These regulations establish rules and standards for the construction, location, maintenance and removal of privately-owned signs. Directional, emergency, or traffic-related signs owned by city, county, state or federal government agencies are not regulated by this chapter.

The execution of these regulations recognizes that the purpose of this chapter is to protect the dual interest of the public health, safety and welfare and to ensure the maintenance of an attractive physical environment while satisfying the needs of sign users for identification, communication, and advertising. In order that such purposes can be achieved, the following objectives shall be applied for this chapter and any future additions, deletions and amendments:

- a. *General.* Ensure that signs are located, designed, constructed, installed and maintained in a way that protects life, health, morals, property and the public welfare;
- b. *Public safety.* Protect public safety by prohibiting signs that are structurally unsafe or poorly maintained; that cause unsafe traffic conditions through distraction of motorists, confusion with traffic signs, or hindrance of vision; and that impede safe movement of pedestrians or safe ingress and egress from buildings or sites;
- c. *Protect aesthetic quality of districts and neighborhoods.* Prevent blight and protect aesthetic qualities by preventing visual clutter and protecting views; preventing intrusion of commercial messages into non-commercial areas; and eliminating signs and sign structures on unused commercial properties. Also, to avoid glare, light trespass, and skylight through selection of fixture type and location, lighting technology, and control of light levels;
- d. *Free speech.* Ensure that the constitutionally guaranteed right of free speech is protected and to allow signs as a means of communication;
- e. *Reduce conflict.* Reduce conflict among signs and light and between public and private information systems;
- f. *Business identification.* Allow for adequate and effective signage for business identification and other commercial speech, non-commercial speech, and dissemination of public information, including, but not limited to, public safety information and notification as may be required by law;
- g. *Foster economic development.* Ensure that signs are located in a manner that does not cause visual clutter, blight, and distraction, but rather promotes identification and communication necessary for sustaining and expanding economic development in the city;

¹Editor's note(s)—Ord. No. 437-15, pt. II, adopted Apr. 20, 2015, amended art. II in its entirety to read as herein set out. Former art. II, §§ 52-21—52-34, pertained to similar subject matter, and derived from: Ord. No. 364-02, pt. II, adopted Jan. 28, 2002; Ord. No. 375-04, pts. II, III, adopted Aug. 16, 2004; Ord. No. 384-06, pts. II, III, adopted Oct. 9, 2006; Ord. No. 386-07, pts. II—VIII, adopted Apr. 16, 2007; and Ord. No. 412-10, pts. II—IV, adopted Oct. 18, 2010.

h. *Recognize unique areas.* Acknowledge the unique character of certain districts, e.g., the village center and mixed use districts, and establish special time, place and manner regulations that reflect the unique aesthetic, historical, and/or cultural characteristics of these areas.

(Ord. No. 437-15, pt. II, 4-20-2015; Ord. No. 464-21, 6-21-2021)

Sec. 52-22. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Abandoned sign means a sign which no longer advertises or identifies a business, lessor, owner, or activity conducted upon, or product available on or off the premises where such sign is displayed.

Add-on sign means a secondary sign that is attached to another sign, including a building sign, or to a sign support for another sign.

A-frame sign. See "pedestrian sign".

Ancillary sign means a sign that is secondary to the use of the building or business.

Animated sign means a sign that uses movement or change of lighting, including a flashing sign, to depict action or create the effect of a scene. Such a sign does not include changeable copy signs (see "changeable copy sign").

Banner means a temporary sign that is produced on a non-rigid surface on which copy or graphics may be displayed.

Billboard. See "off-premises sign."

Blade sign means a sign that is suspended from an overhang, canopy, marquee, or awning and hangs perpendicular to the building wall. An eight-foot clearance is required between a blade sign and finished grade.

Building frontage means the portion of the side of a building occupied by a single business where the main entrance of the business is located. Only one entry can be considered the main entrance for the business.

Building façade means the portion of any exterior elevation of a building extending vertically from grade to the top of a parapet wall or eaves and horizontally across the entire width of the building elevation.

Changeable copy sign means a sign or portion thereof with characters, letters, or illustrations that can be changed or rearranged without altering the face or the surface of the sign. A sign on which the message changes more than eight times per day shall be considered an animated sign and not a changeable copy sign for purposes of this chapter.

Channel letter sign means a sign comprising individual letters that are independently mounted to a wall or other surface and internally illuminated with a covered translucent face.

Cladding means a non-structural covering designed to conceal the actual structural supports of a sign.

Copy means the words, letters, numerals, figures, designs, symbols, insignia, trademarks, and background on a sign surface in either permanent or changeable form.

Copy area means the area of a sign that contains the copy, excluding any framing.

Display window means any glass or other translucent material comprising a panel, window or door through which a window sign would be visible to the general public from any sidewalk, street or other public place.

Feather (or flutter) sign means any sign that is comprised of material that is suspended or attached in such a manner from a pole or stake as to attract attention by waving and/or fluttering from natural wind currents. It also includes similar signs that do not move or flutter.

Flashing sign means [an] illuminated sign on which the artificial light is not maintained stationary or constant in intensity and color at all times when such sign is in use.

Halo sign means a sign illuminated such that light from the letter is directed against the surface behind the letter producing a halo lighting effect around the letter. Also known as a "backlit" sign.

Inflatable sign means a sign consisting of a balloon or other gas filled structure.

Marquee sign means a display sign attached to or hung from a marquee canopy or other covered structure projecting from and supported by the building and extending beyond the building wall or building line.

Master sign plan means a plan designed to show the relationship of signs for any cluster of buildings or any single building housing a number of users or in any arrangement of buildings or shops which constitute a visual entity as a whole.

Monument sign means a sign extending upward from grade which is attached to a permanent foundation for a distance of not less than 50 percent of its length, and which may be attached or dependent for support from any pole, posts, or similar uprights provided such supports are concealed within the sign structure.

Neon sign. (See "outline tubing sign").

Non-conforming sign means any sign which was lawfully erected prior to the effective date of this article governing signs in the City of Lathrup Village but which is no longer in compliance with current ordinance standards.

Off-premises sign means a display sign that contains a message unrelated to or not advertising a business transacted or goods sold or produced on the premises on which the sign is located.

On-premises sign means a sign which advertises or identifies only goods, services, facilities, events, or attractions on the premises where located.

Outline tubing sign is a sign consisting of glass tubing filled with neon or other material, which glows when electric current is passed through it.



Pedestrian sign means a sign near street or sidewalk level, oriented and scaled to the pedestrian rather than the motorist. Such signs shall be self-supporting, as with an A-frame type sign, and not be permanently installed.

Pole sign means a permanent sign that is mounted on a freestanding pole(s) or other support that is placed on, or anchored in, the ground and that is independent from any building or other structure.

Projecting sign means a sign which is affixed to any building or structure other than a marquee, and any part of which extends beyond the building wall and the horizontal sign surface is not parallel to the building or structure.

Roof sign means any sign erected and constructed wholly on and over the roof of a building and supported by the roof structure.

Sign means any words, numbers, figures, presentations, designs, objects, trademarks, inflatables, announcements, pennants, emblems, banners, pictures or other symbols or similar devices which attract attention or make known such things as an individual, firm, profession, business, event, commodity or service and which are visible from the street, public right-of-way, or place that is open to the public, such as a private parking lots for shopping centers and office buildings. Sign shall include any structure designed to be used for such display. For the purpose of removal, such term shall also include sign supports. A sign shall not include any of the above that is customarily affixed to a person or clothing that is being actively worn by a person.

Sign area is the surface display area of a sign. The area of a sign shall be calculated by means of the smallest square or rectangle that will encompass the extreme limits of the writing, representation, emblem, logo or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed, except that lower case letters with ascenders and descenders that extend beyond the limits of the sign height by a maximum of 12 inches, will not be calculated into the total sign area (see graphic). In the case of a flat, two-sided sign, the surface area of the sign shall only be calculated on one side of the sign. In the case of a multiple-faced sign, the area of all faces shall be considered as one surface (see graphic).

Examples of Sign Types:



Examples of Sign Types:



Sign height shall be computed as the distance from the base of the sign at normal grade to the top of the highest attached component of the sign. Normal grade shall be construed to be the lower of: (1) existing grade prior to construction; or (2) mounding or excavating solely for the purpose of locating the sign. In cases in which the normal grade cannot reasonably be determined, sign height shall be computed on the assumption that the elevation of the normal grade at the base of the sign is equal to the elevation of the nearest point of the crown of a public street or the grade of the land at the principal entrance to the principal structure on the zoning lot, whichever is lower.

Temporary sign means a sign that is not attached to a permanent supporting structure on the real estate on which the sign is located and is intended to be displayed for a limited period of time.

Village center district shall mean the zoning district created by the City of Lathrup Village Zoning Ordinance.

Wall sign means a sign attached to or erected against the wall of a building with the face in a plane parallel to the plane of the building wall.

Window sign means a sign displayed and visible through building glass area from a sidewalk, street or other public place which may or not be, painted or affixed on the interior glass or other window material.



Individual Copy on Freestanding Sign

Calculate sign area defined by imaginary panel drawn around outside of copy



Copy on Oval Panel of Freestanding Sign

Calculate sign area defined by imaginary panel drawn around actual oval panel



Individual Copy and Logo on Freestanding Sign

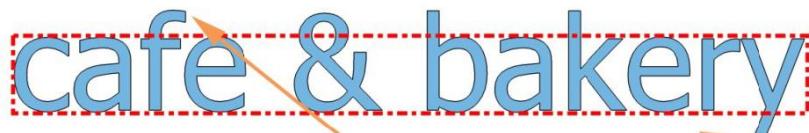
Calculate sign area defined by imaginary panel drawn around outside of copy and logo. Add together for total sign area



Individual Copy on Wall Sign – Letters Placed on Building

Calculate sign area defined by imaginary panel drawn around outside of copy

Sign Area Calculation Guidelines



Ascenders and Decenders Extending Up to 12 inches Beyond the Sign Area Rectangle Will Not Count Towards the Total Sign Area Calculation

(Ord. No. 437-15, pt. II, 4-20-2015; Ord. No. 464-21, 6-21-2021)

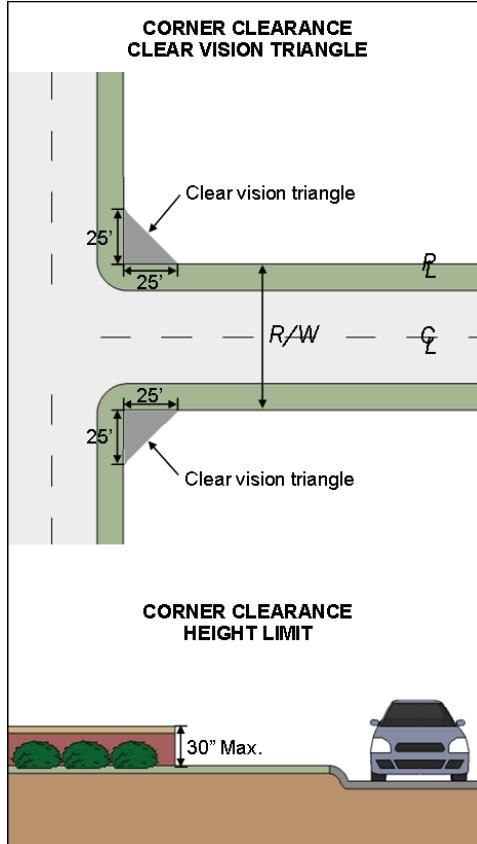
Cross reference(s)—Definitions generally, § 1-2.

Sec. 52-23. General requirements.

(a) All signs shall complement the building for which they are serving in terms of color, materials and design.

(Supp. No. 18)

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- (b) A clear vision zone shall be free of all signs except public safety signs.
- (c) No sign shall interfere with, obstruct the view of, or cause confusion with any authorized public sign, signal or device.
- (d) All signs shall comply with the requirements of the City of Lathrup Village Building Code. All letters, figures, characters, insignia or representations upon any sign shall be safely and securely attached.
- (e) If a property line, easement or right-of-way line is altered in a manner that affects the setbacks required by this article, a new sign permit or variance must be obtained.
- (f) A sign requiring a permit may be relocated on the same premises provided that a new sign permit is obtained and all requirements are met.
- (g) No sign shall be located in or project into a public right-of-way or private road or dedicated easement, except governmental signs and signs installed by the applicable road agency or utility company, or as otherwise expressly permitted in this section.
- (h) Paper sheets shall not be applied in any manner to any sign or any building, except any allowed window signs as otherwise permitted in this article.
- (i) Nothing in this article shall be construed to prohibit non-commercial messages on signs that are otherwise allowed herein.
- (j) No sign, sign structure or sign support shall project over the roof of any building, nor obstruct or obscure any building windows or significant architectural elements. All signs shall be maintained in good condition.
- (k) Illumination.

- (1) Illuminating devices for signs shall comply with the City of Lathrup Village Electrical Code.
- (2) The light for any illuminated sign shall be so shaded, shielded or directed that the light intensity or brightness meet the requirements of section 5.8 of the zoning ordinance.
- (3) The source of illumination may be internal or external but shall not be both internal and external. The source of the light shall not be exposed.
- (4) Glare control for sign lighting shall be achieved through the use of full cutoff fixtures, shields, and baffles, and appropriate application of fixture mounting height, lumens, aiming angle, and fixture placement.
- (5) Backlit signs shall use only white light for illumination. Such signs shall spread their illumination a maximum of four inches beyond the sign elements.

(I) Signs shall not have scrolling, blinking, flashing, animated or fluttering lights or other illuminating devices which have a changing light intensity, brightness or color.

(Ord. No. 437-15, pt. II, 4-20-2015; Ord. No. 464-21, 6-21-2021)

Sec. 52-24. Sign types permitted by district.

A. Residential Districts (R-1, R-2, R-3): Permits required, unless otherwise noted				
Sign Type	Location	Max. Sign Surface Display Area	Max. Height	Number
Residential Use Monument Sign See subsection 52-25(a)	At entrance road for subdivision development within boulevard median or 10 ft. from street right-of-way line	32 sq. ft. per side	5 ft. from ground level to top of sign	1 per subdivision development entrance

B. Office Districts (O & GO): Permits required, unless otherwise noted				
Sign Type	Location	Max. Sign Surface Display Area	Max. Height	Number
Principal Wall Signs	On principal building façade to be placed at the sign band, when provided	Setback from lot line from 0 to 100 ft.: 10% of ground floor, street-facing building face up to 64 sq. ft. Setback more than 100 ft.: 15% of ground floor, street-facing building face up to 64 sq. ft.	Not to exceed height of building	1 per business with individual exterior entrance or, if a common entrance is provided, one per building

Ancillary wall sign	At a building entrance	10 sq. ft.	Not to exceed height of building	1 per building
Monument sign See subsection 52-25(a)	At the property entrance, setback 10 ft. from street right-of-way line	32 sq. ft. per side	5 ft. from ground level to top of sign	1 per parcel. 1 additional sign is permitted if the parcel has more than 100 feet of frontage on 11 or 12 Mile Roads provided they are separated by 100 ft. minimum.
Other signs	See subsection 52-25(e)			

C. Commercial Districts (CV): Permits required, unless otherwise noted				
Sign Type	Location	Max. Sign Surface Display Area	Max. Height	Number
Principal Wall Signs	On principal building façade to be placed at the sign band, when provided	0—100 ft. setback from lot line: 10% of ground floor, street-facing building face up to a maximum of 64 sq. ft. 100+ ft. setback from lot line: 15% of ground floor, street-facing building face up to a maximum of 64 sq. ft.	Not to exceed height of building	1 per street level business with principal building frontage. Corner buildings shall be permitted 1 on each frontage
Rear façade wall sign	On rear façade of building when parking provided in rear yard or when rear façade faces a street	24 sq. ft.	Not to exceed height of building	1 per building
Ancillary wall sign	At a building entrance	10 sq. ft.	Not to exceed height of building	1 per building
Monument sign See subsection 52-25(a)	10 ft. from street right-of-way line	42 sq. ft. per side	6 ft. from ground level to top of sign	One per parcel, except multiple-tenant building with 100 ft. or more contiguous frontage on 11

				Mile, 12 Mile or Southfield Roads may have two signs, separated by 100 ft. minimum
Other signs	See subsection 52-25(e)			

D. Pedestrian-Oriented Business Districts (MX and Village Center): Permits required, unless otherwise noted				
Sign Type	Location	Max. Area	Max. Height	Number
Wall Sign	On principal building façade at the sign band	10% of ground floor street-facing building face up to a maximum of 64 sq. ft.	Not to exceed height of building	1 per street level business with building frontage. Corner buildings shall be permitted 1 on each frontage
Projecting Sign or Blade sign See subsection 52-25(d)	i. At least 8 ft. above ground level ii. No closer than 20 ft. to another such sign iii. No higher than the 2nd floor of a multi-story building	16 sq. ft. total	4 ft. from bottom edge of sign	1 per occupant at street level
Window Sign - No permit required	In business windows	Ten (10) percent of the total glass area on that side of the building and on the floor where the sign will be located	—	—
Rear façade wall sign	On rear façade of building when parking provided in rear yard or when rear façade faces a street	24 sq. ft.	Not to exceed height of building	1 per building
Monument sign (in MX District only)	10 ft. minimum front and side yard setbacks	40 sq. ft. per side	5 ft. from ground level to top of sign	1 per parcel

Temporary Pedestrian or A-Frame Sign - No permit required See subsection 52-25(c)	i. May be located in public right-of-way, but shall maintain 4 ft. clear pedestrian area on sidewalks and be setback 4 feet from the back of curb ii. No closer than 20 ft. from another such sign	6 sq. ft. per side	4 ft. from ground level to top of sign	1 per business
Other signs	See subsection 52-25(e)			

(Ord. No. 437-15, pt. II, 4-20-2015; Ord. No. 464-21, 6-21-2021)

Sec. 52-25. Additional requirements for sign types that require a permit.

(a) *Monument signs.*

- (1) The total area, including the sign and all supporting structure components for monument signs, shall be limited to no more than three times the size of the sign surface display area of the sign.
- (2) Unless a monument sign is mounted on a natural feature, such as a boulder, the monument sign shall have a minimum 12-inch high base, constructed of clay brick or integrally colored concrete brick, stone, marble, decorative metal or other similar masonry materials.
- (3) The street number must be affixed on the sign face or on the supporting structure of monument signs and must be kept visible from the adjacent street. Street numbers must use minimum eight-inch tall letters or characters. The street number does not count toward the total sign display area.
- (4) The minimum height of all letters and numbers on a monument sign shall be as follows:

Posted Roadway Speeds	Minimum Letter and Number Height
45 mph or greater	6 inches
30—40 mph	4.5 inches
25 mph or less	3 inches

The height of letters and numbers on an incidental message or within a logo may be less than stated above, provided the primary message meets the above standards. In no case shall letters or numbers less than the above standards comprise more than ten percent of the total sign area.

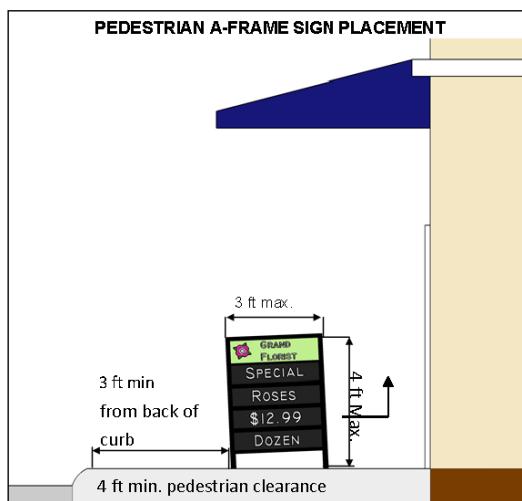
(b) *Wall signs.*

- (1) Wall signs shall be flush-mounted, shall not be mounted on the roof of any building and shall not project above the roofline. Wall signs shall not cover any portion of a wall opening. Wall signs shall not project beyond the top or ends of the wall to which they are attached; however, letters may extend beyond the top and in front of the advertising structure. Wall signs shall not protrude more than 12 inches measured from the wall to which it is attached.

- (2) Wall signs shall be safely and securely attached to structural members of a building by means of metal anchors, bolts, or expansion screws. All wall sign anchoring devices shall meet the standards of the city building code. No nails, tacks, or wires shall be permitted to protrude from the front of any sign.
- (3) Wall signs shall not exceed a width of more than two-thirds of the subject building frontage.
- (4) Any building or sign damage created due to the removal or replacement of a wall sign must be repaired.
- (5) Wall signs are not allowed on property used for single-family or duplex residential purposes.
- (6) Wall signs shall not be painted directly on a building.

