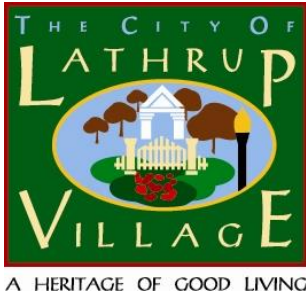


# Planning Commission Agenda

Tuesday, June 16, 2026 at 7:00 PM  
27400 Southfield Road, Lathrup Village, Michigan 48076

---

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Approval of Agenda**
5. **Approval of Meeting Minutes**
  - A. [April & May Meeting Minutes](#)
6. **Public Comment**
7. **New Business**
  - A. [Master Plan Update – Survey Results](#)
8. **General Communication**
  - A. [Site Development Update](#)
9. **Public Comment**
10. **Commissioner Comments**
11. **Adjourn**



# Planning Commission Minutes

Tuesday, May 19, 2026 at 7:00 PM  
27400 Southfield Road, Lathrup Village, Michigan 48076

1. **Call to Order** Chair Hillman at 7:00pm

2. **Roll Call**

Present: Hillman, Robinson, Grewer, Clarke, Abraham, Nordmoe

Absent: Hammond

Also Present: DDA Director Colson, CED/DDA Project Coordinator Kennedy, City Clerk Emanuel, City Attorney Baker

Moved by Commissioner Nordmoe, seconded by Commissioner Robinson to excuse Commissioner Hammond’s absence.

Yes: Hillman, Robinson, Grewer, Clarke, Abraham, Nordmoe

No: n/a

Absent: Hammond

Motion Carried

3. **Pledge of Allegiance**

4. **Approval of Agenda**

Moved by Commissioner Robinson, seconded by Commissioner Nordmoe to approve the agenda with the amendment of Public Comment item 6., allowing comments on items not included on the agenda.

Yes: Hillman, Robinson, Grewer, Clarke, Abraham, Nordmoe

No: n/a

Absent: Hammond

Motion Carried

5. **Approval of Meeting Minutes**

A. April Meeting Minutes

Moved by Commissioner Nordmoe, seconded by Commissioner Clarke to table the approval of the April minutes until the June meeting.

Yes: Hillman, Robinson, Grewer, Clarke, Abraham, Nordmoe  
No: n/a  
Absent: Hammond  
Motion Carried

**6. Public Comment**

John Sousanis, expressed in part: that the two floor (office) buildings cannot be adapted to other uses, and looking at height requirements in our City can help property owners look at bulldozing and building new ones, and to look at having it in the budget to have a Parks and Recreation Director again.

**7. New Business**

**A. Master Plan Update – Parks & Recreation Discussion**

Jill Bahm, Hannah Prins, and Eric Pietsch of Giffels Webster, reviewed the Comprehensive Plan/Parks & Recreation plan and DDA Director Colson also spoke on:

- The 2021 and 2015 were with the perspective of limited money, what can we do
- Adding in long-term strategies,
- Writing it in to research funding structures to support the Parks & Recreation Committee
- In the SE quadrant there are no Parks, what can we do – example residents allow us to close the street and do a connecting community event
- How do Parks enhance property values
- All the items are connected together in the Master Plan along with the Parks & Recreation Plan
- Sustainability and Tree Cover
- Parks & Recreation are the advisory Committee who will approve the plan to go to Council
- Comprehensive Plan Timeline – Visioning, Workshops & Data Collection, Goals & Objectives, Plan Drafting & Adoption
- There are Lawn signs to promote the surveys
- The Survey are open until May 31st at 11:59pm
- The Housing survey has the most numbers
- The Open House will allow more feedback and feedback on the next steps
- The Michigan DNR requires the Parks & Recreation Plan review every 5 years to remain grant eligible
- Elements of the Parks & Recreation Plan review are: Inventory and Analysis, Public Input, Goals and Objectives, and Action Implementation Strategy
- Existing Park conditions at the 5 Parks: Annie Lathrup Park, Municipal Park, Dorothy Warren Park, Sarrackwood Park, and Goldengate Park
- Hard to change a Park back into something else
- The City will have an Arboretum, City Council approved it last night
- Sarrackwood Park is not able to get grants because it is not ADA Accessible, and because of that we also can't get other Grants, because the organizations are looking for full ADA compliance
- Take care of existing Parks and Recreation facilities
- Provide a Variety of New and Improved Recreation Facilities for Public Use
- Volunteering and staff capacity

- Limited funding
- Maintaining and updating current spaces
- Grant projects may require fund matching
- New projects will largely be dependent on Grant or other outside funding sources
- Surveys ask:
  - How and when do people use the Parks?
  - What could be improved about the Parks
  - What recreation opportunities should the Recreation Committee explore?
  - Interest in Volunteering
- Sustainability and Resiliency – a separate document but related to other things in the Master Plan, in the 2021 Plan it did not have a singular goal associated with it
- Climate change and the environment
- Things that the Planning Commission can include in the Master Plan to help the Environment: Tree cover and canopies – preserving existing green spaces – supporting biodiversity in plant species, standards and incentives for energy alternatives, EV infrastructure
- Asked the Commission members, in person audience, and those online to please send the Survey links to 10 people you know and ask them to complete the surveys

Commission members, DDA Director Colson, CED/DDA Project Coordinator Kennedy, and Attorney Baker discussed in part:

- If Parks & Recreation members do not agree with items, then what will we do next
- Are all 4 of the surveys receiving input or just the most recent one?
- The Open House is on July 21<sup>st</sup> from 4:30pm to 7:30pm
- Is there any benefit to committing Parcels or Vacant land as Parks
- Open space to lay out a blanket and sit on the grass
- Signage to make sure people know the Parks have names
- Swings sizes for children as they grow
- Area to play frisbee or frisbee golf
- Marketing the Parks and what can be done at the Parks
- Toddler Splash pads, Bocce Ball or Shuffleboard, Chess with big pieces
- Focus on the Potential use of the upcoming Community Center in the old Mc Intyre School
- Thinking about how we might create relationships or partnerships with bordering communities to use their facilities that we do not have
- Tire swing that swings and spins as an option
- Specific language about the replacement of equipment/removal of unsafe equipment
- Dates of the last update of all Parks
- Park Maintenance is done by the Department of Public Works
- Emergency preparedness plan
- Containment of storm water
- Urban heat island effect
- Regional Climate action plans as a reference
- Reducing the Carbon footprint the importance of Trees cleaning the air
- Trees are natural catch basins that absorb the water
- Rain barrel for storm water collection

- Using berms – wide berms

**8. General Communication**

A. Site Development Update

DDA Director Colson shared the status of site developments.

**9. Public Comment**

John Sousanis, commented in part: the Parks and Recreation topic led to a thoughtful and insightful conversation, with one idea being that the Parks are a network of potentially different things/destinations and educational places, not all parks need to be a play place (the example of a Bocce ball area), and to value the triangles, he doesn't agree that it is hard to turn a Park into something else, but it is harder to get a Park back if it becomes something else.

Bruce Kantor, commented in part: various age groups for the Parks, and he did not hear a mention of exercise stations, there was a grant submitted for revamping of the Park, Sarrackwood Park was named after the three streets: Saratoga, Rackham, and Woodworth Way, and he encouraged the Planning Commission to look at the old proposed impermeable surface ordinance and bring it back before Council.

**10. Commissioner Comments**

Hillman commented in part:

- Eight pieces of Art around and near City Hall, and an emphasis on Seasonal attractions that could draw people to the Parks
- Acknowledged and shared his appreciation for: Parks & Recreation, Tree Committee, Nature Committee, and LV Women's Group for the good work that they have and are doing, and events that they have hosted and will be hosting and asked Giffels Webster to reach out to them for meetings and feedback
- IF we could put research into height restrictions for building along Southfield, Atty Baker 2 and 3 stores based on the area currently
- To Kantor agree to revisit impervious and pervious discussions

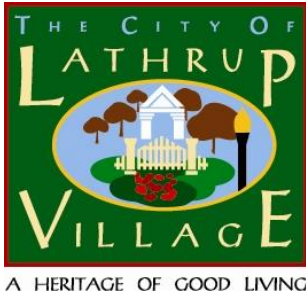
Commissioner Nordmoe commented in part:

- He reviewed the City's Five Parks and went over items like:
  - Narrow walking trail that would make it hard to walk together
  - The length of the trail being posted so people know how long they have walked
  - Signage
  - Play features
  - Where the trees are planted on the perimeter but not in the Parks for shade
  - Park fencing
  - Sidewalks or paved street access
  - Overgrown trails, broken or missing Park items
  - No adult gathering features
- They might have been made by leftover land after the houses were developed

- Suggestions of trails and gardening features (Butterfly Garden) along with benches near the play features

## 11. **Adjourn**

Moved by Commissioner Robinson, seconded by Commissioner Abraham to adjourn the meeting at 9:19pm.



## Planning Commission Minutes

Tuesday, April 21, 2026 at 7:00 PM  
27400 Southfield Road, Lathrup Village, Michigan 48076

### 1. **Call to Order** by Chair Hillman at 7:07pm

#### 2. **Roll Call**

Present: Hillman, Nordmoe, Grewer, Abraham, Robinson, Hammond

Absent: Clarke

Also Present: DDA Director Colson, CED/DDA Project Coordinator Kennedy, City Clerk Emanuel,  
Attorney Baker

Moved by Commissioner Robinson, seconded by Commissioner Nordmoe to excuse Commissioner Clarke's absence.

Yes: Hillman, Nordmoe, Grewer, Robinson, Abraham, Hammond

No: n/a

Absent: Clarke

Motion Carried

### 3. **Approval of Agenda**

Moved by Commissioner Abraham, seconded by Commissioner Nordmoe to approve the agenda.

Yes: Hillman, Nordmoe, Grewer, Robinson, Abraham, Hammond

No: n/a

Absent: Clarke

Motion Carried

### 4. **Approval of Meeting Minutes**

#### A. March 2026 - Meeting Minutes

Moved by Commissioner Robinson, seconded by Commissioner Hammond to approve the minutes from the March 17, 2026 meeting.

Yes: Hillman, Nordmoe, Grewer, Robinson, Abraham, Hammond

No: n/a

Absent: Clarke

Motion Carried

**5. Public Comment**

Diane Anderson, commented in part: that she had questions to ask the Planning Commission about development and the role of Giffels Webster, referencing that documents for tonight’s meeting show Lathrup Village associated with Oak Park and Royal Oak Township but not Birmingham, the City of Lathrup Village was called the “Grosse Pointe of the West”, that the School was not a high school it was an elementary school, and did that mislead the Planning Commission, and have they been advised to work with Preservation Michigan.

John Sousanis, expressed in part: that he was thankful for the Study Session with the Road Commissioner representative, but was underwhelmed, sharing that there is an idea but the path there is not clear, Commission questions are not answered, shared the reasons for his no vote, when looking at the Master Plan they should not take the mythical Boulevard into consideration.

**6. Old Business and Tabled Items None**

**7. New Business**

**A. Council Input – Master Plan Update**

Councilmember Sousanis, expressed in part: there is no technical difference between a redo and an update of the Master Plan other than budget, the definition of complete redo or an update will be the result of what people say they want, he didn’t understand that City Council had a spot on here and wished other Council members were here.

Councilmember Hammond, commented in part: The Master Plan from 2009 had a major concept of a Village Center District, to establish this vision and to encourage types of businesses that would create the idea, and the investment just has not been there, there were a lot of proposed plans like the Annie Lathrup School, and from public comments heard there needs to be an update to the Master Plan, with focus on the description of how it is described to be in line with public sentiment.

Commission Members, Hannah Prins and Eric Pietsch of Giffels Webster, DDA Director Colson, CED/DDA Project Coordinator Kennedy and Attorney Baker discussed in part:

- That the Planning Commission is expected to take Community input around the Master Plan and integrate it into their discussions and come up with a draft review by the Community at large and there has been a lot of Community input that they will get in May
- In June there will be an Open House, to review the entire engagement process (to provide data from what they have heard from surveys and meetings), and then transition over from the engagement process to Plan drafting, the (Master) Plan will not be finalized and adopted until early next year
- There are over 200 comments
- The PC is not seeing the comments as they come in and they are held from the PC
- We are still early in the phase, In 2021, there was not much feedback

- After going over all 4 topics (Housing, Transportation, Economic Development, and Parks and Recreation), reviewing what has been received and the Public comment, they will share the information at the Open House, and then review the data/comments and see what direction the public wants to go in
- The June meeting is: this is what we have heard, did we get it right?
- The PC will not have had a meeting to discuss what the data is before that?
- In July the PC will discuss the data received
- In advance of this conversation, thought it (the Open House) would be a presentation of findings
- Not coming to see the Plan, a draft new Plan, it is how it is presented and promoted
- Kick off in October first part to gather information and see what the tone is, what Open house intended to do, as an end cap to that process that will allow public to come and see what was collected, and have an opportunity to have additional comments and discussions, an end cap of the data collection process from October to June of this year
- this discussion has given clarity
- At the March meeting Councilmember Sousanis floated the idea of a joint session City Council and Planning Commission and other bodies, would be a good idea
- When the Surveys were decided – what was expectation of the response rate
- We have had 250 responses, other Communities have had less responses, residents don't normally get involved with Master Plan reviews, although we want more input
- How to get more people involved, and not portray this to residents as their input, with the amount of input received
- Graphing responses – there are different response rates from different areas of the City and there are low numbers from the SE Quadrant
- How to get better, thinks numbers are significantly high this time with new Committee for Communication and Engagement and with different forms of communication
- The Tree Committee and Clerical staff have shared it, and it is on the Bulletin Boards
- Can the QR Code be put on the City Wide Garage Sale signs
- The schedule of the project timeline – Hannah Prins of Giffels Webster, Shared the timeline, and it has been shared at each meeting with Comprehensive Plan Spring Timeline, Visioning phase and Engagement + Data Phase, and then plan drafting
- That the dates are not on the timeline, having a Swimlane diagram with the dates and phases of the Review
- Some areas on the Website have no information or are not clear
- Next month's meeting: review a draft invitation for the Open House – what the nature of the event is and agree in the way the invite is presented

Councilmember Sousanis, commented in part: asking for a clearer schematic to be shared, of the entire process, misunderstanding of where we are at has been a problem and continued, and that will go a long way to help people.

B. Master Plan Update – Economic Development Discussion

Hannah Prins and Eric Pietsch of Giffels Webster reviewed the Master Plan topic of Economic Development:

- Showing the timeline and Engagement Update information
- Shared the number of surveys by category and how people visit the hub website,
- The existing Economic and Development conditions and our current Master Plan related to it
- Where do we go from here
- Data related to: Median housing income, Poverty Rate, Educational attainment, Employment status, Employment by Industry, Employment by Occupation
- Previous Planning Efforts (2020 market study, Village Center District Concept from 2009, Redevelopment Sites (Annie Lathrup School, 26026 Southfield (between Rainbow and Margate), House in the Woods)
- DDA TIF-Tax Increment Financing District
- Post Pandemic Shifts (hybrid work, downsizing office space needs), Goals and Objectives for Economic Development.

Commission Members, Hannah Prins and Eric Pietsch of Giffels Webster, DDA Director Colson, CED/DDA Project Coordinator Kennedy and Attorney Baker discussed in part:

- Median income: does it consider Retired versus fully employed, can it be split out for retired versus working
- Why isn't Birmingham, Beverly Hills, or Bloomfield on this list of compared Cities
- Replacing Detroit or removing it as one of the comparison Cities we use for comparison
- Detroit is an anchoring City, using closest large City and how it differs from Lathrup Village, if on the West side of the State we would use Grand Rapids
- Looking at the data to give information, to the Planning Commission
- How looking at the data will help make decisions as a Planning Commission member
- The median income can help a developer make decisions
- Looking at the older Master Plans, helps give background, shows how the plans have evolved
- The Plans are for many people to use, not just for the Planning Commission, it helps the DDA, Developers, etc.
- Median Income for Michigan and Oakland County are on the chart to show how Lathrup Village is doing in comparison to those overall numbers
- Using Cities that are our closest neighbors only
- Looking at affordability
- Franklin and Bingham Farms
- The employment status is people 16 and over
- People that live here, mainly work elsewhere
- That we are a retail base, a place to visit
- Every piece of land developed and used to its highest value, increasing revenue/income flow
- Empty Office Spaces and business strips and how that fits with Southfield and Berkley
- Looking at Parking requirements and their impact
- Live/work space
- Having middle housing that is missing: Apartments, Townhouses, Row Housing, and Lofts
- Allowing the Public to have input on changes to the redevelopment site requirements
- Privately owned properties and the Planning Commission's role/abilities

DDA Director Colson, CED/DDA Project Coordinator Kennedy shared information about the Recast City Cohort:

- Maker spaces, where small-scale production can fit in and utilize vacant spaces
- Major shift in business: Class A -Amenities, Modernized, up-to-date, well positioned in metro area
- Class B: Few amenities, surface parking, older structure (10-30+ years) office vacancies, wanting modernized, up-to-date spaces and amenities
- Older buildings and small sized buildings
- Post-mall urban retail restructuring trend
- DDA Corridor Map: The Design District, The Maker’s Mile and Project’s focus area is the Village Center
- Engineering and Drafting businesses, 3D Printing, utilizing CNC machinery
- Discussing with stakeholders and with the Small Business Administration Representative
- Embraces modern technology, promotes entrepreneurs, focus on targeted (re) development forms long-lasting partnerships with community and business focused groups/organizations
- Where these types of businesses are currently choosing to locate
- 20% Retail and 80% online sales for these types of businesses
- Inspired by the specificity of the thinking and these types of businesses
- There is intrigue and interest in these types of businesses
- Example Zoning Language: Artisan manufacturing/galleries, Noise, pollution and odors, light pollution, traffic and distribution/delivery needs, outdoor storage, vibration and movement, Aesthetics
- Making them principle permitted uses to streamline the process, when process is drawn out that has deterred prospective businesses in the past
- Example businesses: Bready by Crispelli’s - Royal Oak, Ophema Farms + Juicery - Clawson, and Epiphany Glass – Pontiac
- Cities sometimes evolve quickly

**8. Public Comment**

John Sousanis, commented in part: He appreciated the conversation, and thought he was going to be part of it as a Council member, suggested Housing and Economic Development together as a single chapter, bringing more opportunities for housing like townhouses, Class A offices with empty spaces and the Economic model, that makes it better to have empty spaces than lowering prices for tax purposes and other reasons, and retail frontage in the Central part of the City.

Jonathan Tara, commented in part: that he is impressed with the Recast City Cohort work (by DDA Director Colson and CED/DDA Project Coordinator Kennedy), slides showing larger grandiose spaces and we only have one and the owner has another idea (if that fails bring him around), a bad link on a from the City newsletter, and about the QR code related to the Master Plan surveys that is free and ads pop up, and asked if we could upgrade to the paid tier with no ads.

Tracey Williams, Bungalow Drive, commented in part: that she is excited about the opportunity with Recast City, she talks with many people and when she mentions it people stop and listen and want to learn more, a Commercial building owner is interested, she thinks this opens up new opportunities for economic development, and spoke about the Survey response rate.

**9. General Communication**

A. Site Development Report

DDA Director Colson, gave a site development status update.

**10. Commissioner Comments**

Chair Hillman commented in part:

- That he would like to put on the radar for the June meeting to review our Sign Ordinances to make them more favorable to the businesses without losing the meaning of the ordinances, and that at a City Council Study Session a District manager of XL Big and Tall Retail store spoke of our sign ordinances that are negatively impacting their business, and he has heard from the Mayor about other Businesses expressing concern too
- Debris by the HAWK signal that Mayor Kantor has mentioned and reaching out to get help with that being cleaned up and reaching out to T.J. Connolly who spoke at the Study Session

**11. Adjourn**

Moved by Commissioner Hammond, seconded by Commissioner Robinson to adjourn at 9:48pm

Yes: Hillman, Nordmoe, Grewer, Robinson, Abraham, Hammond

No: n/a

Absent: Clarke

Motion Carried

# memorandum

**DATE:** June 11, 2026

**TO:** Lathrup Village Planning Commission

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

**SUBJECT:** Comprehensive Plan Update – Parks & Recreation Study Session and Regular Meeting on Engagement Results and Comprehensive Plan Goals

---

We will use our meeting on June 16 to recap the topic of Parks and Recreation at the 6:00 P.M. study session with the Planning Commission. The study session will be followed by the regular meeting where we will recap the engagement process and discuss potential revisions to the comprehensive plan goals along with the upcoming open house event at 7:00 P.M.

Please note our progress for the 2026 Comprehensive Plan Engagement Phase:

- ✓ **Surveys.** The four mini surveys are now closed.

Final Number of Responses for Each Survey are:

- Housing – 243 responses
- Transportation – 77 responses
- Economic Development – 60 responses
- Parks and Recreation – 59 responses

*\*Note that these totals may include the people who completed multiple surveys and should not be totaled together to mean unique respondent total*

Preparation for the study session on Parks and Recreation:

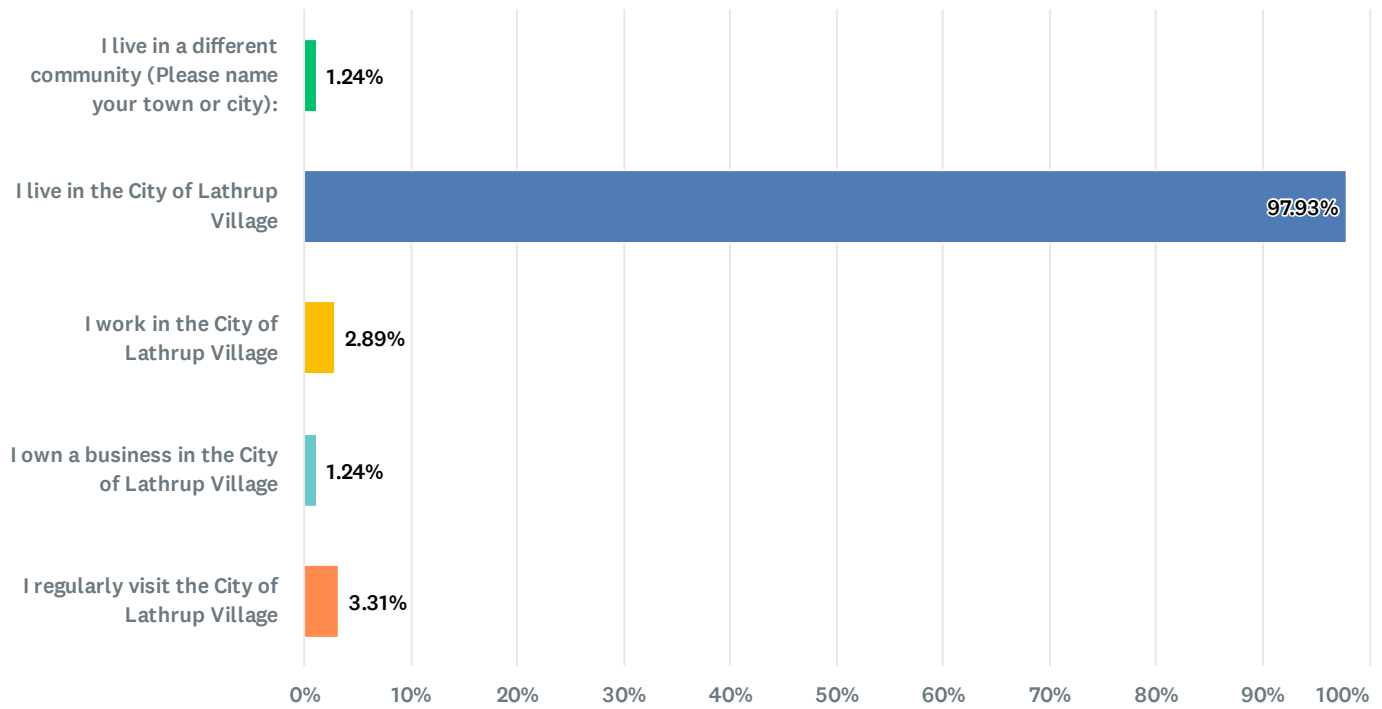
- **Review the 2021 Comprehensive Plan.**
  - Land Use chapter on Open Space page 45 and the Future Land Use map on page 46.
  - Resiliency & Sustainability chapter on pages 47-54.
  - View the neighborhoods map on page 55 for reference to the parks in relation to each neighborhood area.
- **Review the previously provided information on parks and recreation in Lathrup Village.**
- **Review the previously provided resources packet.** (Note: resource packets can be found at <https://giffelswebster.sharefile.com/public/share/web-s42042d07105041df8f9e34fdc3d5e6d2>)
- **Prepare any questions you may have or note resources or data you would like to have about land use related to parks/recreation/sustainability.**

## Preparation for the regular meeting on Engagement and Goals:

- **Review the 2021 Comprehensive Plan.**
  - Review the existing goals in the 2021 Comprehensive Plan.
  
- **Over the next month, review the goals in the 2021 Comprehensive Plan.**
  - Think about whether any of the input warrants revisions to current goals to align with community feedback and priorities for the next 15-20 years.
  - See the provided worksheet OR fill out your answers online at:  
<https://forms.office.com/r/L3SwQtNzk1>
  
- **Over the next month, review the survey results and determine your big takeaways.**
  - See the provided worksheet OR fill out your answers online at:  
<https://forms.office.com/r/53AcSWvL7J>

Q1 242 responses

Please check all that apply to you:

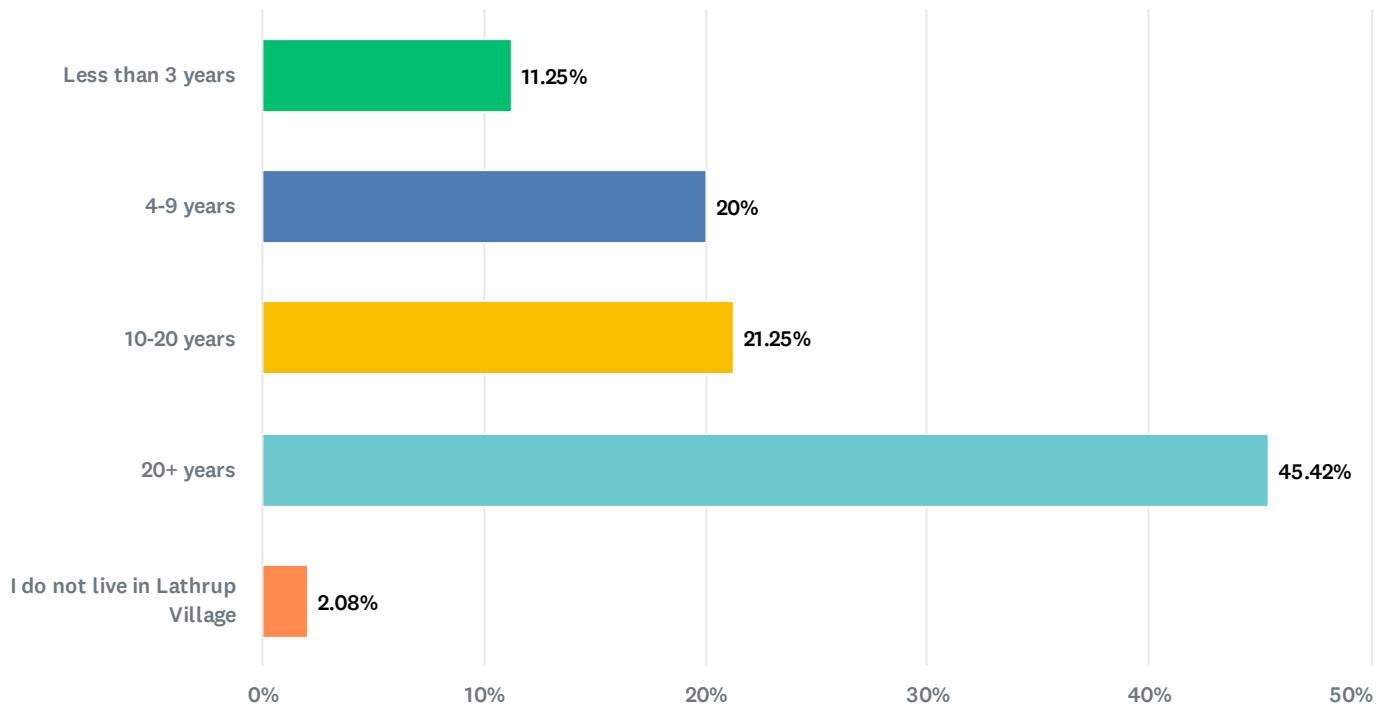


Answer Choices	Percentage	Responses
<span style="color: green;">●</span> I live in a different community (Please name your town or city):	1.24%	3
<span style="color: blue;">●</span> I live in the City of Lathrup Village	97.93%	237
<span style="color: yellow;">●</span> I work in the City of Lathrup Village	2.89%	7
<span style="color: cyan;">●</span> I own a business in the City of Lathrup Village	1.24%	3
<span style="color: orange;">●</span> I regularly visit the City of Lathrup Village	3.31%	8
<b>Total</b>		<b>258</b>

#	I LIVE IN A DIFFERENT COMMUNITY (PLEASE NAME YOUR TOWN OR CITY):	DATE
1	Southfield,MI - 5 houses away from lathrup	5/20/2026 9:12 PM
2	Southfield	3/11/2026 10:15 AM
3	Southfield	2/13/2026 10:55 AM

**Q2** 240 responses

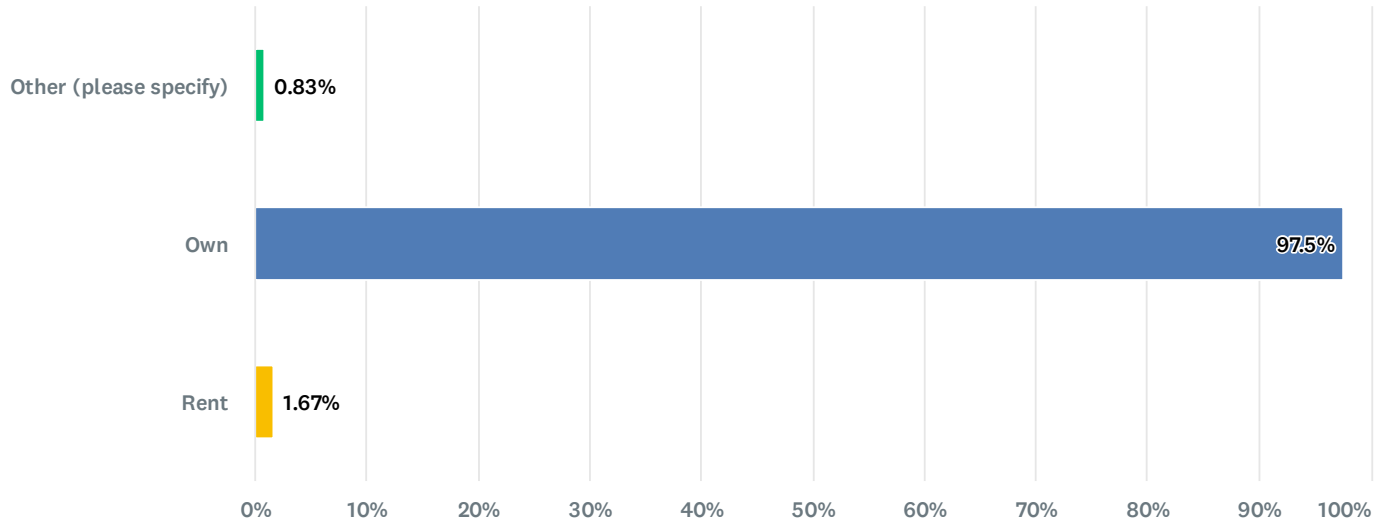
**If you live in the City of Lathrup Village, how long have you been a resident?**



Answer Choices	Percentage	Responses
● Less than 3 years	11.25%	27
● 4-9 years	20.00%	48
● 10-20 years	21.25%	51
● 20+ years	45.42%	109
● I do not live in Lathrup Village	2.08%	5
<b>Total</b>		<b>240</b>

Q3 240 responses

### Do you currently own or rent the home in which you live?

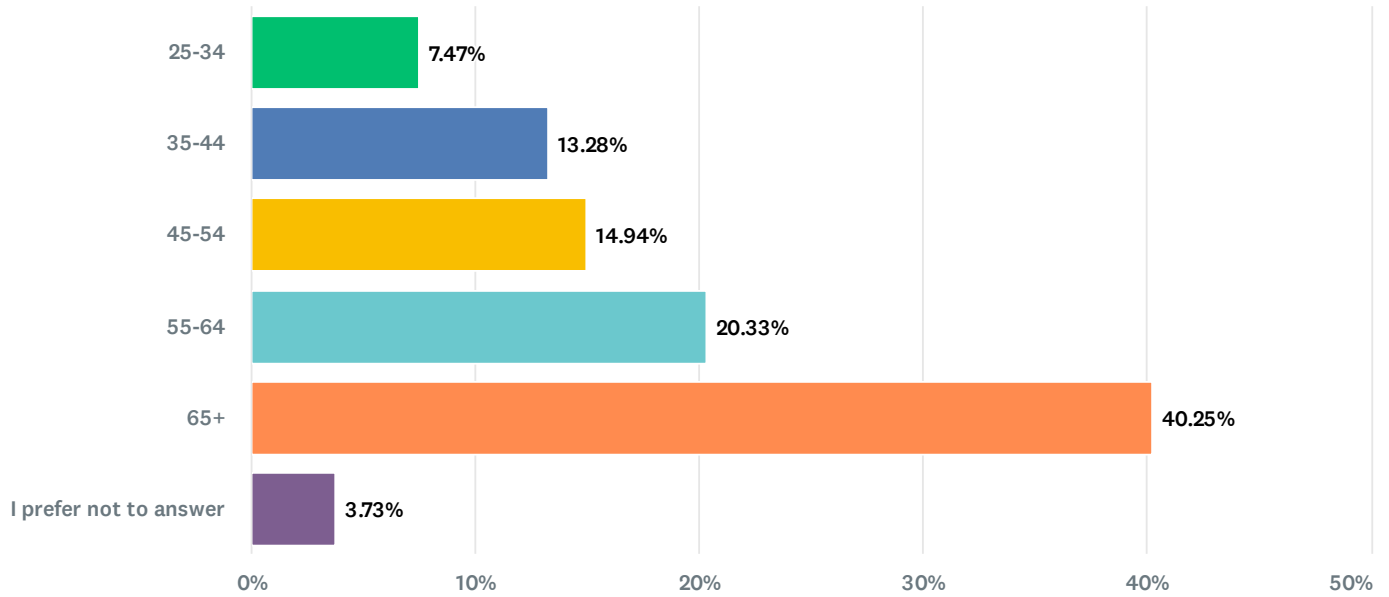


Answer Choices	Percentage	Responses
● Other (please specify)	0.83%	2
● Own	97.50%	234
● Rent	1.67%	4
<b>Total</b>		<b>240</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	share housing	3/16/2026 9:20 PM
2	Do not live in lathrup village	2/6/2026 9:22 AM

Q4 241 responses

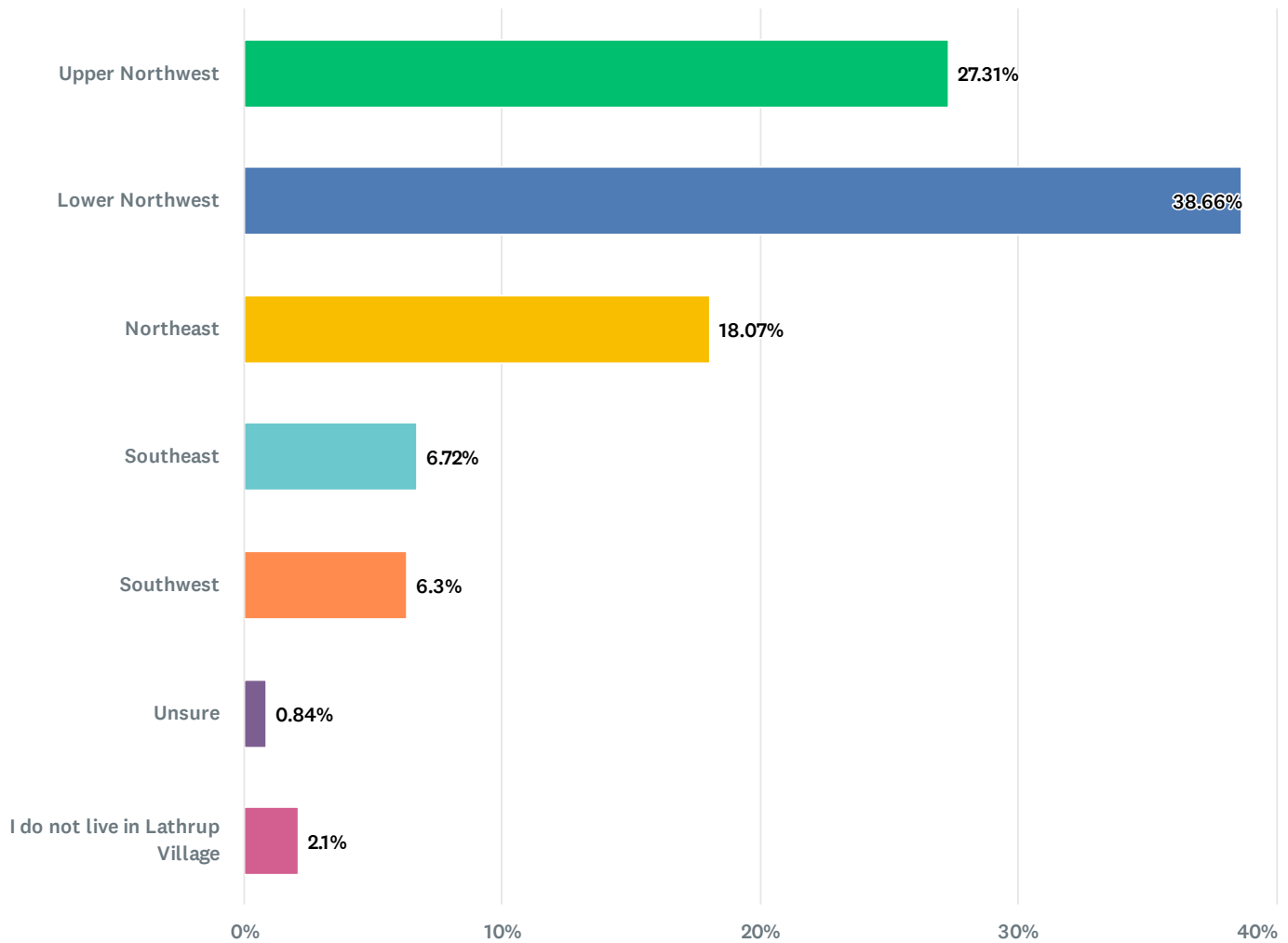
### What age cohort do you currently belong to?



Answer Choices	Percentage	Responses
● 25-34	7.47%	18
● 35-44	13.28%	32
● 45-54	14.94%	36
● 55-64	20.33%	49
● 65+	40.25%	97
● I prefer not to answer	3.73%	9
<b>Total</b>		<b>241</b>

Q5 238 responses

If you live in the City of Lathrup Village, what neighborhood do you live in based on the following map?

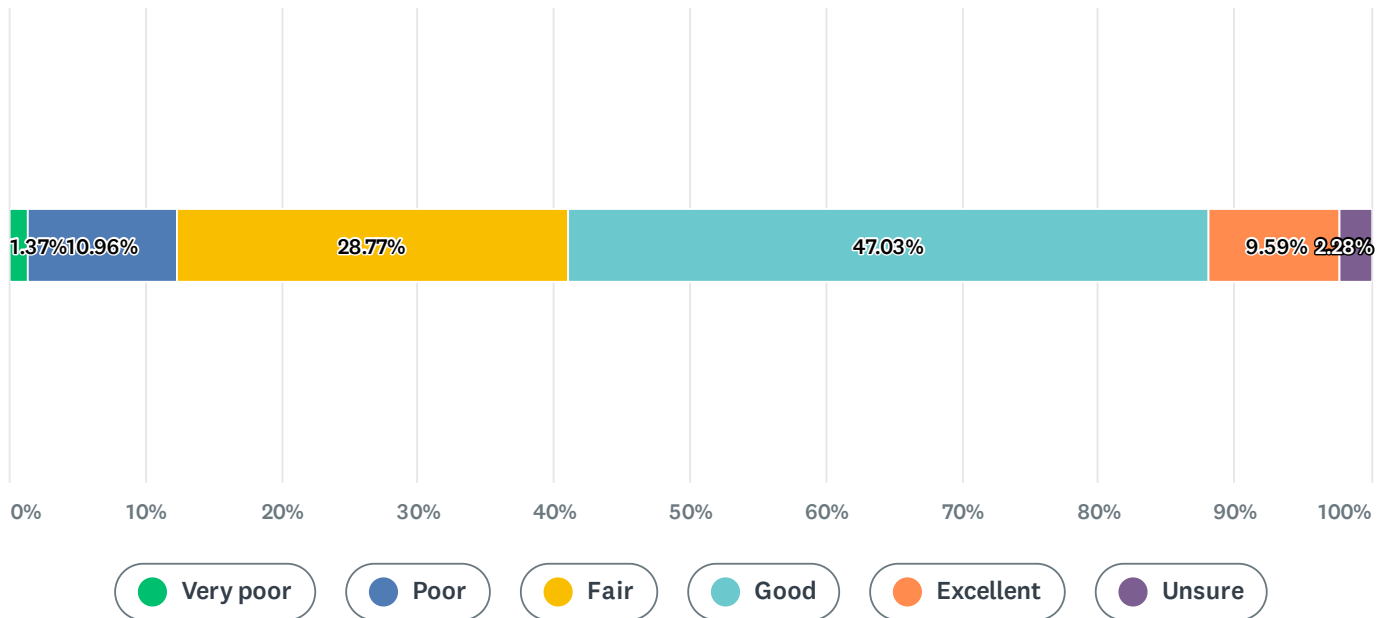


Answer Choices	Percentage	Responses
● Upper Northwest	27.31%	65
● Lower Northwest	38.66%	92
● Northeast	18.07%	43
● Southeast	6.72%	16
● Southwest	6.30%	15
<b>Total</b>		<b>238</b>

Answer Choices	Percentage	Responses
● Unsure	0.84%	2
● I do not live in Lathrup Village	2.10%	5
<b>Total</b>		<b>238</b>

Q6 219 responses

The current Comprehensive Plan (2021) goal on housing aspires to have: “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.” How well do you think the City is doing at achieving this goal?



