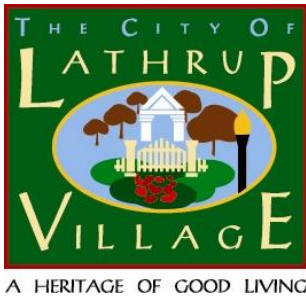


Planning Commission Agenda

Tuesday, July 15, 2025 at 7:00 PM
27400 Southfield Road, Lathrup Village, Michigan 48076

1. **Call to Order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Approval of Meeting Minutes**
 - A. June 2025 - Planning Commission Meeting Minutes
5. **Public Comment**
6. **Old Business and Tabled Items**
 - A. Second Reading and Vote: Zoning Ordinance Amendment – Small Box Retail Discount Stores
 - B. Second Reading and Vote: Zoning Ordinance Amendment – Money Service Business
7. **New Business**
 - A. Cryptocurrency
8. **Other Matters for Discussion**
9. **General Communication**
 - A. Site Development Update Report
10. **Adjourn**



Planning Commission Minutes

Tuesday, June 17, 2025 at 7:00 PM
27400 Southfield Road, Lathrup Village, Michigan 48076

1. Call to Order 7:03pm

2. Roll Call

Present: Nordmoe, Scussel, Stansbery, Hammond, Hillman

Absent: Dizik

Also Present: Community Economic Development/DDA Director Colson, City Planner Pietsch, Attorney Baker, City Clerk Emanuel, DDA and Community Economic Development Intern Kennedy

Motion by Commissioner Scussel, seconded by Commissioner Nordmoe to excuse Commissioner Dizik.

Yes: Stansbery, Nordmoe, Scussel

No: Hillman, Hammond

Motion carried.

3. Approval of Agenda

Motion by Commissioner Hillman, seconded by Commissioner Scussel to approve the agenda.

Yes: Stansbery, Nordmoe, Scussel, Hammond, Hillman

No: N/A

Motion carried.

4. Approval of Meeting Minutes

A. May 2025 - Planning Commission Meeting Minutes

Motion by Commissioner Hillman, seconded by Commissioner Scussel to approve the May 20, 2025 Planning Commission meeting minutes.

Yes: Stansbery, Nordmoe, Scussel, Hammond, Hillman

No: N/A

Motion carried.

5. Public Comment

Carol Greene, Lathrup Blvd. referenced a letter that was previously sent to City, and expressed concerns about the impact on Lathrup Blvd., with traffic from the School development.

Diane Anderson, expressed dissatisfaction about a Town Hall meeting, and how people were informed about that meeting, and that she thinks the Historic District is being trashed and no one is doing anything about it.

6. Old Business and Tabled Items

A. Zoning Amendment - Solar Panel and Battery Power Storage

Planning Commission members, Attorney Baker, City Planner Pietsch, DDA Director Colson, and DDA and Economic Development Intern Kennedy discussed:

- Solar Panel and Battery Power Storage would be part of the Redevelopment Ready Certification renewable source of energy
- That the updated version incorporates feedback from the last meeting, and feedback and recommendations that were received on June 12, 2025 from the U of M Graham Sustainability Institute
- Colors of Panels and related installation items that can be seen on the roofs
- Street facing and ground mounted SES
- Approval process and board of appeals, not allowed by right only by approval
- How quickly feedback needed to be given to DDA and Community Economic Development Intern Kennedy
- Prohibiting ground mounted SES
- Shed heights. Shed requirements and possible overhaul of the Shed ordinance
- Battery storage in basements, houses, garages, and sheds
- Required ventilation
- Clearance distances from the ridgelines
- Fire Department possibly reviewing the plans/permits
- Height of 10 or up to 15ft
- Formatting of the actual zoning amendment
- Pushing the Public Hearing to the August meeting
- Inspection and inspection fee
- A trend to remove gas powered generators and replace them with solar powered backup generators

Motion by Commissioner Hammond, seconded by Commissioner Hillman, to take the Zoning Amendment Solar Panel and Battery Power Storage off the table.

Yes: Stansbery, Nordmoe, Scussel, Hammond, Hillman

No: N/A

Motion carried.

Motion by Commissioner Hammond, seconded by Commissioner Scussel to set a Public Hearing for Zoning Amendment Solar Panel and Battery Powered Storage, change the Public Hearing date, for the August 19, 2025 Planning Commission meeting.

Yes: Stansbery, Nordmoe, Scussel, Hammond, Hillman

No: N/A

Motion carried.

7. New Business

A. First Reading of Zoning Amendment - Money Service Business Use Classification

City Planer Pietsch explained how this amendment will limit the number of these businesses to two, and that we currently have two in our City.

Opened the Public Hearing at 8:34pm

Diane Anderson, expressed that these are predatory institutions not regulated by FDIC, and they attract people we don't want here and they in part will degrade the City.

Closed the Public Hearing at 8:35pm

Motion by Commissioner Scussel, seconded by Commissioner Hammond to approve the Zoning Amendment for Money Service Business Use Classification with the amendment to eliminate mixed use district from the requirement.

Yes: Stansbery, Nordmoe, Scussel, Hammond, Hillman

No: N/A

Motion carried.

Commissioner Hillman commented:

- Check cashing services versus payday in advance businesses and the distinction
- That the money doesn't circulate back in the community
- They are structured so people cannot pay back their loans

Commissioner Nordmoe and Commissioner Hammond support restricting them and their allowable locations in the City.

B. First Reading of Zoning Amendment - Small Box Retail Discount Stores

Planning Commission members, Attorney Baker, City Planner Pietsch, and DDA Director Colson discussed:

- Definition and special land use, not by right
- A possible process including an application before the Planning Commission, for consideration at a Public Hearing, and adopted by City Council
- The impact on grocery stores and the survival of grocery stores
- 15% of floor space for fresh food, produce, and dairy products

- Contradictory wording of a minimum of 15% and not more than 15%
- Approaching it as imposing additional conditions

Open public hearing 9:09pm

Diane Anderson, shared opinions in part: that Lathrup Village does not need a grocery store, why are we talking down market, outsiders have downgraded it, why doesn't anyone on the Planning Commission go out and get stores like the Irish Store and the Michigan Store, there is no need for a down store and the traffic that comes into them, no one cares about upgrading Lathrup Village anymore.

