

Planning Commission Regular Meeting Agenda

Tuesday, March 16, 2021 at 7:00 PM
27400 Southfield Road, Lathrup Village, Michigan 48076

ZOOM REMOTE MEETING INFORMATION

Webinar ID: 996 6174 3524

Password: 435623

CLICK HERE: [Online Link](#)

Telephone: 646.558.8656 or 312.626.6799

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

In accordance with Emergency Orders issued by the Michigan Department of Health and Human Services, Oakland County, local officials, State of Michigan legislation, and City of Lathrup Village Declaration of a Local State of Emergency (March 2020), that continues to exist and which allows for electronic meetings of public bodies, notice is hereby given that the City of Lathrup's Planning Commission will be meeting electronically using www.Zoom.us for videoconference and public access.

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Approval of Agenda**
5. **Approval of Meeting Minutes**
 - [A.](#) Joint Meeting Minutes 2-8-2021
 - [B.](#) Regular Meeting Minutes 2-16-2021
6. **Public Comment**
7. **New Business**
 - A. Public Hearing - 2021 - 2026 Capital Improvements Plan
8. **Old Business and Tabled Items**
 - [A.](#) Capital Improvements Plan - Final Draft
 - [B.](#) Zoning Amendments - Building Materials discussion
 - C. Set a Public Hearing - Zoning Amendments - Building Materials - Tuesday, April 20, 2021

D. Comprehensive Plan - Implementation Strategies & Final Draft

9. **Other Matters for Discussion**

10. **General Communication**

11. **Adjourn**

CITY OF LATHRUP VILLAGE JOINT MEETING MINUTES FEBRUARY 8, 2021

MINUTES OF THE JOINT MEETING OF THE CITY COUNCIL OF THE CITY OF LATHRUP VILLAGE, AND CITY OF LATHRUP VILLAGE PLANNING COMMISSION HELD ON MONDAY, FEBRUARY 8, 2021 HELD REMOTELY VIA ZOOM.

The meeting was called to order at 6:00 p.m. by Chair Mark Piotrowski and Roll Call was taken.

Commissioners Present:

Mark Piotrowski, Chair

Jason Hammond, Vice Chair

Bruce Kantor, City Council Liaison

Wilbert Fobbs, III, Resident

Charito Hulleza, Resident

Les Stansbery, Resident

City of Lathrup Village: City Administrator, Dr. Sheryl L. Mitchell Theriot, Assist City Admin/Treasurer, Pamela Bratschi, City Attorney, Scott Baker, Community and Economic Development Director, Susie Stec and City Clerk, Yvette Talley

Others Present: Jill Bahm Giffels Webster

This meeting is being held remotely. All Commissioners who were present announced they are in Lathrup Village, Michigan, Oakland County

PC-13-21 **Approval of Agenda**

Motion by Commissioner Kantor, seconded by Commissioner Hammond to approve the Agenda.

Ayes: Fobbs, Hammond, Hulleza, Kantor, Piotrowski, Stansbery

No: None

Motion carried.

PC-14-21 **Motion to Excuse Commissioner Anna Thompson**

Motion by Commissioner Hammond, seconded by Commissioner Kantor to excuse Commissioner Anna Thompson from this meeting.

Ayes: Fobbs, Hammond, Hulleza, Kantor, Piotrowski, Stansbery

No: None

Motion carried.

CITY OF LATHRUP VILLAGE JOINT MEETING MINUTES FEBRUARY 8, 2021

PC-15-21 **Public hearing – Primary Caregiver Overlay District Ordinance**

Chair Piotrowski opened the public hearing.

Scott Baker gave an overview and answered specific questions. The purpose of amending the Ordinance for Primary Caregivers – Currently in the City of Lathrup Village there are no regulations for these uses which means they can operate in the city without any oversight and regulation. It provides framework that will be applied to potential users medical and recreational marijuana. Also, it will identify an area in the city where these particular uses will be accepted. This is being done to minimize the impact on the majority of residents and businesses. There were no public comments. Chair Piotrowski closed the public hearing.

PC-16-21 **New Business**

a. Primary Caregiver Overlay District

Jill Bahm gave an overview and answered specific questions. Michigan Medical Marijuana Act (MMMA)-2008 allows registered caregivers to grow and sell for qualifying patients up to 12 plants per patient – serving up to 5 patients. The City may adopt ordinances to establish local zoning regulations that apply to registered caregivers and other cannabis facilities. The City wanted to make sure these uses are not located in neighborhoods. Discussion – Currently, there are no buffers and they are allowed in residential districts. In order to remove the use in the residential districts and to give them opportunity in the office district. In this proposal, there will be no buffers in the office district.

Motion by Commissioner Hammond, seconded by Commissioner Hulleza to recommend approval to amend the Zoning Ordinance for the Primary Caregiver Overlay District.

Ayes: Fobbs, Hammond, Hulleza, Kantor, Piotrowski, Stansbery

No: None

Motion carried.

PC-17-21 **Public Comment**

None

PC-18-21 **Adjournment**

Motion by Commissioner Hammond, seconded by Commissioner Kantor to adjourn the Planning Commission meeting.

Ayes: Fobbs, Hammond, Hulleza, Kantor, Piotrowski, Stansbery

CITY OF LATHRUP VILLAGE JOINT MEETING MINUTES FEBRUARY 8, 2021

No: None

Motion carried.

The Lathrup Village City Council meeting was called to order at 6:27 p.m. by Mayor Garrett and Roll Call was taken.

Present: Mayor Mykale Garrett and Mayor Pro Tem Kantor

Council member: Saleem Siddiqi and Donna Stalling

Excused: Council member Ferguson (arrived at 6:36 p.m.)

City of Lathrup Village: City Administrator, Dr. Sheryl L. Mitchell Theriot, Assist City Admin/Treasurer, Pamela Bratschi, City Attorney, Scott Baker, Community and Economic Development Director, Susie Stec and City Clerk, Yvette Talley

City Council members each stated they are in Lathrup Village, MI – Oakland County.

CO-21-27 Motion to Excuse Council member Ian Ferguson

Motion by Mayor Pro Tem Kantor, seconded by Council member Siddiqi to excuse Council member Ferguson from this meeting.

Ayes: Garrett, Kantor, Siddiqi, Stallings

No: None

Motion carried.

