

Planning Commission Agenda

Tuesday, April 19, 2022 at 7:00 PM
27400 Southfield Road, Lathrup Village, Michigan 48076

HYBRID MEETING: Council Chambers with remote access via Zoom

Webinar ID: 880 9140 2475

Password: LathrupPC

CLICK HERE: [Online Link](#)

Telephone: 646.558.8656 or 312.626.6799

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

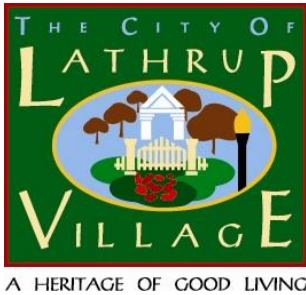
1. **Call to Order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Approval of Meeting Minutes**
 - [A.](#) Meeting Minutes - March 15, 2022
5. **Public Comment (speakers are limited to 3 minutes)**
6. **Public Comment**
 - [A.](#) Public Hearing - Electric Vehicle Charging Station Ordinance
 - [B.](#) Public Hearing - 2022 Capital Improvement Plan
 - [C.](#) Public Hearing - Special Land Use at 18411 W. 12 Mile Road (Life of God Outreach Sons, Global Ministries)
7. **Old Business and Tabled Items**
8. **New Business**
 - [A.](#) Approval - Electric Vehicle Charging Station Ordinance
 - [B.](#) Approval - 2022 Capital Improvements Plan
 - [C.](#) Site Plan Approval & Special Land Use Review- 18411 W. 12 Mile Rd. (Life of God Outreach Sons, GLocal Ministries)

D. Request for Qualification - 27777 Southfield Road

9. **Other Matters for Discussion**

10. **General Communication**

11. **Adjourn**



Planning Commission Draft Meeting Minutes

Tuesday, March 15, 2022, at 7:00 PM
27400 Southfield Road, Lathrup Village, Michigan 48076

1. Call to order

Meeting called to order @ 7:02 PM by Chairman Mark Piotrowski

Pledge of Allegiance

All present joined in the Pledge of Allegiance

2. Roll Call

Commissioners Present: Mark Piotrowski, Chair
Jason Hammond, Vice Chair
Les Stansbery, Secretary
Wilbert Fobbs III
Bruce Kantor
Terrence Hicks

Staff Present: Susie Stec, Community and Economic Development Manager, Jill Bahm, Giffels Webster Engineering, Scott Baker City Attorney attended the meeting remotely

3. Approval of Agenda

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

4. Approval of Meeting Minutes

A. PC Minutes - February 15, 2022

Motion by Commissioner Kantor to approve the February 15, 2022 meeting minutes. Motion seconded by Vice Chair Hammond.

Motion carried.

4. **Public Comment**

Bo Tamarelli – Water meter replacement

5. **Old Business and Tabled Items**

None

7. **New Business**

A. Amended Site Plan Review - 26727 Southfield Road

Tarak Gayar of Advanced Communications is requesting an amendment to the site plan by replacing the footing in the screen wall with natural landscaping material of the same height. Also moving the sign away from the driveway, therefore increasing visibility.

Jill Bahm added that the landscaping alternative is not permitted by ordinance at this time so this issue will need ZBA approval in addition to the encroachment into the right of way will need approval from Council.

It was suggested that the application use stacked brick paver to create a wall. The pavers would not require footing and the wall would still meet the requirements of the ordinance. The Commission postponed to allow the applicant the opportunity to identify the material, color, the height and a 3-dimensional view of the structure.

Commissioner Hammond motioned to postpone the action to allow the applicant to present new materials. Motion seconded by Commissioner Kantor
Motion carried.

B. 2022 Capital Improvement Plan draft

The City's six-year plan for capital expenditures, the first year becomes the operating budget for City Council. Staff has been working on completing the draft plan.

Commission Hammond motioned to set a Public Hearing for review of the Capital Improvement Plan on April 19, 2022. Motion seconded by Commissioner Kantor.
Motion carried.

8. **Other Matters for Discussion**

Commissioner Fobbs mentioned a tool called Alavant which is priority-based budgeting, it's a tool to gather community feedback.

9. **General Communication**

None

10. **Adjourn**

Commissioner Hammond motion adjourn the meeting, seconded by Commissioner Stansbery.
Meeting adjourned at 8:09 p.m.

CITY OF LATHRUP VILLAGE
PLANNING COMMISSION MEETING

NOTICE OF PUBLIC HEARING REGARDING ZONING AMENDMENT

Notice is hereby given that the Lathrup Village Planning Commission will hold a public hearing on April 19, 2022, beginning at 7:00 PM, or as soon thereafter as the agenda allows, at Lathrup Village City Hall, 27400 Southfield Road, Lathrup Village, MI 48076. A teleconference attendance option will be provided. Meeting information will be provided on the City's website: [www.Lathrup Village.org](http://www.LathrupVillage.org)

The purpose of the hearing is to receive public comments on the city's draft Zoning Ordinance amendments to Sections 2.2 and 4.20 to add definitions and standards for electric vehicle charging stations.

A copy of the proposed zoning amendment is available for viewing on the City's website (www.LathrupVillage.org) and at Lathrup Village City Hall, 27400 Southfield Road, Lathrup Village, MI 48076, prior to the public hearing, during the City's regular business hours, Monday through Friday, 8:00 AM through 4:30 PM. Written comments may be addressed to the Planning Commission at the City Hall address. Oral comments will be taken during the hearing on April 19, 2022.

This notice is published pursuant to the requirements of the Michigan Zoning Enabling Act, PA 110 of 2006, as amended.

Lathrup Village City Clerk

Publish once no later than April 5, 2022

CITY OF LATHRUP VILLAGE
PLANNING COMMISSION MEETING

NOTICE OF PUBLIC HEARING REGARDING CAPITAL IMPROVEMENT PLAN

Notice is hereby given that the Lathrup Village Planning Commission will hold a public hearing on April 19, 2022, beginning at 7:00 PM, or as soon thereafter as the agenda allows, at Lathrup Village City Hall, 27400 Southfield Road, Lathrup Village, MI 48076. A teleconference attendance option will be provided. Meeting information will be provided on the City's website: [www.Lathrup Village.org](http://www.LathrupVillage.org)

The purpose of the hearing is to receive public comments on the city's draft Capital Improvement Plan. A capital improvement plan is a tool to assess the long-term capital project requirements of Lathrup Village, focusing on items above a \$5,000 threshold.

A copy of the proposed Capital Improvement Plan is available for viewing on the City's website (www.LathrupVillage.org) and at Lathrup Village City Hall, 27400 Southfield Road, Lathrup Village, MI 48076, prior to the public hearing, during the City's regular business hours, Monday through Friday, 8:00 AM through 4:30 PM. Written comments may be addressed to the Planning Commission at the City Hall address. Oral comments will be taken during the hearing on April 19, 2022.

This notice is published pursuant to the requirements of the Michigan Zoning Enabling Act, PA 110 of 2006, as amended.

Lathrup Village City Clerk

Publish once no later than April 5, 2022

CITY OF LATHRUP VILLAGE
PLANNING COMMISSION MEETING

NOTICE OF PUBLIC HEARING REGARDING SPECIAL LAND USE REVIEW

Notice is hereby given that the Lathrup Village Planning Commission will hold a public hearing on April 19, 2022, beginning at 7:00 PM, or as soon thereafter as the agenda allows, at Lathrup Village City Hall, 27400 Southfield Road, Lathrup Village, MI 48076. A teleconference attendance option will be provided. Meeting information will be provided on the City's website: [www.Lathrup Village.org](http://www.LathrupVillage.org)

The purpose of the hearing is to receive public comments on a request for special land use to operate a place of worship at 18411 W. 12 Mile Road, Lathrup Village, MI 48076. A place of worship is permitted with special land use approval in the O- Office district, pursuant to the standards in Section 6.2 of the City's Zoning Ordinance.

A copy of the proposed application is available for viewing on the City's website (www.LathrupVillage.org) and at Lathrup Village City Hall, 27400 Southfield Road, Lathrup Village, MI 48076, prior to the public hearing, during the City's regular business hours, Monday through Friday, 8:00 AM through 4:30 PM. Written comments may be addressed to the Planning Commission at the City Hall address. Oral comments will be taken during the hearing on April 19, 2022.

This notice is published pursuant to the requirements of the Michigan Zoning Enabling Act, PA 110 of 2006, as amended.

Lathrup Village City Clerk

Publish once no later than April 5, 2022

memorandum

DATE: January 14, 2022

TO: Susie Stec, Community & Economic Development Director

FROM: Jill Bahm and Eric Pietsch, Giffels Webster

SUBJECT: Electric Vehicle (EV) Charging Station Ordinance

Previous Discussions

The Planning Commission discussed the draft ordinance in October and in December had a representative from the Dunamis Clean Energy Partners, an EV hardware manufacturing company. As a result of those discussions, the recommended changes to promote reliability have been added (see red text in the attached draft ordinance).

The remainder of this memo was prepared in October 2021 and is provided as background

Introduction

What prompted this discussion?

- The Planning Commission has expressed interest in amending the Zoning Ordinance to encourage and support sustainability. One fairly straightforward amendment is to provide standards for electric vehicle (EV) charging stations.

Background on Issue

Why consider an amendment?

According to the US Department of Energy, consumers and businesses with fleet vehicles are increasingly considering plug-in electric vehicles (PEVs). These include plug-in hybrid electric vehicles (PHEVs) and all-electric vehicles (EVs)—all of which need access to charging stations. Most users will charge at home or at fleet facilities, but the availability of charging stations at workplaces and public destinations is a factor in the decision-making process. Making more stations available may help increase visibility and confidence in EVs.

- There are three types of EV chargers:
 - Level 1 chargers: These chargers use a regular 120-volt outlet, common to most home and commercial plugs. These chargers provide two to five miles of range per one hour of charging. This would result in about 40 miles of range for a vehicle parked overnight. According to the Department of Energy, the cost for this type of charging is between \$200-500 (roughly the cost of adding a new outlet to an existing 120-v circuit).
 - Level 2 chargers: These chargers use 208/240-volt outlets, which may be used in a residential home or commercial setting. These chargers provide between 18-28 miles of

range per one hour of charging and can result in a full charge for a vehicle parked overnight.

- Direct current (DC) fast chargers: These chargers use 208/480-volt outlets and provide rapid charging. They provide about 60 to 80 miles of range per 20 minutes of charging. These are mainly found in heavy traffic corridors.
- In general, when provided for users of a site, charging stations are reasonable accessory uses in all zoning districts, particularly when intended for those who live or work on the property. Non-residential properties may also offer charging for visitors of a site and may even charge for this service.
- Charging at Level 1 chargers costs around 14 cents per kilowatt hour, public Level 2 chargers cost around 44 cents/kWh and fast chargers up to 59 cents/kWh, according to a PwC analysis.
- The Department of Energy promotes public charging stations and estimates that there are approximately 43,000 public EV charging stations across the US. Over 80% are Level 2 chargers, 15% are DC fast chargers and less than five percent are Level 1 chargers.
 - Demand for EV charging is increasing, and new tools are being developed to help drivers find charging sites. The US Department of Energy has a search tool that can identify public stations and fuel corridors:
<https://afdc.energy.gov/stations/#/find/nearest?location=lathrup%20village,%20mi>

Current Ordinance

The ordinance does not include any provisions for EV charging stations.

Recommendation

A draft amendment is attached that provides a definition for EV charging station and includes standards that address location, parking, lighting, signage and general maintenance. The Planning Commission may wish to discuss whether EV stations should be required for new non-single-family residential development as a proactive measure. An additional standard could be added to Section 5.13, Parking that could require all new, expanded and reconstructed parking areas to provide the electrical capacity necessary to accommodate the future hardwire installation of Level 2 EVCSs for a specific amount of required parking. (10-15% may be appropriate.)

Amend Section 2.2: Definitions to add:

Electric vehicle charging station (EVCS). A public or private parking space that is served by battery charging station equipment that has as its primary purpose the transfer of electric energy (by conductive or inductive means) to a battery or other energy storage device in an electric vehicle. EVCS may include Level 1, 2 and 3 charging stations.

Amend Article 4 to add a new section:

Section 4.20: Electric Vehicle Infrastructure

1. **Intent.** The intent of this section is to facilitate the use of electric vehicles and to expedite the establishment of a convenient electric vehicle infrastructure that such use necessitates. **Electric vehicle charging stations should be provided in convenient and safe locations and maintained in good working order to promote electric vehicles and instill confidence in the reliability of the overall network in the City of Lathrup Village.**
2. **Permitted Locations**
 - A. When accessory to the principal permitted use, and when no fees are collected for such use, electric vehicle charging stations are permitted in every zoning district.
 - B. When accessory to the principal permitted use, and when fees are collected for such use, electric vehicle charging stations are permitted in all non-single-family residential zoning districts.
3. **General Requirements**
 - A. **Parking**
 - i. An electric vehicle charging station space may be included in the calculation for minimum required parking spaces required in accordance with Section 5.13. All such spaces shall comply with ADA requirements.
 - ii. Public electric vehicle charging stations are reserved for parking and charging electric vehicles only. Electric vehicles may be parked in any space designated for public parking, subject to the restrictions that would apply to any other vehicle that would park in that space.
 - B. **Lighting.** Site lighting shall be provided in compliance with Section 5.8, where an electric vehicle charging station is installed, unless charging takes place during daytime hours only.
 - C. **Equipment Standards and Protection**
 - i. Battery charging station outlets and connector devices shall be no less than 36 inches and no higher than 48 inches from the surface where mounted. Equipment mounted on pedestals, lighting posts, bollards, or other devices shall be designed and located as to not impede pedestrian travel or create trip hazards.
 - ii. Adequate battery charging station protection, such as concrete-filled steel bollards, shall be used. Curbing may be used in lieu of bollards, if the battery charging station is setback a minimum of 24 inches from the face of the curb. Bumper blocks shall not be used for protection of such charging devices.
 - iii. All equipment installed shall meet building code requirements.
 - iv. Equipment mounted on pedestals, lighting posts, bollards, or other devices for on-street charging station shall be designed and located as to not impede pedestrian travel or create trip hazards within the right of-way

D. Signage. Signs shall meet the standards of the City of Lathrup Village Sign Ordinance, Article 2 of the City's municipal code, as well as the following:

- i. Information shall be posted identifying voltage and amperage levels and any time of use, fees, or safety information related to the electric vehicle charging station.
- ii. Each electric vehicle charging station space shall be posted with City-approved signage clearly indicating the space is only for electric vehicle charging purposes. For purposes of this subsection, "charging" means that an electric vehicle is parked at an electric vehicle charging station and is connected to the battery charging station equipment.

E. Permitting. Compliance with all local building and electrical codes is required.

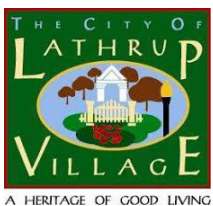
F. Maintenance. Electric vehicle charging stations shall be maintained in all respects, including the functioning of the equipment. A phone number or other contact information shall be provided on the equipment for reporting when it is not functioning, or other problems are encountered. The failure to maintain the electric vehicle charging stations in proper working order for a period in excess of 14 days shall result in those spaces ceasing to be counted towards required parking. The installation of the number of parking spaces provided by the district regulations shall be required. The electric vehicle charging stations must be operational during the normal business hours of the use(s) that it serves. Electric vehicle charging stations may be de-energized or otherwise restricted after normal business hours of the use(s) it serves.

City of Lathrup Village

2022 Capital Improvement Plan



Intentionally Blank



PREPARED FOR:

**CITY OF LATHRUP VILLAGE
PLANNING COMMISSION
27400 SOUTHFIELD ROAD
LATHRUP VILLAGE, MI
48076**

MARCH 2022

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Introduction

Introduction

The 2022-2027 City of Lathrup Village Capital Improvement Plan (CIP) will serve as a tool to assist the city in turning long-range policy planning into real improvements on the ground. A six-year capital improvement plan and an annual update of that plan is a requirement for the City of Lathrup Village under the Michigan Planning Enabling Act of 2008. The following report identifies the major capital improvements needed and/or planned for the community, the time frame for implementation of those improvements, and the budget and revenue sources that will make those improvements a reality. Capital improvements cover multiple departments within the City of Lathrup Village and include new facilities, water and sewer line replacements and improvements, police equipment, parks and recreation facilities, non-motorized pathways, and professional services.



Drainage ditch repair (Giffels Webster, 2020)

WHAT IS A CAPITAL IMPROVEMENT PLAN (CIP)?

A Capital Improvement Plan is a six-year schedule of public physical improvements which identifies the needs for improvements and the sources of funding to make those improvements. It provides a schedule of expenditures for constructing, maintaining, upgrading, and/or replacing a community's physical inventory. The CIP, therefore, is a tool to assess the long-term capital project requirements (the "big jobs") of Lathrup Village. Since capital improvement projects are spread across multiple community needs (fire protection, police, water and sewer, parks and recreation, municipal administration, etc.), the CIP prioritizes these projects across the entire community and over time, providing a comparison of the community's various needs and wants.



City Street in Lathrup Village (Giffels Webster, 2020)

WHAT ARE CAPITAL IMPROVEMENT PROJECTS?

Capital improvement projects are major and infrequent expenditures, such as the construction of a new facility, a major rehabilitation or repair of an existing facility, or the purchase of major equipment. Capital improvement projects are non-recurring expenditures that tend to be large both in physical size and in cost, and have a long-term usefulness (10 years or more) . Examples of capital improvement projects can include:

- Construction of a new city hall
- Construction of a new police station
- Extension or replacement of a water/sewer line
- Major rehabilitation of a city's community center
- Creation of a new city park
- Large equipment and vehicles



Lathrup Village DPS yard (Giffels Webster, 2020)

Each city department is asked to take a long view look at future initiatives or improvements that may require capital purchases in order to be fully implemented. Each department works to improve the manner by which the city delivers services to its residents and stakeholders. Lists of need are developed based on research and discussions with communities that have similar needs. The majority of the capital purchases in these categories are funded through the general fund or other dedicated city funds. Thorough knowledge and research of our future planned costs allows for the pursuit of grant and other outside funding sources to meet our policy goals. The following sections discuss the city's various needs and proposed funding by department.

The term "major expenditure" is relative; what is "major" to one community might be "minor" to another. The City of Ann Arbor, for example, sets a minimum threshold of \$100,000 for projects to be included in the City's CIP, while the City of Rochester Hills sets a minimum of \$25,000. Lathrup Village's policy for determining a Capital Improvement is defined in the following section.

WHAT IS THE CITY OF LATHRUP VILLAGE'S CAPITAL IMPROVEMENT POLICY (CIP)?

A capital improvement project is a major, nonrecurring expenditure that meets one of more of the following criteria:

- Any acquisition of land for a public purpose which costs \$5,000 or more.
- Any construction of a new public facility (city building, water/sewer lines, pathways), or any addition to an existing public facility, the cost of which equals \$5,000 or more and has a useful life of three or more years.
- A nonrecurring rehabilitation (not to include annual/recurring maintenance) of a building, its grounds, a facility, or equipment, the cost of said rehabilitation being \$5,000 or more with a useful life of three or more years.
- Purchase of major equipment which, individually or in total, cost \$5,000 or more with a useful life of three or more years.

Planning, feasibility, engineering, or design studies related to an individual capital improvement project, or program implemented through individual capital improvement projects, with a cost of \$5,000 or more and a useful life of three or more years.