Closed the Public Hearing 9:13pm

Motion by Commissioner Hammond, seconded by Commissioner Hillman to approve zoning amendment for small box retail discount stores with the following modifications in the definition of a small box retail discount store, remove the definition indicating that dedicating at least 15% of floor area or shelf space to fresh fruits and vegetables and in section 4 use standards adding a new standard section 4.22 to remove the reference to stipulating a minimum of 15% percent of floor area be dedicated to fresh produce, meat, and dairy products.

Yes: Stansbery, Nordmoe, Scussel, Hammond, Hillman

No: N/A

Motion carried.

Commissioner Hillman to Diane, expressed that there is no ordinance in place and the action the Planning Commission is taking is consistent with what she desires.

Commissioner Hammond, expressed the importance of having ordinances in place to have a legal mechanism, to control and address the types of businesses, smells generated, garbage issues, and business locations.

8. Other Matters for Discussion

DDA Director Colson, on Monday, June 23, 2025, at 6:00pm there is a Town Hall on the proposed PILOT ordinance that Council is reviewing.

Councilmember Hammond asked Giffels Webster to look into the existence of bit Coin and Cyber security ordinances, regarding Bit Coin ATM machines that can be used for loans and predatory money services practices.

Commissioner Hillman, commented that former Co-Chair Fobbs, talked eloquently at the City Council meeting yesterday, and asked DDA Director Colson about the letter Ms. Greene talked about.

DDA and Community Economic Development Intern Kennedy, asked for the Solar Panel and Battery Storage recommendations to be sent to him as soon as possible, so he can send out an amended version next week, to get feedback one more time.

9. General Communication

A. Site Development Update Report

DDA Director Colson, gave an update on Site developments in Lathrup Village.

DDA Director Colson shared that two HAWK signals are working.

DDA and Community Economic Development Intern Kennedy, shared that he is working with Mayor Garrett and City Council to schedule a wiffle ball game, tentatively for August, and if there is a good turnout then Parks and Recreation will incorporate it into their family fun day.

Commissioner Hillman shared that the City Council appointed Jo Robinson as a Planning Commissioner.

Commissioner Hammond shared that City Council passed Proclamations for June as Pride month and recognizing Juneteenth as a City Holiday and its importance.

10. Adjourn

Motion by Commissioner Nordmoe, seconded by Commissioner Scussel to adjourn the meeting at 9:32pm.

memorandum

DATE: May 14, 2025

TO: Lathrup Village Planning Commission

FROM: Jill Bahm & Eric Pietsch, Giffels Webster

SUBJECT: Zoning Amendment – Small Box Retail Discount Store

Introduction

What prompted this amendment?

At the March 17, 2025 meeting, the Lathrup Village City Council resolved to impose a 180-day moratorium on accepting any applications to locate small box discount retail stores within the city and that the Planning Commission shall not process any applications for such uses during the moratorium period. In recognition that chain dollar stores are rapidly expanding, there is an inherent need to study the issue in order to ensure consistent, cohesive, and sensible land use and development in the city, including responding to the local needs and goals of the Master Plan. As part of the resolution, the City Planner, City Attorney, and City Administrative Staff are tasked to propose language to be presented for a public hearing to the Planning Commission and ultimately to the City Council to define what a small box discount retail store may consist of, to propose which zoning district(s) that such use should be located within, whether such use shall be a permitted or special land use within the applicable zoning district, and to propose regulations managing the concentration of such businesses.

Why is there concern?

Research has found that one of the most serious problems for a community's economic health is the impact of small box discount retail stores on existing businesses and, in particular, their impact on grocery stores. Most chain dollar stores stock only a limited selection of fresh or frozen vegetables, fruits, or meats. Even those that offer an expanded selection of fresh food, like DG Market and Dollar Tree Plus!, still provide only a fraction of the fresh food that a grocery store of comparable size offers. Yet, in both urban neighborhoods and small towns, these chains are opening stores at such a density that they crowd out full-service grocery stores and make it nearly impossible for new ones to open. A [2022 study by UCLA and the University of Toronto](#) found that if there are three chain dollar stores within a two-mile radius of one another, a full-service grocery store there will likely close.¹

Current Ordinance

The ordinance does not include any provisions for small box retail discount stores, more commonly referred to as dollar stores, nor does it define a term, or related term.

Of all the zoning districts in Lathrup Village, the Commercial Vehicular district is the most appropriate to consider including small box retail uses. Data shows that small box discount retail stores are becoming uses that oversaturate local markets and that communities throughout the country are taking precautionary measures in order to ensure their presence, or overabundance, does not negatively impact quality of life, public health, safety, and welfare. As a built-out community, Lathrup Village is well positioned to amend its zoning ordinance in order to address these uses in a manner that is fitting for the residents of the community.

1. [Adopt Dollar Store Restrictions - Institute for Local Self-Reliance](#)

Considerations

What are the appropriate options for small box retail discount stores?

Permit as a special land use in the CV -Commercial Vehicular district.

Considering the “Intent” statements of the Commercial Vehicular, Mixed Use, and Village Center districts in the zoning code, the intent of the Commercial Vehicular district is most fitting as it pertains to small box retail discount store uses. It states the CV district’s intent is *“to provide automobile-oriented commercial uses that typically create higher trip generation along major intersections within the city, where potential adverse impacts on adjacent uses may be minimized.”* These areas are limited to Southfield Road at 12 Mile Road and Southfield Road at 11 Mile Road / I-696.

Given the 1.5 square mile city of Lathrup Village is entirely surrounded by the city of Southfield, we recommend consistency with the zoning standards set forth in the city of Southfield, beginning with the definition, as written below.

Article 2. Definitions.

