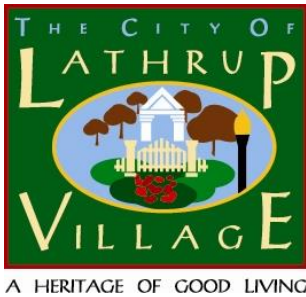


Planning Commission Agenda

Tuesday, September 15, 2026 at 7:00 PM
27400 Southfield Road, Lathrup Village, Michigan 48076

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Approval of Agenda**
5. **Public Comment for Items on the Agenda**
6. **Approval of Meeting Minutes**
 - A. Planning Commission Regular Meeting Minutes August 18, 2026
7. **Public Hearing**
 - A. Artisan Manufacturing Amended Ordinance
8. **Old Business and Tabled Items**
9. **New Business**
 - A. Planning Commission Meeting Change
 - B. 2026 Comprehensive Plan Update Discussion on Future Land Use and Goals/Objectives
10. **General Communication**
 - A. Single Family Residential in Village Center Zoning
 - B. Parks & Green Space Zoning
 - C. Site Development Status Updates
11. **Public Comment**
12. **Other Matters for Discussion**
13. **Adjourn**



Planning Commission Agenda

Tuesday, August 18, 2026 at 7:00 PM
27400 Southfield Road, Lathrup Village, Michigan 48076

1. **Call to Order** at 7:02pm

2. **Roll Call**

Present: Hillman, Robinson, Nordmoe, Hammond, Grewer

Also Present: DDA Director Bloom, DDA Project Coordinator Kennedy, Clerk Emanuel, Attorney Baker

Absent: Abraham, Clarke

Motion by Commissioner Robinson, seconded by Commissioner Nordmoe to excuse Commissioner Abraham's absence.

Yes: Hillman, Robinson, Nordmoe, Hammond, Grewer

No: n/a

Absent: Abraham, Clarke

Motion carried

3. **Pledge of Allegiance**

4. **Approval of Agenda**

Motion by Commissioner Hammond, seconded by Commissioner Robinson to approve the agenda.

Yes: Hillman, Robinson, Nordmoe, Hammond, Grewer

No: n/a

Absent: Abraham, Clarke

Motion carried

5. **Public Comment for Items on the Agenda**

Diane Anderson, expressed in part: her stance against Artisan manufacturing in Lathrup Village and discussed different neighboring Cities and historical information about the way of life that was in Lathrup Village in the past.

Jonathan Tara, expressed in part: suggestions for the businesses to be properly prepared and have all the information that they need to be successful, and asking about any electrical study (what electrical and where) and a fiber study of what we have outside of AT&T.

Dhiya Dabish, of Vintage Village Fine Wine, expressed in part: that he has been in business in Lathrup Village for 30 years and established relationships and invested in Lathrup Village and that he is against the gas station next door to his business (that is less than 100 feet door-to-door), from being granted approval to sell liquor/beer/wine, and respectfully asks the Council to consider his concerns.

6. **Approval of Meeting Minutes**

A. Planning Commission Regular Meeting Minutes July 21, 2026

Motion by Commissioner Nordmoe, seconded by Commissioner Robinson to approve the July 21, 2026 meeting minutes.

Yes: Hillman, Robinson, Nordmoe, Hammond, Grewer

No: n/a

Absent: Abraham, Clarke

Motion carried

7. **Old Business and Tabled Items**

A. Zoning Amendment - Artisan Manufacturing

Eric Pietsch of Giffels Webster, DDA Director Bloom, DDA Project Coordinator Kennedy, Commission members, and Attorney Baker discussed:

- Steps that have occurred up to now and updates
- Wording and emphasizing: It's not what you are producing it is the impact
- Clarifying Light industrial and Artisan Manufacturing and sharing a comparison chart
 - Quantities/Scale/Distribution of product
 - Furniture can be Artisanal – be specific
 - Clothing can be either – how to clarify
 - Specifying: what is low impact and small scale
 - The wording: "not limited to"
 - The percentage of 50% (the 51% or 49% of it all) of the total gross floor area in the office and all applications coming before the Commission
 - Adjusting the use standards
 - Using a tiered approach
 - Updated Parking requirements
 - Office use and mixed use
 - Education space (hard to implement the %), and shared use spaces, so instead of percentages, having them abide by a certain time of the year for education events
- By right and by special land use and the requirements/criteria
 - All Artisan Manufacturing to be Special Land use
 - Trying to get new businesses and making sure that it is not too difficult for them to come here
 - 10 Businesses are interested in moving into Lathrup Village, and the interest in this program is growing – and if the Special Land Use would hinder that/dampen their spirits

- Other communities with Artisan manufacturing and what they have done with their ordinance, and that Clawson uses the Land use
- Business licenses and our current review system for businesses
- Businesses that are already “making” creating items
- The DDA will be implementing the Building Opportunities on Main Street (BOOMS) Tracker. It is a tool for gathering, storing, and showcasing information about buildings, lots, and businesses in local Main Street districts. It is a building inventory system which can include tracking uses per floor, square footages, etc. It can also include photos to benchmark the conditions of properties and Oakland County has used it to add historical records and photos.
- Wording of constituting a “nuisance”
- The cadence/wait time for Special Land use and even if the Planning Commission approves it, it still has to go before the City Council (approx. 45 days wait time)
- If the applicants that showed interest already have a Business Plan prepared
- Establishing a Public Hearing for September

Motion by Commissioner Robinson, seconded by Commissioner Grewer to host a Public Hearing at the September 15th Planning Commission meeting on the topic of the Zoning amendment related to Artisan Manufacturing.

Yes: Hillman, Robinson, Nordmoe, Hammond, Grewer

No: n/a

Absent: Abraham, Clarke

Motion carried

8. New Business

A. Special Land Use Application - 28939 Southfield Road

Eric Pietsch of Giffels Webster, DDA Director Bloom, DDA Project Coordinator Kennedy, Commission members, and Attorney Baker discussed:

- Demonstrated need, with the applicant not here, how has the applicant explained the demonstrated need
 - Metrics for a demonstrated need
 - City staff cannot explain the demonstrated need for the applicant
- The hours of operation now and that are being requested, and that the hours of operation change is not coming before the Planning Commission
- Whether or not it is approved by the Planning Commission it will go before the City Council
- Background of this business in Lathrup Village, and that in 2013 the City Council denied their request to sell Beer and Wine

Chair Hillman opened the Public Hearing at 9:05pm.

Public Comments:

John Sousanis, expressed in part: that he believes in supporting existing businesses, and does not believe there is a demonstrated need.

Chair Hillman closed the Public Hearing at 9:07pm.

Motion by Commissioner Nordmoe, seconded by Commissioner Robinson to not recommend to City Council and not approve the Special Land Use application for 28939 Southfield Road for lack of demonstrated need.