WHAT IS THE ROLE OF THE CITY PLANNING COMMISSION IN THE CIP PROCESS?

The Capital Improvement Program is a dynamic planning document, intended to serve as a tool to implement the City of Lathrup Village's Master Plan. The Master Plan should correspondingly include capital improvement projects as well as guide long-term capital planning. The Planning Commission is uniquely qualified to manage the development and annual update of the City's CIP, based on their role in creating and updating the city's Master Plan. The Planning Commission's role will ensure that public works projects are consistent with the land uses identified within the Master Plan. By making a recommendation of approval for the CIP to the City Council, the Planning Commission agrees that the projects outlined within it reasonably address the city's capital improvement needs.



Lathrup Village public safety vehicles (Giffels Webster, 2020)



Lathrup Village 2019 CIP (Giffels Webster, 2020)

The CIP is an essential link between planning for capital improvement projects and budgeting for them. Once approved by the City Council, the CIP can be used to develop the capital project portion of the city's budget. Those projects included in the CIP's first year (2022) potentially form the basis for the upcoming year's capital project budget. As the CIP is annually updated, a continuous relationship will be maintained between the CIP and the city's annual budget. The annual update to the CIP will typically occur in advance of the preparation of the city's budget.

WHAT ARE THE BENEFITS OF PREPARING A CAPITAL IMPROVEMENT PLAN?

- Prudent use of taxpayer dollars
- Prioritizing projects across the needs of the community and across departments (an "apples-to-apples" comparison)
- Generating community support by inviting public input
- Promoting economic development
- Improving the city's eligibility for State and Federal grants
- Providing an implementation tool for the goals and objectives of the city's Master Plan
- Transparency in identification of high-priority projects
- Coordination / cost-sharing between projects



Lathrup Village DPS yard (Giffels Webster, 2020)



Damaged storm sewer culvert (Giffels Webster, 2020)

Program Areas

Program Areas

The following sections outline the Program Areas of the City of Lathrup Village's CIP:

1. Data Collection Process
2. Data Compilation Process
3. CIP Adoption Process

The components of the CIP are compiled and reported by Program Areas. The following table (Figure 1) displays the Program Areas used in this CIP (each assigned with a color). These program areas represent the stakeholders in the CIP.



Sarackwood Park (Google, 2020)

FIGURE 1 CIP PROGRAM AREAS

AD	Administrative
DPS	Department of Public Services
DDA	Downtown Development Authority
PR	Parks & Recreation
PD	Police Department
R	Roads
S	Sewer
W	Water

1. DATA COLLECTION. Each of the stakeholders outlined above has either a master plan or schedule that defines the needs and resource level within their respective area of responsibility. To more easily identify projects, standard forms were created that allow the stakeholders to define their projects and resource allocation levels. The standard forms used for data collection are found in the Appendix.

A definition of the standard CIP forms is provided as follows:

- **PROJECT APPLICATION FORM** - Consists of project descriptions, schedules, necessity, and possible sources of funding. The information provides an understanding of the overall scope of each project and how it is valued within its program area and within the City. While stakeholders may be aware of major projects further out on the horizon, only those planned for within the six-year window of the 2022-2027 CIP were included.
- **PROJECT COST DETAIL FORM** - Consists of a matrix of six (6) budget years across the top of the form and a listing of costing components along the side of the form. The form is split into two (2) parts; the upper half is the capital cost for the project and the lower half is the cost of operations or maintenance for that project if applicable. Recognition of the operations and maintenance costs of a project is a valuable tool in forecasting future needs for resource allocation. Investment in a new facility is only worthwhile if there are funds available to operate and maintain it.
- **PROJECT RATING FORM** - This form is used when new projects are identified but cannot all be funded within a given fiscal year. The forms are used to rate both the importance and impact of a project within its program area and within the city. The ratings are weighted with emphasis given to those projects that are mandated by law, by agreement, or because they are a matter affecting health safety and welfare. Projects without a ranking were not competing for funding, either because they are mandatory or because no other similar projects were proposed.

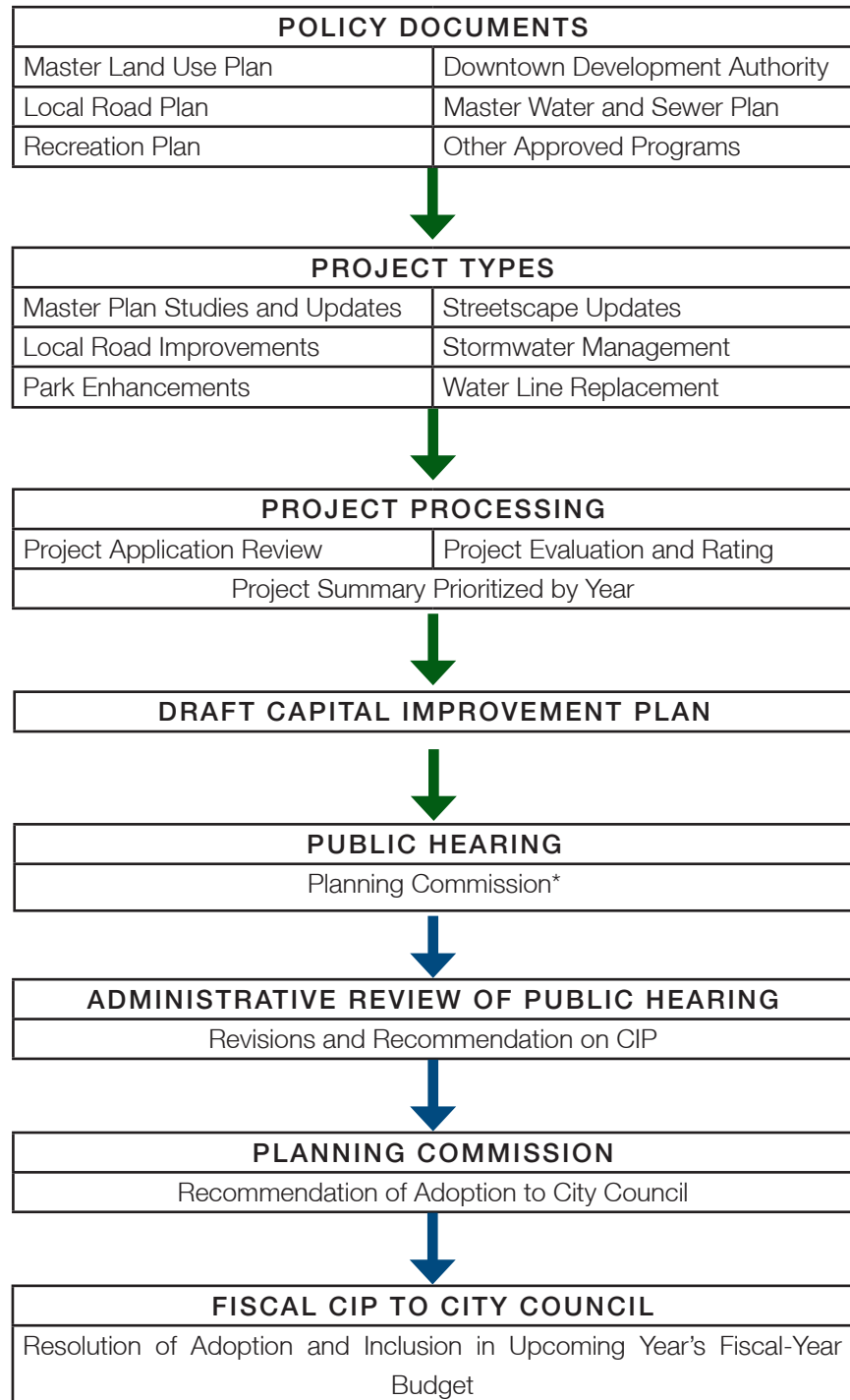
2. DATA COMPILATION. The information received from the stakeholders has been compiled into a Project Summary Worksheet. This worksheet contains all of the projects in the CIP over six (6) budget years with a cost summary of each budget year by program area and for the entire CIP. Included with the worksheet is the listing of possible funding sources and an estimate of the city's share for each project. The project summary worksheet can be found in the Appendix of this CIP.



Lathrup Village welcome sign (Giffels Webster, 2020)

Figure 2 - CIP Adoption Process

3. CIP ADOPTION PROCESS. The adoption process involves a public hearing to solicit citizen input. The CIP will then be modified (if necessary), approved by the city Planning Commission (via a formal recommendation for approval to the City Council), and forwarded to the City Council for adoption. Adoption of the CIP by the City Council does not constitute an authorization to commit resources to any project. This approval is recognition of a plan for projects within the community that may move toward implementation in the future. The projects included within Year 1 of the Capital Improvement Plan potentially form the basis for the upcoming year's capital projects budget. An outline of the process is displayed in Figure 2 on the following page.



Project Inventory

Below is a summarized list of all projects considered for the 2022 Capital Improvement Plan. Project details are shown on the following pages; they can also be viewed online via the [Interactive CIP Dashboard Map](#).

Project Number	Name	Fiscal year start	Funding source	Total
Department of Public Services (DPS)				
DPS22-01	Painting - DPS Building	2022	General Fund	\$20,000
DPS22-02	Epoxy Floors	2023	General Fund	\$65,000
DPS22-03	Cement Blocks	2022	General Fund	\$5,000
DPS22-04	Concrete Slab	2022	General Fund	\$25,000
DPS22-05	Furnace Replacement	2022	General Fund	\$10,000
DPS22-06	Plumbing	2022	General Fund	\$50,000
DPS22-07	Kitchen Remodel	2022	General Fund	\$6,000
DPS22-08	Bathroom(s) Remodel	2022	General Fund	\$6,000
DPS22-09	Parking Lot Replacement Phase 2	2022	General Fund	\$50,000
DPS22-10	Parking Lot Replacement Phase 3	2023	General Fund	\$50,000
DPS22-11	City Hall Roof Repair	2022	General Fund	\$20,000
DPS22-12	Dump Truck	2023	General Fund	\$65,165
DPS22-13	Gutters and Downspout	2022	General Fund	\$10,000
DPS22-14	DPS Building Roof Repair	2022	General Fund	\$130,000
DPS22-15	Building and Site Improvements	2024	General Fund	\$50,000
DPS Total				\$562,165
Downtown Development Authority (DDA)				
DDA22-01	Alleyway Improvements	2022 - 2025	DDA General Fund	\$251,700
DDA22-02	Sidewalk Replacement Program	2022	DDA General Fund	\$77,450
DDA22-03	Trash Receptacle Installation	2022	DDA General Fund	\$13,000
DDA22-04	Bike Loops	2022	DDA General Fund	\$7,300
DDA22-05	Electric Vehicle Chargers	2023	DDA General Fund	\$10,000
DDA22-06	HAWK Pedestrian Crossing	2022	DDA General Fund	\$862,500
DDA22-07	City Hall Monument Sign Conversion	2022	DDA General Fund	\$10,000
DDA Total				\$1,231,950
Parks and Recreation (P&R)				
PR22-01	Goldengate Park Playscape Replacement	2025	General Fund	\$100,000
PR22-02	Municipal Park Playscape Replacement	2023	Grant	\$100,000
PR22-03	Sarrackwood Playscape Replacement	2022	Grant	\$100,000
P&R Total				\$300,000

INTERACTIVE CIP DASHBOARD URL:

<https://oakgov.maps.arcgis.com/apps/opsdashboard/index.html#/45dd43a3429a404b9d8287f40d2e7d57>

Project Inventory - continued

Police				
P22-01	AXON Body Camera	2022	Police	\$40,000
P22-02	AXON Taser New Contract	2024	Police	\$30,000
P22-03	Ballistic Plate Carrier Upgrade	2022	Police	\$15,000
P22-04	Computer Server	2022	Police	\$5,600
P22-05	In-Car Mobile Data Computer Replacement	2022 - 2024	TBD	\$9,000
P22-06	In-Car Video System Replacement	2023	Police	\$30,000
P22-07	Speed Trailer	2022	Police	\$8,000
P22-08	Patrol Vehicles	2022	Police	\$90,000
P22-09	Police Station Remodel or New Build	2024	Police	\$1,800,000
Police Total				\$2,027,600
Roads				
R22-01	Bond Paving Program	2022	Paving Bond Issue	\$2,116,391
R22-02	Local Road Paving Program	2022	Local/Major Road Fund	\$88,000
R22-03	11 Mile Repaving	2024	General Fund	\$360,000
R22-04	Bond Paving Program	2022-2023	Paving Bond	\$1,600,000
Roads Total				\$4,164,391
Sanitary and Storm Sewer				
S22-01	Sanitary Sewer Repairs	2022	CIP Bond Issue	\$664,000
S22-02	2022 EFSDS CAP Projects: Sanitary Repairs: Cured-In-Place-Pipe	2022	Water / Sewer Fund	\$663,113
S22-03	2022/2023 Storm Sewer CCTV	2022 - 2023	Federal grant / City Match	\$400,000
S22-04	2025 Sewer Improvements CCTV	2025 - 2026	Water / Sewer Fund	\$120,000
Storm Sewer Total				\$1,847,113
Water				
W22-01	Lead and Copper Exterior Identification	2022 - 2023	Federal grant / CIP Bond Issue	\$880,000
W22-02	Water Main Repair	2022 - 2023	CIP Bond Issue	\$885,000
W22-03	Lead & Copper Service Line Replacement	2022 - 2024	CIP Bond Issue	\$350,000
W22-04	Fire Hydrants Replacement / Refurbish	2022 - 2023	CIP Bond Issue	\$368,000
W22-05	Gate Valve Replacement	2022 - 2023	CIP Bond Issue	\$648,000
W22-06	Water Meter Replacement	2023 - 2024	CIP Bond Issue	\$325,000
W22-07	Water Main Replacement	2024 - 2025	Water/Sewer Fund	\$475,000
W22-08	Planned Use of Water/Sewer fund projects	2022 - 2024	Water/Sewer Fund	\$1,440,000
Water Total				\$5,371,000

INTERACTIVE CIP DASHBOARD URL:

<https://oakgov.maps.arcgis.com/apps/opsdashboard/index.html#/45dd43a3429a404b9d8287f40d2e7d57>

Department of Public Services

Lathrup Village has maintained a contract with the private company Lathrup Services to manage all of its public service provisions. Services such as water main repair, snow plowing, landscaping and general maintenance and repairs fall into this category.

DPS22-01		Painting DPS Building
Project Year:	2022	The building is ready for a new paint job inside and out.
Estimated Cost:	\$20,000	
Funding Source:	General Fund	
Ranking:	TBD	
DPS22-02		Epoxy Floors
Project Year:	2023	Epoxy floors throughout the entire building will keep office and shop floors clean. The carpet is very dirty and worn out - remove and replace with epoxy
Estimated Cost:	\$65,000	
Funding Source:	General Fund	
Ranking:	TBD	
DPS22-03		Cement Blocks
Project Year:	2022	Improve yard and organization. Only have three bays to work with, extra materials used for projects in dumped anywhere in yard
Estimated Cost:	\$5,000	
Funding Source:	General Fund	
Ranking:	TBD	
DPS22-04		Concrete Slabs
Project Year:	2022	Interior of DPS building is dirt and needs to be replaced with concrete for a cleaner environment
Estimated Cost:	\$25,000	
Funding Source:	General Fund	
Ranking:	TBD	
DPS22-05		Furnace Replacement
Project Year:	2022	Furnace at DPS building is old and needs to be replaced
Estimated Cost:	\$10,000	
Funding Source:	General Fund	
Ranking:	TBD	
DPS22-06		Plumbing
Project Year:	2022	Redirect drain inside DPS building to the sanitary drain. Noted in Alliance of Rouge Communities (ARC) evaluation of sanitary-storm water cross-connections (January 2021) report to be completed in 2022.
Estimated Cost:	\$50,000	
Funding Source:	General Fund	
Ranking:	TBD	

Department of Public Services

Lathrup Village has maintained a contract with the private company Lathrup Services to manage all of its public service provisions. Services such as water main repair, snow plowing, landscaping and general maintenance and repairs fall into this category.

DPS22-07		Kitchen Remodel
Project Year:	2022	Kitchen is not in good shape and needs to be replaced. Remove and replace old equipment and carpet
Estimated Cost:	\$6,000	
Funding Source:	General Fund	
Ranking:	TBD	
DPS22-08		Bathroom(s) Remodel
Project Year:	2022	The bathroom at DPS building are in bad shape and in need of remodel
Estimated Cost:	\$6,000	
Funding Source:	General Fund	
Ranking:	TBD	
DPS22-09		Parking Lot Replacement Phase 2
Project Year:	2022	Repave parking lot
Estimated Cost:	\$50,000	
Funding Source:	General Fund	
Ranking:	TBD	
DPS22-10		Parking Lot Replacement Phase 3
Project Year:	2023	Repave parking lot
Estimated Cost:	\$50,000	
Funding Source:	General Fund	
Ranking:	TBD	
DPS22-11		City Hall Roof Repair
Project Year:	2022	Roof leaks in several areas in the Community Room.
Estimated Cost:	\$20,000	
Funding Source:	General Fund	
Ranking:	TBD	
DPS22-12		Dump Truck
Project Year:	2023	Dump Truck in need of replacement it is 12 years old - no floor panel make current one very dangerous
Estimated Cost:	\$65,165	
Funding Source:	General Fund	
Ranking:	TBD	

Department of Public Services

DPS22-13		Gutters and Downspout
Project Year:	2022	Gutters are broken and are in need of replacement
Estimated Cost:	\$10,000	
Funding Source:	General Fund	
Ranking:	TBD	
DPS22-14		DPS Building Roof Repair
Project Year:	2022	DPS building is in bad shape, it is leaking in many spots and might need an entire roof replacement
Estimated Cost:	\$130,000	
Funding Source:	General Fund	
Ranking:	TBD	
DPS22-15		Building and Site Improvements
Project Year:	2024	West side entry road and interior. Salt floor.
Estimated Cost:	\$50,000	
Funding Source:	General Fund	
Ranking:	TBD	

Downtown Development Authority

The DDA has proposed improvements to Southfield Road at the gateways to the City as incremental improvements while the Southfield Road improvement project awaits federal funding priority. These projects will bolster economic development efforts to keep Lathrup Village competitive and attractive for business development. Streetlight Improvements include transitioning street lights to LEDs and installment of additional streetlights in the Village Center, which will improve lighting and create a more walkable, safe, downtown.

