

City Council Special Meeting Agenda

Wednesday, June 01, 2022 at 6:00 PM
27400 Southfield Road, Lathrup Village, Michigan 48076

HYBRID MEETING INFORMATION

Location: City Council Chambers

Webinar ID: 894 4619 7891

Password: LathrupCC

Online: <https://zoom.us/>

Telephone: 646.558.8656 or 312.626.6799

1. **Call to Order** by Mayor Garrett
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Approval of Agenda**
5. **Public Comments for Items on the Agenda** (Speakers are limited to 3 minutes)
6. **Action Requests - For Consideration / Approval**
 - A. Special Land Use Approval - 18411 W. 12 Mile (Life of God Outreach Sons, Global Ministries)
 - B. Planned Unit Development - 27777 Southfield Rd. (Panera Bread)
 - C. Discussion - Interview Questions
 - D. Discussion - Fiscal Year 2022/2023 Budget
7. **Public Comment** (Speakers are limited to 3 minutes)
8. **Mayor and Council Comments**
9. **Adjourn**

April 4, 2022

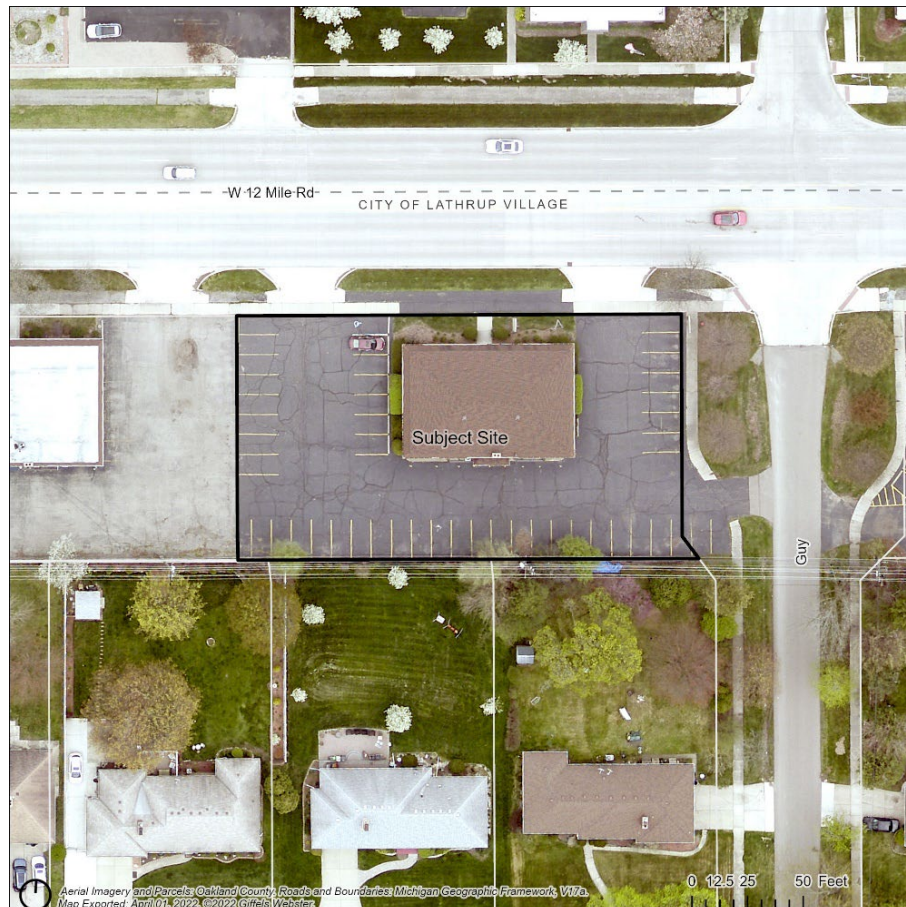
Planning Commission
City of Lathrup Village
27400 Southfield Road
Lathrup Village, MI 48076

Site Plan Review and Special Land Use

Site: 18411 W. 14 Mile Road
Applicant: Engineering Services, Inc.
Plan Date: March 15, 2022
Zoning: O Office District
Parcel ID: 24-14-226-048
Proposal: Special Land Use

Dear Planning Commissioners,

We have reviewed the site plan and special land use application and a summary of our findings is below. Items in **bold** require specific action by the applicant.



Summary of Findings

The 0.51-acre site is zoned O – Office District and is located at the southwest corner of W. 12 Mile Road and Guy Place. The existing building consists of two floors, with a square footage of 3,350 each, amounting to 6,700 square feet total. According to the site plan, 2 driveways along W. 12 Mile Road and one driveway along Guy Place provide vehicular access to the site. 44 existing parking spaces are dimensioned on the property, 20 of which are located within an area along the south property line labeled as a vacated public alley. Abutting properties to the south are zoned R1 – Single-Family Residential. Properties to the east and west, along the south side of W. 12 Mile Road are zoned O – Office, and the properties on the north side of W. 12 Mile are located within the city of Southfield and zoned OS – Office Service. The subject site's previous use was office. The primary proposed use is a place of worship, which will also function with multipurpose related uses, including a school and office. No additional square footage is proposed within the scope of work for this project.

Standards For Site Plan Approval

Projects requiring a special land use approval must be accompanied by a site plan prepared in conformity with Section 6.1 of the Lathrup Village Zoning Ordinance (Section 6.2.3).

Proposed

1. **Use.** The applicant intends to renovate the interior of the existing building for a change in use from office to place of worship. Additional uses are dependent upon the primary use and include multipurpose areas such for school and office space. The existing, 2-story building gross floor area is 6,700 square feet and no additional space is proposed to be added to the site.
2. **Waste and Rubbish (Section 5.3).** Every building in every district other than R1 and R2 shall provide within the building a fire protected waste and refuse storage space or spaces measuring five cubic feet for each 100 square feet of building floor area, but at least 225 cubic feet. To be acceptably fire protected, the waste and refuse storage space must be in an enclosure or room with a one-hour fire rated construction with self-closing fire door and must have sprinkler heads installed and maintained in working order. The heating furnace may not be located in the waste and refuse storage space. ***The site plan does not include a designated area for a dumpster enclosure and should therefore demonstrate compliance with this ordinance standard.***
3. **Protective or Barrier Walls Required (Section 5.5).** In districts R2, O, CV, VC and MX where a lot abuts an R1 district (or abuts an alley which abuts an R1 district), the owners of each lot in R2, O and CV districts who erect any building, structure, or parking facility on the lot, shall provide and thereafter maintain in good condition, a protective or barrier wall between R1 district and such lot in conformity with the following requirements:
 - a. It shall be a continuous and solid face brick, masonry, or stone wall at least five feet high (but not more than six feet high) as measured from the side of the wall farthest from the R1 district as finally and properly graded. ***The site plan identifies an existing, 8'-0" wall along the south property line separating the subject site from the adjacent R-1 Single-Family Residential District. The wall may be an existing, non-complying structure, but the plans should address the following, in item 'b' below:***

- b. It shall be at least eight inches thick and reinforced with steel, pilasters, or the equivalent and shall provide for proper drainage to flow through or around the wall in accordance with sound engineering practice. ***The applicant should provide additional information pertaining to the existing barrier wall.***
- c. It shall extend the full length of the property being put to use by the provider of the wall; provided, however, it shall not be extended to within the front 20 feet of an abutting R1 lot and may be reduced to three feet high in the end 20 feet.
- d. It shall be placed adjacent to and along the property line which abuts the R1 district where the two districts abut each other. It shall be placed on R1 side of any alley, in the alley, when there is an alley which runs between the two districts.
- e. The building official, in the exercise of his sound discretion, may provide for minor deviations from the foregoing specifications as provided in Section 6.1.B.



Image of existing buffer fence along south property line. -Source: Google Street View

- 4. **Outside Illumination (Section 5.8).** All lighting apparatus used for outside illumination shall direct all light downward and shall be so constructed as to prevent the directed light from extending beyond the lot being illuminated. Except as otherwise provided in this ordinance, no lighting apparatus shall be placed more than 18 feet above grade as measured to the point on the ground nearest the light. No light source shall cause or permit direct, indirect, or reflected light to extend beyond the lot upon which it is placed so as to be annoying to any occupant of a neighboring lot who is of ordinary sensibilities. ***There is no indication that outdoor lighting exists on the site and no indication that any is proposed. The applicant should provide information pertaining to lighting the property. If lighting is proposed, it must comply with the standards of this section.***
- 5. **Parking Requirements for Change of Use (Section 5.13.3).** Whenever the use of an existing premises is changed to one requiring greater off-street parking, parking facilities for the total floor area and use shall first be provided and thereafter maintained in the amounts specified in this article.

6. Off-street parking construction and maintenance standards (Section 5.13.9)

Parking Layout Standards (5.13.9.A)					
	Angle of Spaces (Degrees)	Maneuvering Lane (Feet)	Total Module Width of 1 Tier of Spaces + Maneuvering Lane (Feet)	Total Module Width of 2 Tiers of Spaces + Maneuvering Lane (Feet)	Comments
Required:	90	22	42	62	Compliant
Provided:	90	28'-7" east aisle 24'-7" south aisle 28'-5" west aisle	54'-0" east aisle 44'-7" south aisle	75'-10"	

- a) Numbers and locations of driveways shall be planned in accordance with the principles of good traffic engineering and whenever feasible, driveways should be combined and jointly used to reduce their numbers to a minimum (Section 5.13.9.E). ***The existing site has two access driveways along W. 12 Mile Road and one along Guy Place. The applicant may consider removing one of the driveways to reduce the number of potential conflict points between vehicles, and vehicles and pedestrians.***
 - b) Some form of wheel stop shall be provided to prevent a parking vehicle from damaging an adjacent wall or fence or overhanging an adjacent sidewalk by more than two feet. The preferred form of wheel stop is a four-inch-high curb and/or raised concrete slab in at least one wheel track of a parking vehicle. Bumper blocks may be permitted by the City if the applicant shows cause for doing so and the blocks to be used are durable and limited to four inches in height and six feet in length (Section 5.13.9.I). ***Parking spaces abutting sidewalks and the building shall comply with this ordinance standard.***
 - c) All lighting used to illuminate any off-street parking area shall conform to Section 5.8. Lighting may be required as a condition to approval of a site plan (Section 5.13.9.J).
 - d) When required by the principles of sound traffic engineering in order to ensure pedestrian safety, sidewalks, of not less than five feet in width, may be required to separate any driveway or parking area from a building (Section 5.13.9.K). ***Due to the small size of this site and parking area, this may not be required.***
 - e) Any lane, route, or path in which vehicles are directed expressly for the purposes of receiving or dispensing persons, goods, or services without the driver leaving the vehicles (hereinafter referred to as a drivethrough lane) shall comply with this section of the ordinance (Section 5.13.9.O). ***It is common for church facilities to include a designated area for drop-off. The applicant should indicate if the proposed church use plans for a drop-off area.***
7. **Delivery vehicle space (Section 5.13.12).** On the premises of every building or use involving the frequent receipt or shipment of goods by motor, there shall be provide in addition to the otherwise required parking spaces and access drives, an area reserved for standing, loading, and unloading

sufficient to avoid undue interference with public use of streets, alleys, driveways, aisles, and other parking spaces. ***It does not appear this use will require a loading area.***

8. **Minimum number of parking spaces required (Section 5.13.13.D).**

Parking Standards				
Ordinance Standard	Zoning Ord Section	Required	Provided	Comments
Places of Worship	Section 5.13.13.D	53 spaces	44 spaces	Not Compliant ₁

1. 1 space per 3 seats; or 1 space per 3 persons by capacity. – 120 seats / 3 = 40 spaces required. An additional 13 spaces are required for the office designated use:
(GLA / 275): 3,350 square feet / 250 = 12.18 or 13 spaces. 53 spaces required; 44 spaces provided. ***The proposed use is 9 parking spaces short, or 17% deficient. Per Section 5.13.15, the approving body, in this case City Council, may determine that the requirements... "are unduly stringent" and that the amount of parking provided is sufficient for the use. The applicant should be prepared to discuss how overflow parking will be handled.***

9. **Landscaping (Section 5.15).** Landscape standards for properties in the Office District are as follows:
Landscape Plan – ***A landscape plan was found on Sheet A-03 showing all proposed trees, shrubs, and perennials. The landscaped area between the building and right-of-way, as well as the sides of the building, appear to be at least 5% of the property that is required to be landscaped. Two evergreen, and two deciduous trees are planted along the landscaped buffer area in front of the building, as required by this section.***