(c) *Temporary pedestrian or A-frame signs.*

- (1) A-frame signs shall be permitted in the following districts: MX and village center districts.
- (2) The area of the A-frame sign shall not exceed six square feet per side or a total of 12 square feet total.

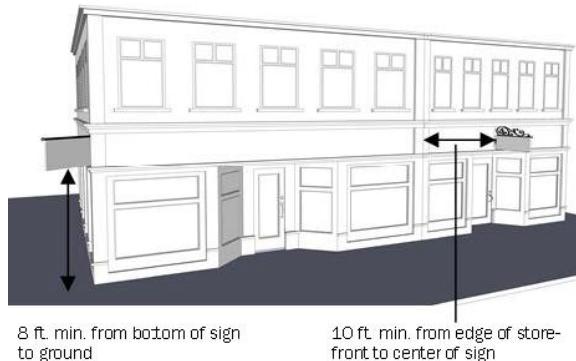


- (3) One such sign shall be permitted per customer entrance or per on-site business, whichever is less.
- (4) The sign height of the sign structure shall be no greater than four feet and the width shall be no greater than three feet.
- (5) The sign shall not be illuminated in any manner.
- (6) The sign shall be located a minimum of three feet from the back of street curb and it shall not be located in a manner as to interfere with vehicular or pedestrian traffic flow or visibility. A four-foot minimum pedestrian clearance area is required.
- (7) The sign is permitted only during operating business hours or from the hours of 6:00 a.m. to 10:00 p.m., whichever is less, and must be stored inside when the establishment is not open to the general public.
- (8) A-frame signs shall be spaced a minimum of 20 feet apart.
- (9) The sign must be professionally constructed of weather-proof, durable material, and kept in good repair.
- (10) The sign shall have a black or silver/gray frame. Changeable message panels shall be either professionally printed or white changeable letters shall be used on a black or dark color background. A

"blackboard-style" message area, similar to those used for daily restaurant specials, may all be used for all or a portion of the sign area.

- (11) The signs shall not be illuminated, nor shall they contain moving parts, or have balloons, windsocks, pinwheels, streamers, pennants, or similar adornment attached to them.
- (d) *Projecting signs.* Projecting signs are for the primary benefit of pedestrians and are encouraged to be decorative in design. Such signs shall only be permitted under the following provisions:
 - (1) Projecting signs shall only be permitted in the MX and village center districts.
 - (2) Projecting signs shall be placed on the sign band, when provided, unless a wall sign prohibits placement there.

PROJECTING SIGNS



- (3) Projecting signs shall be a minimum of eight feet above ground level, shall be placed no closer than 20 feet from another projecting sign (measured center of sign to center of sign), shall be no taller than four feet above the bottom edge of the projecting sign, shall be no greater than 16 square feet in area, and shall project no farther than four and one-half feet from the façade.
- (4) Projecting signs shall be placed no closer than ten feet to the horizontal edge of the storefront façade associated with the subject establishment provided; however, that this subsection shall not apply to the corner portion of a corner building.
- (5) Projecting signs shall have a maximum depth (thickness) of two feet; however, up to 33 percent of the sign may be up to four feet thick in order to provide for creative sign design.
- (6) Support structures for projecting signs shall be constructed of a material and color to match the sign and complement the building.
- (e) *Other signs.*
 - (1) *Outline tubing sign.* Outline tubing signs are limited to two square feet and one per business.
 - (2) *Parking of vehicles displaying signs.* Mobile signs are prohibited. Commercial vehicles and trucks 1) displaying signs that are typically found on said vehicles and 2) that have a primary function of carrying goods or people, not advertising, may be permitted to park on the site of the principal use provided parking shall be in a rear or interior side yard.
- (f) *Temporary signs.* Temporary signs shall be permitted as follows:

52-25 F. Maximum Area per Sign Face, Maximum Height, and Allowed Type of Temporary Signs

District	Permitted Types	Maximum Area of All Temporary Signs by Type	Maximum Area of Any Individual Sign	Maximum Height (Freestanding)
(1) Residential (no permits required)	Freestanding	24 square feet, except that an additional 6 square feet of signage is permitted when a property is available for sale or lease.	6 square feet	5 feet
	Wall ¹	3 square feet per building in single family residential districts; 12 square feet per building in multiple family residential districts.	3 square feet in single family districts; 12 square feet per building in multiple family residential districts	
(2) Non-Residential	Freestanding	32 square feet, except that an additional 12 square feet of signage is permitted when a property is available for sale or lease.	32 square feet	6 feet
	Wall ¹	20 square feet	20 square feet	

¹The display period for temporary wall signs shall be limited to a total of 28 days per calendar year. Such signs shall not be displayed for any continuous period greater than 14 days. After this time expires, the sign shall be removed. See section 52-27 for permit requirements.

- (1) Freestanding temporary signs shall be setback five feet from all property lines. The maximum display time of freestanding temporary signs is 65 days. After this time expires, the sign shall be removed. Once the temporary sign is removed, there shall be a gap of at least 30 days between display of the same temporary sign on the same zoning lot.
- (2) Notwithstanding the above, three square feet of temporary freestanding or temporary wall sign area is allowed on each zoning lot at any time and without expiration of display time. The area of this sign is counted towards the area maximum in [subsection 52-25(f)].
- (3) When all or a portion of a building or land area on a zoning lot is listed or advertised for sale or lease, the maximum display time for temporary signs shall be the duration the building, building unit or land is listed or advertised for sale or lease. Once a building unit is leased or sold, the sign shall be removed if it has been displayed for more than 65 days. In all cases, the sign area limits in [subsection 52-25(f)] shall apply.
- (4) Temporary signs shall be constructed of durable, all-weather materials and designed to remain in place and in good repair so long as they remain on display; provided, however, that each zoning lot may have one temporary freestanding sign up to three square feet constructed of any non-illuminated material. All temporary freestanding signs larger than six square feet shall have a frame or rigid border.
- (5) Temporary signs shall be subject to the maintenance standards of this section.

(Ord. No. 437-15, pt. II, 4-20-2015; Ord. No. 464-21, 6-21-2021)

(Supp. No. 18)

Sec. 52-26. Signs not requiring a permit.

- (a) Changing advertising copy on an approved sign.
- (b) Painting, repainting, cleaning and other normal maintenance and repair of a sign or a sign structure.
- (c) Traffic control signs on private property, such as "Stop," "Yield," restricted parking, and similar signs, the face and size of which meet traffic engineering standards.
- (d) House number signs. A sign bearing the house number shall not exceed two square feet in area and shall be illuminated only by the reflector method, placed behind the building line and erected so that the light source is not visible from outside the premises.
- (e) Signs up to one per non-residential driveway, limited to two square feet per sign and a maximum height of two and one-half feet.
- (f) Signs up to two square feet, limited to one for each occupant of a multi-tenant building at each entrance.
- (g) Window signs. Window signs shall be permitted for non-residential uses. Window signs on a building side shall not exceed ten percent of the total glass area on that side of the building and on the floor where the sign will be located. Window signs shall include permanent and temporary decals and static vinyl clings that are visible from the exterior. Such signs shall be calculated on the full extent of the graphic representation, regardless of its opacity.
- (h) Flags. Flags of any country, state, municipality or similar entity shall be displayed on a flagpole or similar support, setback a minimum of five feet from any property line. The maximum height shall not exceed 30 feet. The total number of flags on any lot shall not exceed four.

(Ord. No. 437-15, pt. II, 4-20-2015; Ord. No. 464-21, 6-21-2021)

Sec. 52-27. Permitting—Sign permit application requirements.

- (a) Sign permits shall be issued by the planning and zoning administrator or his/her designee upon approval of a written application. Where electrical permits are required, they shall be obtained at the same time as the sign permit.
- (b) The permit application shall identify the following:
 - (1) Name and address of the sign owner and the property owner.
 - (2) Name and address of the person who will erect the sign.
 - (3) Location of the sign.
 - (4) Drawing in color showing design, size, height, materials.
 - (5) Topography of land in the parcel.
 - (6) Any other pertinent information the administrator may require to ensure compliance with the ordinances of the city.
 - (7) Fees for sign permits shall be set by the city council.
 - (8) A sign permit shall expire if the sign for which the permit was issued has not been erected within six months of issuance of the permit.
 - (9) All plans shall address the removal of all previously installed signage and repairs to mounting surfaces impacted by previous mountings.

(c) The planning and zoning administrator or his/her designee shall consider and deny, approve, or approve with conditions, all sign applications for which an application is made and a review fee is paid. The planning and zoning administrator may initiate a review by the downtown development authority, if the site falls within the DDA district.

(Ord. No. 437-15, pt. II, 4-20-2015; Ord. No. 464-21, 6-21-2021)

Sec. 52-28. Prohibited signs.

The following signs are prohibited:

- (1) Add-on signs
- (2) Animated signs
- (3) Beacon lights
- (4) Banners (except street banners advertising community/special events)
- (5) Feather and flutter signs
- (6) Festoons
- (7) Inflatable signs
- (8) Mirrors or mirrored signs
- (9) Moving signs
- (10) Obsolete signs
- (11) Pennants
- (12) Pole signs
- (13) Roof signs
- (14) Snipe signs

(Ord. No. 437-15, pt. II, 4-20-2015; Ord. No. 464-21, 6-21-2021)

Sec. 52-29. Nonconforming signs.

- (a) A nonconforming sign may remain as long as the sign is properly maintained and not detrimental to the health, safety and welfare, except as provided in subsection (f), Amortization, below.
- (b) If the property upon which the sign is located is vacant and the previous use is abandoned, the entire sign (including above-ground base, height, poles, size, wires, panels and any other element) shall be removed within 30 days of the property becoming abandoned.
- (c) A nonconforming sign shall not:
 - (1) Be relocated, expanded or changed, except as to periodic message changes.
 - (2) Be structurally altered so as to prolong the life of the sign or to change the shape, size, type, placement or design of the sign.
 - (3) Be altered or repaired after being damaged if the repair or the re-erection of the sign would cost more than 50 percent of the cost of a similar sign.

(Supp. No. 18)

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- (d) For the purpose of this section of the article, the terms "altered," "repaired," "changed" and "expanded" shall not include normal maintenance, reducing the copy area, changing copy, changing ornamental molding, frames or other such features or landscaping below the copy area, installing or changing electrical wiring.
- (e) If a property line, easement or right-of-way line is altered that affects the setbacks required by this article, the owner of the sign, building or property shall either (1) remove the nonconforming sign, (2) conform with this article, or (3) apply for a variance.
- (f) Amortization. Any existing sign that does not comply with all of the provisions of this article II, sign ordinance, on the effective date of the ordinance:
 - (1) Shall not be changed to another type of sign which is not in compliance with this chapter.
 - (2) Shall not be structurally altered so as to prolong the life of the sign or so to change the shape, size, type, or design of the sign.
 - (3) Shall not have its face or faces changed unless the sign is brought into conformance with the requirements of this chapter, or unless the sign is an off-premises sign or billboard constructed to permit a change of face.
 - (4) Shall not be re-established or otherwise used, after the activity, business or usage to which it relates has been discontinued for a period of 90 days or longer.
 - (5) Shall not be re-established after damage or destruction if the estimated expense of reconstruction exceeds 50 percent of the appraised replacement cost as determined by the building official.
 - (6) Shall not ever be placed, maintained, or displayed by someone other than the person who owned the premises on the date of adoption of the ordinance from which this chapter is derived.
 - (7) Shall not be placed, maintained, or displayed by any person or entity on or after December 31, 2020.

(Ord. No. 437-15, pt. II, 4-20-2015; Ord. No. 464-21, 6-21-2021)

Sec. 52-30. Maintenance.

- (a) Damaged or abandoned signs.
 - (1) Signs which are broken, torn, bent or whose supports are broken, bent or damaged, and signs that are not reasonably level and plumb shall be repaired and installed in a manner prescribed by the enforcement officer and/or building official, but in no case shall repair requirements exceed building code requirements and the original condition of the sign and/or its supports.
 - (2) Abandoned signs shall be removed or put into service. Removal of such signs shall include removal of the poles and/or supports.
- (b) All signs shall be maintained in good structural condition, in compliance with all building and electrical codes, and in conformance with this Code. Failure to comply with this section may result in action by the enforcement officer or building official to rescind the permit with subsequent removal of the entire structure.
- (c) A sign shall have no more than 20 percent of its surface area covered with disfigured, cracked, ripped or peeling paint, poster paper or other material for a period of more than 30 successive days.
- (d) A sign shall not stand with bent or broken sign facing, with broken supports, with loose appendages or struts, or more than 15 degrees from vertical for a period of more than 30 successive days, unless determined by the building official to pose a safety hazard, in which case immediate action may be required.

- (e) A sign shall not have weeds, trees, vines, or other vegetation growing upon it, or obscuring the view of the sign from the public right-of-way from which it is to be viewed, for a period of more than 30 successive days.
- (f) An internally illuminated sign shall not be allowed to stand with only partial illumination for a period of more than 30 successive days.

(Ord. No. 437-15, pt. II, 4-20-2015; Ord. No. 464-21, 6-21-2021)

Sec. 52-31. Enforcement.

- (a) The building department, police department or agent(s) designated by the city shall remove a sign immediately and without notice if the condition of the sign presents an immediate threat to public health, safety or welfare, with all costs to remove assessed against the responsible person.
- (b) The building department, police department or agent(s) designated by the city shall remove a temporary or movable sign if it violates the terms of this article.
- (c) In addition, the enforcement and penalty provisions of the zoning ordinance apply to signs.

(Ord. No. 437-15, pt. II, 4-20-2015; Ord. No. 464-21, 6-21-2021)

Sec. 52-32. Appeals and variances.

- (a) An appeal may be taken to the city zoning board of appeals by a person aggrieved, or by an officer, department, board, or bureau of the city. An appeal shall be taken within a time as shall be prescribed by the board by general rule, by the filing with the officer or body from whom the appeal is taken and with the board of a notice of appeal specifying the grounds for the appeal. The officer or body from whom the appeal is taken shall immediately transmit to the board, all the papers constituting the record upon which the action appealed from was taken.
- (b) Effect of appeal. An appeal stays all proceedings in furtherance of the action appealed from unless the officer or body from whom the appeal is taken certifies to the board, after the notice of appeal is filed, that by reason of facts stated in the certificate, a stay would in the opinion of the officer or body cause imminent peril to life or property, in which case proceedings shall not be stayed otherwise than by a restraining order which may be granted by the board or by the circuit court, on application, on notice to the officer or body from whom the appeal is taken and on due cause shown.
- (c) Hearings and notices. The board shall fix a reasonable time for the hearing of the appeal and give due notice of the appeal to the persons to whom real property within 300 feet of the premises in question is assessed, and to the occupants of single- and two-family dwellings within 300 feet, the notice to be delivered personally or by mail addressed to the respective owners and tenants at the address given in the last assessment roll. If a tenant's name is not known, the term "occupant" may be used. Upon the hearing, a party may appear in person or by agent or by attorney. The board shall decide the appeal within a reasonable time.
- (d) Board decisions. The board may reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination appealed from and shall make an order, requirement, decision, or determination as in its opinion ought to be made in the premises, and to that end shall have all the powers of the officer or body from whom the appeal is taken.
- (e) Practical difficulties or unnecessary hardship. Where there are practical difficulties or unnecessary hardship in the way of carrying out the strict letter of this chapter, the board may in passing upon appeals vary or modify its rules or provisions relating to the construction, or structural changes in, equipment, or alteration

of buildings or structures or the use of land, buildings or structures, so that the spirit of this chapter shall be observed, public safety secured, and substantial justice done.

- (f) Finality of decisions. The board is empowered to grant rehearings on any appeal for any of the reasons authorizing relief from a judgment or order of the circuit courts of this state. Subject to this provision, board decisions shall be final, and subject only to judicial appeals as provided by law. In the event of a judicial appeal, the board shall comply with any judicial orders and may take any action authorized by law pursuant thereto.

(Ord. No. 437-15, pt. II, 4-20-2015; Ord. No. 464-21, 6-21-2021)

Sec. 52-33. Liability insurance.

- (a) *Liability insurance for signs.* If any monument or wall sign is suspended over the right-of-way of a public street or property, or if the vertical distance of such sign above the street is greater than the horizontal distance from the street, as to be able to fall or be pushed onto public property, then the owner of such sign shall keep in force a public liability insurance policy, approved by the city attorney, in the amounts set by resolution of the city council. The policy shall indemnify the owner from all damage suits or actions of every nature, brought or claimed against the owner, for or on account of injuries or damages to persons or property received or sustained by any person through any act of omission or negligence of the owner, his/her agents or employees regarding such sign.
- (b) *Liability insurance for sign erectors.* Every person, before engaging in or continuing in the business of erecting, repairing or dismantling signs, boards or other display signs in the city, shall first furnish the city a public liability insurance policy approved by the city attorney, in the amounts set by resolution of the city council. The policy shall indemnify the erector from all damage suits or actions of every nature brought or claimed against the erector for or on account of injuries or damages to persons or property received or sustained by any person through any act of omission or negligence of the erector, his/her agents or employees in the erection, repair or dismantling of any sign, board or other display sign. The policy shall contain a clause whereby the policy cannot be cancelled until after a written notice of intention to cancel has been filed with the city clerk at least ten days prior to the date of cancellation. The policies shall be renewed annually on or before the first day of May of each year and certificates of renewal or new policies shall be filed with the city clerk.

(Ord. No. 437-15, pt. II, 4-20-2015; Ord. No. 464-21, 6-21-2021)



To: Lathrup Village Planning Commission
From: Tom Kennedy – Community & Economic Development/DDA Project Coordinator
Date: February 17, 2026
RE: Battery Energy Storage System (BESS) Amendments

At the January Planning Commission meeting, Commissioners discussed amendments to the Solar Energy Systems ordinance to add clarity for certain provisions. Following this discussion, a public hearing was set for the February 17, 2026, Planning Commission meeting, which will be concluded with a vote to amend the ordinance. Below are three amendments for discussion and vote.

Amendment one (1) is a standalone amendment to Section 5.17.3, adding subsection 6 to note what the Battery Energy Storage Systems ordinance applies to.

Amendments two (2) & three (3) are to Section 5.17.4, and the Commission is asked to choose which of the amendments they feel best fits the intent of the ordinance. Option 1 introduces a definition of “Not Feasible,” provides clarification on its intent, and outlines how compliance with the standard will be evaluated and enforced. Meanwhile, Option 2 is a consolidation of Section 5.17.4, removing the hierarchy initially described in the ordinance and defining regulations as to where a Battery Energy Storage Systems (BESS) would be allowed, so long as it follows certain conditions.

We ask that the Planning Commission continue its discussion from January, ask any remaining questions, and take action by voting on the amendment options that best reflects the intended goals of the Solar Energy Systems ordinance.

Amendment Review

Amendment 1 (Standalone):

Section 5.17.3.6

Applicability of Battery Energy Storage System (BESS) Regulations

The standards and requirements of this section apply exclusively to **permanently installed Battery Energy Storage Systems**, including systems that are fixed, mounted, bolted, hardwired, or otherwise intended for long-term stationary use as part of a solar or electrical system.

This section **does not apply** to:

- a. **Electric vehicles**, including electric or plug-in hybrid vehicles, and their onboard batteries;
- b. **Portable or mobile battery units** that are not permanently installed or hardwired to the structure;
- c. **Portable electric generators or temporary power storage devices** intended for short-term or emergency use.

Electric vehicles and portable energy devices are regulated separately under applicable building, fire, electrical, and vehicle codes and are not considered Battery Energy Storage Systems for purposes of this ordinance.

Amendment 2:

Section 5.17.4.4b

“Not Feasible”

For purposes of Section 5.17.4(5), *not feasible* shall mean that installation of a Battery Energy Storage System (BESS) within a detached accessory structure is impractical or unreasonable due to one or more of the following conditions, as determined through administrative review:

a. No Existing Detached Structure:

The property does not contain an existing detached accessory structure suitable for housing a BESS, and construction of a new detached structure would be impractical due to site constraints (ex: lot size, storage structure size, BESS size, etc.).

b. Structural or Safety Limitations:

An existing detached structure lacks sufficient space, structural integrity, ventilation, fire separation, or code-compliant conditions necessary to safely house a BESS and cannot be reasonably modified to meet applicable building, fire, or electrical codes. This includes Basements, Crawlspace and other underground storage options.

c. Lot Size or Site Constraints:

Lot size, required setbacks, easements, or other physical site limitations prevent the placement, expansion, or construction of a detached structure capable of safely housing a BESS.

d. System Size and Design Considerations:

The proposed BESS is a smaller, wall-mounted, or modular system intended for limited energy storage or load balancing (and not designed for whole-home backup), and is specifically listed by the manufacturer as approved for installation within an attached garage in accordance with applicable building and fire codes.

