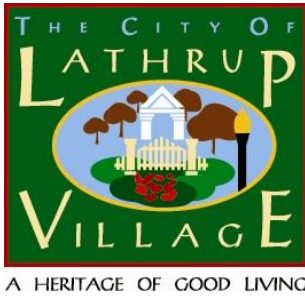




Planning Commission Agenda

Tuesday, November 19, 2024 at 7:00 PM
27400 Southfield Road, Lathrup Village, Michigan 48076

1. **Call to Order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Approval of Meeting Minutes**
 - A. August 2024 - Planning Commission Minutes
5. **Public Comment**
6. **Old Business and Tabled Items**
7. **New Business**
 - A. 28317 Southfield Road - Site Plan Review
 - B. Rezoning of Twelve Mile Road
8. **Other Matters for Discussion**
 - A. Development Project Update
9. **General Communication**
10. **Adjourn**



Planning Commission Agenda

Tuesday, August 20, 2024 at 7:00 PM
27400 Southfield Road, Lathrup Village, Michigan 48076

1. **Call to Order at 7:01pm**
2. **Pledge of Allegiance**
2. **Roll Call all but Fobbs**

Present: Chair Stansbery, Commissioner Hammond, Commissioner Scussel, Commissioner Dizik, Commissioner Tamarelli, Commissioner Hillman

Others Present: DDA Director Austin Colson, City Clerk Alisa Emanuel

Absent: Vice Chair Fobbs

Motion by Commissioner Tamarelli, Seconded by Commissioner Hammond, to allow Vice Chair Fobbs absence and mark it acceptable. Motion carried.

3. **Approval of Agenda**

Motion by Commissioner Scussel, Seconded by Commissioner Hammond. Motion carried.

4. **Approval of Meeting Minutes**

A. PC Minutes - April 16, 2024

Motioned by Commissioner Hammond, Seconded by Commissioner Dizik, Motion carried.

5. **Public Comment**

No comments, closed

6. **Old Business and Tabled Items**

None

7. **New Business**

A. Planning Commission Goals – Discussion

Chair Stansbery explained the Meeting was to discuss goals, Commissioner Hammond referenced the City receiving petitions to amend our Charter, to allow retail sales of cannabis, and if approved by voters, then some businesses could come before the Planning Commission.

Chair Stansbery spoke on the City's Master Plan, and that every year we look at the City's Master Plan with the City's engineer, and at some point, we are going to have to look at how we can update the plan, and how we can break it up into something that is more manageable, and discussed possibly breaking it up into smaller bite sized pieces, with understanding of the current economic environment that we are in and how they tie into this document.

DDA Director Colson, responded, saying it is customary every five years to update the Master Plan, we can just do a Village Center, or the Neighborhoods, things have changed since Covid, we can have sub-sections for the plan or just a downtown DDA district.

Commissioner Hammond, wants to get neighborhood and business input into the plans. DDA Director Colson, mentioned getting input from the public, having Town Halls, and looking at other communities to see what they are doing, to get better insight into what residents and business owners would like to see done in our City. Commissioner Hammond, mentioned a combined meeting of the City Council, DDA Board, and the Planning Commission, to organize priorities and ideas with residents. DDA Director Colson, agreed, and also mentioned workshops, and looking at ways to connect with business owners and residents, and taking things in steps.

Commissioner Hammond, asked about the City being able to recertify as a Redevelopment Ready Community, DDA Director Colson, has looked into it.

DDA Director Colson mentioned looking at the Assistant DDA position, in a different way and getting a Fellow, to come and work, and he will update us.

Commissioner Hammond, and other Commission members discussed the Lathrup Village School building project, that was presented by the Surnow Company, at the Planning Commission meeting April 16, 2024, in reference to the materials, the amount of parking spaces, if it is in line with our strategy for the City, and whether or not, the plan was brought before the Historical Commission, and that the Surnow Company has been in contact with the City, since the April meeting.

Commissioner Scussel, inquired of how we can make sure that when companies or residents come before the Planning Commission, that they have looked at the Ordinances to make sure that their plans are in compliance, and that they have included all items needed, and completed all forms, before they come to present them at the meeting, and suggested giving them a checklist. Commission members and DDA Director Colson, also commented and gave their input about Commissioner Scussel's suggestion.

Commissioner Hammond brought up the issue of standing water in the City, and that more and more residents have been impacted by it, and Commissioner Scussel, said that he is one of the people impacted and referenced that the roads were redone and the ditches, and that it is still not working right.

DDA Colson, mentioned other cities finding natural ways for the ground to absorb more water, and to slow water down before it gets to the drains including Bioswales, and systems other than sewer drains, like French Drains.

Commissioner Hammond, mentioned potential restrictions on non-permeable surfaces.

Commissioner Tamarelli, suggested that the Planning Commission meet with Council for what direction to take with water, and said, he does not think concrete pads and auxiliary buildings are really the problem, it is something else, and DDA Director Colson, commented.

8. Other Matters for Discussion

Chair Stansbery, said, he liked when the Commission was given reports of what developments were taking place and where they were in process with developments, and that the report gave them the ability to see, the current status of the projects in the City. DDA Director Colson agreed.

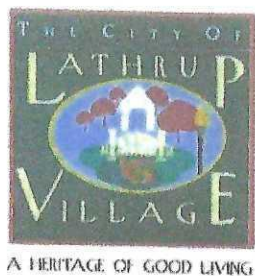
9. General Communication

Chair Stansbery, mentioned that this is Commissioner Tamarelli’s last meeting. DDA Director, Colson, said that they have posted the position and some applications have been received.

10. Adjourn

Motion by Commissioner Tamarelli, Seconded by Commissioner Scussel.

Meeting adjourned at 8:07pm



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

Office Use Only	
Date Submitted:	_____
Administrative Review Date:	_____
Site Plan Review Date:	_____

Application for Site Plan Review										
Pursuant to Sec. 6.1 site plan review requirements are intended to provide a consistent and uniform method of review of proposed development plans, to ensure full compliance with the regulations of this article and other applicable ordinances and state and federal laws, to achieve efficient use of land, to protect natural resources, and to prevent adverse impact on adjoining or nearby properties. It is the intent of these provisions to encourage cooperation and consultation between the city and the applicant to facilitate development in accordance with the city's land use objectives.										
Project Location										
Subject Property Address:	28317 SOUTHFIELD RD., LATHRUP VILLAGE, MI 48076									
Subject Property Parcel Number:	24-1427 7031									
Project Name:	MARA GREENS (LLC) GOLF SIMULATOR									
Applicant Information										
Name:	LADTEI TAKONA									
Address:	[REDACTED]						State:	MI	Zip Code:	[REDACTED]
Phone Number:	[REDACTED]				Cell:	SAME AS PHONE #				
Email Address:	[REDACTED]									
Interest in Property:	SMALL BUSINESS (HEALTH & FITNESS FACILITY)									
Property Owner Information										
Name:	Adnan Meuhajer									
Address:	19 [REDACTED]						State:	MI	Zip Code:	[REDACTED]
Phone Number:	[REDACTED]				Cell:	S.A.M.				
Email Address:	[REDACTED]									
Proposed Building/Alteration Information										
Proposed Use:	PRIVATE MEMBERSHIP GOLF SIMULATOR									
Existing Zoning:	MIXED USE (HEALTH & FITNESS FACILITY)									
Square Footage of New/Altered Building:	~ 1500 SQ FT.									
Number of existing jobs:	N/A		New jobs created:	TBD	FT	N/A	PT	N/A		

Project Architect			
Name:			
Address:		State:	Zip Code:
Phone Number:	<i>N/A</i>		Cell:
Email Address:			