DDA22-01		Alleyway Improvements
Project Year:	2022 - 2025	Repair and/or reconstruct deteriorated alleyways and approaches, using the Alleyway Assessment conducted by the city's engineers. Alleyway improvements are planned for 2023 and 2024. The 12 Mile sidewalk improvements are planned for 2022.
Estimated Cost:	\$251,700	
Funding Source:	DDA	
Ranking:		
DDA22-02		Sidewalk Replacement Program
Project Year:	2022 - 2023	The DDA SRP is a 3-year program which coincides with the city-wide infrastructure improvements. The DDA will cover the cost of replacing sidewalks through the commercial district with the goal of improving pedestrian safety.
Estimated Cost:	\$77,450	
Funding Source:	DDA	
Ranking:		



Existing Light pole banner on Southfield Road (Giffels Webster, 2020)

Downtown Development Authority

DDA22-03		Trash Receptacle Installation
Project Year:	2022	Installation of trash and recycling receptacles in the Downtown District, with six in the northern half of the district and four in the southern portion. Each receptacle has a compartment for garbage and recycling.
Estimated Cost:	\$13,000	
Funding Source:	DDA General Fund	
Ranking:	TBD	
DDA22-04		Bike Loops
Project Year:	2022	To help encourage cycling and cycling safety in the City and downtown, bike loops should be installed. Although there are bike loops at City Hall, there are none located close to the north and south entrances. Seven locations, including City Hall, have been identified for areas to install bike loops.
Estimated Cost:	\$7,300	
Funding Source:	DDA General Fund	
Ranking:	TBD	
DDA22-05		Electric Vehicle Chargers
Project Year:	2023	Installation of three (3) electric charging stations and necessary electrical upgrades. Pilot locations would be at City Hall and the Roseland Parking Lot.
Estimated Cost:	\$10,000	
Funding Source:	DDA General Fund	
Ranking:	TBD	
DDA22-06		HAWK Pedestrian Crossing
Project Year:	2022 - 2025	This project involves the installation of 3 HAWK/Pedestrian Hybrid Beacons. These will dramatically improve the safety of those wishing crossing Southfield Road and will enhance the connectivity of the community.
Estimated Cost:	\$ 862,500	
Funding Source:	DDA General Fund	
Ranking:	TBD	
DDA22-07		City Hall Monument Sign Conversion
Project Year:	2022	Convert the existing monument sign to a digital message board.
Estimated Cost:	\$ 10,000	
Funding Source:	DDA Generale Fund	
Ranking:	TBD	

Parks and Recreation

The Recreation Department includes upgrades to City Parks, Community Room, and Fitness Center. The City's parks are in need of restoration and upgrades to maintain safety and accessibility. Several parks are in need of additional wood chips and landscaping around play equipment in order to ensure safety of use. Drainage improvements around recreational amenities are additionally needed to reduce instances of standing water and to protect accessibility.

PR22-01		Goldengate Park Playscape Additional Equipment
Project Year:	2025	The playground equipment at Goldengate is not inclusive equipment. Since its installation, great strides have been made in creating inclusive playscapes to meet the needs of all children in a community. Additionally, Goldengate is currently the sole park that services the southern half of the city. Having accessible equipment in the only park on the south side of the City is necessary.
Estimated Cost:	\$100,000	
Funding Source:	General Fund	
Ranking:	TBD	
PR22-02		Municipal Park Playscape Replacement
Project Year:	2023	The playground equipment at Municipal Park has reached the end of its usable life. Since its installation, great strides have been made in creating inclusive playscapes to meet the needs of all children in a community. As the hub of community activities and events, an inclusive and accessible playscape is a necessity at Municipal Park.
Estimated Cost:	\$100,000	
Funding Source:	KABOOM Grant	
Ranking:	TBD	
PR22-03		Sarrackwood Playscape Replacement
Project Year:	2022	The playground equipment at Sarrackwood has reached the end of its usable life. Since its installation, great strides have been made in creating inclusive playscape to meet the needs of all children in a community. Maintaining clean and safe playgrounds is a hallmark of desirable neighborhoods, assisting with retaining current residents and attracting new ones.
Estimated Cost:	\$100,000	
Funding Source:	Recreation Passport, General Fund	
Ranking:	TBD	

Police

The Lathrup Village Police Department offers full policing services to its residents including routine patrol, traffic enforcement, detective services, community relations, and other specialized functions. Lathrup Village holds the distinction of being one of the Oakland County's safest cities.

P22-01		AXON Body Camera
Project Year:	2022	New technology to provide a video record of all police contacts, video evidence for court prosecution and assist with citizen complaints. This system is compatible with our current in-car camera system. We have submitted a competitive grant for federal funding for this project with a 50% match by the city. We are waiting to see if we are awarded the grant.
Estimated Cost:	\$40,000	
Funding Source:	Police	
Ranking:	TBD	
P22-02		AXON Taser New Contract
Project Year:	2024	Less lethal option - Taser. Replacement of expired tasers for all officers. We may have the option to pay for this over a 5 year period.
Estimated Cost:	\$30,000	
Funding Source:	Police	
Ranking:	TBD	
P22-03		Ballistic Plate Carrier Upgrade
Project Year:	2022	Ballistic plate carrier upgrade for active shooter situations which can be added to the bulletproof vest for emergency situations.
Estimated Cost:	\$15,000	
Funding Source:	Police	
Ranking:	TBD	
P22-04		Computer Server
Project Year:	2022	Allows us to comply with the FBI CJIS security protocols. This will allow for event sentry and logging.
Estimated Cost:	\$5,600	
Funding Source:	Police	
Ranking:	TBD	
P22-05		Mobile Data Computers, In-Car
Project Year:	2022 - 2024	In-car computer replacement. One computer per year needs to be replaced for the next three fiscal years.
Estimated Cost:	\$9,000 (\$3,000 x 3 years)	
Funding Source:	Police	
Ranking:	TBD	

Police

P22-06		Watchguard (In-Car Video)
Project Year:	2023	In-car video system replacement. The current system is out of warranty. A one-year warranty for all equipment can be purchased for \$3,200.
Estimated Cost:	\$30,000	
Funding Source:	Police	
Ranking:	TBD	
P22-07		Speed Trailer
Project Year:	2022	Speed trailer to assist with attempting to slow down speeding motorists throughout the City.
Estimated Cost:	\$8,000	
Funding Source:	Police	
Ranking:	TBD	
P22-08		Patrol Vehicles
Project Year:	2022	2 patrol vehicles (Chevy Tahoes) with the necessary equipment outfitted. Replacement of vehicles: LV1 2016 - 80984 Miles LV4 2015 - 89418 Miles These vehicles are being driven 24 hours a day and 7 days per week. The usual replacement of vehicles is around \$100,000 because of the frequency of repairs increases substantially.
Estimated Cost:	\$90,000	
Funding Source:	Police	
Ranking:	TBD	
P22-09		Station Remodel or New Build
Project Year:	2024	Police Station remodel or new station build. This is a health and safety issue since we do not have the proper equipment and space to process evidence. The limited space only allows one person to change at a time. We currently do not have a restroom or shower facilities attached to the locker rooms, which is needed. There is no where to clean uniforms that have been exposed to biohazard material. This is also a recruiting issue, since the facility is outdated and there are cramped work stations.
Estimated Cost:	\$1.4 - \$1.8 MM	
Funding Source:	Police	
Ranking:	TBD	

Roads

The City of Lathrup Village has 26.2 miles of local roads and 7.36 miles of major streets. In November 2020, Lathrup Village Voters passed a millage for road and ditch repair to address the urgent needs of the transportation system. The millage funds a three-year project beginning in the spring of 2021 that will take three years to complete. The project will be paid for by the issuance of a bond and will be paid back over 10 years with an average millage rate of 3.9176 mills. Due to the significant cost savings, this project includes ditch grading, culvert replacement and culvert cleaning. These additional tasks will ensure that the new roads will achieve their maximum lifespan and improve the flooding after moderate to significant rains.

R22-01		Bond Paving Program
Project Year:	2022	2022/2023: \$2,116,391
Estimated Cost:	\$2,116,391	
Funding Source:	CIP Bond	
Ranking:	TBD	
R22-02		Local Road Paving Program
Project Year:	2022	Locations TBD
Estimated Cost:	\$88,000	
Funding Source:	Local/Major Road Fund	
Ranking:	TBD	
R22-03		11 Mile Repaving
Project Year:	2024-2025	Repave 11 Mile from Southfield to city limits.
Estimated Cost:	\$266,036	
Funding Source:	\$212,829 from Federal grant, \$53,207 City match	
Ranking:	TBD	
R22-04		Bond Paving Program
Project Year:	2022-2023	
Estimated Cost:	\$1,600,000	
Funding Source:	Paving Bond	
Ranking:	TBD	

Sanitary and Storm Sewer

SANITARY SEWER

The Lathrup Village sanitary sewer system consists of approximately 145,000 linear feet (lft) of sewers ranging in size from 8 inch to 24 inches in diameter. Of the 145,000 lft of sewer, the older portion of the system is comprised of approximately 118,900 (82%) of vitrified clay pipe, while the newer portion of the system is comprised of approximately 26,100 (18%) lft of concrete pipe. Constructed in the 1920's as a combined sewer system, the city converted it to a dedicated sanitary sewer system in the 1960's (meaning that storm water and sanitary water are not permitted to mix). It is believed that all residents and businesses within the city are connected to the sanitary sewer and there are no active septic systems. Since the City of Lathrup Village reached its full development capacity the sanitary sewer system covers the entire city with no need for expansion.

During the construction of I-696, the system was severed and divided into a northern and a southern system that are metered and discharged into the Evergreen Farmington Sewage Disposal System (EFSDS). The sewer system north of I-696 is routed to a 3-million-gallon retention tank which is located at the west end of Sunnybrook, near Evergreen Road north of I-696. This facility is currently receiving significant maintenance and repair in order to safeguard the operation of the system.

Lathrup Village has invested heavily over the past couple of decades in its sanitary sewer system. As a result, the system is in good condition, but it does require maintenance to keep it from degrading. In the fall of 2020, the City invested in having 30,000 linear feet of sewer pipe inspected via closed circuit television. As a result of this process, the assessment of approximately 11,000 linear feet of sanitary sewers will be lined at a cost of \$664,000 through a CIP Bond.

Sanitary Retention Tank

Lathrup Village has its own sanitary retention tank that is used to store inflow from the sanitary sewer system when the inflow rate is greater than the rate at which we are permitted to outflow to the Evergreen-Farmington Sewer Disposal System (EFSDS). In the past, there have been instances where the retention tank has filled up and the City was forced to allow the tank to overflow. As a result, the City is under a Consent Decree from the Michigan Department of Environment, Great Lakes and Energy (EGLE). In 2019, the city outsourced the operations and maintenance of the retention tank to the Oakland County Water Resource Commission (OCWRC). The County has notified us that the retention tank requires approximately \$500,000 in maintenance and repairs for safety and upgrades in order to obtain compliance with the Consent Decree.

STORM SEWER

Of the four infrastructure categories of public infrastructure (sanitary sewer, storm sewer, roads and water), the city's storm sewer system has received the least amount of resources and attention in the last decade. Upkeep of ditches, culverts, and drains found in the right-of-way is, by City ordinance, the responsibility of the adjoining property owner.

For many blocks, ditches have not been properly maintained and the culverts have become damaged or have been shifted by the freeze/thaw cycle rendering them unable to perform their function. The result is a storm system that functions at a level below full capacity and leaves standing water in ditches for days following rainstorms. Poor maintenance on culverts have left them slow to drain or impassible, preventing storm water from reaching the proper drains which send water to the Rouge River. The current state of the storm and ditch system impacts the subsurface ground water levels and the volume of flow in the city's sanitary sewer system.

In 2022, the City contracted for the cleaning, televising, and assessment of 50,000 linear feet of storm sewers.

Sanitary and Storm Sewer

S22-01		Sanitary Sewers Repairs
Project Year:	2022	
Estimated Cost:	\$664,000	
Funding Source:	CIP Bond	
Ranking:	TBD	
S22-02		2022 EFSDS CAP Projects: Cured-In-Place Pipes
Project Year:	2022	The EFSDS is now a Chapter 20 Drain, entitled "Evergreen-Farmington Sanitary Drain (EFSD). The City share of the project cost is estimated at \$2,080,800. The annual debt service is \$133,477.
Estimated Cost:	\$200,000	
Funding Source:	Grant funded	
Ranking:	TBD	
S22-03		2022/2023 Storm Sewer CCTV
Project Year:	2022 - 2023	Perform CCTV inspection on sewer pipes.
Estimated Cost:	\$400,000	
Funding Source:	\$200,000 from Federal grant, \$200,000 City match	
Ranking:	TBD	
S22-04		2025 Sewer Improvements CCTV
Project Year:	2025 - 2026	
Estimated Cost:	\$120,000	
Funding Source:	Water/Sewer Fund	
Ranking:	TBD	

Water

Lathrup Village has approximately 31 miles of water main. Of that mileage, 17 miles of water main were installed prior to 1930 with the remaining 24 miles installed prior to 1972. The expected life of a water main is approximately 50 years. Because most of the system has already significantly outlived its useful life, the City experiences a much larger than expected number of costly water main breaks each year.

The City has been addressing this issue on an ongoing basis. In the fall of 2020, the City completed the Santa Barbara water main project, which installed about a mile of new water main to increase pressure and volume to the west side of the City. However, a large portion of the water system still needs to be replaced. As discussed in a prior recommendation, the opportune time to replace water main is simultaneous to road replacement. This dramatically reduces the cost of water main replacement and also eliminates any need to damage existing roadway in order to replace water main. The residents recently approved a three year road replacement project and it is recommended that the City replace as much water main as possible during this three-year project. In 2021 the City completed the replacement of 2,000 linear feet of water main along San Rosa and Wiltshire from Southfield to Lathrup. In 2022, Goldengate from 11 Mile to California Dr. will be replaced.

Fire Hydrants

Lathrup Village has approximately 243 fire hydrants and approximately 60% of those were installed prior to 1930. The City estimates that 120 hydrants need to be replaced or refurbished in order to provide optimal functionality should their use be required to extinguish a fire. It is estimated that 60 hydrants will need to be replaced and 60 will be able to be refurbished. The estimated cost per hydrant is \$4,540. This equates to a total project cost of \$545,000. The recommendation is to address 40 hydrants per year for the next three years. Completing this project (along with water main improvements) will help to improve safety and ultimately improve the City's fire rating, which should result in lower insurance rates for businesses and residents.

Water Main Gate Valves

Gate valves are used to provide isolation capability for water mains. When water mains require maintenance or repair, a gate valve can be closed to shut off the water supply to the water main in question. Lathrup Village has over 300 gate valves of which 60% were installed prior to 1930. Due to their age, a large number of these gate valves no longer function. This is huge problem, especially because of the large number of water main breaks the City experiences every year. In many instances, when a water main breaks, the contractor cannot shut off the water upstream because of a non-functioning gate valve. This means the repair must be done under pressure, which results in added expense for the repair, additional time that residents are without water, excessive water loss for which the City is liable, and safety risk for the water department staff. The City Engineer estimates that 162 gate valves require replacement. The cost of each replacement is estimated to be \$5,925, which equates to \$960,000 for the entire project. The 2021 CIP plans to replace 54 gate valves per year for the next three years.

Water

Distribution Service material Inventory (DSMI) and Lead\Galvanized Water Service Abatement

In response to the Flint water crisis, the State of Michigan adopted a variety of new regulations related to lead in the water system. As a result of these regulations, by 2025, the City is required to identify the material of all water service pipes leading into all homes and businesses in the City. Any service line that consists of lead or galvanized steel is required to be replaced with the cost born completely by the City. Starting in 2021, the City must replace a minimum of 5% of its lead/galvanized service lines each year for the next 20 years.

Lead and Copper Exterior Identification

Service line material verification is required at both the water stop box (usually by the sidewalk in front of each home) and where the water service physically enters the home/business. The City has already launched a self-identification campaign for residents to identify the material inside their homes and businesses. Identifying the material at the stop box is a significantly more intensive process. It requires digging five feet down on both sides of the stop box and visually inspecting the pipes leading to and going from the stop box for 18 inches on each side. The estimated cost for each stop box identification is \$650. This estimate includes repairing the sidewalk when it is damaged during the identification process. In addition, most of the stop boxes in the City are over 75 years old and do not function well or at all. Because most of the work to replace the stop box will already be completed in the identification process, it is the opportune time to replace these old and failing devices. The additional cost to replace each stop box is \$75, bringing the total cost to \$725 per water service line. It is estimated that there will be 1,600 services to be verified and are anticipating conducting 500 verifications per year starting in 2021. Based on these numbers, the estimate to complete this project is \$1.16M. The City received nearly \$232,000 in grant money from EGLE for this project.

In addition, the City will be required to replace the lead and galvanized lines that are identified via the aforementioned methods. The cost of this abatement is estimated to run about \$4,500 to \$5,000 per line. While there is no way to accurately estimate how many lead and galvanized lines there are in the City, it does initially appear to be relatively low. The CIP is budgeting approximately to \$500,000 be utilized for this abatement.

Water Loss and Water Meters

Over the last five to ten years, the City has had larger than expected water losses. Lathrup Village purchases its water from Southeast Oakland County Water Authority (SOCWA), who meters the volume that the entire City uses. The City, in turn, bills residents and businesses based upon their individual metered usage. The discrepancy between these two meter readings has grown to 40%. This means the City is footing the bill for 40% of the City's water usage without reimbursement totaling a loss of over a quarter million dollars each year. While water loss is expected due to a variety of conditions (water main breaks, fire hydrant flushing, etc.), the rate should typically be closer to 20%. SOCWA has verified its meters are working correctly and the City has not found any significant areas of continued water loss outside of normal loss channels. The city is working with OHM Advisors to conduct a water loss investigation to find the cause of the water loss and provide recommended actions to resolve the issues.

Water

W22-01		Lead and Copper Exterior Identification
Project Year:	2022 - 2023	The City is required to identify the material of all water service pipes leading into all homes and businesses in the Cit by 2025.
Estimated Cost:	\$880,000 (\$440,000 per year)	
Funding Source:	\$232,000 from Federal grant, the rest from CIP Bond	
Ranking:	TBD	
W22-02		Water Main Repair
Project Year:	2022 - 2023	2022 & 2023: Goldengate, Bloomfield & Glenwood
Estimated Cost:	\$885,000	
Funding Source:	CIP Bond	
Ranking:	TBD	
W22-03		Lead and Copper Service Line Replacement
Project Year:	2022-2024	The City will be required to replace the lead and galvanized lines that are identified in the lead and copper exterior identification. The cost of this abatement is estimated to run about \$4,500 to \$5,000 per line.
Estimated Cost:	\$350,000	
Funding Source:	CIP Bond	
Ranking:	TBD	
W22-04		Fire Hydrant Replacement / Refurbish
Project Year:	2022 - 2023	It is estimated that 60 hydrants need to be replaced and 60 will be able to be refurbished.
Estimated Cost:	\$368,000	
Funding Source:	CIP Bond	
Ranking:	TBD	
W22-05		Gate Valve Replacement
Project Year:	2022 - 2023	The City's gate valves are very old and do not close correctly. Budget for the replacement of 27 valves per year for 6 years to replace all gate valves installed before 1930 . Useful life is 50 years
Estimated Cost:	\$648,000	
Funding Source:	CIP Bond	
Ranking:	TBD	
W22-06		Water Meter Replacement
Project Year:	2023 - 2024	Replace 1,600 meters @ \$725 per box
Estimated Cost:	\$800,000	
Funding Source:	CIP Bond	
Ranking:	TBD	

Water

W22-07		Water Main Replacement
Project Year:	2024 - 2025	
Estimated Cost:	\$475,000	
Funding Source:	Water/Sewer Fund	
Ranking:	TBD	
W22-08		Planned Use of Water/Sewer Fund Projects
Project Year:	2022 - 2024	
Estimated Cost:	\$1,440,000	
Funding Source:	Water/Sewer Fund	
Ranking:	TBD	



April 4, 2022

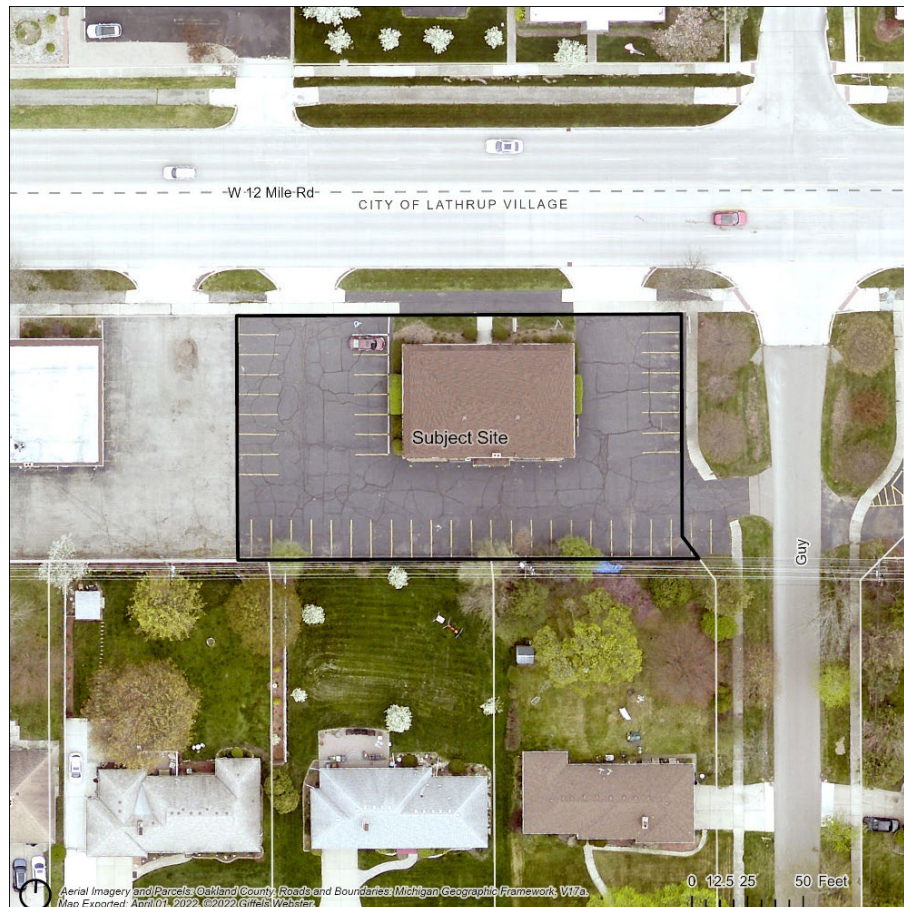
Planning Commission
City of Lathrup Village
27400 Southfield Road
Lathrup Village, MI 48076

Site Plan Review and Special Land Use

Site: 18411 W. 14 Mile Road
Applicant: Engineering Services, Inc.
Plan Date: March 15, 2022
Zoning: O Office District
Parcel ID: 24-14-226-048
Proposal: Special Land Use

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.