CO-21-28 Approval of Agenda

Motion by Mayor Pro Tem Kantor, seconded by Council member Siddiqi to approve the Agenda.

Ayes: Garrett, Kantor, Siddiqi, Stallings

No: None

Motion carried.

CO-21-29 New Business

a. Primary Caregiver Overlay District

Attorney Scott Baker gave an overview and answered specific questions. All Council members were present at the Planning Commission meeting and heard the presentation of the proposed amendment to the Zoning Ordinance that is created specifically for the Primary Caregiver for the 2008 voter initiative Medical Marihuana Act.

CITY OF LATHRUP VILLAGE JOINT MEETING MINUTES FEBRUARY 8, 2021

Council member Stallings and Mayor Garrett expressed their concerns of not having a buffers for schools.

Chief Scott Mckee stated the ordinance is good for the City because it can be regulated with controls especially with the odor problem. Filtration systems will be in place to prevent odor from spreading throughout the city.

Motion by Mayor Pro Tem Kantor, seconded by Council member Ferguson to Approve An Ordinance To Amend the City of Lathrup Village Zoning Ordinance Article 2. To Add definitions for Cannabis Facilities, Article 3, To add Licensed Primary Caregiver Facilities as permitted uses, and to add Article 4, specific Standards for licensed caregivers will become effective upon publication.

Ayes: Ferguson, Kantor, Siddiqi

No: Garrett, Stallings

Motion carried.

CO-21-30 **b. Schedule a Public Hearing for CDBG Program Year 2021-2022 on February 22, 2021**

Dr. Sheryl Mitchell Theriot gave an overview and answered specific questions.

Motion by Mayor Pro Tem Kantor, seconded by Council member Siddiqi to schedule the 2021 Community Development Block Grant (CDBG) Public Hearing for February 22, 2021 at 7:00 p.m.

Ayes: Ferguson, Garrett, Kantor, Siddiqi, Stallings

No: None

Motion carried.

CO-21-31 **Public Comment**

None

CO-21-32 **Adjournment**

Motion by Council member Siddiqi, seconded by Council member Ferguson to adjourn this meeting.

Ayes: Ferguson, Garrett, Kantor, Siddiqi, Stallings

No: None

Motion carried.

The meeting was adjourned at 7:10 p.m.

Transcribed by Yvette Talley

Mykale Garrett, Mayor

Transcribed by Yvette Talley
City Clerk

Meeting adjourned: 7:30 p.m.

Transcribed by: Yvette Talley, City Clerk

CITY OF LATHRUP VILLAGE

PLANNING COMMISSION

At 7:04 p.m. the Regular meeting was called to order by Chair Piotrowski on Tuesday, February 16, 2021 remotely via Zoom.

Commissioners Present: Mark Piotrowski, Chair
 Bruce Kantor, City Council Liaison
 Anna Thompson, Secretary
 Wilbert Fobbs, III, Resident
 Les Stansbery, Resident

Excused: Commissioners - Jason Hammond and Charito Hulleza

This meeting is being held remotely. All Commissioners who were present announced they are in Lathrup Village, Michigan, Oakland County with the exception of Anna Thompson who is located in Ann Arbor, Michigan, Washtenaw County.

Staff Present: Dr. Sheryl Mitchell, City Administrator, Susie Stec, Community and Economic Development Manager, Yvette Talley, City Clerk

Also Present: Scott Baker, City Attorney, Jill Bahm & and Matthew Wojciechowski of Giffels Webster

All present joined in the Pledge of Allegiance.

PC-19-21 CALL TO ORDER AND ROLL CALL

Roll call was taken. Motion by Commissioner Thompson, seconded by Commissioner Stansbery to excuse Commissioners Jason Hammond and Charito Hulleza from this meeting.

Yes: Fobbs, Kantor, Piotrowski, Stansbery, Thompson

No: None

Motion carried.

PC-20-21 APPROVAL OF AGENDA

Motion by Commissioner Kantor, seconded by Commissioner Stansbery to approve the Agenda.

Yes: Fobbs, Kantor, Piotrowski, Stansbery, Thompson

No: None

Motion carried.

PC-21-21 **MINUTES OF REGULAR MEETING ON JANUARY 19, 2020**

Motion by Commissioner Kantor, seconded by Commissioner Stansbery to approve the minutes of the Regular Meeting of January 19, 2021.

Yes: Fobbs, Kantor, Piotrowski, Stansbery, Thompson

No: None

Motion carried.

PC-22-21 **PUBLIC COMMENT**

None

PC -23-21 **NEW BUSINESS**

a. Comprehensive Plan: Working draft discussion

Jill Bahm gave an overview and answered specific questions. Discussed – the community’s vision, goals, objectives, existing land use, future land, commercial corridor use, house in the woods property and strategies. Discussed ways to bring the community together by turning the boundaries into an asset to strengthen the neighborhoods and getting messaging out to all residents to support the idea of community. Implementation – show how the goals of the Master Plan are fulfilled by action strategies for example; all boards, and commissions all work together for a better community.

Commissioner Fobbs stated to help future planning, is to implement neighborhood events to bring residents together. Discussion – bus stop shelters and funding to update them along Southfield Rd. by partnering with SMART for funding. Discussed – implementing strategies of sending a survey to residents ranking priorities to promote community connectedness.

b. Capital Improvements Plan discussion

Matthew Wojciechowski – gave an overview and answered specific questions. It is a planning tool that compliments the budget process. It informs residents of how the city will prioritize, schedule and coordinate capital improvement projects over the next 6 years. Discussed – current project log - maintenance needs, infrastructure, parks and recreation and master plan goals. Examples of capital improvements are: construction of new police station and water/sewer lines. The role of the Planning Commission is to manage the development and annually update the City’s Capital Improvements Plan. Discussed the policy documents & Project types – comprehensive plan, past CIP Budgets and bond review.

Motion by Commissioner Kantor, seconded by Commissioner Stansbery to schedule a public hearing for the Capital Improvements Plan on March 16, 2021.

Ayes: Fobbs, Kantor, Piotrowski, Stansbery, Thompson

No: None

Motion carried.

