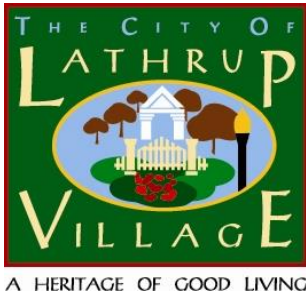


Planning Commission Agenda

Tuesday, March 19, 2024 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.](#) PC Minutes 2024 02 20
6. **Public Comment**
7. **Old Business and Tabled Items**
8. **New Business**
 - [A.](#) 2024 - 2029 Capital Improvements Plan draft
9. **Other Matters for Discussion**
 - [A.](#) Development Project Update
10. **General Communication**
11. **Adjourn**



Planning Commission Agenda

DRAFT Meeting Minutes

Tuesday, February 20, 2024, at 7:00 PM
27400 Southfield Road, Lathrup Village, Michigan 48076

1. **Call to Order by Chair Stansbery at 7:03 pm**
2. **Pledge of Allegiance**
3. **Roll Call**

Present: Chair Stansbery, Commissioner Dizik, Commissioner Hammond, Commissioner Scussell, Commissioner Tamarelli

Also Present: Planning Zoning Administrator Susan Stec, Attorney Leann Kimberlin, Clerk Kelda London, and Eric Pietsch of Giffels Webster

Commissioner Hammond moved to excuse Commissioners McClure and Fobbs, the motion was seconded by Commissioner Tamarelli. Motion carried.

4. **Approval of Agenda**

Commissioner Dizik moved to approve the agenda. Commissioner Tamarelli seconded the motion. Motion carried.

5. **Approval of Meeting Minutes**

- A. PC Minutes 2023 12 18

Commissioner Dizik moved to approve the meeting minutes of 12.18.23. Commissioner Hammond seconded the motion. Motion carried.

6. **Public Comment**

Bruce Kantor – asked the Commission to consider reducing the number of parking spaces related to Item 7. A. Site Plan Approval at 27300 Southfield Rd.

7. Old Business and Tabled Items

A. Site Plan Approval - 27300 Southfield Road (Abro Management)

The applicant Abro Management at 27300 Southfield Road is seeking site plan approval for a laundromat facility. Eric Pietsch of Giffels Webster presented a parking analysis for the property. Stating that the ordinance requires that because the property is adjacent to residential property there must be a wall between the commercial property and residential property. The wall must be five feet in height and must be made of masonry material.

Commissioner Hammond moved to approve the Site Plan for 27300 Southfield Rd with the Planning Commission offering a 25% reduction in the number of required parking spaces, having the parking spaces configured from the Site Plan dated August 8, 2023. Also using a masonry wall in compliance with the ordinance of five feet in height and three feet closest to the streets on the north and south as agreed by the applicant. Motion seconded by Tamarelli. Motion carried.

8. New Business

A. Planned Unit Development (PUD) Amendment - 27777 Southfield Road (Panera Bread)

The newly constructed Panera is open, and a few exterior improvements are awaiting proper weather conditions. They are applying to replace the monument sign that was not previously a part of Planned Unit Development.

Motion by Commissioner Tamarelli to deny the pedestal sign application as presented. Motion seconded by Commissioner Dizik. Motion carried.

B. Public Hearing Proposed Special Land Use - 27411 Southfield Road (Jay Birds Bar & Grill)

Eric Pietsch explained the applicant is seeking Special Land Use, the applicant is seeking a liquor license.

Public Hearing open at 8:20 pm

Tom Kenez – Will the property be leased or owned by the applicant?

Autumn Sousanis – Encourages the Commission to approve Special Land Use.

Public Hearing closed at 8:22 pm

C. Special Land Use Approval - 27411 Southfield Road (Jay Bird's Bar & Grill)

Motion by Dizik to approve the Special Land Use application. Commissioner Hammond seconded the motion. Motion carried.

D. Election of Officers

Commissioner Dizik moved to nominate Commissioner Stansbery as Planning Commission Chair. Commissioner Tamarelli seconded. Motion carried.

Commissioner Hammond moved to nominate Commissioner Fobbs as Vice Chair. Commissioner Dizik seconded the motion. Motion carried.

Commissioner Hammond moved to nominate Commissioner Tamarelli as Secretary. Commissioner Dizik seconded the motion. Motion carried.

E. 2024 PC Calendar of Meeting Dates

Motion by Commissioner Dizik to adopt the Planning Commission meeting dates as presented. The motion seconded by Commissioner Tamarelli motion carried.

9. **Other Matters for Discussion**

A. 2023 PC Annual Report

Susan Stec presented the Commission with the Planning Commission Annual Report. Highlighting the Commission has reviewed five site plans, 1 Special Land Use application, and three Administrative approvals

Commissioner Tamarelli moved to forward the Planning Commission Annual Report as presented to the City Council. The motion was seconded by Commissioner Dizik. Motion carried.

B. Development Project Updates

The addition of the Med Spa in the former DiMaggio Jewelers is planning to open in approximately April.

10. **General Communication**

None

11. **Adjourn**

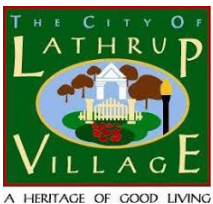
Commissioner Tamarelli moved to adjourn.

The meeting adjourned at 8:54 pm.

City of Lathrup Village 2024 - 2029 Capital Improvement Plan



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PREPARED FOR:

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

MARCH 2024

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Introduction

Introduction

The 2024-2029 City of Lathrup Village Capital Improvement Plan (CIP) will serve as a tool to assist the City in turning long-range policy planning into real improvements on the ground. A six-year capital improvement plan and an annual update of that plan is a requirement for the City of Lathrup Village under the Michigan Planning Enabling Act of 2008. The following report identifies the major capital improvements needed and/or planned for the community, the time frame for implementation of those improvements, and the budget and revenue sources that will make those improvements a reality. Capital improvements cover multiple departments within the City of Lathrup Village and include new facilities, water and sewer line replacements and improvements, police equipment, parks and recreation facilities, non-motorized pathways, and professional services.



Drainage ditch repair (Giffels Webster, 2020)

WHAT IS A CAPITAL IMPROVEMENT PLAN (CIP)?

A Capital Improvement Plan is a six-year schedule of public physical improvements which identifies the needs for improvements and the sources of funding to make those improvements. It provides a schedule of expenditures for constructing, maintaining, upgrading, and/or replacing a community's physical inventory. The CIP, therefore, is a tool to assess the long-term capital project requirements (the "big jobs") of Lathrup Village. Since capital improvement projects are spread across multiple community needs (fire protection, police, water and sewer, parks and recreation, municipal administration, etc.), the CIP prioritizes these projects across the entire community and over time, providing a comparison of the community's various needs and wants.



City Street in Lathrup Village (Giffels Webster, 2020)

WHAT ARE CAPITAL IMPROVEMENT PROJECTS?

Capital improvement projects are major and infrequent expenditures, such as the construction of a new facility, a major rehabilitation or repair of an existing facility, or the purchase of major equipment. Capital improvement projects are non-recurring expenditures that tend to be large both in physical size and in cost, and have a long-term usefulness (10 years or more). Examples of capital improvement projects include:

- Construction of a new city hall
- Construction of a new police station
- Extension or replacement of a water/sewer line
- Major rehabilitation of a city's community center
- Creation of a new city park
- Large equipment and vehicles

Each city department is asked to take a long view look at future initiatives or improvements that may require capital purchases in order to be fully implemented. Each department works to improve the manner by which the City delivers services to its residents and stakeholders. Lists of needs are developed based on research and discussions with communities that have similar needs. The majority of the capital purchases in these categories are funded through the general fund or other dedicated city funds. Thorough knowledge and research of our future planned costs allows for the pursuit of grant and other outside funding sources to meet our policy goals. The following sections discuss the City's various needs and proposed funding by department.