10. **Parking Facility Landscaping (Section 5.15.4).**

- a. There must be provided and maintained a minimum of 15 square feet of landscaping conforming to the specifications of this article for each parking space provided in the parking facility area with a minimum of 150 square feet on any lot. ***The applicant should confirm the location of the parking lot landscaping. 15 square feet x 44 parking spaces = 660 square feet of landscaping required. From an aerial image of the site, it appears that there are two existing parking spaces within the Guy Place right-of-way that are not shown on the site plan. If the applicant does not believe these spaces are needed, and City Council approves a reduction in parking, the Planning Commission may wish to discuss whether this area could be used as a landscape area.***
- b. Parking facility landscaping shall be not less than three feet in any single dimension and not less than 150 square feet in any single area and shall be protected from parking areas with curbing or other permanent means to prevent automobile encroachment onto the landscaping areas. Areas less than these minimum requirements will not be considered as part of the landscaping requirements. ***If the landscaping on the sides of the building is intended for parking facility landscaping, dimension the width of the planting strip. Also, identify the curb or protection mechanism from the adjacent parking spaces.***
- c. A minimum of one deciduous or large evergreen tree shall be planted for each 400 square feet or fraction thereof of required parking facility landscape area. ***660 square feet of parking facility landscaping is required. Therefore, identify the one tree intended to meet this requirement.***

11. District Development Standards (Section 3.1.6).

Development Standard	Zoning Ord Section	Required	Provided	Comments
Lot Size	3.1.6	5,000 square feet	22,215.6 square feet	Compliant
Maximum Height		30 feet or 2 stories, whichever is less	two story (existing building)	Compliant
Front Yard		10 foot minimum	14 feet (existing building)	Compliant
Side Yard		5 feet – one side 15 feet – total	54 feet (east side) 75.86 (west side)	Compliant
Rear Yard		5 feet	44.55 feet	Compliant

Standards for Special Land Use Approval (Section 6.2.10)

1. *Reasonable Use.* The proposed use is considered “reasonable” when it would be harmonious, compatible, and appropriate for the use along with not impinging unreasonably on the value or use of nearby properties. Places of worship are a permitted special land use within the Office District. ***The interdependent office and educational uses would align with the reasonable use of the worship space.***
2. *Conformity with other regulations of the City.* The site is existing and proposes no physical changes to the property other than landscaping. As a change of use application, the proposed church requires additional parking spaces that have not been confirmed upon review of the site plan. ***The applicant should respond to additional review comments outlined in the letter above.***
3. *Location, intensity, and periods of operation.* The location, intensity, and periods of operation of the use must be such as to eliminate any reasonable likelihood that it will be, cause, or create a public or private nuisance in fact. ***The proposed use is reasonable within the context of location, intensity, and periods of operation of the City of Lathrup Village. Sensitivity toward the existing, abutting single-family residential lots should be observed, particularly on days of highest use (Sundays, holidays, etc.)***
4. *The use, as and where proposed, must not be inconsistent with the spirit and purpose of this ordinance nor contrary to the principles of sound community planning.* The proposed reuse of a vacant building in the O – Office District as church use is consistent with the spirit of the ordinance and is in line with sound community planning. ***The shortage of off-street parking should be addressed by the applicant prior to site plan approval.***
5. *Uses Character on Adverse Effects and Neighbors.* ***On-street parking within the adjacent, residential neighborhood should be avoided. The shortage of off-street parking should be addressed by the applicant prior to site plan approval.***
6. *The use must not diminish the fair market value of neighboring lands or buildings to any substantial or significant degree.*

7. *Site Design.* The site and manner of operation provide for the maximum reasonable and feasible enhancement of the environment of the surrounding area. The applicant is proposing landscape improvements to the existing site. **Reference to the comments in the landscape review above should be addressed for clarity and compliance of ordinance standards.**
8. *Demonstrated Need.* Establishments involving the sale of alcoholic beverages must demonstrate a quantifiable need for the proposed use within either the City or surrounding area. **N/A.**

We will look forward to discussing the site plan and special land use application with the Planning Commission on April 19, 2022.

Regards,
Giffels Webster

Jill S. Bahm

Jill Bahm, AICP
Partner

Eric M. Pietsch

Eric Pietsch
Senior Planner





City of Lathrup Village
27400 Southfield Road
Lathrup Village, MI 48076
Phone: (248) 557-2600

Office Use Only

Date Submitted: 3/15/22

SLU Review Date: _____

Public Hearing Date: _____

Item A.

Application for Special Land Use

Please note that information requested and the procedure followed is pursuant to Sec. 6.2 Special Land Use and Standards. As stated above, the Special Land Use will be necessary to allow for special uses not automatically allowed in the zoning district. The Special Land Use application requires a Public Hearing in front of the Planning Commission. Applicant is encouraged to be present to answer questions and speak to the business development.

Property Information

Project Name:	Life of God Outreach Sons, Global Ministries		
Subject Property Address:	18411 W. 12 Mile Road, Lathrup Village, MI 48076		
Subject Property Parcel Number:	24-14-226-048		
Legal Description:	Lots 821 to 830, inclusive, including 1/2 of the vacated alley adjacent thereto, Louise Lathrup's California bungalow SUB. NO. 2		
Acreage:	Frontage (in feet):	Dimensions:	
Proposed Use:	church/ office/ school/ multipurpose		
Current Zoning:			

Applicant Information

Name:	Scottie and Charlotte Jones/ LOGOS Global Ministries		
Address:	P.O. Box 760181 Lathrup Village	State:	MI
		Zip Code:	48076
Phone Number:	(313) 574-4352	Fax:	
Email Address:	scottie.l.jones@lifeofgodoutreachsons.com		
Interest in Property:	OWNER		

*If the applicant is a corporate or a partnership, please attach certificate from the state in which it is organized.

Property Owner Information

Name:	Lamb of God Outreach Servants, Global Ministries DBA Life of God Outreach Sons, Global Ministries		
Address:	18411 W. 12 Mile Road, Lathrup Village	State:	MI
		Zip Code:	48076
Phone Number:	(313) 574-4352	Fax:	
Email Address:	scottie.l.jones@lifeofgodoutreachsons.com		
Description of Proof of Ownership Provided:	Yes		

Land Use Questions

Please describe the type and nature of the business being proposed for the property you are seeking special land use approval for. In addition please list the appropriate Class Use that the proposed business falls under:

Requesting to use property as a church, office, school and outreach/resource center

Please list the following information about your hours of operation.

Weekdays 9a to 5p

Weekends 9a to 5p

Please list the peak hours of operation, and the maximum number of persons who will be occupying the business during the listed peak hours (space is provided for multiple peak hours.)

Peak Hours Weekdays: Same as above

Peak Hours Weekends: Same as above

Maximum number of vehicles which will be attracted to the property for which you are seeking special land use approval:

Describe what additional requests or demands for City services there may be. Examples may be traffic regulation, ordinance enforcement, public safety, and water and sewer services.

N/A

Describe how the proposed use qualifies as a "reasonable use". Section 2.2 of the Zoning Ordinance defines it as: A proposed use is "reasonable" when it would be harmonious, compatible, appropriate, would not impinge unreasonably on the value or use of nearby properties, and would not impair sound communal development as and where proposed to be established. An existing use is "reasonable" when it is harmonious, compatible, and appropriate as and where established, does not impinge unreasonably on the value or use of nearby properties, and does impair sound communal development. Uses which are not "reasonable" are "unreasonable." No use shall be deemed "reasonable" if its establishment or actual conduct is unlawful under the statutory or common law of this state."

The present use of the building consists of general office use and meeting rooms. We are proposing use the building for multiple purposes to include a church, administrative office space, training classes, and outreach/resouce. The front exterior of the building will not receive any structural changes. We plan to renovate the inside of the building to construct a large gathering space for services and to meet all building codes requirements.

If the special use is granted, will the use then conform to all of the other regulations of the Zoning Ordinance and other ordinances of the City without a need for any variances?



Yes



No

Describe what, if any, activities may reasonably be anticipated to occur on the premises and in the neighborhood as a result of the occupancy which reasonable persons or ordinary sensibilities may possibly find seriously annoying – in particular what changes, if any, will be observed in the following items:

	More	Less	Same
Noise	Same		
Dust or dirt	Same		
Lights, glare	Same		
Odors/Fumes	Same		
Pedestrian/Vehicle Traffic	Same		
Litter/Waste/Trash	Same		

If you checked any item as more, please describe what, if any, impact you believe will result on adjacent properties.

Will the location, intensity and periods of operation proposed will cause or create a public or private nuisance. Typical nuisance complaints associated with our business community include, but are not limited to, those listed above as well as parking problems, lights falling onto adjacent properties, and property appearance and maintenance.

☐ Yes

☒ No

Please describe how you will provide for the maximum reasonable and feasible enhancement of the environment of the surrounding area. This may include, but not be limited to, buffering, landscaping, signage, façade, or other site amenities pursuant to the City's Zoning Ordinance and Design Guidelines.

Site Plan Information

Is there an existing site plan on file:

☐ Yes ☐ No

☒ Applying concurrently

If yes, when was site plan approval obtained?

Prepared By: Engineering Services, Inc.

Street Address:

32190 Schoepcraft

State: MI

Zip Code: 48150

Phone Number:

734-525-7330

Cell:

Fax: 734-525-7255

Email Address:

esi-corp@yahoo.com

Application Checklist

The applicant is required to submit the following materials to the City Hall **30 days** prior to the regularly scheduled date of the Public Hearing. Failure to supply all required information will result in the rejection of the application by the

- ☒ One (1) completed and signed copy of the Special Land Use application
- ☒ One (1) full-sized (24x36) set of the proposed or existing Site Plan
- ☒ PDF of complete special land use application materials
- ☒ Review Fee: \$1,750

Applicant's Declaration

I declare that the foregoing answers honestly and fairly describe the nature of the proposed use to the best of my information, knowledge, and belief. I understand that City Officials and the City Council will rely upon my representations in processing this application and agree that any resulting decisions or approvals may be conditioned upon the use being conducted as represented and may be voided or modified in the event any such representation may later be determined to have been materially faults or misleading.

Applicant's Printed Name

Scottie L. Jones and Charlotte M. Jones

Applicant's Signature

Scottie L. Jones *Charlotte M. Jones*

Date:

3/11/2022

Property Owner's Printed Name

Scottie L. Jones and Charlotte M. Jones

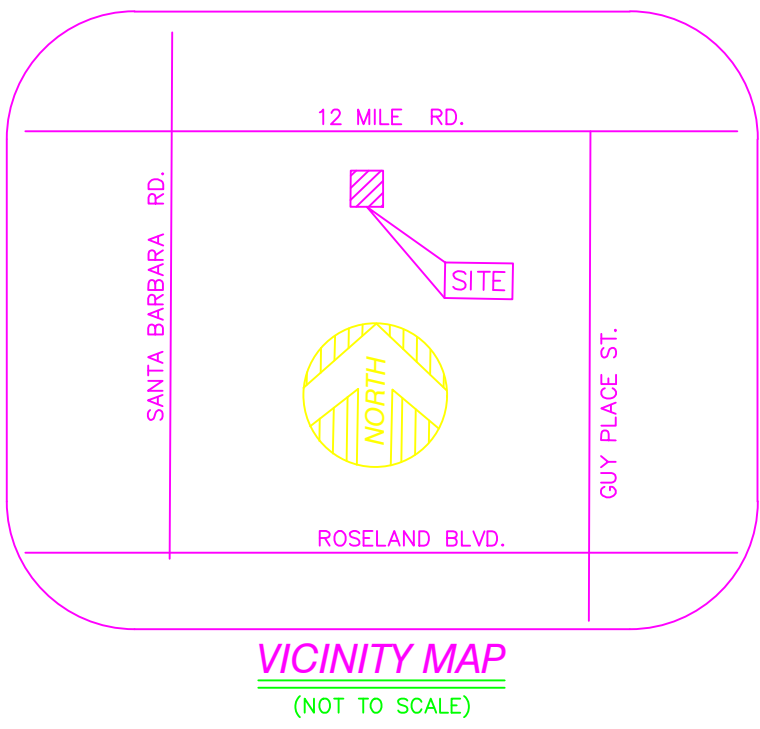
Property Owner's Signature

Scottie L. Jones *Charlotte M. Jones*

Date:

THIS PROJECT SHALL ADHERE TO THE FOLLOWING CODES:

- 2015 MICHIGAN BUILDING CODE
- 2015 MICHIGAN MECHANICAL CODE
- 2015 MICHIGAN PLUMBING CODE
- 2017 NATIONAL ELECTRICAL CODE W/PART 8 RULES
- 2018 INTERNATIONAL FIRE PREVENTION CODE
- 90.1.2013 MICHIGAN UNIFORM ENERGY CODE
- 117.1-2009 ANSI ACCESSIBILITY CODE



ENGINEERING
SERVICES, INC.

CONSULTING ENGINEERS
32232 SCHOOLCRAFT ROAD, STE. C-03
LIVONIA, MICHIGAN 48150

(734) 525-7330

ARCHITECTURAL, CIVIL,
ENVIRONMENTAL COMPLIANCE
AUDIT, & SURVEYING.

NOTE :

ENGINEERING SERVICES INC., ITS OWNER, DESIGNERS, ENGINEERS AND STAFF ARE NOT LIABLE OR RESPONSIBLE FOR THE FAILURE OF CONTRACTORS AND THE OWNER TO PERFORM AND EXECUTE THE PROPOSED PROJECT IN ACCORD WITH THE PLANS AND THE LATEST CODES AND STANDARD SPECIFICATIONS.