PC-24-21 OLD BUSINESS and TABLED ITEMS

None

PC-25-21 OTHER MATTERS FOR DISCUSSION

None

PC-26-21 GENERAL COMMUNICATION & CORRESPONDENCE

- a. Legal Update
None
- b. Planning Update
Jill Bahm - Planning and Zoning Essentials Training with Michigan Association of Planning in March 3 & 4. Will send information on how to sign up.
- c. Staff Update
Susie Stec said - Fireside Fridays-11:00 a.m. – 1:00 p.m. bring your lunch will meet at the fireplace behind city hall. Downtown Development Authority received grant relief money from Oakland County to assist businesses.

PC-27-21 ADJOURNMENT

Motion by Commissioner Kantor, seconded by Commissioner Stansbery to adjourn this meeting.

Motion carried.

The meeting adjourned at 8:25 p.m.

Submitted by Yvette Talley

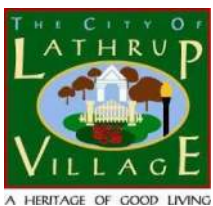
Recording Secretary

City of Lathrup Village

2021 Capital Improvement Plan



Intentionally Blank



PREPARED FOR:

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

FEBRUARY 2021

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Introduction

Introduction

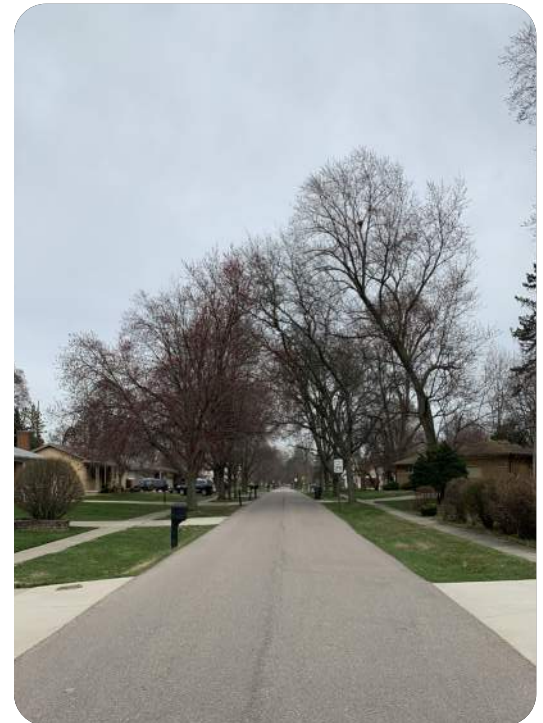
The 2021-2026 City of Lathrup Village Capital Improvement Plan (CIP) will serve as a tool to assist the city in turning long-range policy planning into real improvements on the ground. A six-year capital improvement plan and an annual update of that plan is a requirement for the City of Lathrup Village 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.

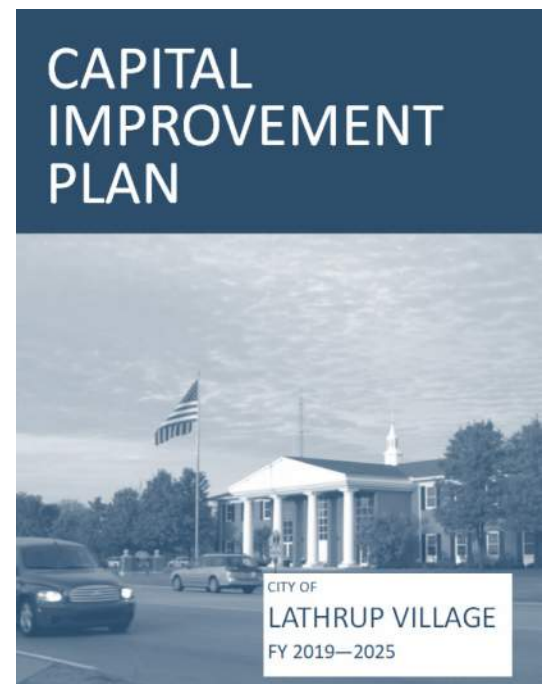
Planning, feasibility, engineering, or design studies related to an individual capital improvement project, or program implemented through individual capital improvement projects, with a cost of \$5,000 or more and a useful life of three or more years.

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 (2020) 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 2020-2026 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.