The term "major expenditure" is relative; what is "major" to one community might be "minor" to another. The City of Ann Arbor, for example, sets a minimum threshold of \$100,000 for projects to be included in the City's CIP, while the City of Rochester Hills sets a minimum of \$25,000. Lathrup Village's policy for determining a Capital Improvement is defined in the following section.



Lathrup Village DPS yard (Giffels Webster, 2020)

WHAT IS THE CITY OF LATHRUP VILLAGE'S CAPITAL IMPROVEMENT POLICY (CIP)?

A capital improvement project is a major, nonrecurring expenditure that meets one or more of the following criteria:

- Any acquisition of land for a public purpose which costs \$5,000 or more.
- Any construction of a new public facility (city building, water/sewer lines, pathways), or any addition to an existing public facility, the cost of which equals \$5,000 or more and has a useful life of three or more years.
- A nonrecurring rehabilitation (not to include annual/recurring maintenance) of a building, its grounds, a facility, or equipment, the cost of said rehabilitation being \$5,000 or more with a useful life of three or more years.
- Purchase of major equipment which, individually or in total, cost \$5,000 or more with a useful life of three or more years.
- Planning, feasibility, engineering, or design studies related to an individual capital improvement project, or program implemented through individual capital improvement projects, with a cost of \$5,000 or more and a useful life of three or more years.



Lathrup Village public safety vehicles (Giffels Webster, 2020)

WHAT IS THE ROLE OF THE CITY PLANNING COMMISSION IN THE CIP PROCESS?

The Capital Improvement Plan is a dynamic planning document, intended to serve as a tool to implement the City of Lathrup Village's Master Plan. The Master Plan should correspondingly include capital improvement projects as well as guide long-term capital planning. The Planning Commission is uniquely qualified to manage the development and annual update of the City's CIP, based on their role in creating and updating the City's Master Plan. The Planning Commission's role will ensure that public works projects are consistent with the land uses identified within the Master Plan. By making a recommendation of approval for the CIP to the City Council, the Planning Commission agrees that the projects outlined within it reasonably address the City's capital improvement needs.



Lathrup Village 2019 CIP (Giffels Webster, 2020)

The CIP is an essential link between planning for capital improvement projects and budgeting for them. Once approved by the City Council, the CIP can be used to develop the capital project portion of the City's budget. Those projects included in the CIP's first year (2024) potentially form the basis for the upcoming year's capital project budget. As the CIP is annually updated, a continuous relationship will be maintained between the CIP and the City's annual budget. The annual update to the CIP will typically occur in advance of the preparation of the City's budget.

WHAT ARE THE BENEFITS OF PREPARING A CAPITAL IMPROVEMENT PLAN?

- Prudent use of taxpayer dollars
- Prioritizing projects across the needs of the community and across departments (an "apples-to-apples" comparison)
- Generating community support by inviting public input
- Promoting economic development
- Improving the City's eligibility for State and Federal grants
- Providing an implementation tool for the goals and objectives of the City's Master Plan
- Transparency in identification of high-priority projects
- Coordination / cost-sharing between projects



Lathrup Village DPS yard (Giffels Webster, 2020)



Damaged storm sewer culvert (Giffels Webster, 2020)

Program Areas

Program Areas

The following sections outline the Program Areas of the City of Lathrup Village’s CIP:

1. Data Collection Process
2. Data Compilation Process
3. CIP Adoption Process

The components of the CIP are compiled and reported by Program Areas. The following table (Figure 1) displays the Program Areas used in this CIP. These program areas represent the stakeholders in the CIP.



Sarrackwood Park (Google, 2020)

Figure 1. CIP Program Areas	
AD	Administrative
DPS	Department of Public Services
DDA	Downtown Development Authority
PR	Parks & Recreation
PD	Police Department
R	Roads
S	Sewer
W	Water

1. DATA COLLECTION. Each of the stakeholders outlined above has either a master plan or schedule that defines the needs and resource level within their respective area of responsibility. To more easily identify projects, standard forms were created that allow the stakeholders to define their projects and resource allocation levels. The standard forms used for data collection are found in the Appendix.

A definition of the standard CIP forms is provided as follows:

- **PROJECT APPLICATION FORM** - Consists of project descriptions, schedules, necessity, and possible sources of funding. The information provides an understanding of the overall scope of each project and how it is valued within its program area and within the City. While stakeholders may be aware of major projects further out on the horizon, only those planned for within the six-year window of the 2024-2029 CIP were included.
- **PROJECT COST DETAIL FORM** - Consists of a matrix of six (6) budget years across the top of the form and a listing of costing components along the side of the form. The form is split into two (2) parts; the upper half is the capital cost for the project and the lower half is the cost of operations or maintenance for that project if applicable. Recognition of the operations and maintenance costs of a project is a valuable tool in forecasting future needs for resource allocation. Investment in a new facility is only worthwhile if there are funds available to operate and maintain it.
- **PROJECT RATING FORM** - This form is used when new projects are identified but cannot all be funded within a given fiscal year. The forms are used to rate both the importance and impact of a project within its program area and within the City. The ratings are weighted with emphasis given to those projects that are mandated by law, by agreement, or because they are a matter affecting health safety and welfare. Projects without a ranking were not competing for funding, either because they are mandatory or because no other similar projects were proposed.

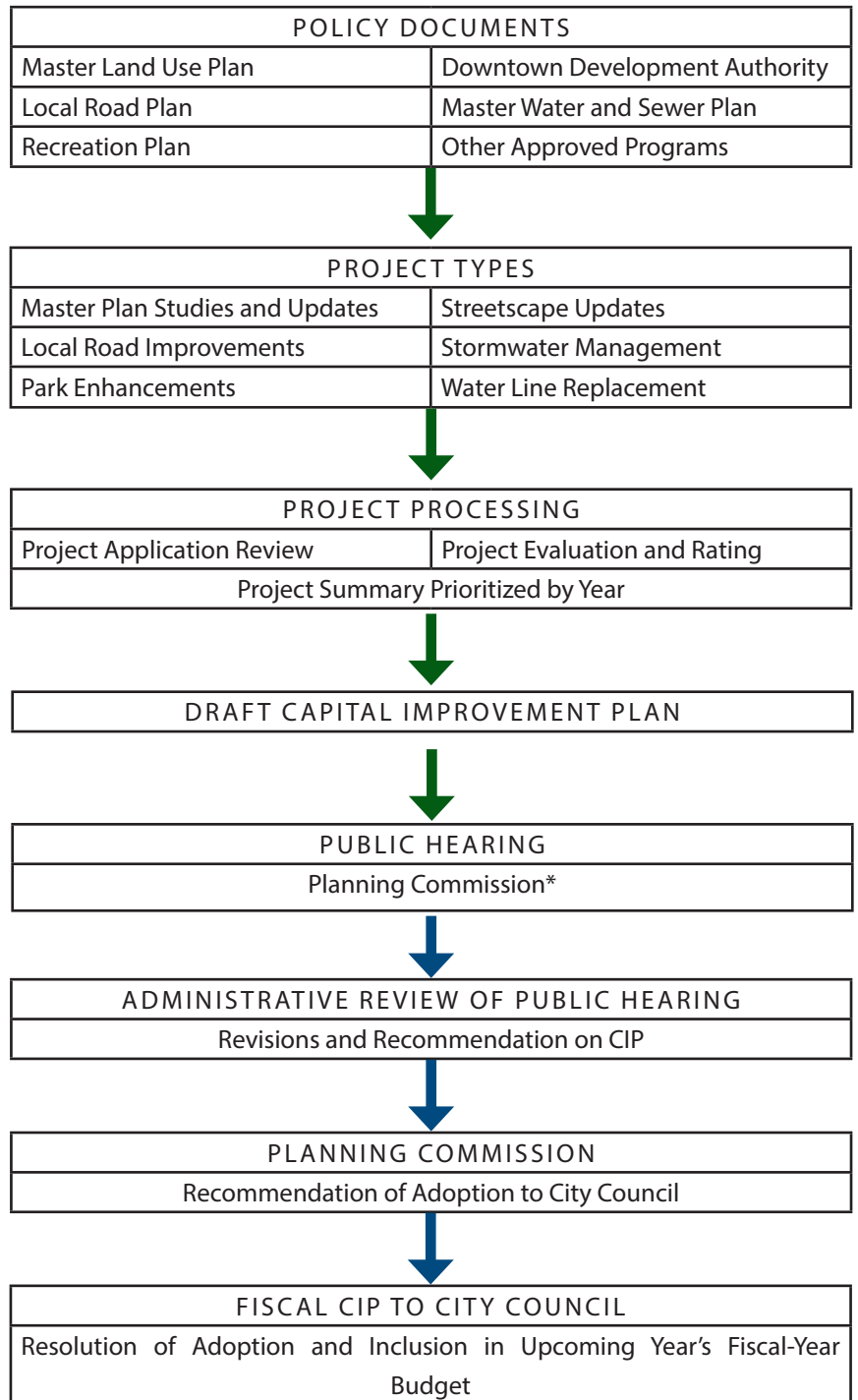
2. **DATA COMPILATION.** The information received from the stakeholders has been compiled into a Project Summary Worksheet. This worksheet contains all of the projects in the CIP over six (6) budget years with a cost summary of each budget year by program area and for the entire CIP. Included with the worksheet is the listing of possible funding sources and an estimate of the City's share for each project. The Project Summary Worksheet can be found in the Appendix of this CIP.