Yes: Hillman, Robinson, Nordmoe, Hammond, Grewer

No: n/a

Absent: Abraham, Clarke

Motion carried

9. General Communication

10. Public Comment

Jonathan Tara, expressed in part: opportunities for all present to further their education, to network, and to research for Maker's spaces by: attending events related to "September is Detroit Month of Design (at least 84 events including demonstrations for 3D printing and Tony Hawk skate park next year), the Funky Ferndale Art Fair in September with Art and Maker Fairs, and on January 14th at the Detroit Auto Show media and industry day, that has a lot of startup companies that are there on that day only.

John Sousanis, expressed in part: a request to Giffels Webster regarding getting items in on time to be included in the packet, about asking A.I. who has ordinances like this, spoke on Artisan manufacturing, and suggested looking at giving the Parks a separate designation.

11. Other Matters for Discussion

Commissioner Nordmoe commented in part: that the Lathrup Village Nature Group called attention to the negative effects of light at night, and he inquired about the bright lights from two office buildings on Southfield Road and asked if there is any rule.

Eric Pietsch, responded that there are requirements, and new businesses have lighting plans. DDA Project Coordinator Kennedy, mentioned that we do not know about the issues, until someone brings them to our attention, and Attorney Baker went over the ordinances and suggested that issues can be reported by completing an entry on the city's SeeClickFix link on the website.

12. Adjourn

Motion by Commissioner Robinson, seconded by Commissioner Grewer to adjourn the meeting at 9:24pm.

memorandum

DATE: August 27, 2026
TO: Lathrup Village Planning Commission
FROM: Eric Pietsch, Hannah Prins, & Jill Bahm, Giffels Webster
SUBJECT: Zoning Amendment – Artisan Manufacturing

Previous Discussions

August 18, 2026 meeting. The Planning Commission accepted the proposed definition of Artisan Manufacturing with additional emphasis on the minimal, low volume, small-scale, and low impact nature of the term. The Commission determined that the level of intensity, and not just the types of goods being produced, should guide the regulation of the impact on the surrounding community. The Commission decided to proceed with allowing Artisan Manufacturing to be a Special Land Use in the Office and Mixed-Use zoning districts only. As a result, the proposed definition of “Artisan Manufacturing, Limited” has been removed.

The updated draft (attached) includes a refined definition and standards to address the concerns noted above. We recommend keeping the production of alcoholic beverages (e.g., breweries, distilleries, and the like) separate to reflect their unique licensing requirements and other standards. These are not included at this time.

The updated draft language seeks to address the following:

- Clarify the ambiguity between light industrial and artisan manufacturing uses by further detailing the types of production methods, scale of distribution, and types of materials and products used.
- Adjust the use standards to encompass a broader array of artisan manufacturing operations.
- Update the parking requirements to align with parking standards for other retail uses in the proposed districts in addition to the previously required parking amount. This approach ensures that artisan manufacturing operations have enough parking to accommodate the amount of proposed retail in addition to the manufacturing use.

July 21, 2026 meeting. The Planning Commission reviewed the first draft language of the proposed ordinance amendment pertaining to the use of artisan manufacturing in the city. Among the topics discussed were the following:

1. The definition of Artisan Manufacturing. The Planning Commission expressed interest in listing exclusions (what we don't want), like heavy manufacturing for example. Should the definition include the production of alcoholic beverages?
2. Whether or not artisan manufacturing should be a by-right permitted use, subject to administrative review or designated as a Special Land Use, subject to review by the Planning Commission in conjunction with a public hearing.
3. Distinguish a more recognizable difference between artisan manufacturing and light manufacturing. Consider both terms when establishing the definition for each (light industrial is already defined).
4. Determine nuisance standards. Update Article 4, Section 4.22 (Use Standards) to designate the coffee roasting standards to apply generally to all uses.

The remainder of this memo is provided as background and has not changed since the previous meeting.

Introduction

What prompted this amendment?

The Downtown Development Authority of Lathrup Village has been pursuing efforts to introduce small-scale production into the business corridors of the city. With the ongoing update of the Master Plan, the goal is to ensure there will not be any confusion between the work being done through the Master Plan update and the separate work being done with Recast City. The 2021 Master Plan speaks about considering flexibility in the commercial corridors. Given that spirit and the positive feedback communicated by the Planning Commission thus far, we are pursuing potential amendments to the zoning ordinance that would allow for artisan manufacturing uses in specific districts in Lathrup Village.

Current Ordinance

The ordinance does not define or address artisan manufacturing uses.

Considerations

What are the appropriate zoning districts that may allow artisan manufacturing uses?

Article 3. Zoning District. Initially, the Mixed-Use district was the focus for implementing artisan manufacturing. While the Office and Commercial Vehicular districts were also considered at the July 21st meeting, the Commission recommended removing CV-Commercial Vehicular from this list and keeping the Mixed-Use and Office districts as the zones where artisan manufacturing will be allowed.

- The Mixed-Use district is intended to allow flexibility in the redevelopment of property along Southfield Road, where frontage lots limit the availability of parking and compliance with buildings setbacks. This district encourages pedestrian-oriented design and compliments the Village Center district.
- The Office district is designed to provide sites for professional office uses and commercial activities that support those users. These districts are located in areas which abut and have direct access to freeways and major thoroughfares so as to provide for off-street parking, somewhat more intense land use activity adjacent to residential areas. This district is designed to encourage innovation, variety, and quality design. Attractive landscaping is desired so as to be in harmony with such adjacent residential uses.

Should artisan manufacturing uses be permitted by-right or by way of a Special Land Use?

At the July 21, 2026 Planning Commission meeting, discussion centered on the difference between light industrial and artisan manufacturing uses and whether artisan manufacturing should be permitted by right or require special land use approval. In response to that discussion, revisions have been made to the proposed language to further distinguish artisan manufacturing from light industrial uses. A key differentiating characteristic of artisan manufacturing is the requirement for a public-facing retail, educational, or collaborative component. This requirement reinforces the intended character of the use by ensuring that artisan manufacturing establishments contribute to the commercial vitality and public experience of Lathrup Village.

To encourage this public-oriented character while ensuring compatibility with surrounding uses, staff recommended the Planning Commission consider a tiered approach where artisan manufacturing establishments with a manufacturing floor area less than 50 percent of the gross floor area would be permitted by right and those with 50 percent or more floor area dedicated to manufacturing would require special land use approval. The Planning Commission ultimately felt requiring all artisan manufacturing uses go through the Special Land Use application process was the preferred procedure.