Giffels Webster • 1025 E. Maple Road, Birmingham, MI 48009 • 248.852.3100
Planning • Zoning • Transportation • Engineering • Landscape Architecture
www.giffelswebster.com

Summary of Findings

The 0.51-acre site is zoned O – Office District and is located at the southwest corner of W. 12 Mile Road and Guy Place. The existing building consists of two floors, with a square footage of 3,350 each, amounting to 6,700 square feet total. According to the site plan, 2 driveways along W. 12 Mile Road and one driveway along Guy Place provide vehicular access to the site. 44 existing parking spaces are dimensioned on the property, 20 of which are located within an area along the south property line labeled as a vacated public alley. Abutting properties to the south are zoned R1 – Single-Family Residential. Properties to the east and west, along the south side of W. 12 Mile Road are zoned O – Office, and the properties on the north side of W. 12 Mile are located within the city of Southfield and zoned OS – Office Service. The subject site's previous use was office. The primary proposed use is a place of worship, which will also function with multipurpose related uses, including a school and office. No additional square footage is proposed within the scope of work for this project.

Standards For Site Plan Approval

Projects requiring a special land use approval must be accompanied by a site plan prepared in conformity with Section 6.1 of the Lathrup Village Zoning Ordinance (Section 6.2.3).

Proposed

1. **Use.** The applicant intends to renovate the interior of the existing building for a change in use from office to place of worship. Additional uses are dependent upon the primary use and include multipurpose areas such for school and office space. The existing, 2-story building gross floor area is 6,700 square feet and no additional space is proposed to be added to the site.
2. **Waste and Rubbish (Section 5.3).** Every building in every district other than R1 and R2 shall provide within the building a fire protected waste and refuse storage space or spaces measuring five cubic feet for each 100 square feet of building floor area, but at least 225 cubic feet. To be acceptably fire protected, the waste and refuse storage space must be in an enclosure or room with a one-hour fire rated construction with self-closing fire door and must have sprinkler heads installed and maintained in working order. The heating furnace may not be located in the waste and refuse storage space. ***The site plan does not include a designated area for a dumpster enclosure and should therefore demonstrate compliance with this ordinance standard.***
3. **Protective or Barrier Walls Required (Section 5.5).** In districts R2, O, CV, VC and MX where a lot abuts an R1 district (or abuts an alley which abuts an R1 district), the owners of each lot in R2, O and CV districts who erect any building, structure, or parking facility on the lot, shall provide and thereafter maintain in good condition, a protective or barrier wall between R1 district and such lot in conformity with the following requirements:
 - a. It shall be a continuous and solid face brick, masonry, or stone wall at least five feet high (but not more than six feet high) as measured from the side of the wall farthest from the R1 district as finally and properly graded. ***The site plan identifies an existing, 8'-0" wall along the south property line separating the subject site from the adjacent R-1 Single-Family Residential District. The wall may be an existing, non-complying structure, but the plans should address the following, in item 'b' below:***

- b. It shall be at least eight inches thick and reinforced with steel, pilasters, or the equivalent and shall provide for proper drainage to flow through or around the wall in accordance with sound engineering practice. ***The applicant should provide additional information pertaining to the existing barrier wall.***
- c. It shall extend the full length of the property being put to use by the provider of the wall; provided, however, it shall not be extended to within the front 20 feet of an abutting R1 lot and may be reduced to three feet high in the end 20 feet.
- d. It shall be placed adjacent to and along the property line which abuts the R1 district where the two districts abut each other. It shall be placed on R1 side of any alley, in the alley, when there is an alley which runs between the two districts.
- e. The building official, in the exercise of his sound discretion, may provide for minor deviations from the foregoing specifications as provided in Section 6.1.B.



Image of existing buffer fence along south property line. -Source: Google Street View

- 4. **Outside Illumination (Section 5.8).** All lighting apparatus used for outside illumination shall direct all light downward and shall be so constructed as to prevent the directed light from extending beyond the lot being illuminated. Except as otherwise provided in this ordinance, no lighting apparatus shall be placed more than 18 feet above grade as measured to the point on the ground nearest the light. No light source shall cause or permit direct, indirect, or reflected light to extend beyond the lot upon which it is placed so as to be annoying to any occupant of a neighboring lot who is of ordinary sensibilities. ***There is no indication that outdoor lighting exists on the site and no indication that any is proposed. The applicant should provide information pertaining to lighting the property. If lighting is proposed, it must comply with the standards of this section.***
- 5. **Parking Requirements for Change of Use (Section 5.13.3).** Whenever the use of an 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.

6. Off-street parking construction and maintenance standards (Section 5.13.9)

Parking Layout Standards (5.13.9.A)					
	Angle of Spaces (Degrees)	Maneuvering Lane (Feet)	Total Module Width of 1 Tier of Spaces + Maneuvering Lane (Feet)	Total Module Width of 2 Tiers of Spaces + Maneuvering Lane (Feet)	Comments
Required:	90	22	42	62	Compliant
Provided:	90	28'-7" east aisle 24'-7" south aisle 28'-5" west aisle	54'-0" east aisle 44'-7" south aisle	75'-10"	

- a) Numbers and locations of driveways shall be planned in accordance with the principles of good traffic engineering and whenever feasible, driveways should be combined and jointly used to reduce their numbers to a minimum (Section 5.13.9.E). ***The existing site has two access driveways along W. 12 Mile Road and one along Guy Place. The applicant may consider removing one of the driveways to reduce the number of potential conflict points between vehicles, and vehicles and pedestrians.***
 - b) Some form of wheel stop shall be provided to prevent a parking vehicle from damaging an adjacent wall or fence or overhanging an adjacent sidewalk by more than two feet. The preferred form of wheel stop is a four-inch-high curb and/or raised concrete slab in at least one wheel track of a parking vehicle. Bumper blocks may be permitted by the City if the applicant shows cause for doing so and the blocks to be used are durable and limited to four inches in height and six feet in length (Section 5.13.9.I). ***Parking spaces abutting sidewalks and the building shall comply with this ordinance standard.***
 - c) All lighting used to illuminate any off-street parking area shall conform to Section 5.8. Lighting may be required as a condition to approval of a site plan (Section 5.13.9.J).
 - d) When required by the principles of sound traffic engineering in order to ensure pedestrian safety, sidewalks, of not less than five feet in width, may be required to separate any driveway or parking area from a building (Section 5.13.9.K). ***Due to the small size of this site and parking area, this may not be required.***
 - e) Any lane, route, or path in which vehicles are directed expressly for the purposes of receiving or dispensing persons, goods, or services without the driver leaving the vehicles (hereinafter referred to as a drivethrough lane) shall comply with this section of the ordinance (Section 5.13.9.O). ***It is common for church facilities to include a designated area for drop-off. The applicant should indicate if the proposed church use plans for a drop-off area.***
7. **Delivery vehicle space (Section 5.13.12).** On the premises of every building or use involving the frequent receipt or shipment of goods by motor, there shall be provide in addition to the otherwise required parking spaces and access drives, an area reserved for standing, loading, and unloading

sufficient to avoid undue interference with public use of streets, alleys, driveways, aisles, and other parking spaces. ***It does not appear this use will require a loading area.***

8. **Minimum number of parking spaces required (Section 5.13.13.D).**

Parking Standards				
Ordinance Standard	Zoning Ord Section	Required	Provided	Comments
Places of Worship	Section 5.13.13.D	53 spaces	44 spaces	Not Compliant ₁

1. 1 space per 3 seats; or 1 space per 3 persons by capacity. – 120 seats / 3 = 40 spaces required. An additional 13 spaces are required for the office designated use:
(GLA / 275): 3,350 square feet / 250 = 12.18 or 13 spaces. 53 spaces required; 44 spaces provided. ***The proposed use is 9 parking spaces short, or 17% deficient. Per Section 5.13.15, the approving body, in this case City Council, may determine that the requirements... "are unduly stringent" and that the amount of parking provided is sufficient for the use. The applicant should be prepared to discuss how overflow parking will be handled.***

9. **Landscaping (Section 5.15).** Landscape standards for properties in the Office District are as follows:
Landscape Plan – ***A landscape plan was found on Sheet A-03 showing all proposed trees, shrubs, and perennials. The landscaped area between the building and right-of-way, as well as the sides of the building, appear to be at least 5% of the property that is required to be landscaped. Two evergreen, and two deciduous trees are planted along the landscaped buffer area in front of the building, as required by this section.***

10. **Parking Facility Landscaping (Section 5.15.4).**

- a. There must be provided and maintained a minimum of 15 square feet of landscaping conforming to the specifications of this article for each parking space provided in the parking facility area with a minimum of 150 square feet on any lot. ***The applicant should confirm the location of the parking lot landscaping. 15 square feet x 44 parking spaces = 660 square feet of landscaping required. From an aerial image of the site, it appears that there are two existing parking spaces within the Guy Place right-of-way that are not shown on the site plan. If the applicant does not believe these spaces are needed, and City Council approves a reduction in parking, the Planning Commission may wish to discuss whether this area could be used as a landscape area.***
- b. Parking facility landscaping shall be not less than three feet in any single dimension and not less than 150 square feet in any single area and shall be protected from parking areas with curbing or other permanent means to prevent automobile encroachment onto the landscaping areas. Areas less than these minimum requirements will not be considered as part of the landscaping requirements. ***If the landscaping on the sides of the building is intended for parking facility landscaping, dimension the width of the planting strip. Also, identify the curb or protection mechanism from the adjacent parking spaces.***
- c. A minimum of one deciduous or large evergreen tree shall be planted for each 400 square feet or fraction thereof of required parking facility landscape area. ***660 square feet of parking facility landscaping is required. Therefore, identify the one tree intended to meet this requirement.***

11. District Development Standards (Section 3.1.6).

Development Standard	Zoning Ord Section	Required	Provided	Comments
Lot Size	3.1.6	5,000 square feet	22,215.6 square feet	Compliant
Maximum Height		30 feet or 2 stories, whichever is less	two story (existing building)	Compliant
Front Yard		10 foot minimum	14 feet (existing building)	Compliant
Side Yard		5 feet – one side 15 feet – total	54 feet (east side) 75.86 (west side)	Compliant
Rear Yard		5 feet	44.55 feet	Compliant

Standards for Special Land Use Approval (Section 6.2.10)

1. *Reasonable Use.* The proposed use is considered “reasonable” when it would be harmonious, compatible, and appropriate for the use along with not impinging unreasonably on the value or use of nearby properties. Places of worship are a permitted special land use within the Office District. ***The interdependent office and educational uses would align with the reasonable use of the worship space.***
2. *Conformity with other regulations of the City.* The site is existing and proposes no physical changes to the property other than landscaping. As a change of use application, the proposed church requires additional parking spaces that have not been confirmed upon review of the site plan. ***The applicant should respond to additional review comments outlined in the letter above.***
3. *Location, intensity, and periods of operation.* The location, intensity, and periods of operation of the use must be such as to eliminate any reasonable likelihood that it will be, cause, or create a public or private nuisance in fact. ***The proposed use is reasonable within the context of location, intensity, and periods of operation of the City of Lathrup Village. Sensitivity toward the existing, abutting single-family residential lots should be observed, particularly on days of highest use (Sundays, holidays, etc.)***
4. *The use, as and where proposed, must not be inconsistent with the spirit and purpose of this ordinance nor contrary to the principles of sound community planning.* The proposed reuse of a vacant building in the O – Office District as church use is consistent with the spirit of the ordinance and is in line with sound community planning. ***The shortage of off-street parking should be addressed by the applicant prior to site plan approval.***
5. *Uses Character on Adverse Effects and Neighbors.* ***On-street parking within the adjacent, residential neighborhood should be avoided. The shortage of off-street parking should be addressed by the applicant prior to site plan approval.***
6. *The use must not diminish the fair market value of neighboring lands or buildings to any substantial or significant degree.*

7. *Site Design.* The site and manner of operation provide for the maximum reasonable and feasible enhancement of the environment of the surrounding area. The applicant is proposing landscape improvements to the existing site. ***Reference to the comments in the landscape review above should be addressed for clarity and compliance of ordinance standards.***
8. *Demonstrated Need.* Establishments involving the sale of alcoholic beverages must demonstrate a quantifiable need for the proposed use within either the City or surrounding area. ***N/A.***

We will look forward to discussing the site plan and special land use application with the Planning Commission on April 19, 2022.

Regards,
Giffels Webster

Jill S. Bahm

Jill Bahm, AICP
Partner

Eric M. Pietsch

Eric Pietsch
Senior Planner





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

Office Use Only

Date Submitted: 3/15/22

Administrative Review Date: _____

Site Plan Review Date: _____

Item 8C.

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: 18411 W. 12 Mile Road, Lathrup Village, MI 48076

Subject Property Parcel Number: 24-14-226-048

Project Name: Life of God Outreach Sons, Global Ministries

Applicant Information

Name: Scottie and Charlotte Jones/ LOGOS Global Ministries

Address: P.O. Box 760181 Lathrup Village State: MI Zip Code: 48076

Phone Number: (313) 574-4352 Cell: (313) 206-6259

Email Address: scottie.l.jones@lifeofgodoutreachsons.com

Interest in Property: _____

*If the applicant is a corporate or a partnership, please attach certificate from the state in which it is organized.

Property Owner Information

Name: Lamb of God Outreach Servants, Global Ministries DBA Life of God Outreach Sons, Global Ministries

Address: 18411 W. 12 Road Lathrup Village State: MI Zip Code: 48076

Phone Number: (313) 574-4352 Cell: (313) 204-6259

Email Address: scottie.l.jones@lifeofgodoutreachsons.com

Proposed Building/Alteration Information

Proposed Use: church/ office/ school/ multipurpose

Existing Zoning: _____

Does the project require Special Land Use approval?
If yes, additional application required.



Yes



No

Square Footage of New/Altered Building: 6,700 sq feet

Number of existing jobs: _____ New jobs created: _____ FT _____ PT _____

Project Architect

Name:	Engineering Services Inc.		
Address:	32190 Schoolcraft Rd	State:	MI Zip Code: 48150
Phone Number:	734-525-7330	Cell:	
Email Address:	esi_corp@yahoo.com		

Project Engineer

Name:	Hakim Shakir P.E>		
Address:	32190 Schoolcraft Rd	State:	MI Zip Code: 48150
Phone Number:	734-525-7330	Cell:	
Email Address:	esi_corp@yahoo.com		

Project Attorney

Name:			
Address:		State:	Zip Code:
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.

- ☒ One (1) completed and signed copy of the application for site plan review
- ☒ PDF of complete site plan review application materials
- ☒ One (1) full-sized (24x36) set of site plans, for each required review
- ☐ 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 Road Commission for Oakland County (RCOC), Water Resource Commission (WRC), county health division, Michigan Department of Transportation, Michigan Department of Environmental Quality, and other agencies deemed appropriate by the planning commission or city council
- ☒ Review Fee: Commercial \$1,330 / Multi-Family \$1,225 + \$1/unit

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:

Applicant's Printed Name:

Date:

Owner's Signature:

Owner's Printed Name:

Date:

Scottie L. Jones & Charlotte M. Jones

Scottie L. Jones & Charlotte M. Jones

Site Plan Review Checklist

Pursuant Lathrup Village Zoning Ordinance Sec. 6.1.4 Required information on all site plans, the following items are required to complete an application for Site Plan Review. It is the responsibility of the applicant to ensure that the application is complete, factual and complies with the city's ordinances.

Site plans shall consist of an overall plan for the entire development, drawn to a scale of not less than one inch = 20 feet for property less than one acre, one inch = 30 feet for property larger than one acre but less than three acres, and one inch = 50 feet for property larger than three acres. Sheet size shall be at least 24 inches by 36 inches.

Sec. 6.1.4 (B) Descriptive and Identification Data

Y N N/A

✓		Applicant's name and address, and telephone number.
✓		Title block indicating the name of the development.
✓		Scale.
✓		Northpoint.
✓		Dates of submission and revisions (month, day, and year).
✓		Location map drawn to scale without northpoint.
✓		Legal and common description of property.
✓		The dimensions of all lots and property lines, showing the relationship of the site to abutting properties. If the site is a part of a larger parcel, the plan should indicate the boundaries of total land holding.
		A schedule of completing the project, including the phasing or timing of all proposed developments.
✓		Identification and seal of architect, engineer, land surveyor, or landscape architect who prepared plan.
✓		Written description of proposed land use.
✓		Zoning classification of applicant's parcel and all abutting parcels.
✓		Proximity to driveways serving adjacent parcels.
✓		Proximity to section corner and major thoroughfares.
	✓	Notation of any variances which have or must be secured.
✓		Net acreage (minus right-of-way) and total acreage, to the nearest one-tenth acre.