Lathrup Village welcome sign (Giffels Webster, 2020)

3. CIP ADOPTION PROCESS. The adoption process involves a public hearing to solicit citizen input. The CIP will then be modified (if necessary), approved by the City Planning Commission (via a formal recommendation for approval to the City Council), and forwarded to the City Council for adoption. Adoption of the CIP by the City Council does not constitute an authorization to commit resources to any project. This approval is recognition of a plan for projects within the community that may move toward implementation in the future. The projects included within Year 1 of the Capital Improvement Plan potentially form the basis for the upcoming year's capital projects budget. An outline of the process is displayed in Figure 2.

Figure 2 - CIP Adoption Process



Project Inventory

Below is a summarized list of all projects considered for the Capital Improvement Plan. Project details are shown on the following pages; they can also be viewed online via the [Interactive CIP Dashboard Map](#). Changes from 2023-2028 CIP are provided as applicable. New items added in are marked with an asterisks (*) in the tables below.

Project Number	Name	Fiscal year start	Funding source	Total
Administrative (AD)				
AD24-01	Remote Cameras - Cable Department	2024	General Fund	\$7,798
AD24-02	City Hall Drinking Fountain Replacement*	2024	General Fund	\$6,000
AD24-03	Facility Condition & Needs Assessment*	2024	General Fund / Water-Sewer	\$35,000
AD Total				\$48,798
Department of Public Services (DPS)				
DPS24-01	2011 GMC Pickup - Plow Assembly*	2024	General Fund	\$7,500
DPS24-02	Painting - DPS Building	2024	General Fund	\$20,000
DPS24-03	Epoxy Floors	2024	General Fund	\$65,000
DPS24-04	Cement Blocks	2024	General Fund	\$5,000
DPS24-05	Concrete Slab	2024	General Fund	\$25,000
DPS24-06	Furnace Replacement	2024	General Fund	\$10,000
DPS24-07	Kitchen Remodel	2024	General Fund	\$6,000
DPS24-08	Bathroom(s) Remodel	2024	General Fund	\$6,000
DPS24-09	Parking Lot Replacement Phase 3	2024	General Fund	\$125,000
DPS24-10	Backhoe tractor	2024	General Fund	\$97,750
DPS24-11	City Hall Roof Repair	2024	General Fund	\$20,000
DPS24-12	Dump Truck	2024	General Fund	\$65,165
DPS24-13	Gutters and Downspout	2024	General Fund	\$10,000
DPS24-14	DPS Building Roof Repair	2024	General Fund	\$130,000
DPS24-15	Pick up Truck (plow ready)	2024	General Fund	\$51,750
DPS24-16	Building and Site Improvements	2024	General Fund	\$50,000
DPS24-17	Interior Garage Concrete Pavement	2024	General Fund	\$15,000
DPS24-18	Tow Behind Leaf Blower*	2025	General Fund	\$75,000
DPS24-19	Zero Turn Lawn Mower*	2025	General Fund	\$10,000
DPS24-20	Verkada - Camera/Door Lock License Fee*	2025-2026	General Fund	\$10,227.87
DPS Total				\$759,392.87

INTERACTIVE CIP DASHBOARD URL:

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

Project Inventory - continued

Project Number	Name	Fiscal year start	Funding source	Total
Downtown Development Authority (DDA)				
DDA24-01	Alleyway Improvements	2024	DDA General Fund	\$296,000
DDA24-02	City Hall Parking Lot Reconstruction	2025	DDA General Fund	\$350,000
DDA24-03	Bike Loops	2025	DDA General Fund	\$7,300
DDA24-04	Trash Receptacle Installation	2025	DDA General Fund	\$13,000
DDA24-05	HAWK Pedestrian Crossing	2025	DDA General Fund	\$100,000
DDA24-06	Alleyway Improvements*	2025	DDA General Fund	\$345,000
DDA24-07	Alleyway Improvements*	2026	DDA General Fund	\$350,000
DDA24-08	City Hall Monument Sign Conversion	2026	DDA General Fund	\$10,000
DDA Total				\$1,471,300
Parks and Recreation (P&R)				
PR24-01	Municipal Park Playscape Replacement	2024-2025	Senator Peters / Oakland County	\$625,000
PR24-02	Sarrackwood Park Playscape Replacement	2026	Grant	\$400,000
PR24-03	Goldengate Park Playscape Replacement	2026	General Fund	\$400,000
P&R Total				\$1,425,000
Police				
P24-01	Ballistic Plate Carrier Upgrade	2024	Police	\$15,000
P24-02	In-Car Video System Replacement	2024	Police	\$27,000
P24-03	Power DMS Annual Accreditation Subscription	2024	TBD	\$5,222
P24-04	Chief and Detective Bureau Vehicles	2024	General Fund	\$74,000
P24-05	Police Station Remodel or New Build	2025	General Fund	\$1,800,000
P24-06	Patrol Vehicle	2025	General Fund	\$65,000 - \$70,000
P24-07	Axon Taser - Replacement	2024 - 2029	General Fund	\$52,222.53
Police Total				\$2,043,444.53
Roads				
R24-01	2024 EB/WB 11 Mile Road Resurface (RCOC) Southfield Road to 1,000' west	2024	Major Road	\$175,000
R24-02	Southfield Road Resurfacing (11 Mile to 12 Mile Roads)	2024	General Fund / Major Road / DDA / Tri-Party	\$440,000 City Share: \$146,000
R24-03	Eastbound 11 Mile Resurfacing (Southfield Road to On-Ramp)	2025	General Fund / Fed Grant / Major Rd	\$307,000
R24-04	Lincoln Drive east reconstruction	2026	Major Road	\$450,000
R24-05	Eastbound and Westbound 11 Mile Road Resurfacing	2027	General Fund / Major Road	\$750,000
R24-06	Southfield Rd. Reconstruction (Meadowood to Cambridge)	2027	Grant / CIP	\$2,650,000
Roads Total				\$4,772,000

INTERACTIVE CIP DASHBOARD URL:

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

Project Inventory - continued

Project Number	Name	Fiscal year start	Funding source	Total
Sanitary and Storm Sewer				
S24-01	2024 - 2025 Manhole Installation	2024	CIP Bond	\$200,000
S24-02	Sanitary Retention Tank Upgrades	2024	CIP Bond	\$858,000
S24-03	2025 Sanitary Sewer CCTV	2025	Water / Sewer	\$200,000
S24-04	Storm Sewer Improvements & Repairs	2025	CIP Bond	\$150,000
S24-05	2026 Sanitary Sewer Improvements	2026	Water / Sewer	\$200,000
S24-06	2027 Sanitary Sewer Improvements	2027	Water / Sewer	\$200,000
S24-07	2028 Sanitary Sewer Improvements	2028	Water / Sewer	\$200,000
Sanitary and Storm Total				\$1,988,000
Water				
W24-01	Lead and Copper Service Abatement	2024	CIP Bond Issue	\$100,000
W24-02	Lead and Copper Interior Inspections	2024	CIP Bond Issue	\$50,000
W24-03	Fire Hydrants Replacement / Refurbish	2024	CIP Bond Issue	\$210,000
W24-04	Gate Valve Replacement	2024	CIP Bond Issue	\$250,000
W24-05	Residential Water Meter Telemetry	2024	CIP Bond Issue	\$120,000
W24-06	2024 Water Main Replacement	2024	Water / Sewer	\$489,000
W24-07	2025 Water Main Replacement	2025	Water / Sewer	\$681,500
W24-08	Lead & Copper Abatement	2025	Water / Sewer	\$50,000
W24-09	2026 Water Main Replacement	2026	Water / Sewer	\$1,080,000
W24-10	2027 Water Main Replacement	2027	Water / Sewer	\$980,000
W24-11	2028 Water Main Replacement	2028	Water / Sewer	\$1,312,000
W24-12	2029 Water Main Replacement	2029	Water / Sewer	\$750,000
W24-13	2030 Water Main Replacement	2030	Water / Sewer	\$500,000
W24-14	Water Main Replacement (31-32)	2031	Water / Sewer	\$500,000
Water Total				\$7,062,500

INTERACTIVE CIP DASHBOARD URL:

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

Administrative

New to the 2024 CIP is a focus on a needs assessment for prioritizing CIP and maintenance and the allocation of operating budgets. Also new is the replacement of the aging drinking fountains at City Hall. Carried over from the 2023 CIP is the new camera equipment to replace obsolete equipment and improve services by the Cable department. It is expected that the new equipment would contribute to the long term needs of the community for up to 30 years.

AD24-01		Remote Cameras - Cable Department
Project Year:	2024	New cameras will save labor fees for Council chamber meetings. Current equipment is identified as obsolete.
Estimated Cost:	\$7,798	
Funding Source:	General Fund	
Ranking:	TBD	
AD24-02		City Hall Drinking Fountain Replacement*
Project Year:	2024	Replacement of four (4) aged wall-mounted drinking fountains throughout City Hall. This would include three (3) fountain/bottle filling stations, one (1) standard fountain, and installation expense.
Estimated Cost:	\$6,000	
Funding Source:	General Fund	
Ranking:	TBD	
AD24-03		Facility Condition and Needs Assessment*
Project Year:	2024	As City facilities continue to age, the City should utilize qualified consultants to provide a facility condition and needs assessment (FCNA) of the existing City Hall and DPW facilities. The analysis would be utilized for prioritizing CIP and maintenance requirements as well as assisting with allocating operating budgets. The review would include exterior/interior systems, fire/life safety, HVAC, electrical, plumbing, and specialized equipment and systems.
Estimated Cost:	\$35,000	
Funding Source:	General Fund / Water-Sewer	
Ranking:	TBD	

Department of Public Services

Lathrup Village has maintained a contract with the private company Lathrup Services to manage all of its public service provisions. Services such as water main repair, snow plowing, landscaping and general maintenance and repairs fall into this category. The truck plow assembly package, leaf blower, lawn mower, and Verkada surveillance camera license fee are new items for 2024.

DPS24-01		2011 GMC Pickup - Plow Assembly*
Project Year:	2024	The City's current 2011 GMC pickup does not include a plow package, thus limiting its usefulness during the winter months. The plow assembly package would allow the City to retrofit one of its vehicles to give it the added benefit to be added to the winter fleet rotation.
Estimated Cost:	\$7,500	
Funding Source:	General Fund	
Ranking:	4	
DPS24-02		Painting DPS Building
Project Year:	2024	The building is ready for a new paint job inside and out.
Estimated Cost:	\$20,000	
Funding Source:	General Fund	
Ranking:	16	
DPS24-03		Epoxy Floors
Project Year:	2024	Epoxy floors throughout the entire building will keep office and shop floors clean. The carpet is very dirty and worn out - remove and replace with epoxy.
Estimated Cost:	\$65,000	
Funding Source:	General Fund	
Ranking:	13	
DPS24-04		Cement Blocks
Project Year:	2024	Improve yard and organization. Only have three bays to work with. Extra materials used for projects and dumped anywhere in yard.
Estimated Cost:	\$5,000	
Funding Source:	General Fund	
Ranking:	8	
DPS24-05		Concrete Slab
Project Year:	2024	Interior of DPS building is dirt and needs to be replaced with concrete for a cleaner environment.
Estimated Cost:	\$25,000	
Funding Source:	General Fund	
Ranking:	TBD	
DPS24-06		Furnace Replacement
Project Year:	2024	Furnace at DPS building is old and needs to be replaced.
Estimated Cost:	\$10,000	
Funding Source:	General Fund	
Ranking:	3	

Department of Public Services

DPS24-07		Kitchen Remodel
Project Year:	2024	Kitchen is not in good shape and needs to be replaced. Remove and replace old equipment and carpet.
Estimated Cost:	\$6,000	
Funding Source:	General Fund	
Ranking:	15	
DPS24-08		Bathroom(s) Remodel
Project Year:	2024	The bathrooms at the DPS building are in bad shape and in need of remodel.
Estimated Cost:	\$6,000	
Funding Source:	General Fund	
Ranking:	14	
DPS24-09		Parking Lot Replacement Phase 3
Project Year:	2024	Repave the northern portion of the parking lot and westerly drive patch.
Estimated Cost:	125,000	
Funding Source:	General Fund	
Ranking:	11	
DPS24-10		Backhoe Tractor
Project Year:	2024	Current tractor is 13 years old and in need of replacement.
Estimated Cost:	\$97,750	
Funding Source:	General Fund	
Ranking:	2	
DPS24-11		City Hall Roof Repair
Project Year:	2024	Roof leaks in several areas in the Community Room.
Estimated Cost:	\$20,000	
Funding Source:	General Fund	
Ranking:	TBD	
DPS24-12		Dump Truck
Project Year:	2024	Dump Truck in need of replacement it is 12 years old - no floor panel make current one very dangerous
Estimated Cost:	\$65,165	
Funding Source:	General Fund	
Ranking:		
DPS24-13		Gutters & Downspout
Project Year:	2024	Gutters are broken and are in need of replacement
Estimated Cost:	\$10,000	
Funding Source:	General Fund	
Ranking	12	

Department of Public Services

DPS24-14		DPS Building Roof Repair
Project Year:	2024	DPS building is in bad shape, it is leaking in many spots and might need an entire roof replacement
Estimated Cost:	\$130,000	
Funding Source:	General Fund	
Ranking	13	
DPS24-15		Pick Up Truck (plow ready)
Project Year:	2024	The DPS truck is in poor condition and in need of replacement.
Estimated Cost:	\$51,750	
Funding Source:	General Fund	
Ranking	1	
DPS24-16		Building and Site Improvements
Project Year:	2024	Dump Truck in need of replacement it is 12 years old - no floor panel make current one very dangerous
Estimated Cost:	\$65,165	
Funding Source:	General Fund	
Ranking:	TBD	
DPS24-17		Interior Garage Concrete Pavement
Project Year:	2024	Concrete paving of garage interior.
Estimated Cost:	\$15,000	
Funding Source:	General Fund	
Ranking:	10	
DPS24-18		Tow Behind Leaf Blower*
Project Year:	2025	The Department of Public Works utilizes tow-behind leaf loaders for yearly leaf pickups. The City currently has three (3) units with one (1) of the units past its useful life and currently out of service. While the City service can continue with two (2) units, the rate of service declines greatly, especially if a crew is pulled to another assignment.
Estimated Cost:	\$75,000	
Funding Source:	General Fund	
Ranking:	6	
DPS24-19		Zero Turn Lawn Mower*
Project Year:	2025	The City's current zero turn lawnmower is seven (7) years old and at the end of its useful life as it needs consistent maintenance to function throughout the mowing season. This purchase of a commercial grade zero turn lawnmower would replace our current equipment and allow for continued service during the season.
Estimated Cost:	\$10,000	
Funding Source:	General Fund	
Ranking:	5	
DPS24-20		Verkada - Camera / Door Lock License Fee*
Project Year:	2025-2026	Verkada surveillance camera license fee will expire in August of 2025 and door lock license fee expires in Jan of 2027. IF the City would like to continue using these products we will need to renew the license.
Estimated Cost:	\$10,227.87	
Funding Source:	General Fund	
Ranking:	TBD	
		3yr license - 27 cameras = 10,227.87 5yr license - 27 cameras = 16,748.37 10yr license - 27 cameras = 33,515.37