CONSULTANTS

3 WORKING DAYS |
**BEFORE YOU DIG,
CALL MISS DIG.**

1-800-482-7171 |
(TOLL FREE)

I hereby certify that this plan and specification was prepared by me or under my direct supervision and that I am a duly registered Architect or Engineer under the Laws of the State of Michigan by my hand and seal.

CHURCH

**LIFE OF GOD OUTREACH
SON'S GLOBAL MINISTRY**

**18411 W 12 Mile Rd,
Lathrup Village, MI
48076**

NOTE :

OWNER AND THE CONTRACTORS ARE THE SOLELY RESPONSIBLE FOR THE PERFORMANCE AND THE EXECUTION OF THE PROJECT AND IT IS THEIR RESPONSIBILITY FOR THE SAFETY OF THE BUILDING STRUCTURE AND THE MATERIALS USED TO RENOVATE AND CONSTRUCT THE PROPOSED FACILITY SHOWN ON THE PLANS

	09/14/21	OWNER REQUEST
MARK	DATE	DESCRIPTION
PROJECT NO:		
MODEL FILE:		
DRAWN BY: HAIDER BAJARI		
CHK'D BY: HAKIM SHAKIR		
COPYRIGHT		
DUPLICATION STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF ESI.		

SHEET TITLE

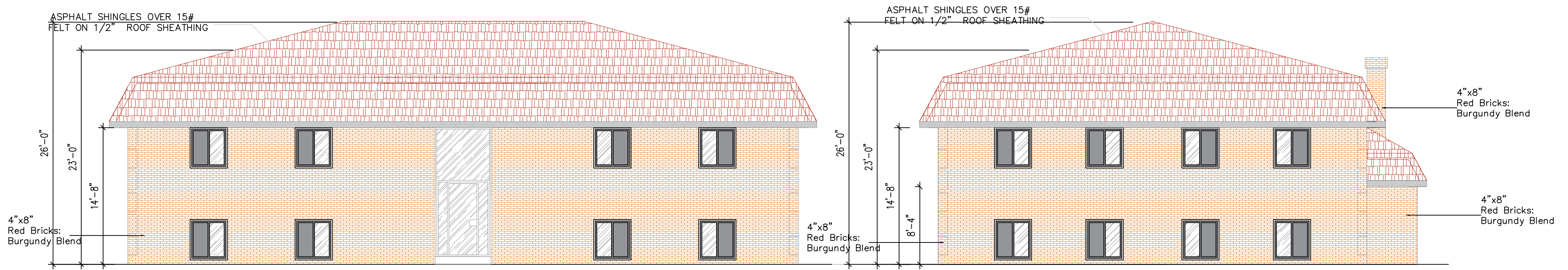
EX. ELEVATION
PLAN

SCALE

NOTED

SHEET No.

A-02











FRONT ELEVATION
SCALE: 1/8" = 1'-0"

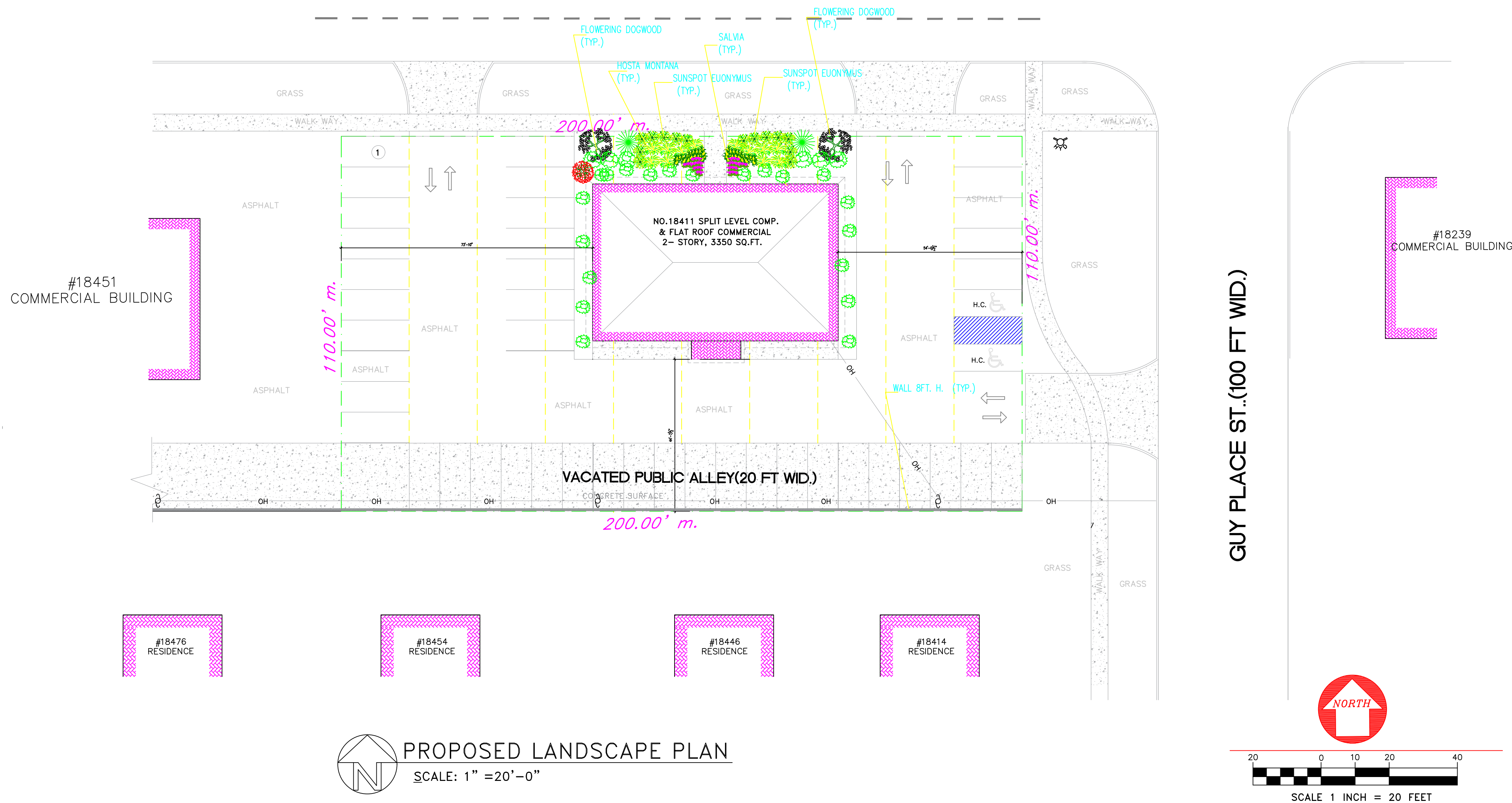
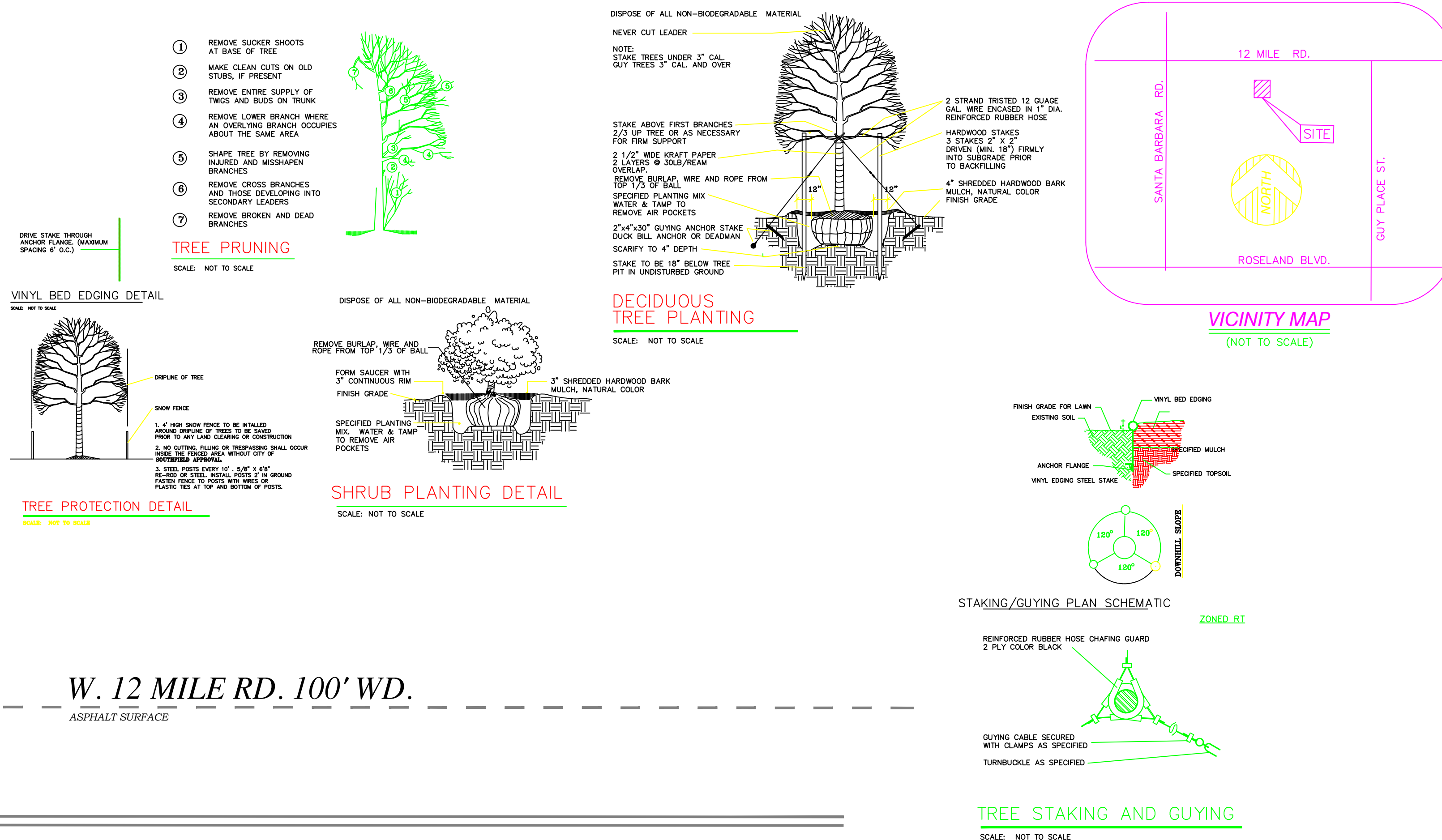
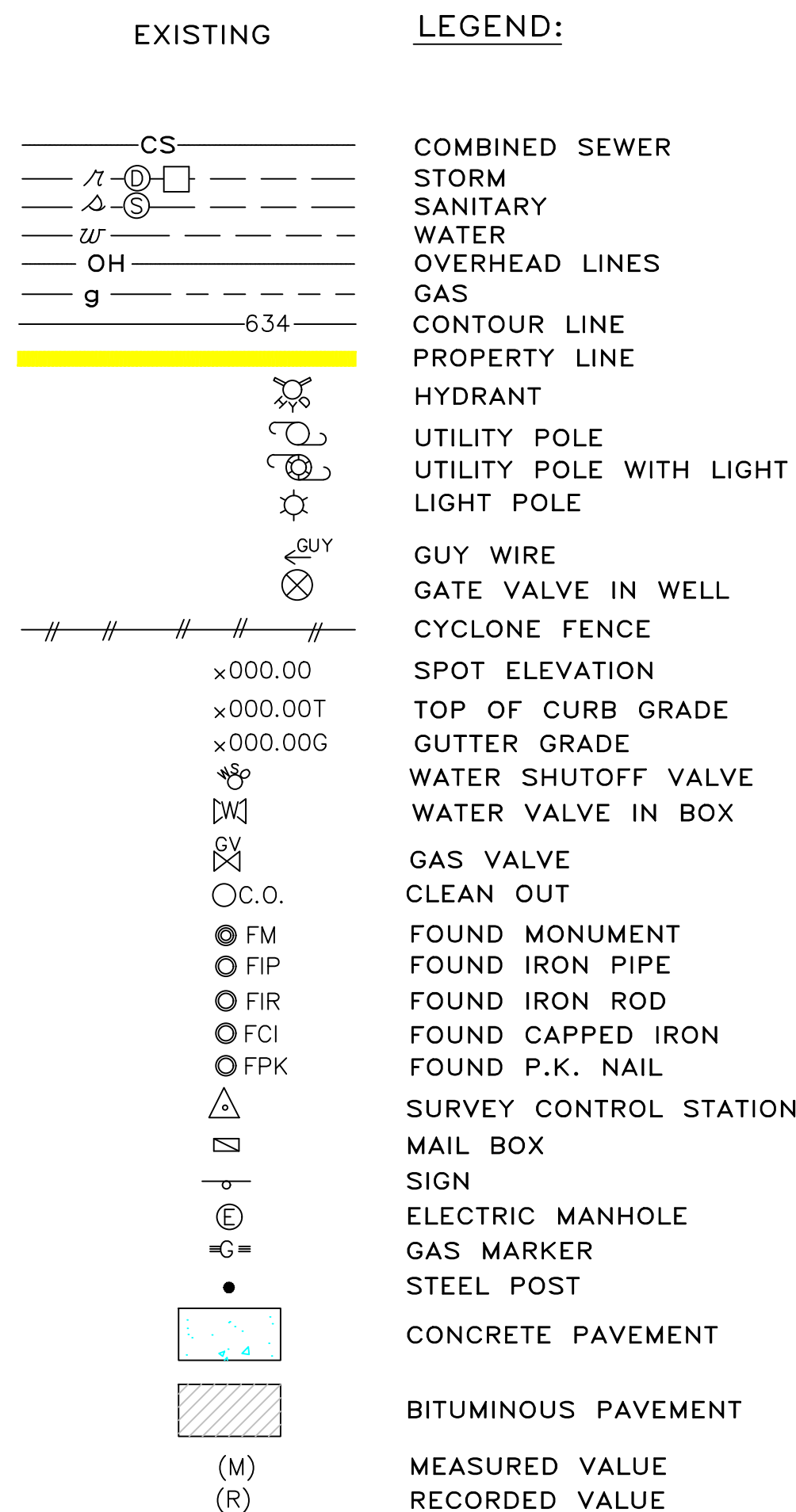
WEST SIDE ELEVATION
SCALE: 1/8" = 1'-0"