A determination of *not feasible* shall be made by the Building Official or designee based on submitted documentation, manufacturer specifications, and applicable safety standards.

Amendment 3:

Consolidated Section 5.17.4, Paragraph 4, 5 and 6:

4. Battery Energy Storage Systems (BESS)

- a. BESS may be located outdoors in a rear yard, inside an approved accessory structure or inside an attached garage. No BESS may be located in a basement or crawlspace.
- b. BESS are required to meet the following conditions:
 - I. Not visible from the public right-of-way and if located in a rear yard screened from neighboring properties and public view with landscaping;
 - II. If located inside an attached garage the BESS must be located on an exterior wall.
 - III. Set back at least 10 feet from all property lines;
 - IV. Properly enclosed and ventilated for safety;
 - V. Clearly marked as containing electrical equipment; and
 - VI. Reviewed and approved by the Building Official for compliance with applicable building, electrical and fire safety codes.

Suggestion Motions

Amendment 1

“I move to approve the amendment to Section 5.17.3: General Provisions, adding Subsection 6: Applicability of Battery Energy Storage System (BESS) Regulations.”

Amendment 2

a. *“I move to approve the amendment to Section 5.17.4: Permitted Systems Subsection 4.”*

Or;

b. *“I move to approve the amendment to Section 5.17.4: Permitted Systems, consolidating Subsections 4, 5 and 6 into one subsection.”*

memorandum

DATE: February 9, 2026

TO: Lathrup Village Planning Commission

FROM: Eric Pietsch, Jill Bahm, and Hannah Prins, Giffels Webster

SUBJECT: Comprehensive Plan Update – Background Information for Housing

We will use our meeting on February 17 with the Planning Commission to introduce the plan for engagement at the 6PM study session with the Planning Commission. The study session will be followed by kicking off the month of discussion on housing at 7PM for the 2026 Lathrup Village Comprehensive Plan Update process.

Please note our progress for the 2026 Comprehensive Plan **Visioning phase**.

- ✓ **Website.** We have continued to add to the established hub website for the project so that the public may view planning & zoning documents, see the progress of the plan and how they can participate, and submit input and feedback. Notably, the mini surveys for the 4 topics of interest have been posted to the Join the Conversation! page and will be open until May 31 2026. The hub link will stay on the City's homepage throughout the process. Please visit www.LathrupVillage.org and look for the "Master Plan Update" button on the bottom-right side.
- ✓ **Identified Community Engagement Strategies.** Previously in December and January, Giffels Webster heard feedback from the Planning Commission and the public that public engagement should be a priority and a focus throughout the planning process. Feedback received indicated that there is a desire for communication and engagement to be diverse and to offer ways of participating outside of the formal meeting setting. Taking into consideration all of the dialog heard over the last two months, and the previously agreed upon budget for the plan update, we have developed an engagement plan that that seeks to work within the city's available resources and is responsive to the requests of the public and Planning Commission.

The proposed timeline and order of events is as follows:

February 17, 2026

- **PC Study Session at 6PM** to introduce the engagement plan and schedule of events for Spring 2026.
- **Regular PC Meeting at 7PM** with a presentation on housing by Giffels Webster to kickoff the month on housing. The presentation will include an interactive activity that will allow participants to give feedback outside of the formal public comment format.

March 17, 2026

- **PC Study Session at 6 PM** to wrap up the month of housing by reviewing activity results from the February meeting, current survey results, and discussing any other data or topics of interest for housing in Lathrup Village.
- **Regular PC Meeting at 7PM** with a presentation on transportation by Giffels Webster. The presentation will include an interactive activity that will allow participants to give feedback outside of the formal public comment format.

April 21, 2026

- **PC Study Session at 6 PM** to wrap up the month of transportation by reviewing activity results from the March meeting, current survey results, and discussing any other data or topics of interest for housing in Lathrup Village.
- **Regular PC Meeting at 7PM** with a Presentation on economic development by Giffels Webster. The presentation will include an interactive activity that will allow participants to give feedback outside of the formal public comment format.

May 19, 2026

- **PC Study Session at 6 PM** to wrap up the month of economic development by reviewing activity results from the April meeting, current survey results, and discussing any other data or topics of interest for economic development in Lathrup Village.
- **Regular PC Meeting at 7PM** with a Presentation on parks & recreation by Giffels Webster. The presentation will include an interactive activity that will allow participants to give feedback outside of the formal public comment format.

June (date to be determined)

Open house event featuring all of the findings and information gathered so far. Additionally, this event will provide another opportunity for attendees to give feedback and interact with the comprehensive planning process.

Preparation for the meeting on housing:

- **Review the 2021 Comprehensive Plan.** Particularly the Demographics and Land Use chapters from pages 15-26, the Housing & Neighborhoods chapter from pages 55-62, and page 93 for the Housing & Neighborhoods action strategy.
- **Review the attached data on housing in Lathrup Village.**
 - About the datasets: In most cases, we have gathered U.S. Census Data from the American Community Survey 5-year estimates. If you would like to learn more about this dataset you may visit
 - <https://www.census.gov/programs-surveys/acs/about.html>
 - <https://www.census.gov/programs-surveys/acs/guidance/estimates.html>

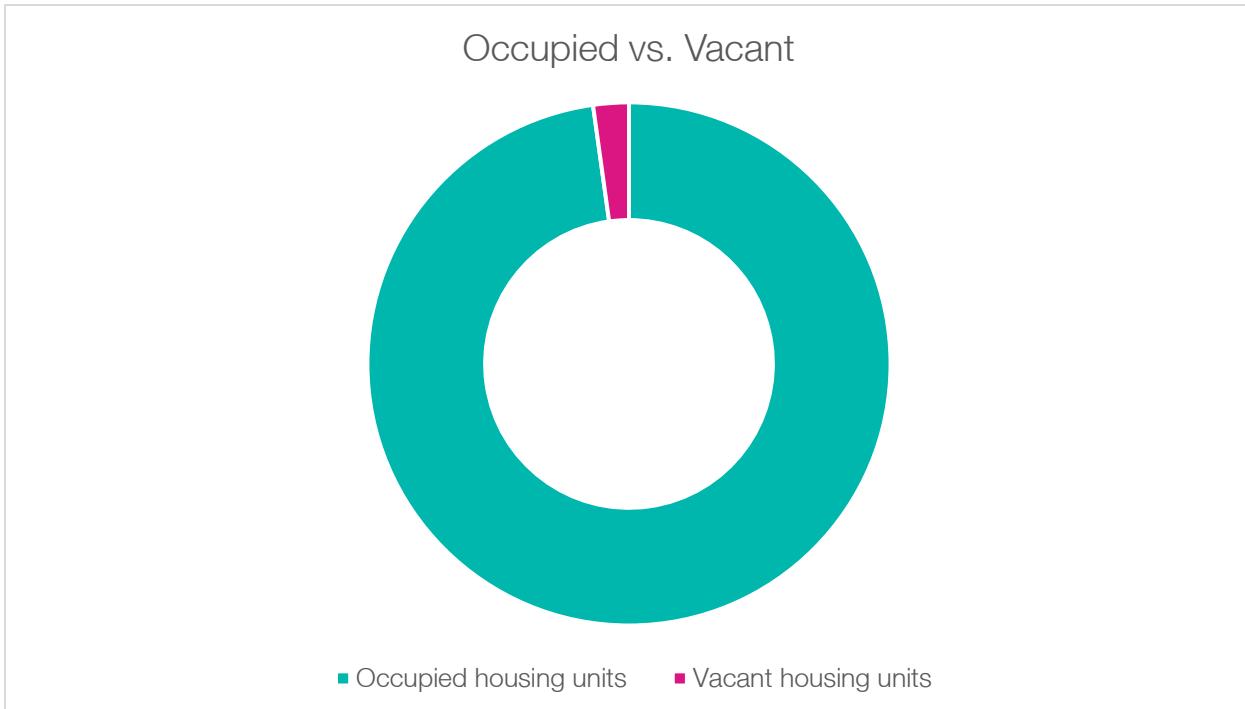
➤ **Review the attached housing resources packet.**

- This packet brings together key highlights from four reports and articles to provide an informed, broad perspective on housing trends, policy impacts, economic drivers, and planning principles in Michigan and across the United States. The selected resources are meant to spark conversation, illustrate actionable strategies, and point to successful models that communities can consider for local adaptation. The packet is not a complete collection—further materials addressing other topics or deeper dives may be introduced as community needs evolve.

Lathrup Village Housing Data

Housing Units

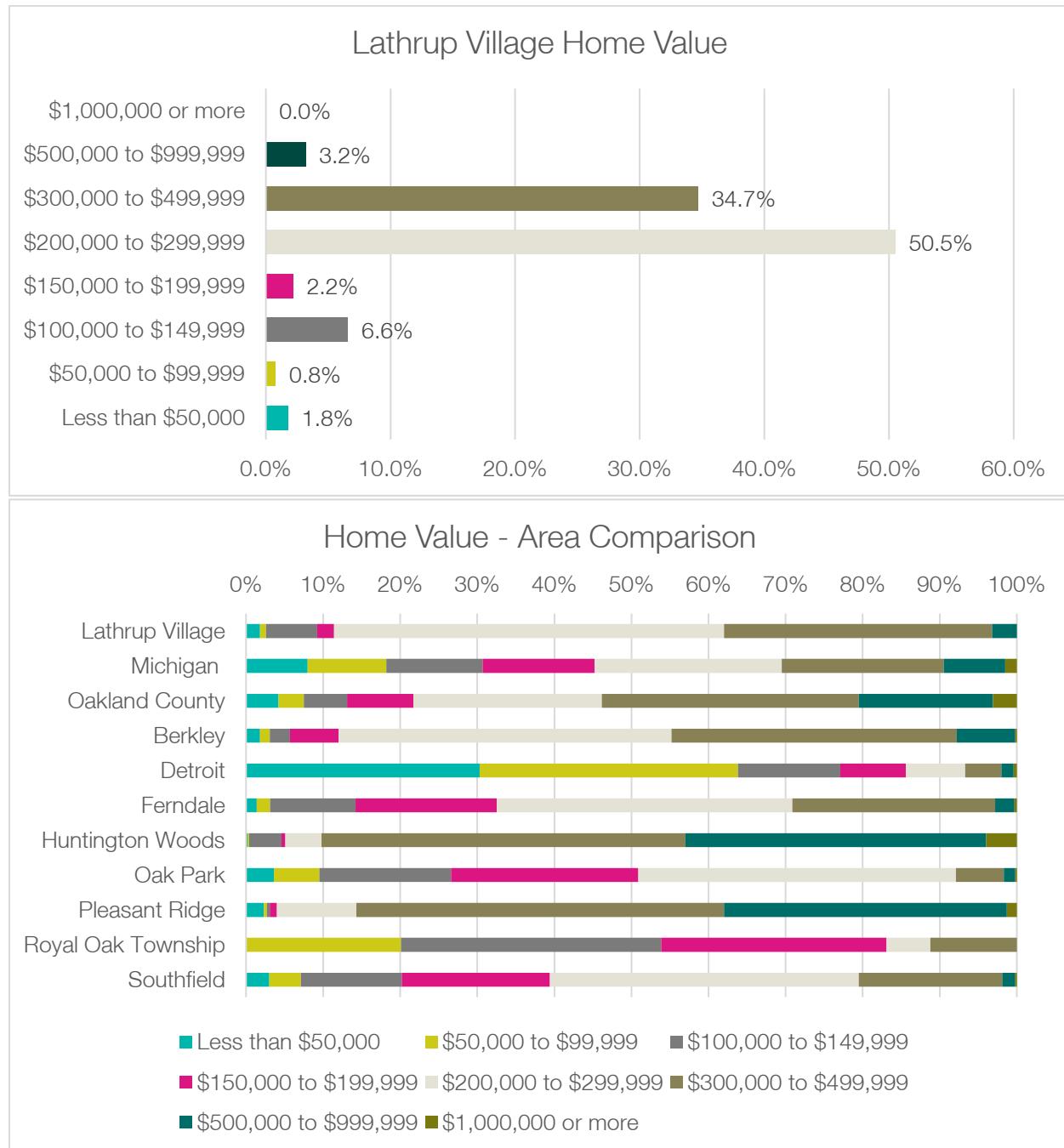
According to the US Census Bureau, there are a total of 1,587 housing units in the City of Lathrup Village. This number has remained relatively stable since housing unit numbers started to decline in 2011 following the 2008 economic recession. Nearly all of the housing units in Lathrup Village are occupied (97.8%) with a vacancy rate of only 2.2%.



Source: U.S. Census Bureau American Community Survey Table DP04 ACS Selected Housing Characteristics 5-Year Estimates for 2023

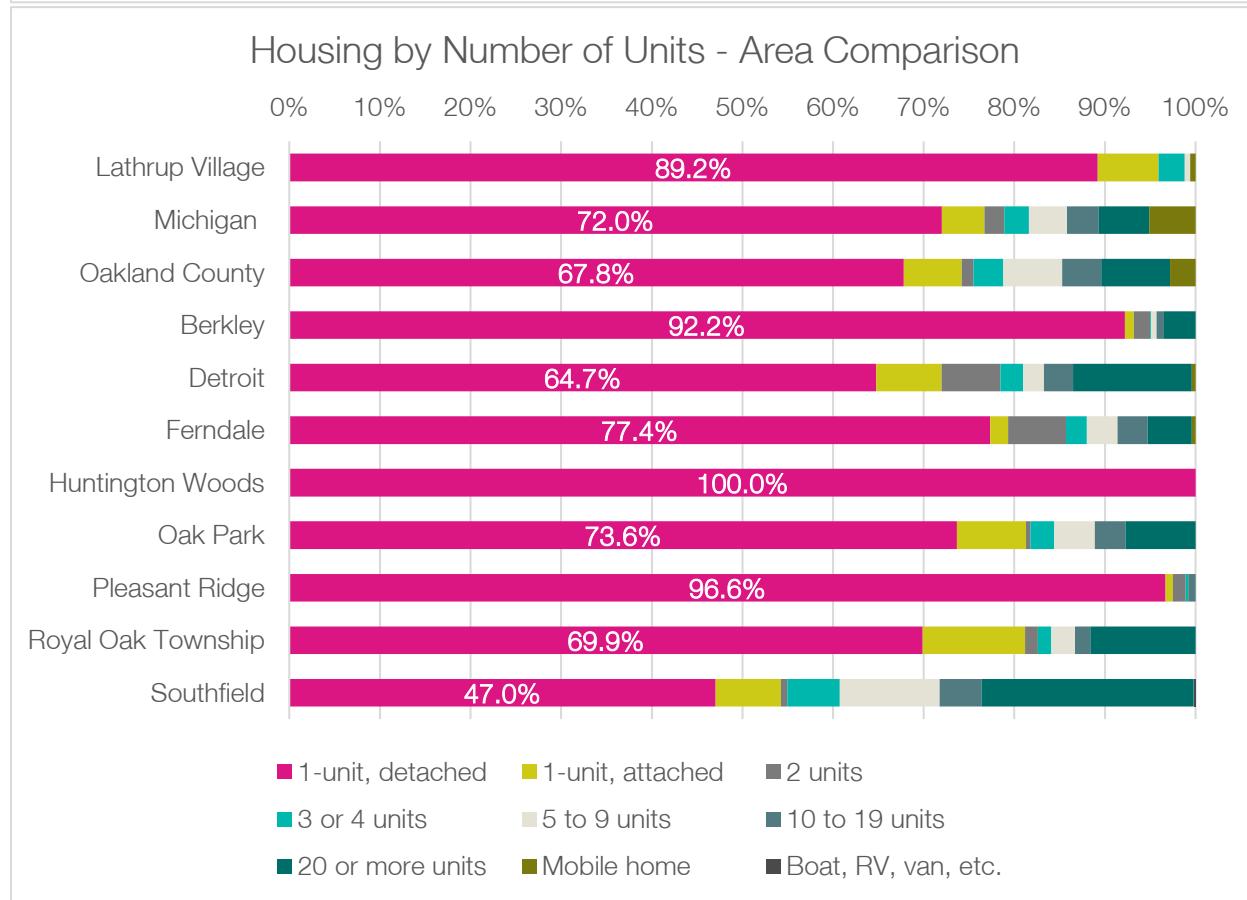
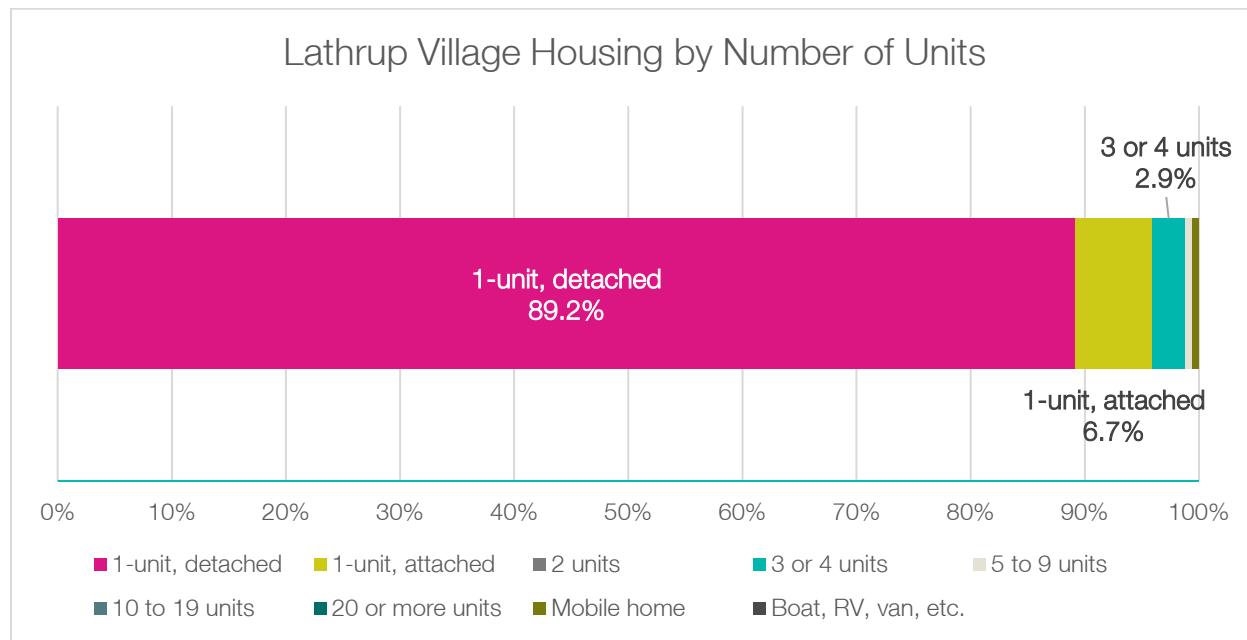
Housing Stock

Value. Based on the Census estimates (which do lag behind actual market data), the median home value in Lathrup Village is \$270,900 and most of the current housing stock value falls between \$200,000 to \$500,000. Compared to the surrounding area and Oakland County, the city has a lower proportion of homes available for under \$200,000 but also a higher proportion of homes available at the \$200,000-\$300,000 price point. This may suggest that while the city may not have many low-cost affordable options, it does boast a strong stock of attainable price ranges per the area's median income.