Downtown Development Authority

The DDA has proposed improvements to Southfield Road at the gateways to the City as incremental improvements while the Southfield Road improvement project awaits federal funding priority. These projects will bolster economic development efforts to keep Lathrup Village competitive and attractive for business development. Improvements to alleyways in 2025 and 2026 are new to the 2024 CIP.

DDA24-01		Alleyway Improvements
Project Year:	2024	Repair and/or reconstruct deteriorated alleyways and approaches, using the Alleyway Assessment conducted by the city's engineers.
Estimated Cost:	\$296,000	
Funding Source:	DDA	
Ranking:	TBD	
DDA24-02		City Hall Parking Lot Reconstruction
Project Year:	2025	Reconstruct the existing asphalt parking lot with spot curb and gutter repairs, ADA compliant walks, new asphalt parking surface, and pavement markings.
Estimated Cost:	\$350,000	
Funding Source:	DDA General Fund	
Ranking:	TBD	This is part of a larger project to renovate municipal grounds which also includes new landscaping around City Hall & installing a new play structure. Total Project Cost is \$807,264



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

Downtown Development Authority

DDA24-03		Bike Loops
Project Year:	2025	To help encourage cycling and cycling safety in the City and downtown, bike loops should be installed. Although there are bike loops at City Hall, there are none located close to the north and south entrances. Seven locations, including City Hall, have been identified for areas to install bike loops.
Estimated Cost:	\$7,300	
Funding Source:	DDA General Fund	
Ranking:	TBD	
DDA24-04		Trash Receptacle Installation
Project Year:	2025	Installation of trash and recycling receptacles in the Downtown District, with six in the northern half of the district and four in the southern portion. Each receptacle has a compartment for garbage and recycling.
Estimated Cost:	\$13,000	
Funding Source:	DDA General Fund	
Ranking:	TBD	
DDA24-05		HAWK Pedestrian Crossing
Project Year:	2025	This project involves the installation of 3 HAWK/Pedestrian Hybrid Beacons. These will dramatically improve the safety of those wishing to cross Southfield Road and will enhance the connectivity of the community. Approval by RCOC for installation near Margate Ave.
Estimated Cost:	\$100,000	
Funding Source:	DDA General Fund	
Ranking:	TBD	
DDA24-06		Alleyway Improvements*
Project year:	2025	Reconstruct alleys and approaches per DDA CIP.
Estimated Cost:	\$345,000	
Funding Source:	DDA General Fund	
Ranking:	TBD	
DDA24-07		Alleyway Improvements*
Project year:	2026	Reconstruct alleys and approaches per DDA CIP.
Estimated cost:	\$350,000	
Funding Source:	DDA General Fund	
Ranking:	TBD	
DDA24-08		City Hall Monument Sign Conversion
Project year:	2026	Convert the existing monument sign to a digital message board.
Estimated Cost:	\$10,000	
Funding Source:	DDA General Fund	
Ranking:	TBD	

Parks and Recreation

The Recreation Department includes upgrades to City Parks, Community Room, and Fitness Center. The City's parks are in need of restoration and upgrades to maintain safety and accessibility. Several parks are in need of additional wood chips and landscaping around play equipment in order to ensure safety of use. Drainage improvements around recreational amenities are needed to reduce instances of standing water and to protect accessibility. The Goldengate, Sarrackwood, and municipal park playgrounds have all been moved ahead from the 2023-2028 CIP.

PR24-01		Municipal Park Playscape Replacement
Project Year:	2024-2025	The playground equipment at Municipal Park has reached the end of its usable life. Since its installation, great strides have been made in creating inclusive playscapes to meet the needs of all children in a community. As the hub of community activities and events, an inclusive and accessible playscape is a necessity at Municipal Park.
Estimated Cost:	\$625,000	
Funding Source:	Senator Peters	
Ranking:	TBD	
PR24-02		Sarrackwood Park Playscape Replacement
Project Year:	2026	The playground equipment at Sarrackwood Park has reached the end of its usable life. Since its installation, great strides have been made in creating an inclusive playscape to meet the needs of all children in the community. Maintaining clean and safe playgrounds is a hallmark of desirable neighborhoods, assisting with retaining current residents and attracting new ones.
Estimated Cost:	\$400,000	
Funding Source:	Grant	
Ranking:	TBD	
PR24-03		Goldengate Park Playscape Replacement
Project Year:	2026	The playground equipment at Goldengate Park is not inclusive equipment. Since its installation, great strides have been made in creating inclusive playscapes to meet the needs of all children in the community. Additionally, Goldengate is currently the sole park that services the southern half of the city. Having accessible equipment in the only park on the south side of the city is necessary.
Estimated Cost:	\$400,000	
Funding Source:	Grant	
Ranking:	TBD	

Police

The Lathrup Village Police Department offers full policing services to its residents including routine patrol, traffic enforcement, detective services, community relations, and other specialized functions. Lathrup Village holds the distinction of being one of Oakland County’s safest cities. The Axon Taser replacement is a new item for the 2024-2029 CIP.

PD24-01		Ballistic Plate Carrier Upgrade
Project Year:	2024	Ballistic plate carrier upgrade for active shooter situations which can be added to the bulletproof vest for emergency situations.
Estimated Cost:	\$15,000	
Funding Source:	Police	
Ranking:	TBD	
PD24-02		Watchguard (In-Car Video)
Project Year:	2024	In-car video system replacement (GTek). The current system is out of warranty. A one-year warranty for all equipment can be purchased for \$3,200.
Estimated Cost:	\$27,000	
Funding Source:	Police	
Ranking:	TBD	
PD24-03		Power DMS Annual Accreditation Subscription
Project Year:	2024	
Estimated Cost:	\$5,222	
Funding Source:	TBD	
Ranking:	TBD	
PD24-04		Chief and Detective Bureau Vehicles
Project Year	2024-2025	Replacement of the Chief and Detective vehicles, which currently have 125,000 miles on each vehicle. Send these vehicles to auction will result in a higher auction value verses the potential increase in maintenance costs. I am requesting to purchase one vehicle this year and a second vehicle next year.
Estimated Cost:	\$74,000	
Funding Source:	General Fund	
Ranking:	TBD	
PD24-05		Police Station Remodel or New Build
Project Year:	2024	The police department is in desperate need of a new facility to address all of the needs of personnel and the changing environment of police standards and recruitment.
Estimated Cost:	\$1.8 MM	
Funding Source:	General Fund	
Ranking:	TBD	
PD24-06		Patrol Vehicle
Project Year:	2025	Chevy Tahoe patrol vehicle - Replace due to hours of service and mileage. This will need to include purchase of the vehicle, equipment change over and the purchase of new equipment for new model year
Estimated Cost:	\$65,000-\$70,000	
Funding Source:	General Fund	
Ranking:	TBD	

Police

PB24-07		Axon Taser - Replacement
Project Year:	2024-2029	The current department tasers are at the end of their life cycle which expires on 8/1/24. We will need to purchase new tasers to give our officers a less than lethal option for compliance while detaining/arresting subjects.
Estimated Cost:	\$52,222.53	
Funding Source:	General Fund	
Ranking:	TBD	

Roads

The City of Lathrup Village has 26.2 total miles of roads, of which 7.36 miles are major streets and 18.84 miles are considered local roads. In November 2020, Lathrup Village voters passed a millage for road repair to address the urgent needs of the transportation system. The millage funds a three-year project beginning in the spring of 2021 and was completed in the fall of 2023. The project is being paid for by the issuance of a bond and will be paid back over 10 years with an average millage rate of 3.9176 mills. Due to the significant cost savings, this project includes limited ditch grading, culvert replacement, and culvert cleaning. These additional tasks will ensure that the new roads will achieve their maximum lifespan and improve the flooding after moderate to significant rains.