Small Box Retail Discount Store. A retail store with a floor area ranging from 5,000-15,000 square feet that offers for sale an assortment of physical goods, products or merchandise directly to the consumer, including food or beverages for off-premises consumption, household products, personal grooming and health products and other consumer goods, with the majority of items being offered for sale at lower than the typical market price. Small box discount stores do not include retail stores that: contain a prescription pharmacy; sell gasoline or diesel fuel; primarily sell specialty food items (e.g. meat, seafood, cheese, or oils and vinegars); or dedicate at least 15% of floor area or shelf space to fresh foods and vegetables.

Article 3. Zoning Districts.

Small box retail discount stores may be permitted in the CV -Commercial Vehicular zoning district, subject to special land use approval. Proposed special land uses require a full site plan review for consideration by the Planning Commission, a public notice for a public hearing, and ultimately, approval by the City Council.

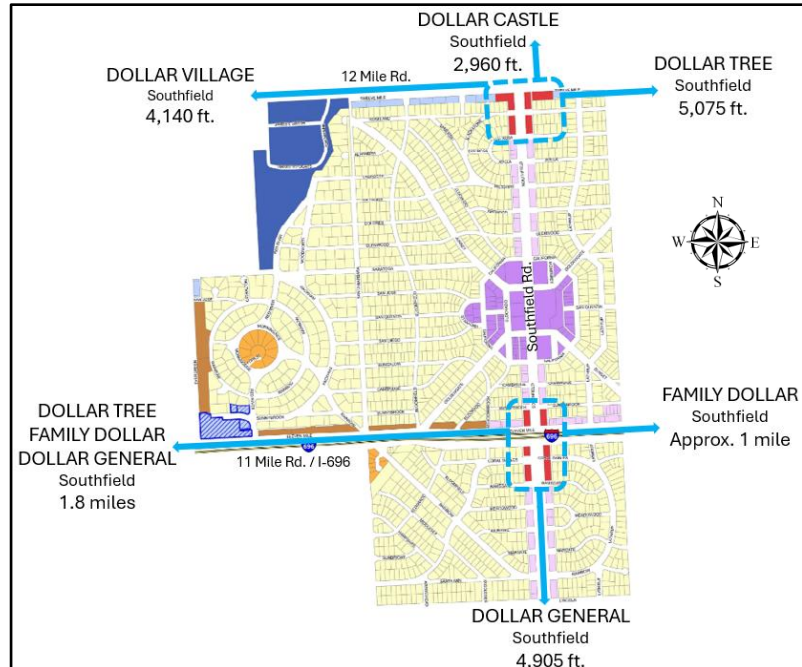
Article 4. Use Standards. A small box retail discount store cannot be located any nearer than 1 mile (5,280 feet) to any other small box retail location. Establishing this type of requirement is considered a “dispersal standard”.

Our research finds small box retail discount stores exist within less than a mile from the Commercial Vehicular zoning districts in Lathrup Village. Unless any of the outlying, existing stores become permanently closed, applying this standard would restrict small box retail discount stores to limited parcels within the CV district near Southfield Road and I-696. The map in Figure 1, on the page below, shows approximate distances from the CV districts to the nearest small box retail discount stores, all of which are located in the neighboring city of Southfield.

When reviewing a request for a Special Use Permit, the Planning Commission shall consider all of the following;

- 1) Whether the small box retail discount store will have a detrimental impact on the development of grocery stores and other businesses that sell fresh and healthy food items in the area to be served by the proposed use.
- 2) The availability of healthy food options in the area of the proposed use, including the proximity of full-service grocery stores within one mile of the proposed use, and effect of the use on the retail food environment.
- 3) A Special Land Use approved under this section must stipulate that a minimum of 15 percent of the floor area of the variety/small box store must be dedicated to fresh produce, meat, and dairy products.

FIG. 1. Nearest small box retail discount store from the CV - Commercial Vehicular zoning districts in Lathrup Village. Parcels zoned as CV are highlighted in red.



This criterion reduces the parcels eligible for special land use allowance of small box retail discount stores to those along Southfield Road, within the blocks between 11 Mile Road and Sunnybrook Avenue, north of I-696. These sites are shown in the images below.



Hours of operation for small box retail discount stores in Southfield are limited to 8:00 a.m. to 10:00 p.m.

Per Section 4.7 of the zoning code, businesses in Lathrup Village are permitted to operate between the hours of 7:00 a.m. and 11:00 p.m. We recommend these hours remain consistent when applied to small box retail discount stores, unless the Planning Commission suggests otherwise.

Article 5. Site Development Standards.

No change to these standards is proposed. Off-street parking requirements for small box retail discount stores would align with the current retail use standards, and would be as follows:

- 1 space for every 200 square feet of usable floor area. Store sizes ranging from 5,000 to 15,000 square feet would generate a parking requirement of about 25 spaces minimum to 75 spaces maximum. Section 5.13.14.C.iv. Business and Commercial Uses (retail).

What does the Master Plan say?

Vision, Goals, & Objectives

What do we want and why?

- Thriving local businesses
- Employed workforce
- A convenient selection of goods and services
- A diverse tax base with a resilient economy
- Provide meaningful, well-paying jobs for residents
- Provide entry-level jobs for younger residents
- Offer access to local goods and services for residents

Future Land Use

Commercial Vehicular

- The intent of the Commercial Vehicular category is to serve transient customers, creating a higher trip generation to the commercial site. These areas are located along Southfield Road at the intersections of 11 Mile Road and 12 Mile Road. The uses envisioned within this land use class would include retail, restaurant, service businesses such as banks, professional offices, and gas stations.

Mixed Use

- The blocks north of the Village Center and blocks south of 11 Mile Road are designated mixed use, to be redeveloped with residential, office, and “lower trip-generation retail businesses.” Most of the Southfield Road Corridor, except the Village Center and mile road intersections, are designated as Mixed Use.
 - The context of the physical layout and intent of the Mixed-Use district is not conducive to accommodating small box retail establishments.

Village Center

- The Village Center establishes a concentrated area for commercial and civic activities. It is envisioned that there will be a mix of public and private property, including residential, office, retail, restaurant, entertainment, gathering spaces, and recreation areas. The final configuration of Southfield Road will dictate the size and development footprint of the area. It is anticipated that the internal road network will be developed to continue the alley system and the conceptual “Park Street Promenade.” The current civic facilities are intended to remain in the Village Center area but may be leveraged or reconfigured to accommodate the redevelopment as envisioned for a vibrant, compact, pedestrian-oriented downtown area.
 - Given the amount of parking required for small box retail stores, as well as the intended compact, pedestrian-oriented goals of the district, the Master Plan does not support these types of uses in the Village Center district.