Summary / Recommendation

This proposed amendment to the Mixed-Use and Office districts of Lathrup Village takes the vision and intent of the Master Plan into strong consideration. The evolution of economic conditions in recent years has brought to light challenges when developing commercial and retail tenant lease spaces. Observed trends in commercial and office uses finds there to be a need for adaptive reuse of existing building stock, providing available sites for makerspaces and shared spaces for small vendors and businesses, a shift toward hybrid work and work-from-home resulting in an increase in office supply, and the desire for live-work space, co-working spaces, and business incubators. This amendment strives to continue to pursue a walkable sense of place for the commercial corridors that extend beyond the city's central core.

Amend Article 2, Definitions, to add Artisan Manufacturing as a defined term.

Section 2.2

Artisan Manufacturing. A small-scale, low-impact establishment for the design, production, fabrication, assembly, repair, finishing, and packaging of **unique**, custom, specialty, or limited-run products and component parts using limited or minimal production techniques and equipment. Such establishments integrate retail and/or education and are characterized by lower-volume production and a greater degree of craftsmanship, customization, design, or prototyping than light **manufacturing industry**. **Typical Examples of** artisan manufacturing products include, but are not limited to, furniture, textiles, clothing, jewelry, ceramics, wood products, metalwork, glass products, artworks, electronics, and specialty food and non-alcoholic beverage products.

~~**Artisan Manufacturing, Limited.** An artisan manufacturing establishment where most of the building is dedicated to retail or education space and less than fifty percent of the gross floor area is dedicated to manufacturing.~~

Amend Article 3, Zoning Districts to add Artisan Manufacturing as a ~~Permitted Use when the manufacturing space comprises less than fifty (50) percent of the gross floor area and a Special Land Use when manufacturing space comprises greater than fifty (50) percent of the total gross floor area~~ in the Office and Mixed-Use districts.

~~Section 3.1.5. B.xii Artisan Manufacturing, Limited.~~

Section 3.1.5.C. vii Artisan Manufacturing

~~Section 3.1.8.B. xii Artisan Manufacturing, Limited.~~

Section 3.1.8.C.xi Artisan Manufacturing.

Amend Article 4, Use Standards, to add a new standard:

Section 4.22 Artisan Manufacturing

Artisan manufacturing may be permitted in the Office, ~~Commercial Vehicular~~, and Mixed-Use districts subject to the following requirements:

1. The scale and impacts of the use shall be consistent with other uses in the district.
2. All production, fabrication, assembly, finishing, treatment, storage, and packaging activities shall occur entirely within an enclosed building.
3. No artisan manufacturing use or uses in a mixed-use building shall be permitted on a floor above a residential use.
4. All artisan manufacturing uses shall include a storefront for the sale of products produced on the premises and/or an educational or collaborative component, such as workshops, classes, demonstrations, or shared workspaces.
5. Any equipment or process generating smoke, fumes, dust, particulate matter, odors, heat, or other airborne emissions shall be equipped with filtration, ventilation, afterburners, collectors, scrubbers, or equivalent mitigation measures as necessary to prevent such emissions from being detectable at a level constituting a nuisance beyond the property boundaries.

6. Machinery and equipment shall be operated in a manner that does not create excessive noise, vibration, glare, smoke, dust, odor, heat, or other impacts greater than ambient conditions that are discernible beyond the property boundaries.
7. The City may require additional mitigation measures if a manufacturing process is determined by the City Administrator, or their designee, to create a nuisance or otherwise adversely impact surrounding properties.
8. Accessory storage and distribution activities shall remain subordinate to the on-site artisan manufacturing use.

Amend Article 5, Site Development Standards, to add a new off-street parking standard:

Section 5.13.14.C.xvi. Artisan Manufacturing: one space per 1,500 square feet of gross floor area or fraction thereof plus an additional one space per 300 sq ft of active retail area or fraction thereof.

Amend Article 5, Site Development Standards, as follows:

Section 5.14 – Nuisances Prohibited

The occupancy or use of any lot or premises in such fashion as to constitute an actionable nuisance in fact, as defined by the common law of this state, which is injurious to two or more persons, is prohibited. Standards of the city code, Chapter 46, also apply.



To: Lathrup Village Planning Commission

From: Tom Kennedy –Downtown Development Authority Project Coordinator

Date: September 15, 2026

RE: Planning Commission Meeting Change

Background

Over the course of the past three Planning Commission meetings, the sentiment from both City Staff and Planning Commissioners regarding meeting times, specifically the Planning Commission meeting days, has been up for debate. Commissioners and Staff agree that the Planning Commission meeting being the day after the City Council meeting puts undue stress upon the internal systems City Staffers are trying to create with the Recast City program, and with business/commercial corridor development in general.

When the Planning Commission meets after a City Council meeting, and City Council only has one regular meeting per month, then any decision the Planning Commission makes that requires City Council approval must wait one month before it can be approved. This delay has been deemed unnecessary by Planning Commission in recent months. Changing the meeting date of Planning Commission to before City Council allows for a one-week turnaround in decisions, which for developmental purposes, creates the most efficient timeline and creates a level of expediency for commercial development and redevelopment.

Recommended Action

Planning Commissioners discuss and determine whether changing the regular meetings of the Planning Commission is a prudent decision. If so, change the meeting dates to the second Tuesday of each month at 7:00 PM

Alternatively, in December, the Commission will vote on the meeting dates for 2027. The decision today can wait until the end of the year and take effect next year.

memorandum

DATE: September 11, 2026

TO: Lathrup Village Planning Commission

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

SUBJECT: Comprehensive Plan Update – Future Land Use, Goals & Objectives

The 2026 Comprehensive Plan process is now entering the final stage. We have concluded the visioning and engagement phases and will be moving into drafting the plan. We will use our meeting on September 15 to discuss the Future Land Use map and the drafted goals and objectives with the Planning Commission.

ACTIONS TO TAKE AHEAD OF THE MEETING

- Review the current Future Land Use (FLU) chapter and map from the 2021 Comprehensive Plan (pgs. 43-46).
- See the proposed FLU map and annotated changes.
- Review the Goals and Objectives Chapter from the 2021 Comprehensive Plan (pgs. 36-41).
- See the proposed goals and objectives below for the 2026 Comprehensive Plan Update.

Future Land Use

The Future Land Use Map illustrates where the City intends to locate general land use categories in the future. The map is accompanied by descriptions of the categories shown on the map. Future land use (FLU) descriptions are meant to be more general in nature to allow for flexibility, but they should also be specific enough to guide any zoning amendments that may be needed to realize the vision of the plan and also support land use decisions (like a re-zoning application). The Future Land Use Map does not automatically change zoning or make these changes imminent but rather sets a long-range goal for the City. Input from the community as well as discussions with City staff and the Planning Commission over the last 10 months have driven the proposed changes to the future land use map.