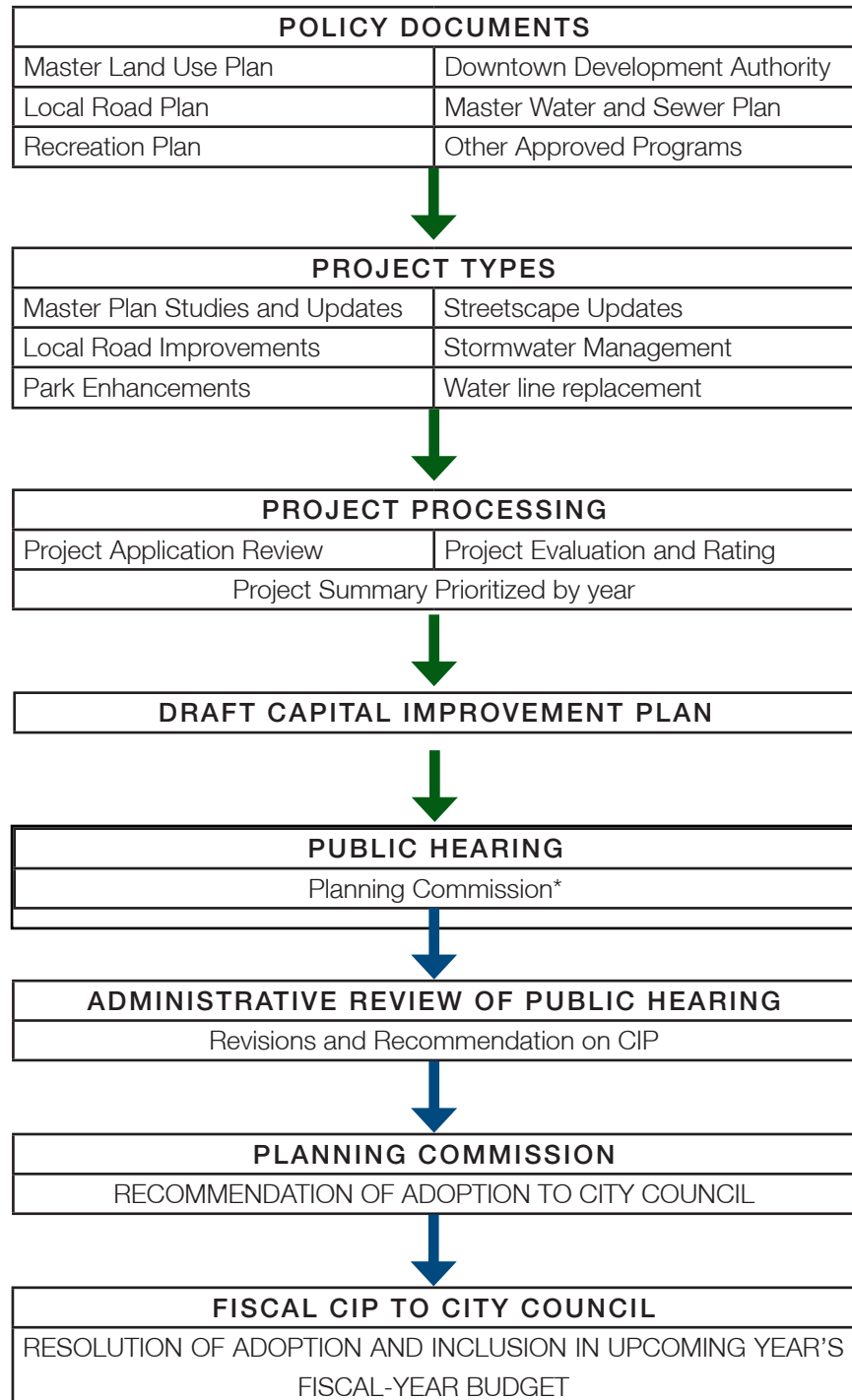
2. DATA COMPILATION. The information received from the stakeholders has been compiled into a Project Summary Worksheet. This worksheet contains all of the projects in the CIP over six (6) budget years with a cost summary of each budget year by program area and for the entire CIP. Included with the worksheet 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 2020 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
Administrative				
AD21-01	Police Department building analysis	2021	General Fund	\$10,000
AD21-02	City Hall Lobby Renovation	2021	General Fund	\$30,000
AD21-03	City Hall Carpet Replacement	2021	TBD	\$15,000
Administrative Total				\$55,000
Department of Public Services (DPS)				
DPS21-01	Backhoe tractor (used)	2021/2022	TBD	\$85,000
DPS21-02	Leaf Vac Conversion Kit	2021/2022	TBD	\$8,000
DPS21-03	Pick Up Truck (plow ready)	2021/2022	TBD	\$45,000
DPS21-04	Parking Lot Replacement Phase I	2021/2022	TBD	\$51,000
DPS21-05	Parking Lot Replacement Phase II	2022/2023	TBD	\$50,000
DPS21-06	Parking Lot Replacement Phase III	2023/2024	TBD	\$50,000
DPS Total				\$289,000
Downtown Development Authority (DDA)				
DDA21-01	Hanging Flower Baskets	2021/2022	DDA Funds	\$9,225
DDA21-02	Alley feasibility study	2021/2022	DDA Funds	\$8,500
DDA Total				\$17,725
Parks and Recreation (P&R)				
PR21-01	Splash Pad Study and Planning	2021/2022	General Fund	\$5,000
PR21-02	Goldengate Park Update Study and Planning	2021/2022	General Fund	\$5,000
PR21-03	Replace Sarackwood Playground Equipment	2022/2023	TBD	\$100,000
PR21-04	Acquisition and Development of SE Quadrant Park	2024/2025	TBD	TBD
P&R Total				\$110,000
Police				
P21-01	Axon Taser	2020/2021	Police	\$17,800
P21-02	Patrol Vehicle	2021/2022	Police	\$45,000
P21-03	Mobile Data Computer Replacement	2022-2025	Police	\$12,000
P21-04	Speed Trailer	2020/2021	Police	\$30,000
P21-05	Mobile Radios	2021/2022	Police	\$40,000
P21-06	New Police Station Study	2021/2022	Police	TBD
Police Total				\$100,350

INTERACTIVE CIP DASHBOARD URL:

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

Project Inventory - continued

Project Number	Name	Fiscal year start	Funding source	Total
Roads				
R21-01	2021 Paving Program	2021/2022	Paving Bond Issue	\$1,328,000
R21-02	2021 Paving Program	2021/2022	Local/Major Road Fund	\$88,000
R21-03	2022 Paving Program	2022/2023	Paving Bond Issue	\$2,100,000
R21-04	2023 Paving Program	2023/2024	Paving Bond Issue	\$2,100,000
R21-05	2024 Paving Program	2024/2025	Local/Major Road Fund	\$200,000
Roads Total				\$5,616,000
Sanitary Sewer				
S21-01	Retention Tank repairs	2021 / 2022	CIP Bond Issue	\$500,000
S21-02	Sanitary Sewer Repairs	2021 - 2024	CIP Bond Issue	\$480,000
S21-03	2021 EFSDS CAP Projects	2021/2022	Water / Sewer Fund	\$800,862
S21-04	2022 Storm Sewer CCTV	2022/2023	Water / Sewer Fund	\$360,000
Sanitary Sewer Total				\$2,140,862
Storm Sewer				
ST21-01	Culvert Jet Cleaning	2021/2022	CIP Bond Issue	\$30,000
ST21-02	Ditches	2022/2023	CIP Bond Issue	\$300,000
ST21-03	Sidewalks	2022/2024	CIP Bond Issue	\$20,000
Storm Sewer Total				\$350,000
Water				
W21-01	Lead and Copper Exterior Identification	2021 - 2023	CIP Bond Issue	\$1,320,000
W21-02	2021 Water Main Replacement	2021 - 2023	CIP Bond Issue	\$2,185,000
W21-03	Lead Service Line Replacement	2021 - 2024	CIP Bond Issue	\$550,000
W21-04	Fire Hydrants Replace / Refurbish	2021 - 2023	CIP Bond Issue	\$552,000
W21-05	Gate Valve Replacement	2021 - 2023	CIP Bond Issue	\$972,000
W21-06	Water Meter Replacement	2021 / 2022	CIP Bond Issue	\$860,000
Water Total				\$6,714,000

INTERACTIVE CIP DASHBOARD URL:

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

Administrative

The City Administrator is responsible for the efficient administration of all City Departments, ensuring all laws and ordinances are enforced, development of an annual budget, and maintenance of an accounting system that shall conform with the laws and generally accepted accounting principles. The administrative departments include the office of the City Administrator, Treasurer, City Clerk, and the City's boards and commissions. This category also includes general inter-departmental needs such as copiers, printers and other office equipment.

