



Planning Commission Agenda

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

HYBRID MEETING: Council Chambers, City Hall with remote access via Zoom

Webinar ID: 880 9140 2475

Password: LathrupPC

CLICK HERE: [Online Link](#)

Telephone: 646.558.8656 or 312.626.6799

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

1. **Call to Order & Pledge of Allegiance**

2. **Roll Call**

3. **Approval of Agenda**

4. **Approval of Meeting Minutes**

[A.](#) PC Minutes - February 15, 2022

5. **Public Comment**

6. **Old Business and Tabled Items**

7. **New Business**

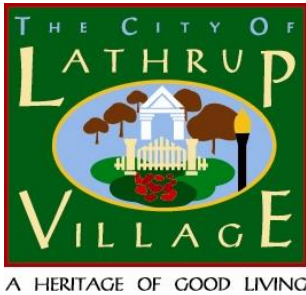
[A.](#) Amended Site Plan Review - 26727 Southfield Road

B. 2022 Capital Improvement Plan draft

8. **Other Matters for Discussion**

9. **General Communication**

10. **Adjourn**



Planning Commission

Draft Minutes

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

HYBRID MEETING: Council Chambers, City Hall with access via Zoom for public

1. Call to Order

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

Pledge of Allegiance

All present joined in the Pledge of Allegiance

2. Roll Call

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

Absent: Mayor Pro Tem Kantor

Commissioner Hammond made a motion to excuse Mayor Pro Tem Kantor. Motion seconded by commissioner Stansbery. Motion carried.

Staff Present: Susie Stec, Community and Economic Development Manager,
Kelda London, Government Operations, Scott Baker City
Attorney attended the meeting remotely

Also, Present: Eric Pietsch, Giffels Webster Engineering

3. Approval of Agenda

Commission Hammond motioned to approve the agenda; motion was seconded by Commissioner Stansbery. Motion carried.

4. **Approval of Meeting Minutes**

Commissioner Hammond motioned to approve the meeting minutes of December 21, 2021 as written. Motion seconded by Commissioner Hicks. Motion carried.

5. **Public Comment for items not on the agenda**

None

6. **Old Business and Tabled Items**

A. Draft Ordinance - EV Charging

There are minimal changes to the draft ordinance presented. There is added language regarding location and reliability of the network. There was some discussion about permits and how they relate to Lathrup Village local ordinances.

Commissioner Hicks mentioned that there is some interest in taking a survey to determine how many Lathrup Village residents already have or are interested in owning electric vehicles.

Commissioner Hammond suggested that Giffels provide specific language to Section 5.13 of the draft ordinance referencing new development parking to include level 2 and level 3. (Referenced in the attached memo from Giffels Webster).

Commissioner Hammond made a motion to schedule a Public Hearing for March 15, 2022 to review the proposed language for electric vehicle infrastructure and electric vehicle charging stations. Motion seconded by Commissioner Fobbs. Motion approved.

Commissioner Hicks reminded the Commission that Dumaus, the company that did the presentation to the Commission at the December Planning Meeting, has offered to assist with any additional questions. Susan Stec will collect any questions commissioners may have and Commissioner Hicks will present them to Dunamus.

7. **New Business**

A. Election of Officers

Commissioner Hammond motioned to nominate Mark Piotrowski Chairperson, Jason Hammond as Vice Chair, and Les Stansbery as Secretary of the Planning Commission. Motion was seconded by Commissioner Fobbs. Motion carried.

B. 2021 Planning Commission Annual Report

Susan Stec gave a brief year end review of all of the accomplishment of the Planning Commission over the last year.

Commissioner Hammond pointed out that the sub-committee to review the building materials was not mentioned in the report and suggested that the committee be added to the report.

Commissioner Hammond motioned to approve the Planning Commission Annual Report with the additional reference to the Building Material Sub-Committee and the report be forwarded to City Council. Motion seconded by Commissioner Stansbery. Motion carried.

C. Stormwater Management Introductory Discussion

The Commission discussed a number of stormwater neighborhood practices; how to address drainage/water run off as it relates to parking pads, tree maintenance and ditches and culverts. Susan Stec suggested bringing the engineer to the next meeting to further discuss the issue.

8. **Other Matters for Discussion**

None

9. **General Communication**

Included in the packet is the 2022 Oakland County Coordinating Zoning Committee information for general information.