REAR ELEVATION
SCALE: 1/8" = 1'-0"

ESTSIDE ELEVATION
SCALE: 1/8" = 1'-0"

PROPOSED PLANT LIST					
	QUANTITY	SIZE	BOTANICAL NAME	COMMON NAME	SYMBLE
SHRUBS & BUSHES	25	36 IN TALL	PINUS MUGO PUMILIO 'ABRUZZI-MAIELLA'	DWARF MUGO PINE	
	1	36 IN TALL	EUONYMUS ALATUS 'COMPACTA'	DWARF WINGED EUNYMUS	
	20	36 IN TALL	EUONYMUS FORTUNEI	SUNSPOT EUONYMUS	
	46	TOTAL SHRUBS			
EVERGREEN TREES	2	8-10 FEET TALL	Thuja occidentalis	Emerald Green Thuja	
	2	TOTAL EVERGREEN TREES			
DECIDUOUS TREES	1	2½"-3" CALIPER	CORNUS FLORIDA	FLOWERING DOGWOOD	
	1	TOTAL DECIDUOUS TREES			
PERENNIALS	40	2 GALLON	HEMEROCALLIS 'STELLA D'ORO'	STELLA DE ORO DAYLILY	
	40	2 GALLON	SALVIA X SUPERBA	SALVIA	
	40	2 GALLON	HOSTA MONTANA 'AUREOMARGINATA'	HOSTA MONTANA	
	120	TOTAL PERENNIALS			
** NOT INCLUDING EXISTING TREES AND SHRUBS					

2015 MICHIGAN BUILDING CODE
2015 MICHIGAN MECHANICAL CODE
2015 MICHIGAN PLUMBING CODE
2017 NATIONAL ELECTRICAL CODE W/PART 8 RULES
2018 INTERNATIONAL FIRE PREVENTION CODE
90.1.2013 MICHIGAN UNIFORM ENERGY CODE
117.1-2009 ANSI ACCESSIBILITY CODE



CONSULTANTS


3 WORKING DAYS

BEFORE YOU DIG
CALL MISS DIG.

1-800-482-7171
(TOLL FREE)



I hereby certify that
this plan and specification
was prepared by me or
under my direct
supervision and that I am
a duly registered Architect
or Engineer under the Laws
of the State of Michigan
by my hand and seal.



The seal is circular with a red border. The outer ring contains the text "STATE OF MICHIGAN" at the top and "EXPIRATION DATE 12-31-2016" at the bottom. The inner circle features the name "HAJIMUDDIN SHAKIR" in the center, with "ENGINEER" above it and "No. 34564" below it.

H. Shakir

PROJECT :

CHURCH

LIFE OF GOD OUTREACH

SON'S GLOBAL MINISTRY

18411 W 12 Mile Rd,

Lathrup Village, MI

48076

NOTE:
OWNER AND THE CONTRACTORS ARE THE SOLELY RESPONSIBLE FOR THE PERFORMANCE AND THE EXECUTION OF THE PROJECT AND IT IS THEIR RESPONSIBILITY FOR THE SAFETY OF THE BUILDING STRUCTURE AND THE MATERIALS USED TO RENOVATE AND CONSTRUCT THE PROPOSED FACILITY SHOWN ON THE PLANS

	09/14/21	OWNER REQUEST
MARK	DATE	DESCRIPTION
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DRAWN BY: HAIDER BAJARI		
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COPYRIGHT _____		
DUPLICATION STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF ESI.		

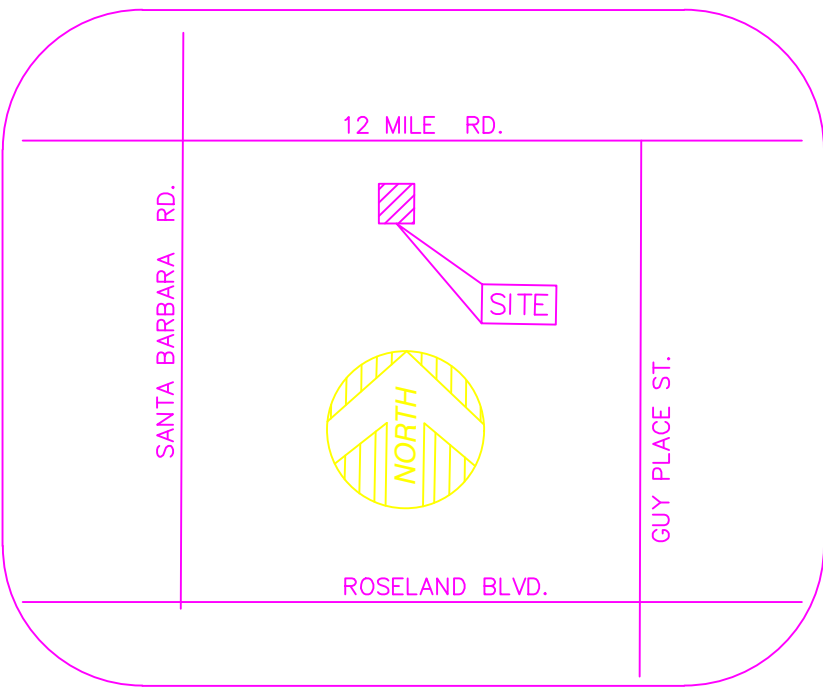
SHEET	TITLE
	PROPOSED LANDSCAPE PLAN

SCALE	SHEET No.
NOTED	A-03

Property Zoning	B1, LATHRUP VILLAGE
ADDRESS	18411W. 12 MILE RD.,LATHRUP VILLAGE,MI
ZONING	B1, LATHRUP VILLAGE
No. OF FLOORS	2 STORIES
PREVIOUS USE	OFFICES
PROPOSED USE	A CHURCH
EXISTING BUILDING AREA/FLOOR	3350 S.F.
PROPOSED BUILDING AREA/FLOOR	3350 S.F.
TOTAL SITE AREA	0.51 ACR.
BUILDING FRONT SETBACK	14.00 FT EX.
BUILDING RIGHT SIDE SETBACK	75.86 FT EX.
BUILDING LEFT SIDE SETBACK	54.00 FT EX.
BUILDING REAR SETBACK	44.55 FT EX.
OCCUPANCY CLASSIFICATION	C
CONSTRUCTION TYPE	B2
BUILDING HEIGHT / MAX HEIGHT	23'-0"
PARKING CALCULATIONS	1 PER EACH / 3 SEATS/OCCUPANCY= 120/3 =40 PLUS OFFICES & OTHER AREA BUILDING (GLA) /250 =3350/ 250 =13 SPACES TOTAL REQUIRED SPACES =53 SPACES
TOTAL PROVIDED PARKING SPACES:	44 SPACES

LEGAL DESCRIPTION

Located in OAKLAND County, State of Michigan:
LOTS 821 TO 830, INCLUSIVE, INCLUDING 1/2 OF THE VACATED ALLEY ADJACENT THERETO, LOUISE LA'THRUP'S CALIFORNIA BUNGALOW SUB. NO. 2, CITY OF LATHRUP, OAKLAND COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 31 OF PLATS, PAGE 47, OAKLAND COUNTY RECORDS.
Commonly known as: 18411 W. 12 MILE RD., SOUTHFIELD, MI 48076 Tax Identification Number: 24-14-226-048



VICINITY MAP
(NOT TO SCALE)

E

I

ENGINEERING SERVICES, INC.
CONSULTING ENGINEERS
32232 SCHOOLCRAFT ROAD, STE. C-03
LIVONIA, MICHIGAN 48150
(734) 525-7330
ARCHITECTURAL, CIVIL,
ENVIRONMENTAL COMPLIANCE
AUDIT, & SURVEYING.

NOTE:
ENGINEERING SERVICES INC., ITS OWNER, DESIGNERS,ENGINEERS AND STAFF ARE NOT LIABLE OR RESPONSIBLE FOR THE FAILURE OF CONTRACTORS AND THE OWNER TO PERFORM AND EXECUTE THE PROPOSED PROJECT IN ACCORD WITH THE PLANS AND THE LATEST CODES AND STANDARD SPECIFICATIONS.

CONSULTANTS

3 WORKING DAYS |
BEFORE YOU DIG
CALL MISS DIG.
1-800-482-7171 |
(TOLL FREE)

I hereby certify that this plan and specification was prepared by me or under my direct supervision and that I am a duly registered Architect or Engineer under the Laws of the State of Michigan by my hand and seal.

PROJECT :

CHURCH
LIFE OF GOD OUTREACH
SON'S GLOBAL MINISTRY

18411 W 12 Mile Rd,
Lathrup Village, MI
48076

NOTE:
OWNER AND THE CONTRACTORS ARE THE SOLELY RESPONSIBLE FOR THE PERFORMANCE AND THE EXECUTION OF THE PROJECT AND IT IS THEIR RESPONSIBILITY FOR THE SAFETY OF THE BUILDING STRUCTURE AND THE MATERIALS USED TO RENOVATE AND CONSTRUCT THE PROPOSED FACILITY SHOWN ON THE PLANS

	09/14/21	OWNER REQUEST
MARK	DATE	DESCRIPTION

PROJECT NO:
MODEL FILE:
DRAWN BY: HAIDER BAJARI
CHK'D BY: HAKIM SHAKIR
COPYRIGHT
DUPLICATION STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF ESI.