AD21-01		Police Department Building Analysis
Project Year:	2021-2021	A study is need to determine where a larger police building could possibly be located. A larger facility is needed to accommodate growth - the current station is at capacity.
Estimated Cost:	\$10,000	
Funding Source:	General Fund	
Ranking:	TBD	
AD21-02		City Hall Lobby Renovation
Project Year:	2021-2021	Our City Hall building provides a first-impression for new residents and is a space that many Villagers visit monthly. Currently, the lobby of City Hall gives the impression that it is dark, dirty and dated. Additionally, City Office and Police Department counters are not ADA compliant.
Estimated Cost:	\$30,000	
Funding Source:	General Fund	
Ranking:	TBD	
AD21-03		City Hall Carpet Replacement
Project Year:	2021-2021	
Estimated Cost:	\$15,000	
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.

DPS21-01		Backhoe Tractor
Project Year:	2020-2021	Current tractor is 12 years old and in need of replacement.
Estimated Cost:	\$60,000	
Funding Source:	General Fund	
Ranking:	TBD	
DPS21-02		Leaf Vac Conversion Kit
Project Year:	2021-2022	Newest vac is three years old; next oldest is 12 years old and needs to be moved to backup status to ensure continuation of leaf program. Current tractor is 12 years old and in need of replacement.
Estimated Cost:	\$100,000	
Funding Source:	General Fund	
Ranking:	TBD	
DPS21-03		Pick-Up Truck (Plow Ready)
Project Year:	2021-2022	
Estimated Cost:	\$40,000	
Funding Source:	General Fund	
Ranking:	TBD	
DPS21-04		Parking Lot Replacement (Phase I of III)
Project Year:	2022/2023	Entire DPS parking lot is falling apart and salt/dirt are getting into the storm sewers. It is hard to maneuver and is unsafe.
Estimated Cost:	\$7,500	
Funding Source:	General Fund	
Ranking:	TBD	
DPS21-05		Parking Lot Replacement (Phase II of III)
Project Year:	2022/2023	Entire DPS parking lot is falling apart and salt/dirt are getting into the storm sewers. It is hard to maneuver and is unsafe.
Estimated Cost:	\$15,000	
Funding Source:	General Fund	
Ranking:	TBD	
DPS21-06		Parking Lot Replacement (Phase III of III)
Project Year:	2023/2024	Entire DPS parking lot is falling apart and salt/dirt are getting into the storm sewers. It is hard to maneuver and is unsafe.
Estimated Cost:	\$30,000	
Funding Source:	General Fund	
Ranking:	TBD	

Downtown Development Authority - Equipment

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.

DDA21-01		Hanging Flower Baskets
Project Year:	2020/2021 - 2025/2026	Purchase of Flower baskets, soil and flowers
Estimated Cost:	\$9,255	
Funding Source:	DDA Funds	
Ranking:	3	
DDA21-02		Light Pole Banners
Project Year:	2021/2022	
Estimated Cost:	\$8,500	
Funding Source:	DDA Funds	
Ranking:	3	



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

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.

PR20-01		Splash Pad Study and Planning
Project Year:	2021/2022	Determine if a splash pad would be a good investment for the city, what the best location would be and what it would cost.
Estimated Cost:	\$5,000	
Funding Source:	General Fund	
Ranking:	TBD	
PR20-02		Goldengate Park Update Study and Planning
Project Year:	2021/2022	
Estimated Cost:	\$5,000	
Funding Source:	General Fund	
Ranking:	TBD	
PR20-03		Replace Sarackwood Playground Equipment
Project Year:	2021/2022	Funds will only be utilized if a Recreation Passport Grant is awarded to the City. If awarded, 75% (\$75,000) would be reimbursed. Total cost after installation, final inspection and grant reimbursement would be \$25,000.
Estimated Cost:	\$100,000	
Funding Source:	General Fund and Grant	
Ranking:	TBD	
PR20-04		Acquisition and Development of SE Quadrant Park
Project Year:	TBD	Acquire the land and develop a park in a currently vacant, private-owned property lot in the Southeast quadrant of the city. The lot is a little less than an acre in size. Project cost would depend on the types of features desired in the park.
Estimated Cost:	TBD	
Funding Source:	TBD	
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.

P21-01		Axon Taser
Project Year:	2020 - 2023	Tasers increase officer safety and reduce liability to department by reducing lethal force. This funding request is for two years at \$4,450 per year.
Estimated Cost:	\$17,800	
Funding Source:	Police	
Ranking:	TBD	
P21-02		Patrol Vehicle
Project Year:	2021/2022	Need to replace older unit in fleet
Estimated Cost:	\$45,000	
Funding Source:	Police	
Ranking:	TBD	
P21-03		Mobile Data Computer Replacement
Project Year:	2022 - 2025	\$3,000 per year for four (years)
Estimated Cost:	\$12,000	
Funding Source:	Police	
Ranking:	TBD	
P21-04		Mobile Radios
Project Year:	2021/2022	Police communication equipment is needed for patrol vehicles and offices prep radios
Estimated Cost:	\$30,000	
Funding Source:	Police	
Ranking:	TBD	
P21-05		Expanded Police Station Study
Project Year:	Ongoing	A study is need to determine where a larger police building could possibly be located. A larger facility is needed to accommodate growth - the current station is at capacity.
Estimated Cost:	TBD	
Funding Source:	Police	
Ranking:	TBD	
P21-06		New Police Station
Project Year:	Ongoing	A study is need to determine where a larger police building could possibly be located. A larger facility is needed to accommodate growth - the current station is at capacity.
Estimated Cost:	TBD	
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 twill 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.

S21-01		Bond Paving Program
Project Year:	2021-2022	2021/2022: 2022/2023: 2023/2024:
Estimated Cost:	\$5,528,000	
Funding Source:	CIP Bond	
Ranking:	TBD	
S21-02		Local Road Paving Program
Project Year:	2021-2022	Locations TBD
Estimated Cost:	\$88,000	
Funding Source:	Local/Major Road Fund	
Ranking:	TBD	
S21-03		Culvert Jet Cleaning
Project Year:	2021-2022	
Estimated Cost:	\$30,000	
Funding Source:	CIP Bond	
Ranking:	TBD	
S21-04		Ditch Repair Program
Project Year:	2022-2023	
Estimated Cost:	\$300,000	
Funding Source:	CIP Bond	
Ranking:	TBD	
S21-05		Sidewalk repair
Project Year:	2022-2024	
Estimated Cost:	\$20,000	
Funding Source:	CIP Bond	
Ranking:	TBD	

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 City Engineer recommended budgeting approximately \$120,000 for necessary repairs for each of the next four years.