	Very poor	Poor	Fair	Good	Excellent	Unsure	Total
(no label)	1.37%	10.96%	28.77%	47.03%	9.59%	2.28%	219
	3	24	63	103	21	5	219

## Q7 Do you have any thoughts on how the City could better achieve this goal?

Answered: 134 Skipped: 109

#	RESPONSES	DATE
1	Fair to good is my assessment: Snow removal has lessened. Neighborhood streets were difficult, even dangerous, to traverse for the last few years. Also, tree limbs hanging low in the city-owned portion of lawns, have not been trimmed in several years. Some years ago, a neighbor's grass was overgrown for more than a month before the city addressed the issue.	5/31/2026 12:07 PM
2	More walkable sidewalks along Southfield road. Less cannabis businesses.	5/30/2026 6:17 PM
3	Enforce codes that have been established and maintained for 20 years, consistently and with unbiased selection.	5/29/2026 8:05 PM
4	Community activities that appeal to younger people. Street repair	5/29/2026 5:40 PM
5	No apartments or low-income housing. Fund park cleanup and renovations.	5/29/2026 4:12 PM
6	Speed humps/bumps. There are on almost every street in Detroit but we don't have any.	5/29/2026 10:34 AM
7	I would actually give the city an "excellent" rating in all but the "diversified housing" category. I don't really know, but I'm guessing the price points would eliminate some young families and people living on pensions/social security. I know this has been a point of contention in past discussions but it's reality.	5/29/2026 9:34 AM
8	Adding affordable apartments or condos to our current housing stock.	5/19/2026 2:13 PM
9	Better city services including staff consistency. Strategies to encourage greater community connections like ambassadors in different areas of the city quadrant who work together.	5/16/2026 6:14 PM
10	What about an area for mini-houses for the elderly, youth/college students?	5/12/2026 3:49 PM
11	The city has events that attract a certain crowd of adults, but they do not have too many family oriented activities, and the parks are in poor condition. This doesn't attract families to stay in the city when they want to enjoy an activity.	5/10/2026 7:19 PM
12	Lots of houses need maintenance and yard work. With taxes being extraordinarily high, the value of houses does not really rise because the mileage is so high so the total cost of a mortgage and taxes prevent people for making updates to their home when moving into the community. If we were to lower property taxes, housing prices would rise and allow current residents to sell or access home equity to make improvement. Higher home prices would attract more financially secure people into the community, allow for uncapping to a higher tax, and drive more money for the city even with a lower mileage. Everyone can win. Current residents able to sell for a larger profit or access home equity for improvements, new and younger residence with more money at a higher tax rate, improved communities. Lathrup can eventually not be a retirement home and can hopefully attract new families willing to improve and remodel homes.	5/5/2026 10:29 AM
13	When we moved here, the community was very connected. It now is divided and there are little to no community groups that promote connection.	5/4/2026 6:59 PM
14	Our water runoff drainage is horrible. Water collects and does not go to drains. Sidewalk collect water as well. Sidewalks are too low.	5/3/2026 7:16 PM
15	As a walker, the lack of respect for stop signs alarms me, particularly cars crossing Bloomfield westbound close to 12 mile. I'm also annoyed by lack of enforcement of trash cans in front of houses and unshoveled, unweedwhacked sidewalks on Bloomfield close to 12 mile. These are eye sores and make our neighborhood look abandoned. At least put a sticker on the door with a warning! I had a nice man come to my house years ago when I had my trash cans at the front. I put them out back and promptly had the lids repeatedly eaten by squirrels for my compliance. Nail salons, check cashing places, liquor stores, suit stores and vape shops also	4/25/2026 2:04 AM

2026 Lathrup Village Housing Survey

Item 7A.

add nothing to our community, but I have no viable suggestions for improvement. I know Lathrup is limited in the way it can grow and attract businesses.

16	Never follow through with master plans	4/23/2026 3:43 PM
17	Enforce the appropriate city codes according to property maintenance and code enforcement. The responsibility and cost should not fall on the residents that comply.	4/23/2026 12:53 PM
18	There should be more police presence. It is rare that i see police drive down my street.	4/23/2026 8:39 AM
19	Better school district which I realize isn't in your control.	4/18/2026 7:55 AM
20	On the subject of connectedness. I've lived here for 30 years and I don't feel very connected to the neighborhood anymore. Partly, I believe is When our daughter was young that helped a lot to connect because the kids played together. We do have activities in LV throughout the year that I appreciate, however people tend to talk with the people they know already, their next door neighbors. I live on a dead-end. In case of an emergency, other than 911 of course, I have no one to talk to that may can keep an eye out on my house or any other support. While I was working, I traveled a lot too, so there are reasons on my end too that kept me away sometimes. What I'm thinking about is we maybe could try some sort of meet and greet that covers a few surrounding streets at a time for people who live near each other. This may provide the opportunity to meet some people you never met that lives right around the corner from you. I know this is difficult with the times we live in today and the trust factor, but just a thought we could maybe explore.	4/17/2026 10:47 AM
21	Find some revenue stream to reduce taxes.	4/17/2026 10:31 AM
22	Fix the sewers and water lines like Southfield did across the street for all their residents in this area My house has flooded several times even though taken the time and effort to install barriers, drainage tiles, and sump pumps	4/16/2026 3:49 PM
23	Have social events for the residents.	4/13/2026 6:08 PM
24	Strict Code Enforcement for all residents on a timely basis. More frequent police patrol.	4/12/2026 6:02 PM
25	Road maintenance needs to be stepped up, the dirt portion of Saratoga is getting reminiscent of a 3rd world country.	4/9/2026 1:44 PM
26	Investing more in facade, in street beautification and landscaping	4/9/2026 11:34 AM
27	We need to get rid of your company with its high rates, hidden agendas and being a puppet for Garrett and Kantor.	4/9/2026 10:49 AM
28	Not yet	4/9/2026 10:10 AM
29	I'm a member of a cond association and because of the location of it (along 11 mile) we experience the messiness of being along the service drive. Concrete chunks from 11 mile get into our grass. Trash seems to thrown a lot from pedestrians or drivers, and we don't experience the broader community feel. There could be an opportunity for condo dwellers to get connected since we have similar experiences.	4/2/2026 8:40 AM
30	sorry, I don't	3/30/2026 5:23 PM
31	Continue with code enforcement, recognition of neighborhoods, cultivate relationships with Carhart and Home Deport for home repair and maintenance workshops, tool lending services, and discounts. Continue to have community events and to develop something signature for LV.	3/29/2026 7:29 PM
32	Maintain and improve the appearance of the current stock of houses, properties, parks, and streets. Private properties that not maintained with junk displayed everywhere are ruining property values.	3/28/2026 9:15 AM
33	Activities to encourage more community involvement.	3/27/2026 2:27 PM
34	No	3/27/2026 12:09 PM
35	Put greater emphasis on the neighborhood and less on Southfield Road	3/27/2026 11:15 AM
36	Southfield Business Corridor is unattractive and inconsistent. Developing a more friendly corridor with businesses encouraging walking etc would be good. City Hall park is oddly maintained, particularly behind the school. Much could be done there; dog park area is ridiculous.	3/27/2026 10:16 AM

2026 Lathrup Village Housing Survey

Item 7A.

37	More consistent code enforcement	3/24/2026 4:33 PM
38	Need to attract younger people to move in by making an upcoming and coming downtown areas like Oak Park has create.	3/24/2026 4:14 PM
39	To promote community connectedness, the type of activities offered at city hall could be modernized. Many of the demographic is not online or on social media, so it's important to have boots on the ground to reach our 60+ residents.	3/20/2026 2:59 PM
40	What attracted us to the neighborhood was the quality of the home for the price. Our neighbors have been great, but I believe one downside is our 12 mile corridor and Southfield Road corridor. As much as it's considered walkable it doesn't feel as walkable as Berkley, Birmingham or Ferndale. It feels stuck in the past, especially with the hoard of property owners who want to lease office space. There is a disconnect between the businesses and what I think the feel of the community is. The businesses seem more corporate and lack the small business community feel which I think other neighborhoods offer. We often go to other cities for breakfast, lunch and dinner because we want more quality food options like Monarch Market in Huntington Woods, or Red Hook in Ferndale for example. We also lack children activities options which Birmingham, Farmington Hills offers.	3/17/2026 2:48 PM
41	Some houses could be better maintained.	3/17/2026 12:33 PM
42	As most people do not attend meetings, soliciting feedback such as via this survey is key to community engagement and moving forward in the right direction.	3/17/2026 8:33 AM
43	Stop wasting money and start supporting I.C.E. and President Trump.	3/16/2026 12:13 PM
44	Enforce codes re:grass between sidewalk panels, trash, broken driveways & broken culverts, neatness & repairs to home & yard. Lathrup looks like it's declining.	3/13/2026 2:14 PM
45	Leave wooded places alone. We need more trees and natural areas as well as parks. Don't cram in ugly cheap housing in established lovely neighborhoods.	3/13/2026 9:27 AM
46	I don't think the city has anything to do with attracting people to the neighborhood.	3/11/2026 10:19 AM
47	Not sure we promote enough community connectedness.	3/11/2026 9:28 AM
48	Two aspects, first, as a resident residing on Rainbow Drive, we have a huge issue with spending and stop sign running, especially at Rainbow and Middlebelt. This used to be somewhat monitored by the police force but has since lessened - this conflicts with the safety aspect of the plan. Second, likely due to the separation caused naturally by 11 Mile and Southfield Road, the South side of Lathrup Village has less community connectedness - and I would encourage exploring opportunities on how to lessen that gap.	3/11/2026 6:47 AM
49	Promote more green space and outdoor community gatherings. Update our parks and recs areas.	3/10/2026 8:51 PM
50	Apply the ordinances to all with same interpretation including businesses. Get on a bike or walk around the neighborhoods. See how some of the homes look. Walk and see how people don't pay attention to pedestrians walking in the bike lane. See how many cars park across the driveway and imagine being in a wheelchair and going in the street to get around. Also the big bush at the curve on Whiltshire before you get to Southfield road grows over the sidewalk every year.	3/8/2026 9:17 AM
51	Beautify and maintain city parks and corridors better	3/8/2026 9:22 AM
52	Meaningfully include residents in planning and decision making. Be transparent. Build community connections with and between residents.	3/7/2026 3:10 PM
53	Don't allow apartments	3/7/2026 2:42 PM
54	Encourage the redevelopment of the old school.	3/7/2026 11:42 AM
55	We need more for the kid and teens. Parks are run down. Most community event are for older people.	3/6/2026 10:42 AM
56	Well maintained -not so. Great snow removal but desperately need replacement.	3/6/2026 9:59 AM
57	I think the city needs to be open to mixed use developments along the Southfield corridor. Multi-story, buildings that allow for a mix of businesses and residences are needed.	3/6/2026 9:28 AM

Additionally I think the minimum lot size requirement to build a home should be reduced. I also believe the village needs to be open to modern building materials.

58	Our housing goal has been met! Stop trying to change the aesthetics of the quality of homes. Focus on the out dates run down Southfield corridor. Turn Anne Lathrup into an apartment complex devalues the homes here. Consider towns homes or brownstones. Increased value will increase the home values.	3/6/2026 9:24 AM
59	We need a park in Southeast LV. A boulevard on Southfield would be nice and slow traffic.	3/5/2026 6:17 PM
60	It seems as though there are more and more disabled cars parked in driveways.	3/5/2026 6:08 PM
61	School to attract more families or access to Beverly Hills schools and amenities or Southfield	2/28/2026 7:52 AM
62	Lower taxes to attract more young families and help current residents. Make very strong efforts to adjust the assigned school district or improve schools to attract young families. Not just opinion from the in-house council.	2/22/2026 6:29 PM
63	Stop selling out tax payers to get housing developments.	2/20/2026 4:40 PM
64	People love LV. Senior housing for LV residents would be very popular. (i.e the new city hall project)	2/19/2026 9:51 AM
65	The city needs to watch mileage rates, we need rates closer to Birmingham rates, further from Detroit rates. We are a small city surrounded by larger cities so we should focus on our brand, single family homes and commercial infrastructure that supports it. We should contract strategically with the larger cities surrounding us for services such as library, and schools, and take advantage of proximity to commercial office space in nearby cities. We should slow down traffic on Southfield so retail businesses that support the community also service through traffic. A clear understanding of the City's brand - single family homes, a low cost more rural alternative to Birmingham with historic homes, City Beautiful accents, no street lights, no curbs, no home owner's association. A quiet bedroom community for commuters, with high uniformity and efficient government. The City should develop light public transportation and encourage low-speed automotive transportation. Residential streets should be for vehicles 12 feet or less. Continue efforts to improve pedestrian traffic across Southfield, and connect bicycle and foot paths to the regional network. Continue good access to major highways but provide buffers between City residential traffic and through traffic on major highways.	2/18/2026 2:36 AM
66	Better communication with residents; our community feels divided. Better attention to our parks and green space.	2/14/2026 1:14 AM
67	Connectedness is no longer a goal in this city government	2/14/2026 12:46 AM
68	I think that the Master plan has been written for and by GW, influenced by so called experts in city planning and is not in line with what the residents want. Our city is so small and with an aging infrastructure that cannot support big development such as the planned apartment complex.	2/13/2026 11:30 PM
69	Nothing specific	2/13/2026 8:12 PM
70	Is the city doing anything proactively?	2/13/2026 7:06 PM
71	Make it easier to build housing by removing costly and burdensome parking minimums	2/13/2026 10:56 AM
72	Focus on the tax paying residents, not just the business district. Engage the community in monumental decisions, like the apartment complex. Engage the city's ordinances to hold any development accountable, not change ordinances to fit a developers plan.	2/13/2026 9:22 AM
73	Physical activity trails. Tennis courts	2/11/2026 8:50 AM
74	Host local gatherings in each district at a nearby park or open space.	2/10/2026 9:32 AM
75	The city is becoming unaffordable for new residents from a property tax perspective. The city must restrain spending as the tax rate is already too high. Also the Southfield school system is now to be the worst and most dangerous in the area. This hurts our property values and inhibits younger families from moving in. Something must be done to address this. With respect to question 8 — this has to be done in conjunction with the high property tax issue.	2/9/2026 9:12 AM
76	Sale & development of vacant school bldg on Southfield Road.	2/8/2026 9:03 PM
77	Pave unpaved roads. Stipulations for unoccupied houses. Update parks.	2/8/2026 11:01 AM

2026 Lathrup Village Housing Survey

Item 7A.

78	Activities that bring people together inspire community support, help, acceptance.	2/8/2026 8:57 AM
79	Most of the local activities in the newsletter are usually geared to individuals that can participate Monday through Thursday and usually before 6:00 PM.	2/8/2026 5:01 AM
80	Help seniors and disabled people with this project.	2/7/2026 9:11 PM
81	Concentrate more on the neighborhood than on Southfield Road	2/7/2026 8:13 PM
82	"Active neighborhoods that promote community connectedness" I'm not sure what active neighborhoods actually do. Lighting could be improved. Senior activities on weekdays. Show that the City values the contributions the Lathrup Village Women's Club makes to community connectedness.	2/7/2026 9:06 AM
83	When people consistently fail to maintain their home / property they should be reminded they don't live in an apartment.	2/7/2026 3:42 AM
84	More lower cost housing. Apartments, small/tiny homes.	2/6/2026 7:09 PM
85	Put some focus on small things like: street/stop sign placement and repair, grass and brush maintenance, city wide cleanliness. City welcome signs, ect. It's the small things that make the big things shine. Enforcement of homeowner maintenance items as well.	2/6/2026 3:26 PM
86	I don't personally think it's totally up to the city itself. It also has to do with the people that buy into the neighborhood and the upkeep of their homes. Hopefully the city continue its part of keeping the services . Also keeping codes, up-to-date, and enforce To help maintain attractiveness, safety, etc. etc.. I know we need and want growth, but hopefully it would be good growth not the wrong elements.	2/6/2026 2:53 PM
87	Regulate keeping homes and yards maintained. Some homes look vacant.	2/6/2026 12:48 PM
88	...work with the neighborhood residents (survey, etc because they won't come to the meeting)	2/6/2026 10:43 AM
89	More age in place housing is needed. Places were seniors could live that are not single-family homes that require a lot of care of that is difficult for seniors.	2/6/2026 9:44 AM
90	Not at this time.	2/6/2026 9:20 AM
91	N/A	2/6/2026 9:24 AM
92	The DDA needs to be more proactive and creative not only in attracting new businesses that residents here in Lathrup want to support. But creative in engaging and supporting the businesses that are currently here. I feel the DDA has little presence and impact to the community and that might be out of lack of creativity mixed with inexperience.	2/5/2026 8:49 PM
93	Stop restricting committees to the same group of people. Allow for other diverse ideas.	2/5/2026 12:49 PM
94	More emphasis on code enforcement including Southfield Road signage, trucks with advertisements etc	2/5/2026 11:05 AM
95	Get the criminals off of city council; prove that this is collusion. Stop a development that is not needed or wanted and WILL destroy Lathrup. It will simply become that thing you drove through.	2/5/2026 2:02 AM
96	There is a ton of divisive behavior. It'd be great to find some common ground. Transparency all around.	2/4/2026 11:24 PM
97	Support single resident housing over businesses. Support LV police. Support the LV Women's Club, support our parks, make LV activities more family focused. Example at the LVMF have a children's band/singer at the beginning of the festival Keep our green spaces instead of selling/developing them for a tax base This might help the DDA but it devalue the residents home values	2/4/2026 9:48 PM
98	Maintain current green spaces and parks better. Enforce codes for broken mailboxes and garbage pails.	2/4/2026 8:12 PM
99	Enforce code violations Stop trying to push low income at the expense of current homeowners	2/4/2026 6:33 PM
100	I think the above goal is great and being achieved till you get to community connectedness. If the goal was about that the rating would drop to poor. There seems to be no desire to promote the city to residents and prospective residents. The lack of focus on parks, attractive retail,	2/4/2026 5:21 PM

and events in the downtown and surrounding community is sad. And the hostility that is created about the desire for those things from council and city and DDA staff is telling.

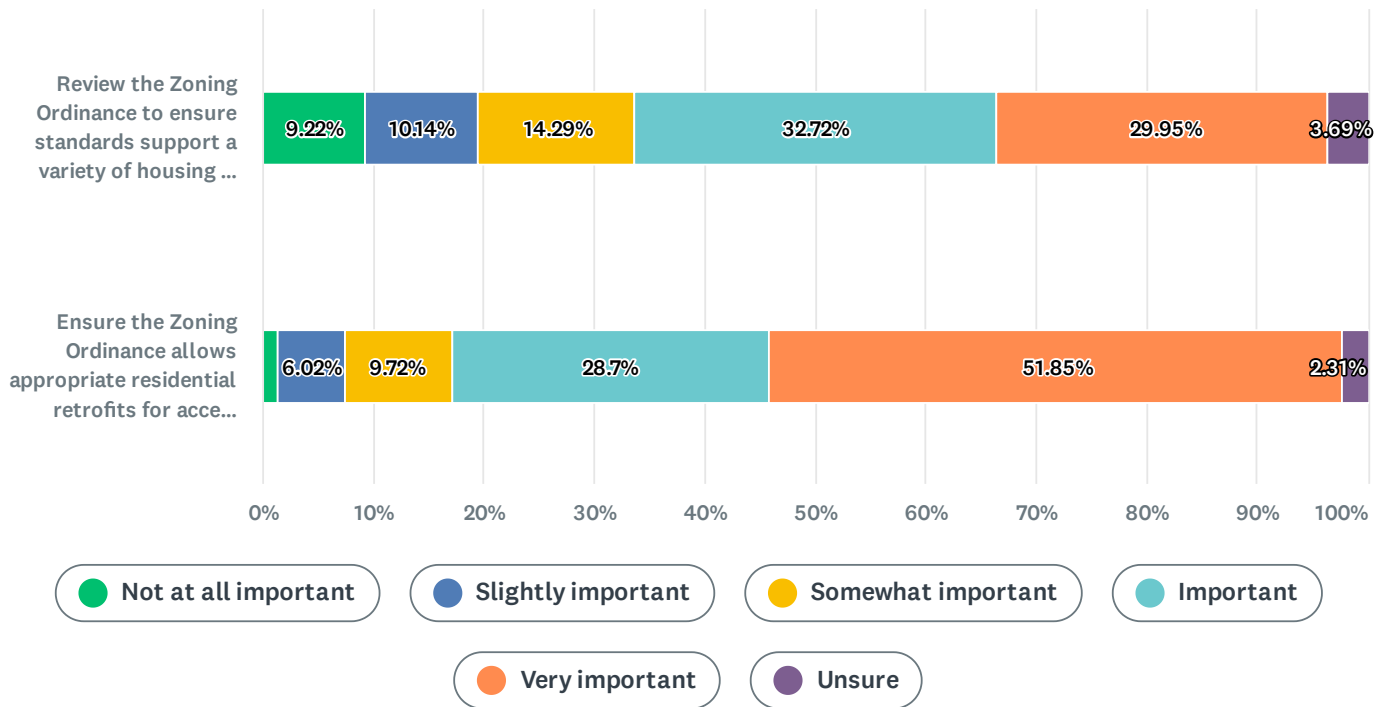
101	Build single family homes only.	2/4/2026 5:09 PM
102	Lower taxes and bills	2/4/2026 10:23 AM
103	Involve residents in planning and decision making	2/3/2026 4:16 PM
104	Convert the school into apartments. encourage density.	2/3/2026 10:42 AM
105	Aside from the Music Festival, it seems like there is a lack of cohesive community gatherings. The neighborhood parks I walk by - children's park especially - would benefit from improved maintenance.	2/3/2026 6:54 AM
106	First impressions, when coming in to city hall, not professional looking,the staff not kind they talk down to you and need downtown to be a downtown.	2/2/2026 9:29 PM
107	No	2/2/2026 8:51 PM
108	Entrances off of Southfield round south of highway are a disgrace. Don't look attractive,'road is a mess.	2/2/2026 8:30 PM
109	Allow for more condos, apartments	2/2/2026 7:07 PM
110	Make sure you keep our police department.	2/2/2026 6:29 PM
111	Not allow the apartment building complex to go forward	2/2/2026 6:23 PM
112	No	2/2/2026 5:42 PM
113	Na	2/2/2026 5:44 PM
114	Fix the dilapidated street signs. Encourage people to care for their houses to increase curb appeal. .	2/2/2026 4:30 PM
115	More police patrolling in the evening. Invite residents to monthly meetings with a mediator for an open forum discussion on 1-2 preselected topics (as determined by survey) Many people hide behind online platforms. It may help to quash the ongoing negative online banter.	2/2/2026 4:13 PM
116	Get on people with multiple dead cars in their driveway and people with commercial trucks parked in their driveway. My one neighbor has FOUR nonoperating cars in their driveway and another neighbor has snowplow trucks.	2/2/2026 4:06 PM
117	Online business directory. Fix sidewalks at HAWK signals.	2/2/2026 3:45 PM
118	Neighborhood safety: could have volunteers to work with LVPD. Be the eyes and ears for the department.	2/2/2026 3:44 PM
119	Stay the course	2/2/2026 3:46 PM
120	Lawn enforcement for certain homes. The park in the southwest is terrible. Can't take my kids there. Stops sign constantly ran thru.	2/2/2026 3:37 PM
121	Enforcement of sidewalk encroaching vegetation that hinders ease of walking throughout the city	2/2/2026 3:09 PM
122	Parks are in generally bad shape, old, often broken and left unrepaired with overgrown plants/weeds. Roads are in terrible shape, particularly Lathrup Blvd just south of Glenwood Blvd, filled with potholes and quick fix loose asphalt, sidewalk project cost residents at their own expense as if it's not a public causeway, property taxes are quite high compared to local municipalities with seemingly low return on city services and amenities. Some positives, LV music festival or weekly summer concert series were successful and fun for community members.	2/2/2026 3:03 PM
123	Code Enforcement	2/2/2026 2:40 PM
124	It would be great to see more community events.	2/2/2026 2:20 PM
125	Seems that code enforcement could use a lot of improvement. As I walk the city, I see dozens of cars that are not running, have flat tires and not plated. I think this adds to blight. Overall, the condition of properties are well maintained, but this could also use improvement. I	2/2/2026 2:17 PM

understand that there are folks who are unable to keep their property up but many of the homes I'm talking about have able-bodied people. Although we have a lot of codes on the books, it doesn't seem like they're enforced.

126	While we might have housing, an important part of a community for young families is schools, and the options there are poor.	2/2/2026 2:11 PM
127	The city could figure out the financial situation.	2/2/2026 1:54 PM
128	Given the current economic and political climate LV is doing a great job. Resurfacing Meadowbrook Way, repair or replace the fence line, keep up the great work bringing in new business filling in the business district, keep holding property owners accountable for vacant properties and to update the property, otherwise LV leadership is doing a good to my knowledge. The population demographic is changing and people are bypassing LV for surrounding cities. The community is aging up are the other two observations i wish to highlight.	2/2/2026 1:51 PM
129	More enforcement of code violations. Especially the commercial areas.	2/2/2026 1:39 PM
130	More community engagement	2/2/2026 1:35 PM
131	Have code enforcement be proactive instead of reactive. See click fix is good but code enforcement can also see these issues if they actually drove the neighborhood	2/2/2026 1:35 PM
132	In my neighborhood in the summer, there is a resident who almost daily will drive his extremely loud Harley with music blasting, through the neighborhood on his way to Southfield. There needs to be a clearly stated expectation to residents that this is unacceptable. There is no way to catch him because you don't know when he's going to drive by, or where he lives. It is incredibly rude and inconsiderate. It would be good to see noise ordinance address these types of concerns, and if it already does, it needs to be communicated as a reminder to residents.	2/2/2026 1:17 PM
133	Maybe holding events like The Garden Tour or the now defunct Music Stroll that would take people to the different neighborhoods.	2/2/2026 12:52 PM
134	The neighborhoods are attractive, safe, and quiet; however, there is a lack of housing options for individuals. The City is essentially, single family home or nothing.	2/2/2026 12:43 PM

Q8 218 responses

The 2021 Master Plan included two zoning-related action items to address its housing goal. Please share your thoughts on the level of importance of each action item below.



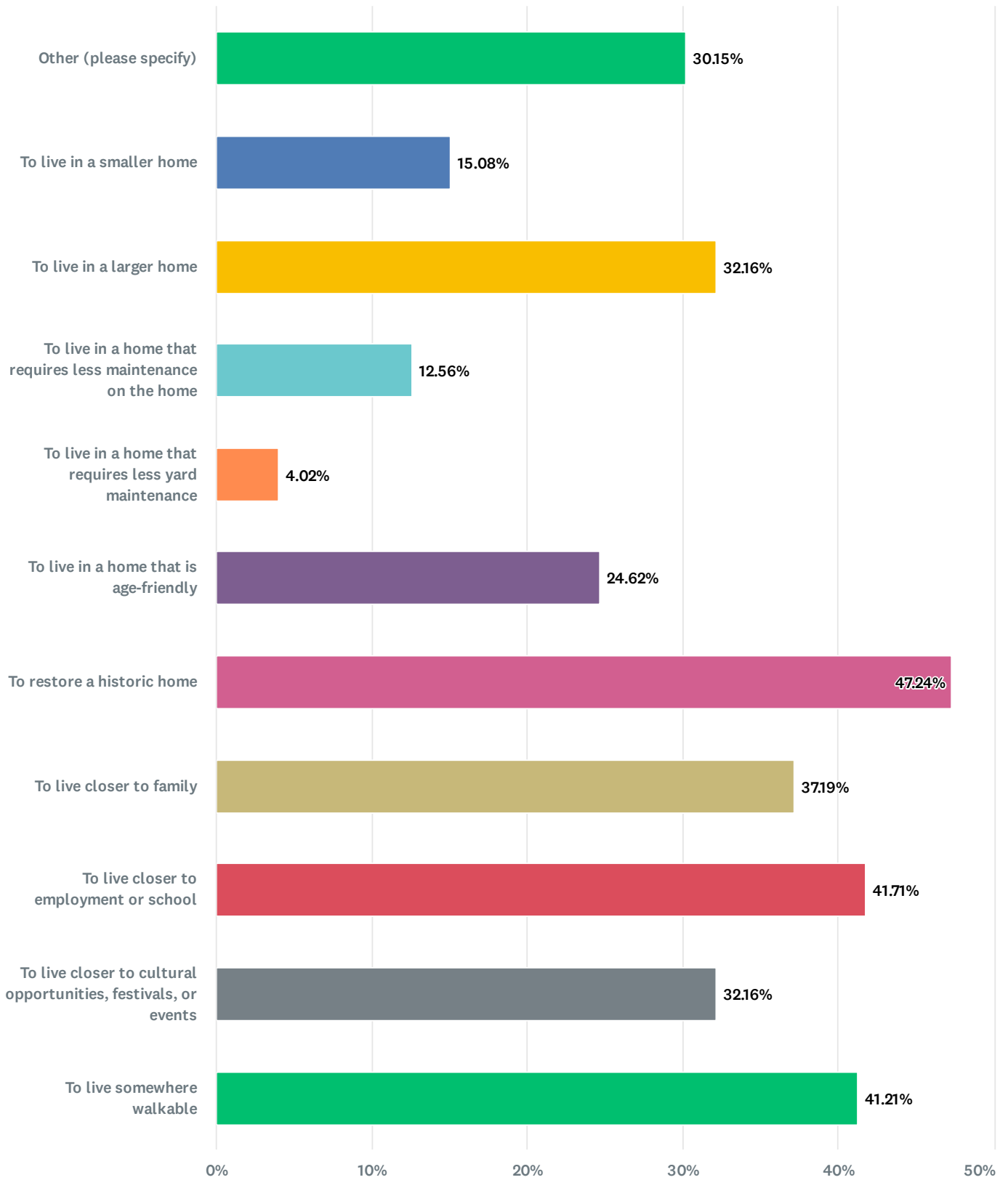
	Not at all important	Slightly important	Somewhat important	Important	Very important	Unsure	Total
Review the Zoning Ordinance to ensure standards support a variety of housing options for young adults, families and older adults.	9.22% 20	10.14% 22	14.29% 31	32.72% 71	29.95% 65	3.69% 8	217
Ensure the Zoning Ordinance allows appropriate residential retrofits for accessibility in order to help seniors remain in their homes.	1.39% 3	6.02% 13	9.72% 21	28.70% 62	51.85% 112	2.31% 5	216
							433

**Q9** 199 responses

**Which of the following do you think are likely reasons why people would choose to move to or stay in Lathrup Village? (check all that apply)**

# 2026 Lathrup Village Housing Survey

Item 7A.



Answer Choices	Percentage	Responses
Total		633

Answer Choices	Percentage	Responses
● Other (please specify)	30.15%	60
● To live in a smaller home	15.08%	30
● To live in a larger home	32.16%	64
● To live in a home that requires less maintenance on the home	12.56%	25
● To live in a home that requires less yard maintenance	4.02%	8
● To live in a home that is age-friendly	24.62%	49
● To restore a historic home	47.24%	94
● To live closer to family	37.19%	74
● To live closer to employment or school	41.71%	83
● To live closer to cultural opportunities, festivals, or events	32.16%	64
● To live somewhere walkable	41.21%	82
<b>Total</b>		<b>633</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	Taxes too high	5/29/2026 10:40 AM
2	Community connections	5/29/2026 10:01 AM
3	To live in a friendly, diverse community	5/29/2026 9:44 AM
4	Lathrup offers quality larger home located near the more desirable cities near by. That's why I moved here. I am in no way interested in keeping this geriatric village. Need homes to sell to raise tax money and housing prices and Lower the mileage. The millage is killing this city to become great. High taxes for no amenities. Lower the millage, housing prices rise and attract more quality residence and changing of property will uncap taxes and raise more money with a lower millage. Everyone wins, the city wins.	5/5/2026 10:36 AM
5	Housing affordability	5/5/2026 9:45 AM
6	I moved here because they were going to change Southfield rd to a divided boulevard.	5/3/2026 7:22 PM
7	Uniqueness of neighborhood. Friendliness of community.	4/25/2026 2:11 AM
8	Good city services schools sflid libzry	4/23/2026 3:50 PM
9	We were drawn to the size of available homes and lots, and neighborhood safety	4/23/2026 10:08 AM
10	Safer neighborhood	4/17/2026 10:37 AM
11	Live in an urban area with more yard space/green space	4/9/2026 1:47 PM
12	To live in a small town feel community	4/9/2026 10:53 AM
13	In my opinion, people move to Lathrup Village due to the character of the neighborhood, unique	4/9/2026 10:25 AM

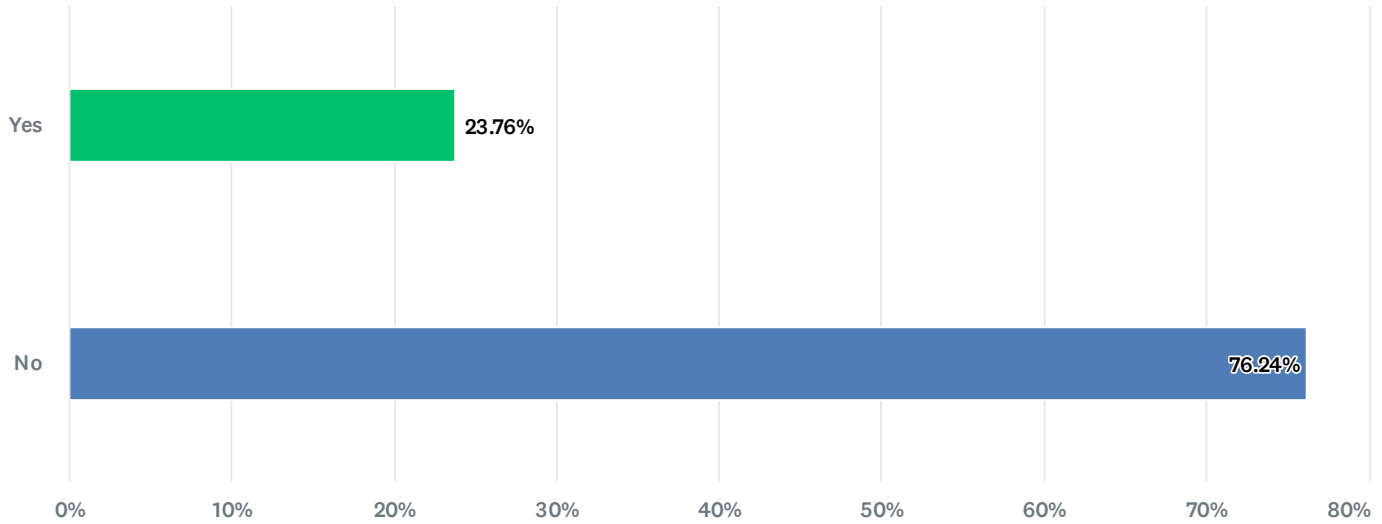
homes with character and a "Mayberry" vibe in the neighborhood. It's a quiet neighborhood in which neighbors know each other and build connections

14	To live in a small, quiet, well maintained and affordable community	3/29/2026 7:45 PM
15	To live in an established, well-maintained community with quality built and aesthetically pleasing homes and properties.	3/28/2026 9:22 AM
16	To live in a home that is architecturally pleasing	3/27/2026 11:24 AM
17	Safety	3/27/2026 11:14 AM
18	live near neighborhood with activities to walk to.	3/27/2026 10:21 AM
19	Nice, quiet and safe neighborhood	3/24/2026 4:38 PM
20	A neighborhood vs a subdivision	3/17/2026 2:56 PM
21	Taxes and water are very high here so people will leave or not move here due to the high taxes and utilities.	3/17/2026 8:38 AM
22	To live in a lovely, leafy neighborhood of charming homes.	3/13/2026 9:40 AM
23	It's centrally located. Good value. Houses have character.	3/7/2026 2:45 PM
24	friendly neighbors and neighborhood activities	3/6/2026 11:09 AM
25	Close knit, family friendly	3/5/2026 6:24 PM
26	to live in a specific kind of home with mid-century architecture, within an aesthetically pleasing neighborhood	2/25/2026 12:23 PM
27	To live in a smaller home with more land	2/18/2026 2:57 AM
28	lower purchase price than neighboring communities	2/13/2026 7:18 PM
29	To live in a close-knit, safe community. Larger lots, unique city	2/13/2026 12:23 PM
30	To live in a beautiful neighborhood with large lots and mature trees and historic homes.	2/13/2026 9:27 AM
31	Smaller cities equal greater opportunity for access to city services. Thank you the next designer is	2/13/2026 8:49 AM
32	Beautiful homes. Mature trees. Proximity to Detroit. And airport.	2/11/2026 9:11 AM
33	To live in a diverse community	2/8/2026 9:17 PM
34	To be centrally located to other major areas. Maintain reasonable housing opportunity.	2/8/2026 11:06 AM
35	To live in a nice, quiet neighborhood.	2/7/2026 3:48 AM
36	Racial diversity	2/6/2026 7:12 PM
37	located near freeways	2/6/2026 3:33 PM
38	We purchased our home over 30 years ago. We have one thing in mind that was aging in place because of the fact that it was all on one level ranch style.	2/6/2026 3:02 PM
39	Location	2/6/2026 10:11 AM
40	To live in area that feels like a true community. Not just a place to live.	2/5/2026 8:56 PM
41	To live in a well built home of historic natural	2/5/2026 11:14 AM
42	The unique homes and community. It's not about value or anything other than character	2/5/2026 2:09 AM
43	To have small town experiences.	2/4/2026 11:29 PM
44	To live in a safe nontoxic environment that is quiet and peaceful yey near Detroit Royal Oak Ferndale, their cities are busy and fun but not quiet	2/4/2026 9:59 PM
45	Distance to other major cities	2/3/2026 9:59 AM
46	I think people - including us - moved here for the larger lots. We moved from Huntington Woods and enjoy the larger yard.	2/3/2026 7:00 AM

47	To live in a quiet and peaceful neighborhood	2/2/2026 9:46 PM
48	The unique houses, low purchased price compared to Beverly Hills, Birmingham	2/2/2026 8:44 PM
49	To live in an attractive environment	2/2/2026 8:33 PM
50	Our taxes are so high for the minimal services we receive	2/2/2026 6:26 PM
51	For access to the Southfield Library, what a gem!	2/2/2026 5:46 PM
52	More house for the money compared to surrounding communities	2/2/2026 4:38 PM
53	To live in a culturally diverse neighborhood	2/2/2026 4:21 PM
54	It listed but the village has a charm for biennial quiet. It busy. Well kept.	2/2/2026 3:42 PM
55	Taxes are lower	2/2/2026 2:33 PM
56	To live in an established neighborhood with character (houses) and diversity (people)	2/2/2026 2:25 PM
57	Better schools	2/2/2026 1:36 PM
58	To live in a place that feels like a small town, yet with a big town accessibility to shopping, medical, etc.	2/2/2026 1:24 PM
59	Larger lot, not on top of neighbors	2/2/2026 1:17 PM
60	To live in a welcoming community with interesting architecture and lovely yards.	2/2/2026 12:54 PM

**Q10** 202 responses

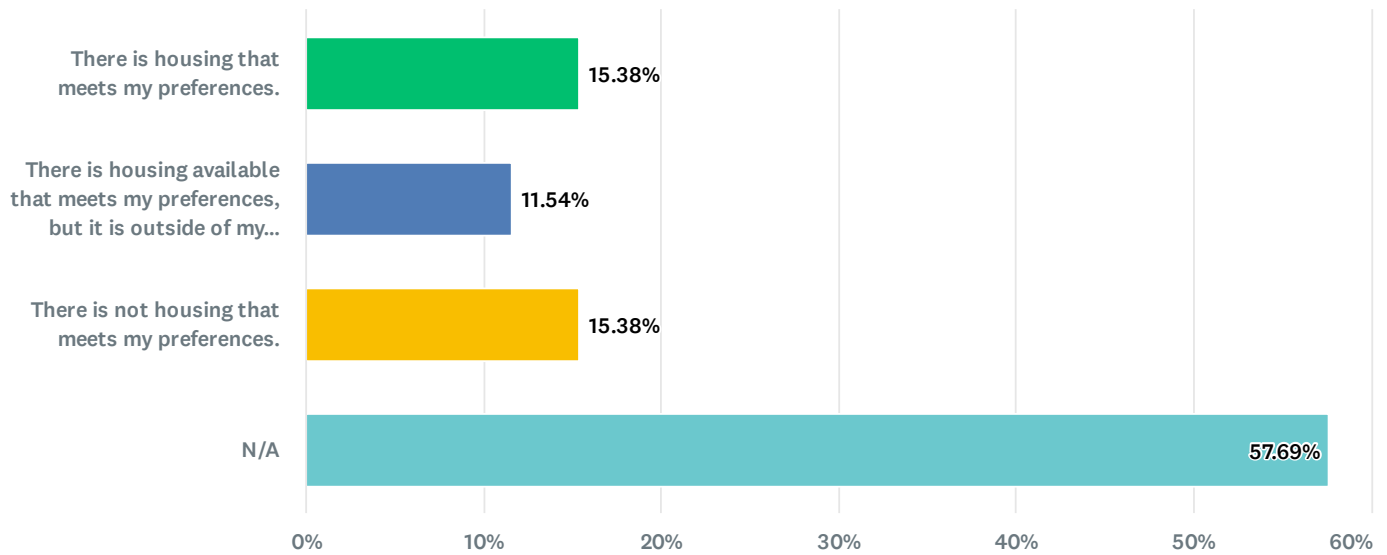
**Do you anticipate moving in the next five years?**



Answer Choices	Percentage	Responses
● Yes	23.76%	48
● No	76.24%	154
<b>Total</b>		<b>202</b>

**Q11** 182 responses

**If you are thinking of moving in the next five years, do you think you could find housing that meets your preferences in your price range in Lathrup Village?**



Answer Choices	Percentage	Responses
<span style="color: green;">●</span> There is housing that meets my preferences.	15.38%	28
<span style="color: blue;">●</span> There is housing available that meets my preferences, but it is outside of my price range.	11.54%	21
<span style="color: yellow;">●</span> There is not housing that meets my preferences.	15.38%	28
<span style="color: teal;">●</span> N/A	57.69%	105
<b>Total</b>		<b>182</b>

## Q12 If there is not housing that meets your preferences, what kind of housing do you feel is missing?

Answered: 63 Skipped: 180

#	RESPONSES	DATE
1	Homes that are similar in price and quality to those in LV....BUT WITHOUT THE HIGHER TAXES THAT SOUTHFIELD SCHOOLS REQUIRE, THOUGH THEY DO NOT EQUAL NEIGHBORING COMMUNITIES. MANY RESIDENTS ARE CHOOSING PRIVATE, CHARTER, PAROCHIAL or outside community public school schools that offer superior education opportunities.	5/29/2026 8:21 PM
2	None	5/20/2026 8:08 AM
3	We don't need apartments or low income housing. The architecture, Lots, and homes should be our main focus to build a higher end affluent community. Lower the millage to increase values and the rest will fall into place. You can take this idea and look like a hero to everyone.	5/5/2026 10:36 AM
4	Until we support a school system that is not sub par, it is tough for young families to commit to a long tenure.	5/4/2026 7:03 PM
5	Housing is fine overall lack of community and services no senior programs	4/23/2026 3:50 PM
6	Single level condo type environment	4/23/2026 1:17 PM
7	I haven't done the research yet so I don't have an explicit answer for this question. I love my home itself, although one thing I'm tired of is the water that sits on my property way too long after rain. The drainage around here is VERY poor!	4/17/2026 11:07 AM
8	If the city infrastructure is not fixed or improved, the housing is irrelevant. The streets are not maintained. potholes everywhere. why do we pay property taxes if you do nothing about it	4/16/2026 3:54 PM
9	Our extremely high taxes cause possible buyers to search in lower tax communities for greater resale value.	4/12/2026 6:12 PM
10	New builds	4/9/2026 11:39 AM
11	Price and taxes are the biggest concerns. Property values have skyrocketed and because of how taxes are calculated, the tax rates are squeezing us out of options in LV. Don't forget the higher mortgage rates...it's a difficult time to try to buy a home in LV.	4/2/2026 8:48 AM
12	N/A	3/29/2026 7:45 PM
13	Housing with more open land around them	3/28/2026 2:51 PM
14	Housing is affordable, taxes are ridiculously high.	3/28/2026 9:22 AM
15	55 + community housing/apartment/condo	3/27/2026 2:32 PM
16	N/A	3/20/2026 3:05 PM
17	Again, the issue in Lathrup are the high taxes for new residents that make purchasing a home cost prohibitive.	3/17/2026 8:38 AM
18	apartment to transition from home ownership	3/16/2026 9:29 PM
19	The current housing in LV is great as it is.	3/13/2026 9:40 AM
20	There is no senior specific housing.	3/11/2026 10:21 AM
21	Affordable	3/8/2026 9:29 AM
22	I would only move for more land.	3/7/2026 2:45 PM
23	Multi family single level.	3/6/2026 10:04 AM

## 2026 Lathrup Village Housing Survey

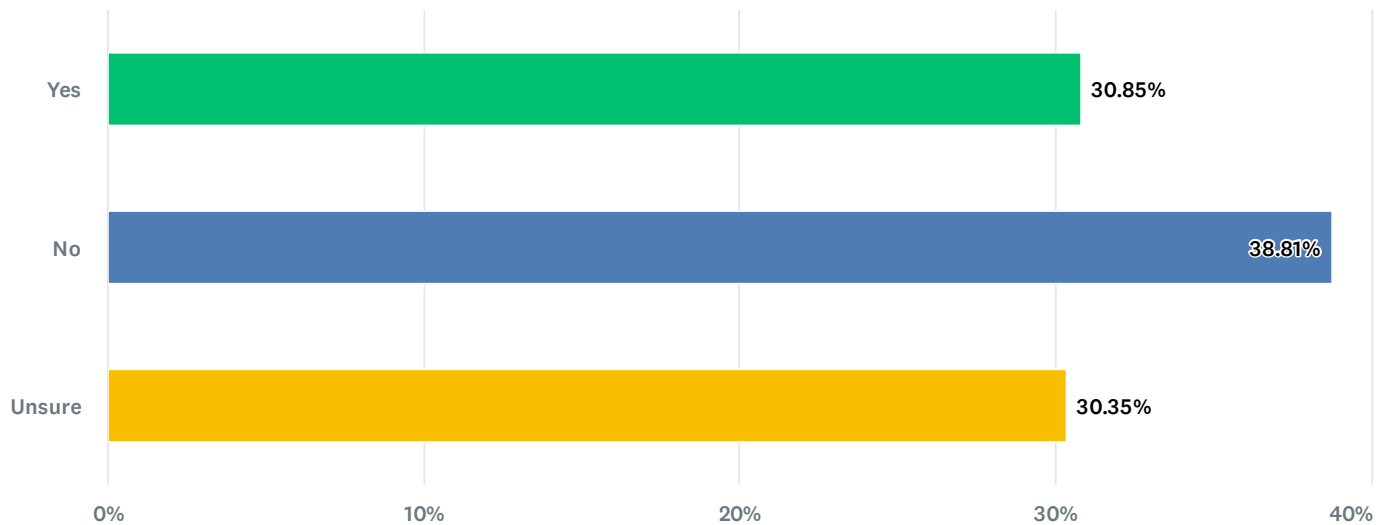
Item 7A.