Commercial Corridors / Downtown Plan

- The Lathrup Village Downtown Development Authority (DDA) includes all parcels zoned CV - Commercial Vehicular. The market study of the Master Plan reports, *while there does not seem to be a demand for additional retail goods and related service space, there is the potential to capture exported space in “Food,” “General Merchandise,” and “Miscellaneous” retail that includes*

operations such as Barber/Beauty salons, Book Stores, Florist/ Nurseries, Paper/Paper Products, and Gifts and Novelties. The catalytic activity and focus could be on specialty food activity.

- Recommendations of the market study generally do not lend support for small box retail discount stores. Recommendations such as, but not limited to the following:
 - Continue to enhance the walkability of the city and its neighborhoods
 - Expand specialty food opportunities beyond a traditional farmers' market
 - Utilize first floor spaces for year-around and seasonal pop-up retail, and co-working activities
 - Expand community activity space for arts, culture, and educational training.

Summary / Recommendation

The neighboring city of Southfield adopted restrictions limiting the location of small box discount retail stores in 2021. As an enclave surrounded entirely by Southfield, these restrictions would be reasonably effective if extended into the city of Lathrup Village. A combination of restricting small box discount retail stores to be no less than 1 mile from each other and allowing for the permitting of them as special land uses within the Commercial Vehicular district only, significantly limits where this type of use could be permitted within a city of such small stature. Our analysis finds that small box discount retail stores exist in close proximity to all city boundaries of Lathrup Village, and as a result, satisfy the demand for one or more stores in a 1-to-2 mile distance. In one instance, there are currently three independent stores at the intersection of 11 Mile and Lahser Roads to the west: Family Dollar, Dollar Tree, and Dollar General. The context of the built environment along the commercial corridors in Lathrup Village, coupled with the intentions of non-residential zoning districts, and the community's Comprehensive Plan, result in a recommendation that any development application for a small box discount retail store be restricted to the Commercial Vehicular district as a special land use, subject to the review and consideration of the Planning Commission and City Council, with solicited input from the public.

Amend Section 2.2: Definitions to add:

Small Box Retail Discount Store. A retail store with a floor area ranging from 5,000-15,000 square feet that offers for sale an assortment of physical goods, products or merchandise directly to the consumer, including food or beverages for off-premises consumption, household products, personal grooming and health products and other consumer goods, with the majority of items being offered for sale at lower than the typical market price. Small box discount stores do not include retail stores that: contain a prescription pharmacy; sell gasoline or diesel fuel; primarily sell specialty food items (e.g. meat, seafood, cheese, or oils and vinegars); or dedicate at least 15% of floor area or shelf space to fresh foods and vegetables.

Amend Section 3, Zoning Districts, to add Small Box Retail Discount Store as a special land use in the CV -Commercial Vehicular Zoning District.

Section 3.1.7.C.xii. Small Box Retail Discount Store

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

Section 4.22. Small Box Retail Discount Store. When permitted as a special land use, the Planning Commission shall consider all of the following:

1. A small box retail discount store shall not be located any nearer than 1 mile (5,280 feet) to any other small box retail location.
2. Whether the small box retail discount store will have a detrimental impact on the development of grocery stores and other businesses that sell fresh and healthy food items in the area to be served by the proposed uses.
3. The availability of healthy food options in the area of the proposed use, including the proximity of full-service grocery stores within one mile of the proposed use, and effect of the use on the retail food environment.
4. A Special Land Use approved under this section must stipulate that a minimum of 15 percent of the floor area of the variety/small box store must be dedicated to fresh produce, meat, and dairy products.

memorandum

DATE: May 16, 2025

TO: Lathrup Village Planning Commission

FROM: Jill Bahm & Eric Pietsch, Giffels Webster

SUBJECT: Zoning Amendment – Money Service Businesses

Introduction

What prompted this amendment?

At the March 17, 2025 meeting, the Lathrup Village City Council resolved to impose a 180-day moratorium on accepting any applications to locate money service businesses within the city and that the Planning Commission shall not process any applications for such uses during the moratorium period. In recognition that market size of money service businesses has grown rapidly in recent years with a compounded annual growth rate greater than ten percent a year, there is an inherent need to study the issue in order to ensure consistent, cohesive, and sensible land use and development in the city, including responding to the local needs and goals of the Master Plan. As part of the resolution, the City Planner, City Attorney, and City Administrative Staff are tasked to propose language to be presented for a public hearing to the Planning Commission and ultimately to the City Council to define what a money service business may consist of, to propose which zoning district(s) that such use should be located within, whether such use shall be a permitted or special land use within the applicable zoning district, and to propose regulations managing the concentration of such businesses.

Why is there concern?

According to InCharge Debt Solutions¹, check cashing businesses provide services to millions of people, but they should not be relied upon for the long term. On a one-time basis when the need is high, using the service can be beneficial, but the high fees of the service add up and lead to a debt spiral that is hard to break. The fees to cash checks on a continuous basis can result in difficult cycles, particularly for low-income users who are seeing a percentage of the little money they earn, go to a service just to cash a check. Among the negatives:

- **Fees:** The Consumer Federation of America reports the average nationwide percentage to cash a check at a service is 4.1% of the value of the check and that it varies by state.
- **Upselling:** The selling of predatory lending, such as payday loans, for immediate cash but with unreasonably high interest rates.
- **Risk:** Customers who complete a transaction at a check cashing business with a large amount of cash may be targeted by would-be criminals.
- **No federal protection:** There is no FDIC protection of money as there is at a bank.
- **Getting trapped:** The instant gratification of easy money may be convenient but in the long term, results in more harm than good to a person's financial wellbeing.

