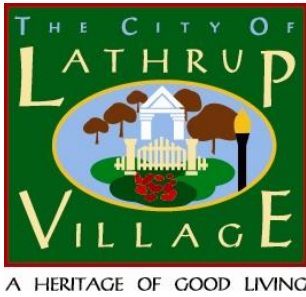


# Planning Commission Agenda

Tuesday, January 17, 2023 at 7:00 PM  
27400 Southfield Road, Lathrup Village, Michigan 48076

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1. **Call to Order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Approval of Meeting Minutes**
  - [A.](#) PC Minutes 2022 12 20
5. **Public Comment** (speakers are limited to 3 minutes)
6. **Old Business and Tabled Items**
7. **New Business**
  - [A.](#) Amended Site Plan Approval - 26727 Southfield Road (BP Gas)
8. **Other Matters for Discussion**
  - [A.](#) Development Project Updates
9. **General Communication**
10. **Adjourn**



## Planning Commission Draft Meeting Minutes

Tuesday, December 20, 2022, at 7:00 PM  
27400 Southfield Road, Lathrup Village, Michigan 48076

### 1. Call to Order by Chair Hammond at 7:00 pm

### 2. Roll Call

Commissioners Present: Jason Hammond, Chair  
Les Stansbery, Vice Chair  
Wil Fobbs, Secretary  
Commissioner Kantor  
Commissioner Powell  
Commissioner Tamarelli

Absent: Mark Dizik

Staff Present: Susan Stec, Community, and Economic Development Manager,  
Kelda London, City Clerk, and Attorney Scott Baker attended  
the meeting remotely.

Also Present: Eric Pietsch, Giffels Webster Engineering.

Motion by Commissioner Kantor to excuse Commissioner Dizik, motion seconded by  
Commissioner Stansbery. Motion carried.

### 3. Pledge of Allegiance

### 4. Approval of Agenda

Motion by Commissioner Kantor to approve the agenda, motion seconded by Commissioner  
Stansbery. Motion carried.

### 5. Approval of Meeting Minutes

#### A. PC Minutes 2022 10 18

Motion by Commissioner Kantor to approve the minutes of Planning Commission meeting  
October 18, 2022, as written. Motion seconded by Commissioner Stansbery. Motion carried.

**6. Public Comment**

None

**7. Old Business and Tabled Items**

None

**8. New Business****A. Zoning Text Amendments - Dumpsters/Rubbish**

Motion by Commissioner Kantor to schedule a public hearing for the waste and rubbish ordinance. Motion seconded by Commissioner Stansbery. Motion carried.

**B. 2023 Planning Commission Calendar of Meetings**

Motion by Commissioner Kantor to adopt the 2023 Planning Commission Calendar of Meetings. Motion seconded by Commissioner Stansbery. Motion carried.

**9. Other Matters for Discussion**

Stec presented the commission with a report of all projects that have been before Planning Commission in the last 3 years. Chair Hammond requested that a comments column be added to the report. The report will be added to the Planning Commission packet monthly.

There will be a planning training session scheduled for January 2023.