24	Housing with updated amenities. Eco designed homes that account for the changing climate.	3/6/2026 9:31 AM
25	Seniors	3/5/2026 6:29 PM
26	Ranch with my property taxes I have now would keep me in LV.	3/5/2026 6:24 PM
27	A housing with lower taxes.	2/28/2026 8:00 AM
28	Lower tax rate	2/20/2026 4:43 PM
29	Senior housing. We can't downsize as taxes would be much more than our large home now.	2/19/2026 9:56 AM
30	Senior housing	2/13/2026 11:48 PM
31	Smaller, less maintainence	2/13/2026 8:18 PM
32	newer, low maintenance, quality housing	2/13/2026 7:18 PM
33	Smaller homes, townhomes, accessory dwelling units, cottage courts, duplexes	2/13/2026 10:59 AM
34	Acreage	2/13/2026 8:56 AM
35	Senior living. Like fox run community. Allow for existing homes to open up for next generation. However I do not consider LV to be first time buyer homes they should be considered an upgrade from entry level home. Huntington Woods, Pleasant Ridge.	2/11/2026 9:11 AM
36	A home that allows family members to live with senior family members. This home would have separate living, albeit smaller but with a kitchen, bath, living and bedroom.	2/10/2026 9:43 AM
37	The property tax rate would prevent me from owning a different home as well as the ability to sell my home given how high the taxes are on it.	2/9/2026 9:18 AM
38	Large condominiums, over 1500 sqft	2/8/2026 11:56 AM
39	Other preferences outside of housing are school districts which does not meet my preference.	2/8/2026 11:06 AM
40	Single family homes and condos promote pride in keeping up the property. But apartments lack the ambition.	2/8/2026 9:06 AM
41	It is not about the housing, it is more about the taxes. My total taxes in 2020 were roughly \$5500.00 and in 2025 they were just over \$7400.00, In another 5 years I may be paying 10K/year and will then be on a fixed income.	2/8/2026 5:07 AM
42	Smaller homes with little yard to care for.	2/7/2026 9:16 PM
43	It's really mostly location. This was a perfect location for previous job, but that has changed. We are nearing retirement and most family live in Macomb county, so we may want to downsize and move in that direction. Property taxes are also a factor.	2/7/2026 8:57 AM
44	There's nothing that meet my preference I have what I want	2/6/2026 3:02 PM
45	Condo where we cannot hear the highway	2/6/2026 9:31 AM
46	n/a	2/5/2026 8:56 PM
47	Looking for smaller homes with less taxes and offers downtown atmosphere ie Berkley, Plymouth	2/5/2026 11:14 AM
48	Because if we stop Bruce Kantor, we can actually focus on a community and people who focus on that	2/5/2026 2:09 AM
49	The housing stock of single residential homes is why I chose LV	2/4/2026 9:59 PM
50	Senior condos	2/4/2026 6:40 PM
51	Senior apartmets/living	2/2/2026 7:10 PM
52	The housing in Lathrup is perfect as it is. We don't need apartments!!	2/2/2026 6:26 PM
53	Na	2/2/2026 5:46 PM
54	Condos?	2/2/2026 3:52 PM
55	Lesser taxes.	2/2/2026 3:42 PM

56	N/A	2/2/2026 3:12 PM
57	These older homes are often quite expensive to fix and have a lot of upkeep.	2/2/2026 3:07 PM
58	Lower Taxes	2/2/2026 2:45 PM
59	Condos or apartments for seniors.	2/2/2026 2:33 PM
60	Senior housing.	2/2/2026 1:47 PM
61	Senior options	2/2/2026 1:36 PM
62	NA	2/2/2026 1:24 PM
63	Move-in-ready/modern housing. Duplex/triplex Apartment Complex	2/2/2026 12:48 PM

**Q13** 201 responses

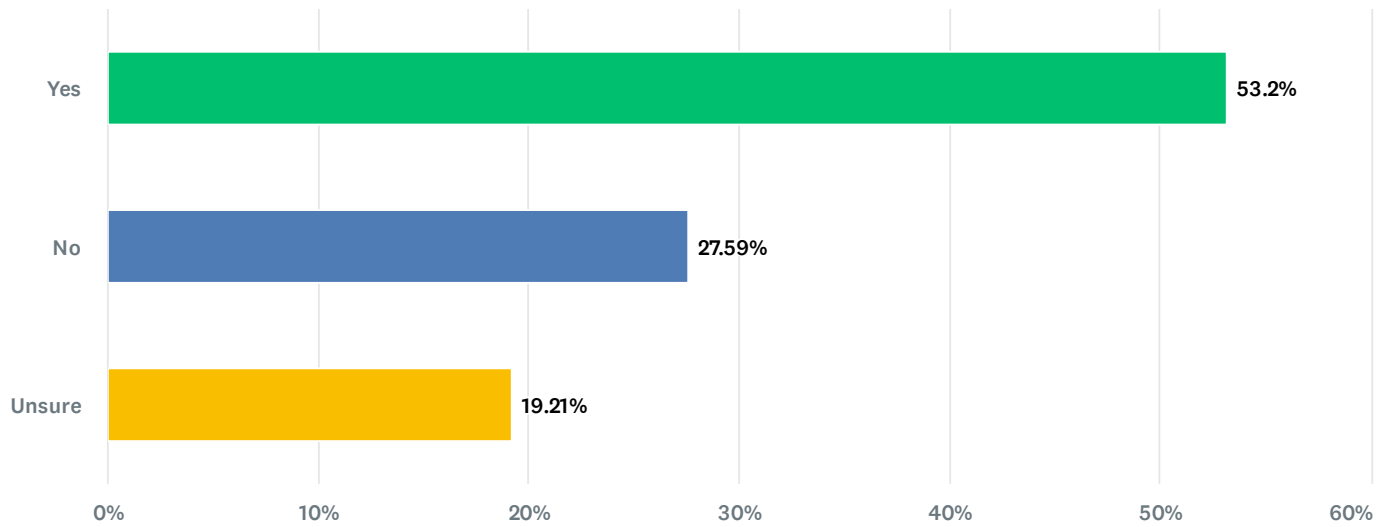
**Almost 26% of Lathrup Village residents are over 65 years of age, compared to 17% of the residents of Oakland County. Do you think the City of Lathrup Village has enough housing options to allow seniors to age in the community and stay in the city as long as they want to? Consider the livability of existing homes as well as the availability of alternative housing.**



Answer Choices	Percentage	Responses
<span style="color: green;">●</span> Yes	30.85%	62
<span style="color: blue;">●</span> No	38.81%	78
<span style="color: orange;">●</span> Unsure	30.35%	61
<b>Total</b>		<b>201</b>

**Q14** 203 responses

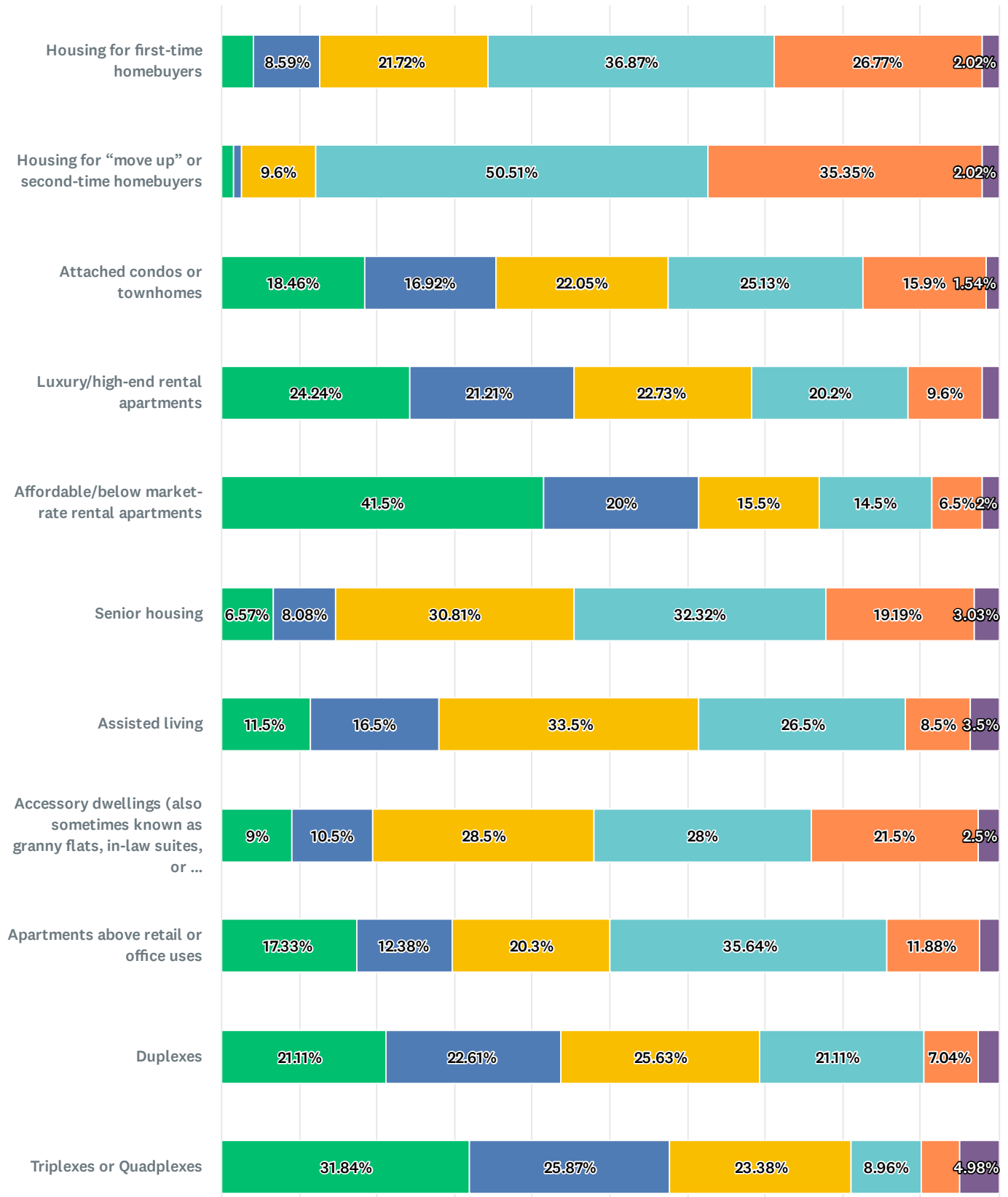
**About 20% of the households in Lathrup Village have at least one child compared to 27% in Oakland County. Do you think the City of Lathrup Village has enough housing options to allow first-time home buyers or young families to enter the community?**



Answer Choices	Percentage	Responses
● Yes	53.20%	108
● No	27.59%	56
● Unsure	19.21%	39
<b>Total</b>		<b>203</b>

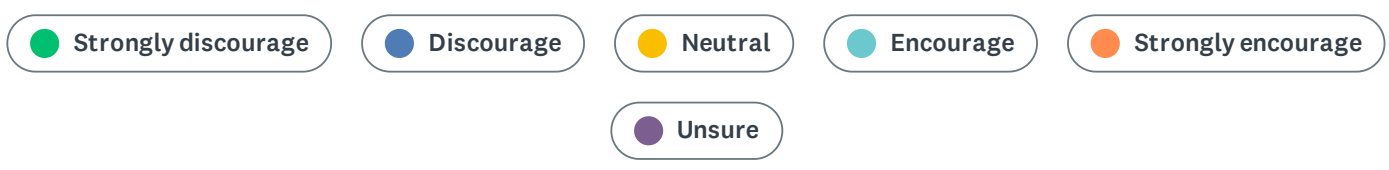
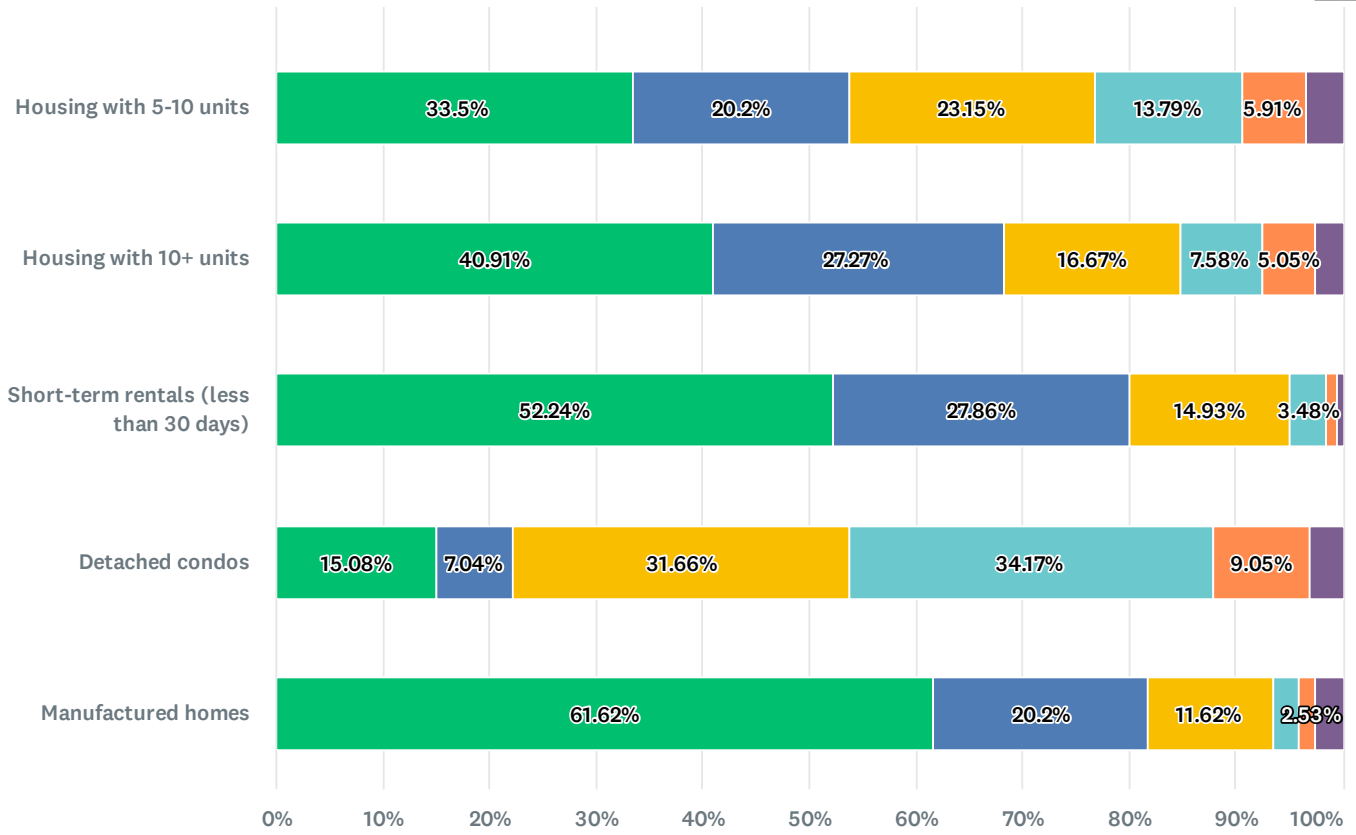
Q15 204 responses

Would you encourage or discourage the following types of residential development in Lathrup Village in the future?



# 2026 Lathrup Village Housing Survey







Item 7A.



	Strongly discourage	Discourage	Neutral	Encourage	Strongly encourage	Unsure	Total
Housing for first-time homebuyers	4.04% 8	8.59% 17	21.72% 43	36.87% 73	26.77% 53	2.02% 4	198
Housing for "move up" or second-time homebuyers	1.52% 3	1.01% 2	9.60% 19	50.51% 100	35.35% 70	2.02% 4	198
Attached condos or townhomes	18.46% 36	16.92% 33	22.05% 43	25.13% 49	15.90% 31	1.54% 3	195
Luxury/high-end rental apartments	24.24% 48	21.21% 42	22.73% 45	20.20% 40	9.60% 19	2.02% 4	198
Affordable/below market-rate rental apartments	41.50% 83	20.00% 40	15.50% 31	14.50% 29	6.50% 13	2.00% 4	200
							3188

2026 Lathrup Village Housing Survey

Item 7A.

	 Strongly discourage	 Discourage	 Neutral	 Encourage	 Strongly encourage	 Unsure	Total
Senior housing	6.57% 13	8.08% 16	30.81% 61	32.32% 64	19.19% 38	3.03% 6	198
Assisted living	11.50% 23	16.50% 33	33.50% 67	26.50% 53	8.50% 17	3.50% 7	200
Accessory dwellings (also sometimes known as granny flats, in-law suites, or backyard cottages)	9.00% 18	10.50% 21	28.50% 57	28.00% 56	21.50% 43	2.50% 5	200
Apartments above retail or office uses	17.33% 35	12.38% 25	20.30% 41	35.64% 72	11.88% 24	2.48% 5	202
Duplexes	21.11% 42	22.61% 45	25.63% 51	21.11% 42	7.04% 14	2.51% 5	199
Triplexes or Quadplexes	31.84% 64	25.87% 52	23.38% 47	8.96% 18	4.98% 10	4.98% 10	201
Housing with 5-10 units	33.50% 68	20.20% 41	23.15% 47	13.79% 28	5.91% 12	3.45% 7	203
Housing with 10+ units	40.91% 81	27.27% 54	16.67% 33	7.58% 15	5.05% 10	2.53% 5	198
Short-term rentals (less than 30 days)	52.24% 105	27.86% 56	14.93% 30	3.48% 7	1.00% 2	0.50% 1	201
Detached condos	15.08% 30	7.04% 14	31.66% 63	34.17% 68	9.05% 18	3.02% 6	199
Manufactured homes	61.62% 122	20.20% 40	11.62% 23	2.53% 5	1.52% 3	2.53% 5	198
							<b>3188</b>

## Q16 Please feel free to share any other thoughts or ideas you have about housing in Lathrup Village.

Answered: 64 Skipped: 179

#	RESPONSES	DATE
1	Keep the city accessible for senior citizens, maintain the school district.	5/30/2026 6:23 PM
2	Lathrup Village shouldn't encourage rental options by private owners that are not inspected twice per year and rental or don't follow existing enforcement of current codes.	5/29/2026 8:21 PM
3	I encourage having housing options for families and seniors but given that a Lathrup Village is a small community I discourage buildings that could take away the charm.	5/29/2026 5:51 PM
4	No apartments or low-income housing.	5/29/2026 4:15 PM
5	While contemplating all of the above choices, one thought kept rearing up: where? Especially when thinking about condos or multi unit apartments, I am struggling to imagine where they could be situated.	5/29/2026 9:44 AM
6	Add no more	5/20/2026 8:08 AM
7	People with younger families would likely not consider Lathrup because of the school quality, no library services and high taxes	5/16/2026 6:19 PM
8	Most people who I know live in the city for the unique historic and artistic feel of the community. We moved here because we also value those things and wouldn't want to see it change.	5/10/2026 7:24 PM
9	Incentivize younger and newer residence. Elder communities serve no one except the elderly. The city will not thrive catering to the elderly.	5/5/2026 10:36 AM
10	Keep historical housing stock well maintained. Historic tax incentives for renovations	4/23/2026 3:50 PM
11	Housing is irrelevant if the infrastructure is poor	4/16/2026 3:54 PM
12	Rentals need to be inspected and monitored for code violations. Homes in obvious external disrepair must be cited by City Council, City Manager, Code Enforcer	4/12/2026 6:12 PM
13	Location really factors into my opinions about what types of housing is made available. Along business corridor I would be in favor of condos, apartments or multi-family units but would want to see neighborhoods remain single family dwellings.	4/2/2026 8:48 AM
14	Every city should have some type of senior housing, so people can remain in their community	3/29/2026 7:45 PM
15	The quality, character and attractiveness of any housing development will influence my opinions to the favorable. Lathrup is known for its quality older homes and I tend to be skeptical that market forces will encourage construction quality that even matches the original quality.	3/28/2026 2:51 PM
16	Unique homes and properties distinguish the community. All the add-ons cheapen the attributes and appeal.	3/28/2026 9:22 AM
17	Improve the common areas within the neighborhood like parks and easement where trees and signage exist. Put equivalent effort into these areas as people put into their homes. Show that there is care on the existing structures and land beyond the Southfield corridor and potential new housing that this survey is tracking	3/27/2026 11:24 AM
18	I love the fact that is an older living community and very few children.	3/27/2026 11:14 AM
19	The actual cost for housing in LV is very approachable for first time and second time buyers. Many home in the past year have sold below \$350k	3/24/2026 4:38 PM
20	We don't need a large, conglomerate-owned apartment building with over-priced rent like Royal Oak has seen.	3/24/2026 4:17 PM

2026 Lathrup Village Housing Survey

Item 7A.

21	Lathrup Village is not a starter home community, so that should be highly discouraged. The community should focus on residents who are looking to raise families or remain part of the community for a long time, to preserve it's appeal and property value.	3/20/2026 3:05 PM
22	The issue is the cost of living in Lathrup--a review of the taxes will determine what is feasible. We do not want rentals--we need residents and businesses that pay taxes to bolster the city revenues.	3/17/2026 8:38 AM
23	We should encourage people with wealth to live upscale in Lathrup. Do not create low cost housing to encourage poor people. Wealthy neighborhood raise property values and raise the quality of life for residents and helps maintain existing homes. No one wants to live next to unkempt homes and property. Do not cater to Surnow who wants to lower our city's value with ugly low cost living. We also need to purge the council of money wasters.	3/16/2026 12:32 PM
24	Please keep the green spaces they add such environmental and psychological value.	3/13/2026 2:20 PM
25	Lathrup Village is a city of charming homes with fireplaces and screened porches. The prices are affordable compared to other Oakland County cities. We do not want to see new, cheap housing hastily built and crammed into wooded areas or places that could be parks - places that improve living for residents in the city. The city should be looking at the old Annie Lathrup School to create additional housing. Berkley did that perfectly by developing an old church off Coolidge. Residents here do not want low income or multi resident housing crammed in next to our lovely homes. Look to redeveloping the Southfield Road corridor to create multilevel building that could be developed as housing keeping new construction out of our neighborhoods. New construction duplexes etc would cause us to consider moving out of LV. It is fine for LV to have a tiny bit of exclusivity. Plant more trees!	3/13/2026 9:40 AM
26	I personally wouldn't tell anyone to move to Lathrup with our poor finances. The city can't even take care of our parks. We have no money.	3/11/2026 10:21 AM
27	Part of the charm and reason to live here is knowing your neighbors and the longer term aspect of residency. I would encourage and support some housing that allows younger/newer folks to move in, but would hesitate to recommend mass apartments that would lead to more "drifting" residents.	3/11/2026 6:53 AM
28	Walk and/or ride your bike to see the city. Look at how the former Chief allowed people to use the ordinance as a a tool for Harrasment. People don't want to live in a community with a lot of neighbor issues or where businesses are allowed to disrespect home owners. Home owners were you have to handle the situation on your own. This appears to be changing because Steve is here. The tour also will let you see how walkable or accessible the city for all ages and other abilities.	3/8/2026 9:29 AM
29	Housing should remain true to the style of housing in current stock that is larger than a normal starter home with requirement for masonry in the appearance and fireplaces.	3/8/2026 9:27 AM
30	Owning a home is the American dream. That dream isn't fulfilled through multi-family housing or apartment complexes. Focus on helping people buy a home.	3/7/2026 3:15 PM
31	Multi family single floor or easily accessible	3/6/2026 10:04 AM
32	Affordable doesn't mean low end but I doubt high end luxury homes/apts would be fully occupied.	3/5/2026 6:13 PM
33	Town Houses on the Southfield Corridor, replacing underutilized office buildings	2/25/2026 12:23 PM
34	Senior housing is needed. People love Lathrup and have deep roots here.	2/19/2026 9:56 AM
35	Lathrup is a small City pretty much fully developed with small single family vernacular-architecture homes. Going outside that model adds complexity and therefore costs. New investment and zoning should prioritize people working and schooling at home or in local cafes. New zoning should allow development like decks, patios, above ground pools, jacuzzi, home automation, energy efficiency.	2/18/2026 2:57 AM
36	I think that our city with its aging infrastructure and small size is not the place for larger housing developments. I think that the evidence used to prove the need for middle income housing here in LV was ridiculous. I think that the ordinance changes that have been approved, bowing to the developer's needs, are not in line with what the community wants. The lack of communication to the community about the school property development was a slap in the	2/13/2026 11:48 PM

face to the residents. Promises of the mayor to have a town hall meeting about the development were totally disregarded.

37	Parking minimums should be removed. This is one of the most important ways to be a Redevelopment Ready Community	2/13/2026 10:59 AM
38	Lathrup is not a city of apartments or manufactured homes. We are a mile wide bedroom community of beautiful historic homes and should stay that way. There's plenty of options in nearby cities for people with different needs. It's impossible to meet everyone's needs	2/13/2026 9:27 AM
39	I do not want to see housing as rentals. I would be ok with detached condos or townhouses where the residents are the owners. I do not want to be a city of renters. That is not why I chose Lathrup from Clawson	2/11/2026 9:11 AM
40	Study ways to improve or repair existing homes at group rates particularly for those 65 years and older. Tree services and roofs are examples.	2/10/2026 9:43 AM
41	The issue is affordability due to the high property tax rate for new owners and the high mileage rate do a failing school system.	2/9/2026 9:18 AM
42	We moved here because of the uniqueness of the homes, the ability to walk, the community activities ( including Santa and the Children's Garden), and friendly and helpful neighbors. People in apartments are closed off from others.	2/8/2026 9:06 AM
43	continue as we are	2/7/2026 10:24 PM
44	Improve or put focus on common areas in the neighborhood such as parks, streets and street signage	2/7/2026 8:20 PM
45	We love living here. Any decisions made should also preserve what is unique about this community.	2/7/2026 8:57 AM
46	Except for people not maintaining their homes, the housing is fine, consisting of a mixture of styles and value.	2/7/2026 3:48 AM
47	The low end of the housing market seems entirely absent. Cities that thrive have a wide range of housing costs and types.	2/6/2026 7:12 PM
48	Every home bought or sold likely results in additional tax revenue for the city. I feel finding ways to encourage transactions would be a good use of time and resources.	2/6/2026 1:08 PM
49	There needs to be viable plan that addresses this and allows for expansion	2/5/2026 8:56 PM
50	This is so targeted. The fact is that LV's ONLY value is that it is so small and one city. One bad city council that continues to elect themselves so Garret can try and get higher up and Kantor can show he is incompetent as he is?!? God. A monkey can see it.	2/5/2026 2:09 AM
51	Honestly, I think the biggest "problem" is the school system. We are first time home buyers, but only considered LV because our children were already doing school of choice so we didn't have to worry about SPS.	2/4/2026 11:29 PM
52	These questions are misleading and biased. I moved here for the housing stock. I am not against anyone moving in LV age, first-time buyers etc. Keep LV as single homes Protect the residents and their home values from predatory builders and political agendas	2/4/2026 9:59 PM
53	People want to own their own homes. Apartments do not fulfill the "American Dream." Do things to help people finance buying an existing home.	2/3/2026 5:16 PM
54	I enjoy the variety and the lack of cookie cutter homes. I also enjoy the trees so would not want to see developments that cut down trees. I feel the split level offices on Southfield are eye sores. It would be great to make those spaces into lower level businesses and second floor housing. Also would love to see a renovation of the school like The Ivy in Berkley into housing.	2/3/2026 7:00 AM
55	This is not a low income city/township. And it should not be.	2/2/2026 9:46 PM
56	I don't know what company it is, but some group has done a wonderful job flipping houses to make sure they are not vacant properties.	2/2/2026 6:36 PM
57	Na	2/2/2026 5:46 PM

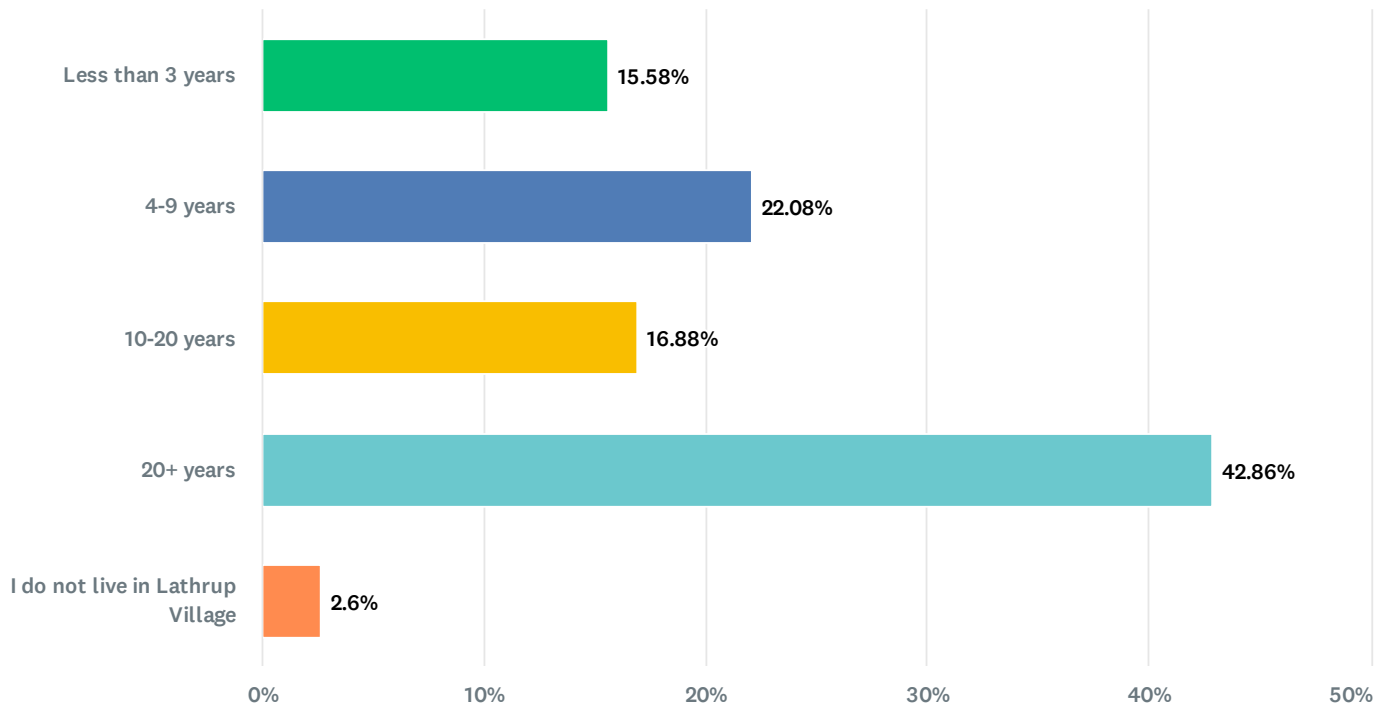
## 2026 Lathrup Village Housing Survey

Item 7A.

58	It would be great to have a list of vetted home repair companies/individuals that we could use. Also, group discounts for something like an annual service to clean dryer vents, wash windows and clean gutters.	2/2/2026 4:21 PM
59	Assure the code is communicated and enforced	2/2/2026 3:53 PM
60	This is not a start home city. Keep it higher ended. Thats the charm.	2/2/2026 3:42 PM
61	In regards to housing units with 10+ units. I would say this is only appropriate along Southfield 11 mile or 12 mile, within the city it doesn't fit.	2/2/2026 2:21 PM
62	We're not going to get many new residents if we don't have a public library, so I think that's the survey that should go out before this one. I'd def. think about moving if I lose library access.	2/2/2026 1:56 PM
63	We absolutely need to consider "accessory dwellings". The ability to allow our parents to age in place with us is critical in this current crisis of medical expenses and care costs. Other communities allow this. The lots in LV are significantly larger than others, there should be a way to accommodate these types of dwellings in our community.	2/2/2026 1:24 PM
64	Lathrup Village is blessed with large lots. The City should embrace flexible zoning to allow some of the outdated properties to be repurposed to duplex/condo housing.	2/2/2026 12:48 PM

Q1 77 responses

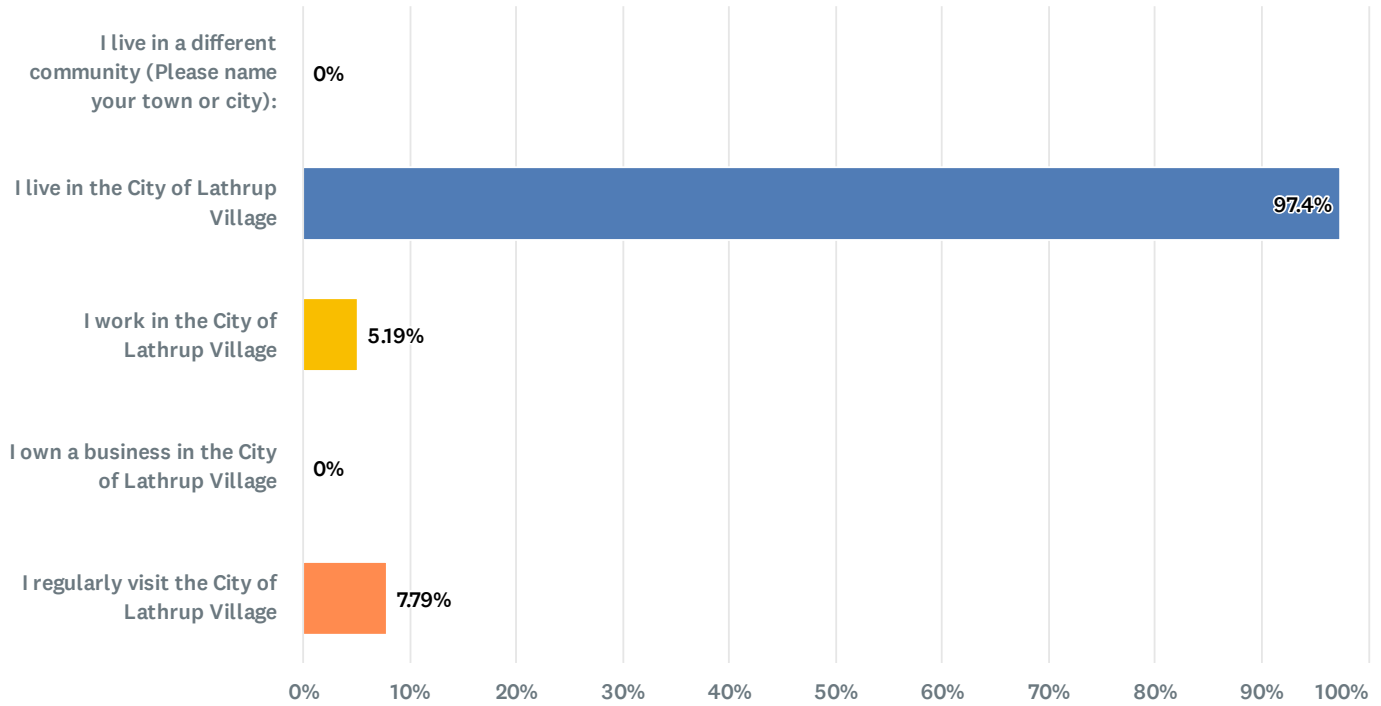
If you live in the City of Lathrup Village, how long have you been a resident?



Answer Choices	Percentage	Responses
● Less than 3 years	15.58%	12
● 4-9 years	22.08%	17
● 10-20 years	16.88%	13
● 20+ years	42.86%	33
● I do not live in Lathrup Village	2.60%	2
<b>Total</b>		<b>77</b>

Q2 77 responses

Please check all that apply to you:

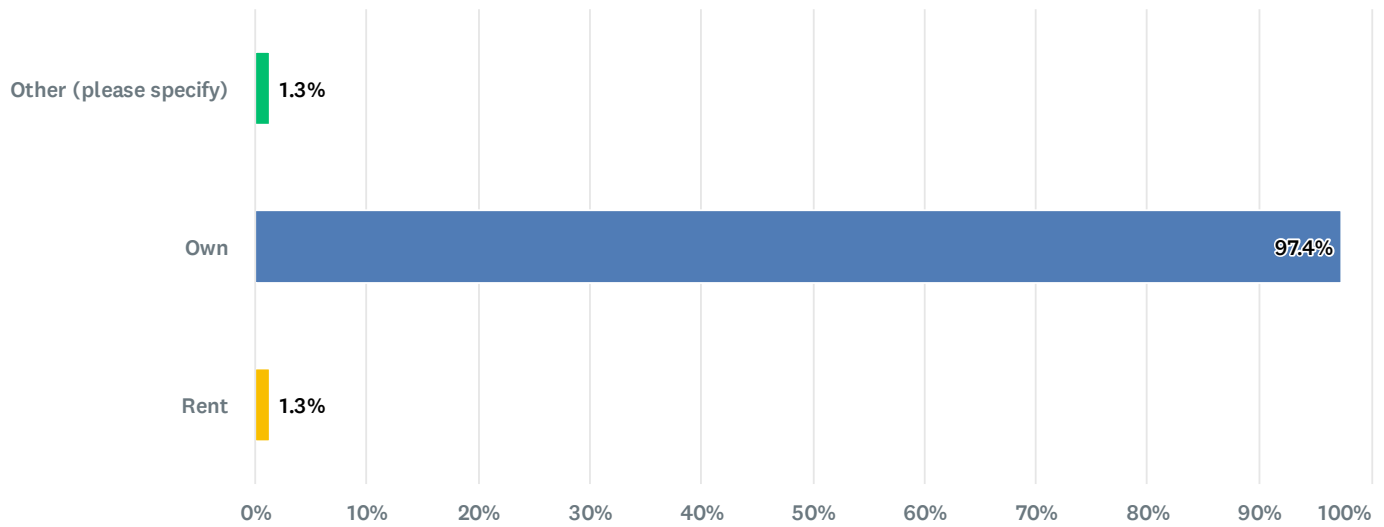


Answer Choices	Percentage	Responses
<span style="color: green;">●</span> I live in a different community (Please name your town or city):	0%	0
<span style="color: blue;">●</span> I live in the City of Lathrup Village	97.40%	75
<span style="color: yellow;">●</span> I work in the City of Lathrup Village	5.19%	4
<span style="color: teal;">●</span> I own a business in the City of Lathrup Village	0%	0
<span style="color: orange;">●</span> I regularly visit the City of Lathrup Village	7.79%	6
<b>Total</b>		<b>85</b>

#	I LIVE IN A DIFFERENT COMMUNITY (PLEASE NAME YOUR TOWN OR CITY):	DATE
	There are no responses.	

Q3 77 responses

Do you currently own or rent the home in which you live?