VILLAGE CENTER

Conversations on future land use in the City have been primarily focused around the Village Center (VC district). The vision for the VC district along Southfield Road is still present, but proposed changes would focus on restricting the Village Center District closer to the corridor and dialing back to create a smooth transition between the VC and existing neighborhoods. The transition zone as proposed would envision the outer areas of the VC as Multiple Family which is compatible with the R-2 zoning district. The R-2 zoning district allows for single-family homes, but also more dense housing types such as townhomes, terraces, and other clustered housing.

12 MILE MIXED-USE CORRIDOR

Other discussions have explored the idea of expanding the mixed-use corridor to 12 Mile Road. Doing so would increase housing and commercial opportunities along the corridor, but it would have the potential to increase density. Building height maximums would be increased by one story (or 10') but at the same time, buildings in the mixed-use designation are encouraged to be closer to the street and the rear yard setback requirement (and therefore the distance of buildings from the single-family homes to the south) would increase by five feet.

PARKS & GREENSPACE

Recent discussions have explored creating a new designation for parks and green spaces. Properties under consideration include the City's existing parks and the three vacant triangular properties within the California Drive hexagon. Such a designation could identify land intended for long-term preservation, help ensure park access for current and future residents, improve tracking of green spaces, and support equitable access across neighborhoods. However, it could also limit future recreational, residential, or other development opportunities. Contemporary land use planning approaches emphasize flexibility and adaptability to balance community needs, natural areas, and developed spaces. Because the City already owns the properties that could receive this designation, it retains full control over future development activities regardless of the land use classification. The Planning Commission should discuss the tradeoffs of a park designation and determine its intended purpose and objectives before identifying the most appropriate approach for the Future Land Use Map.

Goals & Objectives

The 2026 Comprehensive Plan Update process is intended to realign goals in accordance with the community's needs and vision at the time of plan adoption. The engagement input from this process has guided discussions and ultimately changes to the goals and objectives from the previous 2021 Master Plan (*see open house feedback for goals on page 5 of this memo). The proposed goals and objectives are as follows:

People & Placemaking (Previously Community Character)

PROPOSED GOAL

Preserve and strengthen the physical character of Lathrup Village through thoughtful placemaking, protection of defining neighborhood features, and investment in attractive, welcoming public spaces. Enhance the sense of place and community connectedness through public engagement.

OBJECTIVES

1. Redevelop properties in the Village Center, the historic center of the city.
2. Improve community engagement at the neighborhood level and strengthen communication between residents, the City, and businesses.
3. Elevate and promote the City's distinctive character and regional identity.
4. Promote the use of quality building design and materials to enhance the appearance and long-term maintenance of new development.

5. Protect established neighborhoods and business districts from the potentially negative impacts of development through effective and thoughtful site and building design.

Housing & Neighborhoods

PROPOSED GOAL

Preserve and enhance the unique features that define Lathrup Village's distinctive small-town residential character, including the architecture of its historic homes, spacious residential lots, attractive neighborhoods, and its mature treescape and greenery. Promote high-quality, context-sensitive redevelopment that respects adjacent neighborhoods while diversifying housing options for current and future residents.

OBJECTIVES

1. Support investments in home maintenance, rehabilitation, and energy efficiency.
2. Ensure that infill, redevelopment, and new housing opportunities are thoughtfully designed and compatible with surrounding development, while preserving the character and stability of adjacent residential neighborhoods.
3. Ensure zoning standards support a variety of housing options for residents at all abilities and stages of life.

Economic Development (Previously Commercial Development)

PROPOSED GOAL

Support a resilient, neighborhood-serving economy that provides convenient access to everyday goods and services, supports local employment, and strengthens the City's tax base. Encourage high-quality reinvestment and redevelopment along the major corridors that enhances adjacent neighborhoods and contributes to the distinctive character and long-term sustainability of the community.

OBJECTIVES

1. Encourage entrepreneurship and foster a corridor of diverse businesses to promote a stable and balanced local economy.
2. Invest in placemaking efforts that improve the overall attractiveness and appearance of the corridors and commercial areas.
3. Promote the mix of commercial, office, and appropriate housing opportunities along the corridors in a way that fosters business growth and creates desirable neighborhood destinations.

Transportation

PROPOSED GOAL

Provide a safe, walkable, and connected transportation network that is accessible to serve all users of all ages and abilities and conveniently links residents to key neighborhood destinations through context-sensitive transportation improvements.

OBJECTIVES & ACTIONS

1. Prioritize the connection of sidewalks through residential streets, along major thoroughfares, and at designated bus stops to support safe travel through the neighborhoods and to local destinations.
2. Explore the use of accepted and innovative traffic calming designs and techniques that facilitate safe, flexible, and efficient travel within Lathrup Village.
3. Promote public education about roadway planning and decision-making to help residents and property owners understand the short- and long-term goals of transportation projects.
4. Explore future parking scenarios and solutions within the city.
5. Coordinate with State and County authorities to improve pedestrian access along and across major roadways.

Public Services & Facilities

PROPOSED GOAL

Provide equitable access to high-quality public services, recreation, facilities, and infrastructure that reinforces Lathrup Village's high standards for health, safety, and quality of life for its residents and businesses. Ensure public infrastructure remains safe, reliable, and resilient through strategic maintenance, modernization, and fiscally responsible investment.

OBJECTIVES

1. Improve access to recreational opportunities and facilities in Lathrup Village in accordance with residents' needs and abilities.
2. Continue to seek opportunities to share facilities with other public and quasi-public agencies such as the school districts and non-profit organizations and institutions.
3. Replace aging infrastructure as necessary, with technologically advanced, state-of-the-art infrastructure and materials.
4. Continue to cooperate with surrounding communities and the County to provide public services.
5. Keep recreation and capital improvement plans up to date to ensure the city maintains eligibility for a wide variety of funding sources.

Sustainability, Resiliency, & Adaptability (New)

PROPOSED GOAL

Promote sustainable and resilient planning practices that address current vulnerabilities and strengthen Lathrup Village's ability to adapt to evolving climate, economic, and emergency challenges.

OBJECTIVES

1. Preserve and enhance the City's tree canopy.
2. Mitigate current and future climate impacts.
3. Increase the community's emergency preparedness.

Open House Feedback on Goals

Economic Development Goal

"What do you mean by "complement"? Could we use "enhance"?"

"Needed - Maintained roads and added safety of sidewalks. Need updated sewers."

"Reinvest in vacant and underutilized properties. Develop the Annie Lathrup school!!"

"Need to create road signs on streets that either corner lacks stop or yield signs."

"I don't think local employment is a serious goal for our business development."

Transportation Goal

"Fix or replace broken/damaged road signs"

Parks and Recreation Goal

"Pest control. A plan to reduce groundhog population."