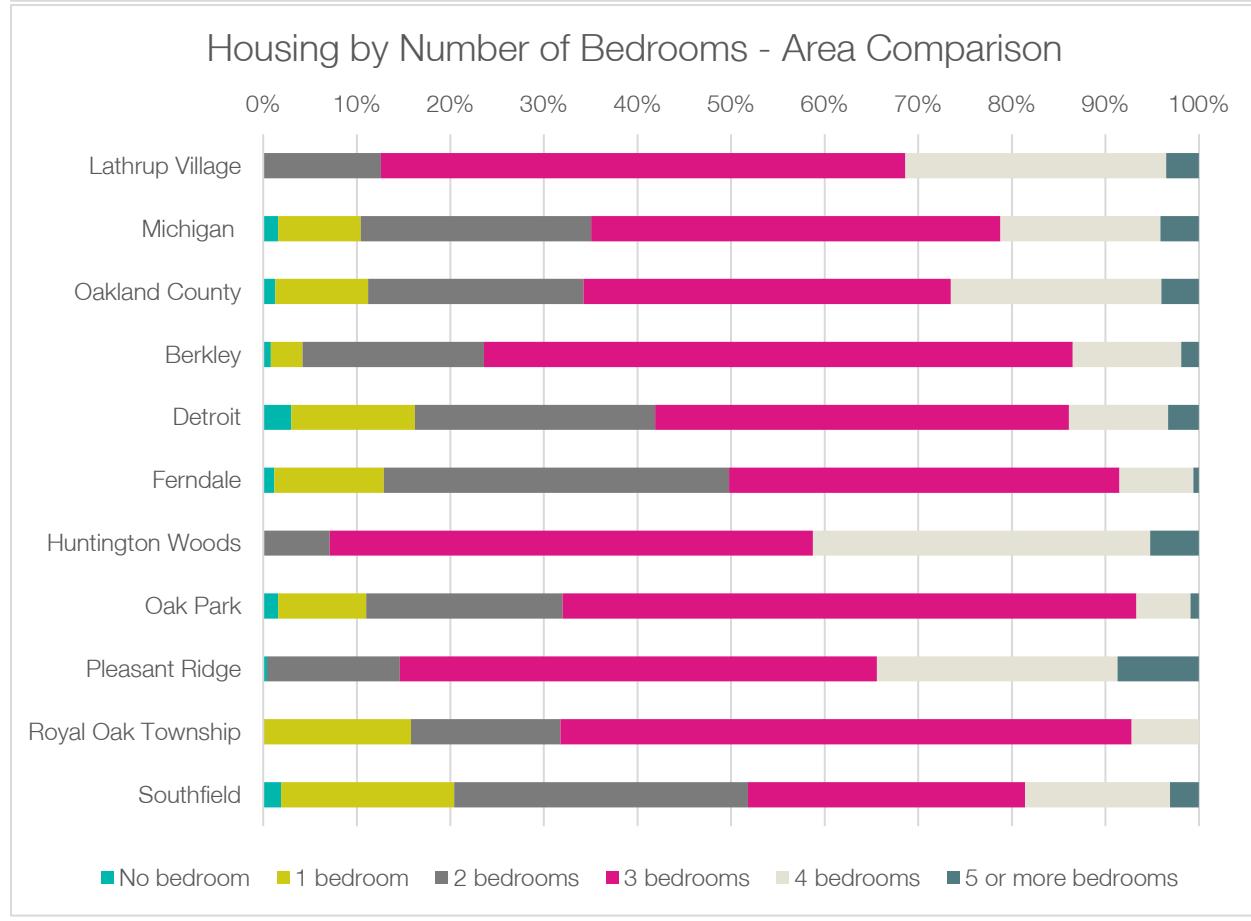
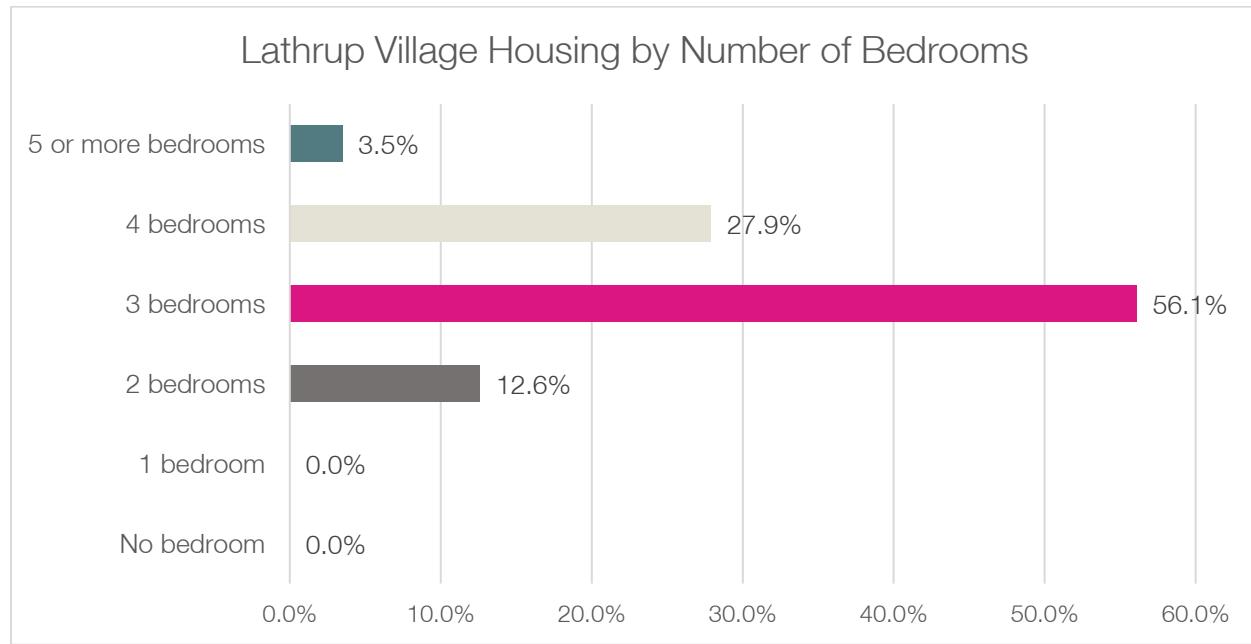
Source: U.S. Census Bureau American Community Survey Table DP04 ACS Selected Housing Characteristics 5-Year Estimates for 2023

Types. Lathrup Village primarily consists of one-unit detached or single-family homes. This pattern aligns with the city's historic neighborhood development that is rooted in 'garden city' planning principles. When comparing Lathrup Village to the surrounding area, the city has a similar amount of one-unit attached homes and even three- to four-unit homes but has fewer options above five units.



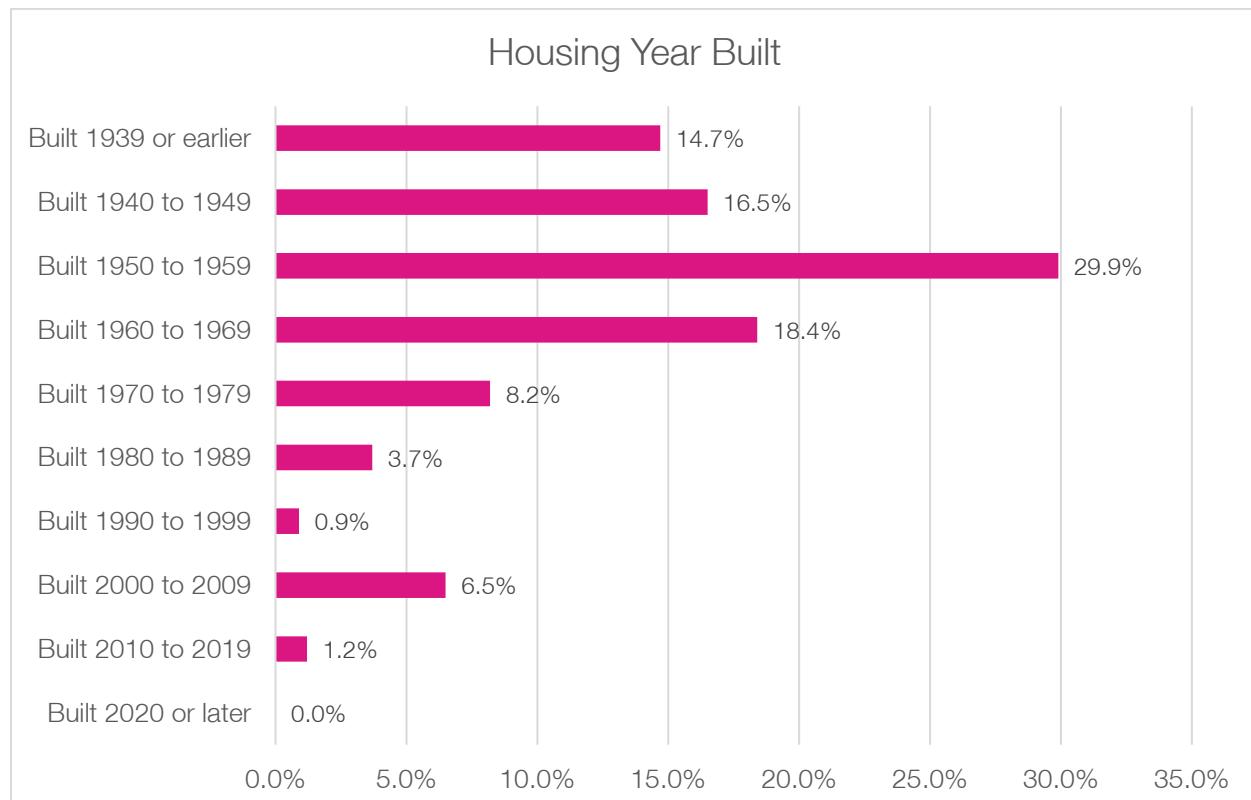
Source: U.S. Census Bureau American Community Survey Table DP04 ACS Selected Housing Characteristics 5-Year Estimates for 2023

Bedrooms. Homes in the City of Lathrup Village are mostly three- and four- bedroom homes. Compared to the surrounding area and to Oakland County and the State of Michigan overall, the city has fewer options for those looking for one- and two-bedroom units.



Source: U.S. Census Bureau American Community Survey Table DP04 ACS Selected Housing Characteristics 5-Year Estimates for 2023

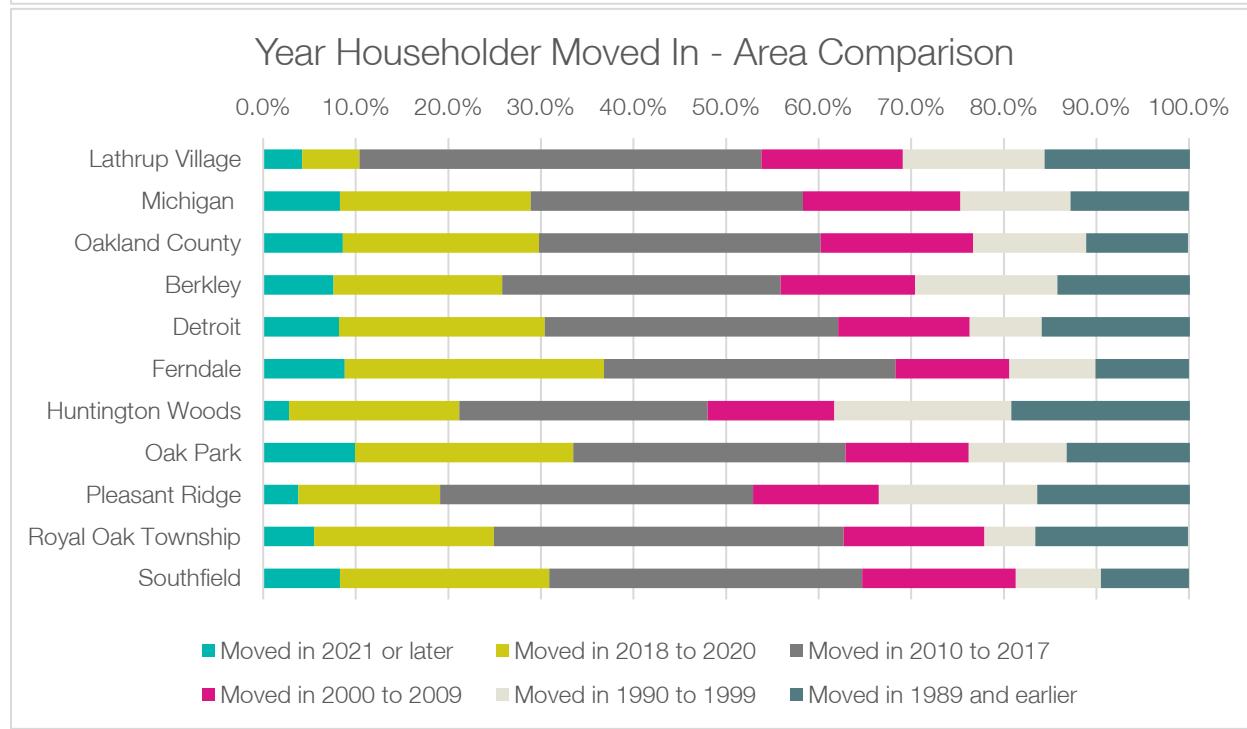
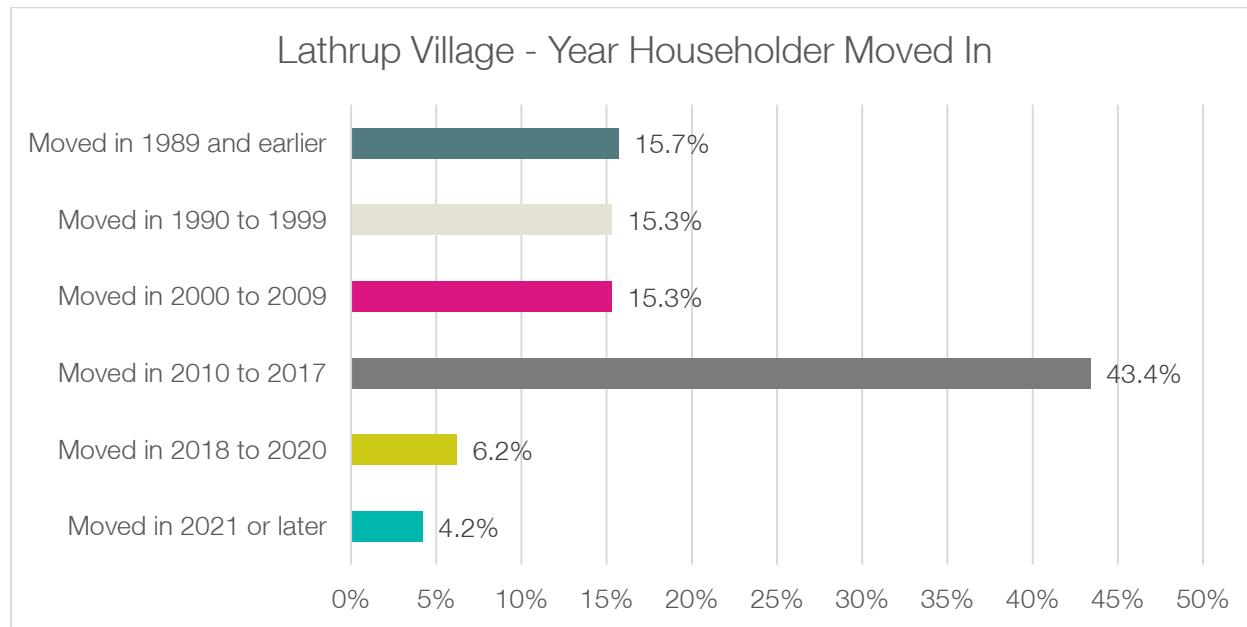
Age. Most of the homes in Lathrup Village were built before 1970, with almost a third being built in the 1950's. There have been very few newer homes built within the city and some of this trend can be explained by the physical limitations of the area being built out. Much of the charm and character of Lathrup Village is in its historic districts and historic homes, though the city should consider how the current housing stock meets the needs and demand of new and existing residents, and how to support the community's aging population.



Source: U.S. Census Bureau American Community Survey Table DP04 ACS Selected Housing Characteristics 5-Year Estimates for 2023

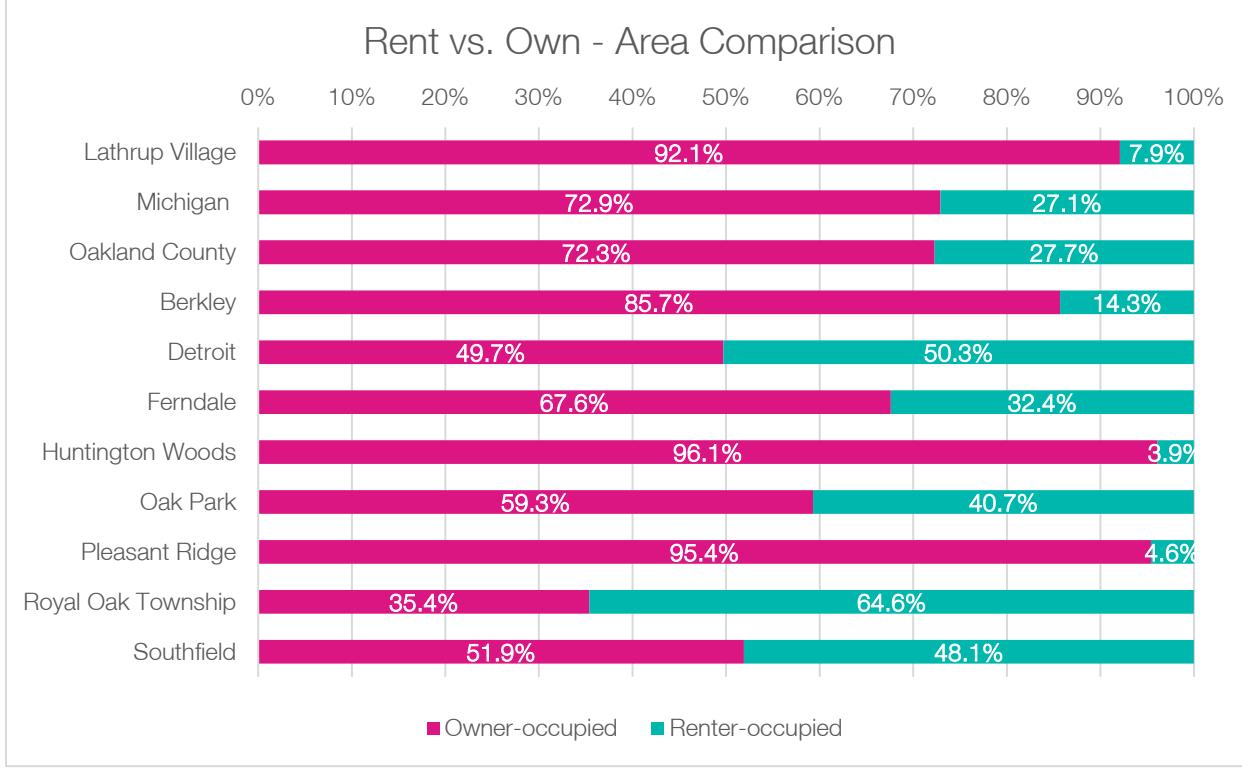
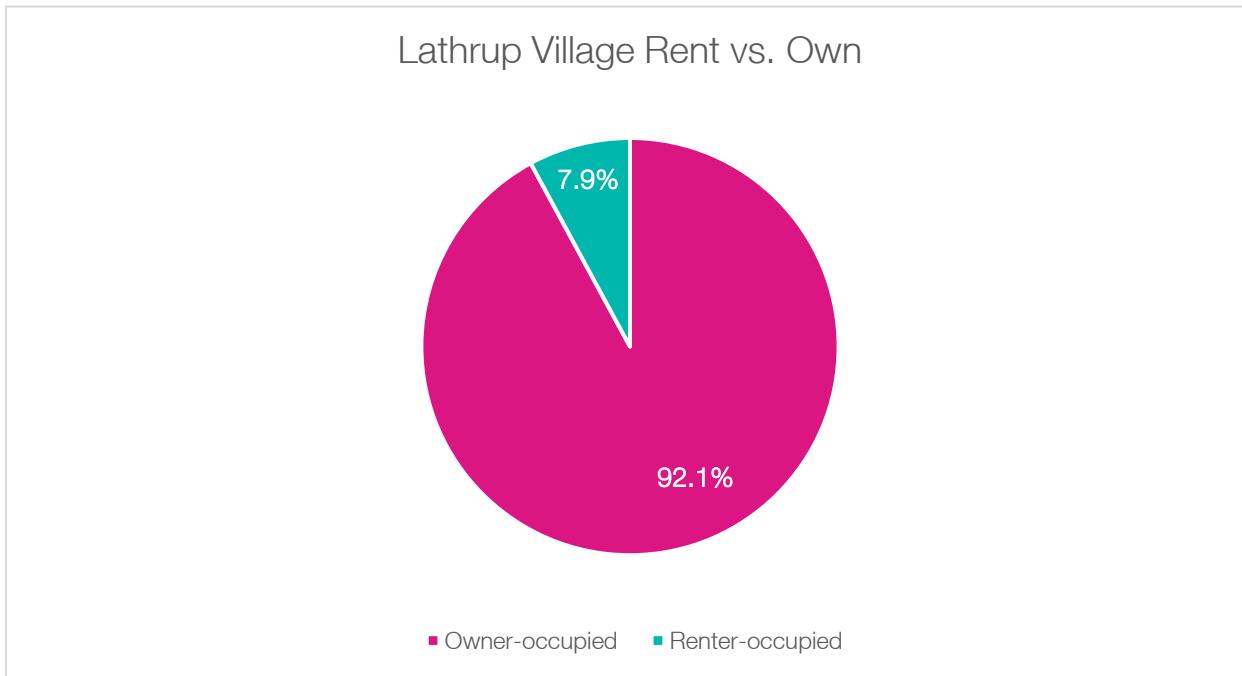
Households

Almost half of the population of Lathrup Village (46.3%) moved into their current homes before 2009 (note that “moving in” includes both new residents moving to the community and existing residents who moved within the community). There was a spike of people moving into their current homes from the years 2010-2017, but since 2018 there has been a steep decline indicating that the housing market in Lathrup Village has slowed in recent years. Comparing the year householders reported moving into their home to the larger region, Lathrup Village has a significantly lower percentage of the population who reported moving in after 2018.