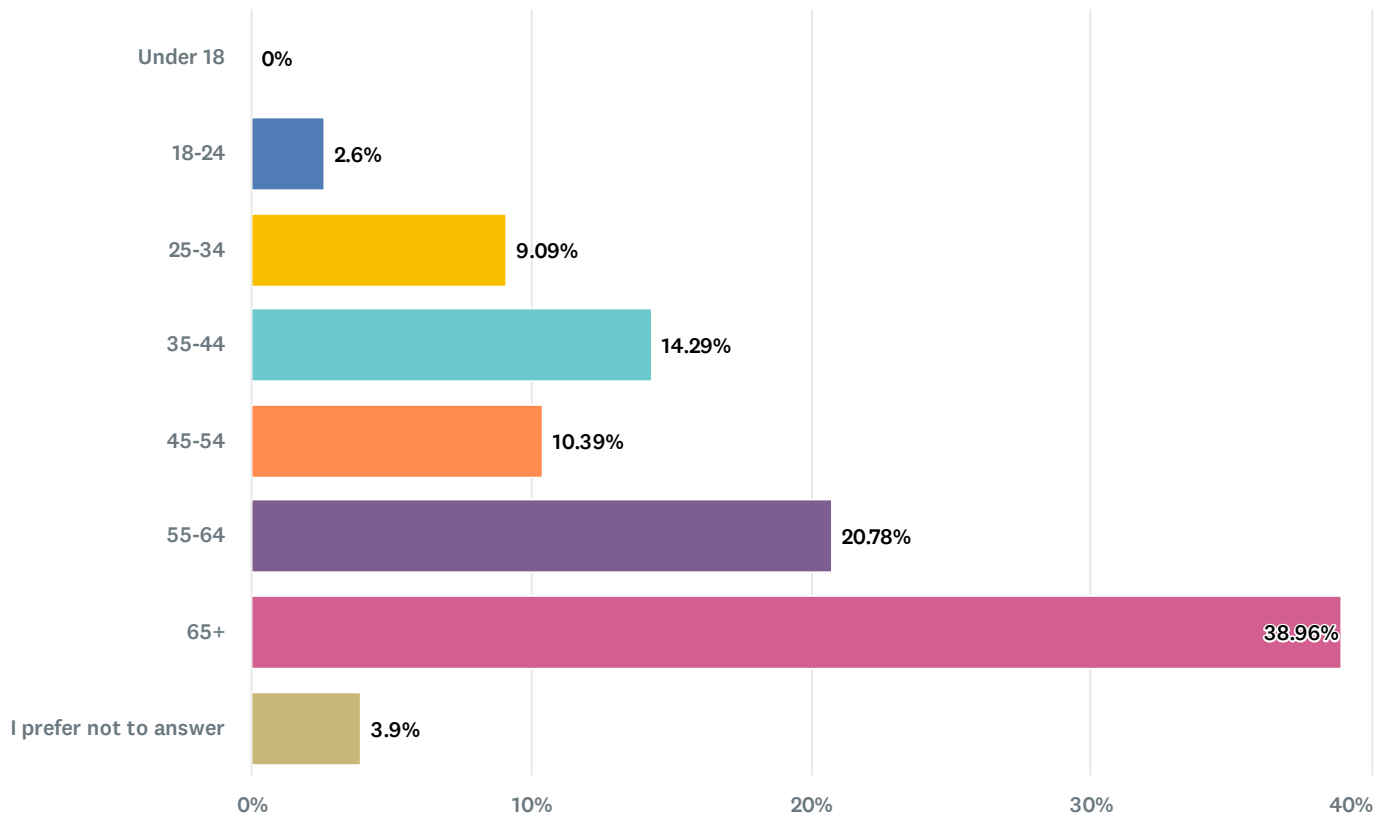


Answer Choices	Percentage	Responses
● Other (please specify)	1.30%	1
● Own	97.40%	75
● Rent	1.30%	1
<b>Total</b>		<b>77</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	n/a	3/13/2026 10:13 AM

Q4 77 responses

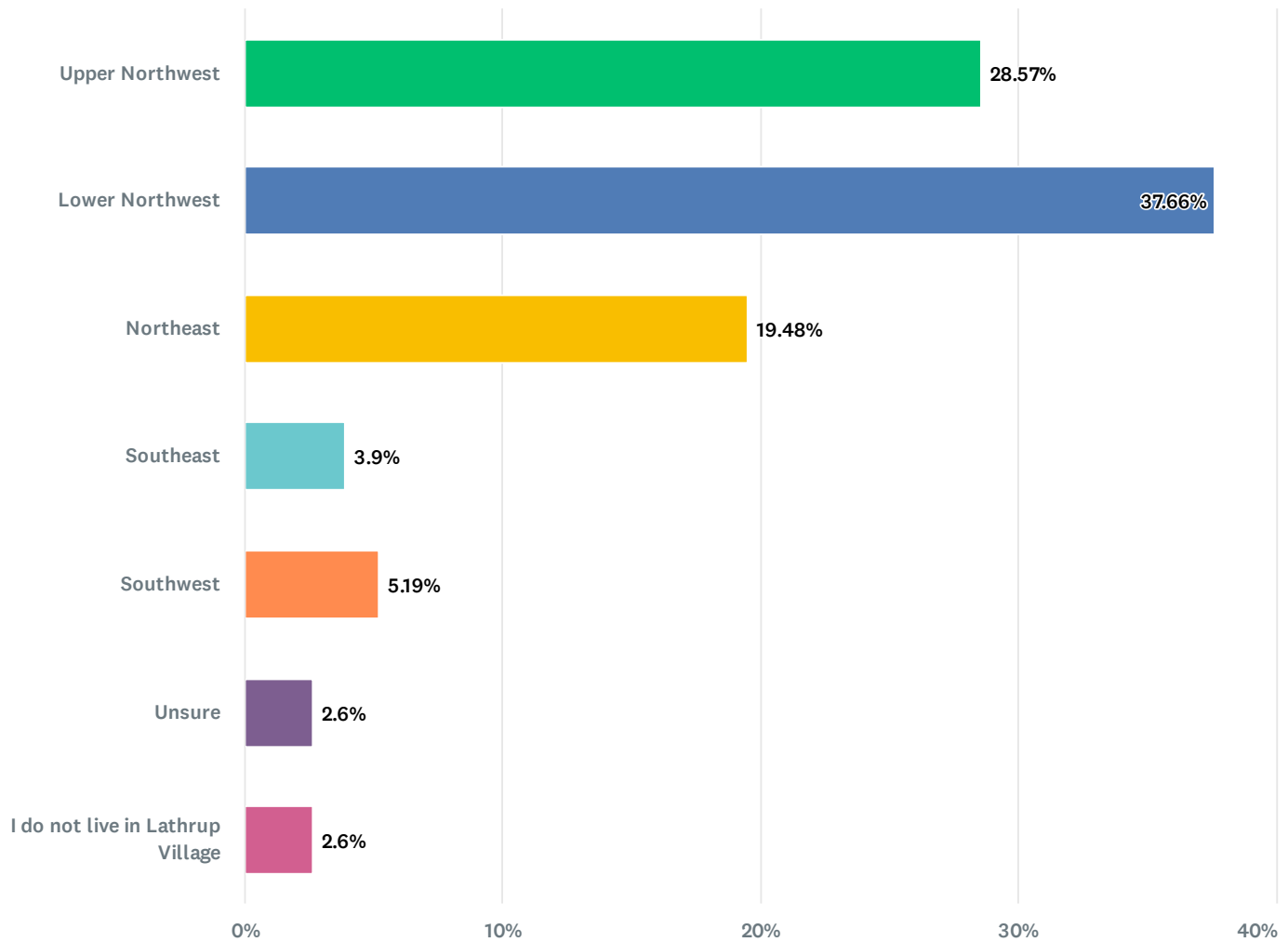
### What age cohort do you currently belong to?



Answer Choices	Percentage	Responses
● Under 18	0%	0
● 18-24	2.60%	2
● 25-34	9.09%	7
● 35-44	14.29%	11
● 45-54	10.39%	8
● 55-64	20.78%	16
● 65+	38.96%	30
● I prefer not to answer	3.90%	3
<b>Total</b>		<b>77</b>

Q5 77 responses

If you live in the City of Lathrup Village, what neighborhood do you live in based on the following map?



Answer Choices	Percentage	Responses
● Upper Northwest	28.57%	22
● Lower Northwest	37.66%	29
● Northeast	19.48%	15
● Southeast	3.90%	3
● Southwest	5.19%	4
<b>Total</b>		<b>77</b>








Answer Choices	Percentage	Responses
● Unsure	2.60%	2
● I do not live in Lathrup Village	2.60%	2
<b>Total</b>		<b>77</b>

Q6 73 responses

How do you usually access the following destinations?

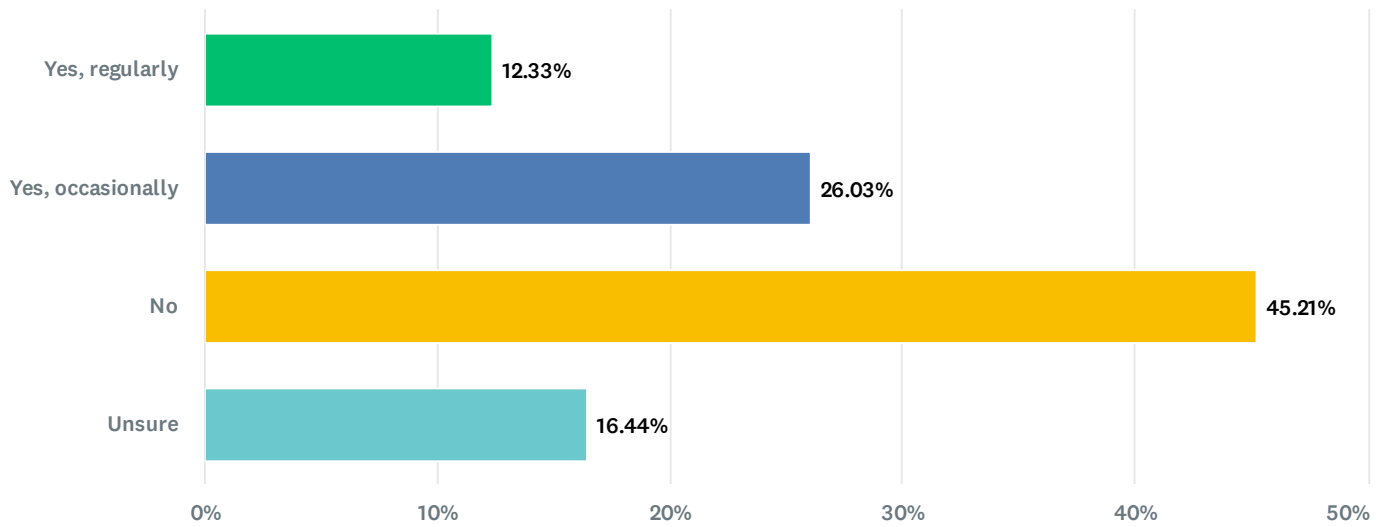


 N/A

	 Drive	 Carpool	 Public Transportation	 Bike	 Walk	 Other	 N/A	Total
<b>Work</b>	73.61% 53	0% 0	0% 0	0% 0	0% 0	2.78% 2	23.61% 17	72
<b>School</b>	23.88% 16	0% 0	0% 0	0% 0	0% 0	0% 0	76.12% 51	67
<b>Places of worship or similar institutions</b>	66.67% 46	0% 0	0% 0	0% 0	0% 0	0% 0	33.33% 23	69
<b>Stores restaurants or businesses in Lathrup Village</b>	77.78% 56	0% 0	0% 0	1.39% 1	16.67% 12	0% 0	4.17% 3	72
<b>Stores restaurants or businesses outside of Lathrup Village</b>	98.63% 72	0% 0	0% 0	1.37% 1	0% 0	0% 0	0% 0	73
<b>Parks and recreation opportunities in Lathrup Village</b>	36.99% 27	0% 0	0% 0	8.22% 6	43.84% 32	0% 0	10.96% 8	73
<b>Parks and recreation opportunities outside of Lathrup Village</b>	91.67% 66	0% 0	0% 0	1.39% 1	0% 0	0% 0	6.94% 5	72
<b>Lathrup Village City Hall</b>	63.89% 46	0% 0	0% 0	5.56% 4	30.56% 22	0% 0	0% 0	72
<b>A neighboring community</b>	87.67% 64	0% 0	0% 0	5.48% 4	6.85% 5	0% 0	0% 0	73
<b>Places in your neighborhood</b>	33.33% 24	0% 0	0% 0	11.11% 8	54.17% 39	0% 0	1.39% 1	72
								<b>715</b>

**Q7** 73 responses

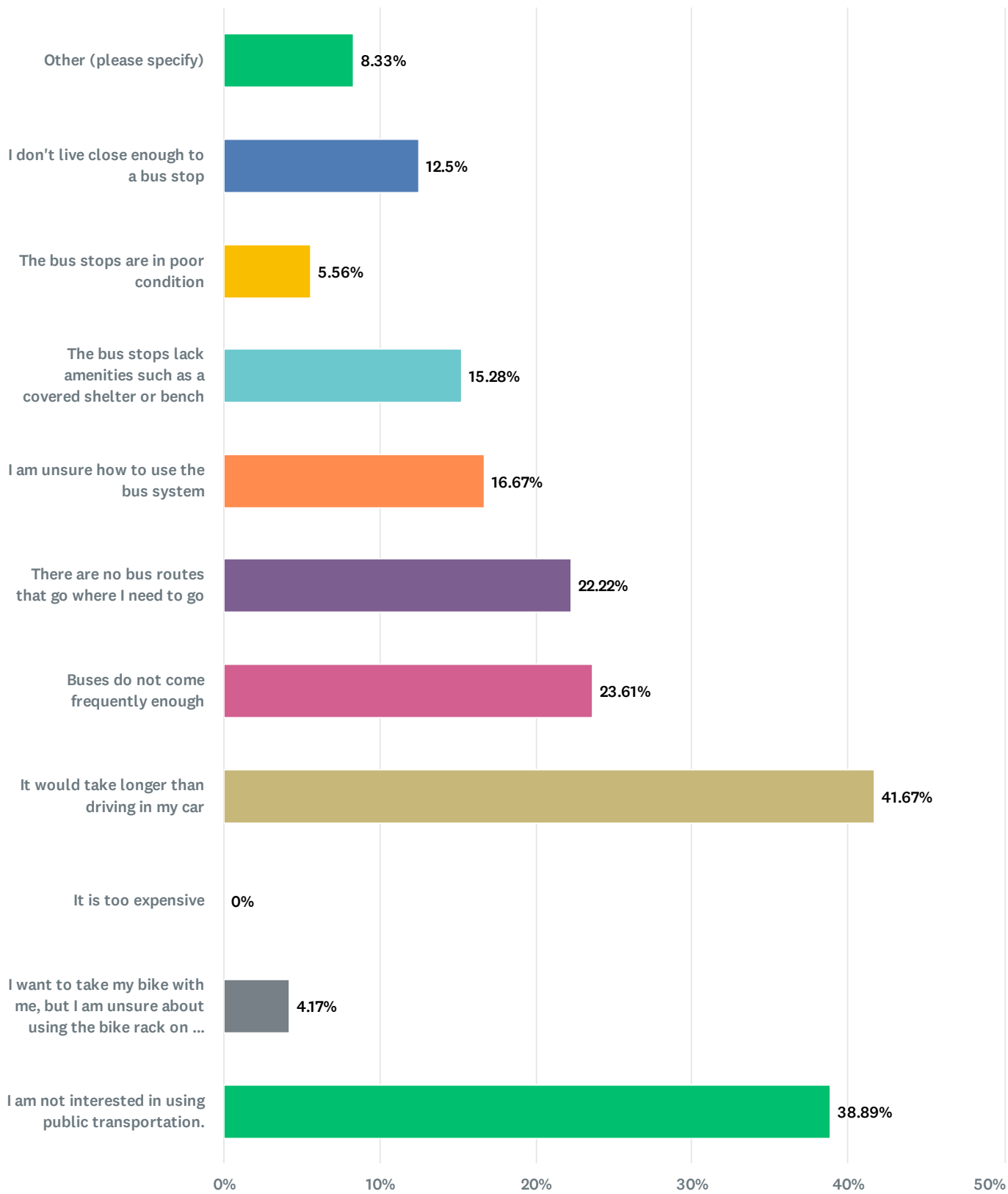
**Would you or anyone in your household use public transit if it were conveniently available?**



Answer Choices	Percentage	Responses
● Yes, regularly	12.33%	9
● Yes, occasionally	26.03%	19
● No	45.21%	33
● Unsure	16.44%	12
<b>Total</b>		<b>73</b>

**Q8** 72 responses

**If you currently do not use public transportation but otherwise would like to, what barriers do you feel prevent you from using public transportation? (Please check all that apply)**



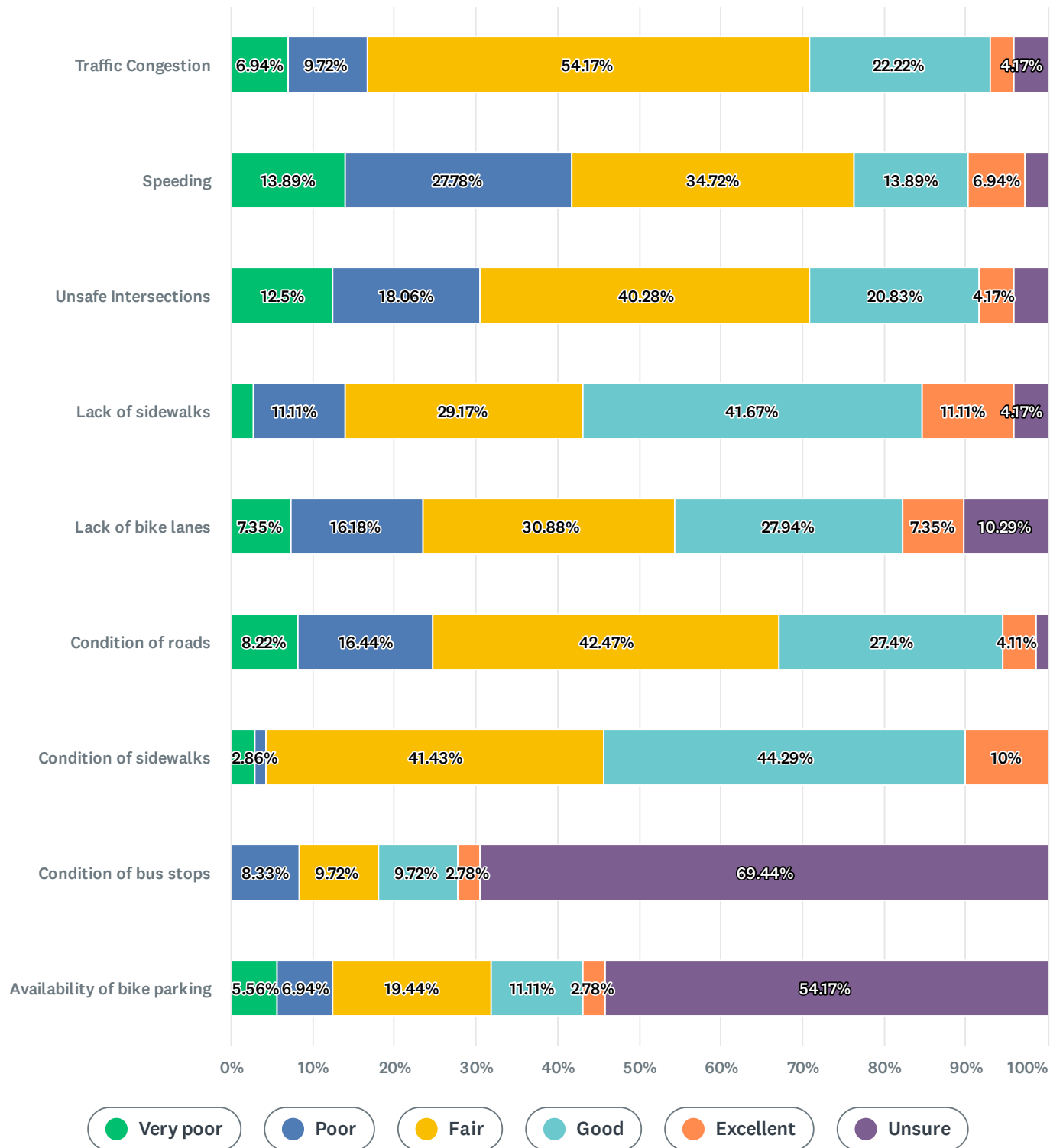
Answer Choices	Percentage	Responses
Total		136







Answer Choices	Percentage	Responses
● Other (please specify)	8.33%	6
● I don't live close enough to a bus stop	12.50%	9
● The bus stops are in poor condition	5.56%	4
● The bus stops lack amenities such as a covered shelter or bench	15.28%	11
● I am unsure how to use the bus system	16.67%	12
● There are no bus routes that go where I need to go	22.22%	16
● Buses do not come frequently enough	23.61%	17
● It would take longer than driving in my car	41.67%	30
● It is too expensive	0%	0
● I want to take my bike with me, but I am unsure about using the bike rack on the bus	4.17%	3
● I am not interested in using public transportation.	38.89%	28
<b>Total</b>		<b>136</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	Safety	3/22/2026 2:53 PM
2	Not safe	3/13/2026 2:20 PM
3	I do not need public transportation at this time, but would maybe use it in the future if needed.	3/6/2026 2:59 PM
4	Being tied to bus schedules is inconvenient and not flexible enough	3/6/2026 10:40 AM
5	It would have to be a faster mode of transport, ie subway, raised train, etc.	3/6/2026 10:35 AM
6	It is freezing in MI. This isn't CA or TX	3/5/2026 6:54 PM

Q9 73 responses

The City of Lathrup Village works with county and state agencies to improve safety and reduce congestion, especially where regional and local traffic meet. How well would you say the city is doing in mitigating or improving each of the following?



	 Very poor	 Poor	 Fair	 Good	 Excellent	 Unsure	Total
<b>Traffic Congestion</b>	6.94% 5	9.72% 7	54.17% 39	22.22% 16	2.78% 2	4.17% 3	72
<b>Speeding</b>	13.89% 10	27.78% 20	34.72% 25	13.89% 10	6.94% 5	2.78% 2	72
<b>Unsafe Intersections</b>	12.50% 9	18.06% 13	40.28% 29	20.83% 15	4.17% 3	4.17% 3	72
<b>Lack of sidewalks</b>	2.78% 2	11.11% 8	29.17% 21	41.67% 30	11.11% 8	4.17% 3	72
<b>Lack of bike lanes</b>	7.35% 5	16.18% 11	30.88% 21	27.94% 19	7.35% 5	10.29% 7	68
<b>Condition of roads</b>	8.22% 6	16.44% 12	42.47% 31	27.40% 20	4.11% 3	1.37% 1	73
<b>Condition of sidewalks</b>	2.86% 2	1.43% 1	41.43% 29	44.29% 31	10.00% 7	0% 0	70
<b>Condition of bus stops</b>	0% 0	8.33% 6	9.72% 7	9.72% 7	2.78% 2	69.44% 50	72
<b>Availability of bike parking</b>	5.56% 4	6.94% 5	19.44% 14	11.11% 8	2.78% 2	54.17% 39	72
							<b>643</b>

**Q10 What transportation improvements, if any, would you like to see the City of Lathrup Village push for? If possible, please share specific locations (For example: New pedestrian crosswalk at the intersection of Example Road and Idea Drive).**

Answered: 44 Skipped: 33

#	RESPONSES	DATE
1	Median along Southfield Rd from Lincoln to 12 mile. Tree lined	5/30/2026 10:20 PM
2	Traffic light at Sunset/Goldengate and Southfield should be re-programmed according to traffic flow. Residents going east to west or west to east have to wait way too long at the light when there is no traffic. And the north south traffic is going faster than ever.	5/29/2026 10:07 AM
3	I would like to be able to use public transportation but bus routes are too infrequent and don't go down Southfield road to Birmingham (for instance) or connect to the mile roads for easy trips to local grocery stores and shops. Frequency of buses is the biggest problem also safe clean covered stops for inclement weather waits.	5/19/2026 2:39 PM
4	none	5/15/2026 3:00 PM
5	We need a bridge way to cross Southfield. It needs to be like the bridge in Oak Park that goes over I696 and offers green space, a park area, etc.	5/12/2026 4:00 PM
6	We need a traffic light at Bloomfield and 12 mile for safety It would also be nice if there was a safer way to cross Southfield rd on foot or bike	4/23/2026 10:17 AM
7	Nothing comes to mind	4/23/2026 9:51 AM
8	Slow the speed limit down to 35mph on Southfield Rd.	4/9/2026 10:28 AM
9	There used to be a stop sign for westbound 696 service-drive traffic at the intersection of Red River Rd. There's also a stop sign for drivers on Red River. Few of the westbound service-drive cars ever observed the stop sign, but some did. At least we Lathrup-ites learned to be careful. Now with the 696 construction, someone has covered up with fabric the stop signs facing westbound service-drive traffic. This was done without any advance notice to people in Lathrup, as far as I know. All of a sudden, cars on the service-drive suddenly and routinely began whizzing at top speed through the Red River intersection. I was astonished. Finally, my husband noticed that the stop signs had been covered in fabric. First, who made the decision to deprive us of the stop sign on the service-drive? Second, can those stop signs be made operative again? Third, for the long term, it would be great to get a real traffic light installed at that intersection to govern service-drive traffic. I can't tell you how many times I've almost been killed by crazy drivers, including huge trucks, speeding from westbound 686 onto the service drive, completely heedless of neighborhood drivers emerging from Red River to turn onto the westbound service-drive.	3/30/2026 5:15 PM
10	Lincoln Drive improvements	3/29/2026 7:53 PM
11	Transportation is NOT a problem.	3/28/2026 9:42 AM
12	Fix sidewalk leading to HAWK signals and promote these crossings.	3/28/2026 7:08 AM
13	Regular assessment of light timing on Southfield Road especially. Also lack of or contradictory speed signage I have noticed around.	3/27/2026 11:20 AM
14	Light at Lathrup Blvd and 696 Service Drive. Improved traffic flow at 696 and Southfield (after 696 construction). Speed Bumps on Lathrup Blvd and Bloomfield.	3/27/2026 10:30 AM
15	Southfield Road should be turned into a Chicane style roadway. Too much traffic and too fast.	3/24/2026 4:45 PM
16	Speed bumps, reduce speed on Southfield road	3/22/2026 2:53 PM

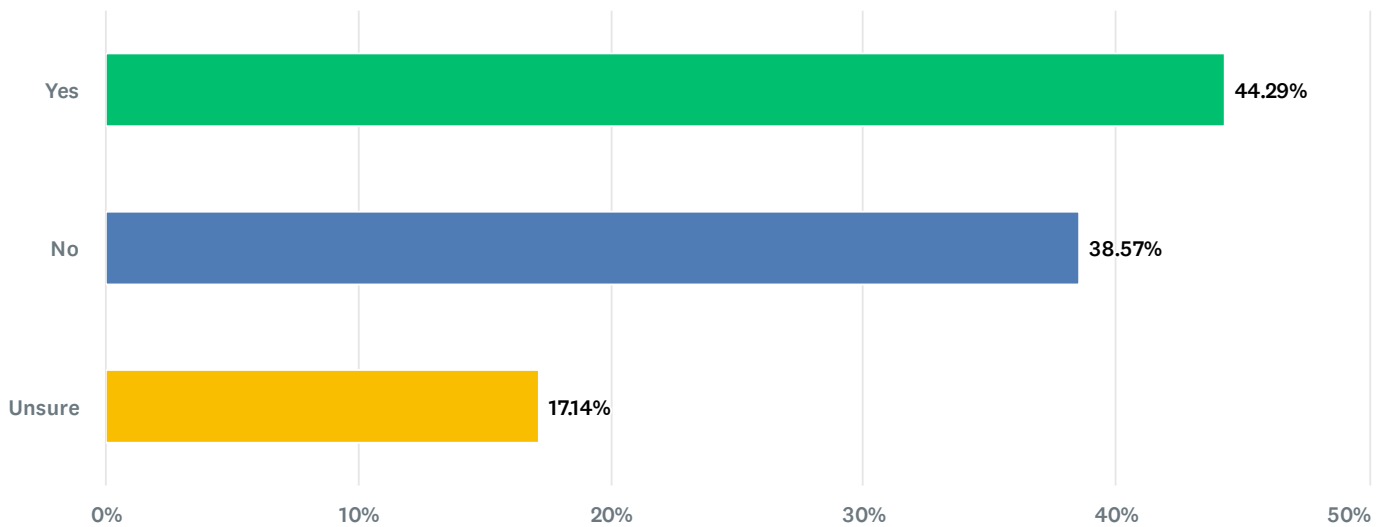
## Lathrup Village Transportation Survey

Item 7A.

17	City should not make resident pay for sidewalk repair	3/20/2026 8:52 PM
18	I think the HAWK system was needed, but I wish we had an overpass. Crossing Southfield Road at all intersections feels unsafe.	3/17/2026 3:10 PM
19	Enforcement of speed limits and stop signs within the neighborhoods.	3/17/2026 12:39 PM
20	Sidewalks are completely flooded make it difficult to walk on sidewalks	3/13/2026 2:20 PM
21	Pave Saratoga, or at least spread several cubic yards or tons of 3/4 inch gravel	3/11/2026 10:36 PM
22	Crosswalk triggers not at street intersections take too long to stop traffic. As little as these as these crossings are used. The time to trigger the signal sequence should be less than 45 seconds.	3/11/2026 2:29 PM
23	I don't think it's an LV thing. The entire region does not do transportation well. I'd take the bus if I could. But it doesn't go all the way to my office so I'd have to walk a mile to get to work after I get off the bus.	3/11/2026 10:25 AM
24	Bike lanes on Southfield Road. More focus on speeding and especially drivers who fail to stop at stop signs.	3/10/2026 9:29 PM
25	Repaving of Lathrup between Goldengate and San Quentin	3/7/2026 11:39 AM
26	Get rid of the nonsensical bike lanes and crosswalks.	3/7/2026 4:13 AM
27	None	3/7/2026 4:09 AM
28	Not sure	3/6/2026 2:59 PM
29	Pave all unpaved roads. Especially Saratoga Blvd.	3/6/2026 2:05 PM
30	Protected bike lines on major roads like in Ferndale. Make the overpass of southfield and I-696 passable by pedestrians because right now it's a death trap, due to malevolent driving and/or drivers not paying attention. Prevent people from blocking the sidewalks on the border of town into Southfield. Open up the roads on the east side of town to make them passable.	3/6/2026 12:39 PM
31	I would like to see the city become more bike friendly. With dedicated parking at each park.	3/6/2026 11:12 AM
32	Happy to see the crosswalks added on Southfield Rd. Yet to see anyone using them.	3/6/2026 10:40 AM
33	none	3/6/2026 10:37 AM
34	Reducing the speed limit on Southfield Rd.	3/6/2026 10:35 AM
35	Lathrup Blvd road between 12 mile and 11 mile should be replaced	3/6/2026 10:11 AM
36	no improvements are necessary. including bike lanes and bike decals on local streets.	3/6/2026 9:47 AM
37	Southfield Rd - Make it a Chicane	3/5/2026 7:31 PM
38	Make it easier and safer to make left hand turns onto Southfield when traffic is heavy.	3/5/2026 7:15 PM
39	A bridge instead of a traffic cross light. Cars run the lights on Southfield	3/5/2026 6:54 PM
40	I'm very surprised the new Hawk lights between 11-12 Mile the center section ( halfway point) doesn't include an elevated section like the Hawk light south of 11 Mile. Seems very dangerous without the elevated island	3/5/2026 6:34 PM
41	11 Mile needs to be resurfaced west of Southfield, even more so now with the added 696 construction traffic	3/5/2026 6:34 PM
42	Idk	3/5/2026 6:32 PM
43	Blvd on Southfield Rd	3/5/2026 6:09 PM
44	Left turn signal light added at the intersection of Lincoln and Southfield.	3/5/2026 6:09 PM

Q11 70 responses

For the past 15 years, the Road Commission for Oakland County has been planning the installation of a median along Southfield Rd. There are three configurations planned for the portion in Lathrup Village: Starting on the southern border, graphic 1 shows the portion of Southfield Road between Jeanette and Coral Gables, while graphic 2 shows the portion from Coral Gables through the I-696 overpass to Goldengate West (narrower median in the "Village Center"). The final segment, from Goldengate West has 4 lanes as shown in graphic 3. Do you think the City of Lathrup Village should continue to coordinate with Southfield, Beverly Hills, and the Road Commission for Oakland County to install a median along Southfield Rd. within the City of Lathrup Village?



Answer Choices	Percentage	Responses
<span style="color: green;">●</span> Yes	44.29%	31
<span style="color: blue;">●</span> No	38.57%	27
<span style="color: orange;">●</span> Unsure	17.14%	12
<b>Total</b>		<b>70</b>

## Q12 Please feel free to share any other thoughts you have about the Southfield Rd. project.

Answered: 43 Skipped: 34

#	RESPONSES	DATE
1	Not designed with Lathrup's needs in mind.	6/1/2026 2:51 AM
2	I'll believe it when I see it! Been waiting 40 years.	5/30/2026 10:20 PM
3	Abandon that plan.	5/29/2026 10:07 AM
4	The median #3 is the most pedestrian friendly. We need to discourage drivers from treating Lathrup as a throughway to parts north or south of us. Also, speeding was a problem that the new traffic lights has significantly improved the traffic flow. Crossing the street has been a dangerous and risky problem. When I go on walks, I want to be able to walk easily from east to west of Southfield road to patronize businesses or go walking.	5/19/2026 2:39 PM
5	a tough situation	5/15/2026 3:00 PM
6	We've been promised a boulevard, on and off over the hers I've been here. Had it been put in place, we'd have a much lovelier looking city.	5/12/2026 4:00 PM
7	I am all for a median on Southfield Rd. As long as speed is reduced to 35mph, there are many turn around lanes and pedestrian crosswalks, trees and flowers are planted and maintained in the median.	4/9/2026 10:28 AM
8	Don't feel I have enough information. Will the median end up reducing the number of lanes of traffic on Southfield Rd.? Or will the median necessitate that the City reclaim some business frontage by eminent domain? Am confused how the median will be achieved and what its consequences will be. Otherwise, am certainly in favor of having a prettier Southfield Rd.	3/30/2026 5:15 PM
9	Business district has never looked worse.	3/28/2026 9:42 AM
10	Make a decision and implement result. We have completed so many of these surveys and no actions are visible.	3/28/2026 7:08 AM
11	Wider roads handle the amount of traffic - medians look cute but slow the necessary flow actually needed for Southfield Road	3/27/2026 11:20 AM
12	I'm in favor of improving the general look and feel of the Southfield corridor. Decreasing speed of traffic and increasing the walkability of the area would be great in addition to encouraging attractive architecture and business that bring foot traffic etc.	3/27/2026 10:30 AM
13	No median, we need a chicane to encourage traffic to slow and stop. A bigger wider Sfld would be terrible	3/24/2026 4:45 PM
14	I think Southfield road should be 35 mph when it goes into LV. People go way to fast down the road. Also, I don't know how this project would be funded. No new taxes!	3/22/2026 2:53 PM
15	LV does not have a walkable 'downtown.' Doesn't really have ANY 'downtown.'	3/17/2026 6:06 PM
16	I think it would improve safety and increase beauty as long as the medians are landscaped and maintained	3/17/2026 3:10 PM
17	I would not like to see three lanes north and south. Two lanes as depicted in Graphic 3 with a speed limit of 35. Lathrup Village does a poor job keeping green spaces free of debris, timely mowing, trimming and edging (the cost!).	3/11/2026 2:29 PM
18	I wish you would have put a map up for us to look at. I don't know these roads. Slowing down Southfield to make a Birmingham-type community sounds great. BUT, it doesn't solve any transportation issues. We still don't have enough public transportation options.	3/11/2026 10:25 AM
19	A boulevard would be tranformative for the city. It would improve safety, make it easier to turn	3/10/2026 9:29 PM

into businesses, beautify the city, eliminate the unsightly, trash collecting and water ponding ditches, etc. The only downside to this project is the cost.

20	Not needed	3/9/2026 8:17 AM
21	I know we don't really have the money now to even join in the study but I like the concept for a safer tomorrow.	3/7/2026 5:26 PM
22	Unless speed limit is reduced, median won't help.	3/7/2026 11:39 AM
23	A median on Southfield would be yet another waste of funds, slow traffic, disrupt existing businesses, and be nearly as useless as a round-a-bout.	3/7/2026 4:13 AM
24	Nice but too big of an expense for not enough gain for the residents.	3/7/2026 4:09 AM
25	I think it will slow traffic, giving people more time to see what stores Lathrup has and make it safer for people walking and increase people wanting to walk more.	3/7/2026 1:31 AM
26	What is the purpose for the median? How would it benefit Lathrup Village?	3/6/2026 2:59 PM
27	Neighborhood streets should be a priority as they are poorly maintained. We should consider the tax paying residents' needs first prior to making plans for travelers who just pass through. Unpaved neighborhood streets consistently have terrible potholes causing damage to cars, streets unsuitable for biking, handicapped/disability travel, etc. These should be addressed right away.	3/6/2026 2:05 PM
28	It would be nice to have bike paths along the median.	3/6/2026 12:39 PM
29	If it involves tax increases I am against—our taxes are way too high already.	3/6/2026 12:59 PM
30	Too expensive	3/6/2026 11:48 AM
31	The only reason to coordinate on a project to improve Southfield road is to ensure that the number of lanes are reduced and that the turn lane is maintained for our businesses. Installation of a median will only encourage speeding through our community. Median islands that are safe spaces for walkers I would support, but ultimately those shouldn't be needed, cross signals should last long enough for a senior to cross.	3/6/2026 11:12 AM
32	Mixed feelings about this. The wider median is area strike me as more attractive and helping soften and beautify the landscape, but the "center" of the city is not getting this. Also the last scheme I saw, going north from my quadrant of the city looked like a headache. If more turn arounds are added to alleviate this, we get less greenery and more pavement. Every scheme I've seen over the years seems to have a flaw to live with.	3/6/2026 10:40 AM
33	Ideally a median and slower traffic would be good.	3/6/2026 10:37 AM
34	Somehow make people get off their phones and play attention to driving and other cars.	3/6/2026 10:11 AM
35	Cost of construction is of deep concern. Southfield Rd is not part of a sleepy bedroom community but a main and essential feeder to I-696. All the complaints and congestion that surfaced during the 2025 rehab should be remembered: long, long backups	3/6/2026 9:49 AM
36	please don't invest my tax dollars or ask for additional dollars for this project.	3/6/2026 9:47 AM
37	Do not see the need for this.	3/6/2026 8:49 AM
38	Southfield Rd needs to be expanded not reduced with a median. The traffic and congestion on Southfield Rd is already problematic for Lathrup Village residents. Southfield Rd feels more like a small expressway most of the day. I feel a median will be aesthetically pleasing but not necessarily for the betterment of Lathrup Village.	3/5/2026 7:45 PM
39	County solutions are bad, they just want to get as much traffic through as possible. We need to slow traffic way down. Make it an easy place to pull over and stop at all out or new businesses	3/5/2026 7:31 PM
40	It needs to happen but I don't want my taxes to go up. Again.	3/5/2026 7:15 PM
41	Still not pedestrian safe. Pedestrian Bridges are safe and would be utilized joining east and west	3/5/2026 6:54 PM
42	I've lived in LV for over 30 years and the talk of a median for 20 years has been discussed. I would love a median but the way LV store fronts are have limited property I can't see how it	3/5/2026 6:34 PM

can properly be done without making the city look badly.

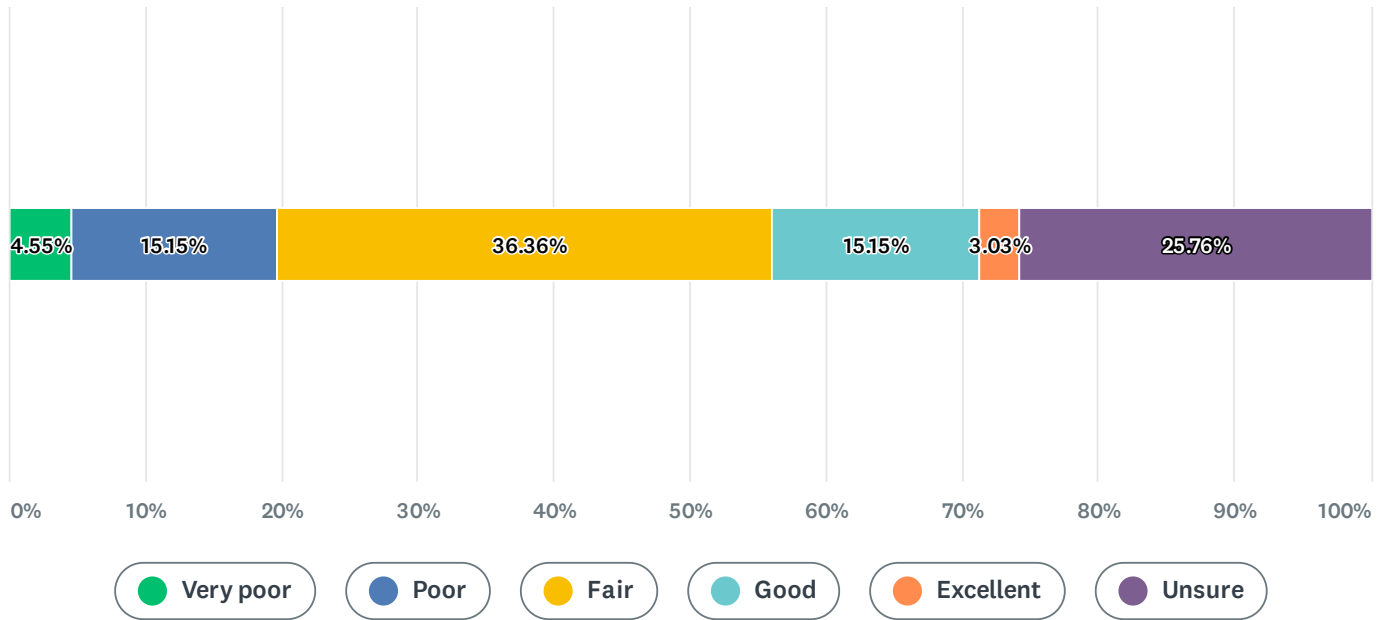
43

Would increase the walkability of Lathrup Village and add character to the City.