10. **Adjourn**

Commissioner Hammond motion to adjourn the meeting, motion seconded by Commissioner Hicks. Meeting adjourned at 8:19 PM.

March 11, 2022

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

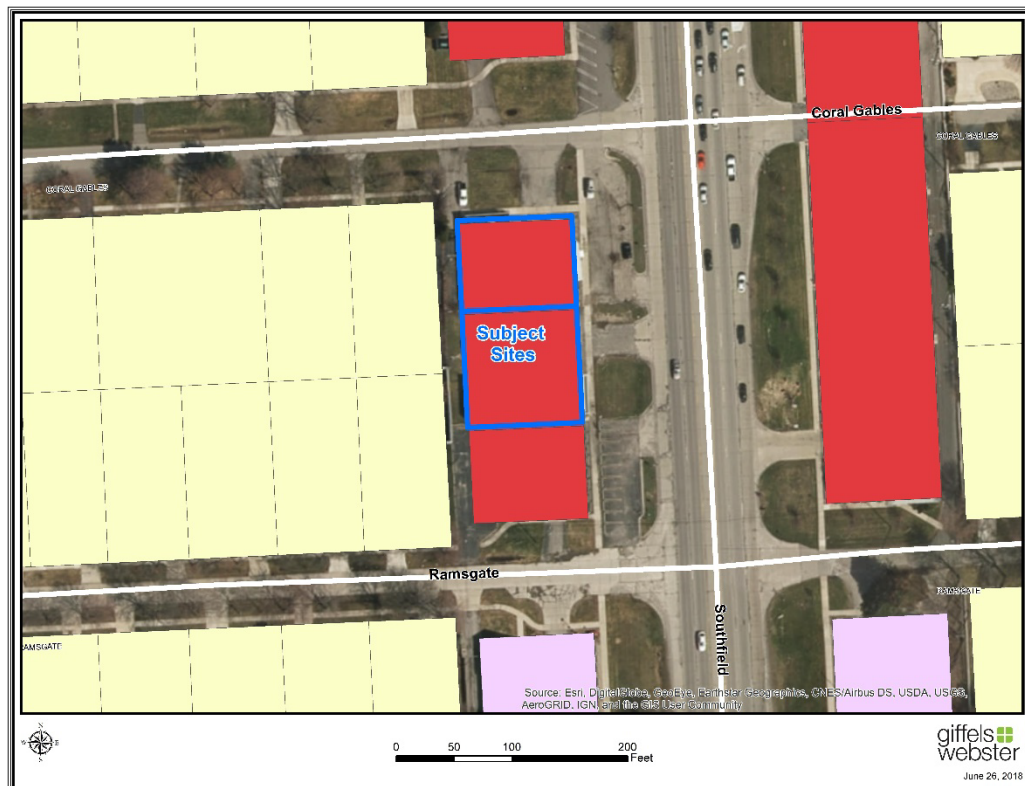
Site Plan Amendment

1st Review

Site: 26727 Southfield Road
Applicant: Tarek Gayar
Plan Date: 02/04/2022
Zoning: CV - Commercial Vehicular
Parcel ID: None Provided
Proposal: Gas Station and Convenience Store

Dear Planning Commissioners,

We have reviewed the site plan and a summary of our findings are below. Items in **bold** require specific action by the applicant.



Summary of Findings

Previous Reviews

- **September 2021:** Administrative approval of a modification to the façade design under Section 6.1.B.ii. This approved minor modification included the addition of 6 decorative columns composed of EIFS, with the total percentage of EIFS to be 8% or less, along with an additional accent material of Composite Cladding (Wood Grain Pattern). Rather than a replacement, the existing window openings will remain, as will the existing entrance doors.
- **February 2019:** The special land use and site plan were approved.

Summary

The 18,000-square foot (0.41-acre) site is zoned CV - Commercial Vehicular. Properties to the north, south and east (across Southfield Road) are also zoned CV - Commercial Vehicular. A 20-ft wide public alley separates the subject site from the parcels to the west, which are zoned R-1 – Single Family Residential. The site is being redeveloped from a retail store to a convenience/retail store and gas station. The redevelopment reduced the driveways on both Southfield Road and Coral Gables Avenue from two each to one each.