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.

S21-01		Retention Tank Repairs
Project Year:	2021-2022	The retention tank requires approximately \$500,000 in maintenance and repairs for safety and upgrades
Estimated Cost:	\$500,000	
Funding Source:	CIP Bond	
Ranking:	TBD	
S21-02		Sanitary Sewers Repairs
Project Year:	2021-2024	Perform repairs found during the 2020 CCTV
Estimated Cost:	\$480,000	
Funding Source:	CIP Bond	
Ranking:	TBD	
S21-03		EFSDS CAP Projects
Project Year:	2022-2023	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:	\$2,080,800 (\$133,477 annually)	
Funding Source:	Sewer Fund	
Ranking:	TBD	
S21-04		2022 Storm Sewer CCTV
Project Year:	2022-2023	Perform CCTV inspection on sewer pipes.
Estimated Cost:	\$120,000	
Funding Source:	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.

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 will also be applying for grant money to help defray some of these costs.

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.

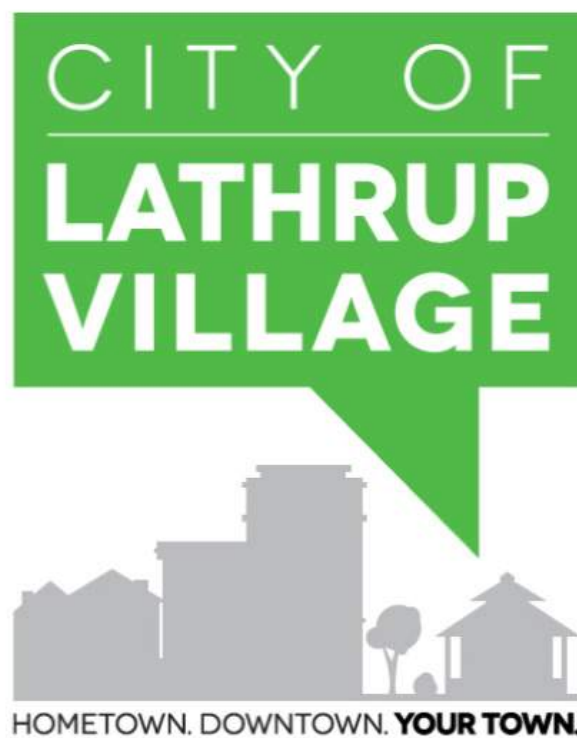
Water Loss and Water Meters

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 primary area of concern lies with the water meters that are used in the City. Like most of the infrastructure, the city's water meters are quite old. It is very common for older meters to lose their accuracy and under-record actual usage. As such, all water meters in the City will be replaced. There are approximately 1,785 meters in use and the estimated cost of replacement and installation is \$860,000.

Water

W20-01		Lead and Copper Exterior Identification
Project Year:	2021-2023	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:	\$1,320,000	
Funding Source:	CIP Bond	
Ranking:	TBD	
W20-02		Water Main Repair Program
Project Year:	2021-2023	2021: Wiltshire & San Rosa 2022 & 2023: Goldengate, Bloomfield & Glenwood
Estimated Cost:	\$2,160,000	
Funding Source:	CIP Bond	
Ranking:	TBD	
W20-03		Lead and Copper Service Line Replacement
Project Year:	2021-2024	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:	\$850,000	
Funding Source:	CIP Bond	
Ranking:	TBD	
W20-04		Fire Hydrant Replacement / Refurbish
Project Year:	2021-2023	It is estimated that 60 hydrants need to be replaced and 60 will be able to be refurbished.
Estimated Cost:	\$552,000	
Funding Source:	CIP Bond	
Ranking:	TBD	
W20-05		Gate Valve Replacement
Project Year:	2021-2023	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:	\$972,000	
Funding Source:	CIP Bond	
Ranking:	TBD	
W20-06		Water Meter Replacement
Project Year:	2021/2022	Replace 1,600 boxes @ \$725 per box
Estimated Cost:	\$860,000	
Funding Source:	CIP Bond	
Ranking:	TBD	