Housing Goal

"Eliminate "expanding housing choices for current and future residents". It infers high density housing in our residential neighborhoods."

"Attainability should also be affordability."

Land Use Descriptions

"As a small town, the entire business district should be mixed use."

Future Land Use Proposed Changes

"In response to the 12 mile changes: This change will definitely open up this area for use"

Future Land Use

Future Land Use

The Future Land Use Plan Map is a representation of the City's preferred land use arrangement. The map identifies general locations for various uses envisioned by the Planning Commission. The Master Plan is a guide for local decisions regarding land use. The recommendations in the Land Use Plan do not necessarily imply that rezoning is imminent. Rather, the recommendations set a long-range planning goal.

Illustrated on the Future Land Use Plan Map are the following future land use categories: Single Family Residential, Multiple Family Residential, Mixed Use, Commercial Vehicular, Office, Village Center, Institutional, Parking and Open Space. Descriptions of these categories are provided below:

Single Family Residential: Residential land uses account for the largest land use category in the 2015 Master Plan; there is no change to the category, except to note that there will likely be opportunities for new single family residential, in the form of attached single family residential dwellings, in the Village Center and mixed use areas. It is envisioned that occasional lots will be converted to parking adjacent to the parcels along Southfield Road to encourage redevelopment. Historic homes are encouraged to be preserved. It should be noted that the House in the Woods area is currently zoned as R3 Cluster Housing, which allow single-family dwelling units to be developed with varied yard setback requirements and/or design innovations so as to (a) facilitate development of parcels that are difficult to develop under the usual standards, (b) allow for a single-family detached residential development without increasing the permitted appropriate conventional lot-by-lot subdivision density, and/or (c) enhance useful open space and preserve significant trees and other natural features through the proper utilization of density transfer techniques. The redevelopment concept included on page 74 is consistent with the current zoning.

Multiple Family Residential: The 2015 Master Plan had limited areas designated for multiple family uses, located primarily along 11 Mile Road and Evergreen Road. Again, this plan considers that there are opportunities to increase the provision of multiple family residential in conjunction with redevelopment along the Southfield Road Corridor, in both the Village Center and mixed use areas.

Mixed Use: The 2015 Master Plan identified the blocks north of the Village Center and blocks south of 11 Mile Road as mixed use, to be redeveloped with residential, office, and "lower trip-generation retail businesses." Most of the Southfield Road Corridor (except the Village Center and mile road intersections) are designated as Mixed Use.

Commercial Vehicular: The intent of the Commercial Vehicular category is to serve transient customers creating higher trip generation to the commercial site. These areas are located along Southfield Road at the intersections of 11 Mile Road and 12 Mile Road. The uses envisioned within this land use class would include retail; restaurant; service businesses, such as banks, professional offices; and gas stations. No changes are proposed for this land use category.

Office: This land use category is reserved exclusively for professional office use. These areas are located along 12 Mile Road where professional offices are currently located and at the northeast corner of 11 Mile Road and Evergreen Road.

Village Center: The Village Center encompasses all of the segments of the California Drive octagon and, as a result, establishes a concentrated area for commercial and civic activities. It is envisioned that there will be a mix of public and private property, including residential, office, retail, restaurant, entertainment, gathering spaces, and recreation areas. The final configuration of Southfield Road will dictate the size and development footprint of the area. It is anticipated that the internal road network will be developed to continue the alley system and the conceptual "Park Street Promenade." The current civic facilities are intended to remain in the Village Center area, but may be leveraged or reconfigured to accommodate the redevelopment as envisioned for a vibrant, compact, pedestrian-oriented downtown area.

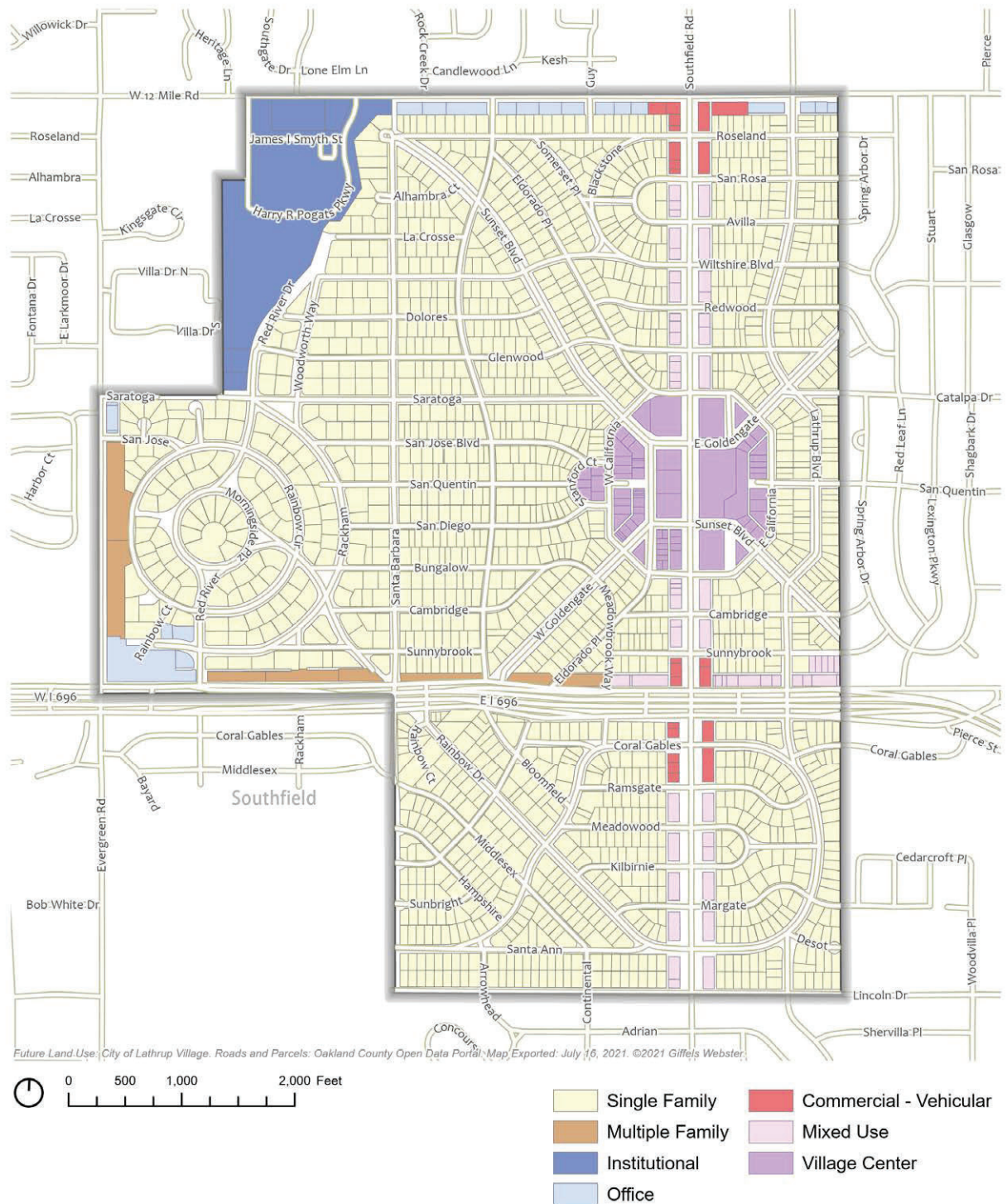
Institutional: Schools, churches, and public facilities are regarded as institutional land uses, and therefore are spread throughout the City in order to provide services to a wide range of residents.