Project Engineer			
Name:	LAUSTEI TAKODA		
Address:	[REDACTED]	State:	MI Zip Code: [REDACTED]
Phone Number:	[REDACTED]	Cell:	SAME AS PHONE #
Email Address:	[REDACTED]		

Project Attorney			
Name:			
Address:	<i>N/A</i>		State:
Phone Number:		Cell:	
Email Address:			

Required Submittal Information	
Pursuant to Sec. 6.1.4 (C) Submission of site plan for final review: the applicant is required to submit the following materials to the City Hall 21 days prior to the targeted date of the formal Site Plan review. Failure to supply all required information will result in the rejection of the application by the Administration or the Planning Commission. Incomplete applications will not be accepted.	
<input checked="" type="checkbox"/>	One (1) completed and signed copy of the application for site plan review
<input checked="" type="checkbox"/>	Initial Submission - seven (7) signed, sealed, & folded copies of the site plan, and an electronic file Final submission- fourteen (14) signed, sealed, & folded copies of the site plan, and an updated electronic file
<input type="checkbox"/>	Proof that the plan has been submitted for review to governmental agencies that have jurisdiction over any aspect of the project, including, but not limited to; the county road commission, county drain commission, county health division, Michigan Department of Transportation, Michigan Department of Environmental Quality, and other agencies deemed appropriate by the planning commission or city

Signatures	
Application MUST be signed by both the applicant and legal property owner. The undersigned deposes that the foregoing and any attached information is true & correct.	
Applicant's Signature:	<i>Laustei Takoda</i>
Applicant's Printed Name:	LAUSTEI TAKODA
Date:	24 OCTOBER 2024.
Owner's Signature:	<i>Adnan Mehmood</i>
Owner's Printed Name:	Adnan Mehmood
Date:	10-25-24

Mara Greens LLC
28317 Southfield Rd.
Lathrup Village, MI 48076
[Redacted]
[Redacted]

City of Lathrup Village
27400 Southfield Rd.
Lathrup Village, MI 48076

Attention: Austin Colson

Subject: Site Plan Review Application – Mara Greens Golf Simulator

I am writing to formally submit the Site Plan Review Application for Mara Greens Golf Simulator (Health & Fitness Facility), located at 28317 Southfield Rd. Lathrup Village, MI 48076, for your review and approval. We are eager to proceed with the necessary steps to ensure compliance with all city regulations.

Please find enclosed all required documents for the Site Plan Review Application. Should you require any additional information, feel free to contact me at [Redacted]. I appreciate your time and consideration of this application.

Contents:

- Project Summary
- (1) Signed copy of the Site Plan Review Application
- (7) Suite Floor Plans
- (1) Electronic file (USB)

Minimal Refurbishments - Projected Timeline (3-5 days):

The proposed changes, as shown in the site plan drawings, involve removing non-load-bearing, floating internal walls not attached to the ceiling. Six outlet sockets and four light switches will be capped at ceiling height without affecting the main breaker, system length, or high-voltage exposure. No changes will be made to the building structure or utilities.

Thank you for your assistance, and I look forward to your feedback.

Sincerely,

Lantei Takona
Owner, Mara Greens Golf Simulator

Mara Greens - Golf Simulator
28317 Southfield Rd., Lathrup Village MI 48076

Table of Contents

1. Project Summary	Page 3
2. Vision	Page 3
3. Business Structure	Page 3
4. Market Analysis	Page 3
5. Management & Organizational Structure	Page 4
6. Products & Services	Page 4
7. Customer Segmentation	Page 5
8. Operational Plan	Page 6
9. Functional Design	Page 7
10. Conceptual Drawings	Page 9

1. Project Summary

Mara Greens Golf Simulator is poised to redefine golf entertainment in Lathrup Village, Michigan, and surrounding areas with its innovative approach and commitment to customer satisfaction. Our establishment offers an immersive indoor golfing experience that seamlessly blends cutting-edge technology with leisure.

At Mara Greens, our vision is to provide golf enthusiasts of all skill levels with convenient access to a state-of-the-art indoor golfing experience, transcending the limitations of weather and time. With a focus on affordability, customization, and community engagement, we aim to make the exhilaration and challenges of golf accessible to all patrons.

What sets us apart is our dedication to providing a distinctive and enjoyable experience through cutting-edge simulators, a convenient location, competitive pricing, and a vibrant social atmosphere. Whether patrons seek individual practice, friendly competitions, or personalized lessons, Mara Greens Golf Simulator caters to diverse preferences and fosters connections within the local golfing community.

2. Vision

At Mara Greens Golf Simulator, patrons enjoy a unique and private membership experience designed specifically for local golf enthusiasts. Members find a welcoming and safe space where they can focus on their game in their own way—whether it's refining their swing, playing a casual round, or engaging in friendly competitions with fellow members. With access to top-notch facilities, priority reservations, and a community of like-minded golfers, members of Mara Greens experience golf in a fun, comfortable, and stress-free environment, all while enjoying.

3. Business Structure

Mara Greens Golf Simulator operates as a Limited Liability Company (LLC) and follows a service-based model, where customers are charged for simulator time. Our LLC structure provides liability protection for the business owners, shielding personal assets from potential legal claims or debts incurred by the company.

By leveraging the benefits of our LLC structure, Mara Greens Golf Simulator is well-positioned to mitigate risks, comply with legal requirements, and maximize financial efficiency, ensuring long-term success and sustainability in the competitive golf entertainment industry.

4. Market Analysis

The golf entertainment industry is undergoing a notable shift towards indoor simulators, driven by technological advancements and evolving consumer preferences. Research indicates that the global golf simulator market was valued at \$2.4 billion in 2020 and is projected to reach \$3.9 billion by 2027, with a compound annual growth rate (CAGR) of 7.3% during the period from 2021 to 2027.

Lathrup Village, Michigan, with its diverse demographic profile, reflects a strong potential for indoor recreational activities, especially given the area's susceptibility to inclement weather. Lathrup Village is a small but affluent community with a population of approximately 4,300 residents, including families, young professionals, and retirees, spanning a wide range of ages and backgrounds.

The average household income in Lathrup Village is around \$95,000, and the median home value is about \$250,000, illustrating a community that values quality of life and has the disposable income to invest in leisure activities. This demographic indicates a stable, well-off population that appreciates exclusive and accessible recreational options.

Currently, there are few golf simulator facilities in neighboring communities of Lathrup Village, highlighting a significant opportunity to cater to the local demand for indoor, weather-resistant alternatives that offer flexibility and diverse experiences. Mara Greens Golf Simulator is uniquely positioned to fulfill this need, providing residents with a premier, private golfing experience right in their own community.

5. Management and Organizational Structure

At Mara Greens Golf Simulator, our management and organizational structure ensures efficiency, accountability, and clear communication. Key roles include:

- **Manager Partner:** Oversees the overall business strategy and daily operations, including facility management, customer service, marketing, and administrative tasks.
- **General Partner(s):** Provide financial support, contribute to strategic decision-making, and uphold the business's vision and mission.
- **Operational Specialists (Staff):** Handle daily operations such as facility management, customer engagement, simulator setup, phone reception, and snack/beverage service.

This structure ensures streamlined operations, enhancing the overall experience for our patrons.

6. Products and Services

Mara Greens Golf Simulator offers a comprehensive range of products and services to enhance the indoor golfing experience for our patrons.

Our primary offerings include:

- **Golf Simulator Bays:** Mara Greens offers three golf simulator bays for booking, each equipped with cutting-edge technology that faithfully replicates world-renowned golf courses. Patrons can enjoy a realistic and immersive golfing experience regardless of weather conditions or time of day.
- **Professional Golf Lessons:** Mara Greens provides professional lessons from experienced golf pros, opportunity to improve their skills and elevate their game in a supportive and professional environment.