R24-01		EB/WB 11 Mile Rd. RCOC, Southfield Rd. to 1,000 ft. West
Project Year:	2024	Resurfacing local roads with any remaining bond issue funds (TBD after 2023 project). This is an estimate of what may be available.
Estimated Cost:	\$175,000	
Funding Source:	Major Road	
Ranking:	TBD	
R24-02		Southfield Road Resurfacing (11 Mile Rd. to 12 Mile Rd.)
Project Year:	2024	RCOC is resurfacing Southfield Road from 11 to 12 Mile Roads. The City is responsible for 10%. Using Tri-Party funding would cost the city \$146,000.
Estimated Cost:	\$146,000	
Funding Source:	General Fund / Major Road / DDA / Tri-Party	
Ranking:	TBD	
R24-03		Eastbound 11 Mile Resurfacing (Southfield Road to on-ramp)
Project Year:	2025	Resurfacing of 11 Mile from Southfield Road to the east city limits; eastbound. Estimated cost of \$520,00 includes a \$213,000 grant (added 20% inflation).
Estimated Cost:	\$307,000	
Funding Source:	General Fund / Federal Grant	
Ranking:	TBD	
R24-04		Lincoln Dr. East Reconstruction
Project Year:	2026	
Estimated Cost:	\$450,000	
Funding Source:	Gen Fund / Fed Grant / Major Rd	
Ranking:	TBD	
R24-05		Eastbound and Westbound 11 Mile Road Resurfacing
Project Year:	2027	Resurfacing eastbound 11 Mile Road from Santa Barbara to Southfield and westbound from Southfield to Evergreen Road. Estimate a 2 mill and overlay.
Estimated Cost:	\$750,000	
Funding Source:	General Fund / Major Road	
Ranking:	TBD	

Roads

R24-07		Southfield Road Reconstruction (Meadowbrook to Cambridge)
Project Year:	2027	
Estimated Cost:	\$2,650,000	
Funding Source:	Grant / CIP Funding	
Ranking:	TBD	

Sanitary and Storm Sewer

SANITARY SEWER

The Lathrup Village sanitary sewer system consists of approximately 145,000 linear feet (lft) of sewers ranging in size from 8 inches to 24 inches in diameter. Of the 145,000 lft of sewer, the older portion of the system is comprised of approximately 118,900 (82%) of vitrified clay pipe, while the newer portion of the system is comprised of approximately 26,100 (18%) lft of concrete pipe. Constructed in the 1920's as a combined sewer system, the City converted it to a dedicated sanitary sewer system in the 1960's (meaning that storm water and sanitary water are not permitted to mix). It is believed that all residents and businesses within the City are connected to the sanitary sewer and there are no known active septic systems. Since the City of Lathrup Village reached its full development capacity, the sanitary sewer system covers the entire city with no need for expansion.

During the construction of I-696, the system was severed and divided into a northern and a southern system that are metered and discharged into the Evergreen Farmington Sewage Disposal System (EFSDS). The sewer system north of I-696 is routed to a 3-million-gallon retention tank which is located at the west end of Sunnybrook, near Evergreen Road north of I-696. This facility is currently receiving significant maintenance and repair in order to safeguard the operation of the system.

Lathrup Village has invested heavily over the past couple of decades in its sanitary sewer system. As a result, the system is in good condition, but it does require maintenance to keep it from degrading. In the fall of 2020, the City invested in having 30,000 linear feet of sewer pipe inspected via closed circuit television. As a result of this process, the assessment of approximately 11,000 linear feet of sanitary sewers have been lined at a cost of \$664,000 through a CIP Bond.

Sanitary Retention Tank

Lathrup Village has its own sanitary retention tank that is used to store inflow from the sanitary sewer system when the inflow rate is greater than the rate at which we are permitted to outflow to the Evergreen-Farmington Sewer Disposal System (EFSDS). In the past, there have been instances where the retention tank has filled up and the City was forced to allow the tank to overflow. As a result, the City is under a Consent Decree from the Michigan Department of Environment, Great Lakes and Energy (EGLE). In 2019, the City outsourced the operations and maintenance of the retention tank to the Oakland County Water Resource Commission (OCWRC). The County has notified us that the retention tank requires approximately \$500,000 in maintenance and repairs for safety and upgrades in order to obtain compliance with the Consent Decree.

STORM SEWER

Of the four infrastructure categories of public infrastructure (sanitary sewer, storm sewer, roads, and water), the City's storm sewer system has received the least amount of resources and attention in the last decade. Upkeep of ditches, culverts, and drains found in the right-of-way is, by City ordinance, the responsibility of the adjoining property owner.

For many blocks, ditches have not been properly maintained and the culverts have become damaged or have been shifted by the freeze/thaw cycle rendering them unable to perform their function. The result is a storm system that functions at a level below full capacity and leaves standing water in ditches for days following rainstorms. Poor maintenance on culverts have left them slow to drain or impassible, preventing storm water from reaching the proper drains which send water to the Rouge River. The current state of the storm and ditch system impacts the subsurface ground water levels and the volume of flow in the City's sanitary sewer system.

In 2022, the City contracted for the cleaning, televising, and assessment of 50,000 linear feet of storm sewers. There are no new items in this CIP and all previous items are moved ahead.

Sanitary and Storm Sewer

SS24-01		2025 Manhole Installation
Project Year:	2024	Install 1 to 20 sanitary manholes at sewer sections with no upper end manhole.
Estimated Cost:	\$200,000	
Funding Source:	CIP Bond Issue	
Ranking:	TBD	
SS24-02		Sanitary Retention Tank Upgrades
Project Year:	2024	
Estimated Cost:	\$858,000	
Funding Source:	CIP Bond	
Ranking:	TBD	
SS24-03		2025 Sanitary Sewer CCTV
Project Year:	2025	Clean, televise, and assess approximately 30,000 linear feet of miscellaneous sanitary sewer sections throughout the city.
Estimated Cost:	\$200,000	
Funding Source:	Water / Sewer	
Ranking:	TBD	
SS24-04		Storm Sewer Improvements & Repair
Project Year:	2025	
Estimated Cost:	\$150,000	
Funding Source:	CIP Bond	
Ranking:	TBD	
SS24-05		2026 Sanitary Sewer Improvements
Project Year:	2026	Budget for sanitary sewer repairs required based on the 2025 Sanitary CCTV assessment.
Estimated Cost:	\$200,000	
Funding Source:	Water / Sewer	
Ranking:	TBD	
SS24-06		2027 Sanitary Sewer Improvements
Project Year:	2027	
Estimated Cost:	\$200,000	
Funding Source:	Water / Sewer	
Ranking:	TBD	
SS24-07		2028 Sanitary Sewer Improvements
Project Year:	2028	
Estimated Cost:	\$200,000	
Funding Source:	Water / Sewer	
Ranking:	TBD	

Water

Lathrup Village has approximately 31 miles of water main. Of that mileage, 17 miles of water main were installed prior to 1930 with the remaining 14 miles originally installed prior to 1972. The expected useful life of a water main is approximately 50 years. Because most of the system has already significantly outlived its useful life, the City experiences a much larger than expected number of costly water main breaks each year.