Parking (deleted in 2021): The 2009 Master Plan classified properties adjacent to the Southfield Road parcels as “Mixed Use Expansion Areas;” they were identified as Parking in the 2015 Master Plan Update. While these areas continue to be envisioned as supplemental rear parking areas as a way to facilitate redevelopment, it may be confusing to show them only as parking. The redevelopment of Southfield Road properties continues to be directed to the Southfield Road frontage.

Open Space: These areas accommodate existing public parks, publicly owned open space, and open areas formed by converging rights-of-way. Open space areas within residential developments are classified under the appropriate residential land use category. Open space areas in the Village Center area are included in the Village Center land use category, recognizing the value of open space in a downtown environment. No changes have been identified for adding or subtracting open space. The City currently has four developed park properties and one undeveloped park property:

1. Annie Lathrup Park: Approximately two acres in size, Annie Lathrup Park has a 1/4 mile walking / jogging asphalt pathway, with a large center grassy area, two out-door skating rinks with benches and trash cans.
2. Goldengate Park: Located south of the Interstate 696 highway that divides the City of Lathrup Village into north and south sections, Goldengate Park was developed in 1989 and is approximately 2 1/2 acres. Its amenities include a walking path that leads into and out of the residential areas, four designated play ground areas, two bench swings, picnic tables, grills, trash cans, split rail fencing, and a small parking lot.
3. Lathrup Village Municipal Park: Located directly behind the City’s Municipal Building, the Lathrup Village Municipal Park encompasses approximately two acres. The park has a picnic shelter with brick BBQ and electric capabilities, picnic tables, playground equipment, children’s garden, gazebo with electric service, brick paver walkway, large grassy open area, ample parking, and close to the municipal building for restrooms.
4. Sarrackwood Park: Situated between Saratoga, Rackham and Woodworth Way streets, Sarrackwood Park is approximately 3/4 of an acre. This park has playground equipment, picnic tables, trash cans, split rail fencing, and a small garden area.
5. Dorothy Warren Pocket Park, on Morningside Street.

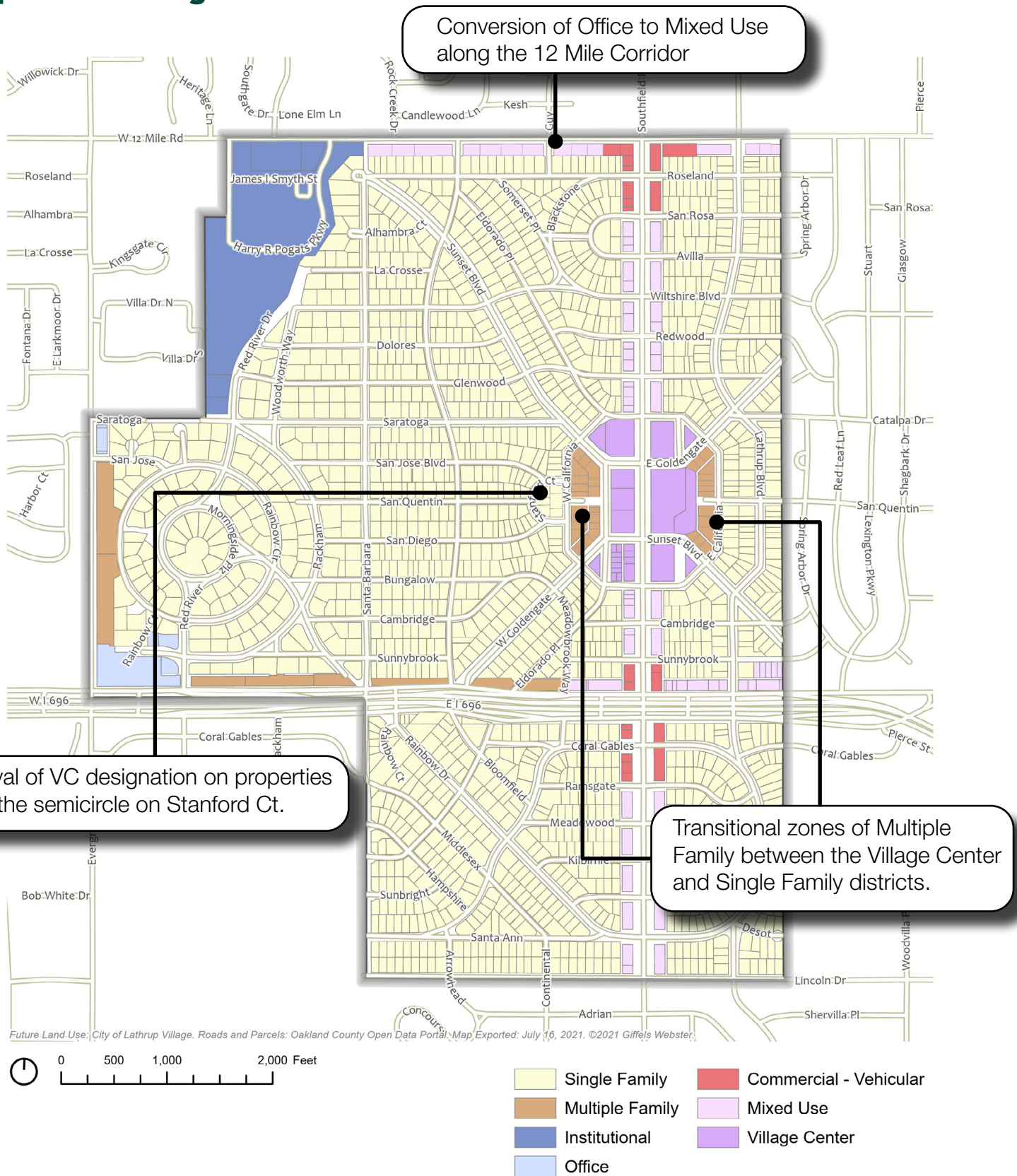
MAP 6: LATHRUP VILLAGE FUTURE LAND USE MAP



giffels
webster

Future Land Use
CITY OF LATHRUP VILLAGE

Proposed Changes



Goals & Objectives

What are goals, objectives, and strategies?