- Pre-Packaged Snacks and Beverages: A variety of pre-packaged snacks, including chips, popcorn, and candy, as well as beverages like sodas, are available for purchase. These refreshments are offered to enhance the overall experience for patrons at Mara Greens.

Future Product Considerations:

- Golf Balls: In the future, we plan to offer golf balls for purchase, providing patrons with access to high-quality equipment for their indoor golfing sessions.
- Golf Gloves: Additionally, we aim to introduce golf gloves to our product lineup, ensuring that players have the necessary gear to optimize their performance and comfort during gameplay.
- Tees: We plan to offer a selection of golf tees, catering to the needs of players who prefer specific tee heights or materials for their tee shots.

By expanding our product offerings to include golf balls, gloves, and tees in the future, alongside our current selection of snacks and beverages, Mara Greens Golf Simulator aims to provide a comprehensive and convenient one-stop destination for all indoor golfing needs. We strive to ensure that each experience at Mara Greens is nothing short of exceptional.

7. Customer Segmentation

At Mara Greens Golf Simulator, we recognize the importance of identifying and catering to different customer segments to provide tailored experiences and maximize satisfaction. We have identified the following customer segments and will tailor our marketing and services to meet their specific needs and preferences:

Casual Golfers:

- Marketing Approach: We will focus on promoting the accessibility and convenience of our facilities to casual golfers who seek year-round golfing experiences without the constraints of weather or time. Our marketing efforts will emphasize the ease of booking, affordability, and relaxed atmosphere at Mara Greens.
- Service Offerings: We will provide flexible booking options, beginner-friendly courses, and personalized assistance to help casual golfers feel comfortable and confident during their visit.

Families and Recreational Groups:

- Marketing Approach: Our marketing campaigns will highlight Mara Greens as a family-friendly destination, promoting the opportunity for quality time and bonding through indoor golfing experiences. We will emphasize the availability of multiple bays for group bookings and family outings.
- Service Offerings: We will offer family-friendly packages, group rates, and amenities such as snacks and beverages to enhance the overall experience for families and recreational groups. Additionally, we may host family-oriented events or themed nights to appeal to this segment.

Corporate Clients and Team Building Events:

- Marketing Approach: We will target corporate clients and businesses seeking unique venues for team building activities and corporate events. Our marketing efforts will highlight the versatility of Mara Greens for hosting corporate gatherings, networking events, and team outings.
- Service Offerings: We will offer customizable event packages, corporate discounts, and amenities to ensure a seamless and memorable experience for corporate clients. Additionally, we may provide team building exercises or professional coaching sessions tailored to corporate needs.

Serious Golf Enthusiasts and Professionals:

- Marketing Approach: For serious golf enthusiasts and professionals seeking a high-quality and challenging golfing experience, we will emphasize the advanced technology and realism of our simulators. Our marketing materials will showcase the accuracy and fidelity of Mara Greens in replicating renowned golf courses.
- Service Offerings: We will provide access to premium course packages, advanced analytics, and personalized coaching services from experienced instructors to cater to the needs of serious golfers. Additionally, we may organize competitive tournaments or leagues for this segment to foster camaraderie and skill development.

By tailoring our marketing strategies and service offerings to each customer segment's unique needs and preferences, Mara Greens Golf Simulator aims to maximize customer satisfaction, retention, and overall success in the competitive golf entertainment industry.

8. Operational Plan

Capacity:

Mara Greens features 3 golf simulator bays, each accommodating up to 4 golfers, with a total capacity of 12 patrons. Additionally, 1-2 employees will be present to manage operations and assist guests. At full capacity, Mara Greens can host up to 14 individuals, including staff and patrons.

Peak Hours:

Based on nearby golf facilities within a 20-mile radius, peak hours are anticipated to be after 4:00 PM to 10:30PM on weekdays and from 9:30 AM to 10:30 PM on weekends.

Parking:

The facility at 28317 Southfield Rd. offers approximately 6 dedicated, non-exclusive parking spots directly in front and an additional 10 alongside the end cap, providing ample parking for the facility's limited capacity.

Membership Experience:

Mara Greens aims to deliver an exclusive membership experience where patrons reserve tee times and complete payments online through the website, ensuring a smooth and efficient flow of patrons in and out of the facility at designated times.

9. Functional Design

Scope of work:

- Flooring: Repair or replace any damaged or worn flooring to ensure a clean and professional appearance throughout the facility.
- Internal Walls: Remove internal walls from the two offices to create an open-plan area, enhancing the layout and flow of the space.
- Electrical Adjustments: Adjust sockets and light switches associated with the removed internal walls. All electrical connections will be safely terminated to code, without removal or extension, to maintain the integrity of the existing electrical system. Existing ceiling lighting will remain intact to maintain current illumination levels.
- Plumbing and HVAC: No changes will be made to the existing plumbing or HVAC systems, preserving current functionality.
- Painting: Refresh the paint throughout the space to create a clean and welcoming environment.
- Golf Simulator Bays: Any additional components or equipment for the golf simulator bays will be temporary and removable, allowing for flexibility in space use.
- Structural Integrity: All external, support, and structural walls will be retained, ensuring the building's structural integrity remains intact.
- Windows: All existing external windows will remain unblocked, maintaining visibility from outside the building and allowing natural light to enter.

Flooring:

The premises currently have laminate or faux wood flooring covering the full surface area, which is uneven and lifting in multiple locations. This flooring will be refurbished or repaired where possible, while the original concrete flooring beneath will remain undisturbed. To enhance the golf simulator bays, an overlay of carpet or turf will be placed on top, providing a grass-like feel.

Internal Walls:

Currently, there are two offices with non-load-bearing walls that have been constructed. Portions of these walls will be deconstructed to create three golf bays, opening up the space for an open-plan area where patrons can gather. This modification will also improve ingress and egress to the building's entrances at the front and back of the premises.

Electrical Adjustments:

During the deconstruction of the non-load-bearing walls, 6 electrical sockets and 4 light switches within the framework will be terminated at ceiling height to preserve the integrity of the existing electrical

system. No extensions to the system will be made, ensuring everything remains intact and code-compliant. The current simulator appliances and equipment operate using standard electrical sockets, and no further modifications will be required. Existing overhead lighting system will be retained.

Plumbing:

The landlord has verified that the existing plumbing system is intact and fully functional. No changes will be made to the system, except for replacing the vanity sink and toilet bowl.

Heating Ventilation & Air Conditioning:

The landlord has confirmed that the existing HVAC system and ductwork are in good working order. No modifications will be made, and the system will remain as is.

Painting & Furnishing:

The internal walls will be repainted with a standard paint coating to enhance the aesthetics and create a themed ambiance.

External Signage:

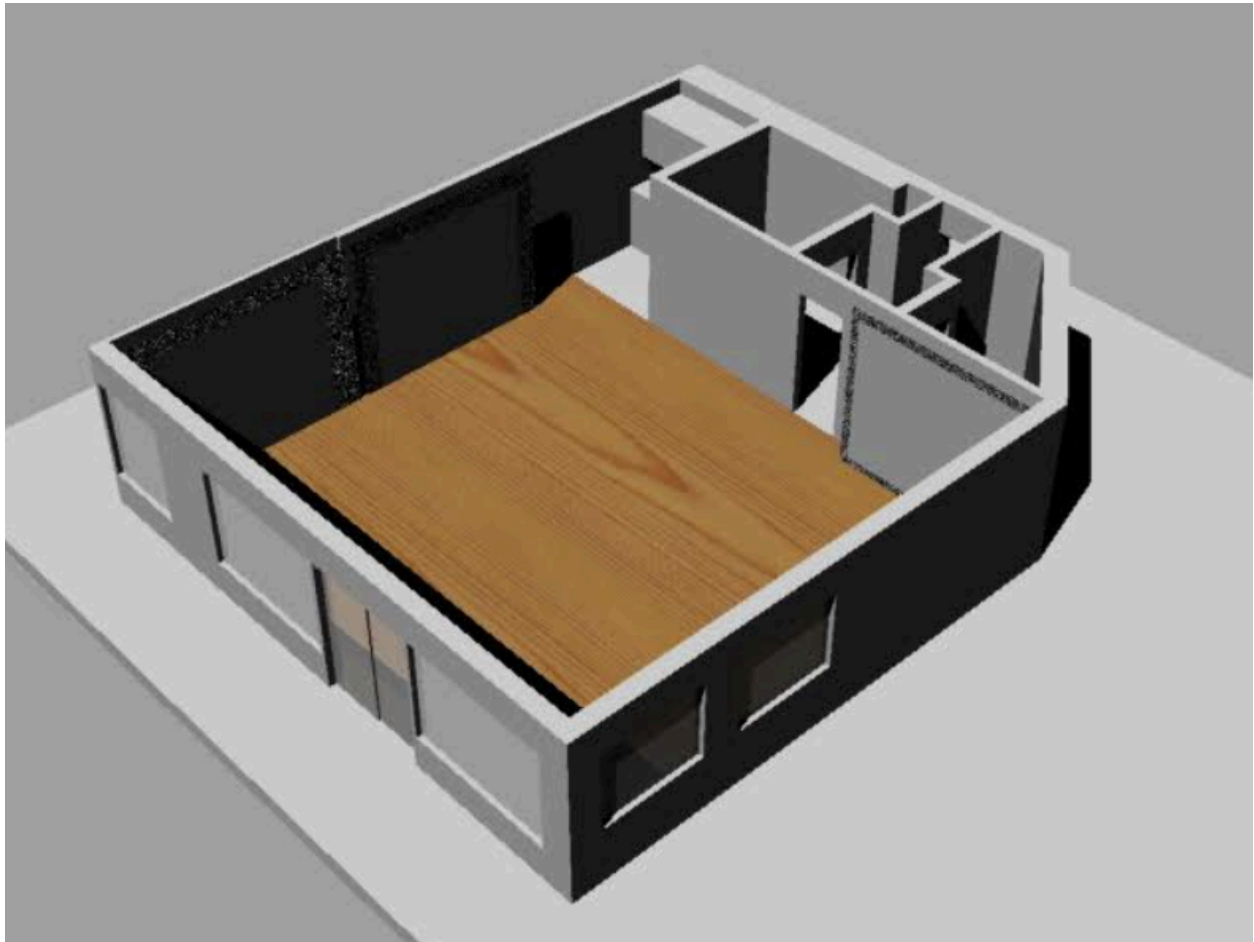
A storefront sign displaying the business name will be considered. If illumination is needed, the existing electrical system may be utilized; otherwise, a non-illuminated sign, consistent with neighboring businesses, will be placed at the front of the building. A certified vendor will be employed to ensure that the signage and any connections comply with local municipality regulations.

10. Conceptual Drawings

The focus of the proposed changes, as shown in the submitted drawings, includes the removal of non-load-bearing, floating/false internal walls that are not attached to the existing ceiling. No changes will be made to the existing building structure or utility systems on the premises. See the drawings on the pages that follow for an overview of the site layout.

Drawing [1]: Mara Greens - Indoor Golf Simulator

Conceptual rendition of the 3D layout of the newly refurbished space which will contain 3 golf bays. The bay walls will be handcrafted using foam and plywood, and performance turf will be overlaid on the existing flooring. Custom canopies will be constructed in foam and plywood to protect the ceilings above the hitting zone of each bay.



Drawing [2a] - Internal Deconstruction:

Walls 1, 2, and 3 will be deconstructed. The walls have a non-load bearing and there is a gap where the tops of the walls meet the ceiling tiles. These walls are hand crafted with lumber wood and are not a part nor fixed to the external structure of the building.



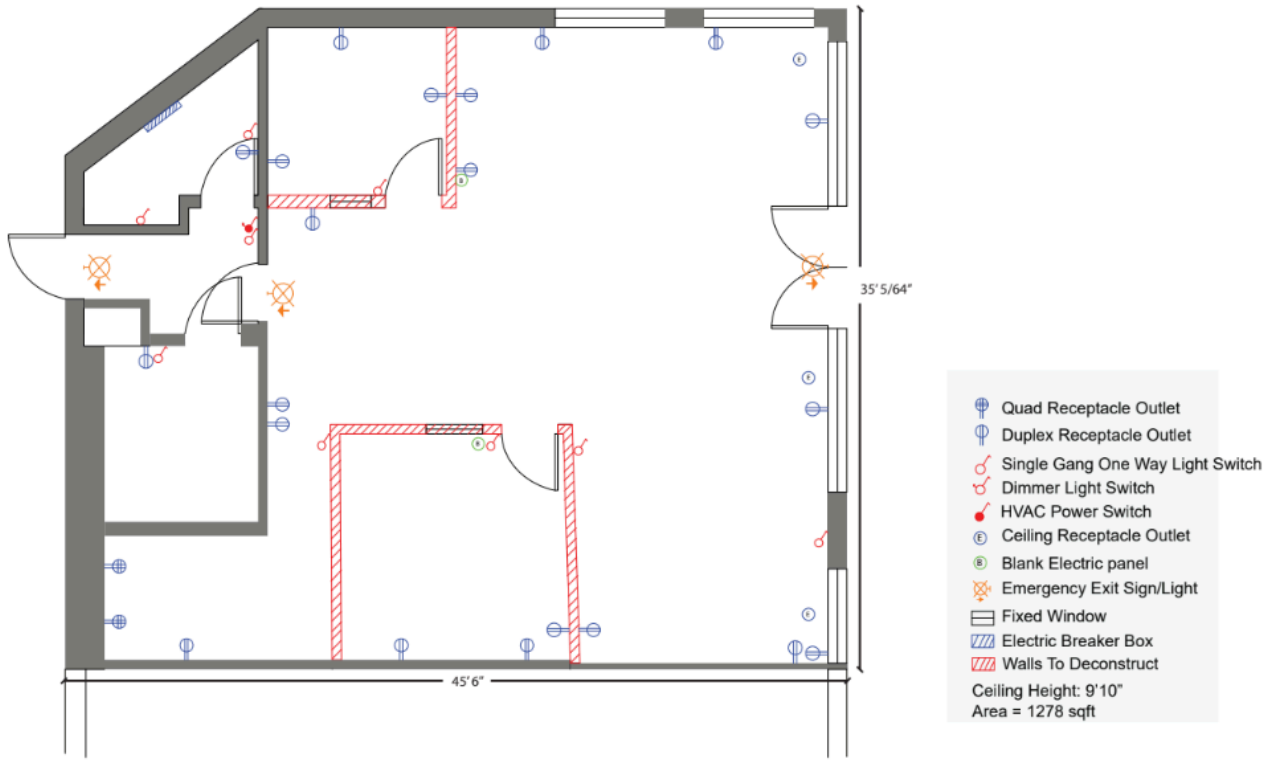
Drawing [2b] - Internal Deconstruction:

Walls 4, and 5 will be deconstructed. Similar to walls 1, 2 and 3, they are non-load bearing walls that have been handcrafted and are not fixed to the external structure of the building.



Drawing [3] - Floor Plans:

Floor plans of intended refurbishment. The anticipated timeline to complete the deconstruction of the non-load bearing walls is 3-5 days including the proper disposal of debris in compliance with city regulations. Where necessary, six (6) outlet sockets and four (4) light switches will be capped at ceiling height, with no impact to the main breaker, alteration to the length of the existing system or exposure to high voltage.