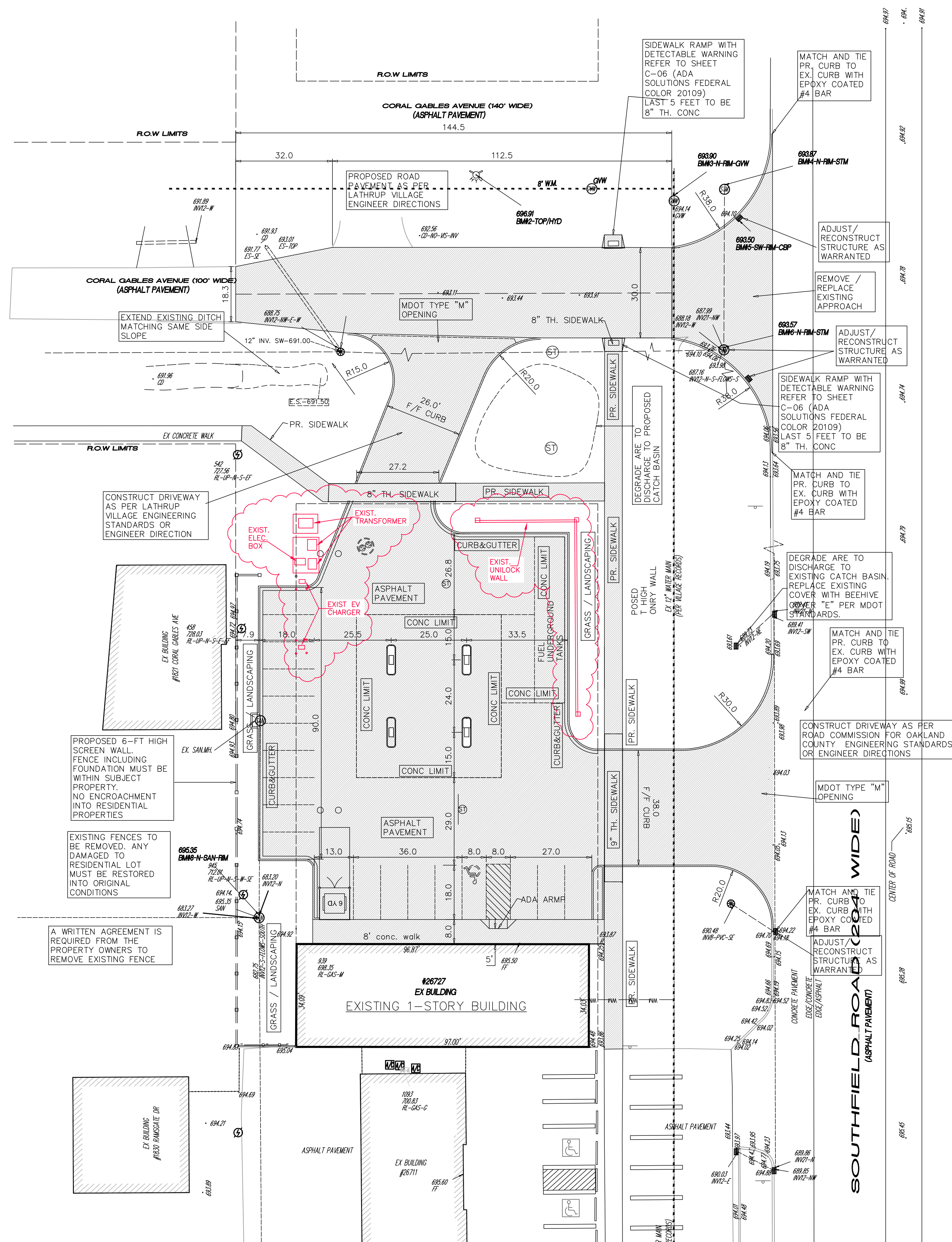
**10. General Communication**

Stec reported that she has met with Oakland County Road Commission, Giffels Webster along with Hubbell Roth and Clark Engineering to start the process of the installing a Hawk Signal on Southfield Road just north of Lincoln Ave.