3/5/2026 5:15 PM

Q13 66 responses

The current Comprehensive Plan goal on transportation aspires to have “An efficient and safe multi-modal transportation network that offers mobility options to residents of all ages and abilities.” How well do you think the City is doing at achieving this goal?



	Very poor	Poor	Fair	Good	Excellent	Unsure	Total
(no label)	4.55%	15.15%	36.36%	15.15%	3.03%	25.76%	66
	3	10	24	10	2	17	
							66

## Q14 Do you have any thoughts on how the City could better achieve this goal?

Answered: 27 Skipped: 50

#	RESPONSES	DATE
1	Connected sidewalks along Southfield corridor.	6/1/2026 2:52 AM
2	Not reflective of community needs.	5/29/2026 10:09 AM
3	The median area of Southfield has to be built out with a large enough area to slow down traffic and to allow for bikers, walkers, buses and a variety of modes to get around our village. Also, large side walks that allow for walkers 2 to 3 abreast on Southfield and other perimeter streets.	5/19/2026 2:43 PM
4	Lower the speed limit on Southfield Rd to 35! It goes down to 25 heading towards Birmingham.	5/12/2026 4:03 PM
5	No	4/23/2026 9:52 AM
6	Slow down traffic on Southfield Rd. More speeding tickets and blowing through stop sign tickets.	4/9/2026 10:30 AM
7	Out of my depth here.	3/30/2026 5:18 PM
8	Biking	3/29/2026 7:54 PM
9	Mobility is not a problem.	3/28/2026 9:43 AM
10	More bike lanes and wheelchair friendly sidewalks	3/28/2026 7:11 AM
11	People talk about walkability - but walk to where exactly is my question. People who choose to walk their pets for example - do it. No in mass to my knowledge is trying to walk to spaces in LV and there is no near shopping/dining that interests most people to frequent via walking	3/27/2026 11:25 AM
12	Southfield Corridor is like a wall in the middle of the city. See previous answers etc.	3/27/2026 10:32 AM
13	Stop filling the matte plan with fancy wood from consultants and use concrete examples and wording from the residents	3/24/2026 4:47 PM
14	Make it safe to ride a bike or walk. People blow through stop signs and speed down our roads.	3/22/2026 2:55 PM
15	Better broadcast of what is available. <a href="https://www.myride2.com/">https://www.myride2.com/</a> is a good source to learn more. Sidewalks in a few places do not exist at intersections (Lincoln).	3/11/2026 2:37 PM
16	It's not the city's responsibility. It's the entire region's. We need more buses with better routes. What does this have to do with Lathrup?	3/11/2026 10:26 AM
17	Eliminate bike lanes and useless crosswalks.	3/7/2026 4:15 AM
18	No	3/6/2026 3:01 PM
19	As noted in prior notes.	3/6/2026 2:08 PM
20	Get better residents input	3/6/2026 11:49 AM
21	They could work with SMART system to develop better bus stops that provide a level of comfort for those waiting.	3/6/2026 11:13 AM
22	Infrastructure improvements should be focused towards incentivizing (re)development goals, spurring them into reality.	3/6/2026 10:46 AM
23	Right now there is no multi-modal transportation network that I know of.	3/6/2026 10:39 AM
24	Adding more benches along the main streets	3/6/2026 10:16 AM
25	I had no idea that such opportunities even existed. We have a transportation network? Really?	3/5/2026 7:18 PM
26	Several streets have cut through traffic and stop signs not enforced. Work with the County for	3/5/2026 7:06 PM

some on county roads Inforce speed limits. Put speed bumps in to deter speeders

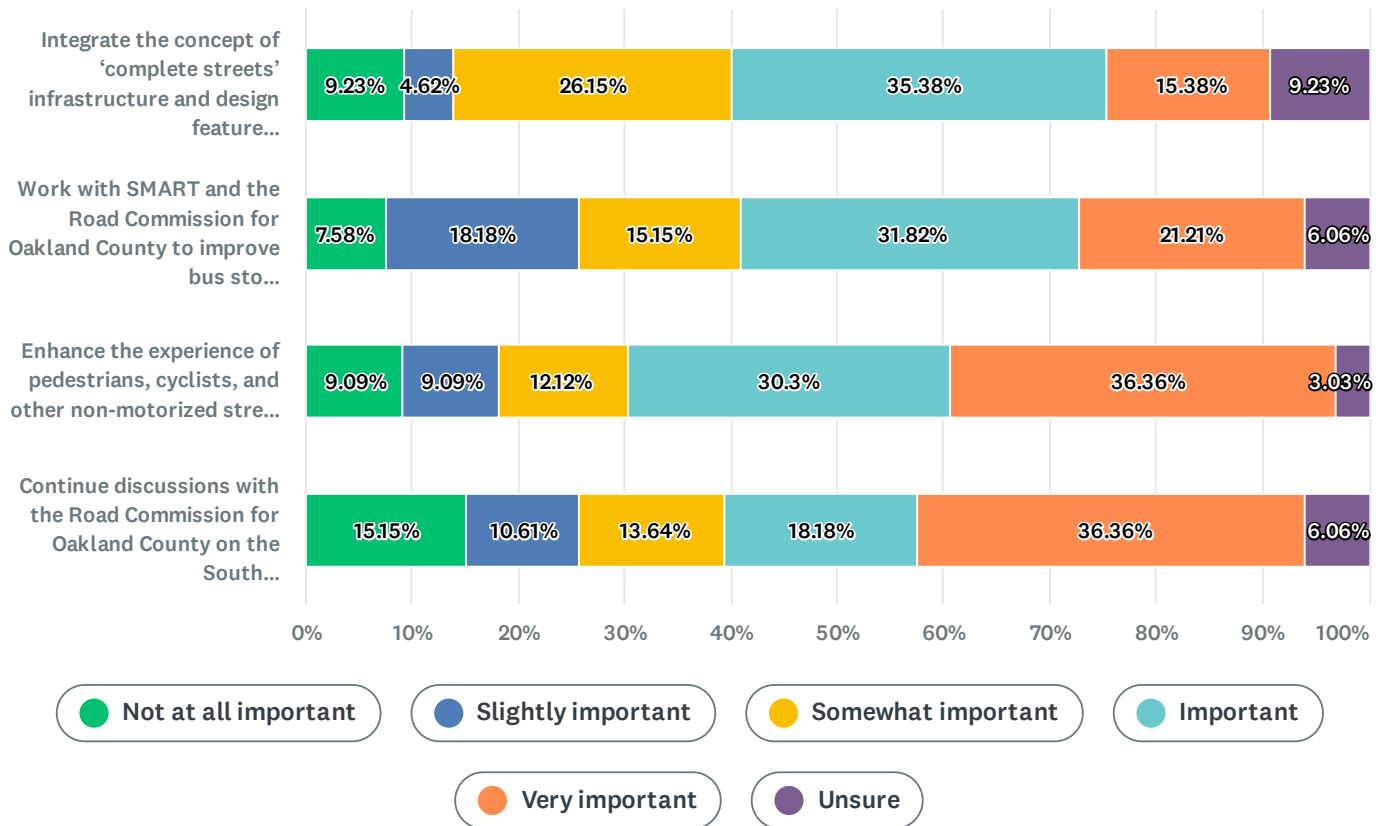
---

27	Would think offering seniors bus services to/from doctors or grocery stores would be positive	3/5/2026 6:40 PM
----	---	------------------

---







Q15 66 responses

The 2021 Master Plan included several action items to address its transportation goal. Please share your thoughts on the level of importance of each action item below.



	Not at all important	Slightly important	Somewhat important	Important	Very important	Unsure	Total
Integrate the concept of 'complete streets' infrastructure and design features into street planning, design, construction, and reconstruction to improve the safety and accessibility of the City's transportation network.	9.23% 6	4.62% 3	26.15% 17	35.38% 23	15.38% 10	9.23% 6	65

263

	 Not at all important	 Slightly important	 Somewhat important	 Important	 Very important	 Unsure	Total
<b>Work with SMART and the Road Commission for Oakland County to improve bus stops in terms of safety and comfort of riders.</b>	7.58% 5	18.18% 12	15.15% 10	31.82% 21	21.21% 14	6.06% 4	66
<b>Enhance the experience of pedestrians, cyclists, and other non-motorized street users by integrating street lighting, furniture, and other amenities as appropriate.</b>	9.09% 6	9.09% 6	12.12% 8	30.30% 20	36.36% 24	3.03% 2	66
<b>Continue discussions with the Road Commission for Oakland County on the Southfield Road improvement plan.</b>	15.15% 10	10.61% 7	13.64% 9	18.18% 12	36.36% 24	6.06% 4	66
							<b>263</b>

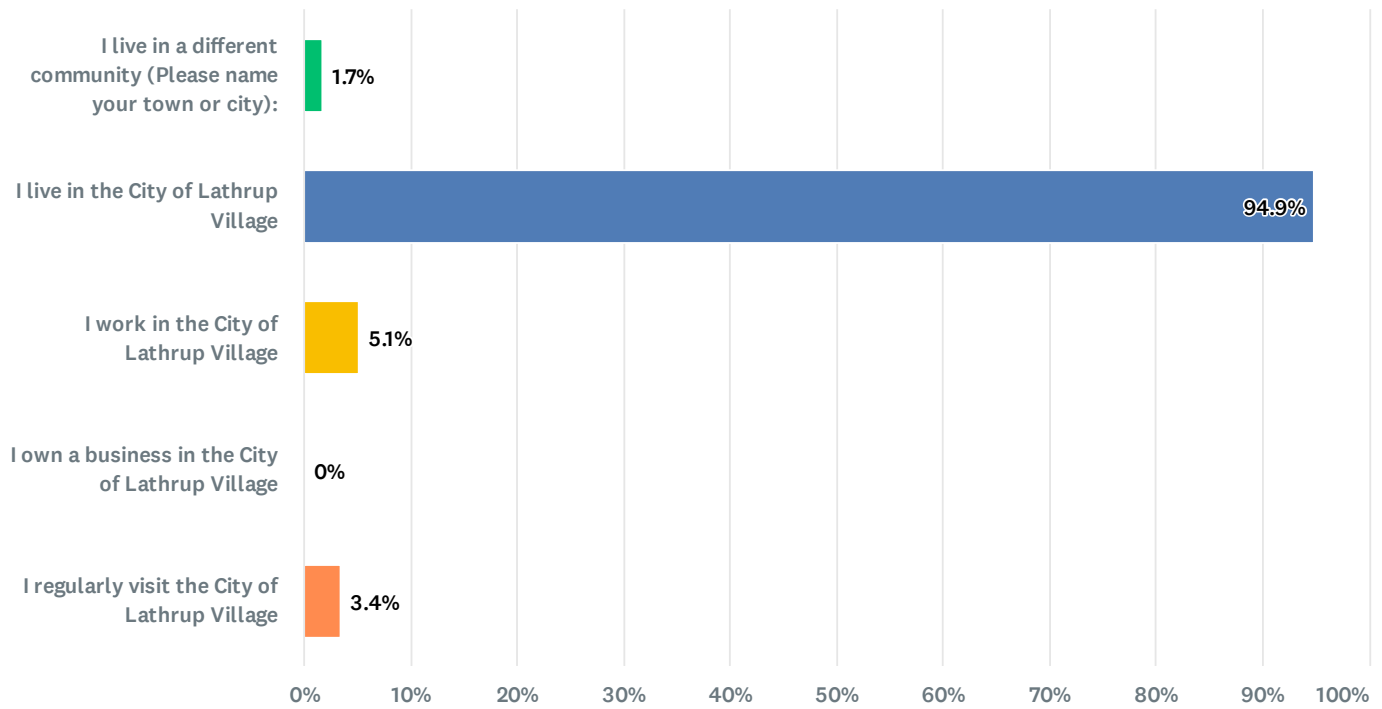
## Q16 Please feel free to share any other thoughts or ideas you have about transportation in Lathrup Village.

Answered: 19 Skipped: 58

#	RESPONSES	DATE
1	Transportation plans should focus on resident needs.	5/29/2026 10:17 AM
2	As our population has aged, many people don't want to or can't use cars to continue to be mobile. Young people are also less enthusiastic about driving. I would love to live in a community that wasn't so reliant on cars and allows nondrivers to still move about freely and frequently. Let's stop allowing the car industry to dictate our neighborhoods and create safe, walkable communities with good public transportation.	5/19/2026 2:48 PM
3	Clean the snow off the walks on 11 Mile to make this a walkable street.	5/12/2026 4:04 PM
4	Nothing	4/23/2026 9:52 AM
5	I am not sure what the previous statement is saying.	4/9/2026 10:30 AM
6	None at this time	3/29/2026 7:54 PM
7	Everything along the corridor is completely accessible unfortunately, there's nothing worth accessing.	3/28/2026 9:44 AM
8	Safer intersections and speed control - LV is a living community - it's not a tourist destination like a Royal Oak and I think people like that. Most of my neighbors are not concerned about better mobility.	3/27/2026 11:27 AM
9	Please do not print that residents want a wider and faster Southfield Road...we don't want that	3/24/2026 4:48 PM
10	Make it safe to bike and walk. Enforce traffic laws deep inside the neighborhood.	3/22/2026 2:56 PM
11	I believe the blvd. concept is ridiculous for LV.	3/17/2026 6:08 PM
12	Having a map showing bus stops, sidewalks, bike paths. Being able to contact one person who can provide helpful information.	3/11/2026 2:39 PM
13	IMO, nothing is going to change. I've taken these surveys for Lathrup before. The city has no money and is run by volunteers.	3/11/2026 10:27 AM
14	It's not broken, don't waste money "fixing" it.	3/7/2026 4:16 AM
15	More frequent busses to more locations would be nice.	3/6/2026 1:04 PM
16	New paved Southfield road is wonderful. Bus system sucks because there is no real desire to improve, expand or make the complete system work efficiently. Detroit area is still for cars only. 😞	3/6/2026 10:15 AM
17	Walkability is a great concept for neighborhoods but a realistic evaluation of the concept for the business district needs to be done: how many residents actually would/could benefit by the Southfield Road Project?	3/6/2026 9:54 AM
18	I take Southfield road every single day. I noticed the two new pedestrian crosswalk light that are in the median were either hit by cars (or snow plow maybe?) soon after their installation. I worry - because I have seen emergency vehicles use the center lane on Southfield- that having that middle lane built up with the 2 signals now does not allow for that. I don't think it's very well marked and having temporary orange cones is not a great long term solution.	3/6/2026 8:56 AM
19	I gave a negative comment on lack of sidewalks. In both upper/lower north west sections many areas have incomplete sidewalk sections. Sidewalks end abruptly and then continue on after 2-3 houses. If someone is in a wheelchair they will have to go on the road for a period of time. This makes no sense whatsoever why many sidewalks were not completed. Primarily on Santa Barbara but there are other streets as well.	3/5/2026 6:46 PM

Q1 59 responses

Please check all that apply to you:

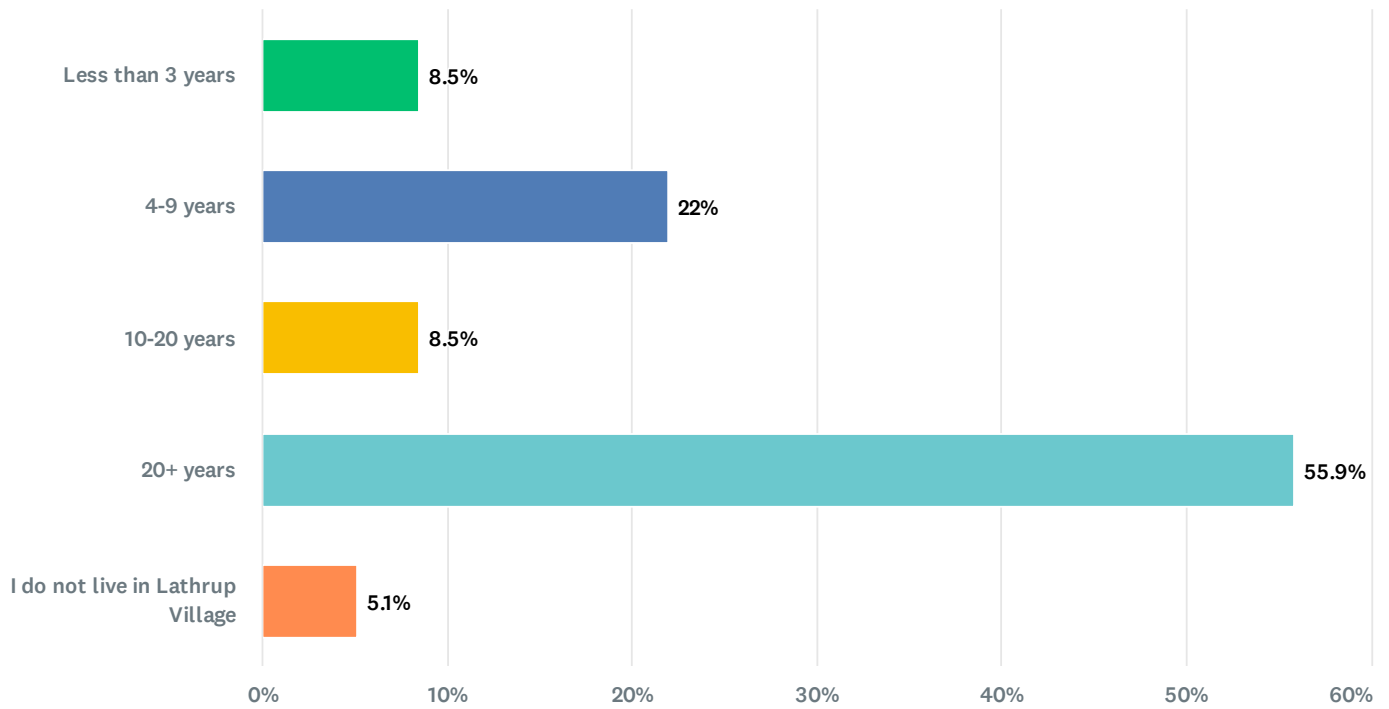


Answer Choices	Percentage	Responses
<span style="color: green;">●</span> I live in a different community (Please name your town or city):	1.7%	1
<span style="color: blue;">●</span> I live in the City of Lathrup Village	94.9%	56
<span style="color: yellow;">●</span> I work in the City of Lathrup Village	5.1%	3
<span style="color: cyan;">●</span> I own a business in the City of Lathrup Village	0%	0
<span style="color: orange;">●</span> I regularly visit the City of Lathrup Village	3.4%	2
<b>Total</b>		<b>62</b>

#	I LIVE IN A DIFFERENT COMMUNITY (PLEASE NAME YOUR TOWN OR CITY):	DATE
1	Beverly Hills	5/30/2026 8:05 PM

Q2 59 responses

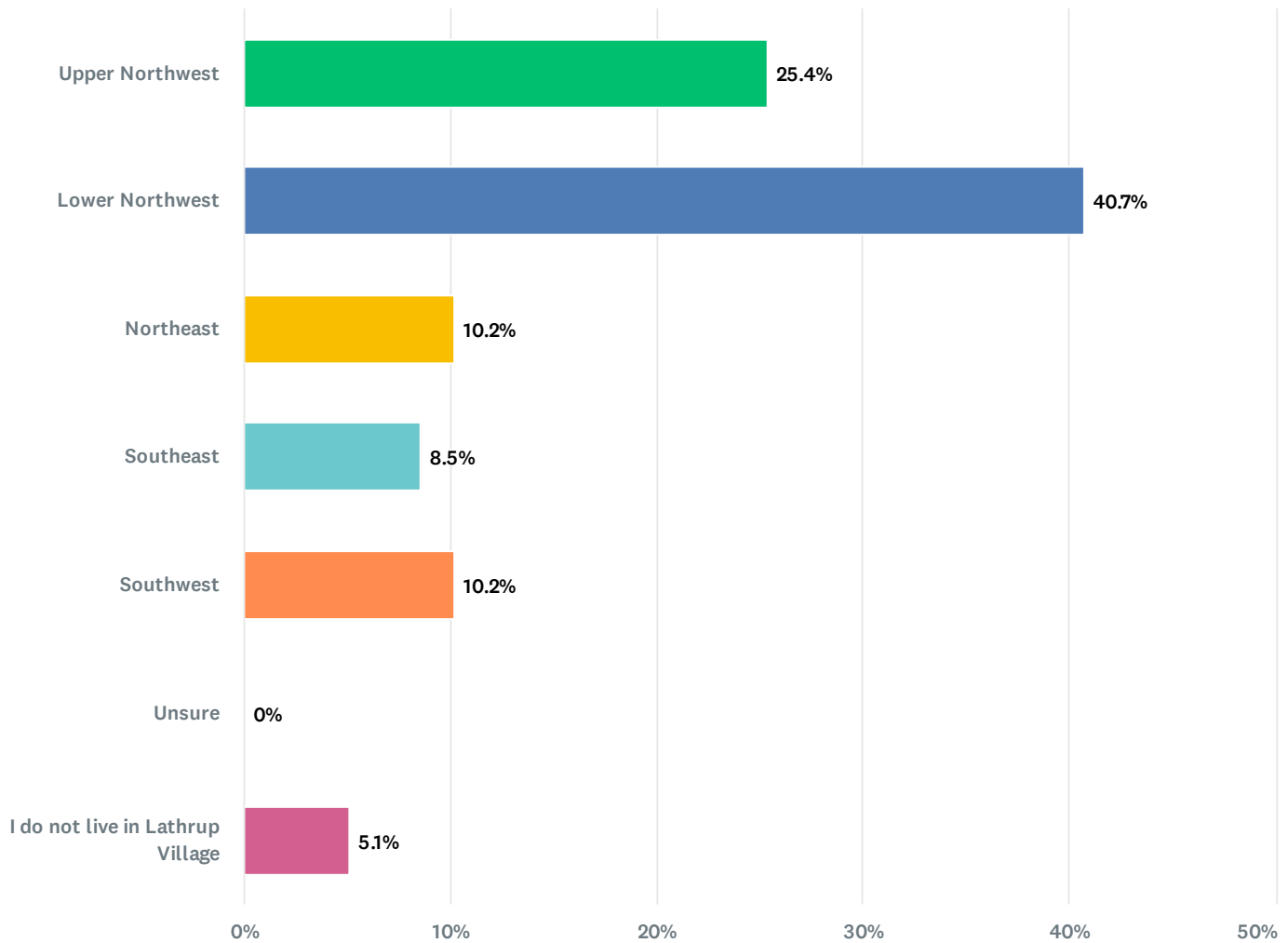
If you live in the City of Lathrup Village, how long have you been a resident?




Answer Choices	Percentage	Responses
● Less than 3 years	8.5%	5
● 4-9 years	22.0%	13
● 10-20 years	8.5%	5
● 20+ years	55.9%	33
● I do not live in Lathrup Village	5.1%	3
<b>Total</b>		<b>59</b>

Q3 59 responses

If you live in the City of Lathrup Village, what neighborhood do you live in based on the following map?

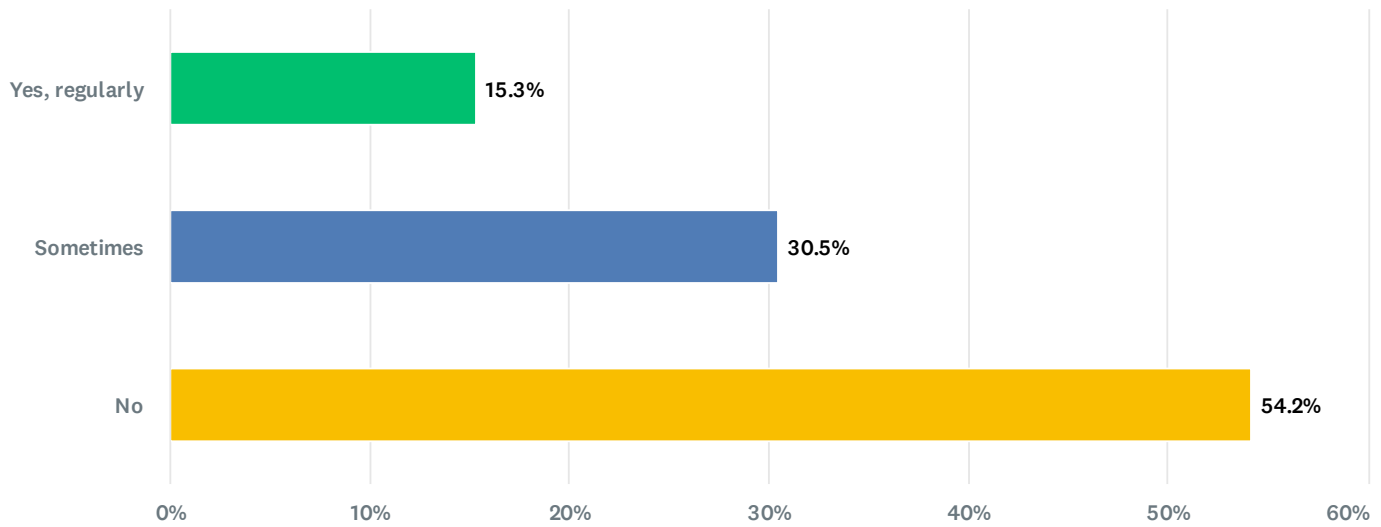


Answer Choices	Percentage	Responses
● Upper Northwest	25.4%	15
● Lower Northwest	40.7%	24
● Northeast	10.2%	6
● Southeast	8.5%	5
● Southwest	10.2%	6
<b>Total</b>		<b>59</b>

Answer Choices	Percentage	Responses
 Unsure	0%	0
 I do not live in Lathrup Village	5.1%	3
<b>Total</b>		<b>59</b>

**Q4** 59 responses

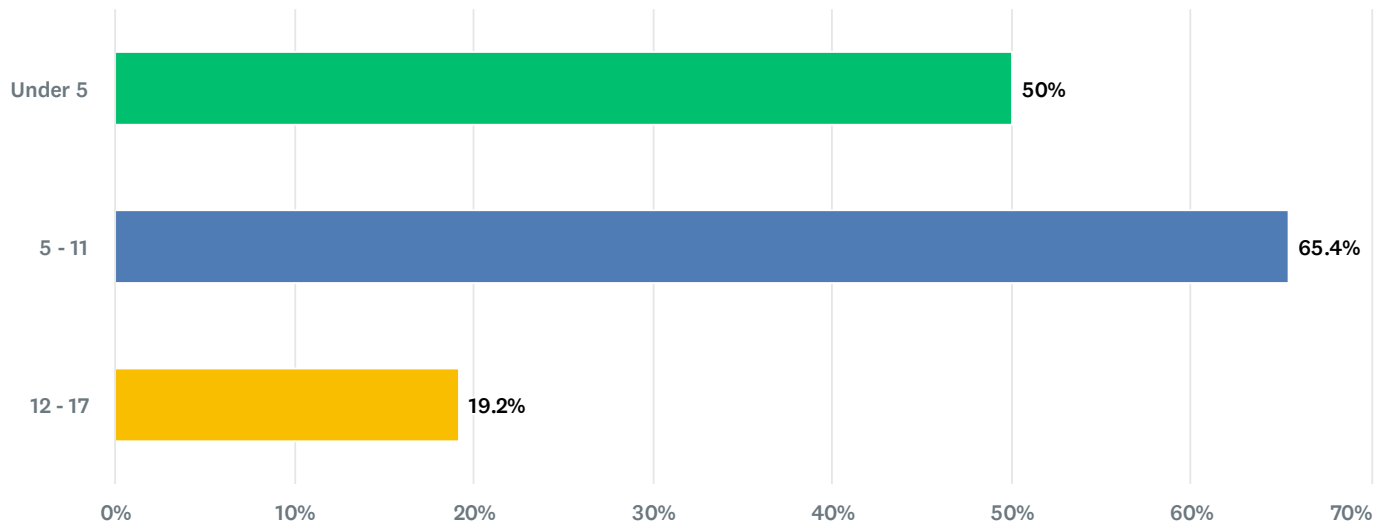
**Do you bring children to the park(s)?**



Answer Choices	Percentage	Responses
<span style="color: green;">●</span> Yes, regularly	15.3%	9
<span style="color: blue;">●</span> Sometimes	30.5%	18
<span style="color: yellow;">●</span> No	54.2%	32
<b>Total</b>		<b>59</b>

**Q5** 26 responses

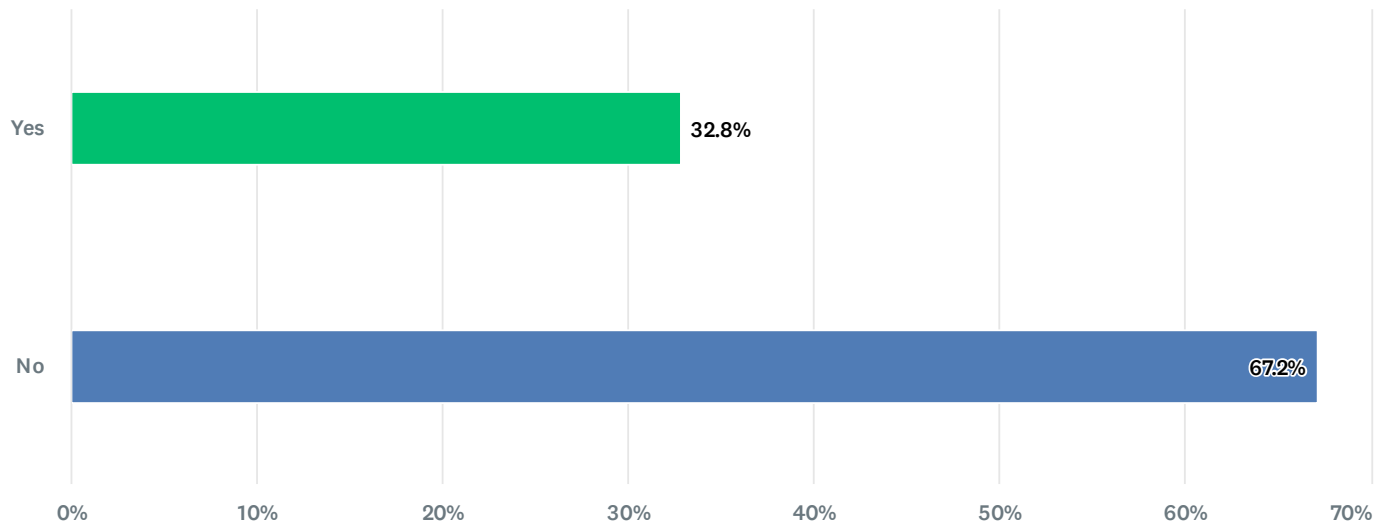
**If you bring children to the parks, what are their ages? (check all that apply)**



Answer Choices	Percentage	Responses
<span style="color: green;">●</span> Under 5	50.0%	13
<span style="color: blue;">●</span> 5 - 11	65.4%	17
<span style="color: yellow;">●</span> 12 - 17	19.2%	5
<b>Total</b>		<b>35</b>

**Q6** 58 responses

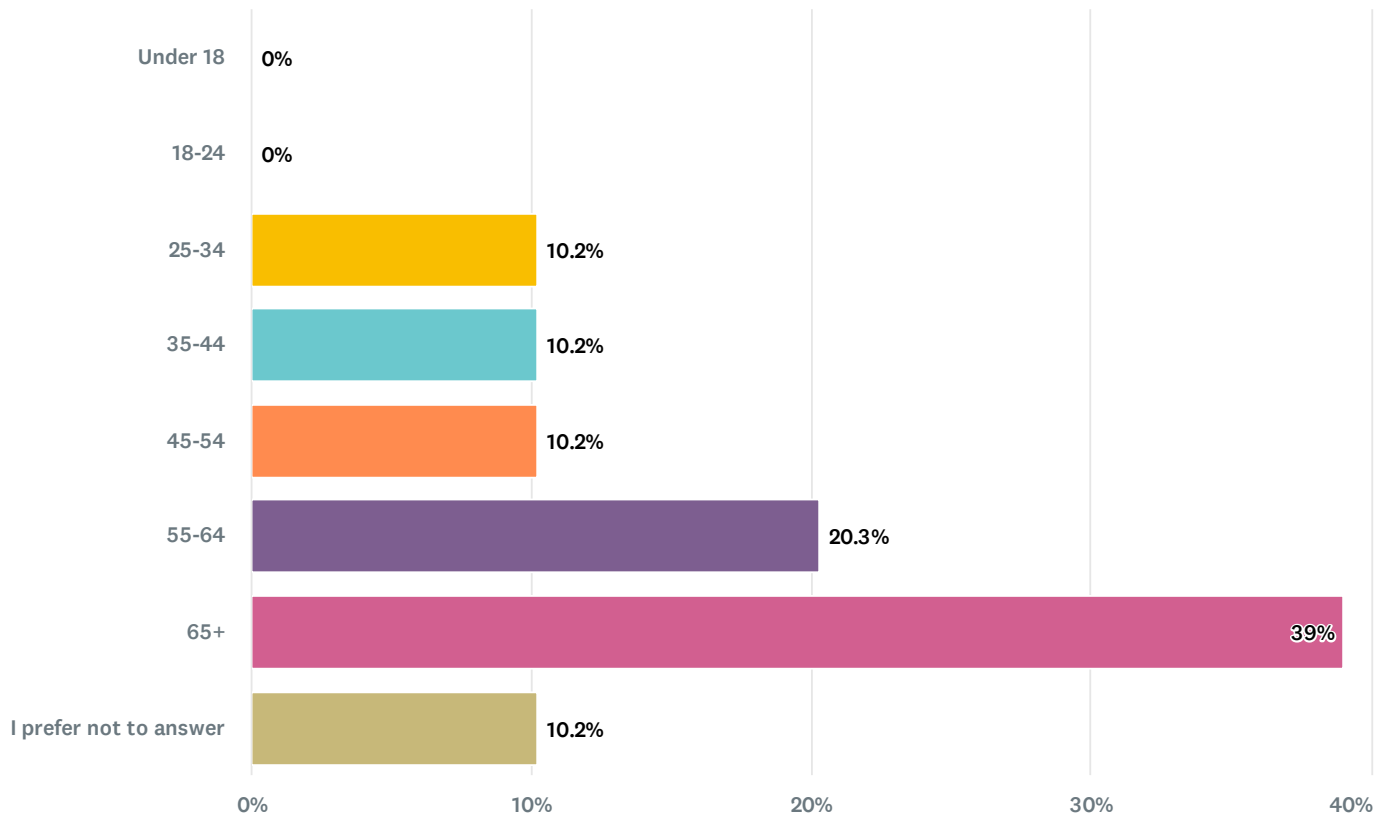
**Do you bring pets to the park?**



Answer Choices	Percentage	Responses
● Yes	32.8%	19
● No	67.2%	39
<b>Total</b>		<b>58</b>

**Q7** 59 responses

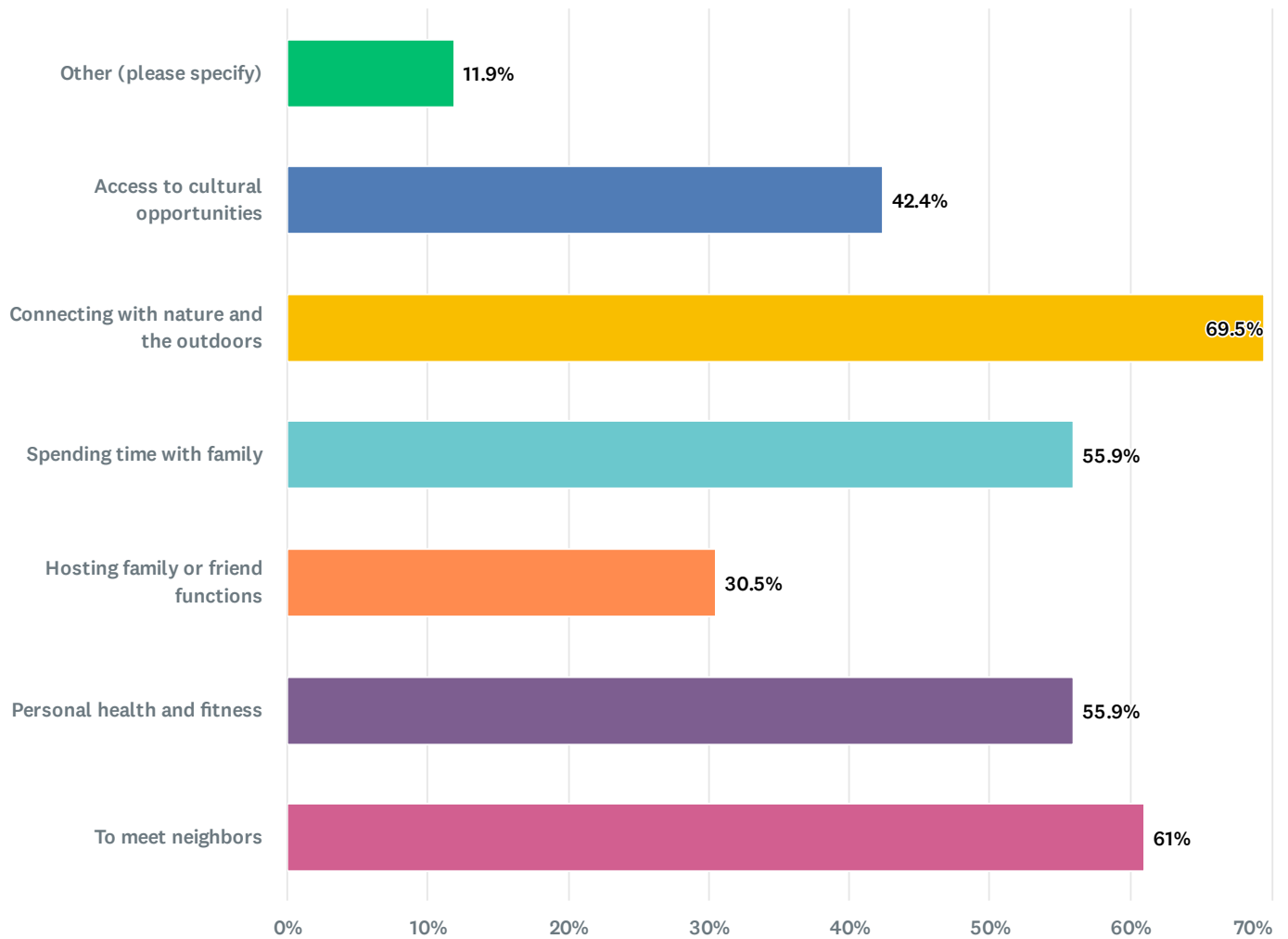
### What age cohort do you currently belong to?