Mara Greens Indoor Golf Club

November 15, 2024

Planning Commission
City of Lathrup Village
27400 Southfield Road
Lathrup Village, MI 48076

Subject: [Site Plan Review] Request for Parking Space Reduction - Mara Greens Golf Simulator

Dear Members of the Planning Commission,

We are writing to respectfully request a waiver to reduce the required off-street parking spaces by 25%, or 5 to 9 spaces, for Mara Greens Golf Simulator, located at 28317 Southfield Rd, Lathrup Village, MI 48076.

We believe this request is reasonable and well-supported by operational controls, complementary shared parking arrangements, and an informed analysis of the store operating hours for the adjacent tenants, particularly during peak times.

In the documentation that follows, we have outlined an off-street parking analysis providing evidence that the overall site can effectively accommodate uses requiring **34** off-street parking spaces, despite only **29** spaces being available. This request aligns with the MX and VC Modification (Section 5.13.19), which permits the Planning Commission to reduce the number of required parking spaces for non-residential uses by up to **25%**, provided such a reduction does not negatively impact adjacent properties or conflict with the spirit of the ordinance.

1. Off-Street Parking Analysis

Mara Greens Golf Simulator will feature three golf simulator bays, each accommodating up to four golfers, for a total capacity of 12 patrons. Additionally, 1-2 employees will be on-site to manage operations and assist guests. At full capacity, Mara Greens can host up to 14 individuals, including both staff and patrons assuming each person drives a vehicle independently and requires a parking space.

The parking demand for Mara Greens Golf Simulator can be effectively managed due to the complementary operating hours of adjacent businesses. A summary of parking standards, based on the current minimum parking spaces required per Section 5.13.13.D, is provided in Table 1.

Table 1: Summary of Parking Standards

The table below indicates a requirement of **34** parking spaces, with **29** currently available, resulting in a shortfall of **5** spaces.

29 on-site spaces are provided with no change from existing		
Ordinance Standard	Required	Comments
28317 Health & Fitness	9 Parking Spaces	Mara Greens - Use is Proposed
26641 Bartending School	9 Parking Spaces	Use is existing
28309 Medical Supply	9 Parking Spaces	Use is existing
28313 Insurance Office	7 Parking Spaces	Use is existing

The following analysis, detailed on the next page, demonstrates that the site can effectively accommodate the parking needs of all uses, despite the shortfall, while remaining consistent with the intent and spirit of the ordinance.

Table 2: Store Operating Hours & Peak Parking Analysis

Mara Greens anticipates its peak hours to occur between 4:00 PM - 10:30 PM on weekdays and throughout the day on weekends, from 9:30 AM to 10:30 PM. The table below outlines the operating hours of Mara Greens and adjacent businesses, with a focus on peak periods when parking demand may increase.

Store Operating Hours				Peak Hours of Overlap		
Business (# spaces)	Operating Hours	Saturday Status	Sunday Status	Overlap on Weekdays (After 4 PM)	Overlap on Saturdays	Overlap on Sundays
Mara Greens (9sp)	Mon-Sun: 9:30 AM - 10:30 PM	Open	Open	Peak hours 4 PM - 10:30 PM	Peak hours: 9:30 AM - 10:30 PM	Peak hours: 9:30 AM - 10:30 PM
Bartending School (9sp)	Mon-Sun: 8:00 AM - 10:00 PM	Open	Open	6 hours 4 PM - 10 PM	12.5 hours 9:30 AM - 10 PM	12.5 hours 9:30 AM - 10 PM
Medical Supply (9sp)	Mon-Fri: 10:00 AM - 4:00 PM	Closed	Closed	0 hours	0 hours	0 hours
Insurance Office (7sp)	Mon-Sat: 10:00 AM - 5:00 PM	Closed at 5 PM	Closed	1 hour 4 PM - 5 PM	7 hours 10 AM - 5 PM	0 hours

2. Key Observations

Complementary to the 9 required parking spaces for Mara Greens Golf Simulator as outlined in Section 5.13.13.D, the parking demands of adjacent businesses are not in conflict or negatively impacted by the proposed use.

During all peak hours of Mara Greens' operation, one of the four businesses (Medical Supply) will consistently be closed, leaving 9 parking spaces vacant.

The observations below further support the conclusion that the site can accommodate parking demands effectively while maintaining harmony with the adjacent businesses.

A. Weekdays:

- o Medical Supply operates from 10:00 AM to 4:00 PM and closes before Mara Greens' peak hours (starting at 4:00 PM), leaving 9 additional parking spaces available during the evening.

- The Insurance Office closes at 5:00 PM, resulting in just one hour of overlap with Mara Greens' peak hours. After 5:00 PM, 7 more parking spaces become available.

B. Saturdays:

- Medical Supply is closed, making 9 additional parking spaces available throughout the day.
- The Insurance Office operates from 10:00 AM to 5:00 PM, overlapping with Mara Greens' peak hours for 7 hours. After 5:00 PM, an additional 7 parking spaces are available.

C. Sundays:

- Two out of four businesses (Medical Supply and Insurance Office) are closed, significantly reducing demand and leaving 16 additional parking spaces available throughout the day.

This staggered usage of parking ensures that the 29 available spaces can accommodate all businesses effectively, especially during peak times and standard operating hours.

3. Operational and Scheduling Controls

Mara Greens is uniquely positioned to manage parking demand due to its business model, which emphasizes controlled scheduling and efficient turnover:

- **Reservations Required:** All facility usage is by reservation only, eliminating unplanned foot traffic and ensuring that parking demand is predictable and manageable.
- **No Casual Seating or Dining:** Unlike restaurants or recreational facilities with casual seating, Mara Greens does not encourage prolonged stays. Guests arrive, participate in their scheduled simulator time, and depart promptly.
- **Membership-Based Access:** Our clientele is focused on members, creating a predictable and recurring user base that is easier to manage.
- **Staff Oversight:** Employees will monitor parking usage during peak hours to ensure proper flow and turnover based on incoming reservations; with full control of reducing the number of reservations that can be taken at any given time.

The structured nature of our business model ensures that guests are scheduled in intervals, allowing for regular parking turnover. This turnover enables the site to accommodate a higher number of visitors without exceeding the available parking capacity.

4. Alignment with Community Goals

Mara Greens supports the City of Lathrup Village's goals for sustainable and responsible development:

- **Reduced Vehicle Dependency:** With the proximity to public transit options and safe pedestrian pathways, we encourage alternative modes of transportation.
- **Smart Growth:** By optimizing shared parking resources and minimizing excessive parking allocation, we align with modern urban planning principles that reduce impervious surfaces and encourage community-focused land use.

These measures, combined with our operational model, ensure that the site operates harmoniously with its surroundings.

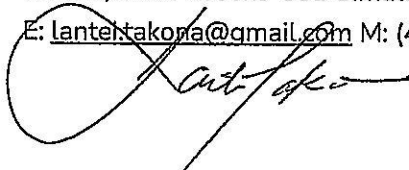
5. Conclusion

We believe that the evidence provided demonstrates that Mara Greens Golf Simulator can operate effectively with a 25% reduction of between 5 and 9 off-street parking spaces. By leveraging complementary business hours, implementing structured operational controls, and committing to responsible management, we can ensure that parking demands are met without adverse impacts to neighboring businesses or the community.

We kindly request the Planning Commission's approval of this waiver to allow our business to thrive while adhering to the City of Lathrup Village's development standards. Thank you for your consideration.