The City has been addressing this issue on an ongoing basis. In the fall of 2020, the City completed the Santa Barbara water main project, which installed about a mile of new water main to increase pressure and volume to the west side of the City. However, a large portion of the water system still needs to be replaced. As discussed in a prior recommendation, the opportune time to replace water mains is simultaneous to road replacement. This dramatically reduces the cost of water main replacement and also eliminates any need to damage existing roadway in order to replace a water main. The residents recently approved a three-year road replacement project and it is recommended that the City replace as much water main as possible during this three-year project. By the end of 2023, the City completed the replacement of 7,700 linear feet of water main since 2021.

Fire Hydrants.

Lathrup Village has approximately 243 fire hydrants and approximately 60% of those were installed prior to 1930. The City estimates that 120 hydrants need to be replaced or refurbished in order to provide optimal functionality should their use be required to extinguish a fire. It is estimated that 60 hydrants will need to be replaced and 60 will be able to be refurbished. The estimated cost per hydrant is \$4,540. This equates to a total project cost of \$545,000. Completing this project (along with water main improvements) will help to improve safety and ultimately improve the City's fire rating, which should result in lower insurance rates for businesses and residents. By the end of 2023, the City has replaced 80 hydrants and installed 20 new hydrants.

Water Main Gate Valves.

Gate valves are used to provide isolation capability for water mains. When water mains require maintenance or repair, a gate valve can be closed to shut off the water supply to the water main in question. Lathrup Village has over 300 gate valves of which 60% were installed prior to 1930. Due to their age, a large number of these gate valves no longer function. This is a huge problem, especially because of the large number of water main breaks the City experiences every year. In many instances, when a water main breaks, the contractor cannot shut off the water upstream because of a non-functioning gate valve. This means the repair must be done under pressure, which results in added expense for the repair, additional time that residents are without water, excessive water loss for which the City is liable, and safety risk for the water department staff. The City Engineer estimates that 162 gate valves require replacement. The cost of each replacement is estimated to be \$5,925, which equates to \$960,000 for the entire project. The 2021 CIP had plans to replace 54 gate valves per year for the next three years. By the end of 2023, the City has refurbished 99 gate valves and installed 32 new valves.

Distribution Service material Inventory (DSMI) and Lead/Galvanized Water Service Abatement.

In response to the Flint water crisis, the State of Michigan adopted a variety of new regulations related to lead in the water system. As a result of these regulations, by 2025, the City is required to identify the material of all water service pipes leading into all homes and businesses in the City. Any service line that consists of lead or galvanized steel is required to be replaced with the cost born completely by the City. Starting in 2021, the City must replace a minimum of 5% of its lead/galvanized service lines each year for the next 20 years.

Water

Lead and Copper Exterior Identification.

Service line material verification is required at both the water stop box (usually by the sidewalk in front of each home) and where the water service physically enters the home/business. The City has already launched a self-identification campaign for residents to identify the material inside their homes and businesses. Identifying the material at the stop box is a significantly more intensive process. It requires digging five feet down on both sides of the stop box and visually inspecting the pipes leading to and going from the stop box for 18 inches on each side. The estimated cost for each stop box identification is \$650. This estimate includes repairing the sidewalk when it is damaged during the identification process. In addition, most of the stop boxes in the City are over 75 years old and do not function well or at all. Because most of the work to replace the stop box will already be completed in the identification process, it is the opportune time to replace these old and failing devices. The additional cost to replace each stop box is \$75, bringing the total cost to \$725 per water service line. The City was required to verify 315 randomly generated services. at the end of 2023, all 315 excavations have been complete and only 4 lead or galvanized services were found. The City received nearly \$232,000 in grant money from EGLE to cover the expense of this project.

In addition, the City will be required to replace the lead and galvanized lines that are identified via the aforementioned methods. The cost of this abatement is estimated to run about \$4,500 to \$5,000 per line. While there is no way to accurately estimate how many lead and galvanized lines there are in the City, it does appear to be relatively low. The CIP is budgeting approximately \$500,000 to be utilized for this abatement. At the end of 2023, 24 water services have been abated.

Water Loss and Water Meters.

Over the last five to ten years, the City has had larger than expected water losses. Lathrup Village purchases its water from Southeast Oakland County Water Authority (SOCWA), who meters the volume that the entire City uses. The City, in turn, bills residents and businesses based upon their individual metered usage. The City had been experiencing 40% water loss for several years. The City found a leak in the high school athletic fields and identified commercial properties that were not properly metered. Since resolving these issues, the City's water loss has been less than 5%.

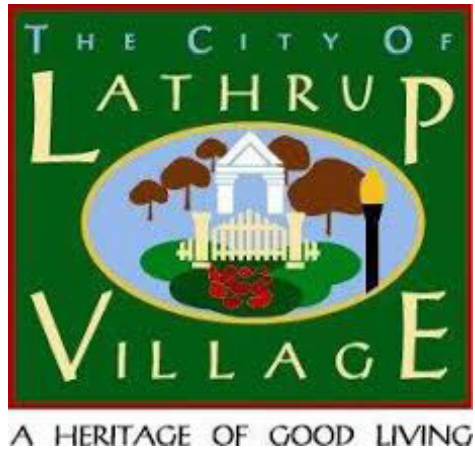
W24-01		Lead & Copper Service Abatement
Project Year:	2024	Budget for lead or galvanized service abatement (estimated 15 services per year). Confirm after internal inspections.
Estimated Cost:	\$100,000	
Funding Source:	CIP Bond	
Ranking:	TBD	
W24-02		Lead & Copper Interior Inspections
Project Year:	2024	Communities across the state are required to identify the interior water service lines by October 1, 2024. While the City has made some progress, the City will contract to have the interior inspections done.
Estimated Cost:	\$50,000	
Funding Source:	CIP Bond Issue	
Ranking:	TBD	

Water

W24-03		Fire Hydrants Replacement / Refurbish
Project Year:	2024	Refurbish and install the remaining 1 to 45 hydrants.
Estimated Cost:	\$210,000	
Funding Source:	CIP Bond	
Ranking:	TBD	
W24-04		Gate Valve Replacement
Project Year:	2024	The City's gate valves are very old and do not close correctly. Refurbish/install the remaining 1-42 valves.
Estimated Cost:	\$250,000	
Funding Source:	CIP Bond	
Ranking:	TBD	
W24-05		Residential Water Meter Telemetry
Project Year:	2024	Install upgraded telemetry and software for reading residential water meters.
Estimated Cost:	\$120,000	
Funding Source:	CIP Bond Issue	
Ranking:	TBD	
W24-06		2024 Water Main Replacement
Project Year:	2024	Replace approximately 1,500 linear feet of water mains on four dead-end streets: Roseland, Avilla, Redwood, & Catalpa.
Estimated Cost:	\$489,000	
Funding Source:	Water / Sewer	
Ranking:	TBD	
W24-07		2025 Water Main Replacement
Project Year:	2025	Replace approximately 2,500 linear feet of water main on various streets south of I-696.
Estimated Cost:	\$681,500	
Funding Source:	Water / Sewer	
Ranking:	TBD	
W24-08		Lead & Copper Abatement
Project Year:	2025	
Estimated Cost:	\$50,000	
Funding Source:	Water / Sewer	
Ranking:	TBD	
W24-09		2026 Water Main Replacement
Project Year:	2026	Replace approximately 2,400 linear square feet of water main on the east side of Southfield Road (Lincoln to 11 Mile).
Estimated Cost:	\$1,080,000	
Funding Source:	Water / Sewer	
Ranking:	TBD	