Project				Estimated Cost								
No.	Name	Fiscal Year Start	Funding Source	Equip/Construction	Other	Total	FY21/22	FY22/23	FY 23/24	FY24/25	FY25/26	FY26/27
Administrative												
AD 21-01	Police Department building analysis	2021	General Fund		Study	\$ 10,000	\$ 10,000					
AD 21-02	City Hall Lobby Renovation	2021	General Fund		Update	\$ 30,000	\$ 30,000					
AD 21-03	City Hall Carpet Replacement	2021	TBD		Update	\$ 15,000	\$ 15,000					
Total						\$ 55,000	\$ 55,000					
DPS												
DPS 21-01	Backhoe tractor (used)	2021/2022		\$ 85,000		\$ 85,000	\$ 85,000					
DPS 21-02	Leaf Vac Conversion Kit	2021/2022		\$ 8,000		\$ 8,000	\$ 8,000					
DPS 20-03	Pick Up Truck (plow ready)	2021/2022		\$ 45,000		\$ 45,000	\$ 45,000					
DPS 20-04	Parking Lot Replacement Phase I	2021/2022		\$ 51,000		\$ 51,000	\$ 51,000					
DPS 20-05	Parking Lot Replacement Phase II	2022/2023		\$ 50,000		\$ 50,000		\$ 50,000				
DPS 20-06	Parking Lot Replacement Phase III	2023/2024		\$ 50,000		\$ 50,000			\$ 50,000			
Total						\$ 289,000	\$ 189,000	\$ 50,000	\$ 50,000			
DDA												
DDA 21-01	Hanging Flower Baskets	2021/2022	DDA Funds	\$ 9,225	-	\$ 9,225	\$ 9,225					
DDA 20-02	Alley Study - Feasibility + condition	2021/2022	DDA Funds	\$ 8,500	Study	\$ 8,500	\$ 8,500					
TOTAL						\$ 17,725	\$ 17,725					
PARKS												
PR 21-01	Splash Pad Study and Planning	2021/2022				\$ 5,000	\$ 5,000					
PR 21-02	Goldengate Park Update Study and Planning	2021/2022				\$ 5,000	\$ 5,000					
PR 21-03	Replace Sarackwood Playground Equipment	2022/2023				\$ 100,000	\$ 100,000					
PR 21-04	Acquisition and Development of SE Quadrant Park	2024/2025				\$ -				TBD		
TOTAL						\$ 110,000	\$ 110,000	\$ -				
Police												
P 21-01	Axon Taser	2021-2023	Police	\$ 17,800		\$ 13,350	\$ 4,450	\$ 4,450	\$ 4,450			
P 21-02	Patrol Vehicle	2021/2022	Police	\$ 45,000		\$ 45,000		\$ 45,000				
P 21-03	Mobile Data Computer Replacement	2022-2025	Police	\$ 12,000		\$ 12,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000		
P 21-04	New Portable Radios	2021/2022	Police	\$ 30,000		\$ 30,000	\$ 30,000					
P 21-05	Body Cams	2021/2022	Police	\$ 40,000		\$ 40,000						
P 21-06	Expanded Station	TBD	TBD	TBD		TBD						
See AD-01	New Police Station	TBD	Police	TBD		TBD				TBD		
TOTAL						\$ 100,350	\$ 37,450	\$ 52,450	\$ 7,450	\$ 3,000		
Roads												
R 21-01	Bond Paving Program	2021/2022	Paving Bond Issue	\$ 1,328,000		\$ 5,528,000	\$ 1,328,000	\$ 2,100,000	\$ 2,100,000			
R 21-02	Local Road Paving Program	2021/2022	Local/Major Road Fund	\$ 88,000		\$ 88,000	\$ 88,000					
R 21-03	Culvert Jet Cleaning	2021/2022	CIP Bond Issue			\$ 30,000	\$ 10,000	\$ 10,000	\$ 10,000			
R 21-04	Ditches	2022/2023	CIP Bond Issue			\$ 300,000	\$ 50,000	\$ 125,000	\$ 125,000			
R 21-05	Sidewalks	2022/2024	CIP Bond Issue			\$ 20,000	\$ 20,000					
TOTAL						\$ 5,966,000	\$ 1,496,000	\$ 2,235,000	\$ 2,235,000	\$ -	\$ -	\$ -

Project				Estimated Cost								
No.	Name	Fiscal Year Start	Funding Source	Equip/Construction	Other	Total	FY21/22	FY22/23	FY 23/24	FY24/25	FY25/26	FY26/27
Sanitary Sewer												
S 21-01	Retention Tank repairs	2021 / 2022	CIP Bond Issue	\$ 500,000		\$ 500,000	\$ 500,000					
S 21-02	Sanitary Sewer Repairs	2021 - 2024	CIP Bond Issue	\$ 480,000		\$ 480,000	\$ 120,000	\$ 120,000	\$ 120,000	\$ 120,000		
S 21-03	2021 EFSDS CAP Projects	2021/2022	Water / Sewer Fund	\$ 800,862		\$ 800,862	\$ 133,477	\$ 133,477	\$ 133,477	\$ 133,477	\$ 133,477	133,477.00
S 21-04	2022 Storm Sewer CCTV	2022/2023	Water / Sewer Fund	\$ 360,000		\$ 360,000		\$ 180,000			\$ 180,000	
TOTAL						\$ 2,140,862	\$ 753,477	\$ 433,477	\$ 253,477	\$ 253,477	\$ 313,477	\$ 133,477
Water												
W 21-01	Lead and Copper Exterior Identification	2021 - 2023	CIP Bond Issue	\$ 440,000		\$ 1,320,000	\$ 440,000	\$ 440,000	\$ 440,000			
W 21-02	Water Main Replacement	2021 - 2023	CIP Bond Issue	\$ 475,000		\$ 2,160,000	\$ 475,000	\$ 437,500	\$ 447,500	\$ 325,000	\$ 475,000	
W 21-03	Lead & Copper Service Line Replacement	2021 - 2024	CIP Bond Issue	\$ 50,000		\$ 850,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 350,000	\$ 350,000	
W 21-04	Fire Hydrants Replace / Refurbish	2021 - 2023	CIP Bond Issue	\$ 184,000		\$ 552,000	\$ 184,000	\$ 184,000	\$ 184,000			
W 21-05	Gate Valve Replacement	2021 - 2023	CIP Bond Issue	\$ 324,000		\$ 972,000	\$ 324,000	\$ 324,000	\$ 324,000			
W 21-06	Water Meter Replacement	2021 / 2022	CIP Bond Issue	\$ 860,000		\$ 860,000	\$ 860,000					
TOTAL						\$ 6,714,000	\$ 2,333,000	\$ 1,435,500	\$ 1,445,500	\$ 675,000	\$ 825,000	\$ -

Ongoing project

memorandum

DATE: March 10, 2021

TO: Susie Stec, Manager – Community & Economic Development

FROM: Jill Bahm & Eric Pietsch, Giffels Webster

SUBJECT: Zoning Amendment – Building Materials

Previous Discussion

- May 16, 2020: The Planning Commission reviewed a recommended zoning amendment and asked to set the public hearing. In as much as this was not a high priority item at the time, it was postponed.
- April 21, 2020: The Planning Commission discussed amending the zoning standards for building materials, to permit some flexibility for architects and designers using modern products. The Planning Commission made the following observations about the proposed text:
 - Generally, commissioners supported the idea of modernizing the language and allowing the Planning Commission the ability to apply standards with flexibility.
 - More guidance on how the commissioners would make consistent decisions is desired.

Introduction

What prompted this amendment?

- With recent commercial and residential building improvements in the City, some questions have come up regarding the intent and restrictions on building materials. Clarification and updating the ordinance is needed.
- It should be noted that single family homes are required to follow standards for building materials and, particularly in the rear of homes, these may be cumbersome requirements that may not have been consistently applied over the years.