1. InCharge Debt Solutions. [What Is Check Cashing? Benefits, Downsides, & How it Works](#)

2. [Drowning in Debt: A Health Impact Assessment of How Payday Loan Reforms Improve the Health of Minnesota's Most Vulnerable - Human Impact Partners](#)

The high fees and interest charged by check cashing payday loan businesses drain money from local economies, reducing the disposable income of residents and limiting community investment. This can lead to a decline in local business activity and hinder community development efforts.²

Current Ordinance

The ordinance does not include any provisions for money service businesses, more commonly referred to as check cashing businesses, nor does it define a term, or related term. It is important to state that money service businesses are not banks and do not provide banking services, and therefore, it is imperative to include a definition within the ordinance to establish that distinction.

Money service businesses are a convenience by nature and therefore operate within modest-sized building footprints. There are currently two existing money service businesses located in the city; one within the CV -Commercial Vehicular zoning district, and the other in the MX -Mixed-Use zoning district; and both along the west side of Southfield Road near 12 Mile Road. Communities throughout the country are taking precautionary measures in order to ensure the presence, or overabundance, of money service businesses do not negatively impact the quality of life, public health, safety, and general welfare of the community. As a built-out community, Lathrup Village is well positioned to amend its zoning ordinance in order to address these uses in a manner that is fitting for the residents of the community.

Considerations

What are the appropriate options for money service businesses?

The neighboring city of Southfield adopted restrictions limiting the location of money service businesses in 2012. The city of Southfield has implemented a set of conditions for Alternative Financial Services that may be viewed as excessive in Lathrup Village, given its much more confined context. With that said, for consistency, we propose the definition of terms to be aligned with those found in Southfield's code. A combination of restricting money service businesses to be no less than 1 mile from each other and allowing for the permitting of them as special land uses within the Commercial Vehicular and Mixed-Use districts only, significantly limits where this type of use could be permitted within a city of such small stature. Our analysis finds that money service businesses exist in close proximity to all city boundaries of Lathrup Village, and as a result, satisfy the demand for one or more facilities in a 1-to-2-mile distance. The context of the built environment along the commercial corridors in Lathrup Village, coupled with the intentions of non-residential zoning districts, and the community's Comprehensive Plan, result in a recommendation that any development application for a money service business be restricted to the Commercial Vehicular and Mixed-Use districts as a special land use, subject to the review and consideration of the Planning Commission and City Council, with solicited input from the public.

Considering there are money service businesses in two separate zoning districts that provide service to the city's residents, we suggest proposing spatial restrictions within these districts (Commercial Vehicular and Mixed-Use) and prohibit the use in all other zoning districts. These restrictions are listed in Article 4, Use Standards, below, and will restrict additional money service businesses, will initially allow for no more than three such uses, and ultimately will likely permit no more than two uses in the city in the future.

Bearing in mind the "Intent" statements of the Commercial Vehicular and Mixed-Use districts in the zoning code, the intent of the Commercial Vehicular district is *"to provide automobile-oriented commercial uses that typically create higher trip generation along major intersections within the city, where potential adverse impacts on adjacent uses may be minimized."*

- These areas are limited to Southfield Road at 12 Mile Road and Southfield Road at 11 Mile Road/I-696.

The intent of the Mixed-Use district is *“to allow flexibility in the redevelopment of property along Southfield Road, where frontage lots limit the availability of parking and compliance with building setbacks. This district will encourage pedestrian-oriented design and will complement the Village Center district.”*

- The majority of parcels along Southfield Road are zoned Mixed-Use, which dictates the proposed separation dimensions that will ultimately limit the number of money service businesses along Southfield Road, and to a lesser extent, the north side of 11 Mile Road (east of Southfield Road).

The articles of the ordinance where amendments are proposed are briefly summarized below. The proposed text amendment follows this memo.

Article 2. Definitions.

See attached text amendment.

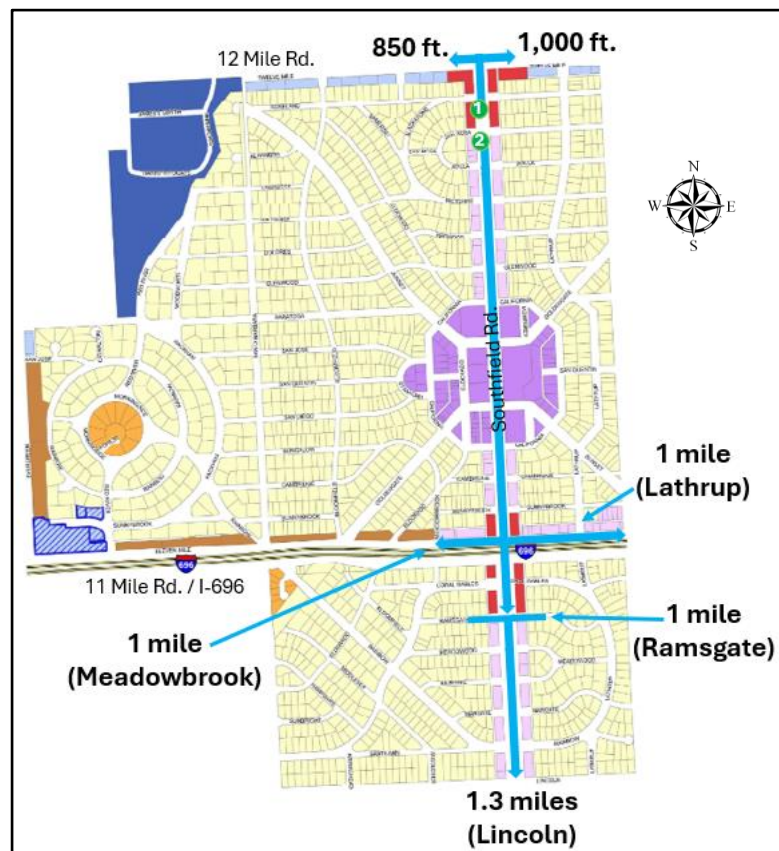
Article 3. Zoning Districts.

Money Service Businesses may be permitted in the CV -Commercial Vehicular and MX -Mixed-Use zoning districts, subject to special land use approval. Proposed special land uses require a full site plan review for consideration by the Planning Commission, a public notice for a public hearing, and ultimately, approval by the City Council. Money service businesses will not be permitted by right in any zoning district.