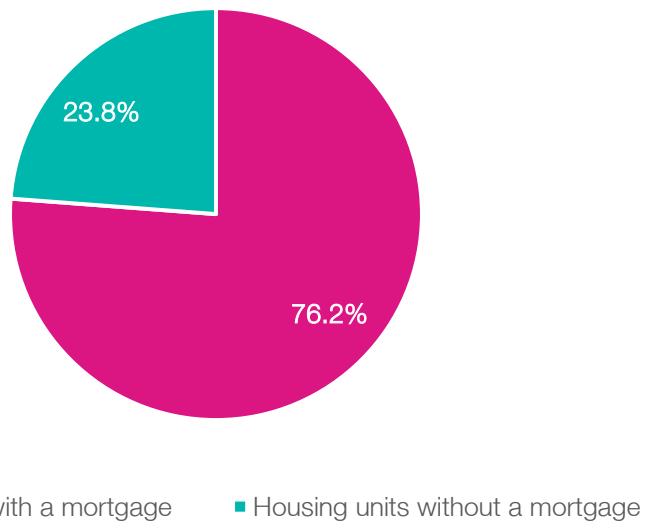
Source: U.S. Census Bureau American Community Survey Table DP04 ACS Selected Housing Characteristics 5-Year Estimates for 2023

Ownership. The majority of residents in Lathrup Village own their own home as opposed to renting, which makes up 7.9% of the total housing units. Compared to the surrounding area and the state and county overall, Lathrup Village has a lower percentage of renter-occupied housing units. The majority (76.2%) of owner-occupied units currently have a mortgage on their home while 23.8% do not have a mortgage.



Source: U.S. Census Bureau American Community Survey Table DP04 ACS Selected Housing Characteristics 5-Year Estimates for 2023

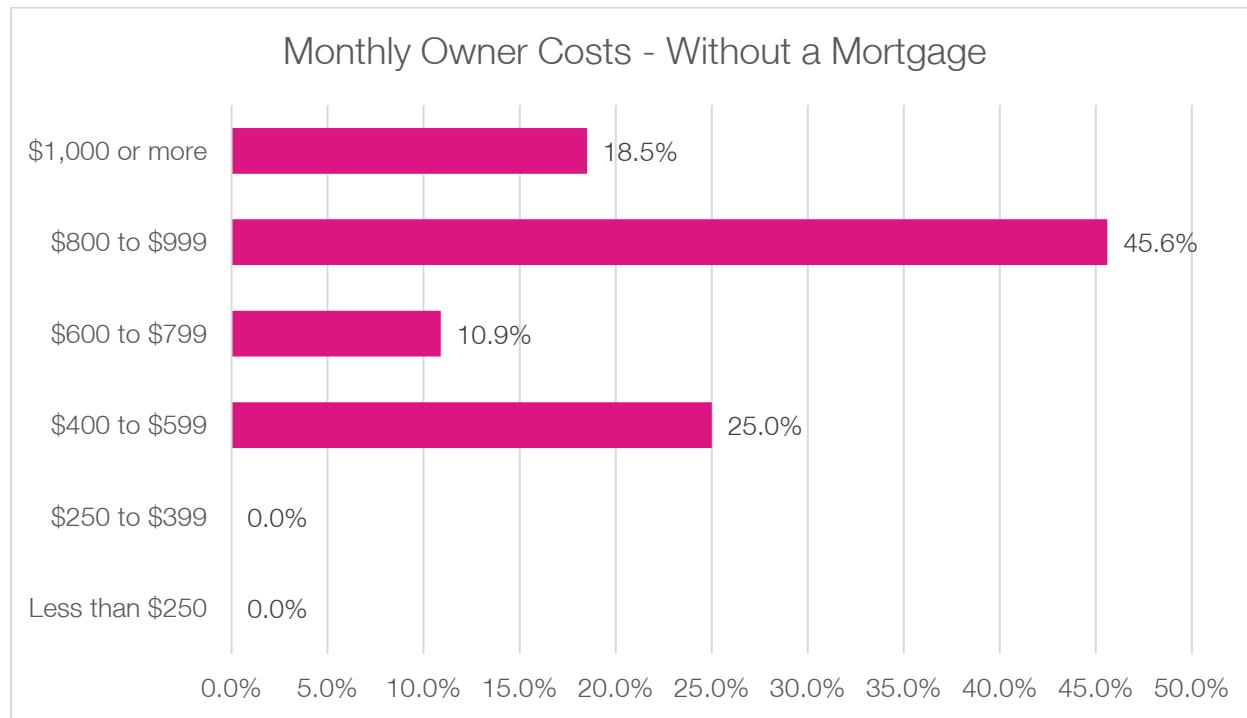
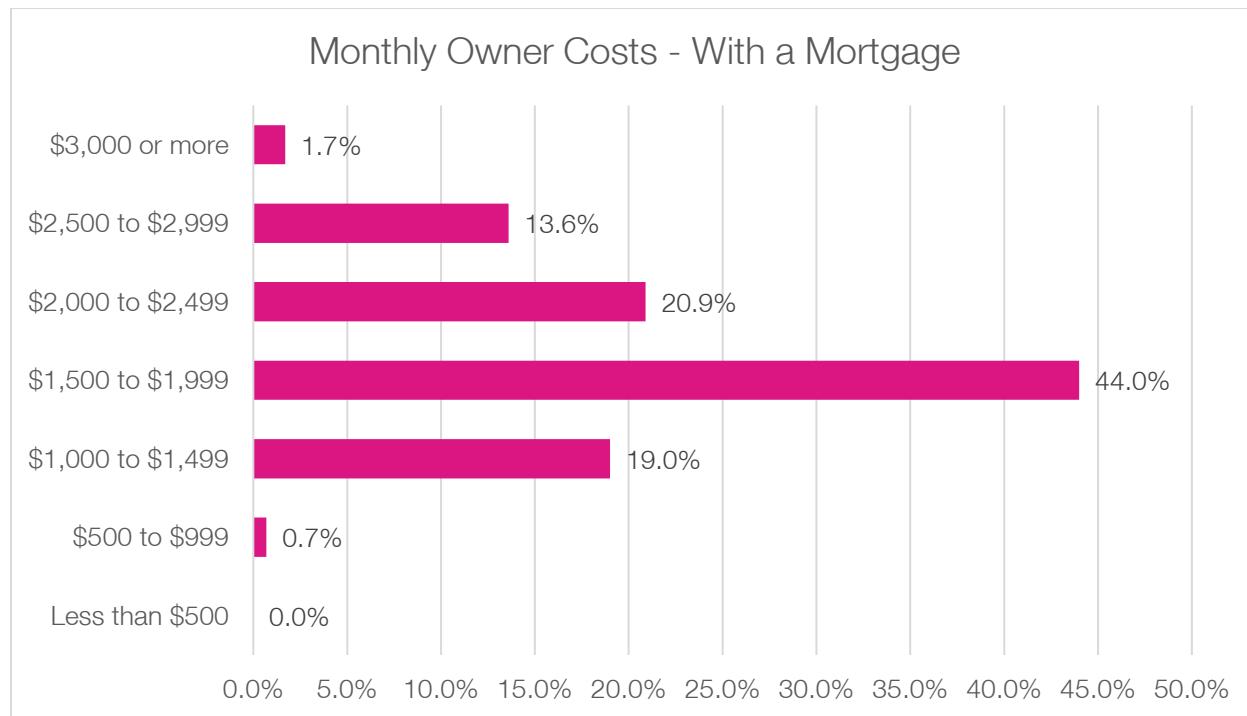
Owner-Occupied Housing Units With a Mortgage vs. Without a Mortgage



Source: U.S. Census Bureau American Community Survey Table DP04 ACS Selected Housing Characteristics 5-Year Estimates for 2023

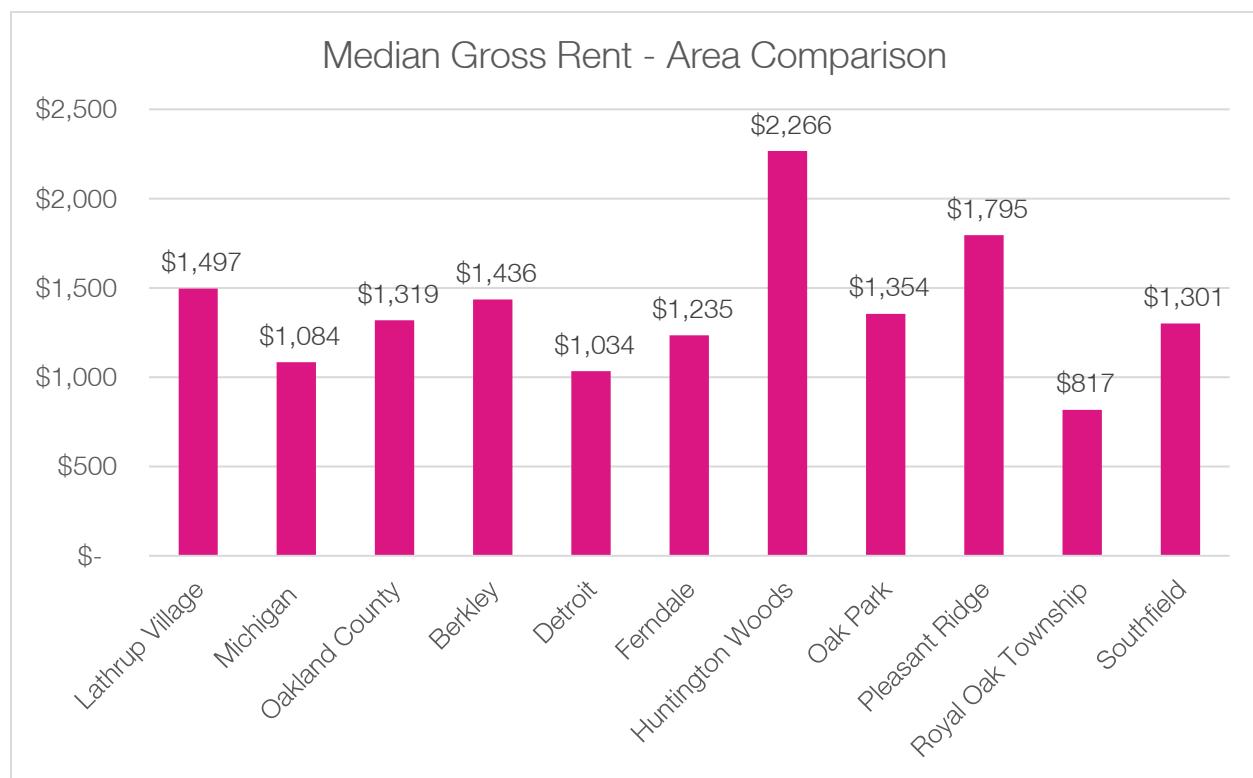
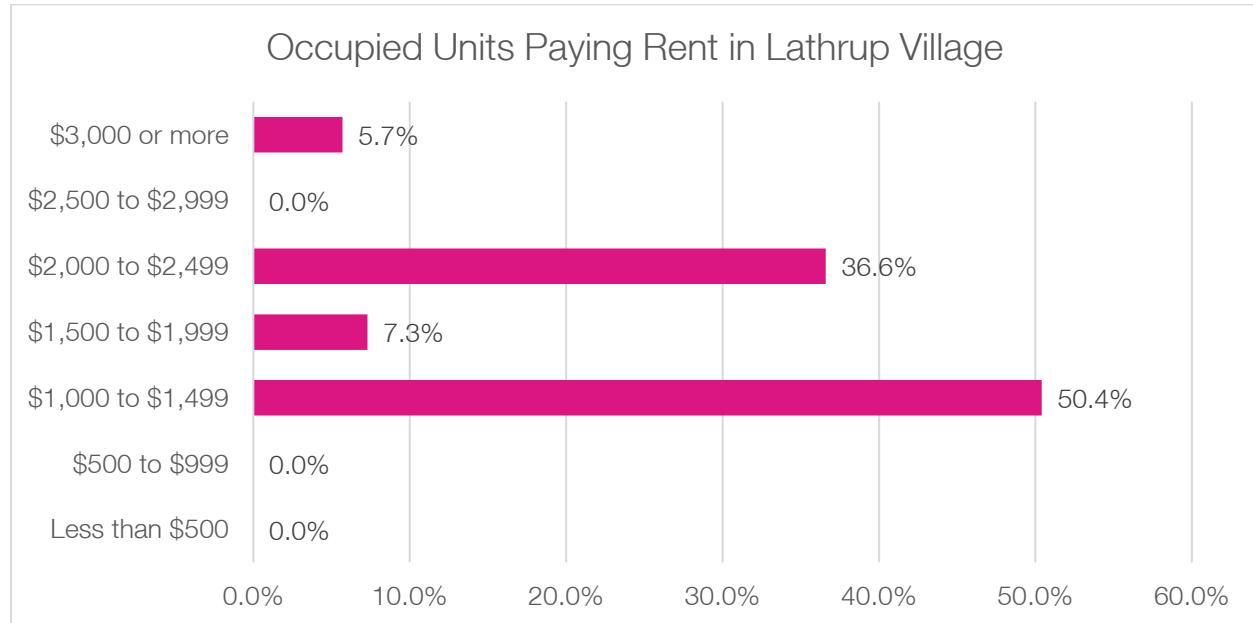
Affordability

The relationship between monthly costs and housing market needs is complex and multifaceted. However, the data can provide a starting point for determining what it costs to live in the community and whether housing at certain price points may be missing. The median monthly owner costs in Lathrup Village for those with a mortgage is \$1,846.00 and the median monthly owner costs for those without a mortgage is \$851.00. This estimate also includes utilities, property taxes, insurance, and other fees.



Source: U.S. Census Bureau American Community Survey Table DP04 ACS Selected Housing Characteristics 5-Year Estimates for 2023

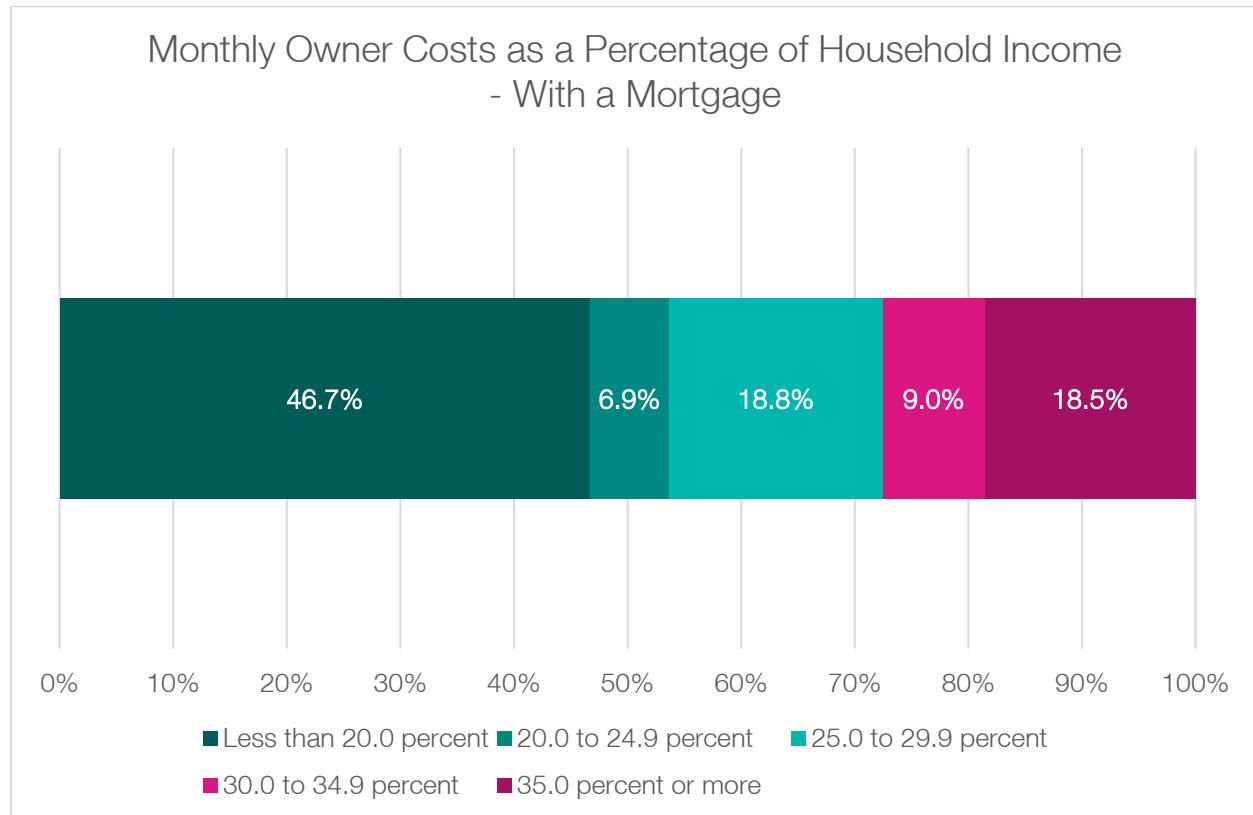
When looking at the cost of living for renters in the area, the median gross rent in Lathrup Village is \$1,497. Lathrup Village has a higher median rent than Oakland County and the state overall. Comparing the gross rents for other comparable areas in southeast Michigan, Lathrup Village has the third highest rental rates with Huntington Woods and Pleasant Ridge being the highest and second highest respectively.



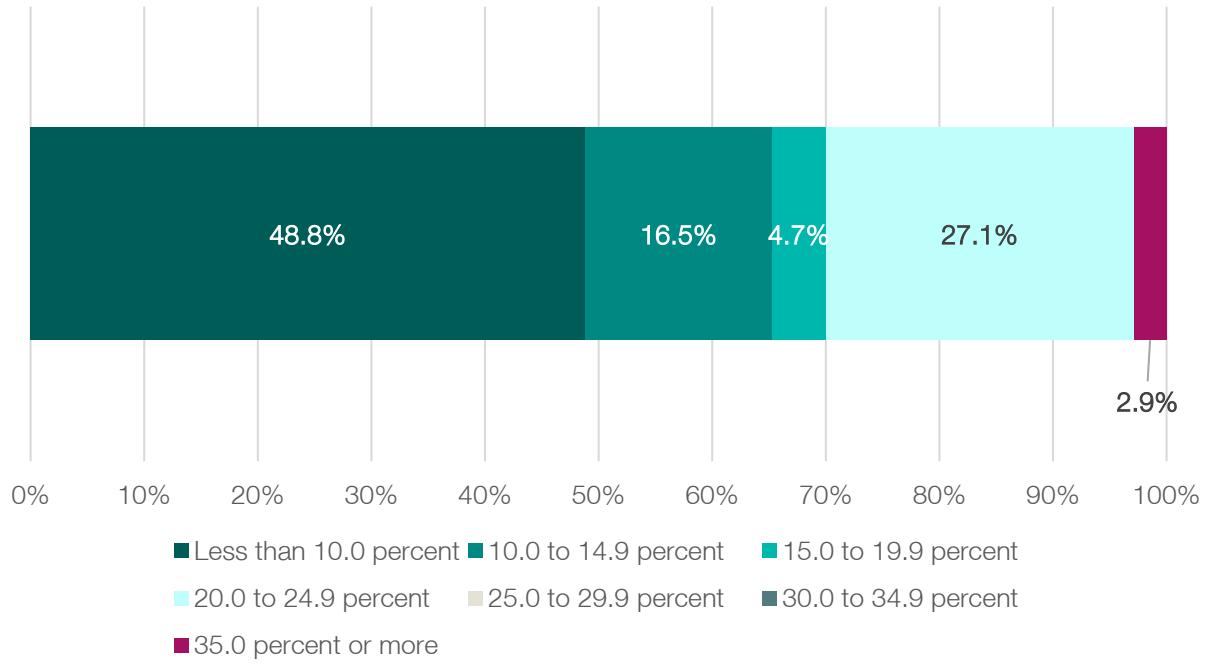
Source: U.S. Census Bureau American Community Survey Table DP04 ACS Selected Housing Characteristics 5-Year Estimates for 2023

The third housing objective from the previous comprehensive plan was to “provide a diverse range of housing options that meet the affordability, maintenance, and lifestyle needs of current and future residents”. In striving to meet this objective, data around housing affordability can help determine if there are needs in the housing market that are not being met and additionally how burdened existing residents are by housing costs. The U.S. Department of Housing and Urban Development (HUD) defines affordable housing as “housing that costs no more than 30% of a household’s gross income, including utilities”. Therefore, households spending more than 30% of their income on housing are considered cost-burdened, and those spending more than 35% of their income on housing are considered severely cost-burdened.