Sincerely,

Lantei Takona
Owner, Mara Greens Golf Simulator
E: lanteitakona@gmail.com M: (410) 504-3344



November 13, 2024

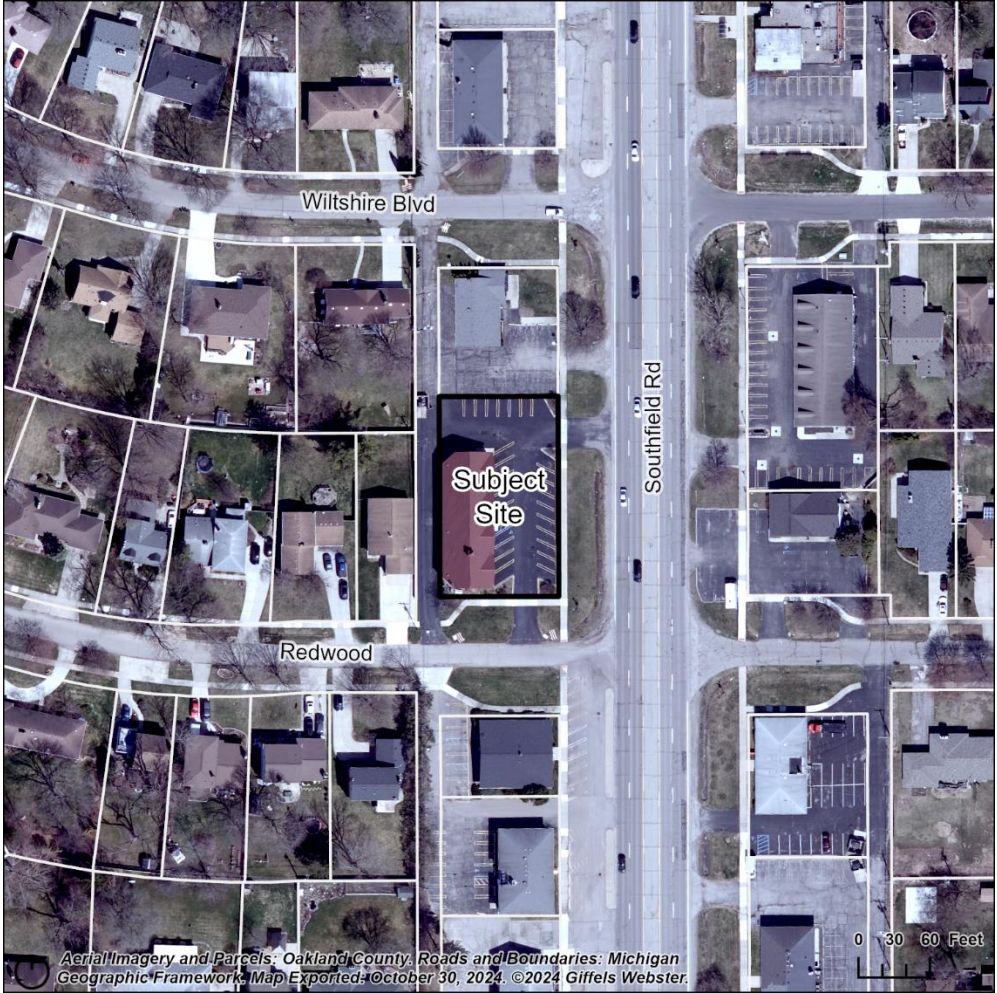
Planning Commission
City of Lathrup Village
27400 Southfield Road
Lathrup Village, MI 48076

Site Plan Review

Site: 28317 Southfield Road
Applicant: Lantei Takona for Mara Greens Golf Simulator, LLC
Plan Date: October 24, 2024
Zoning: MX Mixed Use District
Parcel ID: 24-14-277-031
Proposal: Health & Fitness Facility (Golf Simulator)

Dear Planning Commissioners,

We have reviewed the site plan and special land use application and a summary of our findings is below. Items in **bold** require specific action by the applicant.



Aerial Imagery and Parcels: Oakland County, Roads and Boundaries: Michigan Geographic Framework, Map Exported: October 30, 2024. ©2024 Giffels Webster.

REVIEW SUMMARY

The applicant shall provide the following:

1. A statement addressed to the Planning Commission providing supporting evidence that the overall site is able to accommodate uses that require 34 off-street parking spaces when only 29 spaces are provided; a shortage of 5 spaces. The maximum reduction of parking spaces the Planning Commission may approve is 25%, or 9 spaces. Therefore, the applicant's letter should articulate the request to reduce the parking between 5 and 9 spaces. **See the parking standards table and additional comments in item 4 below.**

DETAILED REVIEW

Project Summary

The 0.40-acre site is zoned MX – Mixed Use District and is located along the west side of Southfield Road, between Redwood Avenue to the south and Wiltshire Boulevard to the north. The existing building consists of one floor and four (4) tenant lease spaces with a total area of approximately 6,940 square feet. The northern-most tenant space is proposed to be converted to a golf simulator facility, which is a use classified as health and fitness, and is a principal permitted use in the Mixed Use District. According to the Oakland County parcel maps, all parking spaces appear to be located on-site, and no parking stalls are partially, or fully, within the Southfield Road right-of-way. The parking lot is accessible by drives at both Southfield Road and Redwood Avenue. A 20' public alley separates the west property line from the residential neighborhood to the west. Additionally, a concrete wall buffers the abutting residential neighborhood from the commercial site along Southfield Road. A dumpster enclosure exists within the alley at the far northwest corner of the site, indicating the site may have permission from the City to utilize the alley for private purposes.

The existing surface parking lot appears to contain 29 off-street parking spaces, which includes one handicap space. No additional parking spaces are located on, or adjacent to the alley. Parcels fronting Southfield Road, north and south of the site, as well as across Southfield Road, are zoned Mixed Use. Parcels west of the site are zoned R-1 Single-Family Residential. The subject site's previous use appears to have been an insurance office. No additional square footage is proposed within the scope of work for this development.

Proposed

1. **Use.** The applicant intends to renovate the interior of the existing northern-most tenant space for a new use. The existing floor plan shows a vacant tenant space of approximately 1,696 square feet, with two areas of non-load bearing walls partitioning individual office space. The applicant narrative explains that these interior walls will be removed to reveal an open-plan area that will consist of three separate areas for golf simulator bays.
2. **Waste and Rubbish (Section 5.3). Required (Section 5.3.1).** No garbage, sewage, filth, refuse, waste, trash, debris, or rubbish, including cans, bottles, wastepaper, cartons, boxes, crates, inoperable machinery, discarded building materials, discarded household goods, or any offensive or obnoxious matter, shall be kept in open containers or piled, placed, or stored on the open ground. The owners and occupants of every building shall provide proper, covered receptacles for said waste and keep receptacles clean and in an inconspicuous location, out of public view, on the grounds outside of a building.

An existing dumpster enclosure is found to be located at the northwest corner of the site. When viewed on a parcel map, the dumpster is shown to be within the alley, indicating there may be an agreement with the City for use of the alley for private purposes. This standard is an existing condition, and the change of use is not anticipated to result in any additional impact.



- Off-Street Parking (Section 5.13.3)** Increase of floor area or change in use. Whenever a use requiring off-street parking is increased in floor area and such uses are located in a building existing on or before the effective date of this article, and whenever a use of existing premises is changed to one requiring greater off-street parking, parking facilities for the total floor area and use shall first be provided and thereafter maintained in the amounts specified in this article. **An off-street parking analysis was not found within the set of plans. The applicant shall provide a parking analysis that includes all tenant spaces. Verify if the proposed use requires additional parking than the previous use.**
- Minimum number of parking spaces required (Section 5.13.13.D).**

Parking Standards				
Ordinance Standard	Zoning Ord Section	Required	Provided	Comments
28317 Health & Fitness	Sec. 5.13.13.D.	Approx. 1,696 sf. 1 per 200 sf of useable area (9 sp.)	29 on-site spaces (no change from existing)	Use is proposed
26641 Bartending School		Approx. 1,744 sf. 1 per 200 sf of useable area (9 sp.)		Use is existing
28309 Medical Supply		Approx. 1,744 sf. 1 per 200 sf of useable area (9 sp.)		Use is existing
28313 Insurance Office		Approx. 1,696 sf. 1 per 275 sf of gross lease area (7 sp.)		Use is existing
Total		Approx. 6,940 sf. 34 spaces		5 spaces short

Under the Minimum Spaces Required Table in Section 5.13.13.:

- The existing insurance office tenant requires 1 space for every 275 square feet of gross leasable area, resulting in a 7-space parking requirement.
- The medical supply tenant is classified as personal services and retail, requiring 1 space for every 200 square feet of usable floor area (UFA), or 9 spaces.