Article 4. Use Standards. A money service business cannot be located nearer than 1 mile (5,280 feet) to any other money service business location. Establishing this type of requirement is considered a “dispersal standard”. In Lathrup Village, there are two existing money service businesses that are approximately 500 feet apart; therefore, these uses shall be considered legally nonconforming until one, or both, no longer exist.

In the future, if one of the two businesses were to close, and/or relocate, they would only be able to do so, by way of a special land use request, on either a Commercial Vehicular or Mixed-Use zoned parcel, and no less than one mile from any other money service business. Applying this standard would limit possible parcels to the south side of the city within either the CV or MX district. The map in Figure 1, at right, shows the approximate 1-mile distance from the existing money service businesses, and further illustrates how the proposed ordinance language will limit these uses.

FIG. 1. Distances (blue arrows) from existing money service businesses (green circles). No money service business is permitted within 1 mile of another and may be permitted as a special land use in the CV district (red) and MX district (pink) only.



A third money service business may be considered for special land use approval but would be restricted to MX parcels on Southfield Road, south of Ramsgate, and MX parcels, on 11 Mile Road, east of Lathrup; locations that are no less than a mile from the existing money service businesses.

If any one of the three money service businesses were to close, any future scenario would likely result in only two money service businesses existing at any given time thereafter, as their separation would consistently be limited to 1 mile or greater within the boundaries of the city. *Distances are approximate in Fig. 1 above.*

Per Section 4.7 of the zoning code, businesses in Lathrup Village are permitted to operate between the hours of 7:00 a.m. and 11:00 p.m. We recommend the allowed hours of operation for money service businesses be reduced to 8:00 a.m. and 7:00 p.m. We find that a common hours of operation for money service businesses is between the hours of 9:00 a.m. and 6:00 p.m. The Planning Commission may consider allowing different operating hours.

Article 5. Site Development Standards.

Off-street parking requirements for money service businesses would align with the current standards for professional and administrative office uses, which are defined as, “*Businesses which serve as offices for professional, executive, administrative, and medical uses, including the offices of architects, accountants, insurance, doctors, dentists, government, and financial institutions*”. Therefore, money service businesses are proposed to require:

- 1 space for every 275 square feet of gross floor area. Section 5.13.14.C.i. Business and Commercial Uses (professional and administrative offices, including cannabis safety compliance facilities).

What does the Master Plan say?

Vision, Goals, & Objectives

What do we want and why?

- Thriving local businesses
- Employed workforce
- A convenient selection of goods and services
- A diverse tax base with a resilient economy
- Provide meaningful, well-paying jobs for residents
- Provide entry-level jobs for younger residents
- Offer access to local goods and services for residents

Future Land Use

Commercial Vehicular

- The intent of the Commercial Vehicular category is to serve transient customers, creating a higher trip generation to the commercial site. These areas are located along Southfield Road at the intersections of 11 Mile Road and 12 Mile Road. The uses envisioned within this land use class would include retail, restaurant, service businesses such as banks, professional offices, and gas stations.

Mixed Use

- The blocks north of the Village Center and blocks south of 11 Mile Road are designated mixed use, to be redeveloped with residential, office, and “lower trip-generation retail businesses.” Most of the Southfield Road Corridor, except the Village Center and mile road intersections, are designated as Mixed Use.
 - Given the modest size of money service businesses, the Mixed-Use district is likely to accommodate this type of use in the existing urban context.

Village Center

- The Village Center establishes a concentrated area for commercial and civic activities. It is envisioned that there will be a mix of public and private property, including residential, office, retail, restaurant, entertainment, gathering spaces, and recreation areas. The final configuration of Southfield Road will dictate the size and development footprint of the area. It is anticipated that the internal road network will be developed to continue the alley system and the conceptual “Park Street Promenade.” The current civic facilities are intended to remain in the Village Center area but may be leveraged or reconfigured to accommodate the redevelopment as envisioned for a vibrant, compact, pedestrian-oriented downtown area.
 - Given the extent to which the proposed amendment language restricts money service businesses to not less than 1 mile, the Village Center is not included in the zoning districts that will allow for those types of uses.

Commercial Corridors / Downtown Plan

- The Lathrup Village Downtown Development Authority (DDA) includes all parcels zoned CV - Commercial Vehicular. The Commercial Corridors and Downtown Plan reports, *“the future success of Lathrup Village’s current effort to revitalize its commercial area will depend, in large measure, on the readiness and ability to initiate public improvements that strengthen the commercial area and when feasible to participate in the development of new private uses that clearly demonstrate the creation of new jobs, the attraction of new business, and the generation of additional tax revenues.”* The moratoria placed upon money service businesses is a proactive response to a recognized threat and relies upon the Master Plan and its studies to determine how to best address the ongoing goals of revitalizing the downtown area.
- When considering applications for special land use approval, the Planning Commission should look to the goals and objectives of the Commercial Corridor Plan of the Master Plan. This will provide sound guidance when considering whether a particular site is suitable for use as a money service business.

Summary / Recommendation

The Planning Commission may wish to discuss the proposed draft language that follows. Once satisfied with the text, a public hearing may be set. A recommendation to City Council will follow.

Amend Section 2.2: Definitions to add:

Money Service Business. Any non-chartered financial institution offering check cashing services, currency exchange, pay-day loans, and/or similar services as its primary function.

Check Cashing Facility. A money service business that for compensation engages, as its primary function, in the business of cashing checks, warrants, drafts, money orders, or other commercial papers serving the same purpose. "Check cashing facility" does not include a state or federally chartered bank, savings association, credit union, or industrial loan company. "Check cashing facility" also does not include a retail seller engaged primarily in the business of selling consumer goods, including consumables, to retail buyers that cash checks or issue money orders for a minimum flat fee as a service that is incidental to its main purpose or business.

Amend Section 3, Zoning Districts, to add Money Service Business as a special land use in the CV -Commercial Vehicular Zoning District and MX -Mixed-Use Zoning District.