Answer Choices	Percentage	Responses
● Under 18	0%	0
● 18-24	0%	0
● 25-34	10.2%	6
● 35-44	10.2%	6
● 45-54	10.2%	6
● 55-64	20.3%	12
● 65+	39.0%	23
● I prefer not to answer	10.2%	6
<b>Total</b>		<b>59</b>

Q8 59 responses

Why is parks and recreation programming important to you? (check all that apply)



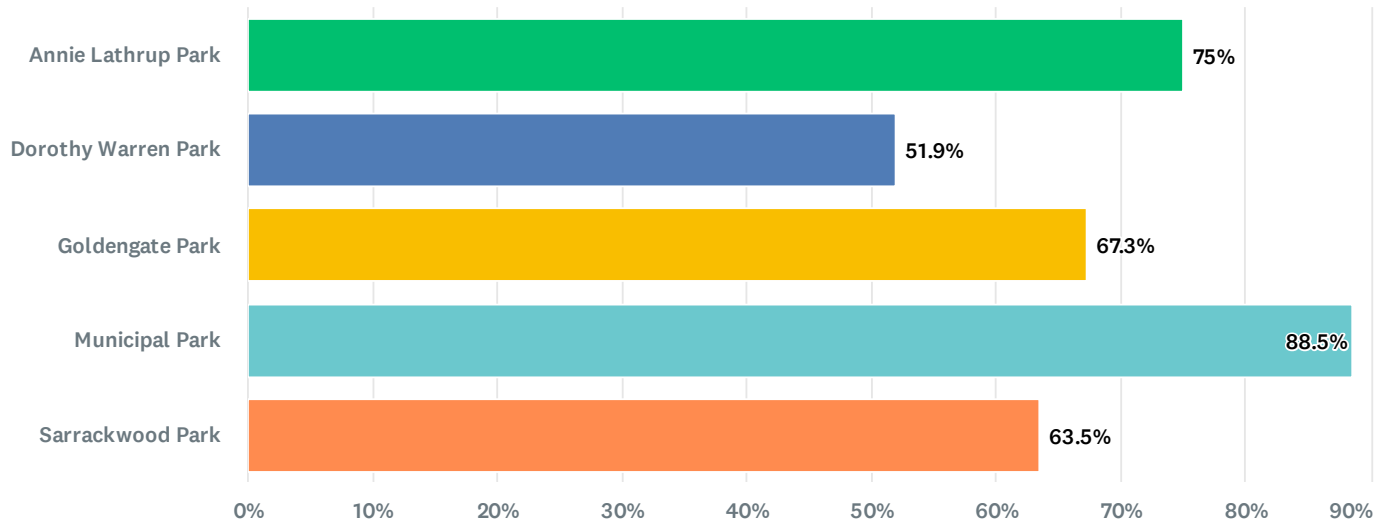
Answer Choices	Percentage	Responses
● Other (please specify)	11.9%	7
● Access to cultural opportunities	42.4%	25
● Connecting with nature and the outdoors	69.5%	41
● Spending time with family	55.9%	33
● Hosting family or friend functions	30.5%	18
● Personal health and fitness	55.9%	33
<b>Total</b>		<b>193</b>

Answer Choices	Percentage	Responses
● To meet neighbors	61.0%	36
<b>Total</b>		<b>193</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	To build connections WITHIN the community.	5/29/2026 10:24 AM
2	Enjoying leafy nature, butterflies, bugs and bunnies	4/17/2026 2:39 PM
3	More community engagement	4/12/2026 4:24 PM
4	Opportunities to connect with other Seniors	4/10/2026 11:40 AM
5	Vibrant parks and rec programs bring the community together	4/9/2026 10:39 AM
6	To maintain and improve the beauty of our parks and public spaces including island and vacant parcels within our neighborhoods	3/28/2026 2:56 PM
7	Events that bring the community together	3/24/2026 11:23 AM

**Q9** 52 responses

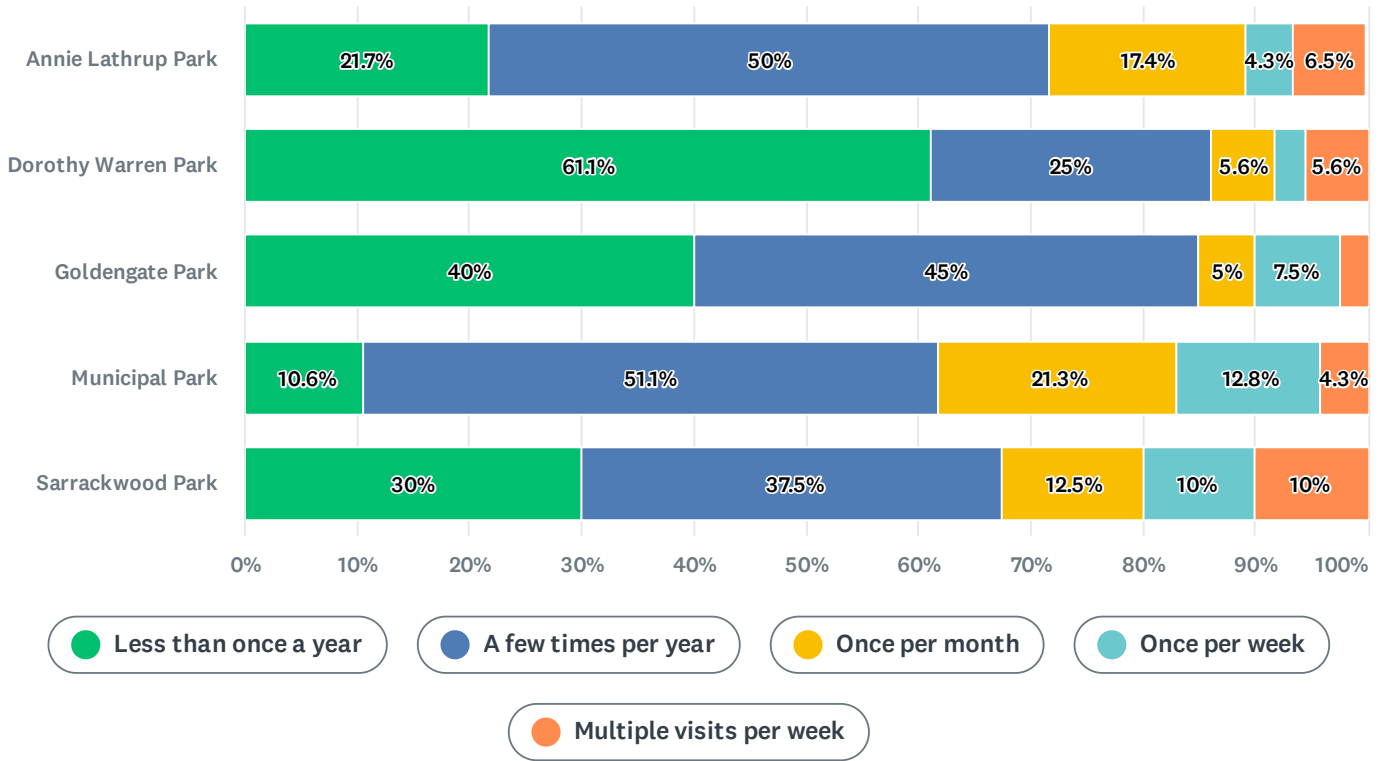
**Which parks are you familiar with in the City? (check all that apply) Please refer to the map for park names and locations.**



Answer Choices	Percentage	Responses
<span style="color: green;">●</span> Annie Lathrup Park	75.0%	39
<span style="color: blue;">●</span> Dorothy Warren Park	51.9%	27
<span style="color: yellow;">●</span> Goldengate Park	67.3%	35
<span style="color: teal;">●</span> Municipal Park	88.5%	46
<span style="color: orange;">●</span> Sarrackwood Park	63.5%	33
<b>Total</b>		<b>180</b>

Q10 52 responses

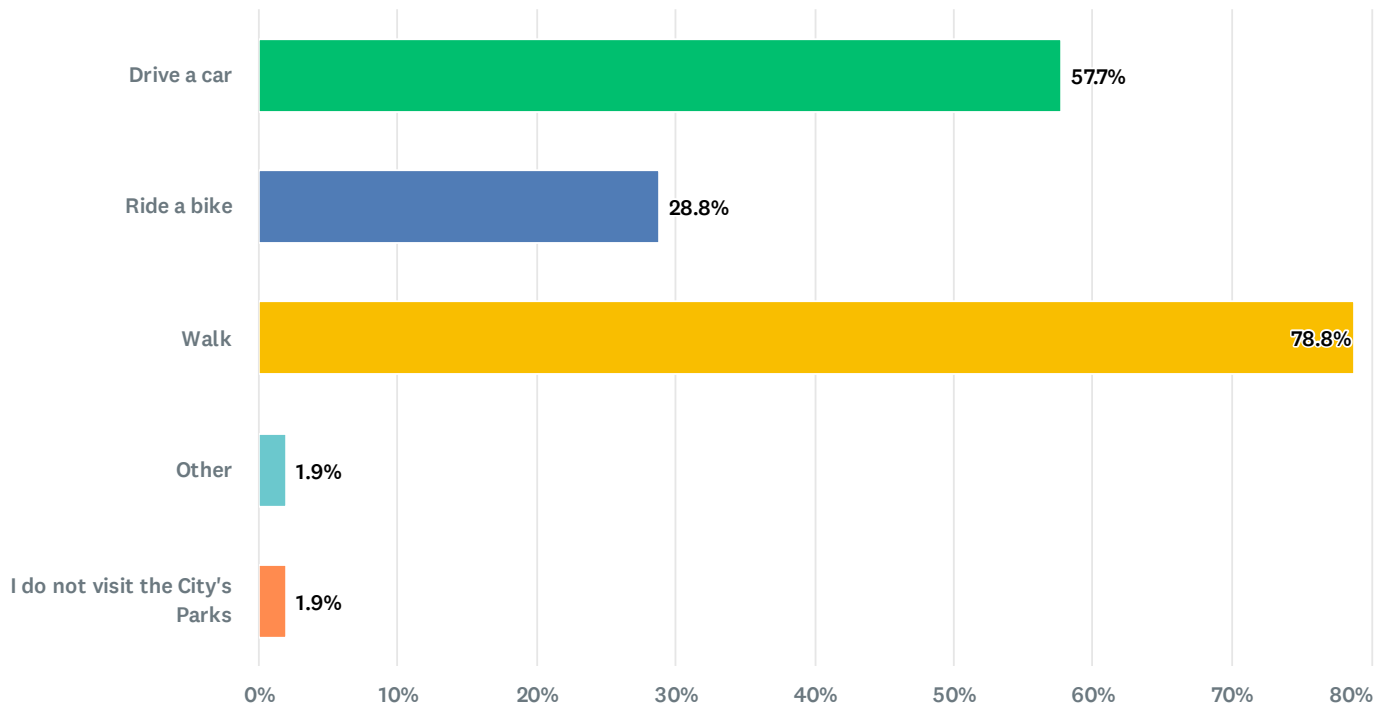
### How often do you visit each city park?



	Less than once a year	A few times per year	Once per month	Once per week	Multiple visits per week	Total
<b>Annie Lathrup Park</b>	21.7% 10	50.0% 23	17.4% 8	4.3% 2	6.5% 3	46
<b>Dorothy Warren Park</b>	61.1% 22	25.0% 9	5.6% 2	2.8% 1	5.6% 2	36
<b>Goldengate Park</b>	40.0% 16	45.0% 18	5.0% 2	7.5% 3	2.5% 1	40
<b>Municipal Park</b>	10.6% 5	51.1% 24	21.3% 10	12.8% 6	4.3% 2	47
<b>Sarrackwood Park</b>	30.0% 12	37.5% 15	12.5% 5	10.0% 4	10.0% 4	40
						<b>209</b>

Q11 52 responses

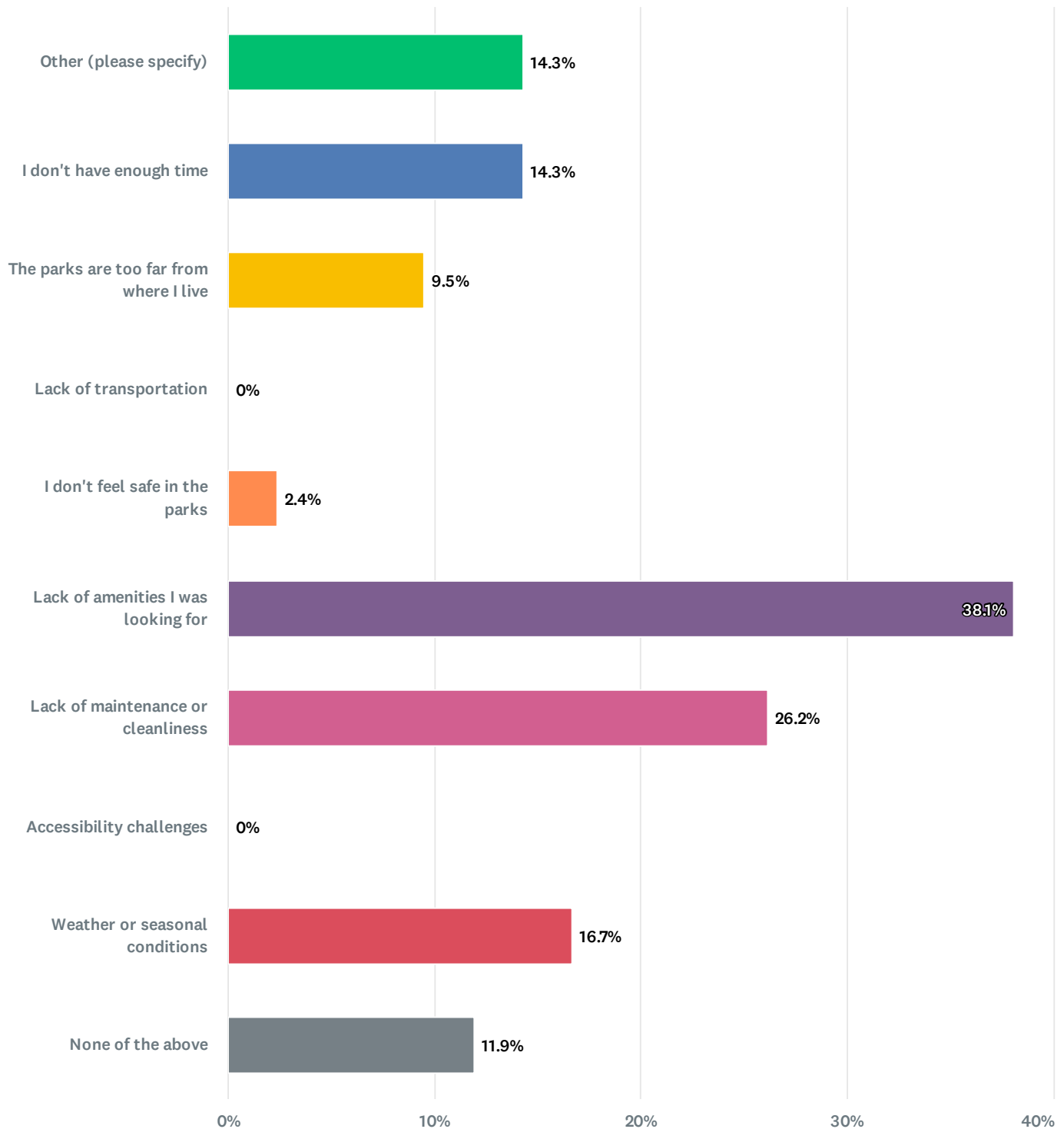
What is the typical way you access the City's parks? (check all that apply)



Answer Choices	Percentage	Responses
● Drive a car	57.7%	30
● Ride a bike	28.8%	15
● Walk	78.8%	41
● Other	1.9%	1
● I do not visit the City's Parks	1.9%	1
<b>Total</b>		<b>88</b>

**Q12** 42 responses

**If you do not visit the City's parks often or at all, but otherwise would like to, what barriers do you feel prevent you from being able to visit more often?**



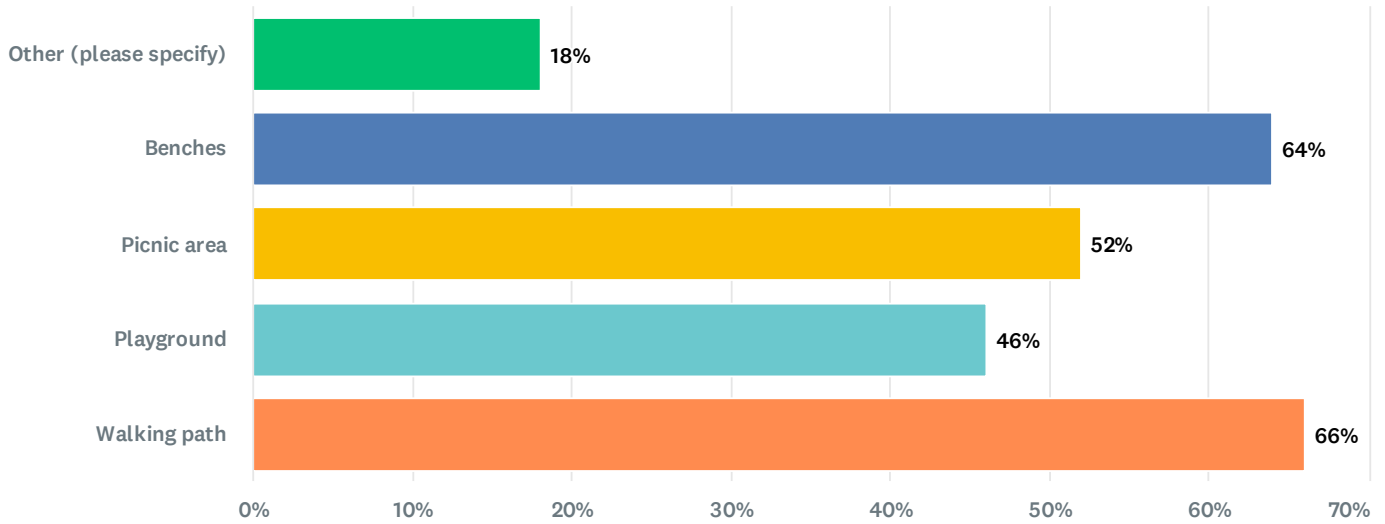
Answer Choices	Percentage	Responses
----------------	------------	-----------

Answer Choices	Percentage	Responses
● Other (please specify)	14.3%	6
● I don't have enough time	14.3%	6
● The parks are too far from where I live	9.5%	4
● Lack of transportation	0%	0
● I don't feel safe in the parks	2.4%	1
● Lack of amenities I was looking for	38.1%	16
● Lack of maintenance or cleanliness	26.2%	11
● Accessibility challenges	0%	0
● Weather or seasonal conditions	16.7%	7
● None of the above	11.9%	5
<b>Total</b>		<b>56</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	Southeast area has no park.	5/21/2026 11:04 AM
2	Too few parks in LV, too few trees, to little nature, too much congestion	4/17/2026 2:47 PM
3	Relevant Programming for agegroup	4/10/2026 11:44 AM
4	I mainly take my grandkids.	4/9/2026 10:45 AM
5	would like walking track, biking, and something unique	3/29/2026 8:40 PM
6	Junky looking. Would rather see trees and grass, playground equipment is rarely, if ever, used.	3/28/2026 9:55 AM

**Q13** 50 responses

**What features do you enjoy at the parks? (check all that apply)**



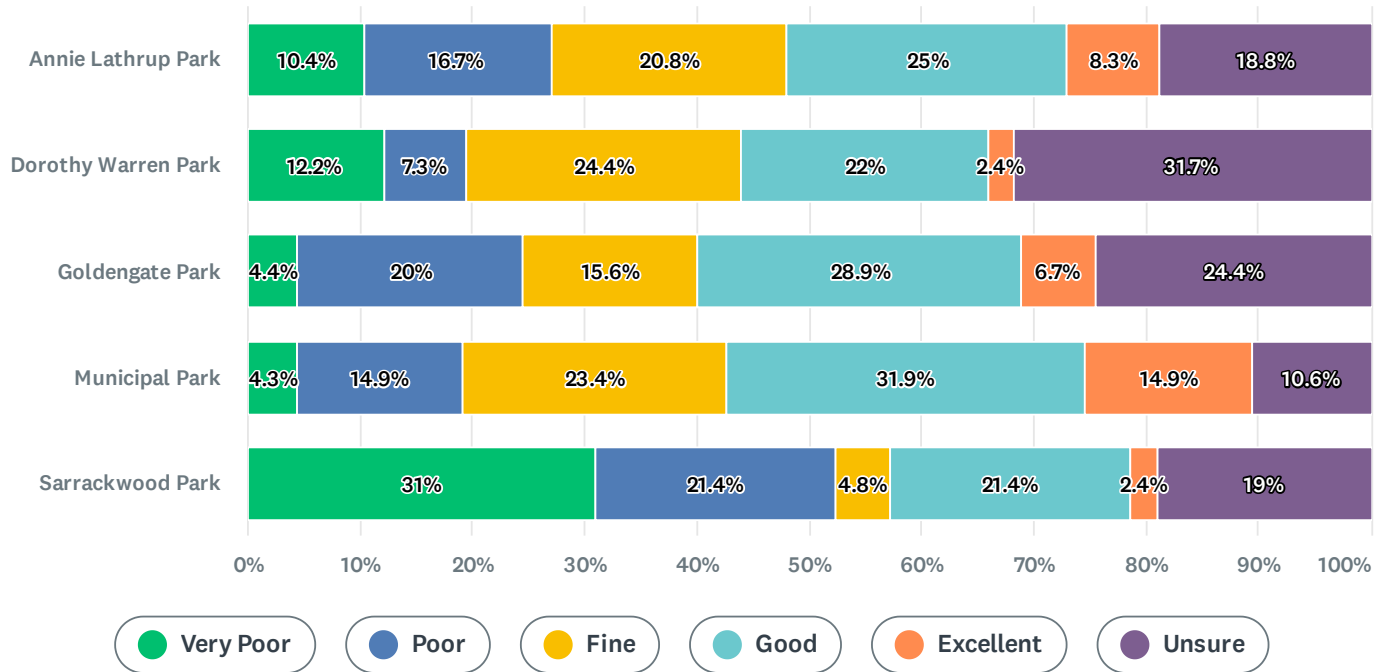
Answer Choices	Percentage	Responses
● Other (please specify)	18.0%	9
● Benches	64.0%	32
● Picnic area	52.0%	26
● Playground	46.0%	23
● Walking path	66.0%	33
<b>Total</b>		<b>123</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	Gardens	5/31/2026 7:53 AM
2	Nothing as they are dilapidated	4/23/2026 10:06 AM
3	Trees, nature, bunnies, butterflies, trash cans!	4/17/2026 2:47 PM
4	Events	4/10/2026 11:44 AM
5	trees, shrubs, flowers, dogs having fun	3/30/2026 4:32 PM
6	Biking, outdoor exercise equipment	3/29/2026 8:40 PM
7	Trees	3/28/2026 9:55 AM
8	We tried the pickle ball court, but its poorly maintained and the surface is poor to dangerous. Tired the the "dog park" but is ridiculous and dangerous. I try to use the field for sport, soccer and general training but the grass is poor and the surface is lousy.	3/27/2026 10:55 AM



Q14 52 responses

### How well do you feel that the parks are maintained?



	<span style="color: green;">●</span> Very Poor	<span style="color: blue;">●</span> Poor	<span style="color: yellow;">●</span> Fine	<span style="color: teal;">●</span> Good	<span style="color: orange;">●</span> Excellent	<span style="color: purple;">●</span> Unsure	Total
<b>Annie Lathrup Park</b>	10.4% 5	16.7% 8	20.8% 10	25.0% 12	8.3% 4	18.8% 9	48
<b>Dorothy Warren Park</b>	12.2% 5	7.3% 3	24.4% 10	22.0% 9	2.4% 1	31.7% 13	41
<b>Goldengate Park</b>	4.4% 2	20.0% 9	15.6% 7	28.9% 13	6.7% 3	24.4% 11	45
<b>Municipal Park</b>	4.3% 2	14.9% 7	23.4% 11	31.9% 15	14.9% 7	10.6% 5	47
<b>Sarrackwood Park</b>	31.0% 13	21.4% 9	4.8% 2	21.4% 9	2.4% 1	19.0% 8	42
							<b>223</b>

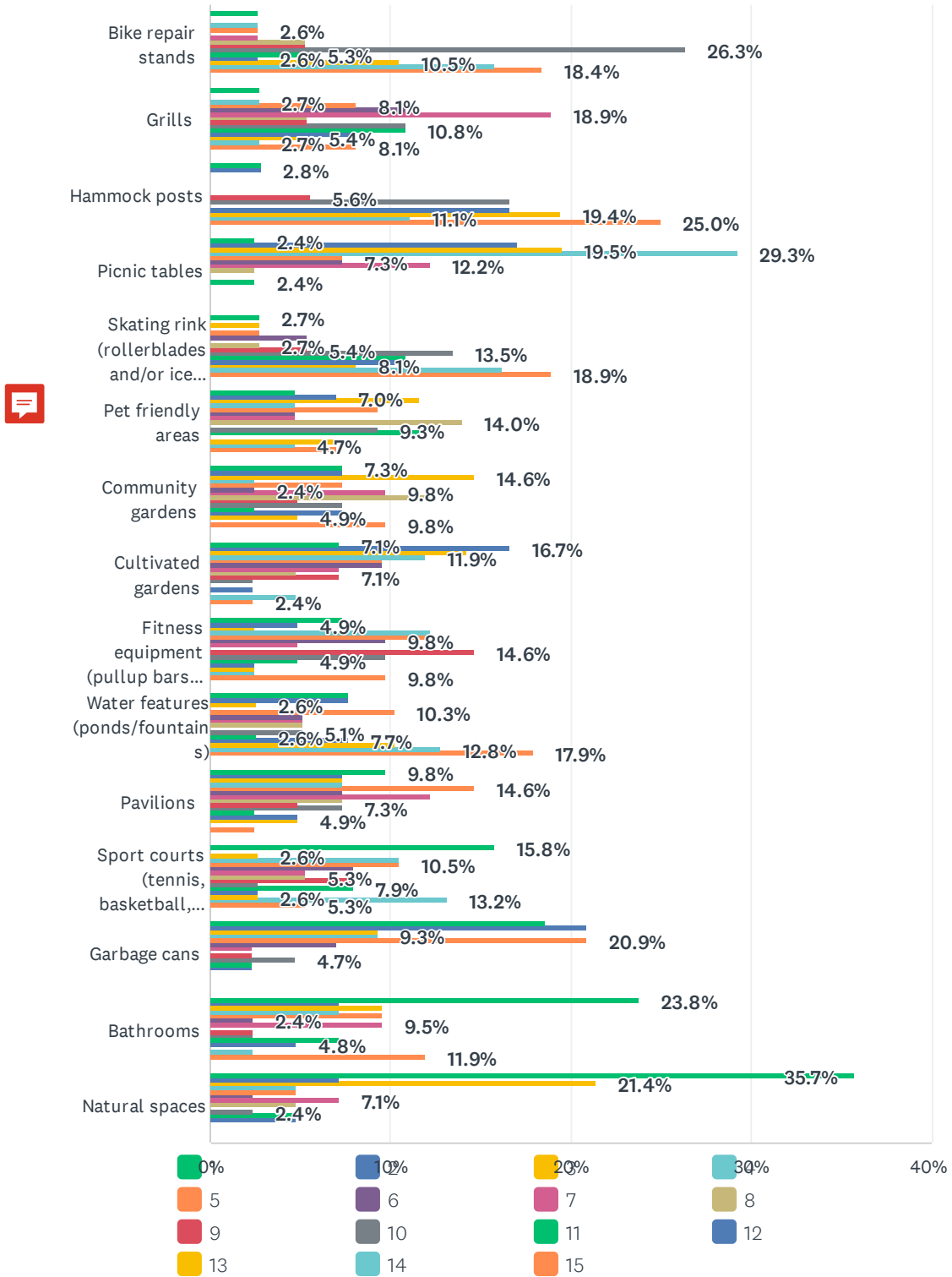
Q15 The Parks and Recreation Department is always exploring ways to improve the parks with potential upgrades and new amenities. While we always strive to improve our park system, we recognize that not all projects are feasible with current budget or capacity and some improvements may need to be phased over multiple years or require grant funding to make possible. However, in some cases, the City may receive grant funding to help support specific projects. Keeping these considerations in mind, please rank the following potential park upgrades and amenities in order of priority, with 1 being your highest priority and 15 being your lowest priority:

Answered: 49 Skipped: 10

Q15 The Parks and Recreation Department is always exploring ways to improve the parks with potential upgrades and new amenities. While we always strive to improve our park system, we recognize that not all projects are feasible with current budget or capacity and some improvements may need to be phased over multiple years or require grant funding to make possible. However, in some cases, the City may receive grant funding to help support specific projects. Keeping these considerations in mind, please rank the following potential park upgrades and amenities in order of priority, with 1 being your highest priority and 15 being your lowest priority:

AMENITY	MEAN SCORE
Natural Spaces	3.64
Garbage Cans	4.05
Bathrooms	4.24
Picnic Tables	4.27
Cultivated Gardens	5.26
Pavilions	5.41
Community Gardens	6.14
Fitness Equipment	6.15
Sport Courts	6.18
Water Features	6.67
Pet Friendly Areas	6.72
Grills	7.43
Skating Rink	8.08
Bike Repair Stands	8.58
Hammock Posts	9.56

(no label)



2026 Lathrup Village Parks and Recreation Survey

Item 7A.

(no label)												
	1	2	3	4	5	6	7	8	9	10	11	12
Bike repair stands	2.6% 1	0.0% 0	0.0% 0	2.6% 1	2.6% 1	0.0% 0	2.6% 1	5.3% 2	5.3% 2	26.3% 10	5.3% 2	2.6% 1
Grills	2.7% 1	0.0% 0	0.0% 0	2.7% 1	8.1% 3	10.8% 4	18.9% 7	5.4% 2	5.4% 2	10.8% 4	10.8% 4	8.1% 3
Hammock posts	2.8% 1	2.8% 1	0.0% 0	0.0% 0	0.0% 0	0.0% 0	0.0% 0	0.0% 0	5.6% 2	16.7% 6	0.0% 0	16.7% 6
Picnic tables	2.4% 1	17.1% 7	19.5% 8	29.3% 12	7.3% 3	7.3% 3	12.2% 5	2.4% 1	0.0% 0	0.0% 0	2.4% 1	0.0% 0
Skating rink (rollerblades and/or ice skates)	2.7% 1	0.0% 0	2.7% 1	0.0% 0	2.7% 1	5.4% 2	0.0% 0	2.7% 1	5.4% 2	13.5% 5	10.8% 4	10.8% 4
Pet friendly areas	4.7% 2	7.0% 3	11.6% 5	4.7% 2	9.3% 4	4.7% 2	4.7% 2	14.0% 6	0.0% 0	9.3% 4	11.6% 5	0.0% 0
Community gardens	7.3% 3	7.3% 3	14.6% 6	2.4% 1	7.3% 3	2.4% 1	9.8% 4	12.2% 5	4.9% 2	7.3% 3	2.4% 1	7.3% 3
Cultivated gardens	7.1% 3	16.7% 7	14.3% 6	11.9% 5	9.5% 4	9.5% 4	7.1% 3	4.8% 2	7.1% 3	2.4% 1	0.0% 0	2.4% 1
Fitness equipment (pullup bars, sit-up benches, etc.)	7.3% 3	4.9% 2	2.4% 1	12.2% 5	12.2% 5	9.8% 4	4.9% 2	0.0% 0	14.6% 6	9.8% 4	4.9% 2	2.4% 1
Water features (ponds/fountains)	7.7% 3	7.7% 3	2.6% 1	0.0% 0	10.3% 4	5.1% 2	5.1% 2	5.1% 2	0.0% 0	5.1% 2	2.6% 1	7.7% 3
Pavilions	9.8% 4	7.3% 3	7.3% 3	7.3% 3	14.6% 6	7.3% 3	12.2% 5	7.3% 3	4.9% 2	7.3% 3	2.4% 1	4.9% 2
Sport courts (tennis, basketball, etc.)	15.8% 6	0.0% 0	2.6% 1	10.5% 4	10.5% 4	7.9% 3	5.3% 2	5.3% 2	7.9% 3	2.6% 1	7.9% 3	2.6% 1
Garbage cans	18.6% 8	20.9% 9	9.3% 4	9.3% 4	20.9% 9	7.0% 3	2.3% 1	0.0% 0	2.3% 1	4.7% 2	2.3% 1	2.3% 1
Bathrooms	23.8% 10	7.1% 3	9.5% 4	7.1% 3	9.5% 4	2.4% 1	9.5% 4	0.0% 0	2.4% 1	2.4% 1	7.1% 3	4.8% 2
Natural spaces	35.7% 15	7.1% 3	21.4% 9	4.8% 2	4.8% 2	2.4% 1	7.1% 3	4.8% 2	0.0% 0	2.4% 1	4.8% 2	4.8% 2

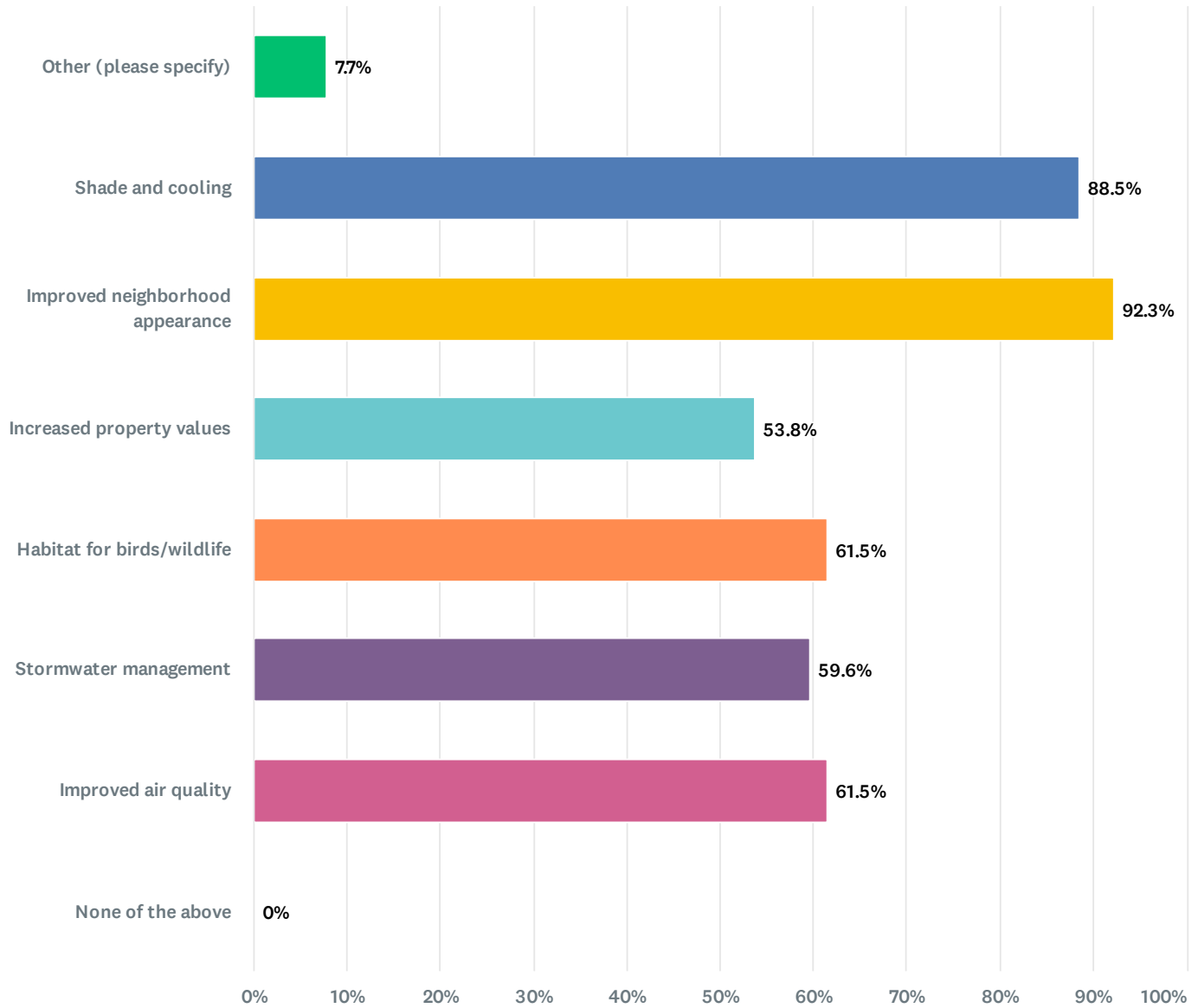
## Q16 Are there any other amenities you would like to see in the parks?

Answered: 28 Skipped: 31






#	RESPONSES	DATE
1	Free library stands	5/31/2026 7:53 AM
2	Upgrade the playground equipment!	5/29/2026 8:36 PM
3	Outdoor fitness features, such as pull-up bars, parallel bars, low bars, and jump platforms.	5/21/2026 11:04 AM
4	Walking paths would be wonderful.	5/19/2026 3:38 PM
5	NO \$	5/15/2026 3:21 PM
6	Better playground equipment.	4/23/2026 10:06 AM
7	Drinking fountain!!! Swings, slides, sandbox. Think of the City Beautiful movement. Make things pleasant and beautiful and they will come.	4/17/2026 2:47 PM
8	Updated structures.	4/17/2026 10:27 AM
9	Equipment is old and needs updating	4/12/2026 4:30 PM
10	Beauty, Art, Color	4/10/2026 11:44 AM
11	Water fountains to drink from.	4/9/2026 11:01 AM
12	Missing: play structures, which is #1 for me	4/9/2026 10:45 AM
13	Upgrade playground equipment. That is the most important to me because I have children.	4/2/2026 8:55 AM
14	you've already listed more than I could imagine!	3/30/2026 4:32 PM
15	walking track, area for dancing, covered pavillion area with walls, with a a shipping container for concessions.	3/29/2026 8:40 PM
16	Drinking fountains, sport facilities would be nice but lathrup does not have the open space to accommodate them while maintaining open space.	3/28/2026 3:08 PM
17	Keep them nature friendly and green. Get rid of equipment.	3/28/2026 9:55 AM
18	New plants, flowers, trees that are maintained. Eliminate mulch in Sarrackwood park where the weeds take over.	3/27/2026 11:05 AM
19	Decent Grassy areas for sports.	3/27/2026 10:55 AM
20	Amenities that are maintainable and affordable are what we should aspire to	3/24/2026 4:59 PM
21	Water Feature: Splash pads	3/24/2026 2:13 PM
22	Play structures and equipment that kids can actually go on. Benches that aren't broken.	3/24/2026 11:58 AM
23	Benches and drinking fountains	3/24/2026 11:44 AM
24	Disk golf course	3/24/2026 11:28 AM
25	Beer and wine	3/24/2026 9:58 AM
26	Upgraded playground equipment and areas	3/23/2026 8:08 PM
27	Decent equipment. Swings for all ages. Paint. Upkeep of what we purchase on a monthly basis. Trash bags placed in the cans and emptied regularly !	3/23/2026 3:51 PM
28	Sitting areas	3/23/2026 3:48 PM

**Q17** 52 responses

**What do you feel are the major benefits (if any) of parkway trees? (please select all that apply)**



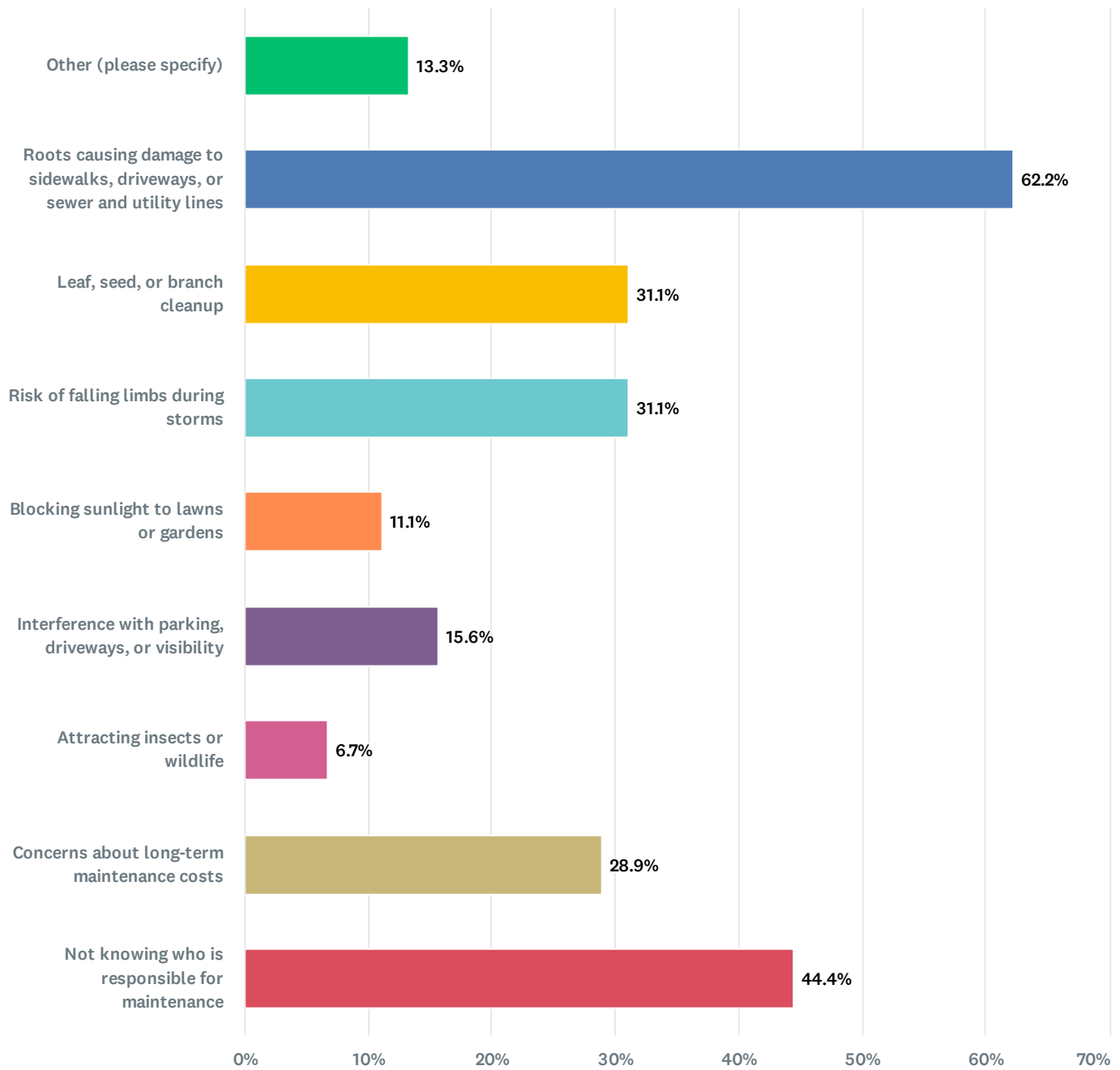
Answer Choices	Percentage	Responses
● Other (please specify)	7.7%	4
● Shade and cooling	88.5%	46
● Improved neighborhood appearance	92.3%	48
<b>Total</b>		<b>221</b>

Answer Choices	Percentage	Responses
 Increased property values	53.8%	28
 Habitat for birds/wildlife	61.5%	32
 Stormwater management	59.6%	31
 Improved air quality	61.5%	32
 None of the above	0%	0
<b>Total</b>		<b>221</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	Beauty!	4/17/2026 2:48 PM
2	Scenic picnics	4/17/2026 10:28 AM
3	Beauty	4/10/2026 11:45 AM
4	Sound absorption	3/25/2026 9:52 AM

**Q18** 45 responses

### What concerns (if any) do you have about parkway trees?



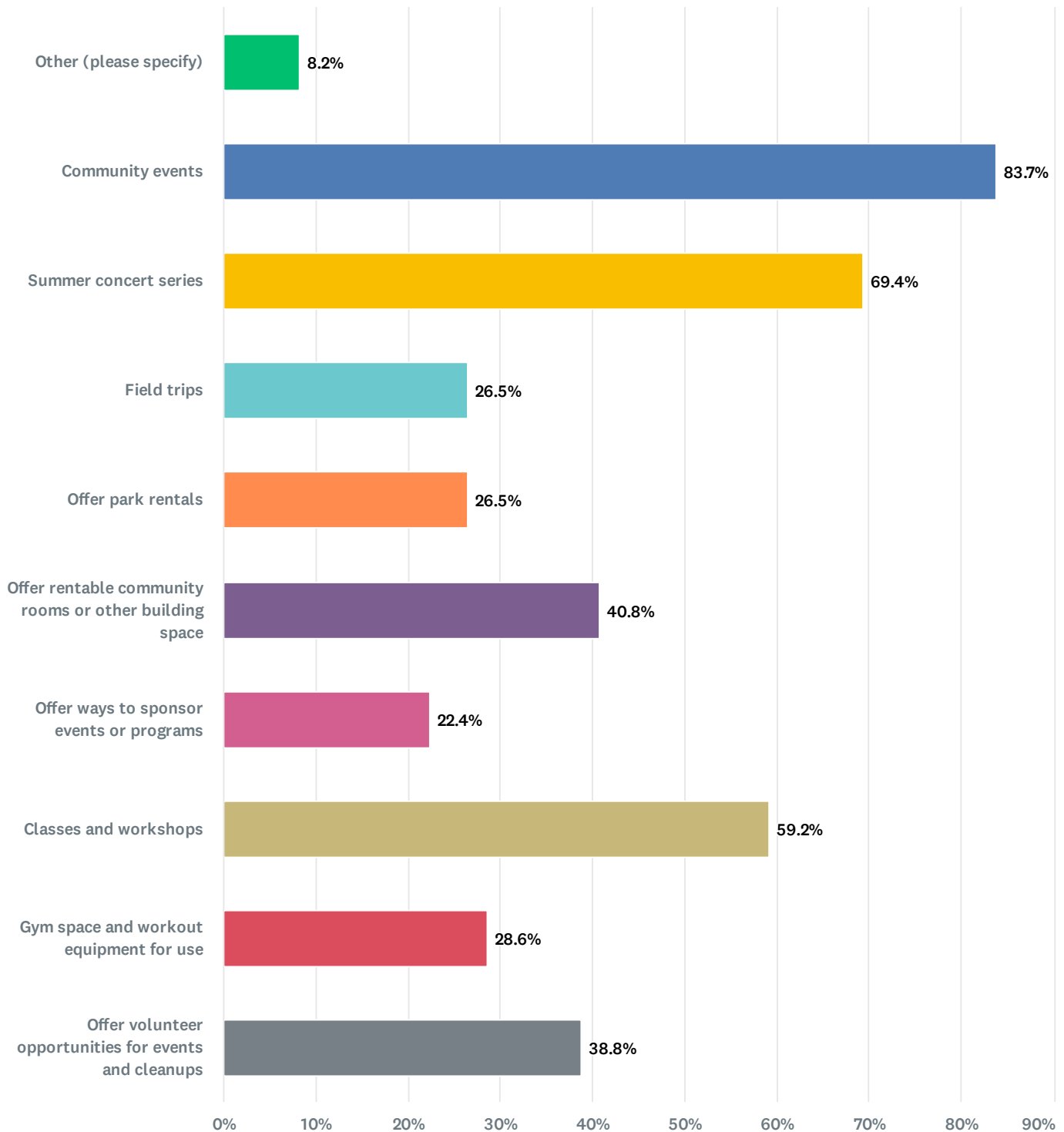
Answer Choices	Percentage	Responses
● Other (please specify)	13.3%	6
● Roots causing damage to sidewalks, driveways, or sewer and utility lines	62.2%	28
<b>Total</b>		<b>110</b>