Proposed

1. **Use.** No change from approved use (gas station/convenience store).
2. **Landscaping & Screening.** Section 3.8.2 specifies landscape standards for properties in the CV district as follows:
 - a. *Minimum perimeter landscaping at least three feet wide on any portion of the lot lying within 100 feet of Southfield Road or Eleven Mile Road.* Landscaping is proposed at the perimeter of the site along Southfield Road and Coral Gables Ave. (southern and western property lines); this standard is met and no change is proposed.
 - b. *Buffer strip landscaping at least 12 feet wide along the perimeter of the lot which does not lie within 100 feet of Southfield Road or Eleven Mile Road, provided however, two or more contiguous lots may be jointly developed to provide a continuous buffer strip between the CV district and an adjoining R1 or R2 district, in which case the buffer strip shall not be required between CV lots.* This standard does not apply
 - c. *A solid wall constructed of face brick, masonry, or stone, three feet in height as measured from the ground on the building side of the wall as finally graded shall be provided and maintained along the interior edge of the buffer strip landscaping. The wall shall be at least eight inches thick and be reinforced with steel, pilasters, or the equivalent.*

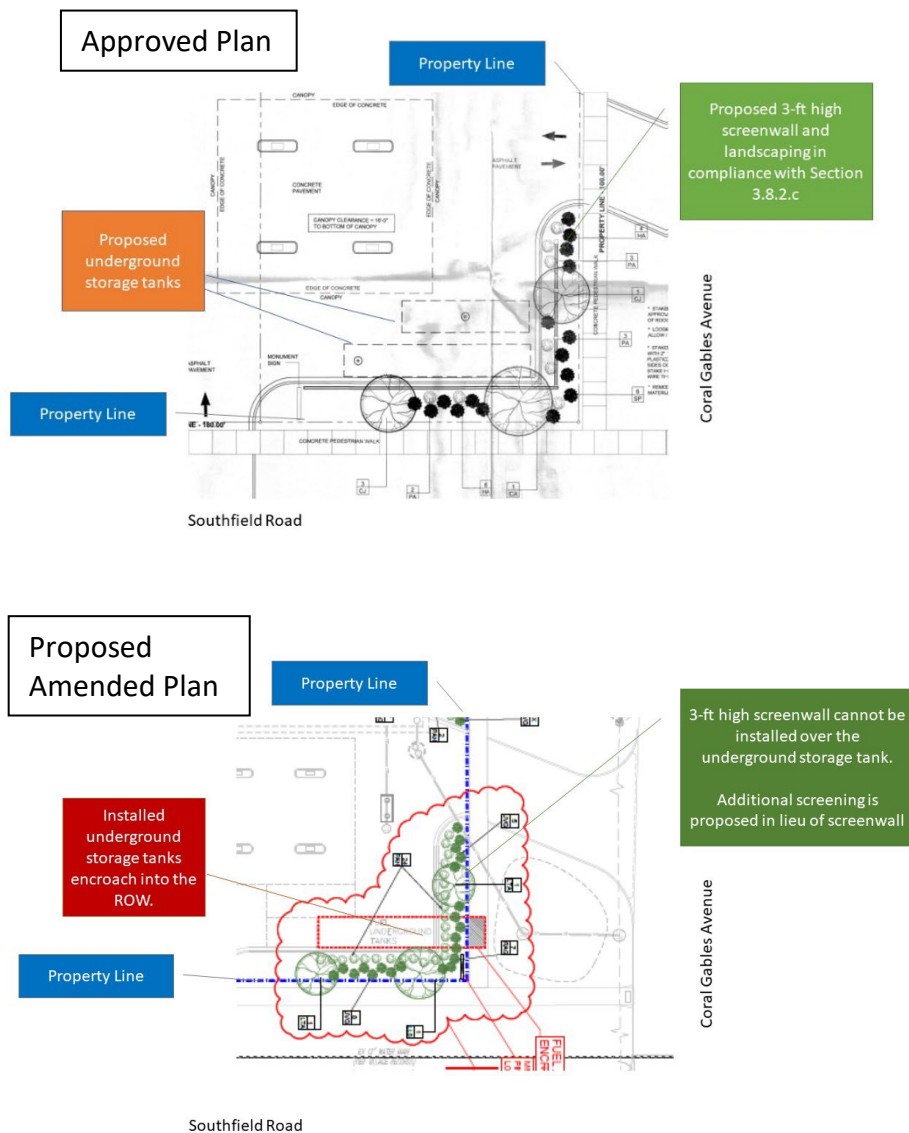
A three-foot screen wall was proposed and approved between the parking lot and landscaping on Coral Gables as well as portions of Southfield Road frontage, meeting the required standard. The underground storage tanks were incorrectly installed, resulting in a limitation on what may be installed above ground. The applicant is unable to provide the required screenwall, and instead is proposing to provide additional landscaping. The proposed screening increases the number of fountain grass from 8 to 24 and replaces hydrangea and spirea with junipers and sumac shrubs. These plants have the potential to provide year-round screening while staying below 30 inches in height. **The Planning Commission may wish to discuss the effectiveness of the additional vegetation and their ability to screen the parking**