SHEET	TITLE
	EX. SITE PLAN
SCALE	SHEET No.
NOTED	A-01

EXISTING

CS

7

5

W

OH

g

6.34

COMBINED SEWER

STORM

SANITARY

WATER

OVERHEAD LINES

GAS

CONTOUR LINE

PROPERTY LINE

HYDRANT

UTILITY POLE

UTILITY POLE WITH LIGHT

LIGHT POLE

GUY WIRE

GATE VALVE IN WELL

CYCLONE FENCE

SPOT ELEVATION

TOP OF CURB GRADE

GUTTER GRADE

WATER SHUTOFF VALVE

WATER VALVE IN BOX

GAS VALVE

CLEAN OUT

FOUND MONUMENT

FOUND IRON PIPE

FOUND IRON ROD

FOUND CAPPED IRON

FOUND P.K. NAIL

SURVEY CONTROL STATION

MAIL BOX

SIGN

ELECTRIC MANHOLE

GAS MARKER

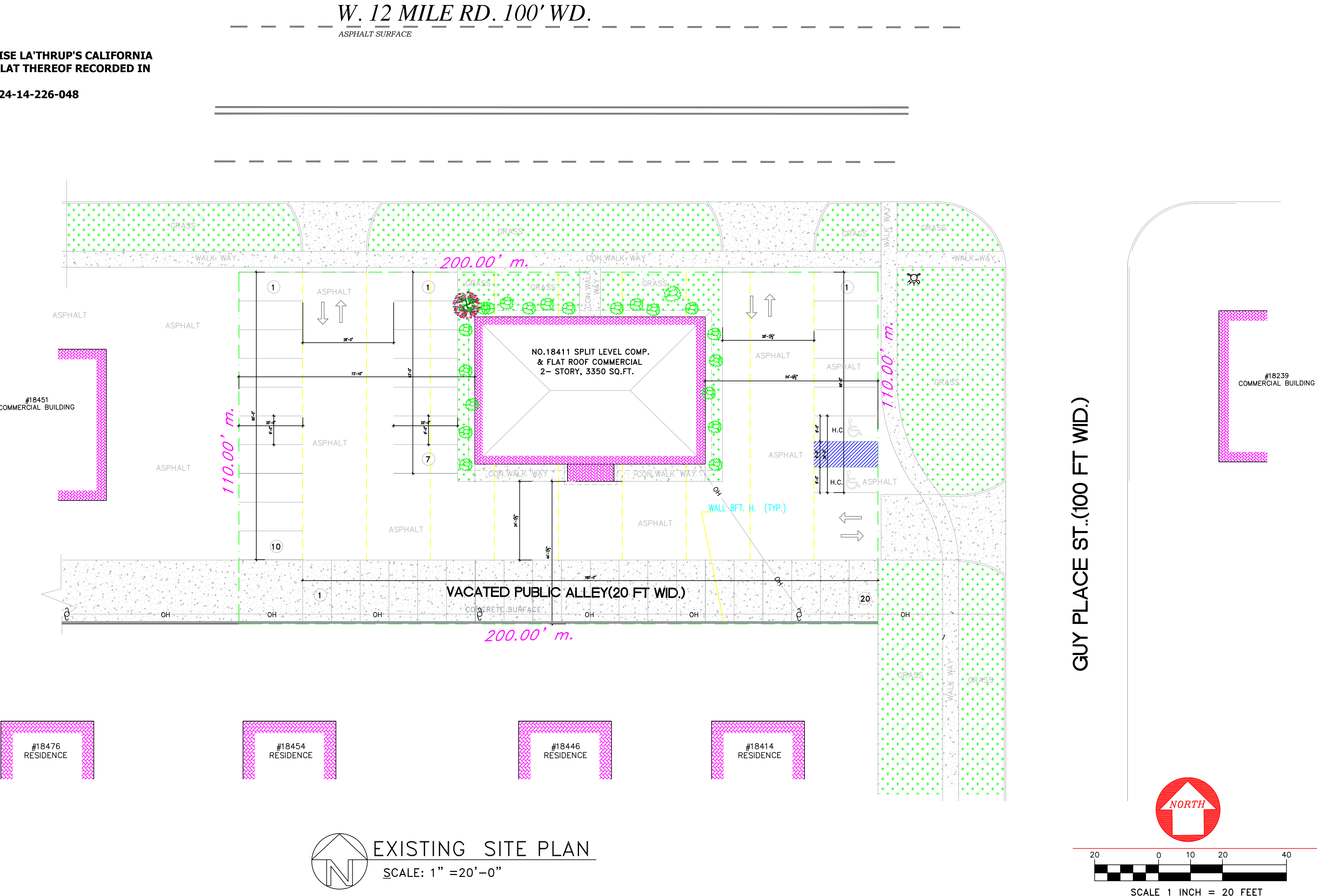
STEEL POST

CONCRETE PAVEMENT

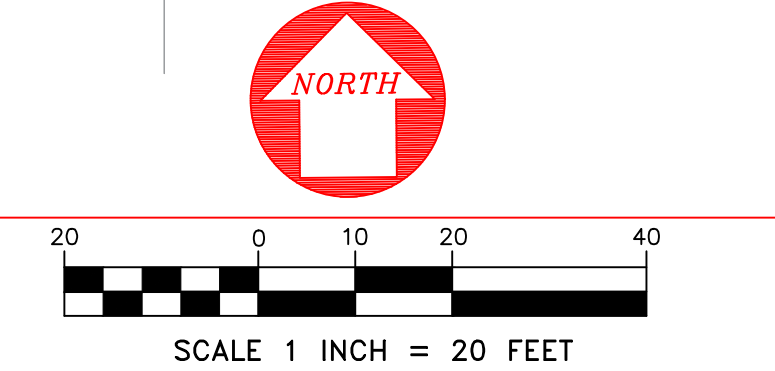
BITUMINOUS PAVEMENT

MEASURED VALUE

RECORDED VALUE



EXISTING SITE PLAN
SCALE: 1" =20'-0"



May 25, 2022

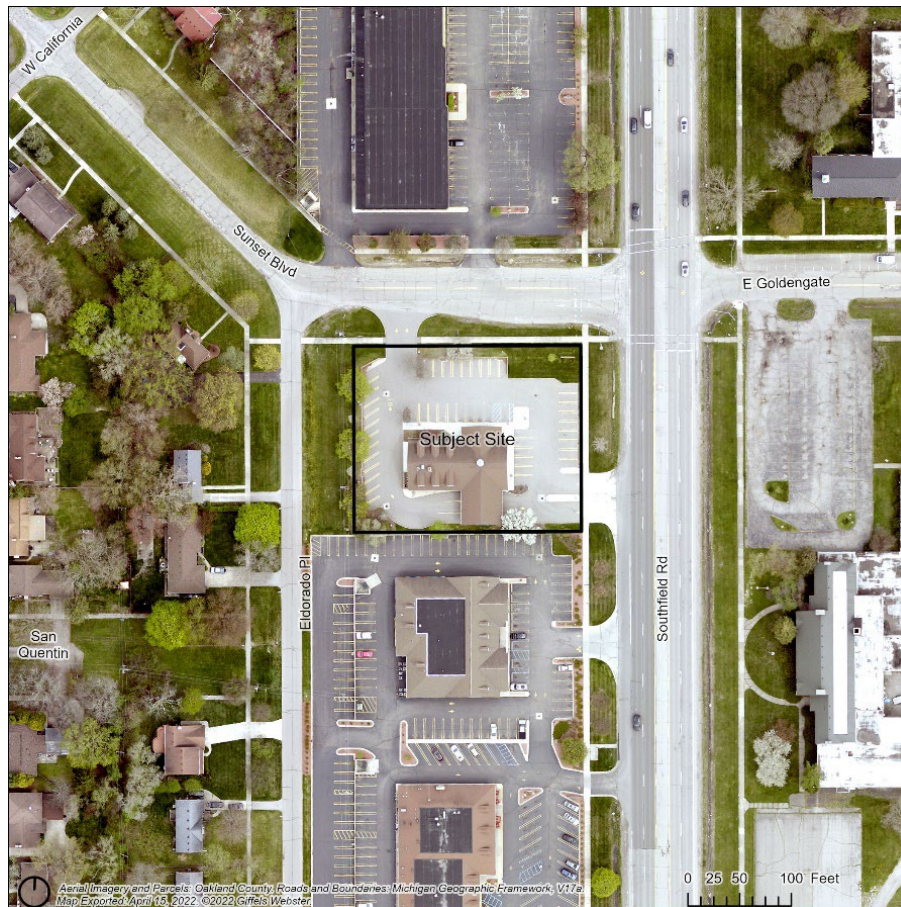
City Council
City of Lathrup Village
27400 Southfield Road
Lathrup Village, MI 48076

Planned Unit Development – Panera

Site: 27777 Southfield Road
Applicant: The Lawrence Group
Plan Date: April 28, 2022
Zoning: VC – Village Center District
Parcel ID: 24-14-432-006
Proposal: Planned Unit Development – Restaurant with drive-thru

Dear City Council Members,

We have completed a review of the Planned Unit Development (PUD) application and a summary of our findings is provided below. Comments are provided in ***bold italics***. A PUD review is similar to a rezoning request, where the Planning Commission reviews the proposal, holds a public hearing, and provides a recommendation to City Council, who takes final action. Additional steps in the process are outlined in the pages that follow.



Summary of Project

The approximately 1-acre site is zoned VC Village Center District and is located at the southwest corner of Southfield Road and Sunset Boulevard. The existing, vacant, one-story building is approximately 5,000 square feet with a drive-thru service area that served a former bank. The site is currently accessible from both Southfield Road and Sunset Boulevard. The applicant is proposing to remove the existing building and build a new one-story structure with vehicular drive-thru lanes for the purpose of a restaurant. Drive-thru facilities are not permitted in the VC District, as this district is intended to be pedestrian-oriented and prioritize walkability. Additionally, the proposed placement of the new building on the lot would not be in compliance with standards of the VC District, which are intended to direct compact, urban-type development. The applicant is pursuing review as a Planned Unit Development.

Purpose of a Planned Unit Development

Section 3.12 provides the process and standards for Planned Unit Development. This is a development review tool authorized by the Michigan Zoning Enabling Act and recently included in the City of Lathrup Village Zoning Ordinance.

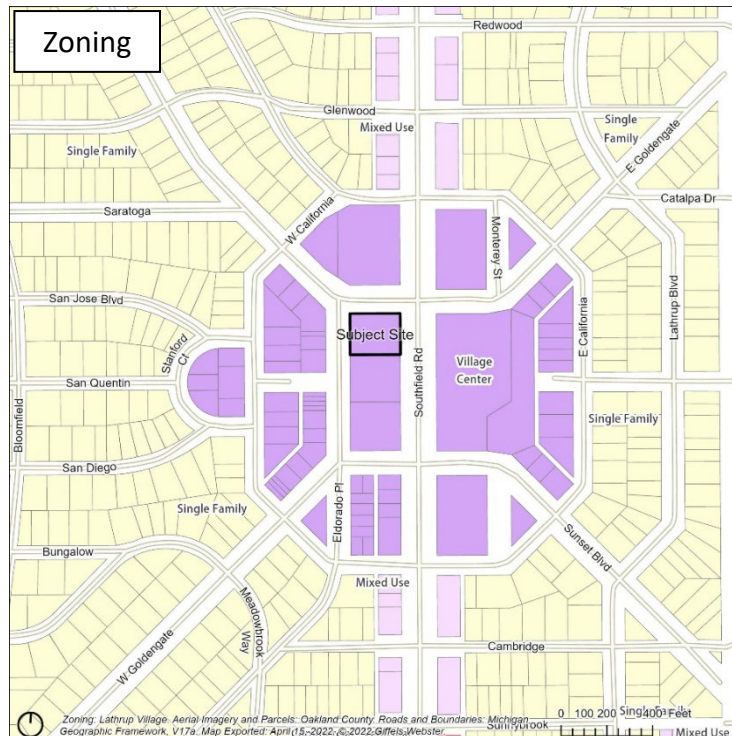
In Lathrup Village, PUD provisions are intended to do the following (per Section 3.12.1):

- A. The Planned Unit Development option is intended to permit, with city approval, private or public development which is substantially in accord with the goals and objectives of the Master Plan for Land Use.
- B. The development permitted under this section shall be considered as an optional means of development only upon terms agreeable to the city. The provision of this option imposes no obligation of the city to encourage or foster its use. The decision to approve its use shall be at the sole discretion of the city.
- C. Utilization of the PUD option will permit flexibility in the regulation of land development by encouraging innovation through an overall development plan to provide variety in design and layout; to achieve economy and efficiency in the use of land, natural resources, energy and in the provision of public services and utilities; to encourage the creation of useful open spaces particularly suited to the needs of the parcel in question; to preserve the city's historic resources; and to provide appropriate housing, employment, service and shopping opportunities suited to the needs of the residents of the city.
- D. It is further intended that the PUD may be used to permit densities or lot sizes which are different from the applicable district and to permit the mixing of land uses that would otherwise not be permitted; provided that the goals of the Master Plan are met, and the resulting development is consistent with the Master Plan and would promote the public health, safety, and welfare.
- E. It is further intended that the development will be laid out so that the various land uses and building bulk will relate to each other and to adjoining existing and planned uses in such a way that they will be compatible, with no material adverse impact of one use on another.

Existing Conditions

1. **Zoning.** The approximate 1-acre parcel is zoned VC – Village Center and was most recently used as a bank -with drive-thru facility. The building had become vacant and is planned to be demolished to prepare the site for the construction of the proposed restaurant facility. Restaurants are a permitted use in the VC District, but drive-thru facilities are not.
2. **Adjacent zoning & land uses.**

Direction	Zoning	Use
North	VC – Village Center District	Retail
South		Retail
East		School (vacant)
West		Single-family residential



SUMMARY

The remainder of this letter goes into more detail on the summary of our review, which is provided here:

1. **Intent.** The PUD plan proposes a restaurant use which is consistent with the Village Center District and the city's Master Plan. The proposed drive-thru component does not align with the zoning district standards or future land use intentions which are highlighted below.
2. **Criteria for Qualifications.** PUD applications may be considered in the VC District and the Lathrup Village Planning Commission approved the applicant's request for qualification on April 19, 2022. A public hearing was held on May 17, 2022, with a few neighbors expressing concerns about loitering, trash and noise. Those comments are reflected in the conditions of the Planning Commission's recommendation, which are provided at the end of this section. City Council is asked to take action on the PUD. If approved, City Council will direct the city attorney to prepare a development agreement for approval by Council. The Planning Commission will take action on the final site plan, which will be consistent with the terms of the development agreement.
3. **Permitted Uses.** Restaurants are permitted in the Village Center District, but the drive-thru configuration presents a departure from the standards, such as setbacks, parking, and design, regulated by the district.
4. **Area Standards -Height, Bulk, Density.** The Village Center District intentionally encourages development of a pedestrian scale to be built close to the street, with greater percentages of building facades to occupy the lot frontages. Implementation of driveway cuts for surface parking and drive-thru land use changes the mobility from pedestrian to automobile-focus. The restaurant building is described as being designed with quality materials and colors, ample windows for transparency, and inviting, people-friendly amenity to draw patrons. These features are in line with the intent of the ordinance for this district. The plans should be updated to include setback, height and parking dimensions.
5. **Building Elements.** The ordinance requires either an arcade or storefront-style design of the ground floor, both of which are intended to be within the build-to zone of the right-of-way line along

Southfield Road. A storefront building frontage is proposed, albeit with a significant departure from the required building placement at the lot line. The applicant stresses the materials to be used to enhance the design and appeal of the stand-alone restaurant. Additional information should be provided that addresses the screening of rooftop mechanical equipment and the like.