Answer Choices	Percentage	Responses
● Leaf, seed, or branch cleanup	31.1%	14
● Risk of falling limbs during storms	31.1%	14
● Blocking sunlight to lawns or gardens	11.1%	5
● Interference with parking, driveways, or visibility	15.6%	7
● Attracting insects or wildlife	6.7%	3
● Concerns about long-term maintenance costs	28.9%	13
● Not knowing who is responsible for maintenance	44.4%	20
<b>Total</b>		<b>110</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	None	6/1/2026 3:03 AM
2	I have absolutely NO concerns.	4/17/2026 2:48 PM
3	It is unclear if homeowners are responsible for tree maintenance (as we are for mowing, sidewalk clearance)	4/9/2026 10:46 AM
4	I have none of the listed, nor any other, concerns. The trees are beautiful. Full stop.	3/30/2026 4:35 PM
5	many parkway areas are too narrow to support trees, and trees planted are not adequately managed and pruned	3/28/2026 3:11 PM
6	No city maintenance, overgrown.	3/27/2026 9:19 AM

**Q19** 49 responses

**What services would you like to see the Parks & Recreation department continue to offer or potentially offer in the future? (check all that apply)**



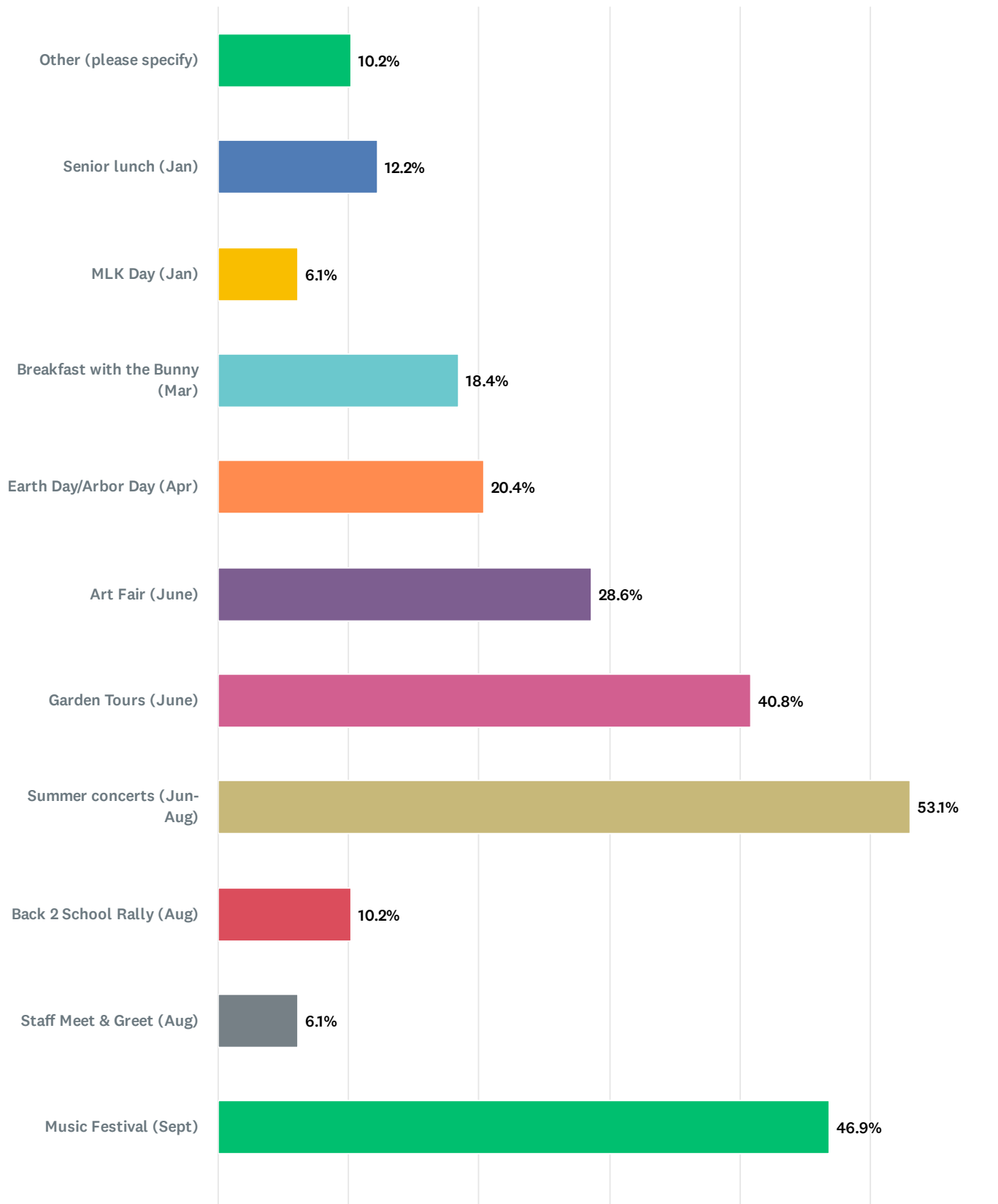
Answer Choices	Percentage	Responses
----------------	------------	-----------

Answer Choices	Percentage	Responses
● Other (please specify)	8.2%	4
● Community events	83.7%	41
● Summer concert series	69.4%	34
● Field trips	26.5%	13
● Offer park rentals	26.5%	13
● Offer rentable community rooms or other building space	40.8%	20
● Offer ways to sponsor events or programs	22.4%	11
● Classes and workshops	59.2%	29
● Gym space and workout equipment for use	28.6%	14
● Offer volunteer opportunities for events and cleanups	38.8%	19
<b>Total</b>		<b>198</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	Upgrade the playground equipment	5/29/2026 8:37 PM
2	I would like to see art fairs, craft fairs, food fairs and LOVE the concert series! Perhaps ask the people with community gardens to put together an event with their produce/flowers. It would be great if they could donate a flower arrangement to the LV City Building once a week.	4/17/2026 2:54 PM
3	Better green space - less on community events & classes	3/27/2026 11:01 AM
4	The main focus should be upkeep and preservation of green spaces and psrks	3/23/2026 3:57 PM

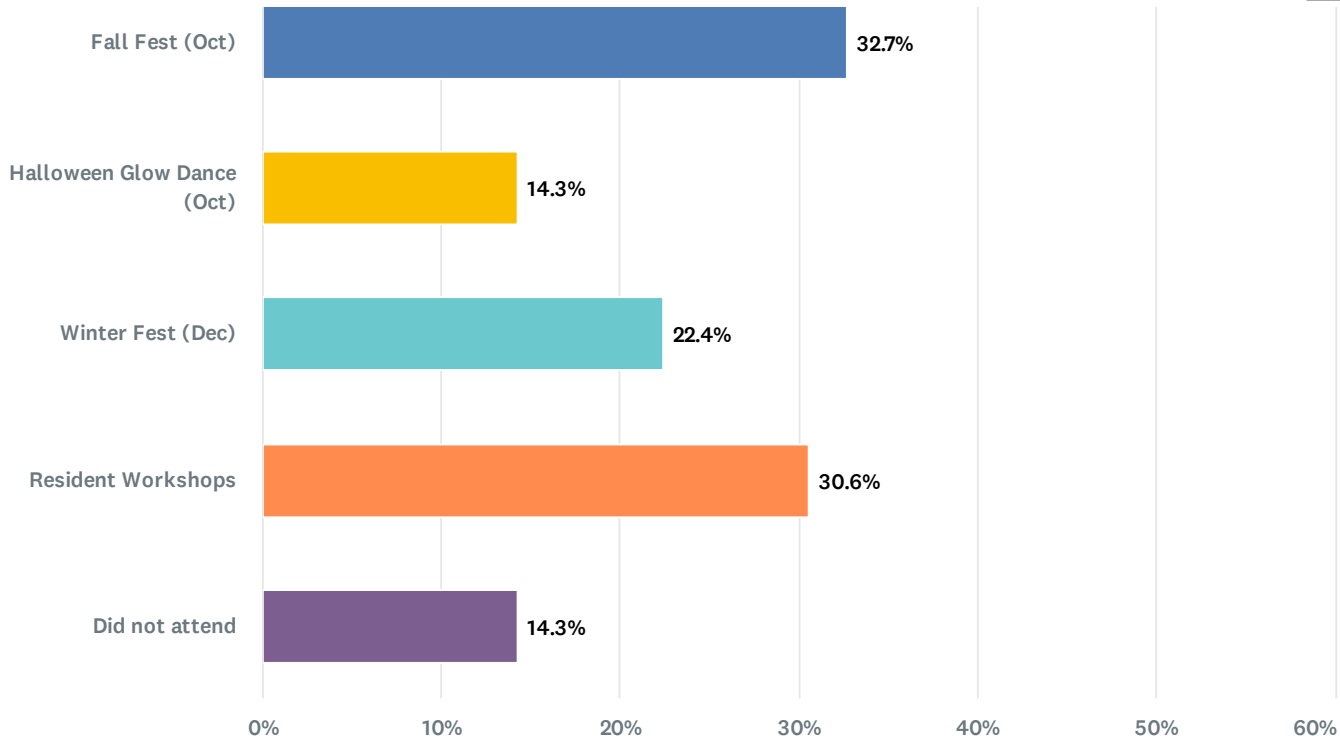
Q20 49 responses

**Lathrup Village enjoyed many events in 2025, some of which were organized by other groups. What were your favorite events?**



2026 Lathrup Village Parks and Recreation Survey

Item 7A.



Answer Choices	Percentage	Responses
● Other (please specify)	10.2%	5
● Senior lunch (Jan)	12.2%	6
● MLK Day (Jan)	6.1%	3
● Breakfast with the Bunny (Mar)	18.4%	9
● Earth Day/Arbor Day (Apr)	20.4%	10
● Art Fair (June)	28.6%	14
● Garden Tours (June)	40.8%	20
● Summer concerts (Jun-Aug)	53.1%	26
● Back 2 School Rally (Aug)	10.2%	5
● Staff Meet & Greet (Aug)	6.1%	3
● Music Festival (Sept)	46.9%	23
● Fall Fest (Oct)	32.7%	16
<b>Total</b>		<b>180</b>

Answer Choices	Percentage	Responses
● Halloween Glow Dance (Oct)	14.3%	7
● Winter Fest (Dec)	22.4%	11
● Resident Workshops	30.6%	15
● Did not attend	14.3%	7
<b>Total</b>		<b>180</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	police thanksgiving dinner potluck	5/15/2026 1:06 PM
2	Thank you for the hazardous waste collection day too!	4/17/2026 2:54 PM
3	Holiday lunch, spring lunch	4/12/2026 4:34 PM
4	Puzzle night	3/24/2026 11:37 AM
5	Got to laugh at Breakfast with the Bunny. Talking about misappropriation of Easter and held during Christian church service lol	3/23/2026 3:57 PM

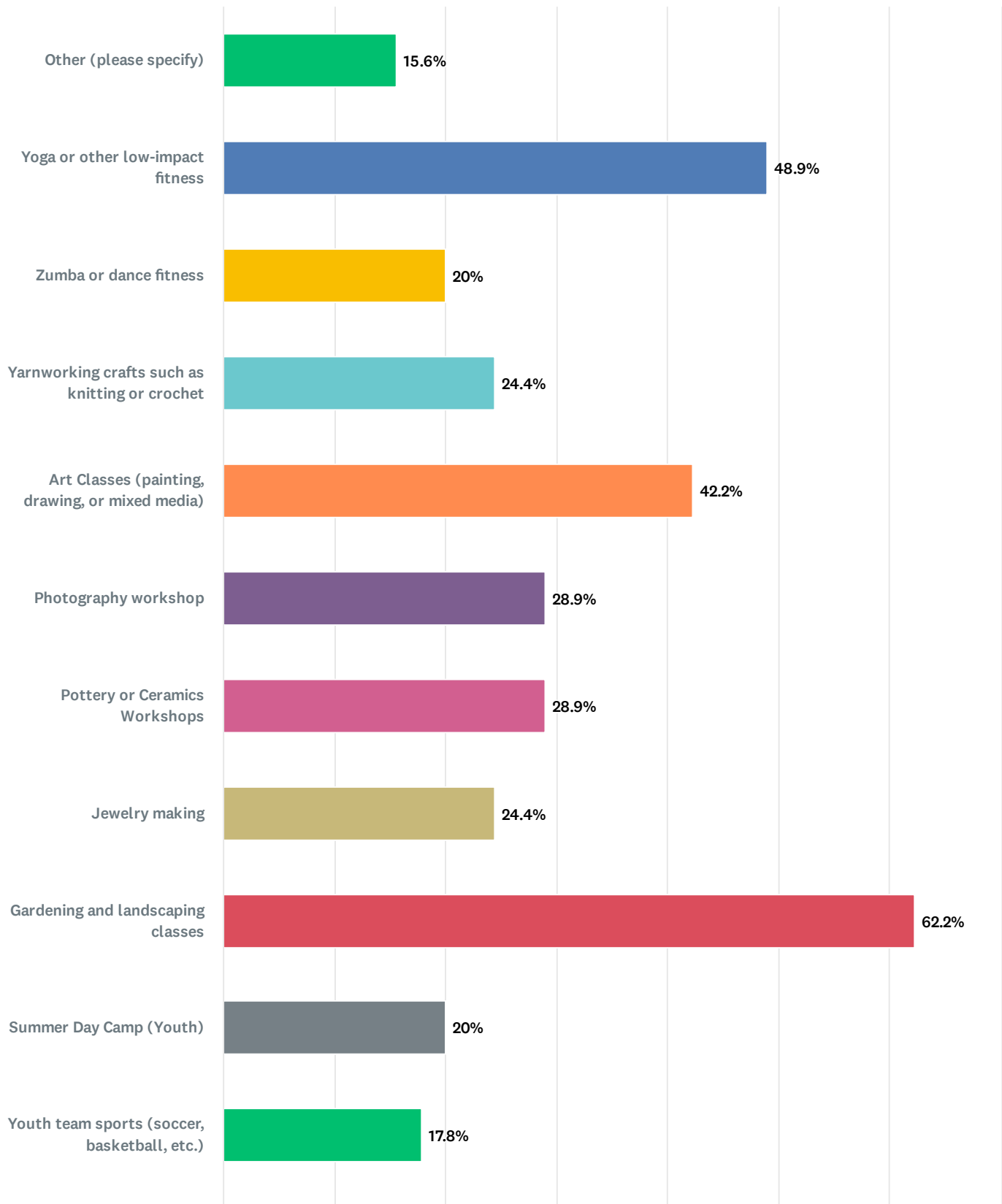
## Q21 Do you or your children participate in classes/workshops/programs/sports in another community? If so, which programs do you attend?

Answered: 18 Skipped: 41

#	RESPONSES	DATE
1	Almost all	5/31/2026 7:56 AM
2	I have participated in a walking group in Southfield that walked in parks all over the area. I was part of a kayaking group.	5/19/2026 3:43 PM
3	southfield, huntington woods	5/16/2026 6:05 PM
4	no	5/15/2026 3:25 PM
5	yes city of Sfld and oak park	5/15/2026 1:06 PM
6	Berkley, Royal Oak	4/24/2026 10:13 AM
7	Yes. Southfield P&R art classes	4/23/2026 10:09 AM
8	Yes. Golf, painting, drawing, gardening, pickle ball and swimming to name some.	4/17/2026 2:54 PM
9	I do. Gardening Crafting	4/9/2026 10:51 AM
10	Yes we attended events in Berkley, Farmington Hills, Southfield- events at libraries, concert series and other children eventd	4/2/2026 9:01 AM
11	Exercise and dance classes, art, food events, home repair workshops	3/29/2026 9:04 PM
12	Southfield Public Library	3/28/2026 6:58 AM
13	no	3/27/2026 3:11 PM
14	No	3/27/2026 11:37 AM
15	We did sports in Berkley area.. Specifically soccer & basketball. Play frisbee golf in Royal Parks currently.	3/27/2026 11:01 AM
16	Southfield classes and activities for 55+	3/25/2026 5:11 PM
17	Library	3/24/2026 12:18 PM
18	Sewing and knitting	3/24/2026 11:47 AM

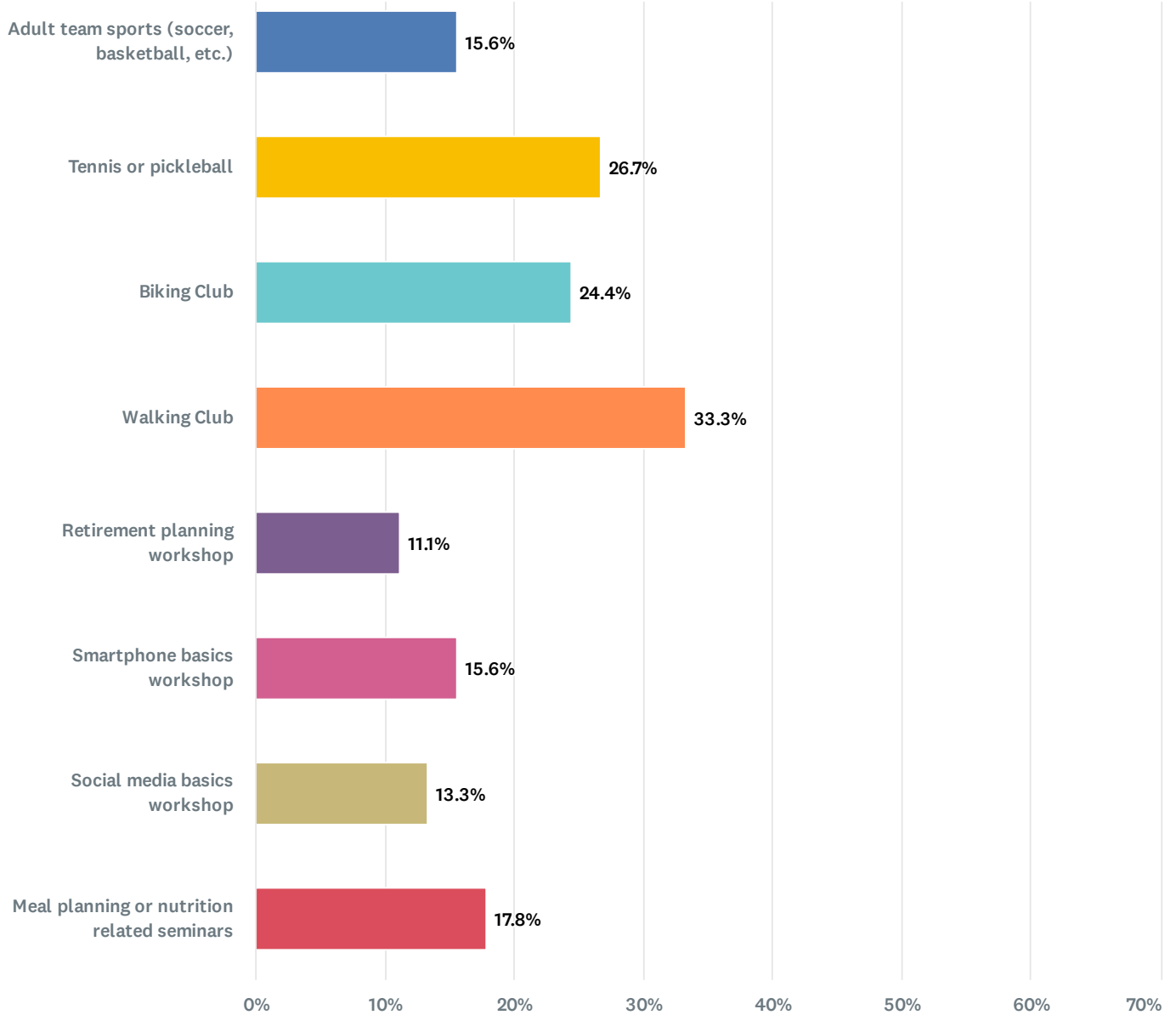
Q22 45 responses

**What specific types of recreation classes/workshops/programs/sports would you register for in Lathrup Village if offered? (please check all that apply)**



2026 Lathrup Village Parks and Recreation Survey

Item 7A.



Answer Choices	Percentage	Responses
● Other (please specify)	15.6%	7
● Yoga or other low-impact fitness	48.9%	22
● Zumba or dance fitness	20.0%	9
● Yarnworking crafts such as knitting or crochet	24.4%	11
● Art Classes (painting, drawing, or mixed media)	42.2%	19
● Photography workshop	28.9%	13
<b>Total</b>		<b>221</b>

Answer Choices	Percentage	Responses
● Pottery or Ceramics Workshops	28.9%	13
● Jewelry making	24.4%	11
● Gardening and landscaping classes	62.2%	28
● Summer Day Camp (Youth)	20.0%	9
● Youth team sports (soccer, basketball, etc.)	17.8%	8
● Adult team sports (soccer, basketball, etc.)	15.6%	7
● Tennis or pickleball	26.7%	12
● Biking Club	24.4%	11
● Walking Club	33.3%	15
● Retirement planning workshop	11.1%	5
● Smartphone basics workshop	15.6%	7
● Social media basics workshop	13.3%	6
● Meal planning or nutrition related seminars	17.8%	8
<b>Total</b>		<b>221</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	Would love all programs. They would create more of a sense of community.	4/17/2026 2:54 PM
2	Book Club	4/10/2026 11:49 AM
3	softball	3/28/2026 3:14 PM
4	Inters that seniors aren't even mentioned for activities.	3/28/2026 9:59 AM
5	Chair yoga	3/28/2026 6:58 AM
6	The city's history, home tours.	3/27/2026 9:21 AM
7	Games, mah Jongg, cards	3/25/2026 5:11 PM

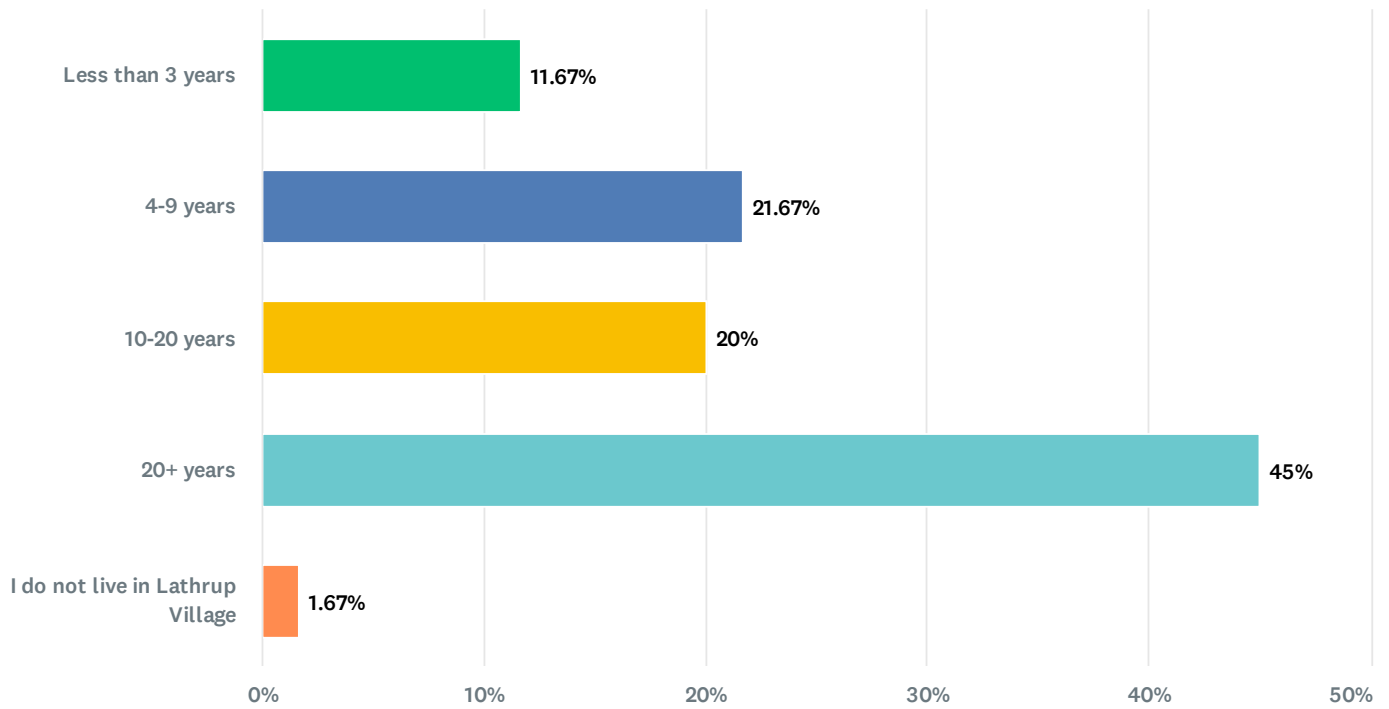
## Q23 Please feel free to share any other thoughts or ideas you have about Parks and Recreation in Lathrup Village.

Answered: 14 Skipped: 45

#	RESPONSES	DATE
1	The City needs to develop programming for children and youth. There isn't even an outdoor basketball court.	5/29/2026 10:33 AM
2	Workshops: Home maintenance, repair and improvement.	5/21/2026 11:10 AM
3	Limited recreation south of 696. crossing 11 mile walking, biking, or driving is challenging due to traffic and speeding.	5/16/2026 6:05 PM
4	Thankful for the tree planting. Do you have a group or team that can seek grants? Grant writing would be a great way to fund projects.	4/17/2026 2:54 PM
5	I feel that our volunteer P&R and Tree Committees are doing a wonderful job with what they have. People seem to complain there are not enough programs, but then those same people do not participate when things are offered. To improve these Committees, they need funding.	4/9/2026 10:51 AM
6	For me and my husband, we really miss the Field Trips that were held some years ago as well as 2-3 times / week exercise classes. We love the Summer Concert Series!	4/3/2026 11:28 PM
7	Being such a small community surrounded by much more robust communities I would like to see Lathrup village partner with other communities to provide recreation in a way that would lower costs for the city and its Residents. For Example, Southfield has a robust parks and rec department. Partner to give LV residents lower rates for signing up for activities. Make a deal with Oak Park for reduced admission to its pool. Instead of creating our own, look for ways to provide residents with access at lower costs.	4/2/2026 9:01 AM
8	We went to the Summer Stroll years ago. It was kind of weird in a good way, and a lot of fun, and the concert at the municipal park afterward was great. Am sure it was lots of work to coordinate, but maybe it's something people would like to do again.	3/30/2026 4:40 PM
9	Continue to upgrade the community room for rentals	3/29/2026 9:04 PM
10	Seniors might enjoy social activities, perhaps they should've been included in the survey	3/28/2026 9:59 AM
11	Need an overall coordinator	3/28/2026 6:58 AM
12	Extend street signage into Parks jurisdiction to improve neighborhood maintenance and beautification	3/27/2026 11:11 AM
13	The parks really need attention and updating. Some can hardly even be classified as a park. They are not safe spaces in the community.	3/24/2026 12:18 PM
14	A fair number of the programs I have been interested in have been held on Wednesday evenings, which I cannot attend — maybe a future survey could ask about whether timing/scheduling has been a conflict to signing up for things.	3/24/2026 11:37 AM

Q1 60 responses

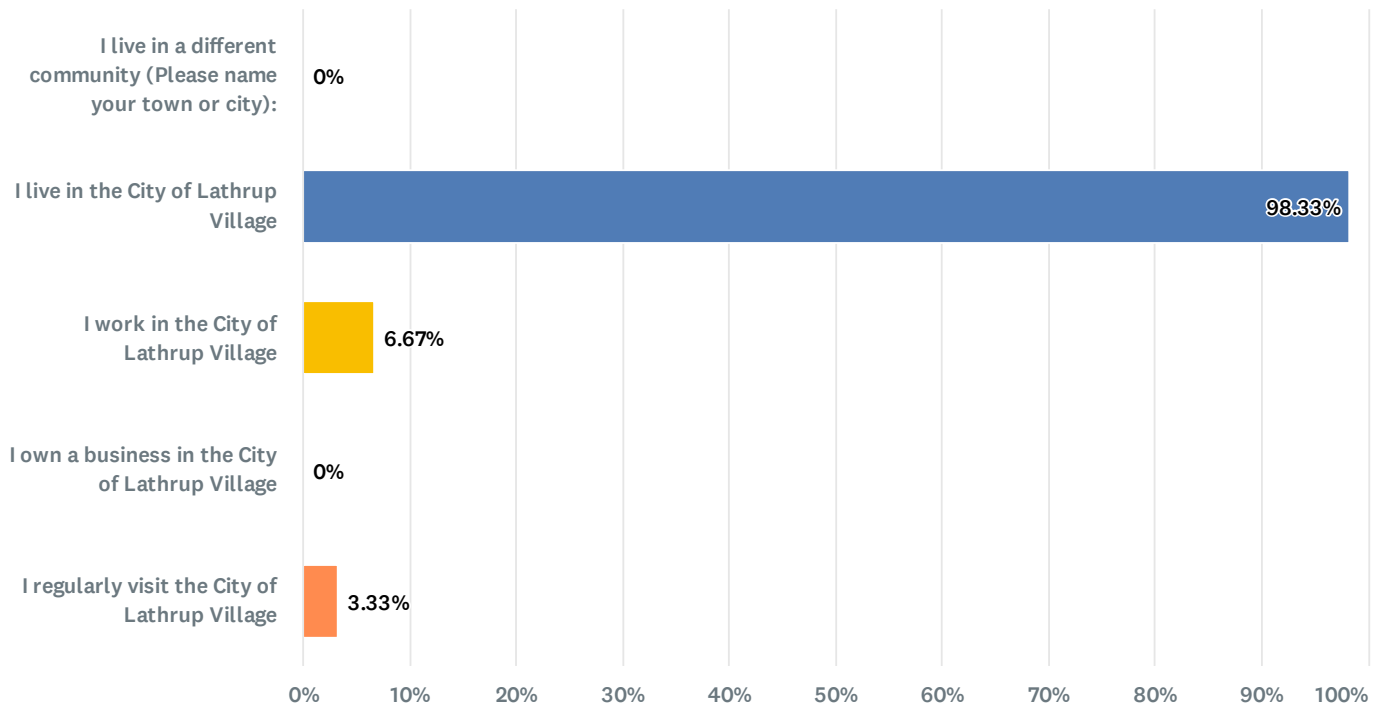
If you live in the City of Lathrup Village, how long have you been a resident?



Answer Choices	Percentage	Responses
● Less than 3 years	11.67%	7
● 4-9 years	21.67%	13
● 10-20 years	20.00%	12
● 20+ years	45.00%	27
● I do not live in Lathrup Village	1.67%	1
<b>Total</b>		<b>60</b>

Q2 60 responses

Please check all that apply to you:

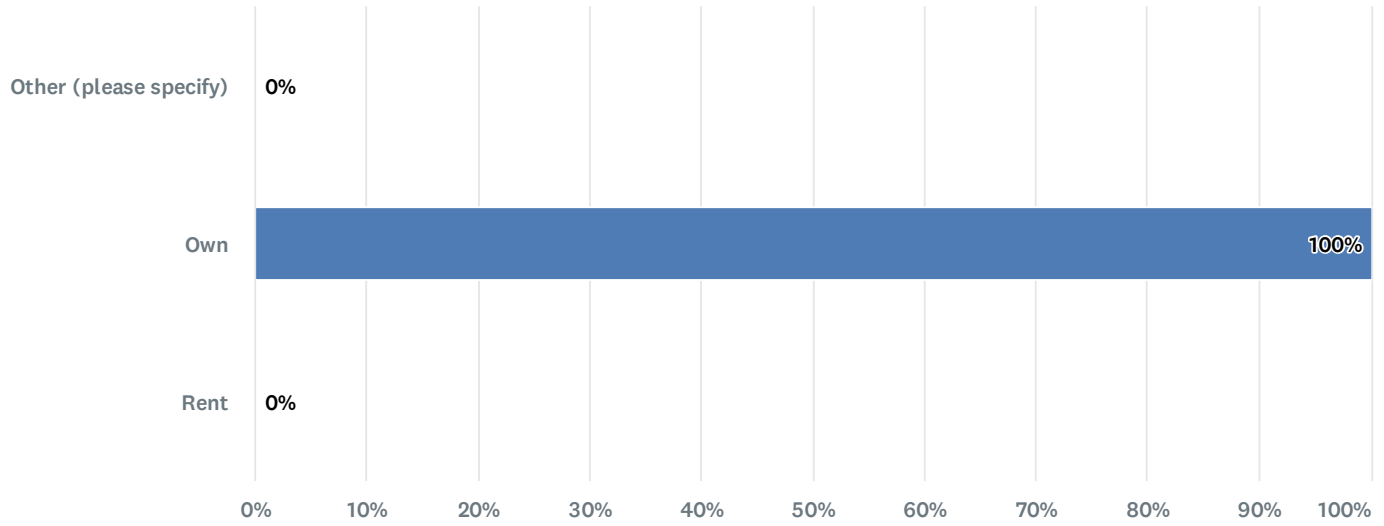


Answer Choices	Percentage	Responses
<span style="color: green;">●</span> I live in a different community (Please name your town or city):	0%	0
<span style="color: blue;">●</span> I live in the City of Lathrup Village	98.33%	59
<span style="color: yellow;">●</span> I work in the City of Lathrup Village	6.67%	4
<span style="color: teal;">●</span> I own a business in the City of Lathrup Village	0%	0
<span style="color: orange;">●</span> I regularly visit the City of Lathrup Village	3.33%	2
<b>Total</b>		<b>65</b>

#	I LIVE IN A DIFFERENT COMMUNITY (PLEASE NAME YOUR TOWN OR CITY):	DATE
	There are no responses.	

Q3 59 responses

Do you currently own or rent the home in which you live?

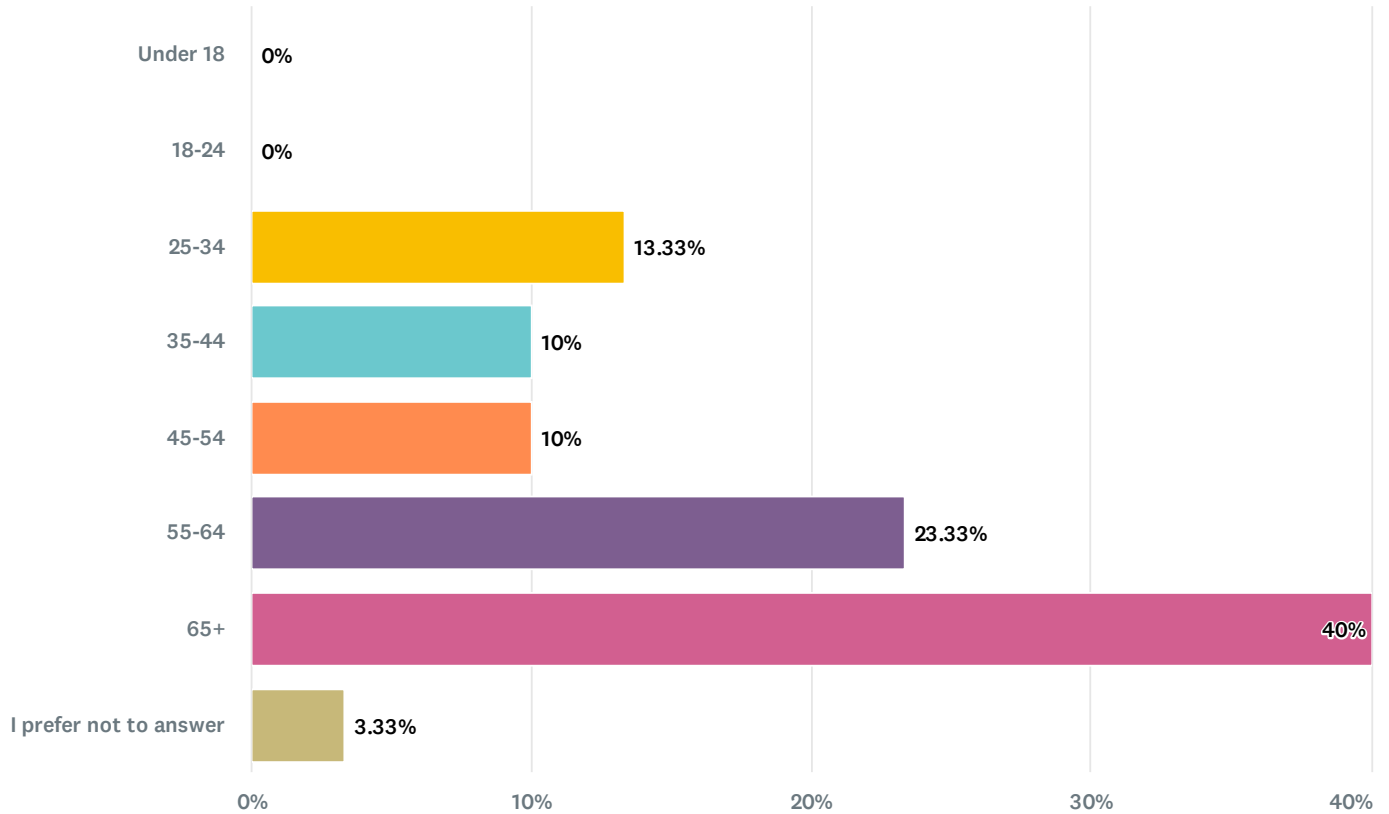


Answer Choices	Percentage	Responses
● Other (please specify)	0%	0
● Own	100.00%	59
● Rent	0%	0
<b>Total</b>		<b>59</b>

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q4 60 responses

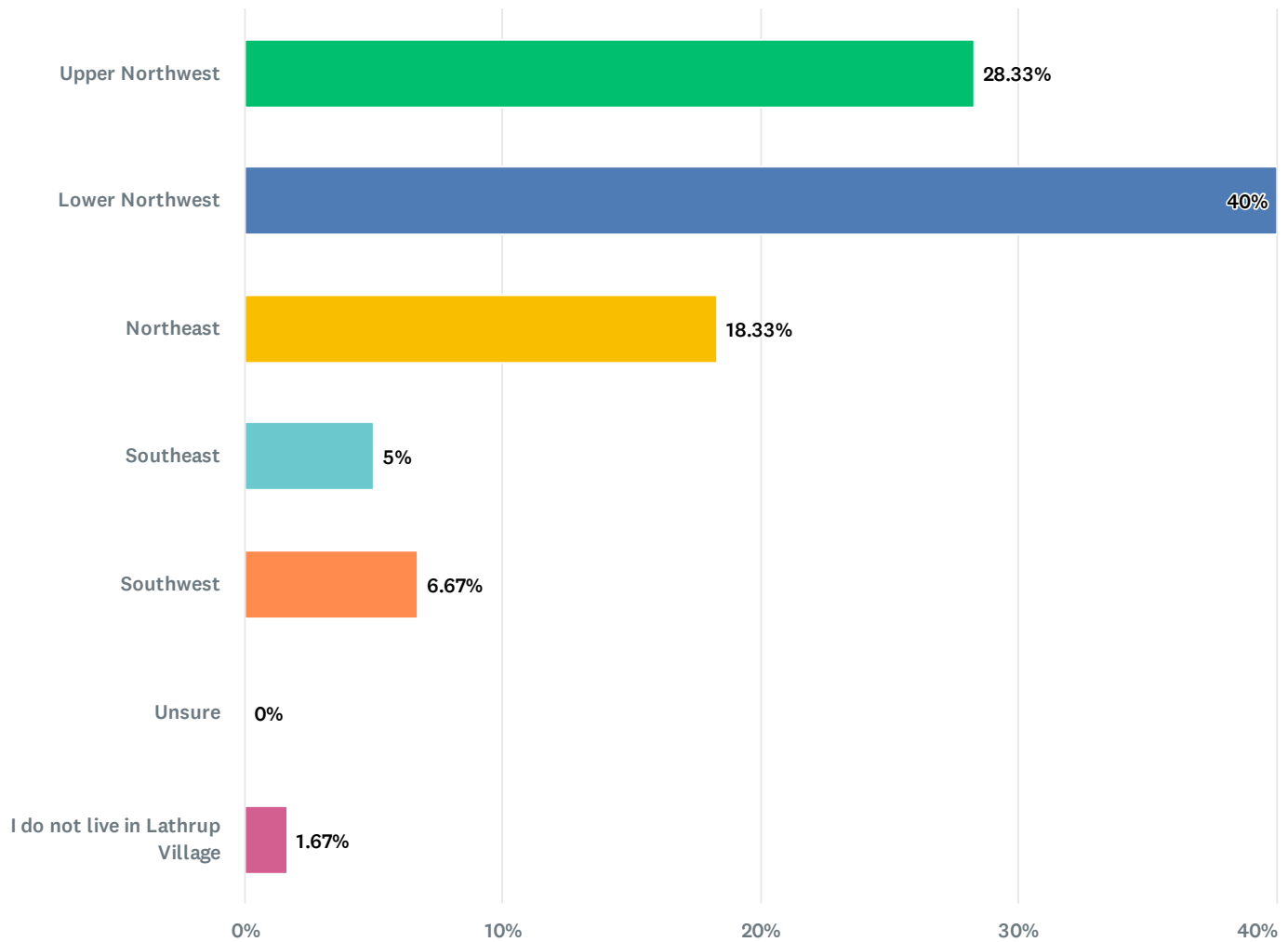
### What age cohort do you currently belong to?