area from Southfield and Coral Gables.

A ZBA waiver of this requirement is required and should be a condition of any site plan approval. In addition, approval of the right-of-way encroachment is also required by City Council.

- d. Where permission is received from the governmental unit having jurisdiction over any adjacent public right-of-way, the owner of the CV lot may provide and maintain all or a portion of the required buffer strip and wall on the right-of-way under such terms and conditions as may be approved by such governmental unit. City Council approved the landscape (and parking area) in the ROW.

Illustration of Proposed Change:



We will look forward to discussing the site plan with the Planning Commission.

Regards,
Giffels Webster

Jill S. Bahm

Jill Bahm, AICP
Partner

Eric M. Pietsch

Eric Pietsch
Senior Planner





A HERITAGE OF GOOD LIVING

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

Office Use Only

Date Submitted: 03-18-22

Administrative Review Date:

Site Plan Review Date:

Application for Site Plan Review

Pursuant to Sec. 6.1 site plan review requirements are intended to provide a consistent and uniform method of review of proposed development plans, to ensure full compliance with the regulations of this article and other applicable ordinances and state and federal laws, to achieve efficient use of land, to protect natural resources, and to prevent adverse impact on adjoining or nearby properties. It is the intent of these provisions to encourage cooperation and consultation between the city and the applicant to facilitate development in accordance with the city's land use objectives.

Project Location

Subject Property Address: 26727 Southfield Rd. Lathrup Village MI 48076
Subject Property Parcel Number: 40-24-23-229-029
Project Name: BP Gas Station

Applicant Information

Name: LV Petro LLC
Address: 24472 Northwestern Hwy Southfield State: MI Zip Code: 48075
Phone Number: (248) 722 6660 Cell: Same
Email Address: tgayer@gmail.com
Interest in Property: Owner