6. **Off-street Parking.** 1) The corner lot has three front yards along three street frontages, all of which prohibit surface parking in these locations within the Village Center District. The fourth side of the site contains the paving of the drive-thru lanes, resulting in a complete encompassing of the proposed building by surface paving. 2) Parking for this use is one space per 70 sf of GFA or one space per two employees plus one per two maximum customers plus 10-vehicle stacking spaces per drive-thru lane. The applicant has not provided this information, but does show the required queuing spaces for the drive-thru on site. A parking analysis is required for the proposed development indicating the number of parking spaces provided to meet the minimum required under Section 5.13.13.
7. **Functional Elements.** Based on the building square footage, the ordinance requires one designated loading area on-site, which is not identified on the site plan. Additionally, the proposed location of the dumpster enclosure is at the intersection of two public streets, one of which (Eldorado Place) consists of single-family residential homes. The applicant shall demonstrate that adequate screening is provided for all elements under this section.
8. **Landscaping.** A landscape plan was not provided for review. Should the PUD be approved, the applicant shall provide a landscape plan at the time of final site plan review. The applicant should coordinate all proposed lighting fixtures with the City and provide a lighting plan to demonstrate compliance of lighting standards.
9. **First Floor Uses on Primary Streets.** This section of the ordinance requires a building depth of 20' minimum when the building is proposed within the build-to zone along Southfield Road. This standard is not applicable to the building as it is setback a greater distance from Southfield Road. However, the use of this ground floor is consistent with the district.

The concept presented by the applicant are out of compliance with the Village Center District standards with respect to the drive-thru, building setbacks, and parking. The Planning Commission considered the trade-offs associated with the waiver of the standards as proposed and whether the development benefits as described by the applicant outweigh the deviations from the envisioned building form and function as a walkable district. It is the Planning Commission's recommendation to approve the PUD, subject to the following conditions:

1. The building materials will meet or exceed the materials included in the application.
2. The dumpster is heavily screened from public view, particularly from Sunset Boulevard.
3. The dumpster is screened with the same material as the building
4. The site is continuously maintained and there is daily trash pickup.
5. The west side of the property (facing Eldorado) is enhanced with landscaping and no additional parking is developed in the Eldorado greenbelt (city property).
6. The applicant submits a parking/traffic study to ensure the safety of all users of the site. This should address ingress to and egress from the site, particularly with respect to the proximity of the light at Sunset Blvd. The traffic/parking study should examine alternatives to the presented plan that is logical, safe and easy for users to understand – whether users are dining in, driving through or walking/biking on the site. [we have noted to the applicant that they wish to explore the connection with the parcel to the south, the closure of one or more driveways or the rotation of the building to ensure that 1) no queuing occurs off-site and 2) left turns in and out are directed to the light to the extent possible].
7. The drive-thru apparatus will have no audible or visual impact on neighbors across Eldorado.
8. The project will include a bike rack consistent with other City bike racks.
9. The applicant will work with the DDA to incorporate public art on site.

DETAILED REVIEW

The remainder of this letter is from the May 13 letter to the Planning Commission. It should be noted that several of the incomplete items listed below may be resolved at final site plan review, including landscaping and lighting.

PUD Criteria

1. **Purpose and Intent.** The Planned Unit Development (PUD) option is intended to permit, with city approval, private or public development which is substantially in accord with the goals and objectives of the Master Plan for Land Use. The development shall be considered as an optional means of development only upon terms agreeable to the city. The PUD may be used to permit densities or lot sizes which are different from the applicable district and to permit the mixing of land uses that would otherwise not be permitted; provided that the resulting development is consistent with the Master Plan and would promote the public health, safety, and welfare.

The proposed use as restaurant is consistent with the Village Center District and the vision of the Master Plan. Similar to the previous use as a bank, the proposed restaurant includes a drive-thru feature which is not consistent with either the VC District or the Master Plan which both envision a compact and unique downtown district with reduced setbacks and greater densities that encourage a pedestrian-oriented, urban form.

2. **Criteria for Qualifications.** In order for a zoning lot to qualify for the PUD option, it must be demonstrated that all of the following criteria will be met as to the zoning lot (*Please see the application package submitted by the applicant for the responses provided to the criteria listed below*):
 - A. The PUD option may be effectuated in the MX or VC districts only. ***The proposed PUD is located in the VC -Village Center District.***
 - B. The use of this option shall not be for the sole purpose of avoiding the applicable zoning requirements. Any permission given for any activity or building or use not normally permitted shall result in an improvement to the public health, safety and welfare in the area affected. ***Again, the concept presented by the applicant are out of compliance with the Village Center District standards with respect to the drive-thru, building setbacks, and parking.***
 - C. The PUD shall not be utilized in situations where the same land use objectives can be accomplished by the application of conventional zoning provisions or standards. Problems or constraints presented by applicable zoning provisions shall be identified in the PUD application. Asserted financial problems shall be substantiated with appraisals of the property as currently regulated and as proposed to be regulated. ***Restaurants are permitted in the VC District.***
 - D. The PUD option may be effectuated only when the proposed land use will not materially add service and facility loads beyond those contemplated in the Future Land Use Plan unless the proponent can demonstrate to the sole satisfaction of the city that such added loads will be accommodated or mitigated by the proponent as part of the Planned Unit Development. ***The proposed project does not appear to negatively impact service and facility loads of the City's infrastructure.***
 - E. The PUD shall provide a public improvement which could not otherwise be required that would further the public health, safety, or welfare, protect existing or future uses from the impact of a proposed use, or alleviate an existing or potential problem relating to public facilities as well as one or more of the following additional objectives:
 - i. To permanently preserve open space or natural features because of their exceptional characteristics or because they can provide a permanent transition or buffer between land uses. ***This does not apply.***
 - ii. To preserve historic structures that add to the character of the city. ***This does not apply.***
 - iii. To permanently establish land use patterns which are compatible, or which will protect existing or planned uses. ***Drive-thru uses are incompatible with the pedestrian-***

oriented vision of this district; however this applicant notes that their establishment is primarily based on in-room dining.

- iv. To accept dedication or set aside open space areas in perpetuity. **This does not apply.**
- v. To provide alternative uses for parcels which can provide transition buffers to residential areas. **This site has been vacant for some time; a new development of this caliber may catalyze additional development in the district and corridor.**
- vi. To provide active open spaces, such as parks, plazas, and market or festival spaces for public use. **This project includes outdoor dining that, while privately owned, can serve as a community gathering space.**
- vii. To promote the goals and objectives of the Master Plan. **This project significantly deviates from the goals of the Master Plan as noted previously. See item B. above for Planning Commission consideration.**
- viii. To provide infrastructure, such as streets, sidewalks, lighting, and the like, consistent with the Master Plan. **Some features, such as lighting, bicycle facilities and outdoor spaces do reflect the Master Plan and may set the tone for future development.**
- ix. To foster the aesthetic appearance of the city through quality building design and site development, the provision of trees and landscaping beyond minimum requirements; the preservation of unique and/or historic sites or structures; and the provision of open space or other desirable features of a site beyond minimum requirements. **See above.**
- x. To bring about redevelopment of sites where an orderly change of use is determined to be desirable. **See above.**

F. The PUD shall not be allowed solely as a means of increasing density or as a substitute for a variance request; such objectives should be pursued through the normal zoning process by requesting a zoning change or variance.

3. **Permitted Uses.** A land use plan shall be proposed for the area to be included within the PUD. The land use plan shall be defined by the districts of the zoning ordinance which are to be applicable to the parts of the PUD area. Principal permitted uses as provided in the underlying district shall be allowed within the districts identified on the PUD plan, except that some uses may be specifically prohibited from districts designated on the PUD plan. Alternatively, the city may permit uses not permitted in the district if specifically noted on the PUD plan. Conditions applicable to uses permitted subject to special conditions shall be used as guidelines for design and layout but may be varied by the planning commission provided that such conditions are indicated on the PUD plan. **Restaurant is a principal use permitted in the VC District. The proposed concept would be out of compliance with the VC District standards with respect to the drive-thru, building setbacks, and parking.**

4. **Height, bulk, density, and area standards.** The standards as to height, bulk, density, and setbacks of each district shall be applicable within each district area designated on the plan except as specifically modified and noted on the PUD plan. **The proposed restaurant and drive-thru facility is a departure from the standards of the Village Center District, outlined in the table below.**

Zoning Development Standards			
Standard	Permitted / Required in VC	Proposed PUD	Comments
Lot size			
Min lot area	5,000 sf.	Existing (39,639 sf.)	Complies
Min lot width	20 ft.	Existing (180 ft.)	
Setbacks (building placement)			
Min front yard	0 ft.	Approx. 70 ft. Southfield Approx. 105' Sunset Approx. 80' Eldorado	Plans shall include the setbacks from

			each property line.
Min rear yard	5 ft.	N/A	Property has no rear yard.
Min side yard	5 ft.	Approx. 27' (south)	Plans shall include the setbacks from each property line.
Build-to-line coverage - primary	90%	No build-to zones proposed.	Does not comply as proposed.
Build-to-line coverage - all others	75%		
Max height of structures			
Primary roads	60 ft. or 5-stories	Height TBD; 1-story	Plans shall identify height.
All other roads	40 ft. or 3-stories	Height TBD; 1-story	
Min floor height			
First/ground floor	14 ft.	TBD	Plans shall identify height.
Upper floors	10 ft.	N/A	Not applicable
Parking setbacks			
	5 ft.	Approx. 5 ft. Southfield Approx. 15 ft. Sunset Approx. 9 ft. Eldorado	Plans shall include the parking setbacks from each property line.
	0 ft. interior lot line	Approx. 1 ft. (south)	

5. Building elements. The requirements listed in this subsection shall apply to all front-facing and exterior-side facing facades as well as facades that directly face a park or plaza. Walls shall not be blank. Walls shall include windows and architectural features customarily found on the front of a building in a traditional downtown setting such as awnings, edge detailing, cornice work, decorative materials, and decorative lighting. The following additional requirements shall apply:

1. Building Composition: Building facades shall be comprised of three distinct components: a base or ground floor, a middle, and a top.

A. Base: The base of a building shall be designed to clearly define where the building begins. It shall enhance the pedestrian experience by providing quality durable materials as well as ample windows that encourage views into a ground floor space. ***The applicant states:***

1) A brick surface has been doubled as compared to the new building prototype, including brick on all four sides. Brick surfaces have been enhanced with alternating vertical and horizontal soldiers, adding interest and texture.

2) The use of large windows both brings a connection between the exterior and interior along with an abundance of comfortable, natural light for the interior dining experience. These same windows also provide a warm glow as you approach the café at dusk and throughout the evening hours.

Frontage base types shall be one of the following on Primary Roads (Southfield Road):

i. Arcade: A façade featuring a series of arches and columns. **-N/A**

ii. Storefront: The front façade build-to line is at or near the edge of the right-of-way (within the build-to-zone). The entrance to the building, which may be recessed, is at the grade

of the sidewalk. **While the plans indicate a number of pedestrian-focused improvements, the “Storefront” base type along primary roads shall require the front façade build-to line being at or near the edge of the right-of-way (within the build-to-zone). The entrance to the building, which may be recessed, is at the grade of the sidewalk. The proposed facility does not utilize a build-to zone as defined by the ordinance, and therefore only partially complies with this standard.**

- B. Middle: For buildings with more than one story, the middle of a building, which begins above the ground floor, shall be separated from the ground floor by a visible break that may include a change of color, material, or window pattern. This break may include the sign band area. Upper floor windows shall be inset and grouped to reflect the rhythm of the ground floor openings. **N/A**
- C. Top: The top of the building will distinguish the building with a cornice or noticeable roof edge. Flat roofs shall be enclosed with parapets. **The application should demonstrate compliance of the top of the building standards mentioned under Item “C” here.**
 - i. Equipment: Rooftop mechanical and other equipment shall be positioned and screened to minimize views from adjacent properties and obscure views from the public rights-of-way. **The applicant shall confirm this standard is met.**
 - ii. Accessibility: Roofs may be accessible and may be used as balconies or terraces. Vegetated roofs are encouraged to cool buildings and limit stormwater runoff. **N/A**



2. Windows and Doors

A. Generally

- i. Materials: Structural elements to support canopies or signage, along with mullion and frame systems for windows and doors shall be painted, powder-coated or stained (or the equivalent). Glass shall be clear or lightly tinted. Reflective glass is not permitted. Glass block windows shall not be permitted unless the Planning Commission grants an exception for use as an accent.
- ii. Shutters: When shutters are used, whether operating or decorative, they shall be equal to the width of one half of the adjacent window opening

- iii. Façade Openings: All porches, doors, colonnades, and upper floor windows, shall be vertically proportioned.