Section 3.1.7.C.xiii. Money Service Business

Section 3.1.9.C.xi. Money Service Business

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

Section 4.23. Money Service Business. When permitted as a special land use, the Planning Commission shall consider all of the following:

1. A money service business shall not be located any nearer than 1 mile (5,280 feet) to any other money service business location.
2. That the money service business will not have a negative impact on adjacent residential neighborhoods.
3. That the money service business will not result in a negative impact on surrounding businesses.
4. The petitioner has implemented the recommendations made by the City of Lathrup Village's Police Department and Southfield Police Department's Crime Prevention Bureau regarding site security.

Amend Section 5, Site Standards, to add a new use:

Section 5.13.14.C. Business and Commercial. i. Professional and Administrative Offices including cannabis safety compliance facilities to include "money service business".

1 space for every 275 square feet of gross floor area.

memorandum

DATE: July 11, 2025
TO: Lathrup Village Planning Commission
FROM: Jill Bahm & Eric Pietsch, Giffels Webster
SUBJECT: Cryptocurrency

The following information is in response to a request from the Planning Commission's desire to learn more about cryptocurrency and its presence within communities. At a recent Planning Commission meeting, a resident commented on a report out of Waterford Township, MI that highlighted security concerns while using crypto kiosks or ATMs. There is interest in determining if municipalities are regulating cryptocurrency establishments (mainly kiosks or ATMs) and what the current findings unveil.

As Defined

Per dictionary.com:

- **Cryptocurrency** is a digital currency in which transactions are verified and records maintained by a [decentralized](#) system using [cryptography](#), rather than by a [centralized](#) authority.
- **Cryptography** is the art of writing or solving codes.
- **Decentralize** means to be controlled by several local offices or authorities rather than one single one.

Per Oswego University of NY:

- Cryptocurrency, or crypto, is a form of digital currency that can be used for internet-based electronic payments or as a store of value. The **idea of "digital cash"** isn't new—credit cards, PayPal, Venmo, and other payment methods permitting easy, traceable electronic transactions came before.
- Cryptocurrency differs from other digital transactions primarily through its **decentralized** nature and use of blockchain technology. Unlike traditional digital transactions that are managed by banks or payment processors, cryptocurrencies operate on a peer-to-peer network secured by cryptography and recorded on a public, transparent blockchain (source: coursera).
- **Blockchain technology** is a shared, immutable (*can't be tampered with*) ledger that records transactions in a secure and transparent way. It's a **decentralized** system where data is stored in blocks that are linked together in a chain, making it difficult to alter or tamper with past records. This technology is often associated with cryptocurrencies like [Bitcoin](#), but it has potential applications in various industries beyond finance.
- **Bitcoin** is the first [decentralized cryptocurrency](#). Based on a [free-market](#) (*supply & demand*) ideology, bitcoin was invented in 2008.

Security Concerns

The legal status of bitcoin varies substantially from one jurisdiction to another. Because of its decentralized nature and its global presence, **regulating bitcoin is difficult**. However, the use of bitcoin can be criminalized, and shutting down exchanges and the peer-to-peer economy in a given country would constitute a de facto ban (*Jacob Weindling “China May Be Gearing Up to Ban Bitcoin”*). The use of bitcoin by criminals has attracted the attention of financial regulators, legislative bodies, and law enforcement. Nobel-prize winning economist Joseph Stiglitz says that bitcoin's anonymity encourages money laundering and other crimes. This is the main justification behind bitcoin bans. As of November 2021, nine countries applied an absolute ban (Algeria, Bangladesh, China, Egypt, Iraq, Morocco, Nepal, Qatar, and Tunisia) while another 42 countries had an implicit ban.

Waterford Township Reported Scam

[Police warn of rise in Bitcoin ATM scams in Waterford, install large signs](#) (wxyz.com)

- The Waterford Police Department started an initiative to post large warning signs next to Bitcoin ATM machines at nearly 20 local businesses around Waterford, cautioning customers before sending large sums of money to potential scammers. However, nothing has been written into an ordinance.
- The report states law enforcement was able to retrieve \$7,000 of the victim's cash, which had the transition gone through, would have amounted to \$16,000.
- Waterford police say these types of attempted scams occur at least once a week and that cases have ranged from \$500 - \$500,000 where the money is almost always lost.

State of Michigan

- There was no finding of any instance of a codified regulation in Michigan, and there are no real statewide guidelines or regulations regarding crypto ATMs – it seemingly continues to be a gray area, policy wise.

Other States

- Omaha, Nebraska, which recently passed an ordinance requiring all crypto ATMs to have a written warning to alert users of potential fraud or scam risks.

Sec. 3-12. – Definitions.

For the purpose of this chapter, the following words or phrases shall have the meaning respectively ascribed to them:

- (1) Crypto currency: A virtual currency that utilizes cryptography to secure transactions that are digitally recorded on a cryptographically secured, distributed ledger (blockchain).
- (2) Crypto ATM or Bitcoin ATM: A stand-alone electronic kiosk that allows users to buy and sell cryptocurrency in exchange for cash or with a debit card.
- (3) Blockchain: A decentralized digital ledger that stores information across a network of computers or nodes in blocks that are verified and validated to ensure legitimate and accurate transactions.

Sec. 3.13. – Cryptocurrency teller machine warning notice.

- (a) Any person or business operating or providing access to a functioning crypto automated teller machine (ATM) or Bitcoin teller machine (BTM) on its premises shall post a written warning in the form of a sign within readable sight of the crypto ATM or BTM providing notice to customers and users of the potential fraud or scam risks associated with utilizing the crypto ATM or BTM.

- (b) The written warning or sign referenced in this section shall be provided by the Omaha Police Department who may cooperate with other law enforcement agencies.
 - (c) It shall be unlawful for any person or business operating, or providing access to, a functioning crypto automated teller machine (ATM) or Bitcoin teller machine (BTM) not to post such a notice. Any person or business found guilty of violating the provisions of this section shall receive a \$500.00 fine.
- Spokane, Washington City Council voted in June to ban crypto ATMs throughout the entire city. The ordinance reads as follows:

ORD C36704 (SPONSOR SUBSTITUTION) 05-12-25)

ORDINANCE NO 36704

An ordinance titled “Virtual Currency Kiosk Prohibition for a Safer Spokane,” relating to the elimination of Virtual Currency Kiosks within the City of Spokane; and adopting a new Chapter 10.90 to Title 10 of the Spokane Municipal Code.