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

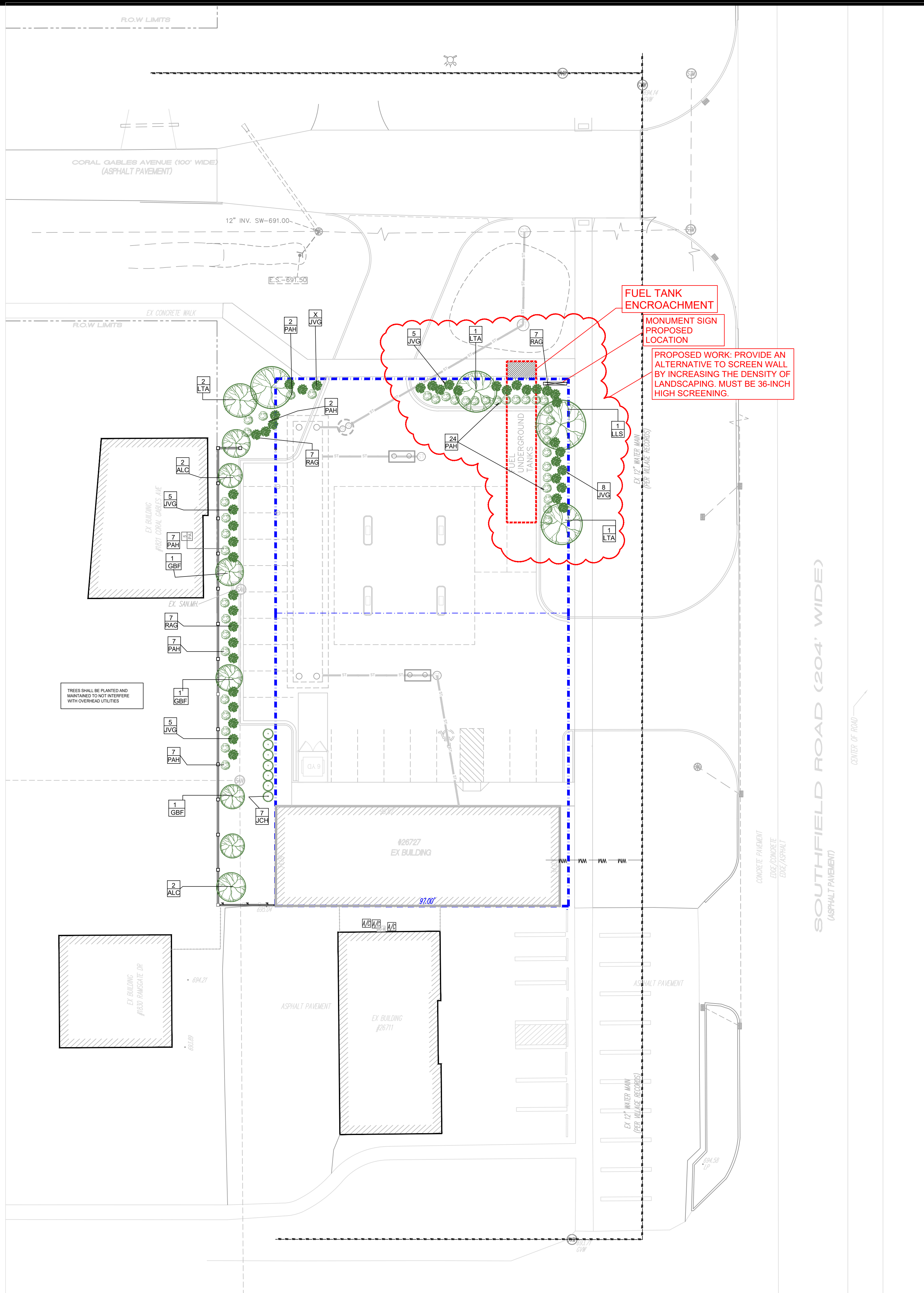
Property Owner Information

Name: LV Petro LLC
Address: 24472 Northwestern Hwy Southfield State: MI Zip Code: 48075
Phone Number: Cell: 248 722 6660
Email Address:

Proposed Building/Alteration Information

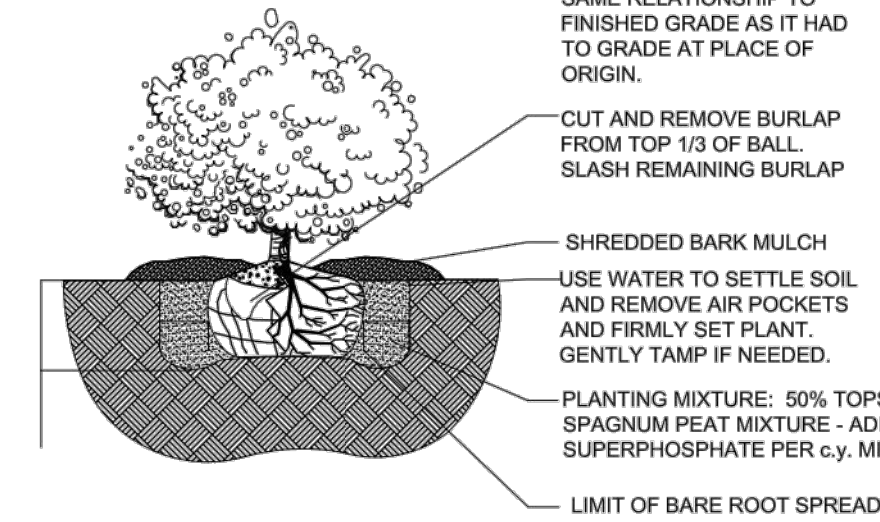
Proposed Use: Change Brick Screen Wall into Landscaped Wall, Same Heights
Existing Zoning: (36" High.)
Does the project require Special Land Use approval? ☐ Yes ☐ No
If yes, additional application required.
Square Footage of New/Altered Building:
Number of existing jobs: New jobs created: FT PT