Sec. 6.1.4 (C) Site Data

Y N N/A

✓		Existing lot lines, building lines, structures, parking areas, and other improvements on the site and within 100 feet of the site.
✓		Front, side, and rear setback dimensions.
	✓	Topography on the site and within 100 feet of the site at two-foot contour intervals, referenced to a U.S.G.S. benchmark.
✓		Proposed site plan features, including buildings, roadway widths and names, and parking areas.
✓		Dimensions and centerlines of existing and proposed roads and road rights-of-way.
	✓	Acceleration, deceleration, and passing lanes, where required.
✓		Proposed location of driveway entrances and on-site driveways.
	✓	Typical cross-section of proposed roads and driveways.
	✓	Location of existing drainage courses, floodplains, lakes and streams, with elevations.
	✓	Location and dimensions of wetland areas. If deemed necessary because of site or soil conditions or because of the scope of the project, a detailed hydrology study may be required.
✓		Location of sidewalks within the site and within the right-of-way.
✓		Exterior lighting locations and method of shielding lights from shining off the site.
	✓	Trash receptacle locations and method of screening, if applicable.
✓		Transformer pad location and method of screening, if applicable.

Y N N/A

☒	☐	☐	Parking spaces, typical dimensions of spaces, indication of total number of spaces, drives, and method of surfacing.
☒	☐	☐	Parking Calculations in accordance with Zoning Ordinance Standards
☒	☐	☐	The location of lawns and landscaped areas, including required landscaped greenbelts.
☒	☐	☐	Landscape plan, including location, size, type and quantity of proposed shrubs, trees and other live plant material.
☐	☐	☒	Location, sizes, and types of existing trees five inches or greater in diameter, measured at one foot off the ground, before and after proposed development.
☐	☐	☒	Cross-section of proposed berms.
☐	☐	☒	Location and description of all easements for public right-of-way, utilities, access, shared access, and drainage.
☒	☐	☐	Designation of fire lanes.
☐	☐	☒	Loading/unloading area.
☐	☐	☒	The location of any outdoor storage of materials and the manner by which it will be screened.

Sec. 6.1.4 (D) Building and Structure Details.

Y N N/A

☐	☐	☒	Location, height, and outside dimensions of all proposed buildings or structures.
☐	☐	☒	Indication of the number of stores and number of commercial or office units contained in the building.
☒	☐	☐	Building floor plans.
☒	☐	☐	Total floor area.
☐	☐	☒	Location, size, height, and lighting of all proposed signs.
☐	☐	☒	Proposed fences and walls, including typical cross-section and height above the ground on both sides.
☐	☐	☒	Building facade elevations, drawn to a scale of one inch equals = four feet, or another scale approved by the building official and adequate to determine compliance with the requirements of this article. Elevations of proposed buildings shall indicate type of building materials, roof design, projections, canopies, awnings and overhangs, screen walls and accessory building, and any outdoor or roof-located mechanical equipment, such as air conditioning units, heating units, and transformers, including the method of screening such equipment. Such equipment shall be screened from view of adjacent properties and public rights-of-way. Such screening shall be designed to be perceived as an integral part of the building design.

Sec. 6.1.4 (E) Information Concerning Utilities, Drainage, and Related Issues

Y N N/A

☐	☐	☒	Schematic layout of existing and proposed sanitary sewers and septic systems; water mains, well sites, and water service leads; hydrants that would be used by public safety personnel to service the site; and, the location of gas, electric, and telephone lines.
☐	☐	☒	Location of exterior drains, dry wells, catch basins, retention/detention areas, sumps and other facilities designed to collect, store, or transport stormwater or wastewater. The point of discharge for all drains and pipes should be specified on the site plan.
☐	☐	☒	Indication of site grading and drainage patterns.
☐	☐	☒	Types of soils and location of floodplains and wetlands, if applicable.
☐	☐	☒	Soil erosion and sedimentation control measures.
☐	☐	☒	Proposed finish grades on the site, including the finish grades of all buildings, driveways, walkways, and parking lots.

Y N N/A

☐	☐	☒	Listing of types and quantities of hazardous substances and polluting materials which will be used or stored on-site at the facility in quantities greater than 25 gallons per month.
☐	☐	☒	Areas to be used for the storage, use, loading/unloading, recycling, or disposal of hazardous substances and polluting materials, including interior and exterior areas.
☐	☐	☒	Underground storage tanks locations.
☐	☐	☒	Delineation of areas on the site which are known or suspected to be contaminated, together with a report on the status of site cleanup.

Sec. 6.1.4 (F) Information Concerning Residential Development.

Y N N/A

☐	☐	☐	The number, type and location of each type of residential unit (one-bedroom units, two-bedroom units, etc.).
☐	☐	☐	Density calculations by type of residential unit (dwelling units per acre).
☐	☐	☐	Lot coverage calculations.
☐	☐	☐	Floor plans of typical buildings with square feet or floor area.
☐	☐	☐	Garage and carport locations and details, if proposed.
☐	☐	☐	Pedestrian circulation system.
☐	☐	☐	Location and names of roads and internal drives with an indication of how the proposed circulation system will connect with the existing adjacent roads. The plan should indicate whether proposed roads are intended to be private or dedicated to the public.
☐	☐	☐	Community building location, dimensions, floor plans, and facade elevations, if applicable.
☐	☐	☐	Swimming pool fencing detail, including height and type of fence, if applicable.
☐	☐	☐	Location and size of recreation open areas.
☐	☐	☐	Indication of type of recreation facilities proposed for recreation area.

Please Note:

Other data which may be required. Other data may be required if deemed necessary by the city administrative officials, planning commission, or city council to determine compliance with the provisions in this article. Such information may include traffic studies, market analysis, environmental assessment and evaluation of the demand on public facilities and services.



A HERITAGE OF GOOD LIVING

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

Office Use OnlyDate Submitted: 3/15/22

SLU Review Date: _____

Public Hearing Date: _____

Application for Special Land Use

Please note that information requested and the procedure followed is pursuant to Sec. 6.2 Special Land Use and Standards. As stated above, the Special Land Use will be necessary to allow for special uses not automatically allowed in the zoning district. The Special Land Use application requires a Public Hearing in front of the Planning Commission. Applicant is encouraged to be present to answer questions and speak to the business development.

Property InformationProject Name: Life of God Outreach Sons, Global MinistriesSubject Property Address: 18411 W. 12 Mile Road, Lathrup Village, MI 48076Subject Property Parcel Number: 24-14-226-048Legal Description: Lots 821 to 830, inclusive, including 1/2 of the vacated alley adjacent thereto, Louise Lathrup's California bungalow SUB. NO. 2

Acreage: _____ Frontage (in feet): _____ Dimensions: _____

Proposed Use: church/ office/ school/ multipurpose

Current Zoning: _____

Applicant InformationName: Scottie and Charlotte Jones/ LOGOS Global MinistriesAddress: P.O. Box 760181 Lathrup Village State: MI Zip Code: 48076Phone Number: (313) 574-4352 Fax: _____Email Address: scottie.l.jones@lifeofgodoutreachsons.comInterest in Property: OWNER

*If the applicant is a corporate or a partnership, please attach certificate from the state in which it is organized.

Property Owner InformationName: Lamb of God Outreach Servants, Global Ministries DBA Life of God Outreach Sons, Global MinistriesAddress: 18411 W. 12 Mile Road, Lathrup Village State: MI Zip Code: 48076Phone Number: (313) 574-4352 Fax: _____Email Address: scottie.l.jones@lifeofgodoutreachsons.comDescription of Proof of Ownership Provided: Yes**Land Use Questions**

Please describe the type and nature of the business being proposed for the property you are seeking special land use approval for. In addition please list the appropriate Class Use that the proposed business falls under:

Requesting to use property as a church, office, school and outreach/resource center

Please list the following information about your hours of operation.

Weekdays 9a to 5p

Weekends 9a to 5p

Please list the peak hours of operation, and the maximum number of persons who will be occupying the business during the listed peak hours (space is provided for multiple peak hours.)

Peak Hours Weekdays: Same as above

Peak Hours Weekends: Same as above

Maximum number of vehicles which will be attracted to the property for which you are seeking special land use approval:

Describe what additional requests or demands for City services there may be. Examples may be traffic regulation, ordinance enforcement, public safety, and water and sewer services.

N/A

Describe how the proposed use qualifies as a "reasonable use". Section 2.2 of the Zoning Ordinance defines it as: A proposed use is "reasonable" when it would be harmonious, compatible, appropriate, would not impinge unreasonably on the value or use of nearby properties, and would not impair sound communal development as and where proposed to be established. An existing use is "reasonable" when it is harmonious, compatible, and appropriate as and where established, does not impinge unreasonably on the value or use of nearby properties, and does impair sound communal development. Uses which are not "reasonable" are "unreasonable." No use shall be deemed "reasonable" if its establishment or actual conduct is unlawful under the statutory or common law of this state."

The present use of the building consists of general office use and meeting rooms. We are proposing use the building for multiple purposes to include a church, administrative office space, training classes, and outreach/resouce. The front exterior of the building will not receive any structural changes. We plan to renovate the inside of the building to construct a large gathering space for services and to meet all building codes requirements.

If the special use is granted, will the use then conform to all of the other regulations of the Zoning Ordinance and other ordinances of the City without a need for any variances?



Yes



No

Describe what, if any, activities may reasonably be anticipated to occur on the premises and in the neighborhood as a result of the occupancy which reasonable persons or ordinary sensibilities may possibly find seriously annoying – in particular what changes, if any, will be observed in the following items:

	More	Less	Same
Noise	Same		
Dust or dirt	Same		
Lights, glare	Same		
Odors/Fumes	Same		
Pedestrian/Vehicle Traffic	Same		
Litter/Waste/Trash	Same		

If you checked any item as more, please describe what, if any, impact you believe will result on adjacent properties.

Will the location, intensity and periods of operation proposed will cause or create a public or private nuisance. Typical nuisance complaints associated with our business community include, but are not limited to, those listed above as well as parking problems, lights falling onto adjacent properties, and property appearance and maintenance.

☐ Yes ☒ No

Please describe how you will provide for the maximum reasonable and feasible enhancement of the environment of the surrounding area. This may include, but not be limited to, buffering, landscaping, signage, façade, or other site amenities pursuant to the City's Zoning Ordinance and Design Guidelines.

Site Plan Information

Is there an existing site plan on file:

☐ Yes ☐ No ☒ Applying concurrently

If yes, when was site plan approval obtained?

Prepared By: Engineering Services, Inc.

Street Address: 32190 Schooncraft State: MI Zip Code: 48150

Phone Number: 734-525-7330 Cell: Fax: 734-525-7255

Email Address: esi-corp@yahoo.com

Application Checklist

The applicant is required to submit the following materials to the City Hall **30 days** prior to the regularly scheduled date of the Public Hearing. Failure to supply all required information will result in the rejection of the application by the

- ☒ One (1) completed and signed copy of the Special Land Use application
- ☒ One (1) full-sized (24x36) set of the proposed or existing Site Plan
- ☒ PDF of complete special land use application materials
- ☒ Review Fee: \$1,750

Applicant's Declaration

I declare that the foregoing answers honestly and fairly describe the nature of the proposed use to the best of my information, knowledge, and belief. I understand that City Officials and the City Council will rely upon my representations in processing this application and agree that any resulting decisions or approvals may be conditioned upon the use being conducted as represented and may be voided or modified in the event any such representation may later be determined to have been materially faults or misleading.

Applicant's Printed Name: Scottie L. Jones and Charlotte M. Jones

Applicant's Signature: *Scottie L. Jones Charlotte M. Jones*

Date: 3/11/2022

Property Owner's Printed Name: Scottie L. Jones and Charlotte M. Jones

Property Owner's Signature: *Scottie L. Jones Charlotte M. Jones*

Date:

LEGAL DESCRIPTION

Located in OAKLAND County, State of Michigan:
LOTS 821 TO 830, INCLUSIVE, INCLUDING 1/2 OF THE VACATED ALLEY ADJACENT THERETO, LOUISE LA'THRUP'S CALIFORNIA BUNGALOW SUB. NO. 2, CITY OF LATHRUP, OAKLAND COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 31 OF PLATS, PAGE 47, OAKLAND COUNTY RECORDS.

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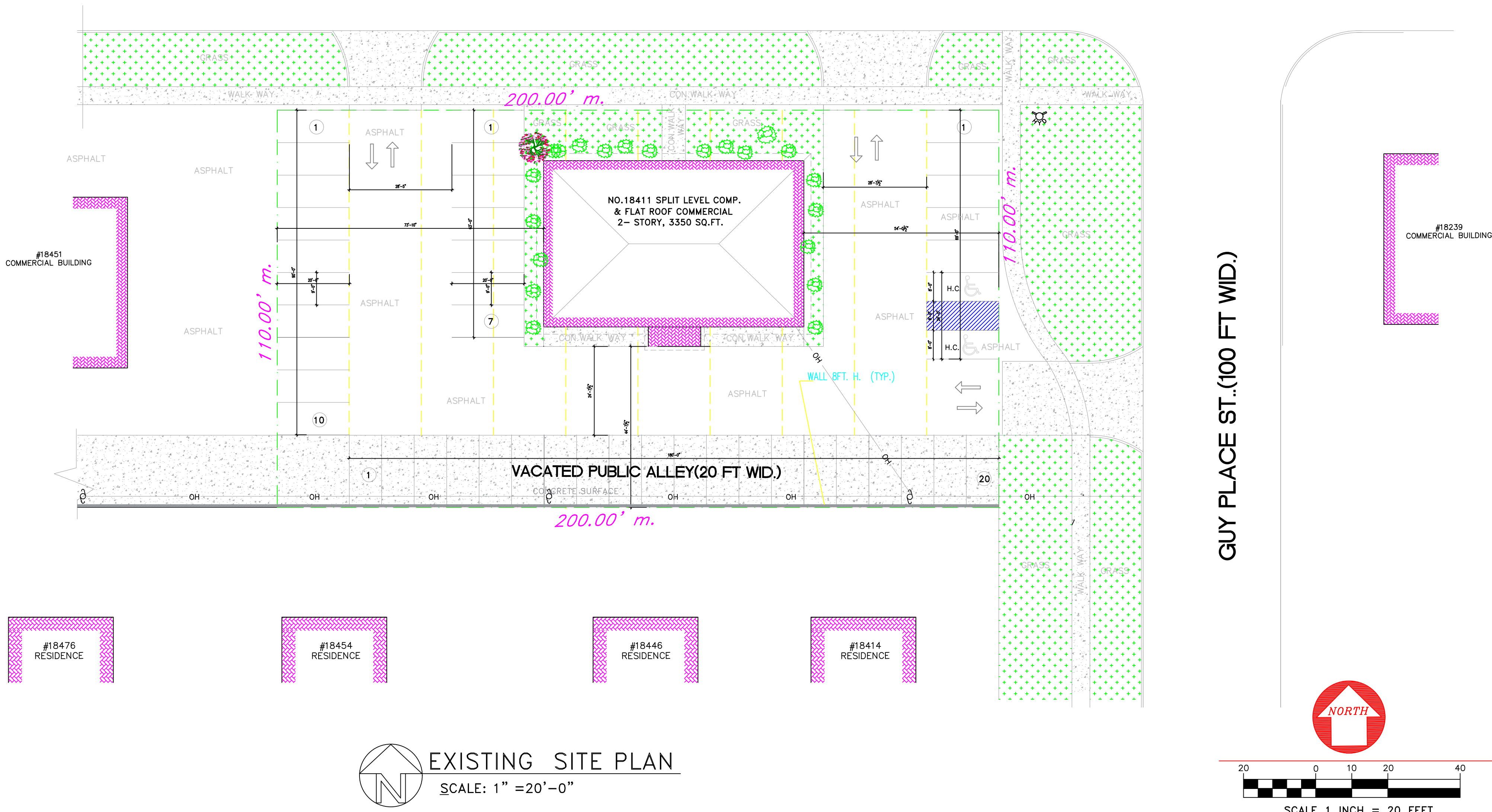
18411 W 12 Mile Rd,
Lathrup Village, MI
48076

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PROJECT NO: _____
MODEL FILE: _____
DRAWN BY: HAIDER BAJARI _____
CHK'D BY: HAKIM SHAKIR _____
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EX. SITE PLAN

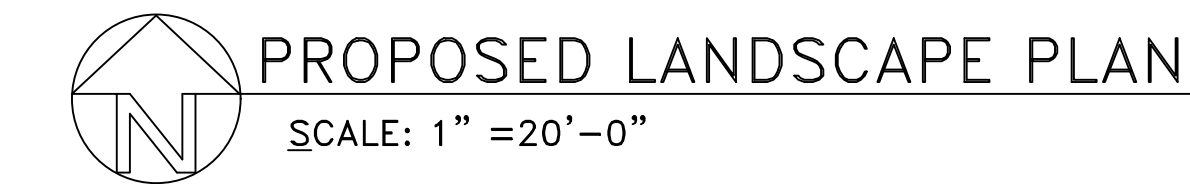
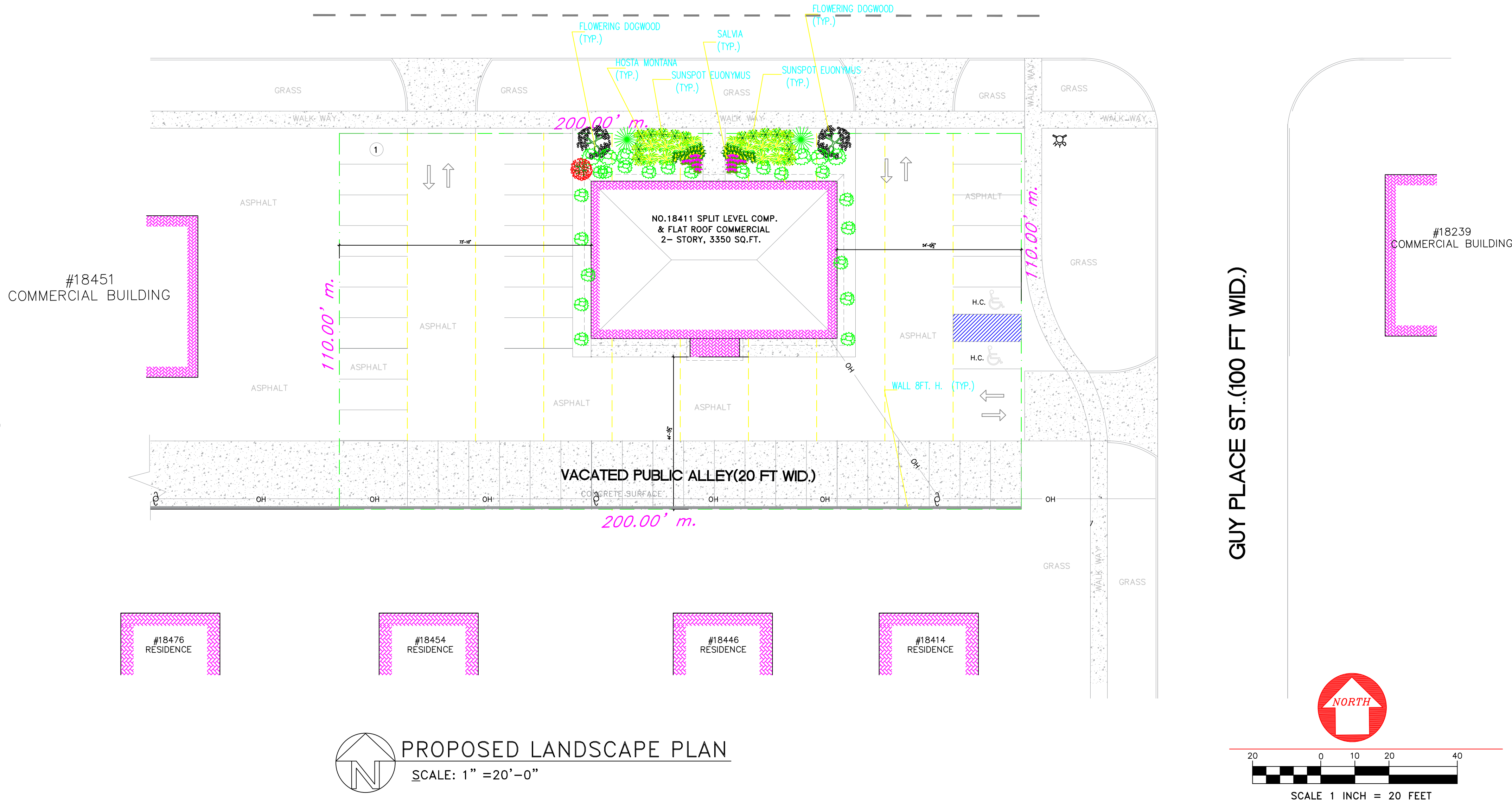
A-01