WHEREAS, the FBI reports that complaints of cryptocurrency fraud in the United States are the highest of any country in the world; and

WHEREAS, the Spokane Police Department has been leading outreach and regulatory efforts, reporting several scams daily which resulted in three suicides that have been associated with victims losing lifesavings; and

WHEREAS, virtual currency kiosks are similar in appearance to ATM's, and are typically found in convenience stores, but do not dispense cash, and instead, allow consumers to sell and purchase cryptocurrency through virtual transactions; and

WHEREAS, virtual currency kiosks are a significant instrument in financial fraud and scams, and the Federal Bureau of Investigation (FBI) reported in 2023 there were nearly \$5.6 billion in losses due to virtual currency kiosk aided scams in the United States, and \$141,756,936 losses in Washington alone; and **WHEREAS**, in 2023 reports of imposter scams in Washington State to the Federal Trade Commission were the highest rate per million in population than any other state reporting imposter scams; and

WHEREAS, cryptocurrency currently offers criminals a path to exploitation because it is decentralized and distributed, which offers a secure method for value transfers; and cryptocurrencies eliminate the need for financial intermediaries to validate and facilitate transactions, which means criminals can exploit victims through theft, fraud and money laundering and drug trafficking with limited tracking; and

WHEREAS, virtual currency kiosk transactions move quickly, and can occur anywhere and, because of the speed of the transaction, the majority of such transactions are irrevocable; and

WHEREAS, cryptocurrency transactions are recorded through ledgers called blockchains, and in some cases law enforcement are able to trace cryptocurrency transactions and “follow the money”; however, many of the “scams” or nefarious transactions transfer funds to destinations overseas, and U.S. law enforcement may encounter significant challenges in other jurisdictions; and

WHEREAS, the City of Spokane has limited ability under state and federal laws to regulate cryptocurrency transactions, but can regulate the placement and use of physical kiosks within the City of Spokane that are used to facilitate cryptocurrency transactions; and

WHEREAS, the Spokane City Council has determined that an ordinance prohibiting virtual currency kiosks within the City is necessary and appropriate to preserve public morality, health, peace and good order within city limits;

NOW, THEREFORE, the City of Spokane does ordain:

Section 1. There is enacted a new chapter 10.90 to Title 10 of the Spokane Municipal Code to read as follows:

Division VIII. Virtual Currency

Chapter 10.90	Virtual Currency Kiosks
SMC 10.90.010	Scope and Purpose
SMC 10.90.020	Authority
SMC 10.90.030	Definitions
SMC 10.90.040	Virtual Currency Kiosks Prohibited
SMC 10.90.050	Exceptions
SMC 10.90.060	Penalty

10.90.010 Scope and Purpose

Virtual Currency Kiosks are frequently used by criminals to manipulate, intimidate, and threaten victims into using those kiosks to send cash. Without stronger federal, state or local regulations, there is no way to stop criminals from using virtual currency kiosks to victimize members of the community. This chapter prohibits the placement and use of virtual currency kiosks within the city as necessary and appropriate to prevent dangers to public health and safety, and to preserve public morality, health, peace and good order within city limits.

10.90.020 Authority

Pursuant to Washington State statute, RCW 35.22.280 (35), the City of Spokane has the authority to make regulations necessary for the preservation of public morality, health, peace, and good order within its limits.

10.90.030 Definitions

The following words, terms, and phrases, when used in this section, shall have the meaning ascribed to them in this subsection, except where the definitions in the RCW indicate a different meaning.

A. “Virtual Currency” means a digital representation of value used as a medium of exchange, a unit of account, or a store of value, but does not have legal tender status as recognized by the United States Government.

B. “Virtual Currency Kiosk” means an electronic terminal located in an area accessible to the general public which acts as a mechanical agent of the Virtual Currency Kiosk Operator, enabling the exchange of Virtual Currency for money, bank credit, or other virtual currency.

C. “Virtual Currency Kiosk Operator” means a person or entity that:

1. knowingly permits the use or installation of a virtual currency kiosk on property owned, leased or controlled by the person or entity;
2. operates a Virtual Currency Kiosk within the city limits; or
3. owns a Virtual Currency Kiosk that is either located or operated within city limits.

10.90.040 Virtual Currency Kiosks Prohibited

It shall be unlawful for any person or entity to host, allow, operate, permit, locate or place a Virtual Currency Kiosk within the City of Spokane. All Virtual Currency Kiosks existing in the City as of the Effective Date of this Ordinance must be removed within 60 days after the Effective Date.

10.90.050 Exceptions

Nothing in this Chapter shall be construed to regulate or restrict a transfer of Virtual Currency. This Section does not apply to any Virtual Currency Transfers that are conducted without the use of a Virtual Currency Kiosk and does not intend to interfere with other types and methods of Virtual Currency Transfers.

10.90.060 Penalty

Violations of this section may result in a class 1 civil infraction issued to the Virtual Currency Kiosk Operator. In addition, the City of Spokane may cancel or revoke the business license or registration of any Virtual Currency Kiosk Operator in violation of this chapter.

Section 2. Severability. If any section, subsection, sentence, clause, phrase or word of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality thereof shall not affect the validity or constitutionality of any other section, subsection, sentence, clause, phrase or word of this ordinance.

Section 3. Clerical Errors. Upon approval by the city attorney, the city clerk is authorized to make necessary corrections to this ordinance, including scrivener’s errors or clerical mistakes; references to other local, state, or federal laws, rules, or regulations; or numbering or referencing of ordinances or their sections and subsections.

PASSED by the City Council on _____

Cryptocurrency Locations in Lathrup Village

Unless determined otherwise, a simple online search reveals there are currently no cryptocurrency ATM or BTM kiosks within the city limits of Lathrup Village. However, search results indicate kiosks can be found within close proximity beyond the boundaries of the city.