Project Architect			
Name:	Ghassan Khalaf		
Address:		State:	Zip Code:
Phone Number:		Cell:	313 377 9449
Email Address:	gkci@outlook.com		
Project Engineer			
Name:	↑ Same ↑		
Address:		State:	Zip Code:
Phone Number:	as Architect	Cell:	
Email Address:			
Project Attorney			
Name:			
Address:	N/A	State:	Zip Code:
Phone Number:		Cell:	
Email Address:			
Required Submittal Information			
Pursuant to Sec. 6.1.4 (C) Submission of site plan for final review: the applicant is required to submit the following materials to the City Hall 21 days prior to the targeted date of the formal Site Plan review. Failure to supply all required information will result in the rejection of the application by the Administration or the Planning Commission. Incomplete applications will not be accepted.			
☐	One (1) completed and signed copy of the application for site plan review		
☐	PDF of complete site plan review application materials		
☐	One (1) full-sized (24x36) set of site plans, for each required review		
☐	Proof that the plan has been submitted for review to governmental agencies that have jurisdiction over any aspect of the project, including, but not limited to Road Commission for Oakland County (RCOC), Water Resource Commission (WRC), county health division, Michigan Department of Transportation, Michigan Department of Environmental Quality, and other agencies deemed appropriate by the planning commission or city council		
☐	Review Fee: Commercial \$1,330 / Multi-Family \$1,225 + \$1/unit		
Signatures			
Application MUST be signed by both the applicant and legal property owner. The undersigned deposes that the foregoing and any attached information is true & correct.			
Applicant's Signature:			
Applicant's Printed Name:	Tarek Gayar for LV Petro LLC.		
Date:	3/8/2022		
Owner's Signature:			
Owner's Printed Name:	Tarek Gayar		
Date:	3/8/2022		