- Goals are general guidelines that explain what the community wants to achieve. Goals are usually long-term and represent global visions such as “protect the city’s natural resources.” Goals define the “what,” “why,” and “where,” but not the “how.” Identifying obstacles to overcome is also useful in defining goals.
- Objectives identify the milestones that mark progress in achieving goals and provide more of the “how” goals will be implemented. For example, with a goal of “protect the city’s natural resources,” an objective to “maintain the city’s tree cover” is something that may be measured and tracked over time.
- Action items are more specific and define the steps to accomplish objectives and attain the identified goals. The most effective action strategies will include who will tackle that task and when it should be accomplished. For the above example objective of maintaining tree cover, one action strategy might be: “Using the city’s GIS data, map the current tree cover in the city.” This may be assigned as a staff item to be completed within one to three years.

Within each category, the goals are presented in clear, concise bullet points that address the following:

- What do we want?
- Why?
- Where? (Note: generally, the goals that follow apply throughout the city, but the question is included here as a guide for the future; some goals may apply in specific areas of the city)
- What are the potential obstacles or related considerations that may impact achieving the goal

The answers to these questions are informed by city officials and the community through its feedback.



COMMUNITY CHARACTER



HOUSING



COMMERCIAL & INDUSTRIAL
DEVELOPMENT



PUBLIC SERVICES & FACILITIES



TRANSPORTATION

What do we want?

An authentic positive identity for the city that is reflected in residential neighborhoods as well as along commercial corridors that focuses on a mixed use, multiple story, walkable downtown for the City.



Why?

- A positive identity for the city provides a sense of community and belonging for residents and businesses.
- A positive image and identity for the city helps support local businesses and attract new businesses.

Where? Throughout the city

Potential obstacles/related considerations?

- Physical improvements to the appearance of the city requires public and private investment.
- Outside perception of the city takes time to change.

Community Character Planning Objectives:

1. Redevelop properties in the Village Center - the historic center of the city.
2. Improve communication between residents, the City and businesses.
3. Promote the city's positive identity in the region.
4. Promote the use of quality building design and materials to enhance the appearance and long-term maintenance of new development.
5. Protect established neighborhoods and business districts from the potentially negative impacts of development, including noise, traffic, waste, odor, and other nuisances through effective and thoughtful site and building design.



What do we want?

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



Why?

- Safe housing in walkable environments allows older residents to “age in community.”
- Attractive, walkable neighborhoods close to destinations appeals to younger residents and families.
- Ensure sufficient equitable housing for lower income residents.

Where? Throughout the city

Potential obstacles/related considerations?

- All housing should be safe and well-maintained.
- Residents looking for larger, “move-up” housing may not find it in the city.
- Zoning regulations should support housing types desired by current and future residents.

Housing Objectives:

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



What do we want?

Thriving local businesses and an employed workforce; a convenient selection of goods and services; and a diverse tax base with a resilient economy.



Why?

- Provide meaningful, well-paying jobs for residents.
- Provide entry-level jobs for younger residents.
- Offer access to local goods and services for residents.

Where? Throughout the city

- Local goods and services should be accessible locally.
- Regional employment should be accessible to regional transportation facilities.



Potential obstacles/related considerations?

- Outdated commercial buildings may not meet the needs of current and future businesses.
- Transportation options may limit the ability for workers to reach businesses.
- Economic activity should be compatible with residential areas in terms of noise, traffic, lights, upkeep, and other nuisances.

Commercial & Industrial Development Objectives:

1. Encourage entrepreneurship and growth for diverse businesses of all sizes to promote a balanced local economy.
2. Provide incentives and flexible zoning mechanisms for commercial property owners and tenants to upgrade existing commercial and industrial sites.
3. Promote the mix of commercial and office uses in a way that fosters collaboration and business growth, while creating a desirable environment for the local workforce.
4. Promote walkability by ensuring sufficient local destinations for goods and services.

What Do We Want?

Recreation facilities and programming that meet the needs of and are accessible to all residents; well-maintained infrastructure that meets the needs of current and future residents, businesses and visitors; and excellent public services that meet the health, safety and welfare needs of the community.



Why?

- Provide access to recreation facilities and programming that is essential to building a socially and physically healthy community.
- Plan for and budget resources for infrastructure expenditures that are likely to grow over time as neighborhoods age.
- To provide a high level of service to city residents, including responsive, well-equipped emergency services

Where? Throughout the city



Potential obstacles/related considerations?

- Increasing costs of repair and replacement of infrastructure
- Additional resources will be needed to maintain aging parks and recreation facilities, while potentially adding and/or expanding facilities, amenities and programs

Public Services & Facilities Objectives:

1. Expand the range of recreational opportunities and facilities in Lathrup Village in accordance with residents' needs and abilities.
2. Continue to seek opportunities to share facilities with other public and quasi-public agencies such as the school districts and non-profit organizations and institutions.
3. Replace aging infrastructure as necessary, with technologically advanced, state-of-the-art infrastructure and materials.
4. Continue to cooperate with surrounding communities and the County to provide public services.
5. Keep recreation and capital improvement plans up to date.

What Do We Want?

An efficient and safe multi-modal transportation network that offers mobility options to residents of all ages and abilities.



Why?

- To improve traffic safety
- To reduce traffic congestion by offering non-motorized options for local travel
- To appeal to residents and businesses looking for a community with a variety of transportation options
- To provide transportation choices that improve independence for residents of all ages and abilities
- To improve community health by encouraging non-motorized travel

Where? Throughout the city

Potential obstacles/related considerations?

- Current land use pattern dictates motorized travel
- Current road design supports motorized travel



Transportation Objectives:

1. Promote the use of accepted traffic calming and access management techniques that make all travel safe and efficient.
2. Provide a safe, efficient non-motorized pathway system that provides links to various land uses throughout the city that gives residents choices about their modes of travel.
3. Promote public education about roadway planning and decision making to help residents and property owners understand the short- and long-term goals of transportation projects.
4. Require transportation infrastructure decisions that support the land use recommendations of the Master Land Use Plan.
5. Explore innovative traffic designs and flexible engineering standards to improve the safety and efficiency of travel for motorized and non-motorized travel.
6. Explore opportunities for alternative transportation methods for those who don't have access to a car.
7. Monitor and plan for future trends in transportation in terms of autonomous/connected vehicles.



To: Lathrup Village Planning Commission

From: Tom Kennedy –Downtown Development Authority Project Coordinator

Date: September 15, 2026

RE: Single Family Residential in Village Center Zoning

Background

Throughout the City of Lathrup Village’s Master/Comprehensive Plan process, it has come to the attention of the Planning Commission that there are residential parcels within the Village Center District that have been zoned under the Village Center Zoning rules and guidelines.