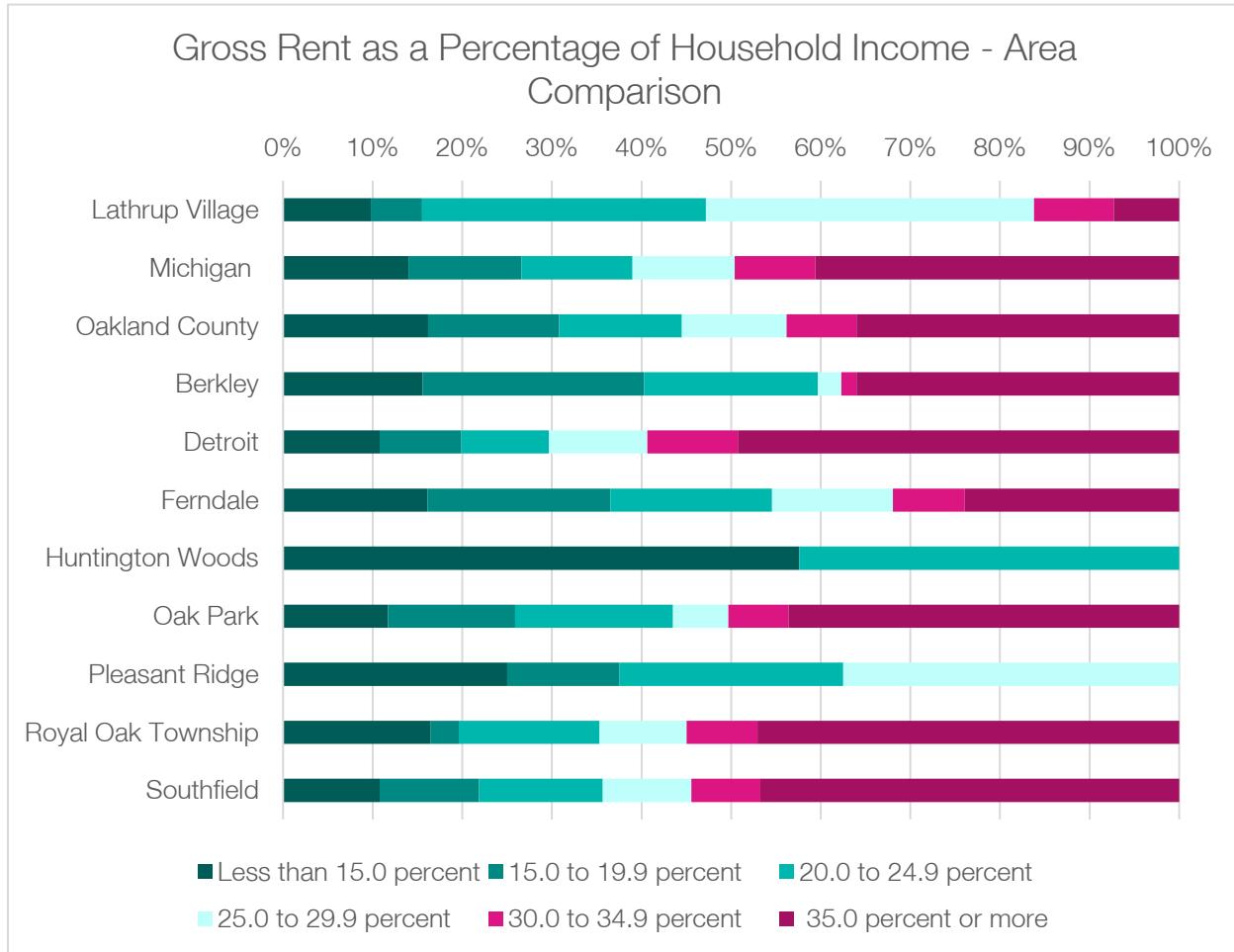
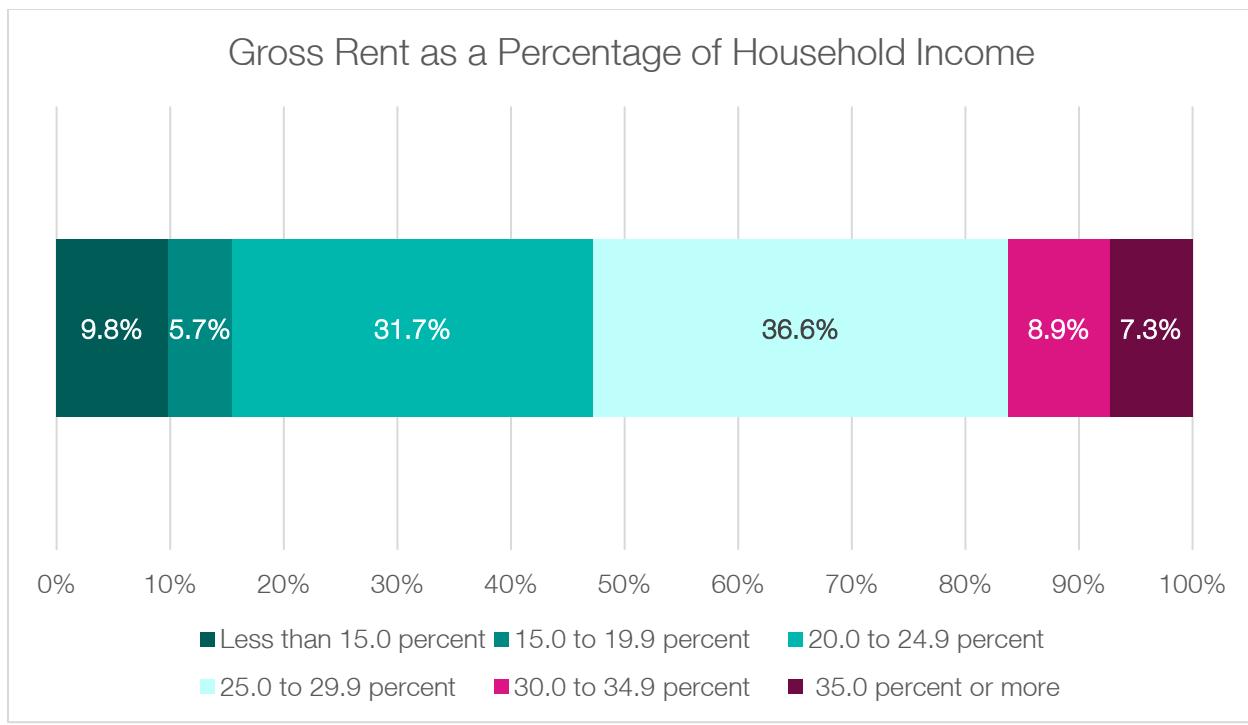
Nearly one third of all owner-occupied units with a mortgage in Lathrup Village are considered cost-burdened (27.5%) and a majority of those who are considered burdened are categorized as severely cost burdened (18.5%). Only 3% of housing units without a mortgage are cost-burdened but this is to be expected as the primary cost of owning a home is typically the mortgage payment. Around 16.2% of the city’s renters are considered cost burdened, which is a considerably lower proportion when compared to the surrounding area and state overall though Lathrup Village also has a much smaller renter population.



Monthly Owner Costs as a Percentage of Household Income - Without a Mortgage



Source: U.S. Census Bureau American Community Survey Table DP04 ACS Selected Housing Characteristics 5-Year Estimates for 2023



Source: U.S. Census Bureau American Community Survey Table DP04 ACS Selected Housing Characteristics 5-Year Estimates for 2023

Housing & Neighborhoods

Housing Analysis

In many communities, young adults and the elderly have limited housing options due to a combination of their lower income levels along with the pricing and availability of housing. This kind of financial challenge can impact people of all ages.

The general rule of thumb based on guidance from the U.S. Department of Housing and Urban Development is to spend a maximum of 30% of a household's income on housing costs, yet many people find themselves spending more on housing, leaving less of their income available for other household expenses. Finding attainable housing can be challenge and it can stress family finances.

The chart below demonstrates that nearly half of all renter households and about a quarter of owner households are cost burdened. Cost burdened is defined as households spending more than 30 percent of income on housing. In 2001, only slightly more than 40 percent of renters were cost burdened. The supply of multifamily for-sale housing is decreasing. Multifamily for-sale housing has historically represented about 20 to 25 percent of total multifamily permits. This type of housing is often more attainable because of its lower cost. In the past 8 years, multifamily for-sale housing has represented 6 to 7 percent of total permits, reflecting a significant post-Great Recession decline.

REVIEW OF HOUSING GOALS AND OBJECTIVES

WHAT DO WE WANT?

Attractive, safe, quiet and well-maintained neighborhoods; a diversified range of housing for people of all ages and abilities; and active neighborhoods that promote community connectedness.

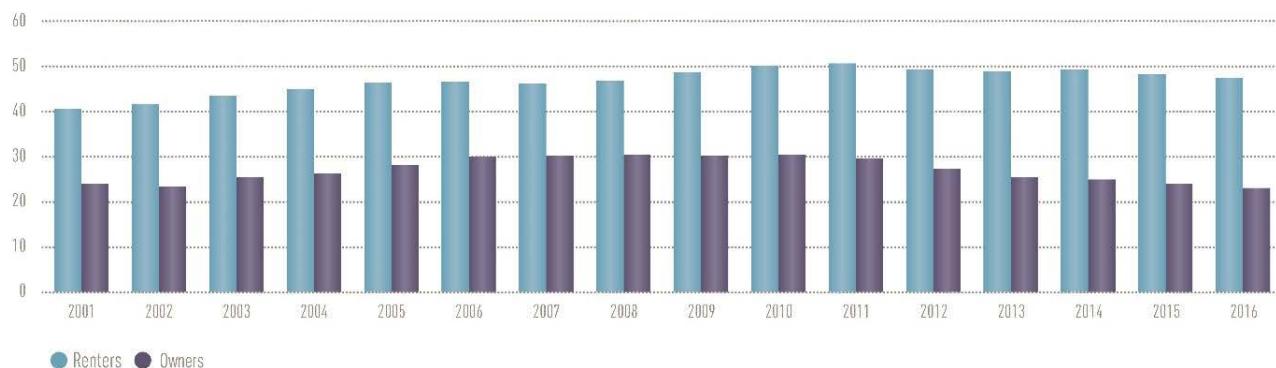
HOUSING OBJECTIVES:

1. Encourage maintenance of and reinvestment in existing neighborhoods.
2. Ensure that infill and redeveloped residential properties are compatible with the surrounding area and adjacent parcels.
3. Provide a diverse range of housing options that meet the affordability, maintenance, and lifestyle needs of current and future residents.
4. Support neighborhoods by improving walkability and access to goods and services.

CHART 9: COST-BURDENED US HOUSEHOLDS BY OWNER/RENTER

Nearly Half of Renter Households and a Quarter of Owner Households Are Cost Burdened

Share of Households with Cost Burdens (Percent)



Notes: Cost-burdened households pay more than 30% of income for housing. Households with zero or negative income are assumed to have no burdens, while households paying no cash rent are assumed to be without burdens.

Source: JCHS tabulations of U.S. Census Bureau, American Community Survey 1-Year Estimates.

ATTAINABLE HOUSING

Benchmark: Thriving communities provide a wide spectrum of housing options to support all residents. The availability of “attainable” housing helps accommodate everyone from young adults who are just beginning to live on their own, to older residents looking to downsize while staying in the community. While there is no universal definition of “attainable housing,” The term was recently defined by the Urban Land Institute as “non-subsidized, for-sale housing that is affordable to households with incomes between 80 and 120 percent of the area median income (AMI).”

New construction has delivered larger homes with more bedrooms even though household size was dropping. “Although one- or two-person households make up more than 60 percent of total households, nearly 50 percent of the homes delivered are four bedrooms or more. Less than 10 percent of the homes offer fewer bedroom options like one and two bedrooms,” as noted by ULI.

The same ULI report notes that small housing, under 1,400 square feet, has historically represented about 16 percent of new construction, but in the last cycle, it has averaged closer to 7 percent. When combined with the next size category, 1,400 to 1,800 square feet, the overall distribution of “small homes” has declined from just under 40 percent to 22 percent. Homes over 2,400 square feet have increased from 32 percent to 50 percent of new construction since 1999, according to the ULI .

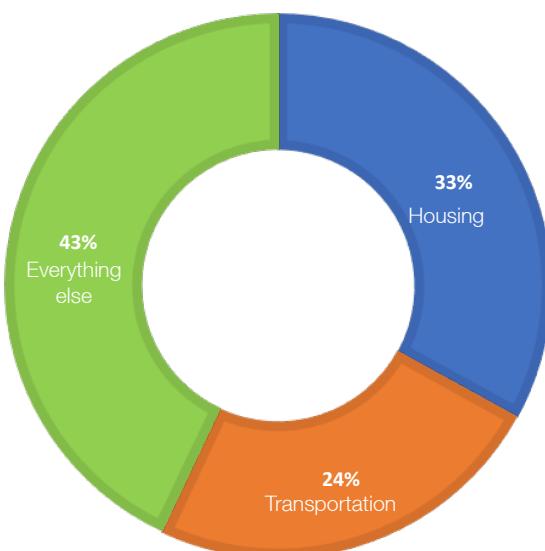
What does this mean for Lathrup Village?

As noted above, attainable housing has been defined as non-subsidized, for-sale housing that is affordable to households with incomes between 80 and 120 percent of the area median income (AMI). ”

In terms of affordability, in general, housing costs should not exceed 30% of income. In consideration of the outflow of residents for jobs outside the city, transportation costs should also be included in the consideration of affordability, as they generally are the second biggest household expense (after housing).

The Center for Neighborhood Technology compiles data based on a variety of sources to create a “Housing + Transportation Affordability Index.” Their analysis typically shows that residents living in areas considered “affordable” in terms of housing costs less than 30% of median household income may often incur higher transportation costs. They suggest that housing and transportation costs combined should not exceed 45% of median household income. In Lathrup Village, the average housing costs are about 33% of income, while transportation costs are about 24% of income. Together, these two expenses consume about 54% of the household income for Lathrup Village residents.

CHART 10: ANNUAL EXPENDITURES FOR HOUSING & TRANSPORTATION



Source: Center for Neighborhood Technology

Housing in Lathrup Village

The City's residential neighborhoods, by and large, are what defines the character of Lathrup Village. Most of the City's neighborhoods are included in the Historic District as described earlier. Maintaining this character has been a continuing goal of the City for many years. Key considerations include encouraging ongoing home and yard maintenance, blight enforcement, and tree maintenance and preservation.

As noted earlier, the demographics of the City is changing; the population is getting older. Given that the vast majority of housing units in the City are single family detached homes, the Comprehensive Plan should consider how to address the housing needs of its residents in the future. Older adults should be able to "age in place" in their existing homes. However, new trends in population shifts suggest that younger and older adults alike are interested in vibrant, more urban-style communities. Through public input and previous planning efforts, the community has expressed a need to both retain existing residents as well as attract younger people to the City.

The current composition of the city's housing stock is well-suited for young families with its selection of single family residential homes, the majority of which has three or more bedrooms. However, there are few opportunities for young adults or empty nesters looking to get started or downsize into a smaller home with low maintenance. To offer options to its current and future residents, Lathrup Village has made zoning changes to accommodate this housing style as a part of envisioned redevelopment in the Village Center and Southfield Road Corridor. Providing alternatives to single family detached housing is a key component of a future Village Center, and also can give older adults the opportunity to "age in community."

It should be noted that needs of older adults go beyond housing, and include access to transportation, opportunities for socialization, and access to services.

Aging in Place

Issues related to aging in place include home design and maintenance. The home must be safe and accessible for older residents. Improvements can range from the simple, such as replacing light switches and faucets, to more significant improvements, such as kitchen and bath remodeling. The City should explore ways to educate the community on the elements of Universal Design, which is intended to make spaces that are accessible to all, not only aging adults, but also families with small children.

Another issue for older adults staying in their homes is the ability, often physical, to maintain their homes as they have in the past. There are several actions that can be taken that can help to mitigate the burden. One option would be to identify qualified, quality "handymen" entities that would agree to provide services to local residents at a reduced or fixed cost basis. Utility companies often have maintenance contracts on significant appliances as well. The entities involved would benefit through increased promotion at no cost to them and potentially stable and consistent business.

A second option would be to establish a small local company to furnish services on a fixed price or a variety of services for one monthly price. This would operate much like a condominium association and some homeowners associations around the country; but could cover not just exterior but interior minor maintenance elements as well.

Reaching out to aging adults in the community can sometimes be challenging. Strong neighborhood groups can help bridge the gaps in information from service providers, the city and older residents. The neighborhood concept is discussed further in the next section.

Neighborhoods

Neighborhoods are the fundamental building blocks of a community. More than just the area in which people live, neighborhoods also include shops, restaurants, parks, places of worship and schools. They tend to be the places where we can attend to at least some of our daily needs within close proximity of where we live.

Often, neighborhoods draw together people of similar ethnicities, incomes and life circumstances. Sometimes they have defined boundaries based on streets or natural features. Regardless of their shape or composition, neighborhoods can serve as a needed link between the individual and the overall community.

Neighborhoods are connected by physical elements like streets and sidewalks as well as by loose or formal social connections, like a neighborhood watch program, neighborhood association, time bank or phone chain. Well-connected neighborhoods are better able to share information about the community at large, encourage civic participation in events and activities, and raise awareness of resources that may be available for people when they're needed. In disconnected neighborhoods, people may be less likely to feel they're part of the overall community and may miss out on opportunities to participate in civic life. This presents challenges for local governments as well as schools, businesses and service organizations. Strengthening neighborhood connections helps tie the community together and improve quality of life for all.

Planning at the neighborhood level can provide an opportunity to engage more people because the topics have more immediacy and relevance. It can take advantage of some built-in neighborhood networks, where they exist, that provide another avenue for communication and outreach. While often neighborhood groups get active when faced with a controversial development project (as evidenced by the common term NIMBY – Not in My Back Yard), proactive neighborhood engagement might better prepare a community for new development/redevelopment.

Neighborhood planning looks at issues specific to an area within a larger community. Some of the issues that could prompt long-range planning include:

- Preservation and Conservation. Conserving the built and natural heritage of an area
- Sustainability. Developing sustainability policies and initiatives
- Access and Civic Engagement. Improving access to local democracy, social services, and government institutions
- Housing and Community Development. Addressing sector-specific issues such as housing or economic development
- Transportation and Connectivity. Enhancing opportunities for active transportation by changing the physical treatment of neighborhood streets and public spaces¹

The American Planning Association developed a Policy Guide on Neighborhood Collaborative Planning in 1998. It finds that “neighborhoods are the strategic building blocks of overall community development. Neighborhood collaborative planning requires understanding of the economic, social and physical characteristics in order to maintain both the sense of place and the sense of community.”² The APA recommends seven general policies about neighborhood planning:

- Comprehensive plans provide the framework for neighborhood planning and should be done within the context of a community-wide plan.
- Where there are identifiable neighborhoods, a jurisdiction's comprehensive plan should reflect neighborhood plans and neighborhood plans should support the broader needs of the community and region.
- Planning decisions should be directed to the most

¹ Neighborhood Planning for Resilient and Livable Cities, Part 1 of 3: Why Do Neighborhoods Matter and Where Are We Going Wrong? Jayne Engle, Montreal. Nik Luka, Montreal and Uppsala. September 2014

² American Planning Association Policy Guide on Neighborhood Collaborative Planning, 1998.



appropriate level. Planning decisions that have limited impact on the community as a whole should be made by, or on the basis of advice given by, those neighborhood groups primarily affected. On the other hand, planning decisions that affect the community as a whole should not be overly influenced by a single neighborhood's needs or interests.