- The bartending school tenant is not assigned an explicit use classification and therefore, unless otherwise determined, a parking requirement of 1 space for every 200 square feet of UFA is applied, and results in 9 parking spaces required.
- The proposed health and fitness use (golf simulator) classification consists of a higher parking requirement than the previous tenant, an insurance sales company, by 2 spaces.

MX and VC modification (Sect. 5.13.19.) In the MX and VC Districts, the Planning Commission may reduce the number of required parking spaces for non-residential uses by up to 25%, subject to documentation that such a reduction will not negatively impact adjacent properties or be contrary to the spirit of this Ordinance.

25% of the 34 spaces required of the site is 9 spaces. The 5-space parking deficiency falls within the 25% reduction that the Planning Commission has the authority to consider granting a parking reduction.

The applicant narrative states that, at full capacity, the golf simulator facility can accommodate 14 people in total (4 people for each of the 3 simulator bays + 2 employees). At full capacity, assuming all people drive separately, the golf simulator facility may require up to 14 parking spaces; 5 more spaces than the ordinance requires.

If the Planning Commission were to waive 25% of the overall 34 spaces required at the site, the new off-street parking requirement would be 25 spaces. 29 parking spaces are existing, which would exceed the reduced requirement by 4 spaces.

Per the ordinance, the applicant should provide supporting evidence that a reduction in the overall parking will not negatively impact adjacent properties or be contrary to the spirit of the ordinance.

5. **Landscaping (Section 5.15.15).** Special landscaping requirements. When requested by the building official, all site plans submitted for approval shall include a landscape element which clearly shows all existing trees which are more than six inches in trunk caliper when measured three feet above ground level in height. The plans must clearly designate which of such trees are to be saved and which will be destroyed by the development. The landscape element must also show the landscape design features of the development. No site plan shall be approved unless the plan affirmatively shows that reasonable care and diligence has been exercised to preserve existing healthy trees and shrubs and other valuable mature plant materials on the site. The proposed change of use does not include additional landscaping. **Unless parking lot changes, or exterior building changes are made, additional landscaping is not required with this proposed tenant space change of use.**

6. **District Development Standards – Mixed Use (Section 3.1.9).**

Development Standard	Zoning Ord Section	Required	Provided	Comments
Lot Size	3.1.9	5,000 square feet	Approx. 0.40 acre; 16,800 square feet	Existing Compliant
Maximum Height		30 feet or 2 stories, whichever is less	One story	Existing Compliant
Front Yard		10 foot minimum	Approx. 60 feet (existing building)	Existing Compliant
Side Yard		0 feet – each side	Approx. 50 feet (north side) Approx. 13 feet (south side)	Existing Compliant
Rear Yard		5 feet	N/A	Compliant

The site is existing, as outlined in the table above, and no exterior changes are proposed to be made.



We will look forward to discussing the site plan application with the Planning Commission on November 19, 2024.

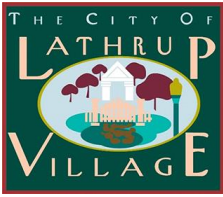
Regards,
Giffels Webster

Jill S. Bahm
 Jill Bahm, AICP
 Partner

Eric M. Pietsch
 Eric Pietsch
 Senior Planner

Zoning.





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

TO: Planning Commission
FROM: Austin Colson – CED/DDA Director
DATE: November 19, 2024
RE: Proposed Zoning Change of 12 Mile Rd.

Current Zoning Designation

Recently developers have asked if parcels and buildings along 12 Mile Rd. could be redeveloped for mixed-use purposes. This corridor of the city has two zoning designations. The first parcels off Southfield Rd. are classified as Commercial Vehicular (CV). The remaining parcels on 12 Mile Rd. are classified as Office (O) District.



O Office District

The Office District is designed to provide sites for professional office uses and commercial activities that support those users. These districts are in areas that abut and have direct access to freeways and major thoroughfares to provide for off-street parking, and somewhat more intense land use activity adjacent to residential areas. This district is designed to encourage innovation, variety, and quality design. Attractive landscaping is desired to be in harmony with adjacent residential uses.

CV Commercial Vehicular District

To provide automobile-oriented commercial uses that typically create higher trip generation along major intersections within the City, where potential adverse impacts on adjacent uses may be minimized.

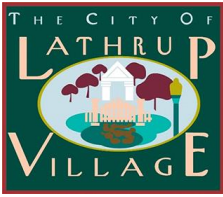
Proposed Zoning Designation

The city's current zoning ordinance has a mixed-use classification designed for districts along Southfield Rd.

MX Mixed Use

The MX Mixed Use district is intended to allow flexibility in the redevelopment of the property along Southfield Road, where frontage lots limit the availability of parking and compliance with building setbacks. This district will encourage pedestrian-oriented design and will complement the Village Center district.

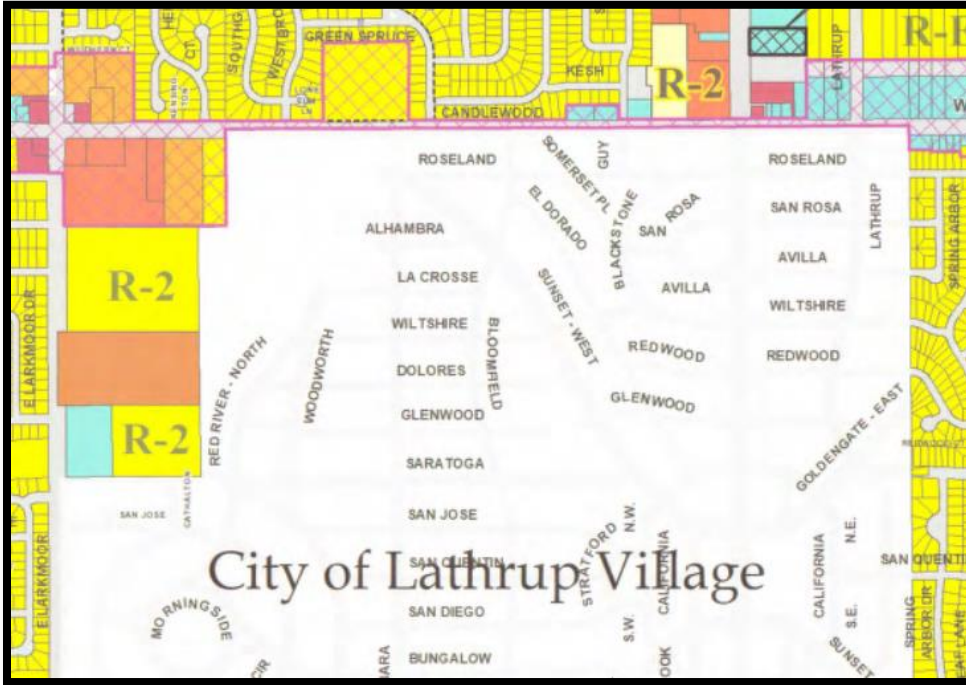
Table with 5 columns: Kelly Garrett (Mayor), Bruce Kantor (Mayor Pro-Tem), Jalen Jennings (Council Member), Dalton Barksdale (Council Member), Jason Hammond (Council Member)



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City of Southfield

North of 12 Mile Rd. the City of Southfield has implemented a mixed-use overlay district.