Historically, this was never intended to push out the residents through zoning. The intent was to formalize a traditional downtown and create a sense of community and civic pride for those within this district. Old Master/Comprehensive plans from years prior showcase this thought through detailed plans on development throughout the commercial corridor along Southfield Road, but does little to discuss development or redevelopment of the residential blocks.

However, there is growing concern throughout the community, and especially those living in the Village Center district. Their concern is predicated on the belief that they may be pushed out of their homes in favor of commercial development. The Planning Commission in recent meetings have confirmed there are no plans that would legitimize such concerns, but still wish to make positive progress as a sign of good faith to the community.

Throughout the Master/Comprehensive Plan process, the Planning Commission has briefly discussed options for the Village Center district. This agenda item is to allow Planning Commissioners a chance for a more formal discussion on the history of the district as City Staff understand, implications for the district as it currently stands, and ask any questions or address any concerns that may be had by the Commission, or by the community at large.

Below is a map of the City of Lathrup Village zoning districts as pulled from our Zoning Ordinance for reference.





To: Lathrup Village Planning Commission

From: Tom Kennedy –Downtown Development Authority Project Coordinator

Date: September 15, 2026

RE: Parks & Greenspace Zoning

Background

Throughout the City of Lathrup Village’s Master/Comprehensive Plan process, it has come to the attention of the Planning Commission that there are public parks that are zoned under Residential Zoning rules and guidelines.

In response to these concerns, the Planning Commission has had conversations about the zoning aspects of these public spaces being zoned Residential as opposed to the Public Service (PS) zoning designation, which has historically been used predominantly on Public School grounds. The page defining this zoning classification will be attached below for context.

This agenda item is meant to allow Planning Commissioners a chance for a more formal discussion on the implications for the parks and public spaces as it currently stands, and ask any questions or address any concerns that may be had by the Commission, or by the community at large.

1 Purpose and Introduction

2 Definitions

3 Zoning Districts

4 Use Standards

5 Site Standards

6 Development Procedures

7 Admin and Enforcement

3.1.4

PS Public Service

A. INTENT

The PS Public Service district is intended to allow uses of medium intensities which have moderately adverse impacts upon neighboring residential areas. The district is limited to areas which have lots which have sufficient size and depth to make it feasible to provide additional landscaping or other buffer treatment which can reduce such impacts to an acceptable level for this city.



User Note: For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

- i. **Public schools** §36-4.5
- ii. Publicly owned and operated parks and parkways
- iii. Wireless telecommunication towers and antennas^[1] on municipal property
- iv. Uses similar to any principal permitted use, as determined by the planning commission

C. SPECIAL LAND USES

- i. Professional and administrative offices^[1]
- ii. Retail commercial uses^[1]
- iii. Drive-in or drive-through services
- iv. **Child care centers**^[1] §36-4.15
- v. Instruction centers for academic and fine arts purposes
- vi. **Adult day care centers**^[1] §36-4.15
- vii. Uses similar to any special land use in the district, as determined by the planning commission, and subject to reasonable conditions to address impacts of similar special land uses.



LATHRUP VILLAGE – SITE DEVELOPMENT STATUS

Facade	ADDRESS	APPLICAN T NAME	NOTES
 	17600 Eleven Mile	Hillenbrand Enterprises	Dr. Ray Hillenbrand of Pro Chiropractic was awarded a Sign Grant by the Lathrup Village DDA at the August 21, 2026 regular meeting. The Sign Grant award is a 50/50 matching reimbursement with a maximum grant award of \$2,500. The DDA gave the maximum award amount to Dr. Hillenbrand to place a new sign on the building facing Eleven Mile. Grant funds are only distributed after project completion and verification.

	27300 Southfield Rd	Skylar Laundromat - Lush Nails - The Vapor Shoppe - Modern Suits and Clothing	Planning Commission previously reviewed the proposed laundromat use and issued a zoning interpretation confirming that it is a permitted use in the Mixed-use District. The site plan was formally approved on February 20, 2024. The approved site plan identified retail and personal care uses in the remaining tenant spaces. A nail salon and smoke shop have opened, while a men's clothing store is proposed for the fourth unit. The site plan has not been fully completed. The required barrier wall along the rear of the parcel, which is intended to separate the Mixed-Use zoning district from the adjacent Residential zoning district, has not been constructed. Nor has an application for an encroachment permit for parking in the alleyway been submitted. On May 21, 2026, the City issued a letter notifying the property owner that the February 2024 site plan approval has expired, along with the Temporary Certificate of Occupancy, which expired on September 8, 2025. The City has directed the property owner to submit a building permit application for the required barrier wall and make progress toward completing the outstanding site improvements. The property owner now has 35 days from September 15, 2026 to begin installing the barrier wall. Failure to address this outstanding item may result in further enforcement action.
	27411 Southfield Road	Jay Birds Bar & Grille	Administrative approval was granted for the installation of a canopy structure at 27411 Southfield Road to cover the existing paved patio area. The improvement is intended to provide shade and weather protection for outdoor seating and does not alter the existing building footprint. A revised building permit was approved and canopy structure is now complete.

	27700 Southfield Road	Surnow	The Lathrup Village Historic District Commission approved the project concept on February 19, 2025. Site plan approval was subsequently granted on April 15, 2025, for the historic preservation and adaptive reuse of the former Lathrup Village School into a mixed-use development that includes multi-family residential units, co-working space, and activity/event space. Due to the extended financing review timeline, the applicant requested a twelve-month extension of the site plan approval originally granted on April 15, 2025. The Planning Commission recommended approval of the extension at its February 2026 meeting, and City Council subsequently approved the request at its February 23, 2026 meeting, granting the applicant a twelve-month extension of the site plan approval. The applicant has received a response from the Michigan State Housing Development Authority recently regarding project financing and it was determined that MSHDA had changes they wanted to see in the City of Lathrup Village PILOT verbiage. This will be at the September City Council meeting to review the suggested ordinance amendments.
	28919 Southfield Road	Mahmood Mohamed	Site plan approval was requested for a change of use at 28919 Southfield Road to allow a café serving coffee and pastries to occupy an existing tenant space. The proposed use does not include any expansion of the building footprint or changes to site circulation and represents the reuse of an existing commercial space within the multi-tenant plaza. The applicant received site plan approval at the Planning Commission's February 17th meeting, with approval contingent upon receiving a variance from the Zoning Board of Appeals related to the off-street parking requirements established in the Zoning Ordinance. The ZBA approved the requested parking variance at its February 23 meeting, allowing the project to proceed. Engineering plans have been approved and building permits have been awarded. Work had begun on the building.