EXISTING SITE PLAN
SCALE: 1" = 20'-0"

2015 MICHIGAN BUILDING CODE
2015 MICHIGAN MECHANICAL CODE
2015 MICHIGAN PLUMBING CODE
2017 NATIONAL ELECTRICAL CODE W/PART 8 RULES
2018 INTERNATIONAL FIRE PREVENTION CODE
90.1.2013 MICHIGAN UNIFORM ENERGY CODE
117.1-2009 ANSI ACCESSIBILITY CODE

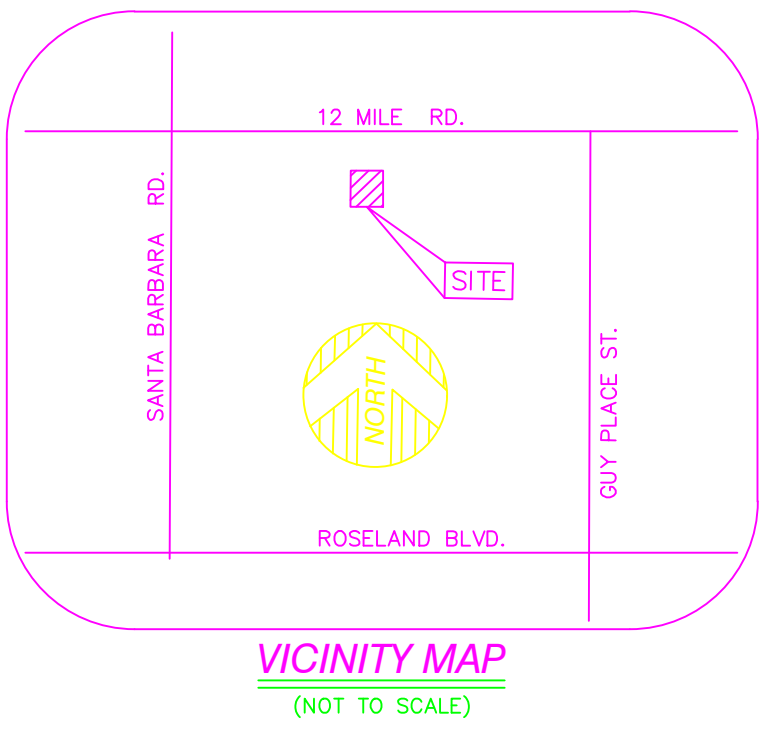
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2015 MICHIGAN PLUMBING CODE
2017 NATIONAL ELECTRICAL CODE W/PART 8 RULES
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SCALE	SHEET No.
NOTED	A-03

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- 2015 MICHIGAN MECHANICAL CODE
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ENGINEERING SERVICES, INC.
CONSULTING ENGINEERS
32232 SCHOOLCRAFT ROAD, STE. C-03
LIVONIA, MICHIGAN 48150
(734) 525-7330
ARCHITECTURAL, CIVIL,
ENVIRONMENTAL COMPLIANCE
AUDIT, & SURVEYING.

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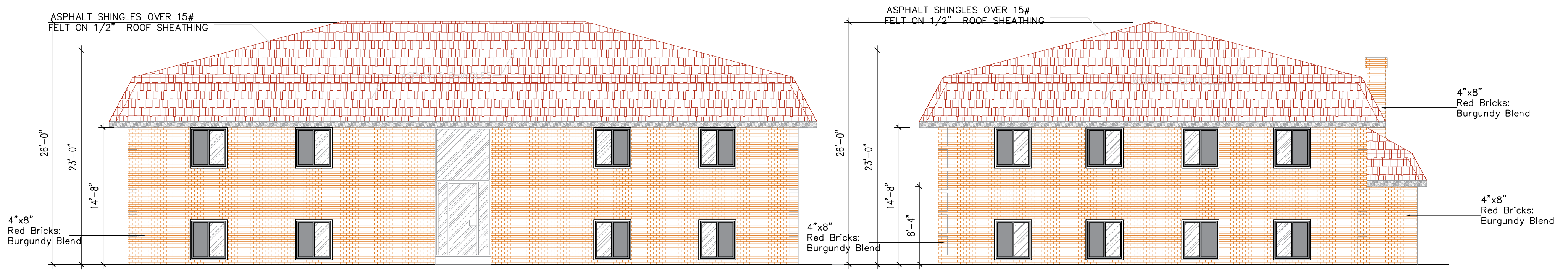
CHURCH
LIFE OF GOD OUTREACH
SON'S GLOBAL MINISTRY

18411 W 12 Mile Rd,
Lathrup Village, MI
48076

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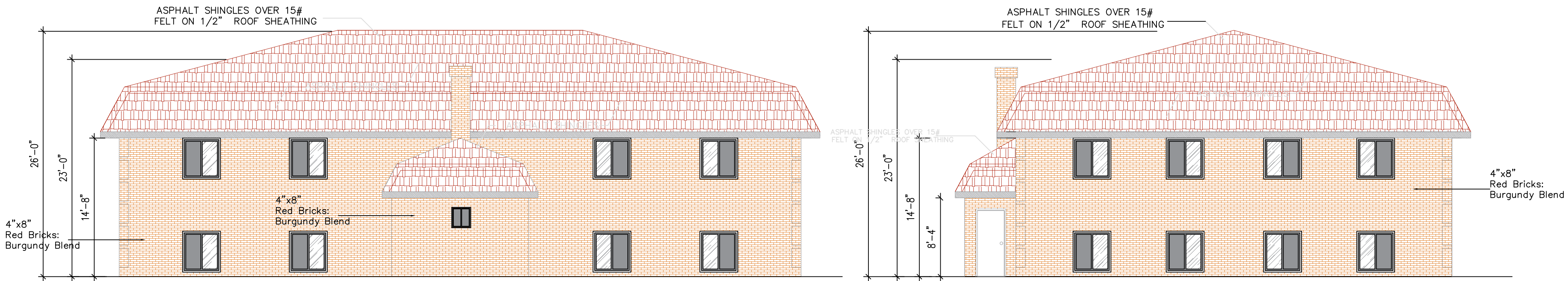
	09/14/21	OWNER REQUEST
MARK	DATE	DESCRIPTION
PROJECT NO:		
MODEL FILE:		
DRAWN BY: HAIDER BAJARI		
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SHEET	TITLE
EX. ELEVATION PLAN	
SCALE	SHEET No.
NOTED	A-02



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

WEST SIDE ELEVATION
SCALE: 1/8" = 1'-0"

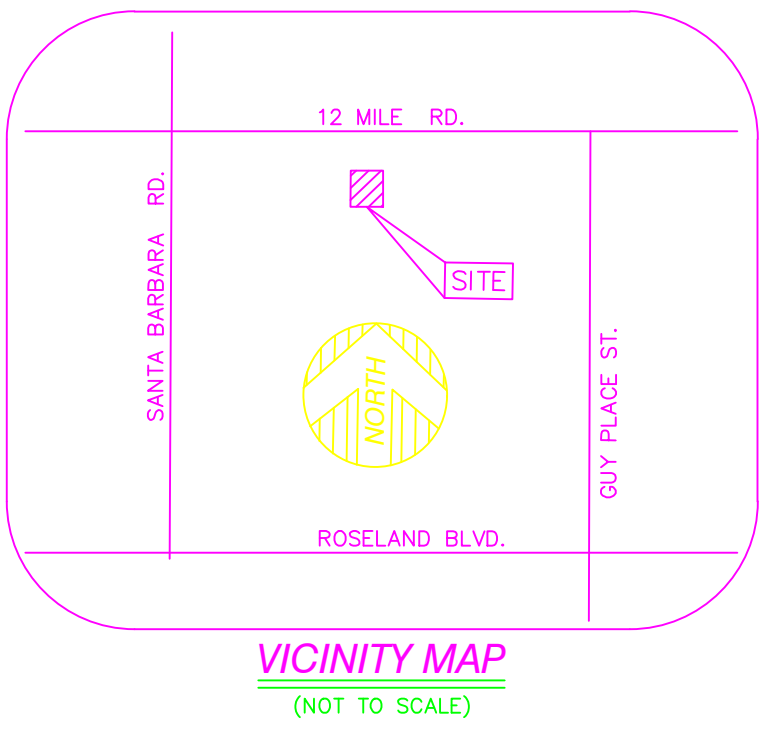


REAR ELEVATION
SCALE: 1/8" = 1'-0"

ESTSIDE ELEVATION
SCALE: 1/8" = 1'-0"

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CONSULTANTS

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CHURCH
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SON'S GLOBAL MINISTRY

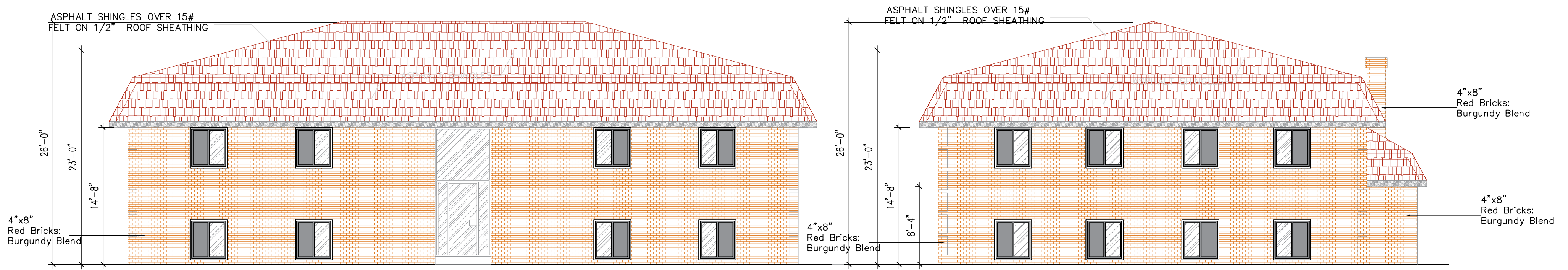
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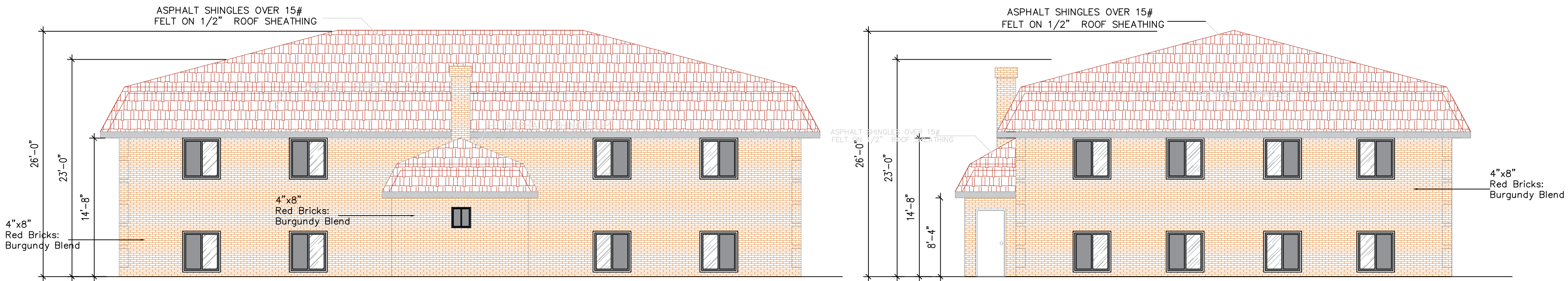
	09/14/21	OWNER REQUEST
MARK	DATE	DESCRIPTION
PROJECT NO:		
MODEL FILE:		
DRAWN BY: HAIDER BAJARI		
CHK'D BY: HAKIM SHAKIR		
COPYRIGHT		
DUPLICATION STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF ESI.		

SHEET	TITLE
	EX. ELEVATION PLAN
SCALE	SHEET No.
NOTED	A-02



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

WEST SIDE ELEVATION
SCALE: 1/8" = 1'-0"



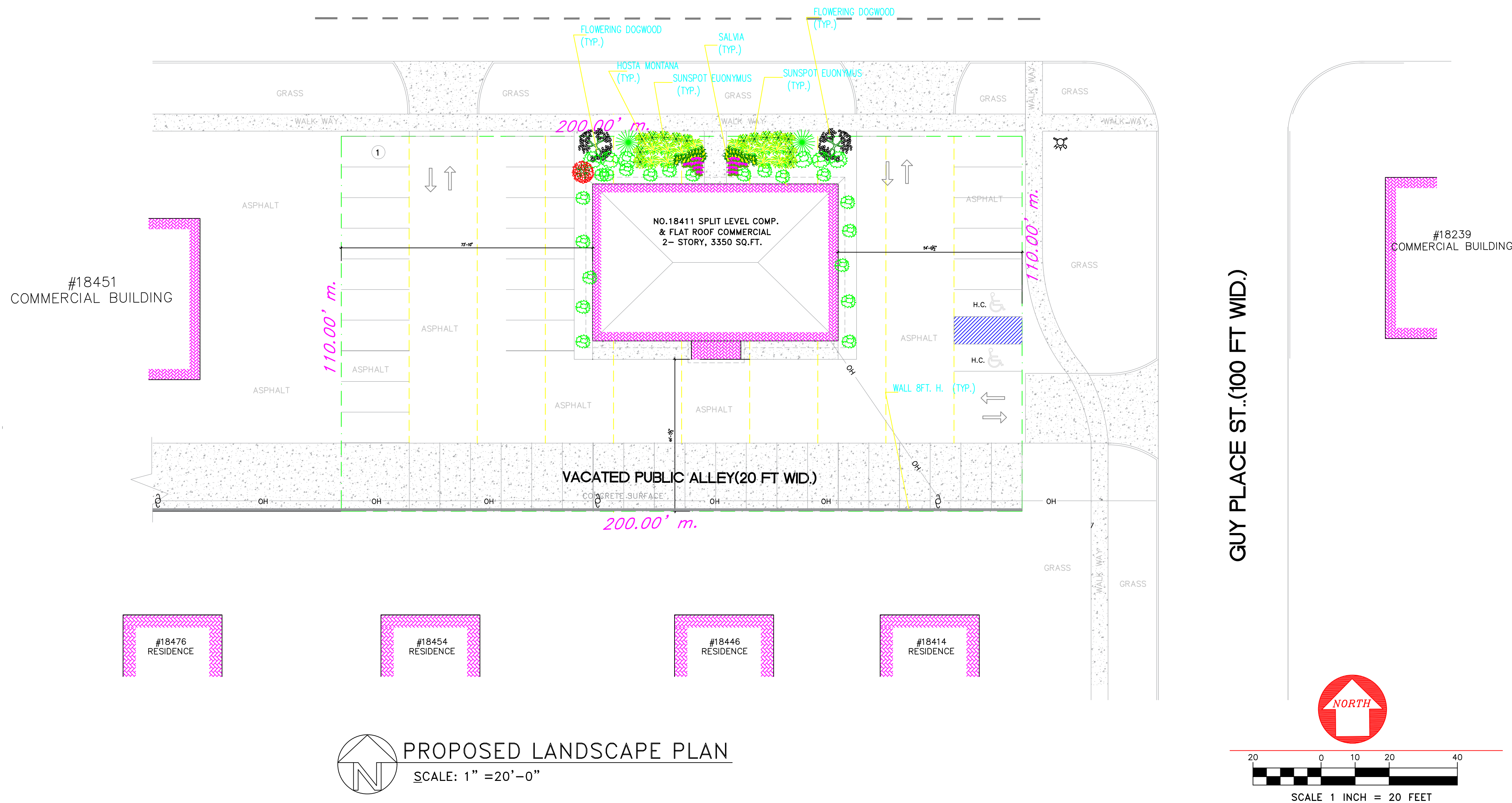
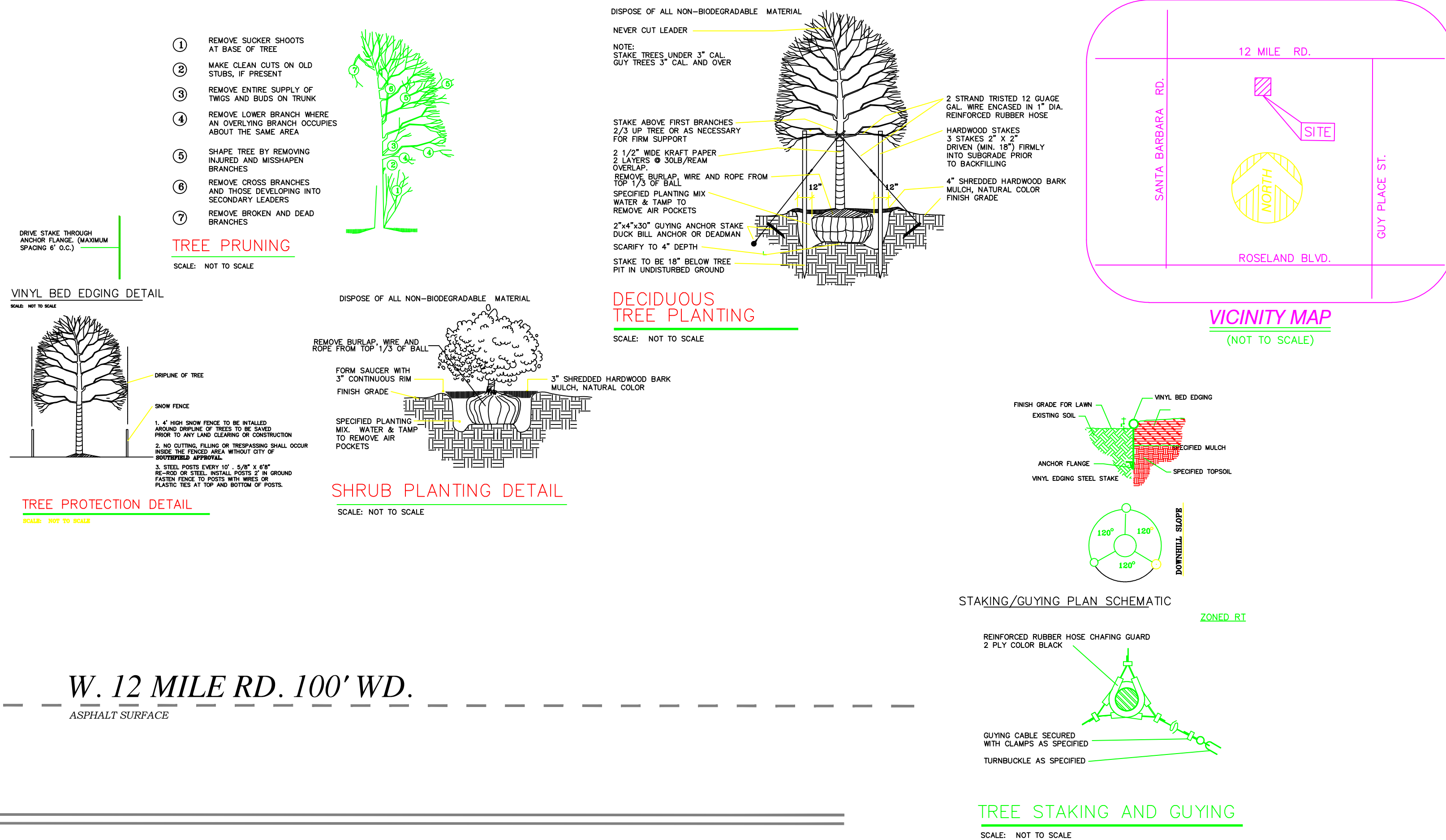
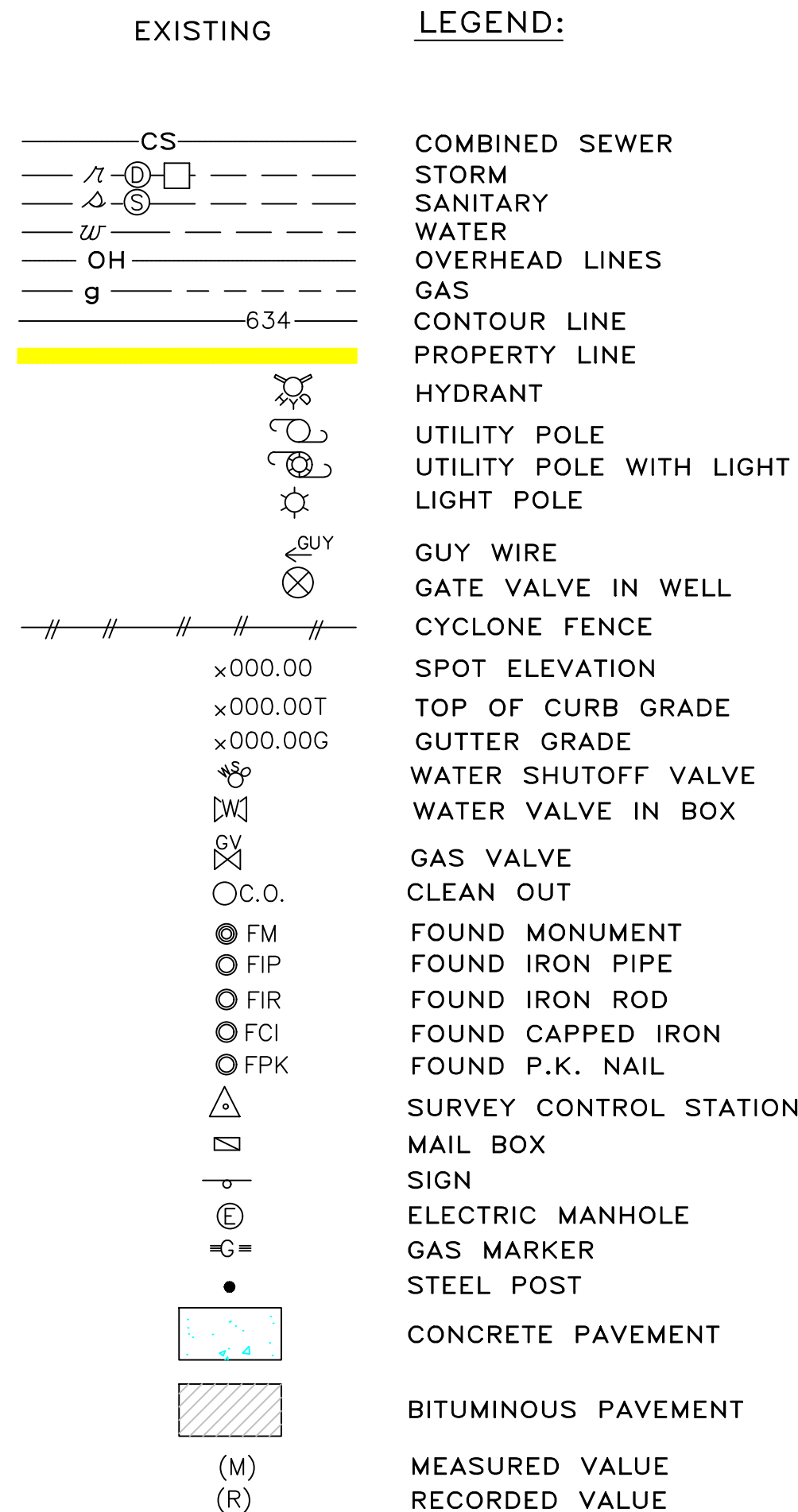
REAR ELEVATION
SCALE: 1/8" = 1'-0"