- Neighborhoods should be encouraged to seek the best organizational structure that is suited to achieve their goals and objectives such as, but not limited to neighborhood associations, co-ops, development corporations.
- Neighborhood-based coalitions that assist in the development of individual neighborhood organizations, articulate neighborhood views on community wide issues, and facilitate coordination in the planning process should be encouraged and supported by local government.
- Advocacy planning for neighborhoods should be accepted as a legitimate role for professional planners, both publicly and privately employed.
- To be effective in many cases, neighborhood planning needs to go beyond addressing the physical conditions of the area and also examine issues of social equity. To that end, the APA at the national,

chapter and division levels should work with social service, housing, economic development, public health, educational, recreational, judicial and other organizations to ensure that the issues social equity, children and families receive attention through the efforts of planners.

Communities of all sizes may find thinking at the neighborhood level to be more meaningful for residents and businesses. For example, in Los Angeles, their long-range plans recognize that “many residents do not identify with the City as a whole, but, instead, with their own neighborhood.” By planning at the neighborhood level, the city notes, “planning measures can reinforce those neighborhoods and connect them to one another and to larger districts, thereby defining a citywide structure.”³ The city’s strategies for overall growth include focusing on neighborhoods by: improving the appearance of commercial corridors, creating open space and adding visual and recreational amenities; re-purposing rights-of-ways to open space corridors that link neighborhoods to parks; concentrating development in transit-served areas and corridors; allowing streets to function as open space, with design and functional improvements.

³ The General Plan Framework, City of Los Angeles, CA.

The challenge for communities is not letting the hyperlocal focus of neighborhood planning and involvement result in competition between neighborhoods or let the voice of the neighborhoods drown out strategies that are good for the overall community. Keeping a “glocal” perspective means that it is important to plan and act locally in neighborhoods while nurturing the relationships between neighborhoods and the community at large, highlighting neighborhood action strategies that result in resilient and livable communities.

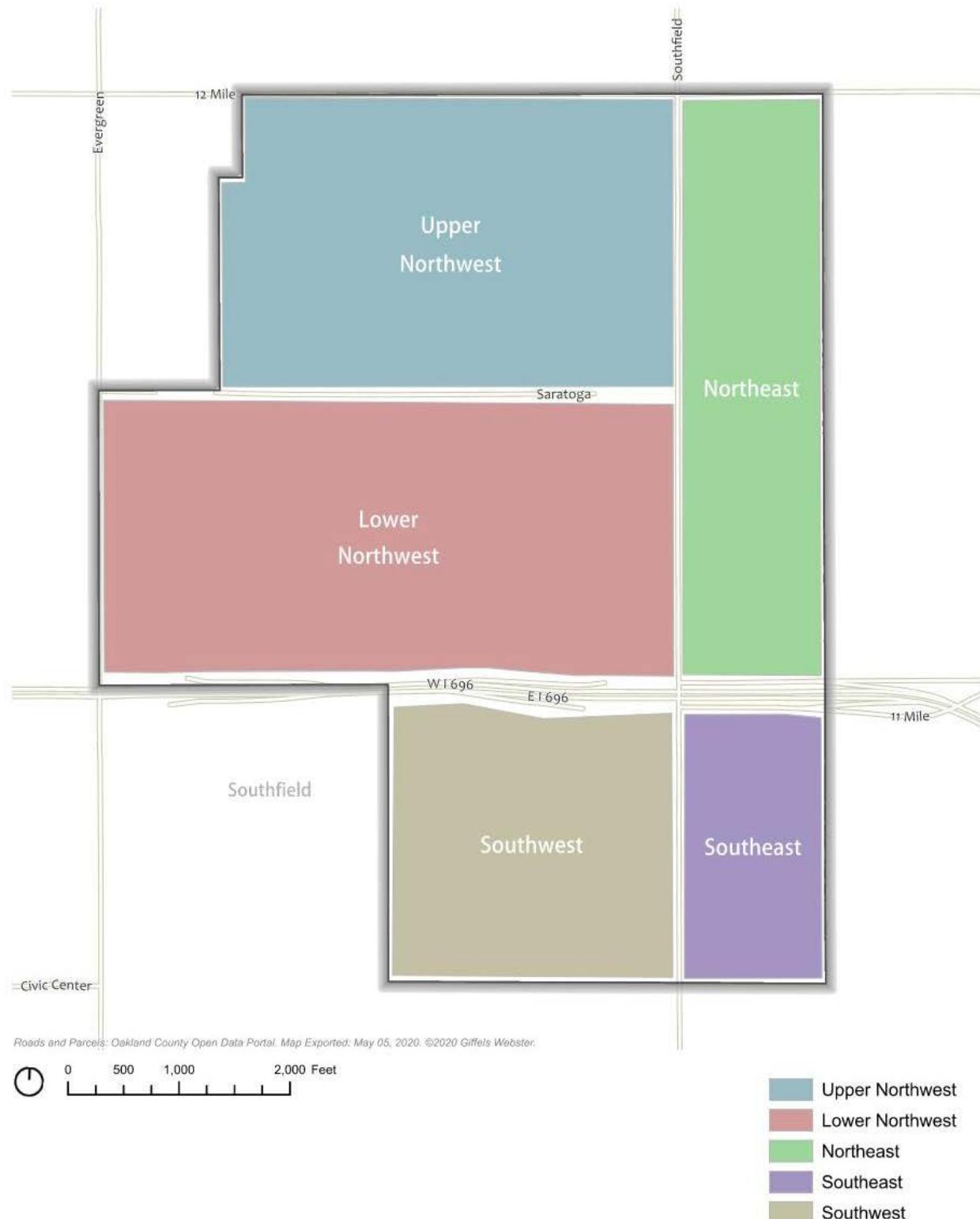
What are the essential elements of neighborhood planning? Planning at the neighborhood level requires an understanding of the following:

- **Geographic boundaries.** Think of neighborhoods in terms of walkability – a ten- to 15-minute walk radius – generally one half to one mile. Are there physical boundaries such as busy streets, highways, rail lines, large facilities or other barriers that serve as limits to one's walkability in a neighborhood or otherwise serve as an edge to a clear district?
- **Demographics.** What are the characteristics of the neighborhood? Understanding the income, race, age and household makeup of a neighborhood can help shed light on where issues of equity may need to be addressed.
- **Land uses.** To be walkable and serve some of the daily needs of its local population, a neighborhood needs more than just homes. Are there a mix of uses – perhaps not within the neighborhood, but at its edges, that provide destinations for neighborhood residents? Is there a school, library, park or other community facility that helps define the neighborhood?
- **Transportation networks.** How do people travel within and out of the neighborhood? Are there non-motorized transportation facilities like sidewalks and/or shared-use paths?
- **Historic Assets.** Are there any significant structures that are only found in a specific neighborhood? Historic structures like homes and schools can contribute to the character of a neighborhood – depending on their condition.
- **Natural Resources and Environment.** Are there any natural resources in the neighborhood? How do those resources connect to other neighborhoods or even beyond the community's borders?
- **Public realm.** Are there public spaces like parks, plazas or civic spaces that give the neighborhood the opportunity to engage? Sidewalks and streets should be considered as part of the public realm. How do homes and other land uses in the neighborhood interact with the public realm – particularly its streets and sidewalks?
- **Social network.** Is there an existing social network in the neighborhood for the facilitation and delivery of news and information? How does the neighborhood access community resources offered locally and regionally?
- **Context.** Where is the neighborhood within the context of the community as a whole? What boundaries – physical or social – separate neighborhoods from each other or important community assets? How can individual neighborhoods better interact with other neighborhoods as well as contribute to an improved overall community?

As shown on the map on the following page, the city somewhat naturally can be divided into five neighborhoods, using physical boundaries of Southfield Road and I-696. An additional road boundary of Saratoga provides an easy dividing point between the north and south for the northwest neighborhoods.

While city residents are largely plugged in to community events and activities, efforts to reinforce community and neighborhood identity can help residents communicate with each other as well as help the city more effectively communicate with residents.

MAP 9: LATHRUP VILLAGE NEIGHBORHOODS



Commercial Corridors/Downtown Plan

Commercial Corridors/Downtown Plan

Background

Public Act 197 of 1975 is an economic development tool that provides the authority for communities in the State of Michigan to create a Downtown Development Authority. This act was amended and replaced by PA 57 of 2018, which consolidates the state's redevelopment tools that utilize tax increment financing (TIF).

The Lathrup Village Downtown Development Authority was created by the City Council on January 12, 1998 because the city experienced notable property value deterioration and loss along Southfield Road. The DDA district is generally described as incorporating all public and private real estate along 11 Mile Road, 12 Mile Road, and Southfield Road including public rights-of-way and alleys. See Map 11.

The future success of Lathrup Village's current effort to revitalize its commercial area will depend, in large measure, on the readiness and ability to initiate public improvements that strengthen the commercial area and when feasible to participate in the development of new private uses that clearly demonstrate the creation of new jobs, the attraction of new business, and the generation of additional tax revenues.

The DDA leverages public investment, in the form of Tax Increment Financing revenues and a 1.9 mil tax on Southfield Road properties, to attract private investment in the city. The DDA works with state, regional, and county officials to strengthen the economic position of our existing businesses.

The benefit of using tax increment financing as a method to finance district improvements is that all local units of government levying taxes within the City of Lathrup Village contribute to the revitalization of the business district. These include:

- City of Lathrup Village (All Millages)
- Oakland County
- Oakland County Parks
- Huron Clinton Metroparks
- Oakland County Community College

Benefits to the DDA are broad and include:

- Business owners from increased traffic
- Property owners from increased property values
- Area residents from increased dining, shopping, and cultural opportunities and, often, increased property values
- Lathrup Village from increased property values and reputation as a destination

The DDA is a strong supporter of community events that reinforce the positive image of a thriving city. These year-round activities attract people to the heart of the city, and raise awareness within the region of the city's strengths.

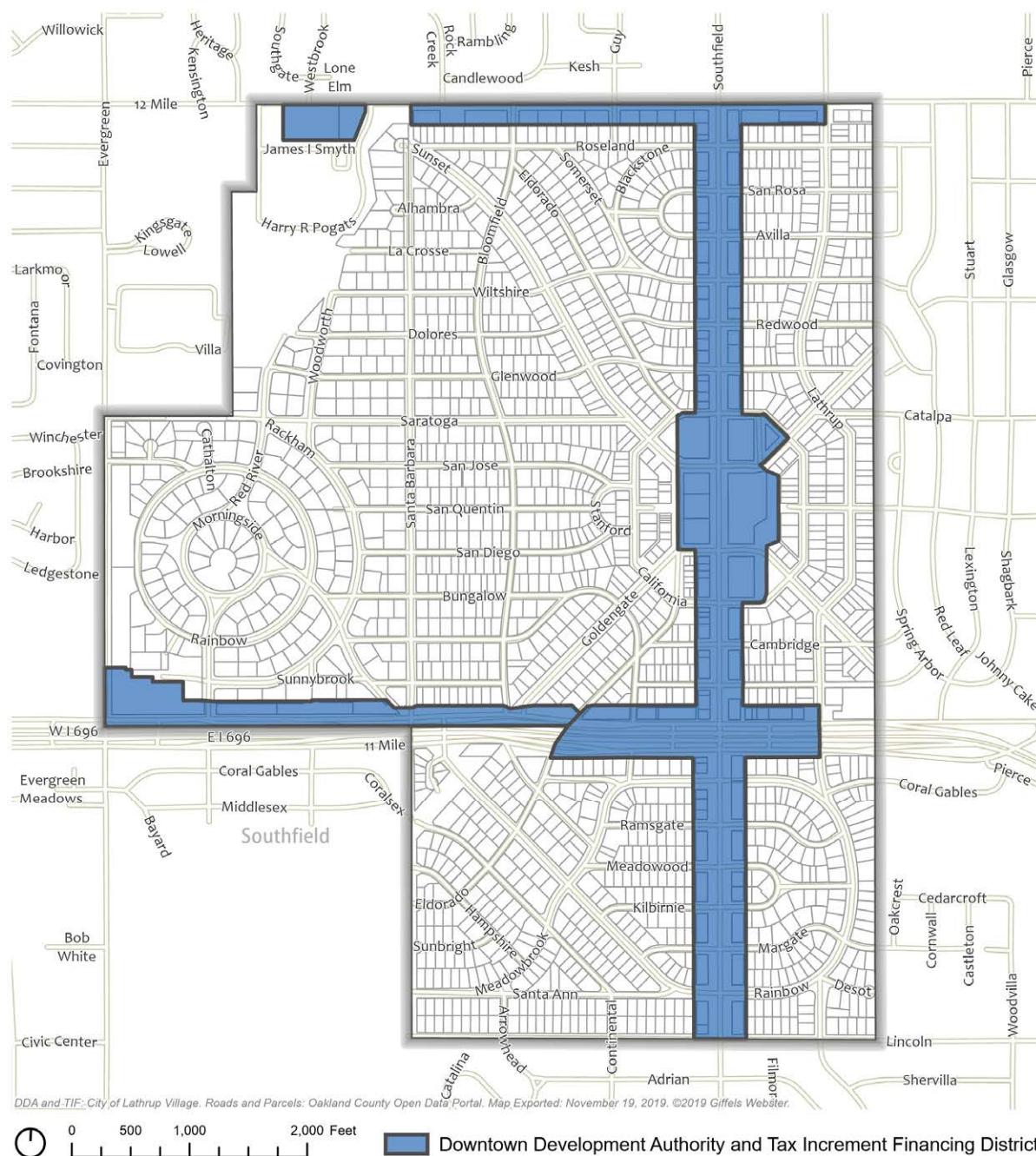
Market Study

In late 2019 and early 2020, a market study was prepared, in conjunction with this Comprehensive Plan. The market study is framed by changing demographics and trends in residential, retail, office and industrial uses. It should be noted that the market study was conducted before the Covid-19 pandemic. Pandemic-related changes to gatherings of all kinds began in March 2020 and continue into 2021. In the short-term, people have worked and attended school remotely when possible and have stopped traveling, dining out, going to sporting events and other activities that involve large gatherings of people. The long-term impacts of the pandemic are unknown, but communities are looking for ways to offer flexible land-use regulations to be prepared for future needs.

The 2020 market study included a survey of residents (about 90 residents responded). With respect to shopping, residents responded that:

- Typical households spend \$122 per week on average on groceries and related products.
- The three primary areas for grocery shopping, which is a surrogate for convenience shopping in general, are Southfield at Twelve Mile and Evergreen and Royal Oak.
- Most households purchase groceries at Kroger, Aldi, Market Fresh, Meijer, and Trader Joes.

MAP 10: LATHRUP VILLAGE DOWNTOWN DEVELOPMENT AUTHORITY (DDA) DISTRICT BOUNDARIES



- Less than one-third of the households have members that purchase grocery items at non-supermarket, non-box operations, like independent bakeries, farmers' markets, and health food stores, at least twice per month. Many of the products purchased are available throughout the entire year.
- Online purchases are significant and symbolize the exportation of dollars from the community. About one-half of the households purchase merchandise online at least once per week. Nearly two-thirds (65%) of the homes have someone that buys merchandise online at least twice per month, indicating further exportation of dollars. It should be noted that the Covid-19 pandemic likely increased the number and frequency of online purchases significantly.
- At least 64% have one or more members purchasing either or both lunch and dinner outside of the home at food preparation establishments at least once per week.
- A substantial number of households have at least one person who eats lunch outside the home at least once per week. (This implies there is a lunch trade market from residents of the area as well as potential employees and others who live outside the area).
- The preferred food service establishment for lunch and dinner is "local non-chain full-service restaurants."

In terms of housing, nearly all of the respondents own their homes and most reside there all year. Almost half have lived in their current home at least 10 years. Other housing-related findings include:

- About one-half of all households say they may be or are likely to move from their current home in the next five years. Those residents say that lifestyle changes and medical conditions are the two primary reasons for likely moves.
- For those that may or are likely to move, the majority will seek the same size or smaller units than that which they currently occupy.

Walkability continues to be important for Lathrup Village residents. Of those who may or are likely to move, "walkability" is a significant issue.

- About three-fourths (74%) of all households that will potentially move defined being near work, recreational opportunities, and walking areas as being either "extremely important" or "very important." No responding household defined walkability as "not being important at all," and only six percent identified it as being "not so important."

Market Study Findings

Housing

- The market could support 77 additional non-senior-oriented housing units and 130 market-rate senior-related housing in Lathrup Village by 2030. With redevelopment efforts, the city could see up to 150 new senior-related housing units by 2030.
- These could be in the form of single-family structures or non-single -family structures such as duplexes, townhomes, mid-rise three to four-story structures, and other attached structures.
- Many of the residents of the new housing would likely result from the relocation of existing residents, freeing existing housing for households headed by other active adults or younger.

Related Goods & Related Services

New rooftops (additional housing units) result in increased spending and demand for retail goods and related supportable space. Spending will occur in many places, including operations near home and work. Online purchases, vacation spending, and other activity will continue to diminish local sales. On the other hand, people working within the area, employed nearby, and those coming to Lathrup Village for a range of purposes will spend money in the city. Particularly during midday, people who work nearby come to the city for food services and other retail.



The Jagged Fork is a popular restaurant for breakfast and lunch in Lathrup Village.

While there does not seem to be a demand for additional retail goods and related service space, there is the potential to capture exported space in “Food,” “General Merchandise,” and “Miscellaneous” retail that includes operations such as Barber/Beauty salons, Book Stores, Florist/ Nurseries, Paper/Paper Products, and Gifts and Novelties. The catalytic activity and focus could be on specialty food activity.

Office Space

The office market continues to change with the increased emphasis on flexible work arrangements, co-working space, and in-home live/work activity. Added rooftops increase demand for professional services and related space derived from the new households. Rooftop growth and the identified desire of people to work near home also provides the opportunity for office space growth.

New demand generates about 137,000 square feet of office space by 2030. However, about forty-five percent of the space will be “in homes.” There is a potential unmet niche for co-working space in Lathrup Village. Personal and professional service space should be viewed as likely uses to fill vacant spaces. Again, post-pandemic changes could result in lower demand for office space - or increased use of in-home offices.



Most of the Southfield Road corridor is occupied by one story commercial buildings, filled with office, retail and personal service uses.



Office buildings in the corridor are dated; many house different uses than the office uses originally intended.

Market Study Recommendations

- Enhance walkability within neighborhoods.
- Create or enhance spaces for activity for meetings, small family events, etc.
- Expand specialty food opportunities beyond a traditional farmers' market.
- Continue supporting the enhancements of building façades through grants
- Work with property owners to address the former school buildings and property and contiguous properties. Recruit a developer or developer partner to buy, lease, or pursue partnership options with current owners. Explore mixed-use of activity on the site and buildings that include active adult and the gamut of senior living arrangements
- Utilize space on first floors for year-around and seasonal pop-up retail activities
- Explore reuse for the above in combination with co-working space.
- Expand community activity space for arts, culture, educational training.

The following is also suggested:

- If needed to increase development density options, explore the transitioning of alleys in the rear of the key parcels to private use or consideration in density requirements.
- Consider and explore funding for potential five-year tax abatement, an equity financing fund, public-private investment funding entity for a stake in redevelopment, or other mechanisms to diminish short-term redevelopment risk and increase the probability of property redevelopment.

The complete Market Study is found in the Appendix.



Enhancing walkability will support residents' desires and needs to walk and bicycle in and around Lathrup Village.