Current Language

The Zoning ordinance has two sections on building materials: a general standard for building materials and materials in the Village Center (VC) district. The VC district has the highest standards in terms of building form, design and materials because architectural and design quality supports the intent for a walkable district – the idea being that when people are walking close to buildings, they really notice details much more than if they are in a car driving past. While the rest of the city is certainly important in terms of quality, the highest standards should be in the Village Center. Using the VC standards as a starting point, standards for the rest of the city may similarly use percentages of materials to promote flexibility.

Section 3.1.8.E.3. Building Materials:

- A. Facing Street, park or plaza: At least 90% of all exterior building façades facing a street, park, or plaza shall be finished with a combination of two or more of the following: Glass, brick, cut or cast stone, wood, cementitious board (e.g., Hardie Plank), integrally colored concrete units with brick proportions (e.g., half-high “C” brick), and textured stucco.
- B. Facing other buildings: at least 70% of the exterior façade shall consist of the materials specified in 3.A. above and may also include split-faced, scored, or fluted block.
- C. Variation: There shall be a change in the vertical or horizontal building plane when there is a change in color or material. Street facing facades shall be divided vertically into segments no greater than sixty (60) feet wide.

Section 5.4 Building Material:

Except as otherwise provided in this ordinance, on all permanent buildings, exterior wall construction and exposed, exterior chimneys shall be either brick, natural stone, masonry materials other than brick, or a combination thereof, provided all such materials comply with the following specifications:

- A. All brick made from clay, shale, fire clay, or mixtures thereof shall be hard burned facing brick meeting all the specifications contained in American Society for Testing and Materials Standard C216-65, for grade SW facing brick.
- B. All other brick, stone and other masonry materials not included in the foregoing paragraphs shall nevertheless meet the durability, strength, and rate of absorption standards established in said above-mentioned specifications.
- C. Architectural trim material may be wood, aluminum, or other material of equal strength and durability if the building walls proper are of fire-resistant material. Such trim material shall not cover more than ten percent of the exterior wall construction.
- D. All building materials must also conform to state and local building code requirements.

Recommendation

Amend the Zoning ordinance to allow more flexibility in the application of building material standards as noted in the following pages.

ORDINANCE NO __ OF 2021

ORDINANCE AMENDING

THE LATHRUP VILLAGE ZONING ORDINANCE

ARTICLE 5, TO UPDATE STANDARDS FOR BUILDING MATERIALS

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LATHRUP VILLAGE MICHIGAN:

PART 1. Replace Section 5.4 in its entirety as follows:

Section 5.4 Building Material:

~~Except as otherwise provided in this ordinance, on all permanent buildings, exterior wall construction and exposed, exterior chimneys shall be either brick, natural stone, masonry materials other than brick, or a combination thereof, provided all such materials comply with the following specifications:~~

- ~~A. All brick made from clay, shale, fire clay, or mixtures thereof shall be hard burned facing brick meeting all the specifications contained in American Society for Testing and Materials Standard C216-65, for grade SW facing brick.~~
- ~~B. All other brick, stone and other masonry materials not included in the foregoing paragraphs shall nevertheless meet the durability, strength, and rate of absorption standards established in said above mentioned specifications.~~
- ~~C. Architectural trim material may be wood, aluminum, or other material of equal strength and durability if the building walls proper are of fire-resistant material. Such trim material shall not cover more than ten percent of the exterior wall construction.~~
- ~~D. All building materials must also conform to state and local building code requirements.~~

Section 5.4 Building Material: The city values the historic architecture of its residential neighborhoods and strives to maintain a sense of permanence throughout the city through the use of long-lasting high-quality building materials. Building materials in all zoning districts shall comply with the following, except as otherwise provided in Section 3.1.8.E.3.:

- A. Facing Street, park or plaza:** At least 75% of all exterior building façades facing a street, park, or plaza shall be finished with a combination of two or more of the following: Glass, brick, cut or cast stone, wood, cementitious board (e.g., Hardie Plank), integrally colored concrete units with brick proportions (e.g., half-high “C” brick), and textured stucco. The use of accent materials should be limited on ground floor building elevations.
- B. Facing other buildings:** at least 50% of the exterior façade buildings shall consist of the materials specified above and may also include split-faced, scored, or fluted block. For single-family residential buildings, vinyl siding is permitted.
- C. Alternative materials:** Alternative building materials may be approved when the applicant demonstrates to the satisfaction of the Planning Commission that the application of alternative materials is consistent with the intent of this section and will not have an unreasonable impact on adjacent uses. For demonstration purposes, building material specification sheets, photographs of existing application and material samples are encouraged to illustrate that

durability and appearance equivalency with materials listed in subsection A above will be maintained.

PART 2.

If any section, paragraph, sentence, clause and/or phrase of this Ordinance or the application thereof is declared unconstitutional, unenforceable or invalid by the valid judgment of any court of competent jurisdiction such unconstitutionality, unenforceability or invalidity shall not affect any of the remaining sections, paragraphs, sentences, clauses and/or phrases of this Ordinance, since the same would have been enacted by the City of Lathrup village without the incorporation in this Ordinance of any such unconstitutional, unenforceable or invalid section, paragraph, sentence, clause or phrase. To this end, the provisions of this Ordinance are hereby declared severable.

PART 3.

All other Ordinances, or any parts thereof, which are in conflict with the provisions of this Ordinance, are hereby repealed. To the extent that any provision or provisions of this Ordinance are inconsistent or in conflict with any other provision of the Code of Ordinances or any regulation of the City, the provisions of this Ordinance shall be deemed to control.

PART 4

This Ordinance shall become effective upon final adoption and publication of the same in the manner prescribed by law.

This Ordinance was introduced on _____, by _____; Notice of Public Hearing was published on _____. A Public Hearing was held, the title having been read and the Ordinance considered, on motion to adopt by _____, seconded by _____, a record vote was taken and the following result was had:

YEA:

NAY:

ABSENT:

WHEREUPON, the presiding officer declared the above Ordinance duly adopted on the _____ day of _____.

ATTEST:

memorandum

DATE: February 12, 2021
TO: Susie Stec, Manager – Community & Economic Development
FROM: Jill Bahm & Matt Wojciechowski, Giffels Webster
SUBJECT: 2021 Draft Comprehensive Plan

In advance of our February 16, 2021 meeting, [please find the working draft Comprehensive Plan here](#). Please note this is a working draft, and while most of the components are included, we do think discussion and refinement will be needed before it is ready for distribution to the reviewing agencies as required by state law. We look forward to our upcoming conversation about this long-range plan.