ESTSIDE ELEVATION
SCALE: 1/8" = 1'-0"

PROPOSED PLANT LIST					
	QUANTITY	SIZE	BOTANICAL NAME	COMMON NAME	SYMBLE
SHRUBS & BUSHES	25	36 IN TALL	PINUS MUGO PUMILIO 'ABRUZZI-MAIELLA'	DWARF MUGO PINE	
	1	36 IN TALL	EUONYMUS ALATUS 'COMPACTA'	DWARF WINGED EUNYMUS	
	20	36 IN TALL	EUONYMUS FORTUNEI	SUNSPOT EUONYMUS	
	46	TOTAL SHRUBS			
EVERGREEN TREES	2	8-10 FEET TALL	Thuja occidentalis	Emerald Green Thuja	
	2	TOTAL EVERGREEN TREES			
DECIDUOUS TREES	1	2 1/2" - 3" CALIPER	CORNUS FLORIDA	FLOWERING DOGWOOD	
	1	TOTAL DECIDUOUS TREES			
PERENNIALS	40	2 GALLON	HEMEROCALLIS 'STELLA D'ORO'	STELLA DE ORO DAYLILY	
	40	2 GALLON	SALVIA X SUPERBA	SALVIA	
	40	2 GALLON	HOSTA MONTANA 'AUREOMARGINATA'	HOSTA MONTANA	
	120	TOTAL PERENNIALS			
** NOT INCLUDING EXISTING TREES AND SHRUBS					

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CONSULTANTS

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4. *[Signature]*

PROJECT :

CHURCH

LIFE OF GOD OUTREACH

SON'S GLOBAL MINISTRY

18411 W 12 Mile Rd,

Lathrup Village, MI

48076

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	09/14/21	OWNER REQUEST

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SHEET	TITLE
	PROPOSED LANDSCAPE PLAN

SCALE	SHEET No.
NOTED	A-03

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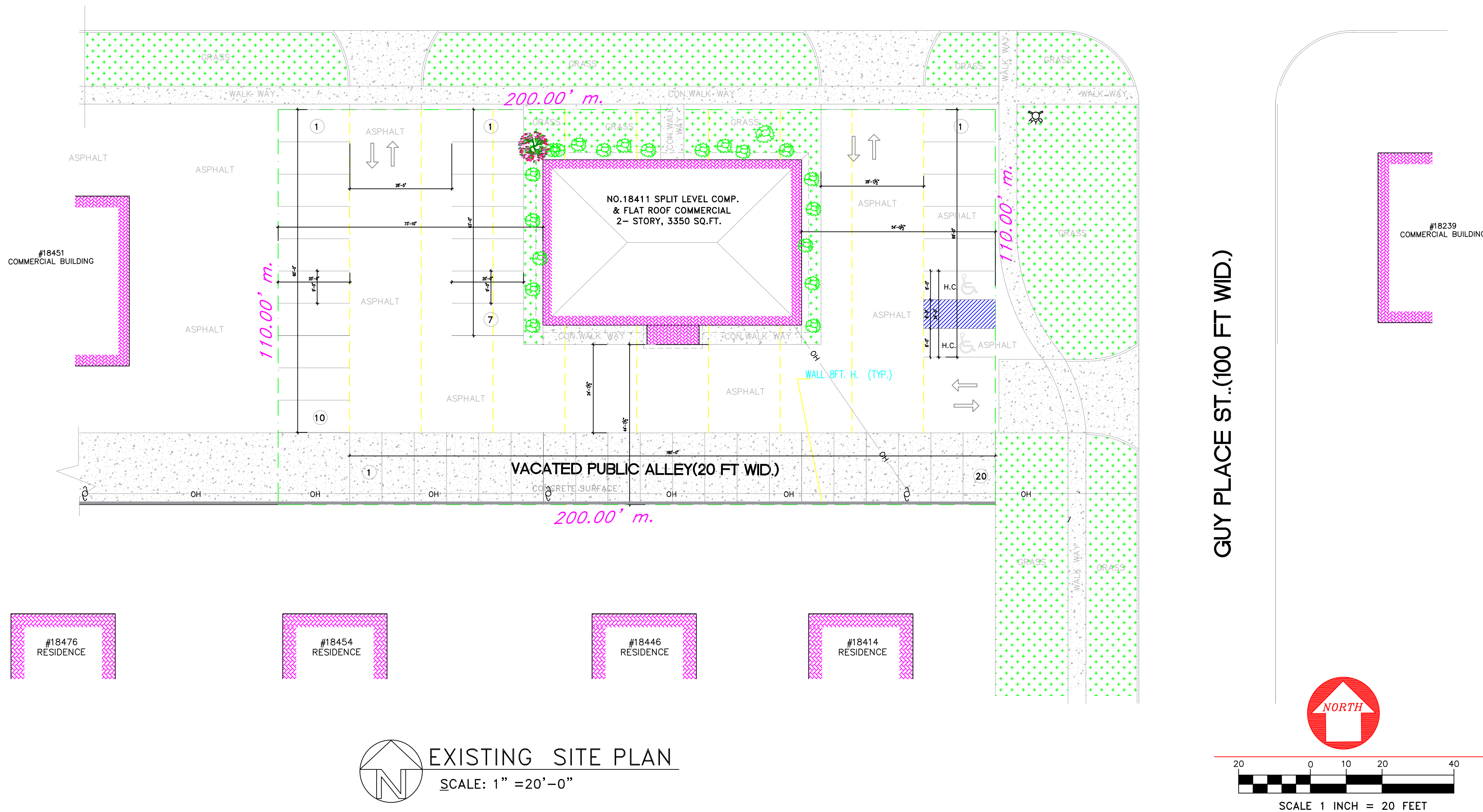
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EX. SITE PLAN

SCALE	SHEET No.
NOTED	A-01



SCALE: 1" = 20'-0"

April 14, 2022

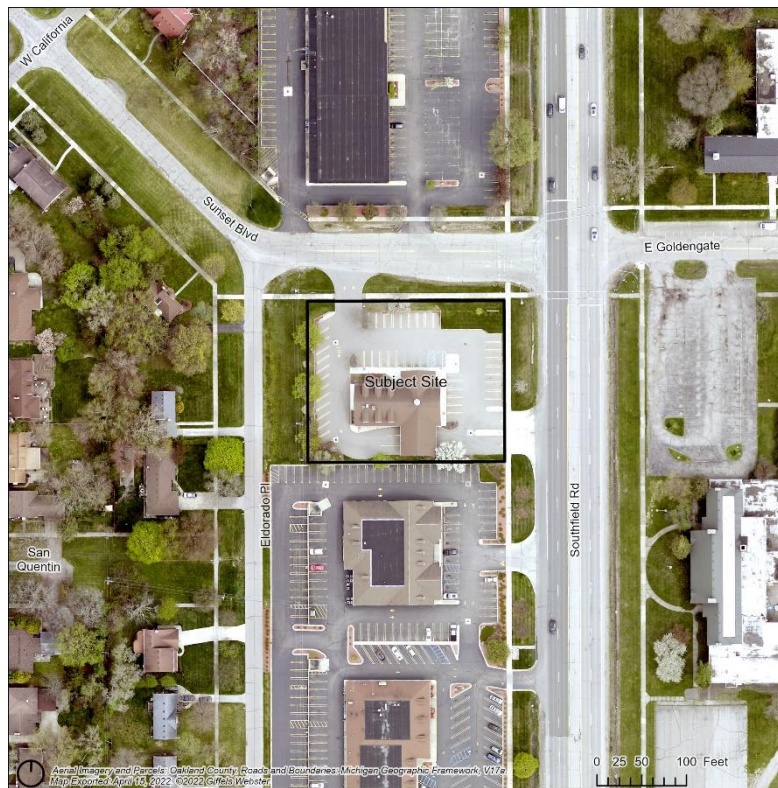
Planning Commission
City of Lathrup Village
27400 Southfield Road
Lathrup Village, MI 48076

Planned Unit Development

Site: 27777 Southfield Road
Applicant: The Lawrence Group
Plan Date: April 7, 2022
Zoning: VC – Village Center District
Parcel ID: 24-14-432-006
Proposal: Planned Unit Development – Restaurant with drive-through

Dear Planning Commissioners,

We have reviewed the planned unit development application and a summary of the process is provided below.



Summary of Project

The approximately 1-acre site is zoned VC Village Center District and is located at the southwest corner of Southfield Road and Sunset Drive. The existing vacant one-story building is approximately 5,000 square feet with a drive-through service area that served the former bank. The site currently is accessible from both Southfield Road and Sunset Drive. The applicant is proposing to remove the existing building and build a new one-story structure with a drive-through for the purposes of a restaurant. Drive-through facilities are not permitted in the VC District, as this district is intended to be pedestrian-oriented and prioritize walkability. Additionally, the proposed placement of the new building on the lot would not be in compliance with standards of the VC District, which are intended to direct compact, urban-type development. The applicant is pursuing review as a Planned Unit Development.

Purpose of a Planned Unit Development

Section 3.12 provides the process and standards for Planned Unit Development. This is a development review tool authorized by the Michigan Zoning Enabling Act and recently included in the City of Lathrup Village Zoning Ordinance.

Generally, a Planned Unit Development (PUD) is a type of land development project, which may allow a mix of two or more residential, commercial, office, institutional, and open space land uses as one functional unit. Different zoning classifications are not required for each different type of use. The most common type of PUD is residential, though commercial and industrial PUD's do exist. PUD's, which can range in size from a few to hundreds of acres, are designed and built as one functional unit, and often include cluster development to better integrate natural features on the site. PUD's afford developers to have more design flexibility, while retaining a substantial degree of discretion for planners, planning commissioners, and other public officials. It should be noted that a PUD is **not** intended to be used solely as a means to avoid compliance with the Zoning Ordinance. Rather, the PUD gives the City and developer some flexibility with ordinance standards in exchange for a project that benefits the city and could not otherwise be built.

In Lathrup Village, PUD provisions are intended to do the following (per Section 3.12.1):

- A. The Planned Unit Development option is intended to permit, with city approval, private or public development which is substantially in accord with the goals and objectives of the Master Plan for Land Use.
- B. The development permitted under this section shall be considered as an optional means of development only upon terms agreeable to the city. The provision of this option imposes no obligation of the city to encourage or foster its use. The decision to approve its use shall be at the sole discretion of the city.
- C. Utilization of the PUD option will permit flexibility in the regulation of land development by encouraging innovation through an overall development plan to provide variety in design and layout; to achieve economy and efficiency in the use of land, natural resources, energy and in the provision of public services and utilities; to encourage the creation of useful open spaces particularly suited to the needs of the parcel in question; to preserve the city's historic resources; and to provide appropriate housing, employment, service and shopping opportunities suited to the needs of the residents of the city.
- D. It is further intended that the Planned Unit Development may be used to permit densities or lot sizes which are different from the applicable district and to permit the mixing of land uses that would otherwise not be permitted; provided that the goals of the Master Plan are met, and the resulting development is consistent with the Master Plan and would promote the public health, safety, and welfare.

- E. It is further intended that the development will be laid out so that the various land uses and building bulk will relate to each other and to adjoining existing and planned uses in such a way that they will be compatible, with no material adverse impact of one use on another.

Process for a Planned Unit Development

The ordinance provides a process for the PUD review, and these are generally summarized as follows:

- A. Applicant submits a “request for qualification” (see pages 3-4 of the application and pages 3-35 – 3-36 of the ordinance) – this is the concept plan as well as a response to the criteria.
- B. PC meets to consider a preliminary qualification [this is a bit more than discussing the “concept,” but is really looking at it to determine if this project would qualify for the PUD review process. It is not a binding decision either way].
- C. Applicant completes submittal of the Conceptual PUD Review (see page 3-37 of the ordinance) – by April 29.
- D. The Planning Commission holds public hearing at a regular meeting, reviews the PUD conceptual plans, and makes a recommendation to City Council.
- E. The City Council meets to approve the PUD and, as appropriate, directs the city attorney to prepare the development agreement.
- F. Applicant submits final site plan to PC for approval.
- G. Planning Commission reviews final site plan to confirm it is in alignment with the conceptual plan and development agreement (this step may occur with a draft agreement, provided that the city attorney, City Council and Planning Commission are find that the draft agreement is sufficiently complete).
- H. City Council meets to approve the development agreement (by resolution).

Criteria to Qualify for a PUD

In order for a zoning lot to qualify for the Planned Unit Development option, it must be demonstrated that all of the following criteria will be met as to the zoning lot. At the upcoming April 19, 2022 Planning Commission meeting, the commissioners should consider the following criteria and discuss with the applicant their responses. Our comments are provided as appropriate with the criteria below.

- A. The PUD option may be effectuated in the MX or VC districts only. **The site is zoned VC.**
- B. The use of this option shall not be for the sole purpose of avoiding the applicable zoning requirements. Any permission given for any activity or building or use not normally permitted shall result in an improvement to the public health, safety and welfare in the area affected. **The concept presented by the applicant would be out of compliance with the Village Center district standards with respect to the drive-through, building setbacks, and parking.**
- C. The PUD shall not be utilized in situations where the same land use objectives can be accomplished by the application of conventional zoning provisions or standards. Problems or constraints presented by applicable zoning provisions shall be identified in the PUD application. Asserted financial problems shall be substantiated with appraisals of the property as currently regulated and as proposed to be regulated. **Restaurants are permitted in the VC district.**
- D. The Planned Unit Development option may be effectuated only when the proposed land use will not materially add service and facility loads beyond those contemplated in the Future Land Use Plan unless the proponent can demonstrate to the sole satisfaction of the city that such added

loads will be accommodated or mitigated by the proponent as part of the Planned Unit Development.

- E. The Planned Unit Development shall provide a public improvement which could not otherwise be required that would further the public health, safety, or welfare, protect existing or future uses from the impact of a proposed use, or alleviate an existing or potential problem relating to public facilities as well as one or more of the following additional objectives:
- i. To permanently preserve open space or natural features because of their exceptional characteristics or because they can provide a permanent transition or buffer between land uses. **This does not apply.**
 - ii. To preserve historic structures that add to the character of the city. **This does not apply.**
 - iii. To permanently establish land use patterns which are compatible, or which will protect existing or planned uses.
 - iv. To accept dedication or set aside open space areas in perpetuity. **This does not apply.**
 - v. To provide alternative uses for parcels which can provide transition buffers to residential areas.
 - vi. To provide active open spaces, such as parks, plazas, and market or festival spaces for public use.
 - vii. To promote the goals and objectives of the Master Plan.
 - viii. To provide infrastructure, such as streets, sidewalks, lighting and the like, consistent with the Master Plan.
 - ix. To foster the aesthetic appearance of the city through quality building design and site development, the provision of trees and landscaping beyond minimum requirements; the preservation of unique and/or historic sites or structures; and the provision of open space or other desirable features of a site beyond minimum requirements.
 - x. To bring about redevelopment of sites where an orderly change of use is determined to be desirable.
- F. The PUD shall not be allowed solely as a means of increasing density or as a substitute for a variance request; such objectives should be pursued through the normal zoning process by requesting a zoning change or variance.