B. Ground Floor windows and doors

- i. Integral Design: All storefronts shall have doorways, windows, and signage that are integrally designed.
- ii. Transparency: Each storefront shall have transparent or lightly tinted areas, equal to at least 70 percent, but not more than 90 percent of its portion of the façade, between two (2) and eight (8) feet from the ground. These required window areas shall be either windows that allow views into retail space, dining areas, office work areas, lobbies, pedestrian entrances, merchandise display windows or other windows consistent with encouraging an active pedestrian environment along the storefront. ***The application describes large, abundant, transparent windows as part of the intentional design feature of the proposed building. It appears that this standard will be met, but the applicant should provide the required data to determine that the transparency standards are met.***
- iii. Entry: At least one functioning doorway shall be provided for every street-facing storefront, with the primary entrance on the street. As applicable for a single ground floor use, one doorway shall be provided for every 75 feet in horizontal building length. ***Three sides of the building face a street, and each have a functioning doorway with the primary access doors along the east (Southfield Road) and north (Sunset Boulevard - outdoor patio area). The doorway facing west, toward Eldorado Place appears to service the dumpster enclosure at the northwest corner of the site.***

- C. Upper Floor windows and doors – Glazing: The glazed area of a façade above the first floor shall be between 30 and 50 percent, with each façade being calculated separately, floor to floor. Sill height: All windows shall maintain a consistent sill height unless the Planning Commission grants an exception for a decorative window element or similar feature. ***N/A***

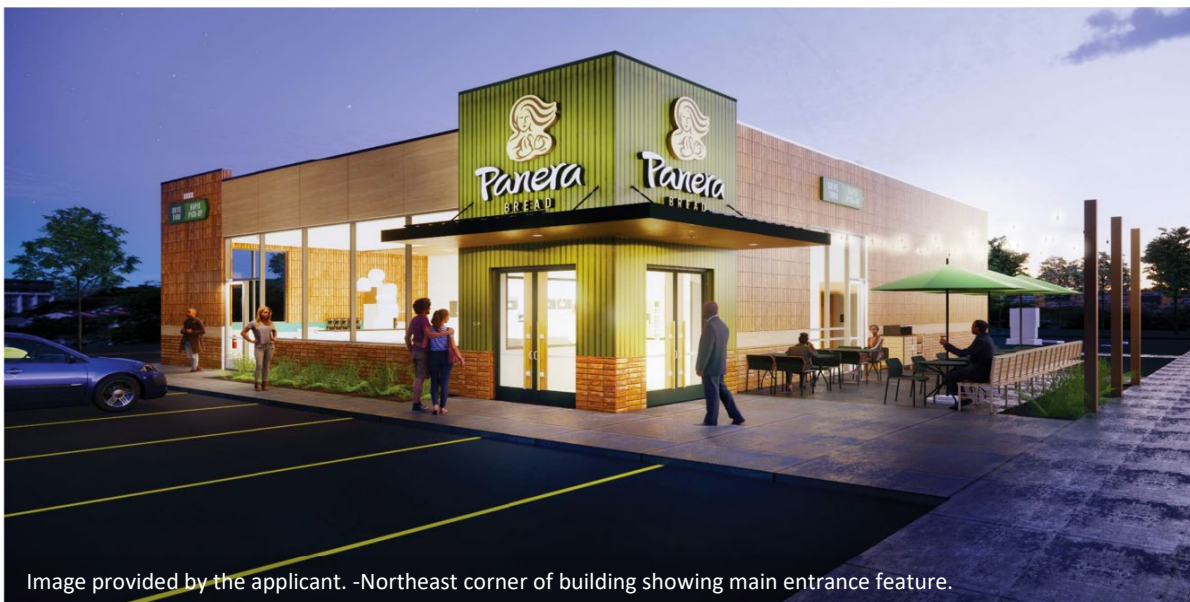
3. Building Materials

- A. Facing street, park, or plaza. At least 90% of all exterior building façades facing a street, park, or plaza shall be finished with a combination of two or more of the following: Glass, brick, cut or cast stone, wood, cementitious board (e.g., Hardie Plank), integrally colored concrete units with brick proportions (e.g., half-high “C” brick), and textured stucco. ***This standard appears to be met along Southfield Road and Sunset Boulevard. The plans should demonstrate compliance along the west side of the building facing Eldorado Place.***

- B. Facing other buildings: at least 70% of the exterior façade shall consist of the materials specified in 3.A. above and may also include split-faced, scored, or fluted block. **The south side of the building contains the drive through window. It appears that this standard is met, but the applicant should provide information that demonstrates compliance with this materials standard.**



- C. Variation: There shall be a change in the vertical or horizontal building plane when there is a change in color or material. Street facing facades shall be divided vertically into segments no greater than sixty (60) feet wide. **It appears that this standard is met.**
4. Corner Buildings. Buildings located at a street corner shall have appropriate architectural features and details that accentuate its prominent corner location through additional building height and /or adding a building peak or tower element at the corner. Other creative techniques may be used, subject to the acceptance of the Planning Commission. Special architectural corner features may be permitted to exceed the maximum building height by up to ten (10) feet if deemed appropriate by the Planning Commission. **While substantially setback from the build-to zone, the northeast corner of the building at Southfield Road and Sunset Boulevard is accentuated with a**



distinguished architectural tower. Prominent windows on the east side and the outdoor seating area on the north further address the intent of corner building standards.

5. Canopies and Awnings. Facades may be supplemented with awnings that do not serve as signage but meet the following:
 - A. Style & Height: Straight sheds shall be used. Awnings shall be at least 8 feet above sidewalk grade at the lower drip edge. **The applicant shall provide dimensions on the building plans that demonstrate this standard is met.**
 - B. Encroachment: Awnings may encroach beyond the front or street-side Build-to-Zone and into the street right-of-way or easement but must avoid the canopy area of street trees (based on tree maturity); and be set back a minimum of five (5) feet from the face of the road curb. Awnings shall be positioned immediately above the ground floor window, in scale with the window and overall building façade. **The proposed building is not near the build-to-zone, so this standard does not apply. The scale of the awnings over the main entrance and drive-thru window appear to comply with this standard.**
 - C. Colors: Awnings shall be complementary to the building façade. **The awnings tie in with the Panera color scheme and this standard is met.**
 - D. Materials: Awnings shall be constructed of a durable material such as canvas or other material approved by the Building Official that will not fade or tear easily. Plastic and vinyl awnings are not permitted. **The proposed awnings appear to be metal but should be verified by the applicant on the plans.**
 - E. Signage: The vertical drip of an awning may be stenciled with signage a maximum of 8 inches by a horizontal length not to exceed 80 percent of the awning width. **There is no signage shown to be located on the awnings.**
6. Balconies and Overhangs. Balconies and overhangs may be added to facades with the following conditions:
 - A. Balconies and overhangs shall not extend more than six feet from the building face. **N/A**
 - B. Materials shall be compatible with the building and be integrally designed. **N/A**
7. Building Lighting.
 - A. Height: For building fronts, exterior lights must be mounted between six and fourteen feet above adjacent grade. **The plans should demonstrate compliance with this lighting standard.**
 - B. Alley lighting: Fixtures in alleys shall illuminate the alley, be between 9 and 14 feet in height, have a shield to prevent uplighting, and not cause glare onto adjacent lots. **N/A**
 - C. Floodlights or directional lights: Such lighting may be used to illuminate alleys or parking garages, but must be shielded to prevent light spills upward, or into adjacent lots, the street, or area outside of the district. Floodlights shall not be used for uplighting. **The plans do not appear to contain such lighting. The applicant should clarify and demonstrate compliance if applicable.**
 - D. Contained illumination: Site lighting shall be of a design and height and shall be located so as to illuminate only the lot. An exterior lighting plan must be submitted and approved with each site plan. **Should the PUD be approved, a lighting plan will be required for final site plan review.**

- E. Flashing, traveling, animated or intermittent lighting: Such lighting is not permitted, whether of a permanent or temporary nature.

6. Off-street parking.

1. Number of spaces: Parking for this use is one space per 70 sf of GFA or one space per two employees plus one per two maximum customers plus 10-vehicle stacking spaces per drive-thru lane. **The applicant has not provided this information. A parking analysis is required for the proposed development indicating the number of parking spaces provided to meet the minimum required under Section 5.13.13.**
2. Location:
 - A. Primary Roads: Surface parking lots shall have a minimum setback of 60 feet from the sidewalk and be located behind a building. Structured parking is permitted internally but must be located behind occupied uses on the ground floor. **Surface parking is located in the front of the building along Southfield Road, which is not permissible, per this standard. The setback is approximately 5 feet from the sidewalk but should be verified by the applicant. To demonstrate full compliance, the site plan should show the standard dimension for a parking space for each aisle of parking.**
 - B. Other Roads: Surface parking lots are permitted in the rear or side of any lot and in structures and shall be setback a minimum of 5 feet from the sidewalk. Off-street parking is not permitted in front of a building. **The surface parking along Sunset Boulevard and Eldorado Place is not permitted as these are considered the front of the building. The drive-thru lanes occupy the south side lot.**
3. Driveways and Access: Driveway access shall not be permitted off a Primary Road. The existing vehicular access along Southfield Road is proposed to be maintained.



Google Streetview, November 2021. -Southfield Road facing west toward existing building.

4. Screening and Landscaping: Parking lots adjacent to public or private streets shall be screened by a combination of landscaping (e.g., hedge row), brick walls, and ornamental metal fencing, with the design intent of screening an area 2.5 feet high adjacent to parking lots. Unless otherwise specified here, other parking requirements found in Section 5.16.4 also apply. **Should the PUD be approved, a landscape plan will be required for final site plan review.**
 5. Shared Parking: see section 5.13.5
 6. Bicycle Parking: Secure, visible, and accessible parking for bicycles shall be provided. **A bicycle rack is shown in the northeast corner of the site. A location closer to the restaurant may enhance the security of the parked bicycles. Verify the rack is capable of locking more than one bicycle.**
- 7. Functional elements.**

1. Loading docks, truck parking, utility meters, HVAC equipment, trash dumpsters, trash compaction and other service functions shall be incorporated into the overall design of buildings and landscaping.
 - a) ***The plans should identify the one (1) required 10' x 40' loading space for the proposed 3,000+ square foot building.***
 - b) Dumpsters shall be permitted in the side or rear yard, provided that no dumpster shall extend closer to the front of the lot than any portion of the principal structure and provided further that the dumpster shall not encroach on a required parking area, is clearly accessible to servicing vehicles, and is located at least ten (10) feet from any building. Dumpsters shall comply with the setback requirements for the district in which they are located. Dumpsters shall be located as far as practicable from any adjoining residential district (5.3.3). ***The dumpster enclosure is located at the northwest corner of the site, at the front yard intersection of Sunset Boulevard and Eldorado Place. This location is in close proximity to adjacent single-family residential lots to the west. The applicant shall demonstrate adequate screening per the requirements of Section 5.3.3.E.***
2. Areas for truck parking, trash collection and/or compaction, loading and other such uses shall not be visible from public or private rights-of-way and shall be located at least 20 feet from all street and sidewalks. ***The standards of this requirement are not met. The applicant shall provide plans that demonstrate compliance of the screening required for all applicable items.***
8. ***Landscaping. Should the PUD be approved, a landscape plan will be required for final site plan review to demonstrate compliance with the standards outlined below.***
 1. Generally: Sites should include landscaping as an integral part of site design and should give consideration as to the use of landscaping for stormwater management.
 2. Mechanical equipment: Mechanical equipment, including, but not limited to, HVAC equipment, electrical transformers, air compressors, pumps, exterior water heaters, water softeners, private garbage cans (not including public sidewalk waste bins) and storage tanks may not be stored at ground level on a front or exterior side of a building and if provided in the rear, must be screened from public view. Rooftop mechanical equipment must be screened from public view, using materials that are complementary to the overall building design.
 3. Buildings, Fronts & Backs
 - a. Street opportunities: Building facades are the public 'face' of the VC district. The use of well-maintained, quality plant materials attract and engage pedestrians and shall be permitted subject to administrative review of a sidewalk permit.
 - b. Rear yards: The private, back yard portions of lots may provide opportunities for businesses to provide a semi-private space for patrons to enjoy or allow residents to have private or semi-private (for apartments or condominiums) open spaces, gardens and courtyards. ***N/A. The site does not consist of a rear yard.***
 4. Street Trees & Plantings
 - a. Spacing: Trees must be provided along the Primary Road streetscape, with a typical spacing of fifty (50) feet on center.
 - b. Tree wells: Tree wells in sidewalks must be 5 ft. by 5 feet with a 3.5 ft. minimum depth. Perimeter fencing shall not be permitted.
 - c. Clear vision: Trees shall not be placed closer than thirty feet (30') from intersections, nor be placed in the clear vision triangle.
 - d. Irrigation: Irrigation systems must be installed at the time of development.