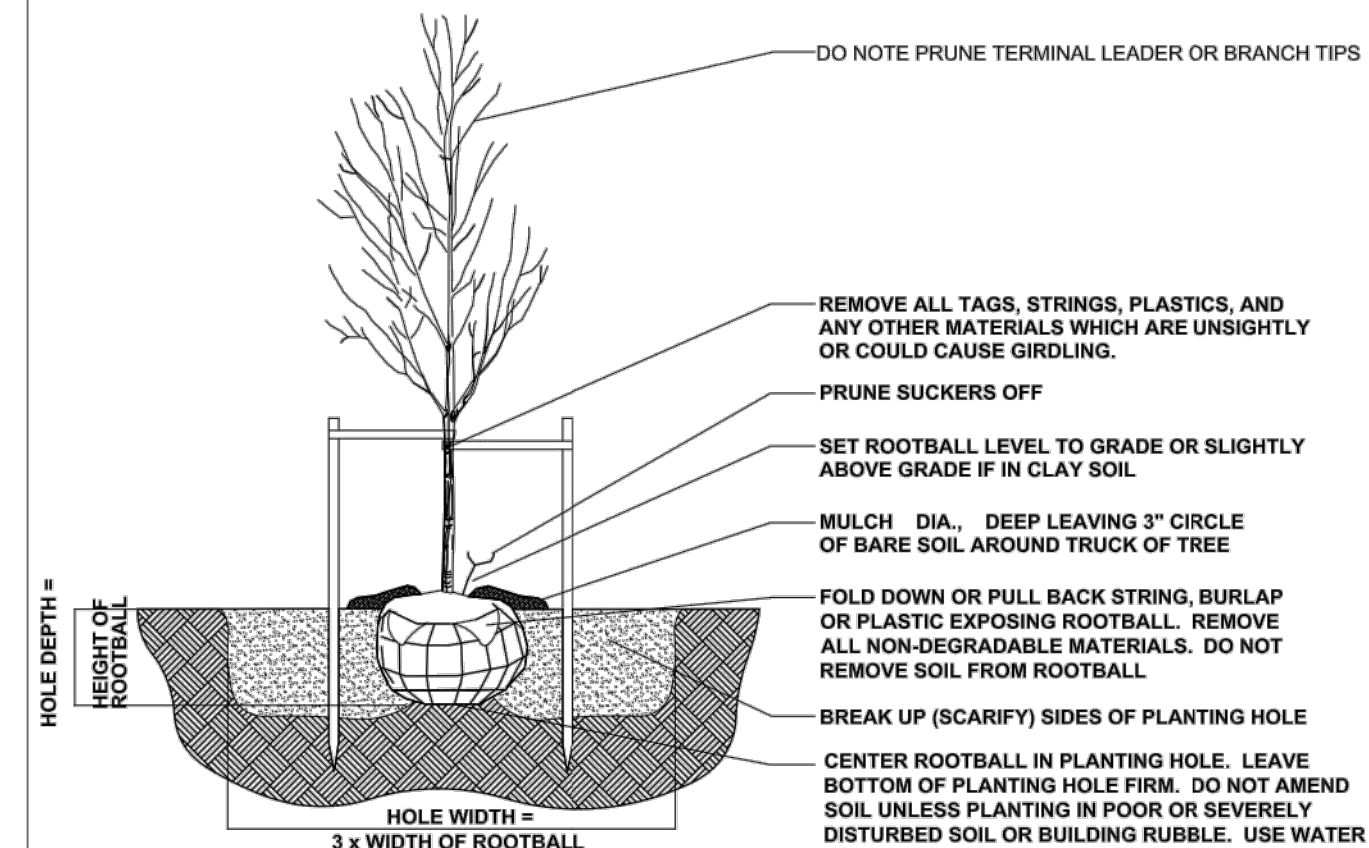
PLANT LIST

KEY QTY.	BOTANICAL NAME	COMMON NAME	SIZE
Deciduous Trees			
LSS 1	<i>Liquidambar styraciflua</i> 'Slender Silhouette'	Slender Silhouette Sweetgum	3" cal. B&B
GBF 3	<i>Ginkgo biloba</i> 'Fastigiata'	Fastigiata Maidenhair Tree	3" cal. B&B
LTA 4	<i>Liriodendron tulipifera</i> 'Arnold'	Arnold Tuliptree	3" cal. B&B
Ornamental Trees			
ALC 4	<i>Amelanchier laevis</i> 'Cumulus'	Cumulus Allegheny Serviceberry	2" cal. B&B
Shrubs			
JVG 25	<i>Juniperus virginiana</i> 'Grey Owl'	Grey Owl Spreading Juniper	24" spr., 3 gal. pot
JCH 7	<i>Juniperus chinensis</i> 'Hetz Columnaris'	Hetz Columnaris Upright Juniper	5' ht. B&B
RAG 16	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Fragrant Sumac	24" ht., 3 gal. pot
Perennials			
PAH 35	<i>Pennisetum alopecuroides</i> 'Red Head'	Red Head Fountain Grass	2 gal. pot