Water

W24-10		2027 Water Main Replacement
Project Year:	2027	Replace approximately 2,800 linear feet of water main on El Dorado Blvd.
Estimated Cost:	\$980,000	
Funding Source:	Water / Sewer	
Ranking:	TBD	
W24-11		2028 Water Main Replacement
Project Year:	2028	Replace 2,700 linear feet of water main on the east side of Southfield Road (California SW to 12 Mile Rd.).
Estimated Cost:	\$1,312,000	
Funding Source:	Water / Sewer	
Ranking:	TBD	
W24-12		2029 Water Main Replacement
Project Year:	2029	Place holder for future water main projects.
Estimated Cost:	\$750,000	
Funding Source:	Water / Sewer	
Ranking:	TBD	
W24-13		2030 Water Main Replacement
Project Year:	2030	Place holder for future water main projects.
Estimated Cost:	\$500,000	
Funding Source:	Water / Sewer	
Ranking:	TBD	
W24-14		Water Main Replacement (31-32)
Project Year:	2031	Place holder for future water main projects.
Estimated Cost:	\$500,000	
Funding Source:	Water / Sewer	
Ranking:	TBD	



Development Project Update

PZE Process #	Address	Applicant Name	PZE Process Type	Started	Date Completed PZE Process	Completed Construction (Yes/No)	Notes
Pze23-003	28077 SUNSET W BLVD	MANN, MARK	ZBA	1/20/2023		No	Applicant is seeking a variance on the approved fence material, as he installed a chainlink fence without a permit. During the initial review of the application, staff identified an issue in the placement of the fence with it potentially being on the neighboring property. Staff discussed this with the applicant and indicated that he will need to provide proof that the fence is on his property. Applicant spoke with City Administrator; no forward progress made by applicant. A ticket was issued 11/16/23
Pze23-010	27300 SOUTHFIELD RD	Sadier Abro	Site Plan Review	6/15/2023	2/20/2024	No	PC provided zoning interpretation on laundromat use. Building plans have been reviewed & approved. Permits on hold. Obtained site plan approval 2/20/24. Revised plans reflecting the PC conditions have been submitted & are under review. Construction to begin within the next month.
Pze23-012	17390 W 11 MILE RD BLDG 1	Pat & Sons	Administrative Review	8/11/2023	8/30/2023	No	Reinstate Site Plans/No changes to plans or zoning
Pze23-013	27601 SOUTHFIELD RD	Oakland Development, LLC	Site Plan Review	8/30/2023	11/21/2023	No	begun the building permit process. Construction to start within the next month.
Pze24-001	28001 SOUTHFIELD RD	MedSpa	Administrative Review	1/12/2024	1/24/2024	No	Interior conversion of retail space. Interior renovations are underway.
Pze24-003	27411 SOUTHFIELD RD	Jay Birds Bar & Grille	Special Land Use	1/24/2024	2/26/2024	No	Obtained SLU by CC. Interior renovations are underway.
Pze24-004	28901 SOUTHFIELD RD	Papa's Pizza & BBQ	ZBA	1/26/2024	2/26/2024	No	DENIED a variance for window signage coverage. Required to remove excess signage and apply for site plan review by 3/15/24.

Pze20-003	27208 SOUTHFIELD RD Ste 101	Lathfield Investments LLC
Pze20-004	28600 SOUTHFIELD STE 200	Lathfield Investments LLC
Pze20-005	28600 SOUTHFIELD RD	Lathfield Partners LLC
Pze20-006	28820 SOUTHFIELD RD 122	Lathfield Partners LLC
Pze21-001	27215 SOUTHFIELD RD	Ramil Yusubov
Pze21-002	27000 SOUTHFIELD RD	HALLE PROPERTIES LLC
Pze21-003	27000 SOUTHFIELD RD	HALLE PROPERTIES LLC
Pze21-004	27000 SOUTHFIELD RD	HALLE PROPERTIES LLC
Pze21-005	27000 EVERGREEN	Michigan First Credit Union
Pze22-003	18411 W 12 MILE RD 201	LOGOS Global Ministries
Pze22-009	26647 SOUTHFIELD RD	Patricia Felton
Pze22-010	26727 SOUTHFIELD RD	LV PETRO LLC A MICHIGAN LTD LBLTY C
Pze23-001	26710 MEADOWBROOK WAY	DOTSON, CHARLES
Pze23-002	26727 SOUTHFIELD RD	LV PETRO LLC A MICHIGAN LTD
Pze23-004	18625 CAMBRIDGE	MASON, SARA
Pze23-005	27701 SOUTHFIELD RD	The Event House
Pze23-006	27000 EVERGREEN RD	Michigan First Credit Union
Pze23-007	27701 SOUTHFIELD RD	Town Hall Investments (The Event House)
Pze23-008	27701 SOUTHFIELD RD	Town Hall Investments (The Event House)
Pze23-011	26740 SOUTHFIELD RD	The Style Guru

Pze23-009	26780 SOUTHFIELD RD	44 Burrito
Pze22-006	27777 SOUTHFIELD RD	PANERA BREAD #662
	28831 SOUTHFIELD RD	Sam's Shoe Outlet
Pze24-002	27411 SOUTHFIELD RD	Jay Birds Bar & Grille
	28901 SOUTHFIELD RD	Papa's Pizza & BBQ
Pze24-005	27777 SOUTHFIELD RD	Panera Bread

Site Plan Review	6/22/2020	EXPIRED	no
Site Plan Review	6/22/2020	EXPIRED	no
Site Plan Review	6/22/2020	EXPIRED	no
Site Plan Review	6/22/2020	EXPIRED	no
Site Plan Review	3/2/2021	3/12/2021	no
Special Land Use			
Site Plan Review	3/4/2021	2/8/2022	Yes
ZBA			
Administrative Site Plan Review			
Site Plan Review	3/16/2022	4/19/2022	no
Site Plan Review	9/19/2022	10/18/2022	Yes
ZBA	#####	5/24/2023	Yes
ZBA	1/11/2023	4/17/2023	no
Amended Site Plan	1/12/2023	1/17/2023	no
ZBA	2/17/2023	NA	NA
ZBA	3/28/2023	4/18/2023	no
Administrative Review	4/17/2023	4/27/2023	n/a
Special Land Use	3/29/2023	6/6/2023	no
Site Plan Review	3/29/2023	5/24/2023	Yes
Administrative Review	7/6/2023	7/6/2023	N/A

Site Plan Review	6/21/2023	7/19/2023	Yes
PUD	4/29/2022	10/17/2022	Yes
N/A			Yes
Administrative Review	1/30/2024	2/7/2024	No
N/A			Yes
PUD	1/8/2024	2/20/2024	No

Applicant filed a lawsuit shortly after obtaining conditional site plan approval. No work has been done to bring site into compliance with the approved plan. Due to lack of work/consistent progress, site plan approval has expired.

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Applicant obtained required building & engineering approvals. Work progressed for several months then stalled. Building/trades permits have expired.

Project work is complete. They are waiting on DTE Energy to relocate a power line which is prohibiting the placement of the

Complete

Obtained Certificate of Occupancy. Will be finishing landscaping in spring

Grand opening was held in November and business is operational.

Construction is complete and business is open. Stormwater Mannagement Agreement is needed. Reminder will be sent to property owner.

Applicant was denied variances for placement of proposed shed & cement slab requirement. Obtained variances to exceed allowable accessory structure size, and to keep existing shed. Applicant is required to pour footing/place rodent barrier around existing shed.

Obtained Certificate of Occupancy

It was determined the applicant did not require a variance, so the request was withdrawn.

OPEN

Temporary Use - Annual Car Sale

OPEN

OPEN

Temporary Use - Outdoor Sales/Food Truck catered

Interior build-out complete & sign installed. Grand Opening on Dec. 1st at 3 pm

Construction underway. Anticipated open date in Q1. Two (2) mature trees down due to unanticipated construction issues; GC & architect are aware and will replace with larger, comparable caliper trees.
[Working with sign company on permitting now.](#)

Interior conversion of retail space

Seeking to transfer in Class C Liquor License. Interior renovations to existing, vacant resto space.

Interior build-out of take out restaurant.

PUD Amendment DENIED because proposed monument sign does not meet ordinance standards. Staff is working with applicant on revisions.