Answer Choices	Percentage	Responses
● Under 18	0%	0
● 18-24	0%	0
● 25-34	13.33%	8
● 35-44	10.00%	6
● 45-54	10.00%	6
● 55-64	23.33%	14
● 65+	40.00%	24
● I prefer not to answer	3.33%	2
<b>Total</b>		<b>60</b>

Q5 60 responses

If you live in the City of Lathrup Village, what neighborhood do you live in based on the following map?

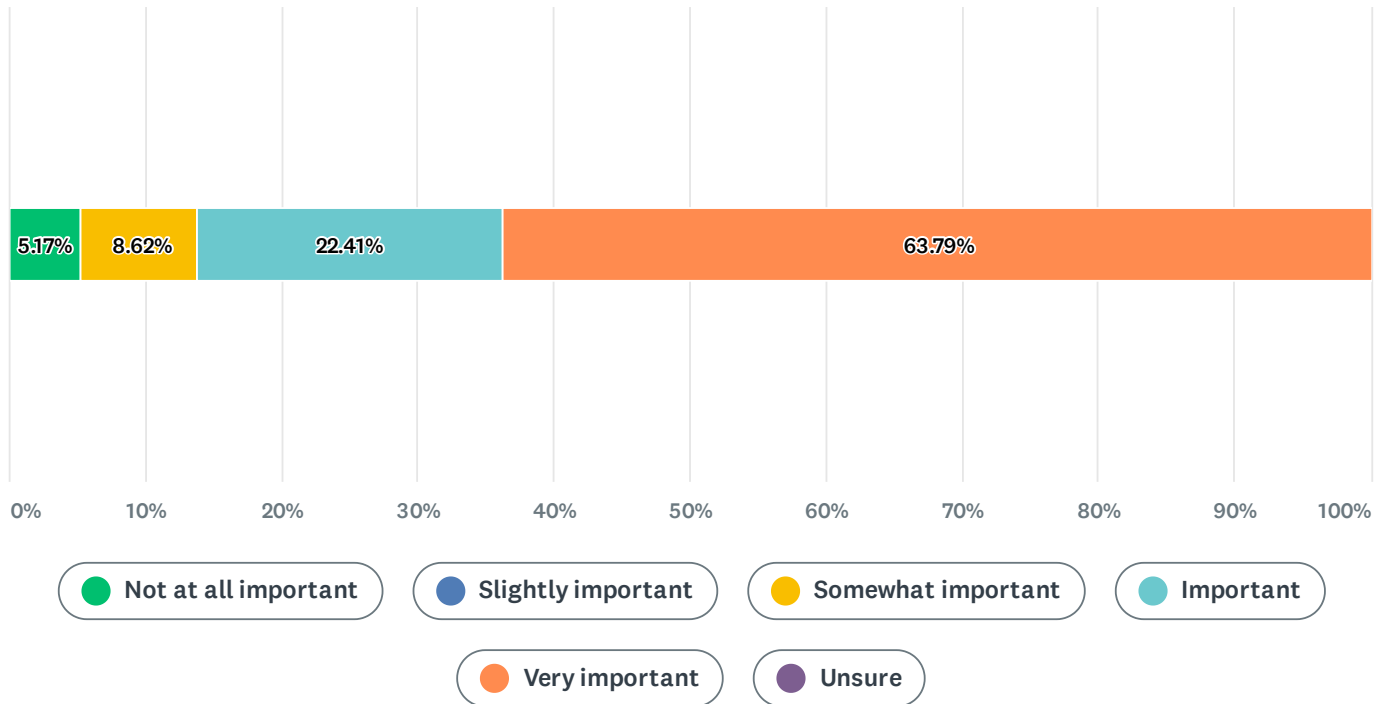


Answer Choices	Percentage	Responses
● Upper Northwest	28.33%	17
● Lower Northwest	40.00%	24
● Northeast	18.33%	11
● Southeast	5.00%	3
● Southwest	6.67%	4
<b>Total</b>		<b>60</b>

Answer Choices	Percentage	Responses
 Unsure	0%	0
 I do not live in Lathrup Village	1.67%	1
<b>Total</b>		<b>60</b>

Q6 58 responses

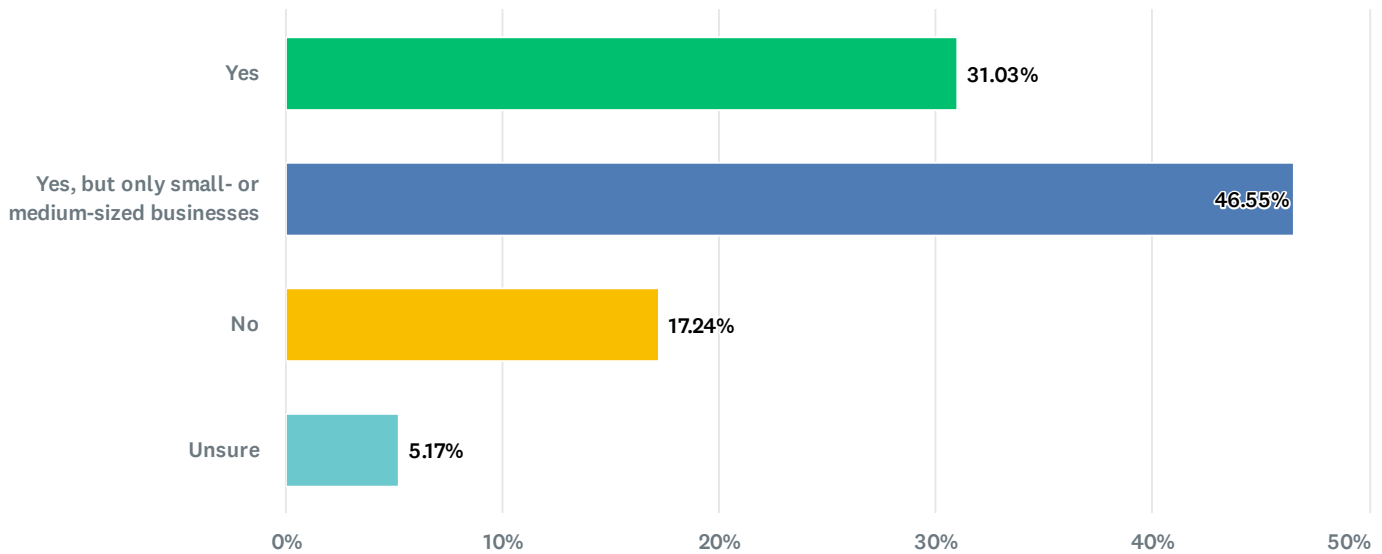
Support for new and existing commercial and employment centers are currently planned primarily along the Southfield Rd., I-696, and 12-mile Rd. corridors, and in the Village Center District. How important is it to you that new business development is focused in these areas?



	● Not at all important	● Slightly important	● Somewhat important	● Important	● Very important	● Unsure	Total
(no label)	5.17% 3	0% 0	8.62% 5	22.41% 13	63.79% 37	0% 0	58
							58

Q7 58 responses

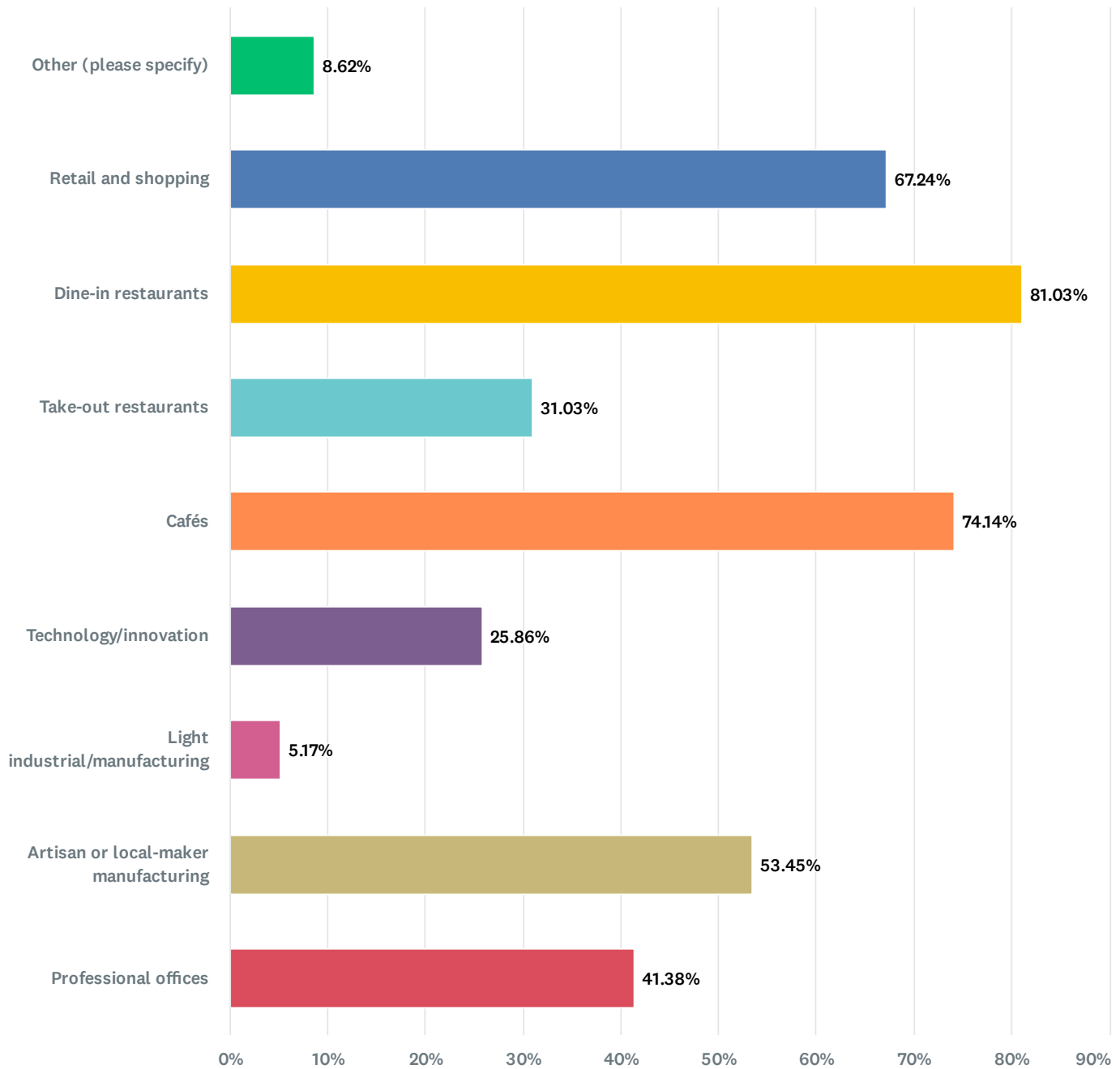
**Lathrup Village has historically been considered a bedroom community where people live in the city and commute elsewhere to work. Moving forward, should the City of Lathrup Village work to provide more employment opportunities locally?**



Answer Choices	Percentage	Responses
● Yes	31.03%	18
● Yes, but only small- or medium-sized businesses	46.55%	27
● No	17.24%	10
● Unsure	5.17%	3
<b>Total</b>		<b>58</b>

Q8 58 responses

### What types of businesses or industries would you like to see grow or locate in Lathrup Village?



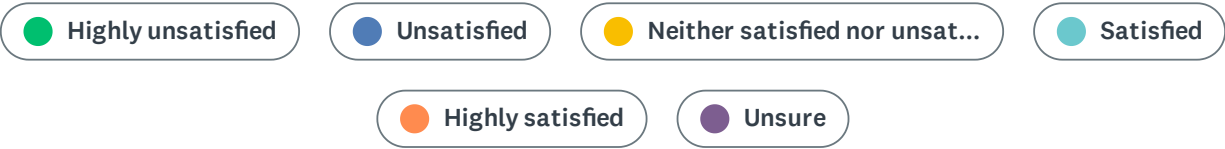
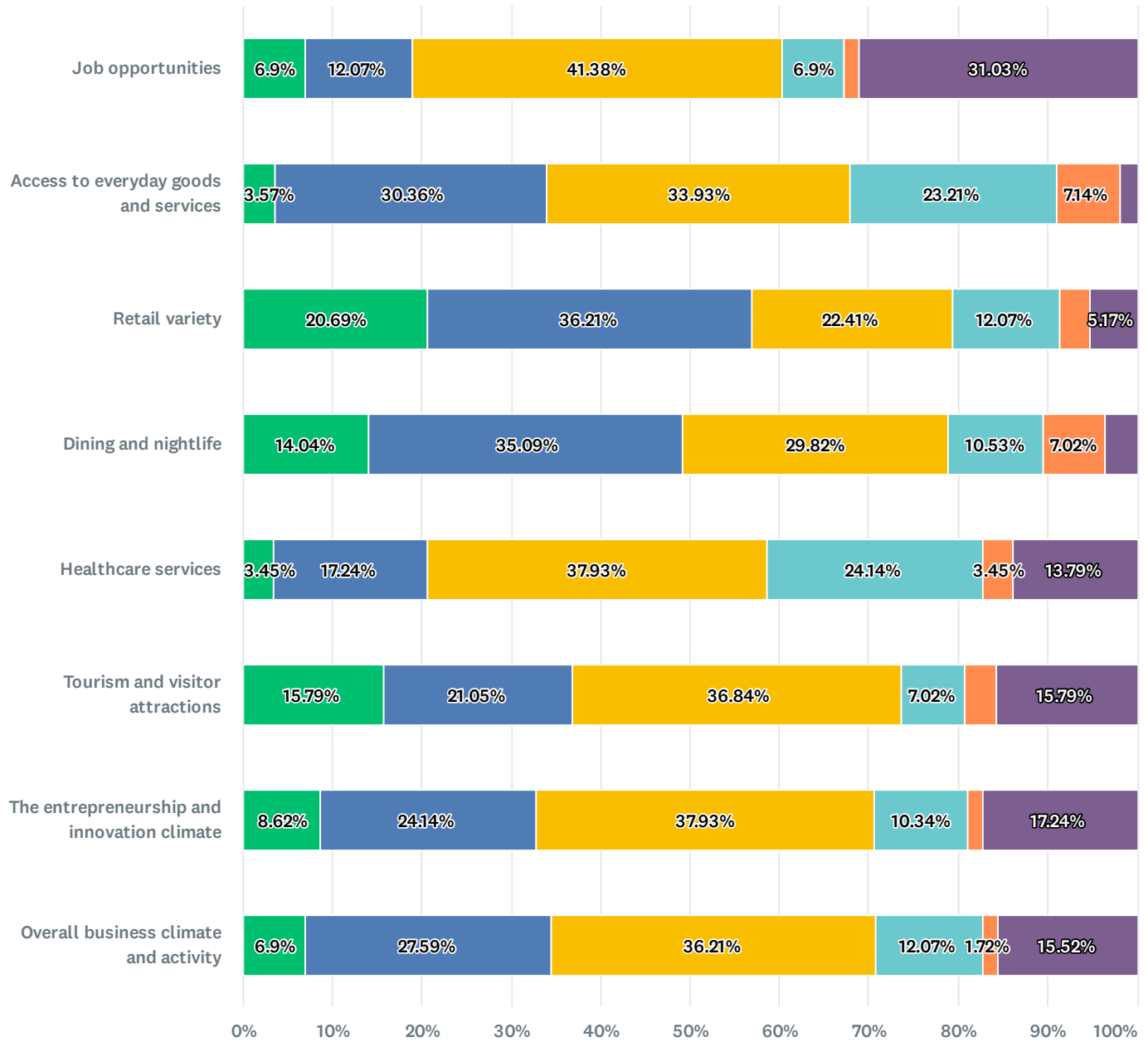
Answer Choices	Percentage	Responses
● Other (please specify)	8.62%	5
<b>Total</b>		<b>225</b>

Answer Choices	Percentage	Responses
● Retail and shopping	67.24%	39
● Dine-in restaurants	81.03%	47
● Take-out restaurants	31.03%	18
● Cafés	74.14%	43
● Technology/innovation	25.86%	15
● Light industrial/manufacturing	5.17%	3
● Artisan or local-maker manufacturing	53.45%	31
● Professional offices	41.38%	24
<b>Total</b>		<b>225</b>







#	OTHER (PLEASE SPECIFY)	DATE
1	Bookstores, community work from home spaces, cozy cafes, community meeting spaces for collab efforts	5/19/2026 3:02 PM
2	rental space for performing arts	3/30/2026 5:38 PM
3	upscale grocery store & community/fitness center with a pool etc	3/28/2026 8:46 PM
4	A market with fresh vegetables and fruit, shelf staples, beer and wine (no liquor). Not connected to a gas station.	3/11/2026 3:02 PM
5	Grocery	3/5/2026 6:09 PM

Q9 58 responses

### How well would you rank your satisfaction with each of the following in Lathrup Village?



	Highly unsatisfied	Unsatisfied	Neither satisfied nor unsatisfied	Satisfied	Highly satisfied	Unsure	Total
--	--------------------	-------------	-----------------------------------	-----------	------------------	--------	-------

	 Highly unsatisfied	 Unsatisfied	 Neither satisfied nor unsatisfied	 Satisfied	 Highly satisfied	 Unsure	Total
<b>Job opportunities</b>	6.90% 4	12.07% 7	41.38% 24	6.90% 4	1.72% 1	31.03% 18	58
<b>Access to everyday goods and services</b>	3.57% 2	30.36% 17	33.93% 19	23.21% 13	7.14% 4	1.79% 1	56
<b>Retail variety</b>	20.69% 12	36.21% 21	22.41% 13	12.07% 7	3.45% 2	5.17% 3	58
<b>Dining and nightlife</b>	14.04% 8	35.09% 20	29.82% 17	10.53% 6	7.02% 4	3.51% 2	57
<b>Healthcare services</b>	3.45% 2	17.24% 10	37.93% 22	24.14% 14	3.45% 2	13.79% 8	58
<b>Tourism and visitor attractions</b>	15.79% 9	21.05% 12	36.84% 21	7.02% 4	3.51% 2	15.79% 9	57
<b>The entrepreneurship and innovation climate</b>	8.62% 5	24.14% 14	37.93% 22	10.34% 6	1.72% 1	17.24% 10	58
<b>Overall business climate and activity</b>	6.90% 4	27.59% 16	36.21% 21	12.07% 7	1.72% 1	15.52% 9	58
							<b>460</b>

## Q10 In terms of economic development, what key elements, businesses, or activities are missing from your neighborhood that would improve your day-to-day life?

Answered: 41 Skipped: 19

#	RESPONSES	DATE
1	Restaurants, cafes, unique retail	6/1/2026 2:56 AM
2	A dispensary, people are still going to get it delivered. Now you have speeding cars making quick stops and someone running out. They turn down dead end streets, run stop signs.	5/29/2026 10:48 AM
3	Work from home spaces, cozy cafes, community meeting spaces for collab efforts, artists spaces for creating and selling art, whimsical stores	5/19/2026 3:02 PM
4	nothing	5/15/2026 3:11 PM
5	Removal of Mark Watt's illegal "businesses" in our city. Cancel his made up Chamber of Commerce Presidency. Get his name removed from all things Lathrup.	5/12/2026 4:10 PM
6	A small market so trips out of Lathrup village to big box Target, Meijer, Kroger is not necessary for just a few items.	5/7/2026 7:22 PM
7	Would like to see more restaurants and tavern type bars. Something like Berkley or Oak Park on 11 Mile	5/4/2026 5:41 PM
8	An easily accessible, small-scale grocery (think Woodward market) store would be nice to avoid venturing into high traffic areas	4/23/2026 10:24 AM
9	Really nothing as where can there be a grocery store, CVS, more restaurants, different shops. There doesn't seem to be enough room to put anything in. If a boulevard goes in, doesn't . That eat up more land?	4/23/2026 9:58 AM
10	Bank, fitness center.	4/17/2026 10:42 AM
11	Niche type businesses....that are not present in immediate surrounding communities.	4/9/2026 10:35 AM
12	Cafes would be nice. For other goods and services I realize that Lathrup is a very small community and don't necessarily expect them to be located in LV.	4/9/2026 10:33 AM
13	small independent (not big box or chain): grocery stores, book stores, bakeries, flower shops, laundromat	3/30/2026 5:38 PM
14	Having a variety of things to do in the City	3/29/2026 8:21 PM
15	fitness/pool/community center/after school tutoring/senior center/activity center. Upscale grocery store	3/28/2026 8:46 PM
16	Businesses are unattractive, poorly maintained and low class.	3/28/2026 9:48 AM
17	Dine-in restaurants	3/27/2026 2:51 PM
18	Shopping needs, daily specifically that are not gas station based would be nice. Walkability. A reason to walk out the door to somewhere in the neighborhood anytime vs. drive somewhere else. Attractive retail / businesses on the Southfield corridor. Southfield Rd is like a wall in our community, improve traffic etc there. The new development between California and Cambridge is tragically ugly. is that the new aesthetic of the city? Is there an established aesthetic for LV? There should be.	3/27/2026 10:44 AM
19	I like daytime based business. We don't need businesses staying open later and bringing lots of come and go traffic	3/24/2026 4:54 PM
20	Local dive bars and casual dine-in spots.	3/24/2026 4:12 PM

# Lathrup Village Economic Development Survey

Item 7A.

21	Southfield Road would benefit from better landscaping and upkeep of existing commercial properties, along with an infusion of fast-casual dining and specialty retail. Businesses similar to those found along Woodward Avenue in the Royal Oak and Birmingham area would be a natural fit for the corridor, giving residents convenient options to shop and dine without leaving the city. If speed limit changes are an option I would suggest something similar to Berkley with 12 miles speed limit change. Then you can add in a Boulevard or open up even more options for walkability.	3/23/2026 6:09 PM
22	More dine in restaurants and retail shopping	3/20/2026 8:48 PM
23	Chef lead restaurants, not chains. Small business cafes and shops. Even a market would be nice so we don't have to go the Market Fresh or Whole Foods.	3/17/2026 3:22 PM
24	A coffee shop	3/17/2026 12:42 PM
25	Everything could be closer. It would be nice to have schools, parks, grocery stores, restaurants, banks, pharmacies, etc. all within walking distance	3/16/2026 8:35 PM
26	Old fashioned Donut shop	3/13/2026 10:09 AM
27	A local market. A coffee and pastry shop. Stores on wheels (Robomart).	3/11/2026 3:02 PM
28	I'd love if Lathrup became a small town like Birmingham. But Birmingham has spent their money wisely. Lathrup is a disaster. The town is run by amateurs. And the money is mismanaged. Nothing will change. I think the only thing can change Lathrup is if we become part of Southfield and the racists won't allow that to happen. Otherwise, we are going to stay being run by amateurs and having our money mismanaged.	3/11/2026 10:31 AM
29	More walkable retail for groceries, baked goods, cafes and dining.	3/10/2026 9:35 PM
30	None	3/8/2026 12:44 PM
31	Coffee shops, artisinal shops, bakeries	3/8/2026 9:32 AM
32	Walkable restaurants/bars/dining/shopping	3/7/2026 11:45 AM
33	None - it's overdeveloped as is.	3/7/2026 4:21 AM
34	New developments that feel natural or connected to the culture of Lathrup village.	3/6/2026 2:16 PM
35	I feel like LV lacks place making businesses. The kind of space that you can go and spend time in. I'd really like to see it better developed into something like downtown Ferndale or how parts of Kercheval are in GP.	3/6/2026 11:20 AM
36	More casual dine-in options	3/6/2026 10:37 AM
37	A market (not a full on grocery store) like Market Fresh, that would be walkable for our North of 696 community. On Southfield road would also make it convenient for commuters and bring shoppers to the city.	3/6/2026 10:07 AM
38	Berkley is a great model of the types of businesses that are needed. Question is whether or not residents would support them. How many restaurants have closed due to lack of support?	3/6/2026 10:00 AM
39	Better dining options for sit down and drinks	3/5/2026 6:35 PM
40	Grocery and dining	3/5/2026 6:09 PM
41	Sit down restaurant/social gathering space	3/5/2026 5:24 PM

## Q11 Are there vacant or underutilized properties or areas that you would like to see used or reactivated?

Answered: 41 Skipped: 19

#	RESPONSES	DATE
1	Would like to see bi-level office buildings with no retail front redeveloped.	6/1/2026 2:56 AM
2	Yes!	5/30/2026 10:31 PM
3	Re-purpose the school saving the historical components. Giant apartment building is unnecessary.	5/29/2026 10:21 AM
4	No	5/29/2026 10:48 AM
5	The unused school has potential to be an amazing community space with multiple uses for artists, work from home spaces, children's tutoring services, adult classes run by community members who are experts or experienced in their field. Book club gatherings, mahjong clubs, chess clubs, tai chi or yoga classes. So many potential activities could be held in this space.	5/19/2026 3:02 PM
6	The school as is with improvements NOT Apartments!	5/15/2026 3:11 PM
7	LEAVE THE TRIANGE PARKS AS OFF LIMITS	5/12/2026 4:10 PM
8	Most definitely especially on 12 Mile and I believe Southfield Rd in LV has numerous vacant lots or properties that are not in use ie empty buildings.	5/4/2026 5:41 PM
9	Vacant buildings along Southfield. Former chiropractor's office, next to wine store, etc.	4/23/2026 1:09 PM
10	Annie Lathrup school is an eyesore. Old office buildings are past their prime.	4/23/2026 9:58 AM
11	No	4/17/2026 10:42 AM
12	Yes. We have vacant storefronts.	4/9/2026 10:35 AM
13	The high school and several office buildings.	4/9/2026 10:33 AM
14	???	3/30/2026 5:38 PM
15	Turn a retail property into a collective business hub.	3/29/2026 8:21 PM
16	no sure what's available i wound hate to see the greenspaces disappear	3/28/2026 8:46 PM
17	Tear them down.	3/28/2026 9:48 AM
18	yes	3/27/2026 2:51 PM
19	The school. But there should be a plan to make an attractive corridor first and then that renovation fits into it.	3/27/2026 10:44 AM
20	Vacant building on Southfield across from Panera and Fedex.	3/24/2026 4:12 PM
21	the school. There may be others I dont even notive. My thoughts on Reactivation or Renovation. Any residential redevelopment should prioritize market-rate or upscale units that reflect and elevate the city's value. Complementary ground-floor uses such as casual dining or boutique retail would give new and existing residents a reason to walk along the corridor. Quality landscaping and thoughtful site design are just as important as the uses themselves — done well, these properties could meaningfully enhance the character and desirability of the city.	3/23/2026 6:09 PM
22	School next to city building	3/20/2026 8:48 PM
23	All of them. Especially the school, which I dont fully agree with the proposed plan.	3/17/2026 3:22 PM
24	I would love to see the commercial buildings on Southfield renovated and occupied	3/17/2026 12:42 PM

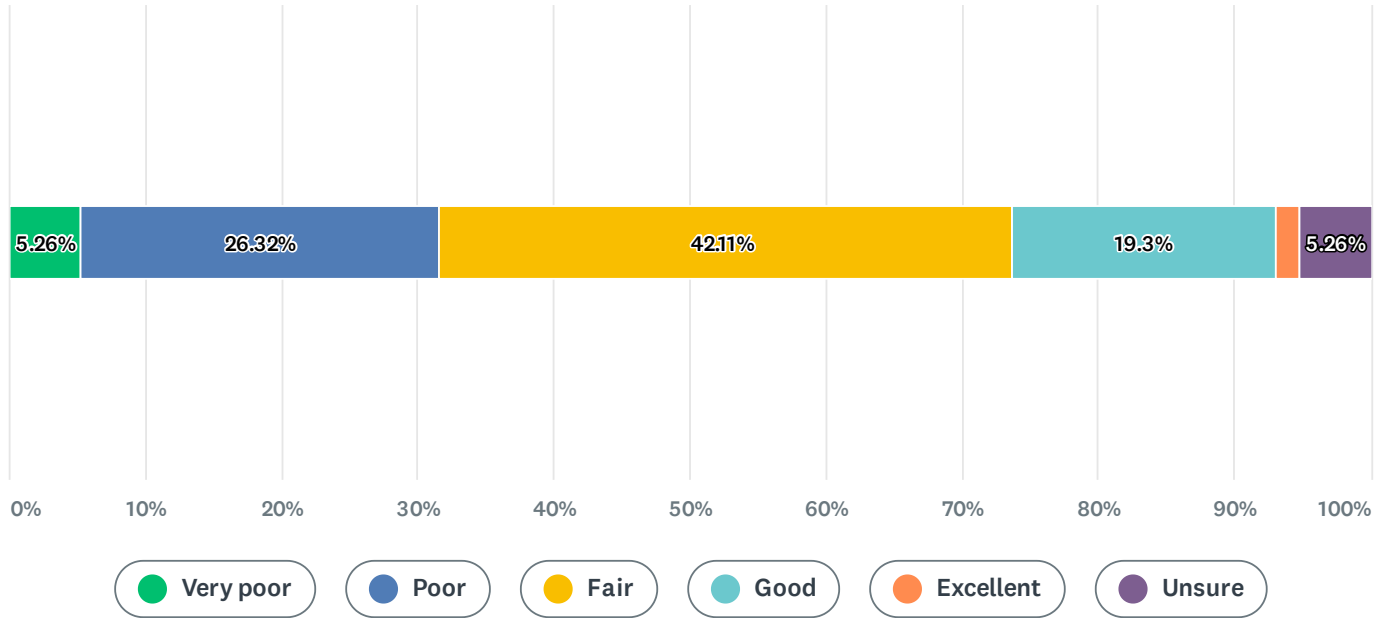
# Lathrup Village Economic Development Survey

Item 7A.

25	The parking lots along Southfield Rd and 12 Mile	3/16/2026 8:35 PM
26	No	3/13/2026 10:09 AM
27	All vacant properties should be analyzed, offered for sale and developed to house three separate living spaces (with kitchen, bath, living, and bedroom). Example: See El Dorado, California, and Goldengate.	3/11/2026 3:02 PM
28	I don't know. I personally would tear down all of those ugly buildings on Southfield and build new buildings with lofts on top.	3/11/2026 10:31 AM
29	12 Mile (rezone it). The old AAA parking lot (North of Primerica). The three 1 1/2 story hideous buildings on the east side of Southfield Road.	3/10/2026 9:35 PM
30	Strip malls/office space along Southfield Rd	3/8/2026 12:44 PM
31	The old Lathrup school is an eye sore that needs to be revitalized into a new space. Similar to the old mental hospital development in traverse city, utilizing the large space for multiple businesses.	3/8/2026 9:32 AM
32	Definitely. The old school building is an eye sore and a waste of space. Needs to be restored and utilized. The city needs to take it over and use it to benefit the coty.	3/7/2026 8:43 AM
33	No.	3/7/2026 4:21 AM
34	Everything vacant or poorly maintained along Southfield Rd and 12 Mile.	3/6/2026 2:16 PM
35	Yes. The school site for one but even the area just north of there. We should work with the church to help them right size their space and utilize that general area to create some kind of retail or place making district.	3/6/2026 11:20 AM
36	Anne Lathrup School, but in a sensitive manner that does not over crowd or over develop (over fill) the site.	3/6/2026 10:55 AM
37	THE SCHOOL - let's get this done!! I haven't heard anything about it in months.	3/6/2026 10:07 AM
38	Annie Lathrup school	3/5/2026 6:51 PM
39	Annie Lathrup School	3/5/2026 6:35 PM
40	Yes	3/5/2026 6:09 PM
41	Yes.	3/5/2026 5:24 PM

Q12 57 responses

The current Comprehensive Plan goal on commercial development aspires to have: “Thriving local businesses and an employed workforce; a convenient selection of goods and services; and a diverse tax base with a resilient economy.” How well do you think the City is doing at achieving this goal?



	Very poor	Poor	Fair	Good	Excellent	Unsure	Total
(no label)	5.26%	26.32%	42.11%	19.30%	1.75%	5.26%	57
	3	15	24	11	1	3	
							57

## Q13 Do you have any thoughts on how the City could better achieve this goal?

Answered: 33 Skipped: 27

#	RESPONSES	DATE
1	Invent property owners to develop their properties for new uses	6/1/2026 2:57 AM
2	Be proactive in outreach to businesses that meet resident wants and needs.	5/29/2026 10:22 AM
3	Take the old Citizens bank into dispensary. It's near the police station. Could provide good revenue.	5/29/2026 10:51 AM
4	Provide community based programs to encourage residents to create business opportunities at a reduced cost. Allow the community members to have access to the bidding process or to know what is available in Lathrup that could be developed. We don't know what buildings are available or have open spaces to rent and how much they are charging. Also, are outside businesses owning unused property in Lathrup? We don't have any way of knowing what is happening with the exception of meetings that have a specific agenda. It would be helpful to have a list of businesses for residents to frequent if we desire. The buildings on Southfield between 11 and 12 mile are unknown businesses with no community listing?	5/19/2026 3:08 PM
5	Get rid of Garrett, Kantor, and their puppets.	5/12/2026 4:11 PM
6	Focus on cool bars or breweries and restaurants like Oak Park on 11 Mile. Extremely popular always busy	5/4/2026 5:44 PM
7	I think the DDA is doing a good job. Citizens need to support the businesses more.	4/23/2026 1:10 PM
8	Make the Southfield rd corridor more pedestrian friendly with a variety of stores and reasonably priced restaurants	4/23/2026 10:27 AM
9	Make up their mind on the boulevard aspect. Either yes or no, then start to do something with existing buildings that are vacant on Southfield road.	4/23/2026 10:00 AM
10	Reconsider dispensary. People still get deliveries. Now it just cars speeding around trying to make a dropoff.	4/17/2026 10:45 AM
11	Building more apts/condos (multi housing units) will bring more people to our community.	4/9/2026 10:36 AM
12	Update zoning. Review current ordinances for business attraction and development.	4/9/2026 10:35 AM
13	Need a collective business hub to support small businesses or pop ups	3/29/2026 8:22 PM
14	the city looks blighted, along the business corridors and neighborhoods. Too much signage in the business windows, grass growing between the sidewalk slabs, trash, dead trees, spotty sidewalk snow removal, terrible driveways & approaches and much more. some homes have been a mess for the last few years without improvement. MORE code enforcement. Lack of chipping will make this even worse.	3/28/2026 8:52 PM
15	Stop interfering	3/28/2026 9:49 AM
16	Encourage small business other than hair salons.	3/27/2026 2:52 PM
17	Need to balance this with the need to expanding the tax basis so the burden on residents is lessened	3/6/2026 1:04 PM
18	See previous answers.	3/27/2026 10:45 AM
19	More local dining, bars.	3/24/2026 4:12 PM
20	Well the tax base is not diverse. Its just one of the highest in Oakland County. Its tough as a younger homeowner who has had house appraisals increasing this tax burden. We need better businesses and better city parks/landscaping so that the area can attract more residents. It	3/23/2026 6:12 PM

does not have to be brand new just cleaned up. Anything that brings in lower income housing or decreases value will hurt the "Thriving" aspiration.

21	I think the city needs to do a better job to attract new and young families. As someone who is young with a new child, 99% percent of my disposable income is spent outside of the city. Middle Eats and Ritas were nice additions and are the only places that get repeat business from us.	3/17/2026 3:28 PM
22	Replace parking minimums with parking maximums	3/16/2026 8:35 PM
23	No PILOT deals	3/13/2026 10:09 AM
24	Too many commercial properties have small windows that are walled by passerby's to see what service is being provided (see east side of Southfield Road),	3/11/2026 3:06 PM
25	Get rid of all of those ugly buildings on Southfield. And hire actual professional people to run the city. Volunteers should not be making decisions on our city.	3/11/2026 10:32 AM
26	Attract small businesses similar to how Oak Park has transformed some of their corridors by improving thoroughfares and making business affordable for specific entrepreneurs. Think Dog and Pony show brewing with affordable liquor license and available space.	3/8/2026 9:34 AM
27	Lift some restrictions	3/7/2026 8:43 AM
28	It's a poor choice for a goal, so no.	3/7/2026 4:21 AM
29	Acquire a benevolent benefactor with vision and taste sensitive to the community.	3/6/2026 10:57 AM
30	Work with College and University's to help drive new start up businesses and new test concepts for business innovation	3/6/2026 10:32 AM
31	Diverse tax base. Need business to help us residents.	3/6/2026 10:18 AM
32	I am sad to see a vape shop, a nail salon, and a laundromat in the updated strip, and right by City Hall. Southfield is starting to look like 8 Mile. Let's bring in shops that will draw foot traffic, families, shoppers that make LV a destination. We will never be a Northville, but we can and should try to get as close as possible.	3/6/2026 10:12 AM
33	Hard to achieve this goal when properties are not controlled by the City.	3/5/2026 5:25 PM

## Q14 Please feel free to share any other thoughts or ideas you have about economic development in Lathrup Village.

Answered: 20 Skipped: 40



#	RESPONSES	DATE
1	Southfield Rd. is a mess. There is no cohesive development plan and the esthetics are terrible.	5/29/2026 11:18 AM
2	Take the old Citizens bank into dispensary. It's near the police station. Could provide good revenue. People think because it's not sold in LV they won't smell it? I smell it and see deliveries all the time.	5/29/2026 10:53 AM
3	Be transparent about what kind of business we already have and which buildings have vacancies. We may have too many of the same types of businesses( ex. hair or nail salons) and not enough of other types. Create incentives for local residents to easily start a small business that would benefit the community.	5/19/2026 3:11 PM
4	NO marijuana, nor alcohol!!	5/15/2026 3:12 PM
5	When in bed with criminals like Watts, no outsiders would want to invest in our city.	5/12/2026 4:12 PM
6	The 2 story post WW2 buildings on Southfield Rd east side south of 12 Mile are an eye sore. They need a complete renovation or face lift to make them more attractive	5/4/2026 5:46 PM
7	Nothing	4/23/2026 10:00 AM
8	Something about the signage on Southfield. I would rather see signs of businesses closer to the street rather than someone looking for a business and run into the back of another car.	4/17/2026 10:48 AM
9	I have seen / heard about more activity and intentional recruitment of businesses in these past couple of years. Keep it up!	4/9/2026 10:37 AM
10	Would like L.V. to maintain its small-town feel, and for development along the suggested thoroughfares to reflect the charm and modesty of the housing stock. That means no high-rises. No office towers. No mega-centers or big-boxes or national chains. Nothing to harm the existing mature trees; in fact, add more green spaces.	3/30/2026 5:45 PM
11	Create a signature event or experience, collective space or hub for small business and creatives. continue to change the facade of the small businesses so they look like retail with signage and not low income housing	3/29/2026 8:26 PM
12	The whole strip by Rita's etc. has too much concrete. Needs plants and a large awning along the whole strip to cut the heat there, also some attractive planting to soften it. Maybe some trees. See how it's done in Berkley & Royal Oak etc	3/28/2026 8:55 PM
13	9-5 businesses only. get rid of the used car sales, junky food trucks and tacky businesses	3/28/2026 9:50 AM
14	As a younger resident I want the city to continue to improve. Anything done should increase home values. Id like to see better landscaping to make the city look better. The tennis courts behind city hall or parks withing residential areas just need a good weedwack and coat of paint. If the city wanted to pay for the materials I could knock out a lot of these things myself.	3/23/2026 6:15 PM
15	Make everyone pay their fair share in taxes. Don't allow tax cut deals for the sake of development.	3/13/2026 10:10 AM
16	Southfield road in Lathrup Village is primarily an artery to go to and from the City of Southfield and Beverly Hills. Signage is poor to identify businesses within buildings that could draw new customers.	3/11/2026 3:10 PM
17	Nothing will change in this city. It's been mismanaged for many years now. Personally, we should give up and become Southfield. Become a cute historical district of Southfield, like Rosedale Park is in Detroit. That neighborhood reminds me a lot of Lathrup Village.	3/11/2026 10:35 AM




# Lathrup Village Economic Development Survey


Item 7A.

18	Trying to be Southfield is a bit like Southfield trying to be Detroit. Try to refrain from downward movement and irrational drug induced dreams or plans.	3/7/2026 4:23 AM
19	We absolutely must do something about the outdated office strips that appear to have MULTIPLE nail salons and barbers inside. No signage outside, just hidden businesses. This is NOT how we grow a business district or enhance our city's image.	3/6/2026 10:14 AM
20	Maybe LV needs to be more realistic: because buildings are basically office (espc east side of Southfield Rd) and not set up for convenient retail, what is reasonable?	3/6/2026 10:03 AM

## LATHRUP VILLAGE – SITE DEVELOPMENT STATUS

Facade	ADDRESS	APPLICANT NAME	NOTES
	17600 Eleven Mile	Hillenbrand Enterprises	<p>The property was recently purchased by a chiropractor who has relocated their office from Beverly Hills to Lathrup Village. A grand opening ceremony was held for the new chiropractic office on May 30<sup>th</sup>. The existing tenant in the building is to remain in their current suite.</p> <p>Because the chiropractic office is similar in use to the previous tenant that occupied the space, the site plan was eligible for administrative approval. The applicant submitted engineering documents for review prior to applying for the required building permits.</p> <p>The approved scope of work was limited primarily to interior renovations, including the installation of additional divider walls and related interior improvements necessary to accommodate the new chiropractic office.</p>
	27300 Southfield Rd	Skylar Laundromat - Lush Nails - The Vapor Shoppe - Modern Suits and Clothing	<p>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.</p> <p>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.</p> <p>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.</p>

			<p>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.</p> <p>Failure to address these outstanding items may result in further enforcement action.</p>
	<p>27411 Southfield Road</p>	<p>Jay Birds Bar &amp; Grille</p>	<p>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. The building permit is currently under review, pending the submission of revised plans</p>
	<p>27651 Southfield Road</p>	<p>Surnow</p>	<p>Middle Eats restaurant is expanding into the adjacent 1,800-square-foot unit to the south to enlarge its dining area. Because the space was previously occupied by a retail business, site plan approval was required to convert the floor area from retail to restaurant use. The Planning Commission approved the site plan at its November 18, 2025 meeting.</p> <p>Building permits have since been approved, and construction has commenced.</p>
	<p>27700 Southfield Road</p>	<p>Surnow</p>	<p>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.</p> <p>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 meeting, and City Council subsequently approved the request at its February 23 meeting, granting the applicant a twelve-month extension of the site plan approval. The applicant is currently awaiting a response from the Michigan State Housing Development Authority regarding project financing.</p>

	<p>28919 Southfield Road</p>	<p>Mahmood Mohamed</p>	<p>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.</p> <p>The applicant received site plan approval at the Planning Commission's February 17<sup>th</sup> 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.</p> <p>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.</p>
--	--------------------------------------	----------------------------	--