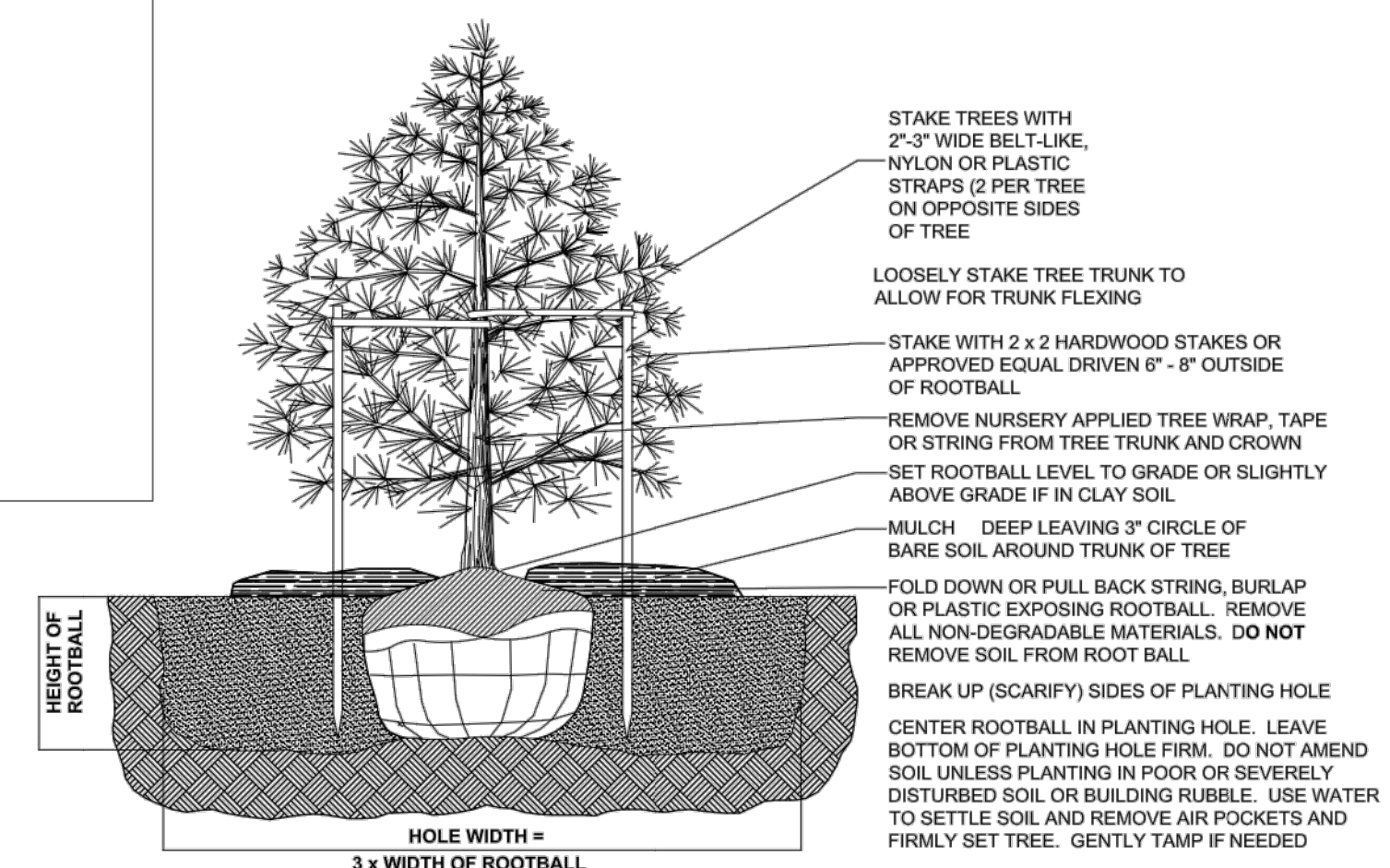
SHRUB PLANTING DETAIL

NO SCALE



TREE PLANTING DETAIL

NO SCALE



CONIFER PLANTING DETAIL

NO SCALE

MARK	DATE	REVIEW
	2-4-22	

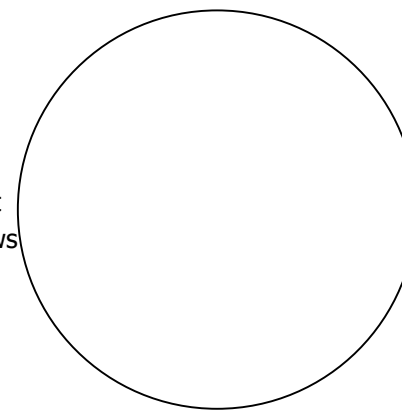
CONSULTANT

GHASSAN KHALAF
TEL: 313-377-9449
e-mail: gk.eng@outlook.com
ADDRESS: 5644 MIDDLEBELT
GARDEN CITY, MICHIGAN

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DUPLICATION STRICTLY PROHIBITED WITHOUT
THE WRITTEN CONSENT OF CONSULTANT.

I hereby certify that
this plan and specification
was prepared by me or
under my direct
supervision and that I am
a duly registered Architect
or Engineer under the Laws
of the State of Michigan
by my hand and seal.



GHASSAN KHALAF

LV PETRO, LLC BP FUELING STATION

26727 SOUTHFIELD ROAD
LATHRUP VILLAGE, MI

NOTE:

OWNER AND THE CONTRACTORS ARE THE SOLELY
RESPONSIBLE FOR THE PERFORMANCE AND THE
EXECUTION OF THE PROJECT AND IT IS THEIR
RESPONSIBILITY FOR THE SAFETY OF THE
BUILDING STRUCTURE AND THE MATERIALS
USED TO RENOVATE AND CONSTRUCT THE
PROPOSED FACILITY SHOWN ON THE PLANS

SHEET TITLE

PROPOSED LANDSCAPING PLAN

SCALE

NOTED

SHEET No.

L-01