MUCD (Mixed Use Corridor District)

Eligible properties within the mixed-use corridor district have frontage along main thoroughfares (i.e., West Twelve Mile Road, West Ten Mile Road, and West Nine Mile Road as indicated on the zoning map) and tend to be shallow lots that make redevelopment a challenge. It is the intent of this district to authorize the use of mixed use corridor district (MUCD) regulations for the purposes of: encouraging the use of land in accordance with its character and adaptability; to act as a buffer between adjoining non-residential and residential areas, and to ensure that new development is compatible in use, scale, and design with the transitional function of the district; permit mixed-use moderate-density, multiple-family (middle housing) residential uses, along with small-scale commercial uses and mixed-use developments that will primarily serve the day-to-day needs of residents in nearby neighborhoods and residential complexes; and encourages innovation in land use planning; providing enhanced housing, employment, walkability, traffic circulation and recreational opportunities for the residents of Southfield; ensuring compatibility of design and use between neighboring properties; and, encouraging development that is consistent with Sustainable Southfield, as amended, and the city's future land use plan.

Table with 5 columns: Kelly Garrett (Mayor), Bruce Kantor (Mayor Pro-Tem), Jalen Jennings (Council Member), Dalton Barksdale (Council Member), Jason Hammond (Council Member)

Development Project Update

PZE Process #	Address	Applicant Name	PZE Process Type	Started	Date Completed PZE Process	Completed Construction (Yes/No)	Notes
PZE23-009	26780 Southfield	44 Burrito	Site Plan Review	6/21/2023		No	Applicant submitted plans for outdoor dining. Feedback from first review of site plan provided. Waiting on updated site plan.
PZE23-010	27300 Soutfield Rd	Sadier Abro	Site Plan Review	6/15/2023	2/20/2024	No	PC provided zoning interpretation on laundromat use. Building plans have been reviewed & approved. Obtained site plan approval 2/20/24. Exterior and Façade construction has begun.
PZE23-013	27601 Soutfield Rd	Oakland Development, LLC	Site Plan Review	8/30/2023	11/21/2023	Yes	Construction completed and business has opened. Applicant must install outdoor furniture/amenities to comply PUD agreement.
PZE24-001	28001 Soutfield Rd	MedSpa	Administrative Review	1/12/2024	1/24/2024	Yes	Construction completed, business license issued, and spa has opened.
PZE24-003	27411 Soutfield Rd	Jay Birds Bar & Grille	Special Land Use	1/24/2024	2/26/2024	Yes	Restaurant received a business license and has opened.

Pze20-003	27208 SOUTHFIELD RD Ste 101	Lathfield Investments LLC
Pze20-004	28600 SOUTHFIELD STE 200	Lathfield Investments LLC
Pze20-005	28600 SOUTHFIELD RD	Lathfield Partners LLC
Pze20-006	28820 SOUTHFIELD RD 122	Lathfield Partners LLC
Pze21-001	27215 SOUTHFIELD RD	Ramil Yusubov
Pze21-002	27000 SOUTHFIELD RD	HALLE PROPERTIES LLC
Pze21-003	27000 SOUTHFIELD RD	HALLE PROPERTIES LLC
Pze21-004	27000 SOUTHFIELD RD	HALLE PROPERTIES LLC
Pze21-005	27000 EVERGREEN	Michigan First Credit Union
Pze22-003	18411 W 12 MILE RD 201	LOGOS Global Ministries
Pze22-009	26647 SOUTHFIELD RD	Patricia Felton
Pze22-010	26727 SOUTHFIELD RD	LV PETRO LLC A MICHIGAN LTD LBLTY C
Pze23-001	26710 MEADOWBROOK WAY	DOTSON, CHARLES
Pze23-002	26727 SOUTHFIELD RD	LV PETRO LLC A MICHIGAN LTD
Pze23-004	18625 CAMBRIDGE	MASON, SARA
Pze23-005	27701 SOUTHFIELD RD	The Event House
Pze23-006	27000 EVERGREEN RD	Michigan First Credit Union
Pze23-007	27701 SOUTHFIELD RD	Town Hall Investments (The Event House)
Pze23-008	27701 SOUTHFIELD RD	Town Hall Investments (The Event House)
Pze23-011	26740 SOUTHFIELD RD	The Style Guru

Pze23-009	26780 SOUTHFIELD RD	44 Burrito
Pze22-006	27777 SOUTHFIELD RD	PANERA BREAD #662
	28831 SOUTHFIELD RD	Sam's Shoe Outlet
Pze24-002	27411 SOUTHFIELD RD	Jay Birds Bar & Grille
	28901 SOUTHFIELD RD	Papa's Pizza & BBQ
Pze24-005	27777 SOUTHFIELD RD	Panera Bread

Site Plan Review	6/22/2020	EXPIRED	no
Site Plan Review	6/22/2020	EXPIRED	no
Site Plan Review	6/22/2020	EXPIRED	no
Site Plan Review	6/22/2020	EXPIRED	no
Site Plan Review	3/2/2021	3/12/2021	no
Special Land Use			
Site Plan Review	3/4/2021	2/8/2022	Yes
ZBA			
Administrative Site Plan Review			
Site Plan Review	3/16/2022	4/19/2022	no
Site Plan Review	9/19/2022	10/18/2022	Yes
ZBA	#####	5/24/2023	Yes
ZBA	1/11/2023	4/17/2023	no
Amended Site Plan	1/12/2023	1/17/2023	no
ZBA	2/17/2023	NA	NA
ZBA	3/28/2023	4/18/2023	no
Administrative Review	4/17/2023	4/27/2023	n/a
Special Land Use	3/29/2023	6/6/2023	no
Site Plan Review	3/29/2023	5/24/2023	Yes
Administrative Review	7/6/2023	7/6/2023	N/A

Site Plan Review	6/21/2023	7/19/2023	Yes
PUD	4/29/2022	10/17/2022	Yes
N/A			Yes
Administrative Review	1/30/2024	2/7/2024	No
N/A			Yes
PUD	1/8/2024	2/20/2024	No

Applicant filed a lawsuit shortly after obtaining conditional site plan approval. No work has been done to bring site into compliance with the approved plan. Due to lack of work/consistent progress, site plan approval has expired.

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Applicant obtained required building & engineering approvals. Work progressed for several months then stalled. Building/trades permits have expired.

Project work is complete. They are waiting on DTE Energy to relocate a power line which is prohibiting the placement of the

Complete

Obtained Certificate of Occupancy. Will be finishing landscaping in spring

Grand opening was held in November and business is operational.

Construction is complete and business is open. Stormwater Mannagement Agreement is needed. Reminder will be sent to property owner.

Applicant was denied variances for placement of proposed shed & cement slab requirement. Obtained variances to exceed allowable accessory structure size, and to keep existing shed. Applicant is required to pour footing/place rodent barrier around existing shed.

Obtained Certificate of Occupancy

It was determined the applicant did not require a variance, so the request was withdrawn.

OPEN

Temporary Use - Annual Car Sale

OPEN

OPEN

Temporary Use - Outdoor Sales/Food Truck catered

Interior build-out complete & sign installed. Grand Opening on Dec. 1st at 3 pm

Construction underway. Anticipated open date in Q1. Two (2) mature trees down due to unanticipated construction issues; GC & architect are aware and will replace with larger, comparable caliper trees.
[Working with sign company on permitting now.](#)

Interior conversion of retail space

Seeking to transfer in Class C Liquor License. Interior renovations to existing, vacant resto space.

Interior build-out of take out restaurant.

PUD Amendment DENIED because proposed monument sign does not meet ordinance standards. Staff is working with applicant on revisions.