**11. Adjourn**

Kantor moved to adjourn the meeting at 7:44 pm





January 13, 2023

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

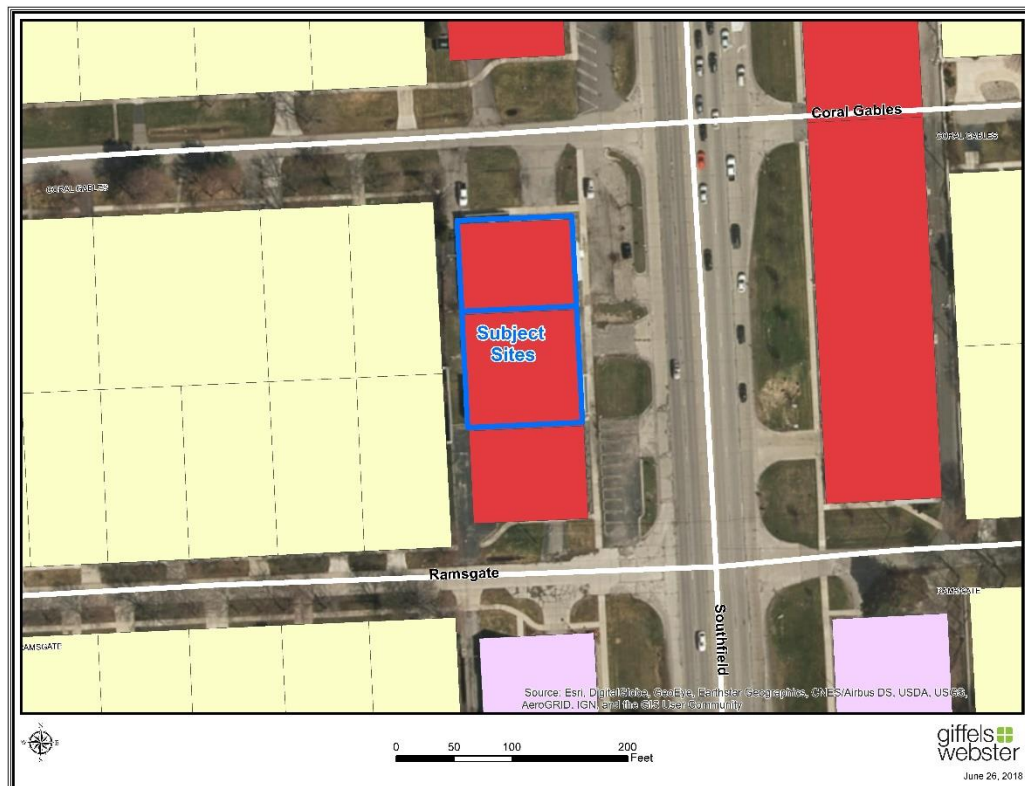
# Site Plan (as-built) Review

## 1<sup>st</sup> Review

Site: 26727 Southfield Road  
Applicant: Tarek Gayar  
Plan Date: 12/21/2022 (as-built)  
Zoning: CV - Commercial Vehicular  
Parcel ID: None Provided  
Proposal: Gas Station and Convenience Store

Dear Planning Commissioners,

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





## Summary of Findings

### Previous Reviews

- **March 2022:** The Planning Commission postponed action on the proposed plan to plant landscaping in lieu of a screen wall along Southfield Road and Coral Gables Avenue due to the underground location of the storage tanks encroaching into the public right-of-way. During the postponement period, the underground tanks have been relocated fully within the property and no longer encroach into the right-of-way. The applicant had since constructed a screen wall at the corner of Southfield Road and Coral Gables Avenue.
- **September 2021:** Administrative approval of a modification to the façade design under Section 6.1.B.ii. This approved minor modification included the addition of 6 decorative columns composed of EIFS, with the total percentage of EIFS to be 8% or less, along with an additional accent material of Composite Cladding (Wood Grain Pattern). Rather than a replacement, the existing window openings will remain, as will the existing entrance doors.
- **February 2019:** The special land use and site plan were approved.

### Summary

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

### Proposed

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

As state above, a three-foot screen wall was constructed along the northeastern corner of the site, between the two driveway access points, as demonstrated on the as-built survey provided by the applicant. The underground storage tanks were relocated and no longer

encroach beyond the property line and into the Coral Gables right-of-way. Therefore, the placement of the screening wall is not obstructed by the presence of underground fuel tanks. meeting the required standard. **The Planning Commission may wish to discuss the effectiveness of the additional vegetation and their ability to screen the parking area from Southfield and Coral Gables.**

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

City Council approved the landscape (and parking area) in the ROW on the west and northwest side of the site.

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

Regards,  
Giffels Webster

**Jill Bahm, AICP**  
Partner

**Eric Pietsch**  
Senior Planner



<b>PZE Process #</b>	<b>Address</b>	<b>Applicant Name</b>
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
Pze21-003	27000 SOUTHFIELD RD	HALLE PROPERTIES LLC
Pze22-003	18411 W 12 MILE RD 201	LOGOS Global Ministries
Pze22-006	27777 SOUTHFIELD RD	PANERA BREAD #662
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 LBLTY C



PZE Process Type	Started	Completed
Site Plan Review	6/22/2020	
Site Plan Review	6/22/2020	
Site Plan Review	6/22/2020	
Site Plan Review	6/22/2020	
Site Plan Review	3/2/2021	3/12/2021
Site Plan Review	3/4/2021	2/8/2022
Site Plan Review	3/16/2022	4/19/2022
PUD	4/29/2022	10/17/2022
Site Plan Review	9/19/2022	10/18/2022
ZBA	10/26/2022	
ZBA	1/11/2023	
Amended Site Plan Review	1/12/2023	

## Notes

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 dumpster.

Applicant continues to make progress on exterior & interior improvements

Applicant has obtained building & engineering approvals. They are waiting to receive utility wrecking clearances in order to obtain a demolition permit. DTE & Consumers are several months behind.

Grand opening was held in November and business is operational.

Applicant is seeking a variance on the monument sign placement. Staff requires additional information to complete the review. It is tentatively placed on the February 27th ZBA agenda

Applicant is seeking a dimensional variance for a shed. It is tentatively placed on the February 27th ZBA agenda

Applicant is seeking amended approval related to a necessary change to the required screen wall and for the placement of electric vehicle charging stations.