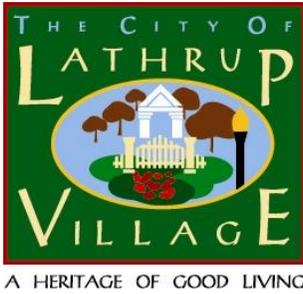


Planning Commission Agenda

Tuesday, December 19, 2023 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 2023 11 21](#)
6. **Public Comment**
7. **Old Business and Tabled Items**
 - A. [Parking Standards discussion](#)
8. **New Business**
9. **Other Matters for Discussion**
 - A. [Development Project Updates](#)
10. **General Communication**
11. **Adjourn**



Planning Commission

Agenda

Draft Meeting Minutes

Tuesday, November 21, 2023, at 7:00 PM
27400 Southfield Road, Lathrup Village, Michigan 48076

1. Call to Order at 7:04pm

2. Roll Call

Present: Vice Chair Stansbery, Secretary Fobbs, Commissioner Dizik, Commissioner Kantor, Commissioner McClure, and Commissioner Tamarilli

Also Present: Community & Economic Development Director Susan Stec, City Attorney Scott Baker, and Eric Pietsch, Giffels Webster Engineering

New Planning Commissioner McClure briefly introduced herself and discussed her experience. CED Director Stec talked about the Commission open seat and said that officers can be elected once the vacancy is filled.

Vice Chair Stansbery publicly thanked former Chairperson Hammond for this service on the Planning Commission and congratulated him in his new role as City Councilmember.

3. Approval of Agenda

Commissioner Fobbs moved to approve the agenda as presented. Commissioner Tamaralli seconded the motion. Motion carried.

4. Approval of Meeting Minutes

A. PC Minutes 2023 09 19

Commissioner Tamaralli moved to approve the minutes of the September 19, 2023, meeting with the corrections as noted. Commissioner Kantor seconded the motion. Motion carried.

5. Public Comment

None

6. Old Business and Tabled Items

None

7. New Business

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

The applicant is proposing a full renovation of the interior and exterior. The applicant proposes a mix of office, retail, and restaurant use. The site currently has seven tenant spaces, and proposed site plan reconfigures the space to include eight tenant spaces. The applicant is proposing additional parking spaces in the rear of the building; they are proposing individual trash cans for each tenant.

After extensive discussion on parking, Commissioner Fobbs moved to table the site plan approval for 27300 Southfield Road with the following guidelines for the applicant: 1) Address the screen wall between the property and the R1 District, 2) Pursue a shared parking agreement with contiguous properties, 3) Provide supporting documentation to waive the 25% parking 4) Waste 5) Have these issues ready to present to the commission at the January 16, 2024, meeting. Commissioner Kantor seconded the motion. Motion carried.

B. Parking Standards Discussion

Eric Pietsch of Giffels Webster researched how the Master Plan may address the parking challenges in Lathrup Village, whether the Master Plan provides a framework to address this issue. The commissioners discussed at length concerns related to connectivity throughout the community. The commissioners want to be thorough and thoughtful when exploring potential ways to resolve this issue. They asked staff to provide more information about what neighboring communities may be doing.

There was a discussion on how resident connectivity and mobility to connect to the City Center play into parking needs. For the next steps, Eric will research other communities that have done away with parking standards.

8. Other Matters for Discussion

Commissioners asked to hold study sessions to further discussions topics such as parking. Stec will send a Doodle poll to select a date for a January Study Session.

Commissioner Kantor asked staff to send the Lurndromat ordinance back, unchanged, to City Council for consideration.

9. General Communication

A. Development Project Updates

Susan Stec went over the spreadsheet and answered questions.

10. Adjourn

Commissioner Dizik moved to adjourn the meeting. Commissioner Kantor seconded the motion. The meeting adjourned at 10:02 pm.

memorandum

DATE: December 15, 2023
TO: Lathrup Village Planning Commission
FROM: Jill Bahm & Eric Pietsch, Giffels Webster
SUBJECT: Parking Ordinance Standards Discussion

The Lathrup Village Planning Commission has recently expressed interest in looking into ways to address the parking challenges within the community. Redevelopment proposals, particularly along the Southfield Road corridor, are oftentimes faced with a shortage in the amount of parking that is available to meet the minimum standards within the zoning ordinance. Based on recent activity, examples include, but are not limited to

- 1) The inability to utilize existing parking spaces in the County right-of-way of Southfield Road in order to be considered for satisfying current parking requirements.
- 2) The insufficiency of alleyway widths in certain circumstances that may prevent the maximization of parking stalls adjacent to a site.
- 3) Restricting parking spaces from being utilized for delivery vehicles when/where appropriate.
- 4) Other examples identified by the Planning Commission.

With reference to the Master Plan for guidance, the Planning Commission may explore ideas that enhance parking flexibility and relief in ways that are consistent with the City's goals and vision. At the November 21st meeting, the Planning Commission discussed a wide range of parking-related subjects including shared parking, parking structures, community engagement to explore alternative transportation modes, the reconstruction of Southfield Road, the context of Southfield Road through the community, and R-1 parking parcels, among other related ideas.

The Planning Commission asked for additional information pertaining to municipalities that have eliminated parking minimums so that a better understanding of the pros and cons may be further understood and discussed as part of the efforts to improve parking in Lathrup Village. A brief presentation will precede the next discussion by the Planning Commission at the meeting on December 19.

Development Project Update

PZE Process #	Address	Applicant Name	PZE Process Type	Started	Date Completed PZE Process	Completed Construction (Yes/No)	Notes
Pze22-006	27777 SOUTHFIELD RD	PANERA BREAD #662	PUD	4/29/2022	10/17/2022	No	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.
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
Pze23-009	26780 SOUTHFIELD RD	44 Burrito	Site Plan Review	6/21/2023	7/19/2023	No	Interior build-out complete & sign installed. Grand Opening on Dec. 1st at 3 pm
Pze23-010	27300 SOUTHFIELD RD	Sadier Abro	Site Plan Review	6/15/2023		No	PC provided zoning interpretation on laundromat use. Building plans have been reviewed & approved. Permits on hold.
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	Facade Renovation & Parking Reconfiguration
	28901 SOUTHFIELD RD	Papa's Pizza & BBQ	N/A			No	Interior build-out of take out restaurant.
	28831 SOUTHFIELD RD	Sam's Shoe Outlet	N/A			No	Interior conversion of retail space