Village Center

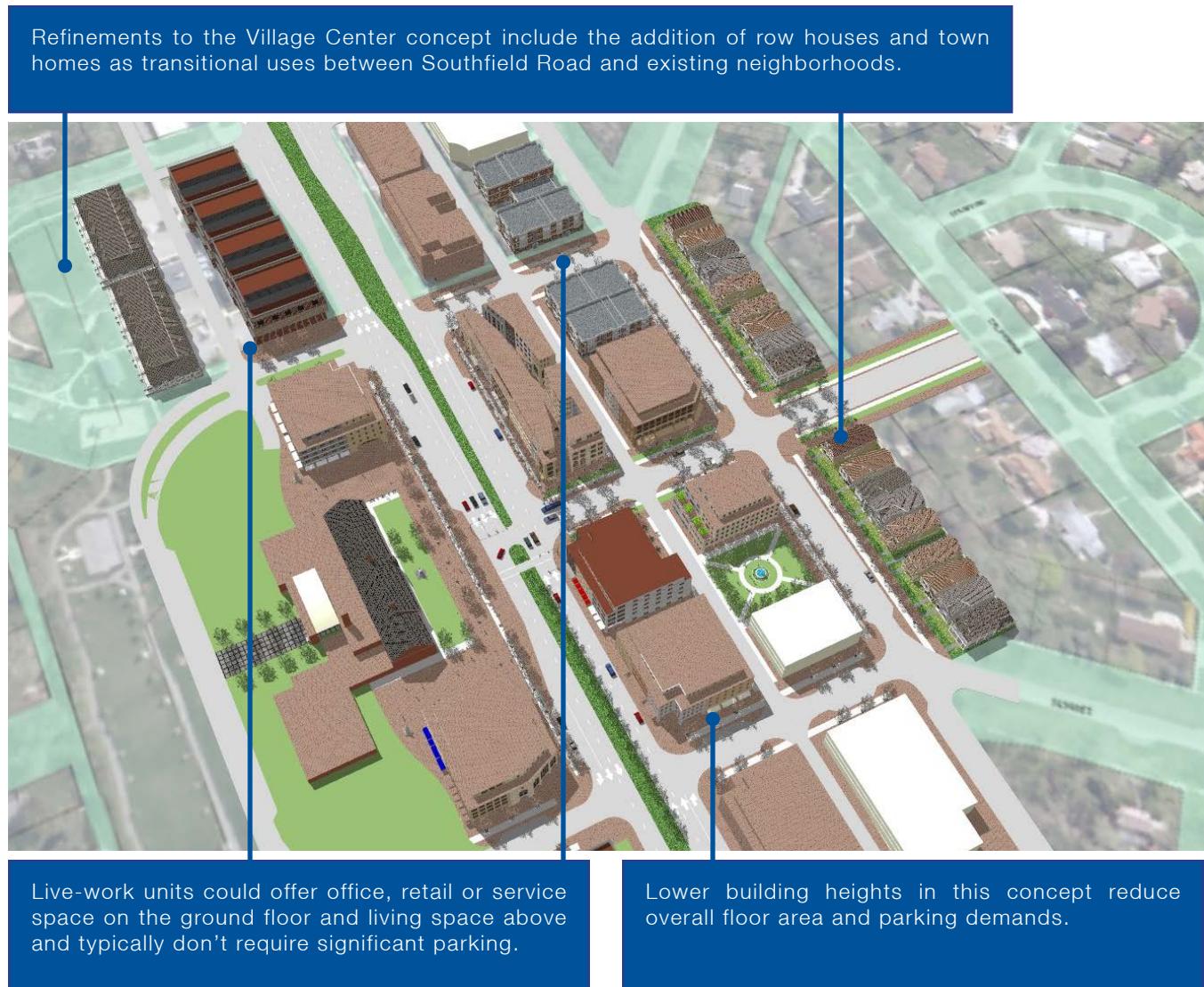
The concept for the Village Center was first established in the 2009 Master Plan. It was further fleshed out and illustrated to include a conceptual development layout and precedent images from developments across the US, intended to help the community, property owners and developers understand what the Village Center could become.

Prior to this Comprehensive Plan process, some city officials, property owners and residents expressed concern that, after 12 years of envisioning redevelopment, nothing has been realized. And yet, it remains clear that the corridor remains in need of redevelopment to improve the city's tax base.

Other goals of the city - providing destinations to which residents can walk, a variety of housing opportunities and improving walkability - all are reflected in the Village Center concept. While the conversations tend to revolve around the redevelopment of the school property (see Redevelopment Sites in the pages that follow), there may be other opportunities to spur redevelopment in the corridor.

Housing is one of the strongest elements of the current real estate market. In the refined development concept, opportunities to add row houses, town homes and stacked flats in the transition areas could add the needed rooftops to draw additional retail and restaurant uses the city desires.

FIGURE 1: VILLAGE CENTER REDEVELOPMENT CONCEPT





Attached townhomes in Royal Oak (above) and Dearborn (below).



Examples of live-work buildings in Birmingham, MI

Roanoke Commons in Roanoke, TX is a 15,000 sf two-story development with commercial uses on the ground floor, active outdoor space and residential dwellings on the upper floor. Source: Newstream Commercial

Redevelopment Sites

To implement the goals of this Comprehensive Plan, three specific redevelopment sites have been identified by the City that are currently vacant or under-utilized, given their location, unique features, and size. Concepts for redevelopment of these suggest key components that are envisioned and approaches to facilitate redevelopment.

26026 Southfield Road

This site is currently undeveloped and zoned MX - Mixed Use. Permitted uses include general retail business, personal service establishments, office uses, second-floor residential, and restaurants. Surrounding parcels to the north and south on the east side of Southfield Road, as well as across Southfield Road to the west are zoned MX. Property to the east is zoned single-family residential. Generally, the parcels along Southfield Road are developed with a mix of office and strip commercial. The site also has high accessibility to the major thoroughfare of I-696 via Southfield Road.

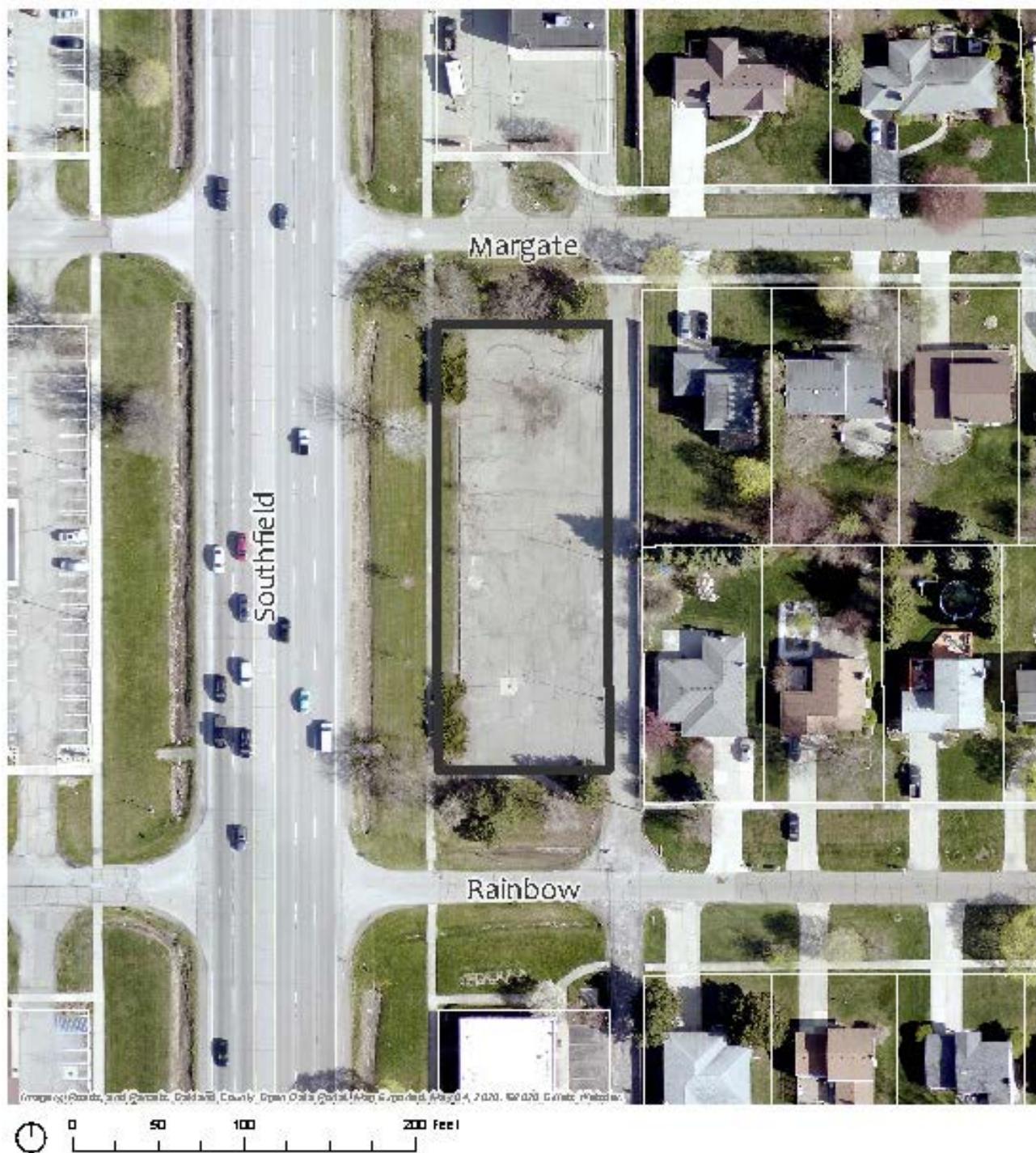


Above: 26026 Southfield Road abuts single family homes and is separated by an existing masonry wall.

Below: The site is currently an undeveloped parking lot with expansive frontage on Southfield Road.



MAP 11: LATHRUP VILLAGE SOUTHFIELD ROAD REDEVELOPMENT SITE



Components of the Redevelopment

Land Use

This parcel located on the east side of Southfield Road, south of I-696 in the southeast neighborhood. It has been vacant for at least ten years. Properties to the north, south and west along Southfield Road are developed with one-story buildings that are used for a mix of retail, office and personal service uses. Buildings in this portion of the corridor are setback considerably from Southfield Road, due to the large right-of-way in this area.

Building Form

Most of the buildings in the corridor occupy the width of their lots and have parking in the front. However, it is envisioned that moving buildings to the front lot line with minimal setbacks would narrow the built environment along the corridor, creating a greater sense of place. This type of enclosure would encourage walkability by creating more of a human scale for the corridor. Parking would be provided behind the building and “tuck under” parking could also be provided as the two-story concept model illustrates.

Transportation

Southfield Road is a heavily traveled roadway that serves many communities. However, not everyone can or wants to drive their own vehicle. The site has a bus stop that is essentially a small patch of built-up ground that spans a drainage culvert along Southfield Road. The connection to the sidewalk should be enhanced and the stop could also be improved with a bench and/or other shelter structure.

In addition, all parts of the site should be served by non-motorized transportation facilities that connect to adjacent sidewalks, roadways and sites as identified in the city's Complete Streets plan. Connections and wayfinding signage should be provided to the existing sidewalk network. It is anticipated that vehicular access will tap into the existing street network.

Sustainability

Development on this site should be based on a framework of sustainable building and site design practices that offers a model for development and redevelopment elsewhere in the city. The use of low-impact design, pervious paving materials, and native landscape materials should be prioritized. Redevelopment of the site should include native, low-maintenance landscape with trees, shrubbery and other plantings with seasonal color.

Development of the District

Zoning for the parcel is currently MX Mixed Use, which supports the development concept illustrated below. Design guidelines, similar to those the city has for the Village Center district, should be developed to further illustrate the important elements of building design that support pedestrian activity.

FIGURE 2: SOUTHFIELD ROAD REDEVELOPMENT SITE



House in the Woods

The “House in the Woods” site is somewhat renowned in the city, as it was originally developed in 1927 with a home for Louise Lathrup Kelley, original developer of Lathrup Village. The house was listed on the National Register of Historic Places in 1998, along with that portion of the city built through 1953. In 2009, the house was struck by lightning and burned to the point it was no longer salvageable. The structure was removed and site was acquired by the city. Since the acquisition, the city allowed interested residents the opportunity to convert the property into a nature preserve. Unfortunately, the volunteer effort was not sustainable.

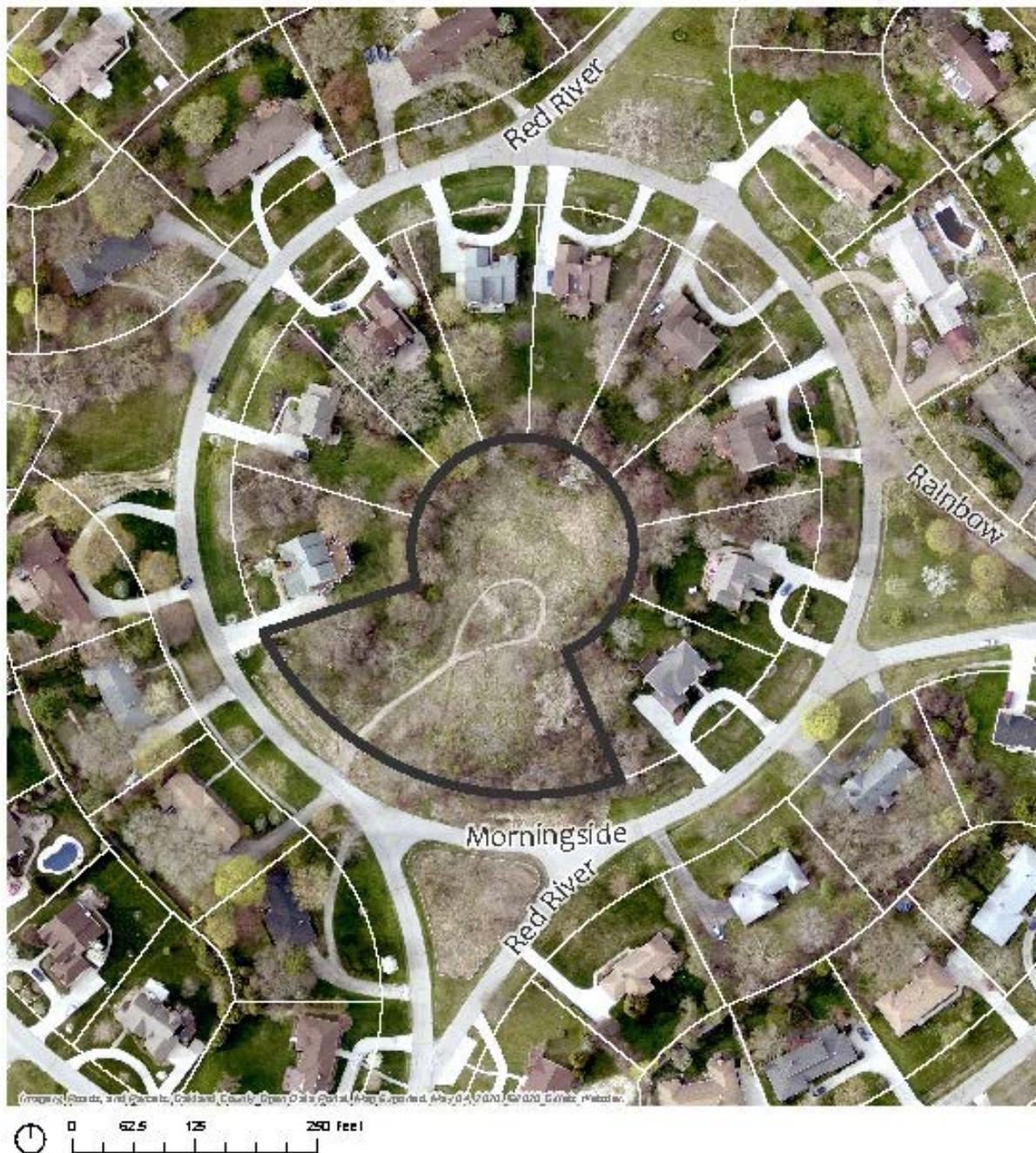


Above: Historic photo of the house (source: Detroit Public Library Digital Images)

Below: The site is currently undeveloped and heavily wooded.



MAP 12: LATHRUP VILLAGE HOUSE IN THE WOODS REDEVELOPMENT SITE



Components of the Redevelopment

Land Use

Given its location in the middle of the neighborhood, residential uses are preferred by the city, who has considered developing the site as a park. However, the cost of development in addition to ongoing maintenance and operation of a park require resources that would be taken away from other city parks and the city prefers to see the site developed with homes, which also returns the site to the tax rolls.

Building Form

Replicating the building form of the adjacent homes would result in two, possibly three, new homes. However, arranged in a more compact fashion, eight to ten smaller homes could be developed on this site. These homes may be desirable by older residents looking for smaller homes (especially if built as ranches or laid out for first floor living), and more manageable yards as well as by younger professionals looking to move into the city. In creating a compact site layout, a small common space to be enjoyed by all of the neighborhood residents is another benefit.

Transportation

It is anticipated that pedestrian and vehicular access will tap into the existing street network. There are no sidewalks in this portion of the city, but the area is covered by a bike route.

Sustainability

Sustainable building and site design practices can offer a model for development and redevelopment elsewhere in the city. The compact site design allows new homes to be built while minimizing the amount of land needed. Other low-impact design techniques, including the use of native landscape materials should be prioritized.

Development of the District

Zoning for the parcel is currently zoned R3 Single Family Cluster Housing, which allows single-family dwelling units to be developed with varied yard setback requirements to (a) facilitate development of parcels that are difficult to develop under the usual standards, (b) allow for a single-family detached residential development without

increasing the permitted density, and/or (c) enhance useful open space and preserve significant trees and other natural features through the proper utilization of density transfer techniques.

Currently, this type of development would require council approval under the variance provisions of the zoning ordinance. Specific standards relating to building form, placement and architectural standards should be developed for this district to allow the type of compact development noted here.



Annie Lathrup School

The Annie Lathrup School is the last remaining historic structure on Southfield Road. This building is currently vacant. The structure is significant because it tells the story of Lathrup Village as well as provides an example of a different architectural character and building form than is seen elsewhere in the corridor. The school is designated as a local historic district, which means that the alteration of the boundaries of the district or modification of the structure require review and approval by the Historic District Commission.

The former Annie Lathrup School has been vacant for several years and is deteriorating. The school sits on a large parcel on Southfield Road, and is adjacent to City Hall and the community park. The parcel is at the heart of the Village Center district, which encompasses all of the segments of the California Drive octagon.



Above: The Annie Lathrup School site is vacant with large adjacent parking lots.

Below: The site is one of the only historical buildings in the city and features ornate brick work and stone details.



MAP 13: LATHRUP VILLAGE ANNIE LATHRUP SCHOOL REDEVELOPMENT SITE



Components of the Redevelopment

Land Use

The vision for a “village center” was first expressed in the city’s 2009 Master Plan, which illustrated a plan for the revitalization of the Southfield Road corridor that centered on the “hub of the wheel” where several of the city’s streets converge. Since then, that vision has been refined, Zoning Ordinance standards created, and design guidelines adopted that set up a framework for redevelopment in the Village Center. The Annie Lathrup School is a highly visible redevelopment parcel that could begin to provide the type of mixed use the City envisions for the Village Center. It is envisioned that this site will retain the historic structure and allow for additional buildings that could incorporate a mix of public and private property, including residential, office, retail, restaurant, entertainment, gathering spaces, and recreation areas.

Building Form

While it is envisioned that the existing structure will be rehabilitated, new buildings are also expected and should be placed in a way that complements the school. Building walls and spaces between buildings will give pedestrians a protected feeling while providing space for pocket parks, plazas, courtyards or linkages and passageways to the rear of buildings. Off-street parking lots in front of buildings detract from the pedestrian-focused site layout that is desired. Roads should support the built environment and accommodate pedestrian and vehicular access. Buildings are envisioned to be at least two stories in height, and may be a maximum of five stories on Southfield Road, when the top floor is set back ten (10) feet from all building sides. Other buildings will be a maximum of three stories on other roads. Public spaces should include the following:

- Opportunities for people to gather formally, such as for art fairs, concerts, or other events, as well as informally, for a rest, a chance meeting, or to people-watch.
- Courtyards and Arcades—Spaces created by buildings that foster a feeling of intimacy and create a sense of connection from people to place

- The current civic facilities are intended to remain in the Village Center area, but may be leveraged or reconfigured to accommodate the redevelopment as envisioned for a vibrant, compact, pedestrian-oriented downtown area.

Transportation

The basic building blocks of the transportation network are the preservation of the existing historic building (Annie Lathrup School) and two main roadways that accommodate vehicular traffic with a pedestrian-friendly focus that includes on-street parking, wide sidewalks and abundant landscaping. Key elements in the concept include:

- Southfield Road: The existing 160 ft ROW includes double rows of street trees create a sense of place and makes corridor greener. It could be narrowed to 120 ft of ROW, depending upon the ultimate future road cross-section, which would provide more area for adjacent land development.
- A new Street, “Park Street Promenade”: Features a 100 ft ROW. Again, double rows of street trees create a sense of place and makes corridor greener—more “park-like.” This street will connect the Annie Lathrup School Plaza to the western end of the downtown area.

Sustainability

Development on this site should be based on a framework of sustainable building and site design practices that offers a model for development and redevelopment elsewhere in the city. The use of low-impact design, pervious paving materials, and native landscape materials should be prioritized. Redevelopment of the site should seek to rehabilitate the existing structure to the greatest extent possible.

Development of the District

Zoning for the parcel is currently VC Village Center. Future amendments to this district may be needed to refine building and site standards and also to provide additional graphics that help illustrate building regulations. In addition, the city should explore other properties in the Village Center district for catalyst development potential.



These images illustrate the preservation of the Annie Lathrup School structure and its enhancement by adjacent development, outdoor spaces and plazas.