We will look forward to discussing the site plan and special land use application with the Planning Commission on April 19, 2022.

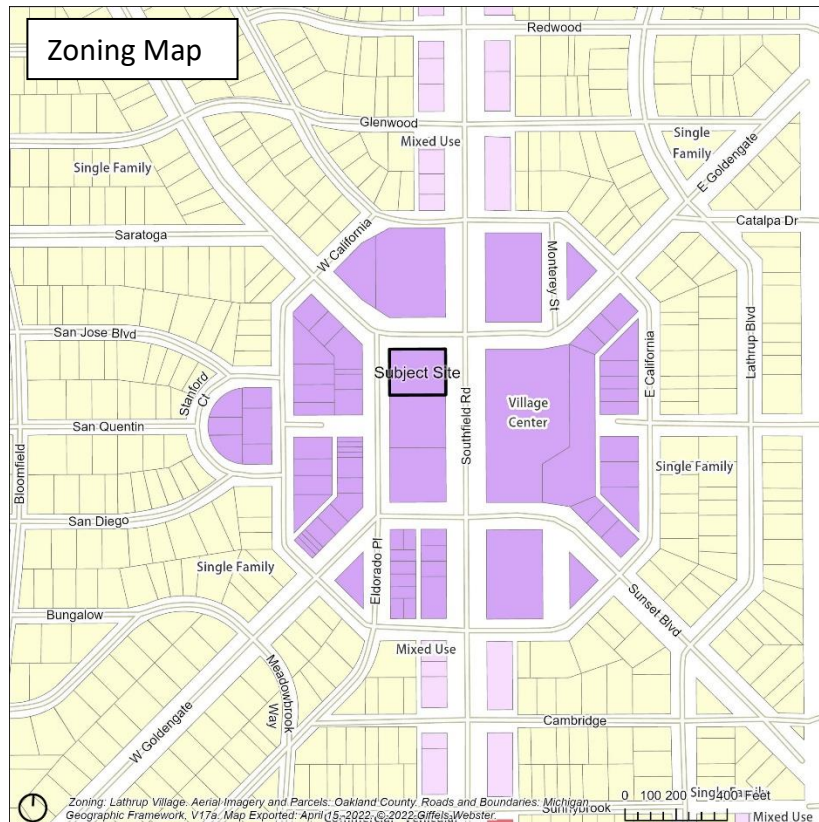
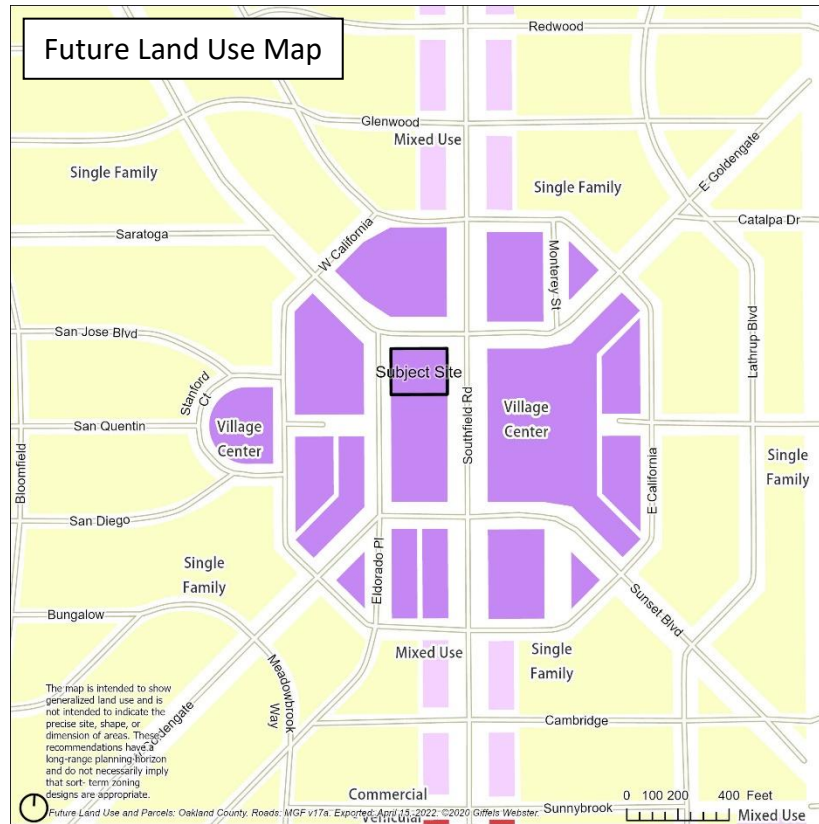
Regards,
Giffels Webster



Jill Bahm, AICP
Partner



Eric Pietsch
Senior Planner





February 25, 2022

Lathrup Village Planning Commission
27400 Southfield Road
Lathrup Village, MI 48076
and via email to bkantor@lathrupvillage.org

Conceptual Review Request:

Dear Planning Commission:

The Surnow Company would like to request a conceptual review of our property at 27777 Southfield Road (the former Citizens Bank) at the upcoming March 15, 2022 meeting of the Planning Commission. Please let us know if this can be added to the agenda, and please confirm the date, time, location and remote link (zoom or other) of the meeting via email to sam@surnow.com.

Thank you,

Sam Surnow, President
The Surnow Company

Panera Bread

Lathrup Village, MI

02-11-22





- 1 — Amenity Area
- 2 — Bench
- 3 — Monument Sign
- 4 — Bike Rack
- 5 — Landscape Area
- 6 — Pedestrian Level Lighting
- 7 — Pedestrian Access
- 8 — Panera Main Entry
- 9 — Panera Patio With String Lights
- 10 — Panera Drive Thru

⬆ Site Plan

RENDERINGS

Item 8D.



RENDERINGS

Item 8D.



RENDERINGS

Item 8D.



RENDERINGS

Item 8D.



RENDERINGS

Item 8D.



RENDERINGS

Item 8D.



RENDERINGS

Item 8D.



RENDERINGS

Item 8D.



RENDERINGS

Item 8D.



Intent of PUD Regulations

Section 3.12 of the Lathrup Village Zoning Ordinance provides the process and criteria for PUDs: The Planned Unit Development (PUD) option is intended to permit, with city approval, private or public development which is substantially in accord with the goals and objectives of the Master Plan for Land Use. The development permitted shall be considered as an optional means of development only upon terms agreeable to the city. The provision of this option imposes no obligation of the city to encourage or foster its use. The decision to approve its use shall be at the sole discretion of the city. Utilization of the PUD option will permit flexibility in the regulation of land development by encouraging innovation through an overall development plan to provide variety in design and layout; to achieve economy and efficiency in the use of land, natural resources, energy and in the provision of public services and utilities; to encourage the creation of useful open spaces particularly suited to the needs of the parcel in question; to preserve the city's historic resources; and to provide appropriate housing, employment, service and shopping opportunities suited to the needs of the residents of the city. It is further intended that the Planned Unit Development may be used to permit densities or lot sizes which are different from the applicable district and to permit the mixing of land uses that would otherwise not be permitted; provided that the goals of the Master Plan are met and the resulting development is consistent with the Master Plan and would promote the public health, safety and welfare. It is further intended that the development will be laid out so that the various land uses and building bulk will relate to each other and to adjoining existing and planned uses in such a way that they will be compatible, with no material adverse impact of one use on another.

Criteria for Qualifications

Submit the following for the qualification review:

In order for a zoning lot to qualify for the PUD option, it must be demonstrated that all of the following criteria will be met as to the zoning lot:

Location. The PUD option may be effectuated in the MX or VC districts only.

Purpose. How does the proposed project achieve a higher quality of development than would otherwise be achieved under conventional standards? Do the proposed activities or buildings or uses which are not normally permitted result in an improvement to the public health, safety and welfare in the area affected? What recognizable and substantial benefit(s) does the project offer the community, and to the ultimate users of the developed site?

The New Panera at Lathrup Village will provide a high quality development for the community. Upon a thorough review of all applicable Lathrup Village ordinances and consultation with all parties involved, Panera Bread was able to accomplish the following community benefits and improvements to the Design and Site Plan:

1. Site is suitable for Panera's newest design, the Ballwin, MO. prototype. Only one has been constructed in the US so far.
2. Brick surface has been doubled as compared to the new prototype, including brick on all four sides.
3. Brick surfaces have been enhanced with alternating vertical and horizontal soldiers, adding interest and texture.
4. Patio situated to allow visibility and continuity with new pedestrian amenity area at NE corner of the site.
5. Patio enhanced with string lights and alternate ground coloration and scoring pattern for a patio look that references surrounding residential community.
6. Addition of a pedestrian amenity area in the NE corner of the site where the principal sidewalks of Southfield Road and Sunset Boulevard intersect with the traffic light – supported crosswalk.
7. Inclusion with the pedestrian amenity area of bike rack, benches, reserved landscape zone, and installation point for public art or contextual plaque to maximize community benefits.
8. Enhanced safety and access from pedestrian amenity area to restaurant door and patio via high-visibility crosswalk.
9. Addition of pedestrian level lighting along entire length of site sidewalk on Southfield Road.
10. Additional pedestrian crosswalk directly from front of property, on par with crosswalk from pedestrian amenity area.
11. Expanded landscaping areas:
 - a. West and north of patio
 - b. North-to-south along Southfield Road
 - c. North-to-south on building front (east elevation)
 - d. North-to-south at west edge of the property to enhance existing berm's visual shielding of drive through from residences.
12. Enhanced pedestrian safety (walk in and walk from parking) by pushing vehicular ingress/egress to the corners of the site and clearing driver visibility to pedestrian cross points.
13. Best-in-class dining room with exposed wood bar height gathering table and abundant seating to encourage use of the dining room as a community "third place"
14. Maximized parking to the extent possible on a tight site to encourage dine-in while simultaneously welcoming long visits, chance encounters, and group interaction.
15. Inviting pedestrian and vehicular entries are coupled with a welcoming interior to attract guests into the restaurant. Attention is literally focused on the inside of the restaurant using a new mirror display over the bakery items visible through out the cafe.

Consistency with the zoning ordinance. How does the proposed development align with the purpose of the zoning ordinance and the intent of these PUD regulations (see above)? What problems or constraints are presented by applicable zoning provisions?

The new Panera Bread development will align in many ways with the intent of the PUD regulations and the spirit of the adopted ordinances. The development will improve the infrastructure through new lighting, sidewalks, and improvements to the property's landscaping. The building itself is made of high quality, aesthetically pleasing materials that reflect the most current Panera prototype beyond what is required in the ordinances. In addition, this development will bring a desirable change to the site which is currently not being utilized, resulting in a place that will be beneficial to the entire community. The need for a drive through option for residents; although secondary to the dining room as the main customer touch point, is necessary for Panera's strategic success, and has been a well-received amenity for communities around the country. The Panera team, in consultation with affected parties, explored multiple options that aligned with the applicable zoning provisions and found that some would unfortunately not work with the site requirements that are necessary for a safe and successful cafe. The following items were investigated and unfortunately found to be un-workable from a public safety perspective and to not align with Panera's operations model which is necessary for them to be successful and therefore able to provide a positive experience / amenity to the community:

1. Pulling restaurant toward Southfield Road (zero lot line). Reasons:
 - a. compromised traffic circulation for both parking and a natural drive thru / Rapid Pickup experience
 - b. Pedestrian safety causing guests to cross the drive thru lanes on each visit.
 - c. Reduced parking count
 - d. constructability
2. Relocation of east parking to west side of lot behind drive through (using green space) and moving building partially to the east. Reasons:
 - a. forestation of entrance view removes buffer for protection vehicles.

Availability and capacity of public services. Can the proposed type and density be served by the existing public services, facilities, and utilities? What is the impact of the project on other users of these services, facilities and utilities? If the proposed land use does add to service and facility loads beyond those contemplated in the Future Land Use Plan, how will such added loads be accommodated or mitigated?

This project can be served by the existing public services, facilities, and utilities. There is no impact on other users anticipated.

Public improvement. Does the proposed development provide a public improvement which could not otherwise be required that would further the public health, safety, or welfare, protect existing or future uses from the impact of a proposed use, or alleviate an existing or potential problem relating to public facilities? Does the proposed project meet one of the following objectives?

The New Panera Bread at Lathrup Village development will provide a public improvement and further the public health, safety and welfare of the community. The new development will bring commerce to a currently underutilized property as well as the amenity of a modern Panera Cafe that will act as a space for the community to come together. The added landscaping, site amenities, aesthetically pleasing building design using durable construction materials, and safe site design for both vehicular and pedestrian traffic will be a positive addition to the community. The development complies with the spirit of the PUD process and that of the master plan for the community by providing a smart development which adds to the fabric of the village, and provides economic improvements. Specific to the items listed below the following two items are achieved:

1. To foster the aesthetic appearance of the city through quality building design and site development, the provision of trees and landscaping beyond minimum requirements; the preservation of unique and/or historic sites or structures; and the provision of open space or other desirable features of a site beyond minimum requirements.
 2. To bring about redevelopment of sites where an orderly change of use is determined to be desirable.
 3. To provide alternative uses for parcels which can provide transition buffers to residential areas
 In consultation with the city and affected parties Panera has investigated multiple options for this site and has determined that the plan being presented is the most efficient from an operations, life safety, and community improvement perspective. Panera Bread hopes that the leadership of Lathrup Village will accept this development offer so that they can continue to be a part of this community and deliver an even higher level of service to their customers and the residents of Lathrup Village.

- | | |
|-------------------------------------|---|
| ☐ | To permanently preserve open space or natural features because of their exceptional characteristics or because they can provide a permanent transition or buffer between land uses. |
| ☐ | To preserve historic structures that add to the character of the city. |
| ☐ | To permanently establish land use patterns which are compatible, or which will protect existing or planned uses. |
| ☐ | To accept dedication or set aside open space areas in perpetuity. |
| ☒ | To provide alternative uses for parcels which can provide transition buffers to residential areas. |
| ☐ | To provide active open spaces, such as parks, plazas, and market or festival spaces for public use. |
| ☐ | To promote the goals and objectives of the Master Plan. |
| ☐ | To provide infrastructure, such as streets, sidewalks, lighting and the like, consistent with the Master Plan. |
| ☒ | To foster the aesthetic appearance of the city through quality building design and site development, the provision of trees and landscaping beyond minimum requirements; the preservation of unique and/or historic sites or structures; and the provision of open space or other desirable features of a site beyond minimum requirements. |
| ☒ | To bring about redevelopment of sites where an orderly change of use is determined to be desirable. |

Density. The PUD shall not be allowed solely as a means of increasing density or as a substitute for a variance request; such objectives should be pursued through the normal zoning process by requesting a zoning change or variance.



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9th Floor
New York, NY 10018

St. Louis

319 N. 4th Street
Suite 1000
St. Louis, MO 63102

Panera – Lathrup Village, MI – PUD application (pages 3-4)
narrative responses.

Date: 2022-04-07

By: Lawrence Group

Items in **BLUE** are the PUD application questions. Responses follow:

Purpose. How does the proposed project achieve a higher quality of development than would otherwise be achieved under conventional standards? Do the proposed activities or buildings or uses which are not normally permitted result in an improvement to the public health, safety and welfare in the area affected? What recognizable and substantial benefit(s) does the project offer the community, and to the ultimate users of the developed site?

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6. Addition of a pedestrian amenity area in the NE corner of the site where the principal sidewalks of Southfield Road and Sunset Boulevard intersect with the traffic light – supported crosswalk.
7. Inclusion with the pedestrian amenity area of bike rack, benches, reserved landscape zone, and installation point for public art or contextual plaque to maximize community benefits.
8. Enhanced safety and access from pedestrian amenity area to restaurant door and patio via high-visibility crosswalk.
9. Addition of pedestrian level lighting along entire length of site sidewalk on Southfield Road.

Architecture

Interior Design

Master Planning

Landscape Architecture

Furniture Procurement

Graphic Design

10. Additional pedestrian crosswalk directly from front of property, on par with crosswalk from pedestrian amenity area
11. Expanded landscaping areas:
 - a. West and north of patio
 - b. North-to-south along Southfield Road
 - c. North-to-south on building front (east elevation)
 - d. North-to-south at west edge of the property to enhance existing berm's visual shielding of drive through from residences.
12. Enhanced pedestrian safety (walk in and walk from parking) by pushing vehicular ingress/egress to the corners of the site and clearing driver visibility to pedestrian cross points.
13. Best-in-class dining room with exposed wood bar height gathering table and abundant seating to encourage use of the dining room as a community "third place"
14. Maximized parking to the extent possible on a tight site to encourage dine-in while simultaneously welcoming long visits, chance encounters, and group interaction.
15. Inviting pedestrian and vehicular entries are coupled with a welcoming interior to attract guests into the restaurant. Attention is literally focused on the inside of the restaurant using a new mirror display over the bakery items, visible though out the café.
16. The use of large windows both brings a connection between the exterior and interior along with an abundance of comfortable, natural light for the interior dining experience.
17. These same windows also provide a warm glow as you approach the café at dusk and throughout the evening hours.

Consistency with the zoning ordinance. How does the proposed development align with the purpose of the zoning ordinance and the intent of these PUD regulations (see above)? What problems or constraints are presented by applicable zoning provisions?

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- b. Pedestrian safety causing guests to cross the drive thru lanes on each visit.
 - c. Reduced parking count
 - d. constructability
- 2. Relocation of east parking to west side of lot behind drive through (using green space) and moving building partially to the east. Reasons:
 - a. foreshortening of entrance way removes buffer for entering vehicles
 - b. compromised traffic circulation
 - c. pedestrian safety from crosswalk from Southfield Road
 - d. reduced parking count
- 3. Replacement of Southfield Road entrance and introduction of vehicular ingress/egress in southwest corner. Reasons:
 - a. prohibitive grade change
 - b. reduced customer access

Availability and capacity of public services. Can the proposed type and density be served by the existing public services, facilities, and utilities? What is the impact of the project on other users of these services, facilities and utilities? If the proposed land use does add to service and facility loads beyond those contemplated in the Future Land Use Plan, how will such added loads be accommodated or mitigated?

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End of Document

Panera Bread

Lathrup Village, MI

Design and Site Plan Findings

March 15, 2022



Design Changes to Improve Alignment with Ordinances

PARTIES INVOLVED:

Panera Bread Design Management Group. Role: design, functionality, constructability, and safety.

Lawrence Group. Panera's integrated design, architecture and construction service provider. Role: Architect of Record.

The Surnow Company – Landlord. Role: consulted.

Giffels Webster – Lathrup Village planning consultants. Role: consulted.

Lathrup Village Planning Department. Role: consulted.

PROCESS AND FINDINGS:

Upon thorough review of all applicable Lathrup Village ordinances, and consultation with all parties involved, Panera Bread was able to accomplish the following community benefits and improvements to the Design and Site Plan:

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We also considered the following and encountered obstacles as explained below:

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 - b. pedestrian safety causing guests to cross the drive thru lanes on each visit.

- c. reduced parking count
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