- e. Maintenance of public realm: The owner shall maintain the portion of the street between the lot line and back-of-curb and, if applicable, the portion of the alley between the lot line and the edge of pavement.
 - f. Plant Selections: Plants should be chosen for specific locations based on size and mass at maturation as well as ease of maintenance.
5. Street Lighting.
- a. Pedestrian-scaled lighting shall provide a minimum of one foot candle of warm light between the building face and the curb.
 - b. Streetlights are required with any new development or redevelopment and must be of the type identified by The City.
6. Street Furniture.
- a. Street furnishings must be placed within the Amenity Zone, which is defined as the five (5) feet between the curb face and the pedestrian zone. **The plans do not comply with this standard as there is no build-to zone for any of the adjacent streets proposed for this development.**
 - b. Street furnishings shall be placed at least 2.5 feet from the curb face where on-street parking occurs, and 5 feet where travel lanes adjoin the curb, subject to road commission approval, where required. **The applicant should address this standard if applicable.**
 - c. Planter walls, where proposed, shall be a minimum width of ten inches (10") and two and one-half feet (2.5') in height, and brick to match pavers. Planter walls shall be located at intersections and placed at evenly spaced intervals along the block. **The applicant should address this standard if applicable.**
 - d. Street furnishings must be those identified by The City.
7. Open Space Standards: Public spaces are meant to provide a means for social interaction. There are two general classifications of public spaces in the VC District: those that are part of a development and those that are to be developed by The City. Generally:
- a. Location: Public open spaces should be practically located so that the public is aware of their location. **The open space provided by the applicant is located at the intersection of Southfield Road and Sunset Boulevard at the northeast corner of the property.**
 - b. Function: All open spaces should be functional and purposeful, yet flexible to provide for a variety of uses.
 - c. Amenities: Outdoor furniture (benches and tables), art or sculptures, landscaping, change in the type of pavement, semi-enclosure to define the space, drinking fountains, trash receptacles should be added to defined open spaces. **The proposed amenities for the development are benches for seating, a bicycle parking rack, and pedestrian lighting.**
 - d. Awareness: Wayfinding signs should be used to direct the public to the location of open spaces, municipal parks, or trailheads.
 - e. Security: Open spaces shall be well-lit, well-maintained and allow for clear views to create a safe environment.
9. First floor uses on primary streets. The following regulations apply to all first floor uses:
- 1. Retail and restaurant uses facing a primary street shall be at least twenty (20') feet deep, as measured from the street-facing facade. **The depth of the proposed restaurant, from Southfield**

Road back, is approximately 68'. The intent of this standard is not met as the proposed development does not comply with the build-to zone requirement.

2. In order to promote a walkable downtown area as described in the intent of this zoning district and the City's Master Plan, banks, financial institutions, professional, medical, administrative offices, and day care centers shall not comprise more than twenty-five (25%) percent of the street facing façade of the same side of a single block along a primary street. **N/A. The proposed use is restaurant.**

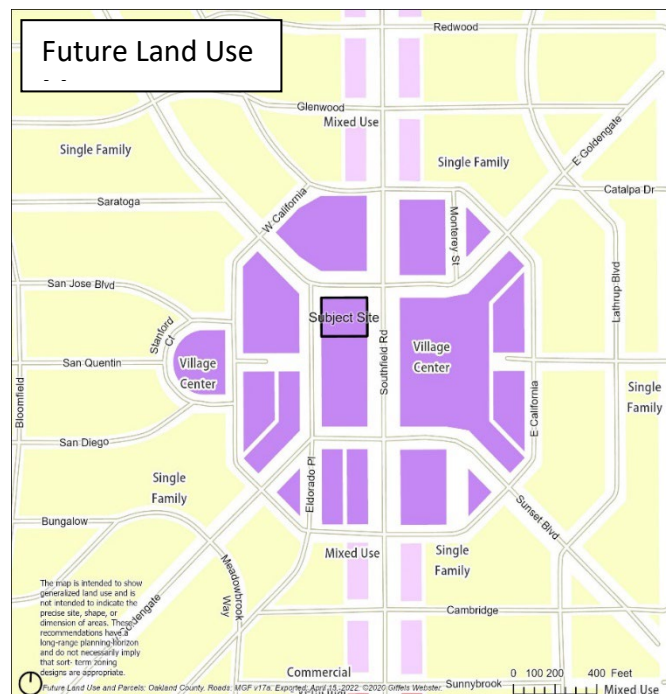
Regards,
Giffels Webster

Jill S. Bahm

Jill Bahm, AICP
Partner

Eric M. Pietsch

Eric Pietsch
Senior Planner



From: [Jenna Samples](#)
To: [Susan Stec](#); [Steve Blum](#); [Rashad Palmer](#); [Bundren, Todd](#); [Sam Surnow](#)
Cc: [Rob Krochmal](#); [Dan Cook](#); [Daniel Peyton](#)
Subject: RE: Follow-up to Planning Commission
Date: Thursday, May 26, 2022 5:52:37 PM
Attachments: [image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

Susan,

Thank you for the updates regarding the City Council meeting and agenda. We appreciate your & Jill's time and efforts on this project!

1. The building materials will meet or exceed the materials included in the application.
Agreed.
2. The dumpster is heavily screened from public view, particularly from Sunset Boulevard.
The refuse containers are screened from view with a full-coverage masonry enclosure with trex gates which will provide a long-lasting, durable and aesthetically pleasing screen. Further, landscaping surrounding the enclosure has been expanded from our original proposal presented to the commission.
3. The dumpster is screened with the same material as the building
We confirmed enclosure is split-faced CMU, complementary to the materials utilized on the building, and an upgrade compared to wood enclosures found throughout the area. In addition, we are using landscape to further conceal the enclosure.
4. The site is continuously maintained and there is daily trash pickup.
Our typical refuse enclosure is detailed in our response to item 2. Further, each door on the enclosure is fitted with cane bolts that slide into sleeves let into the pavement that secure all doors in the closed position. We also have standard operating procedures for each of our cafes in regards to maintenance of the dumpster and its enclosure. Those procedures include:
From our MCO guide: "At Panera, we maintain a clean and organized back door and dumpster area... back door, handle, doorstop, and hinges are all in good working order... Dumpster pad is free of spills, stains, and debris, including from back door to dumpster. Area is odor free. Dumpster area is not used for storage. Dumpster area is secured. Dumpster and lid are in good working order. Lid is closed when not in use. Dumpster enclosure doors are in good working order, free of spills and scratches."
From our Enclosure Audit: "Dumpster area must be thoroughly cleaned at a frequency that minimizes the development of odors and attraction / harborage of pests. The dumpster plug must be in place. The area must be maintained free of trash and debris." "Dumpster and outdoor garbage container lids are kept closed and are in good repair. Receptacles should be maintained to prevent harborage of insects and rodents. Containers should be in good condition to prevent leakage and pest activity."
5. The west side of the property (facing Eldorado) is enhanced with landscaping and no additional parking is developed in the Eldorado greenbelt (city property).
The plans we have presented to the commission have indicated a roughly 40' buffer of green space. Further, the existing topography including a berm and retaining wall – plus our proposed

landscaping on top of it – enhance the screening on the El Dorado side of the site. We feel that this comment has been addressed and will work with the City during site plan review to ensure that we're complying with requirements. No additional parking will be developed in the Eldorado greenbelt (city property).

6. The applicant submits a parking/traffic study to ensure the safety of all users of the site. This should address ingress to and egress from the site, particularly with respect to the proximity of the light at Sunset Blvd. The traffic/parking study should examine alternatives to the presented plan that is logical, safe and easy for users to understand – whether users are dining in, driving through or walking/biking on the site. [we have noted to the applicant that they wish to explore the connection with the parcel to the south, the closure of one or more driveways or the rotation of the building to ensure that 1) no queuing occurs off-site and 2) left turns in and out are directed to the light to the extent possible].

5/26 met with traffic engineer who accepted the scope as listed and agreed to complete this in the available timeline.

7. The drive-thru apparatus will have no audible or visual impact on neighbors across Eldorado.

Cut sheets for brand standard products will be provided.

8. The project will include a bike rack consistent with other City bike racks.

Agreed.

9. The applicant will work with the DDA to incorporate public art on site.

Being a national organization, we are concerned about commissioning art and its implications may have on our brand. Panera Bread would be held accountable for any interpretations of said art. We propose that we will provide a space for community and the local community art federation may provide an art installation / rotating installation. Another option that Panera Bread proposes for a public installation could be elevated landscaping, a tree, or bench.

Please don't hesitate to reach out with questions. Have a great holiday weekend,



Jenna Samples | Sr Development Project Manager

Office: | Mobile: 630-306-6256

Panera Favorite: Green Goddess Cobb Salad

CONFIDENTIALITY NOTICE: If you have received this email in error, please immediately notify the sender by e-mail at the address shown. This email transmission may contain confidential information. This information is intended only for the use of the individual(s) or entity to whom it is intended even if addressed incorrectly. Please delete it from your files if you are not the intended recipient. Thank you for your compliance.

From: Susan Stec <SStec@lathrupvillage.org>

Sent: Thursday, May 26, 2022 7:14 AM

To: Jenna Samples <Jenna.Samples@panerabread.com>; Steve Blum <sblum@surnow.com>; Rashad Palmer <Rashad.Palmer@panerabread.com>; Bundren, Todd <todd.bundren@thelawrencegroup.com>; Sam Surnow <sam@surnow.com>

Cc: Rob Krochmal <RobK@surnow.com>; Dan Cook <dan.cook@panerabread.com>; Daniel Peyton <Dan.Peyton@panerabread.com>

Subject: Follow-up to Planning Commission

Caution: External Email - When in Doubt DON'T CLICK

Good morning, all –

I wanted to touch base on the next step for the PUD approval, which is to appear before City Council. Our original timeline was to have the PUD on the June 6th Council agenda. That meeting has now been moved to **June 1st at 6 pm.** Attached are the review comments which will be provided to City Council, as will the full submittal that was provided to the Planning Commission. Jill has already been in contact with Jenna regarding supplemental responses to the PC conditions that need to be submitted by EOB today.

The City Council agenda, packet materials, and public Zoom login will be available here: <https://lathrup-mi.municodemeetings.com/>.

We look forward to the continued progress of this project. Please let me know if you have any questions, otherwise, have a great holiday weekend and see you on June 1st!



SUSIE STEC

Interim City Administrator
Director – Community & Economic Development
DDA Director
City of Lathrup Village

P | (248) 557-2600 ext. 223

E | sstec@lathrupvillage.org

27400 Southfield Rd.
Lathrup Village, MI 48076

lathrupvillage.org



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KEY NOTES

1. PROPOSED 6" VERTICAL CONCRETE CURB.
2. PROPOSED TURN DOWN SIDEWALK.
3. PROPOSED ASPHALT PAVEMENT.
4. PROPOSED PAVEMENT STRIPING
5. PROPOSED TRASH ENCLOSURE. REFER TO ARCHITECTURAL PLANS.
6. PROPOSED ADA PAVEMENT MARKINGS.
7. PROPOSED ADA ACCESSIBLE RAMP.
8. PROPOSED ADA ACCESSIBLE PARKING SIGNAGE.
9. EXISTING MONUMENT SIGN TO REMAIN.
10. PROPOSED "RAPID PICK UP" SIGNAGE.
11. PROPOSED LANDSCAPE AREA. REFER TO LANDSCAPE PLAN.
12. PROPOSED PATIO AREA.
13. PROPOSED POSTS.
14. PROPOSED STRING LIGHTS.
15. PROPOSED PEDESTRIAN LIGHTS.
16. PROPOSED BENCH.
17. PROPOSED BIKE RACK.
18. PROPOSED WATER SERVICE PER UTILITY COMPANY STANDARDS.
19. PROPOSED GAS SERVICE PER UTILITY COMPANY STANDARDS.
20. PROPOSED GAS METER.
21. PROPOSED SANITARY SEWER LATERAL.
22. EXISTING TRANSFORMER AND PAD.
23. PROPOSED SECONDARY SERVICE PER UTILITY COMPANY STANDARDS. ALL MATERIAL AND INSTALLATION BY CONTRACTOR.
24. PROPOSED TELEPHONE SERVICE PER UTILITY COMPANY STANDARDS. COORDINATE WITH UTILITY COMPANY FOR PRECISE CONNECTION POINT.
25. PROPOSED CONDUIT CAPPED FOR FUTURE USE.

LEGAL DESCRIPTION

LAND IN THE CITY OF LATHRUP VILLAGE, OAKLAND COUNTY, MI, DESCRIBED AS FOLLOWS:

THE NORTH 180 FEET OF LOT 660, LOUISE LATHRUP'S CALIFORNIA BUNGALOW SUBDIVISION NO. 1, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 31 OF PLATS, PAGE 34, OAKLAND COUNTY RECORDS.

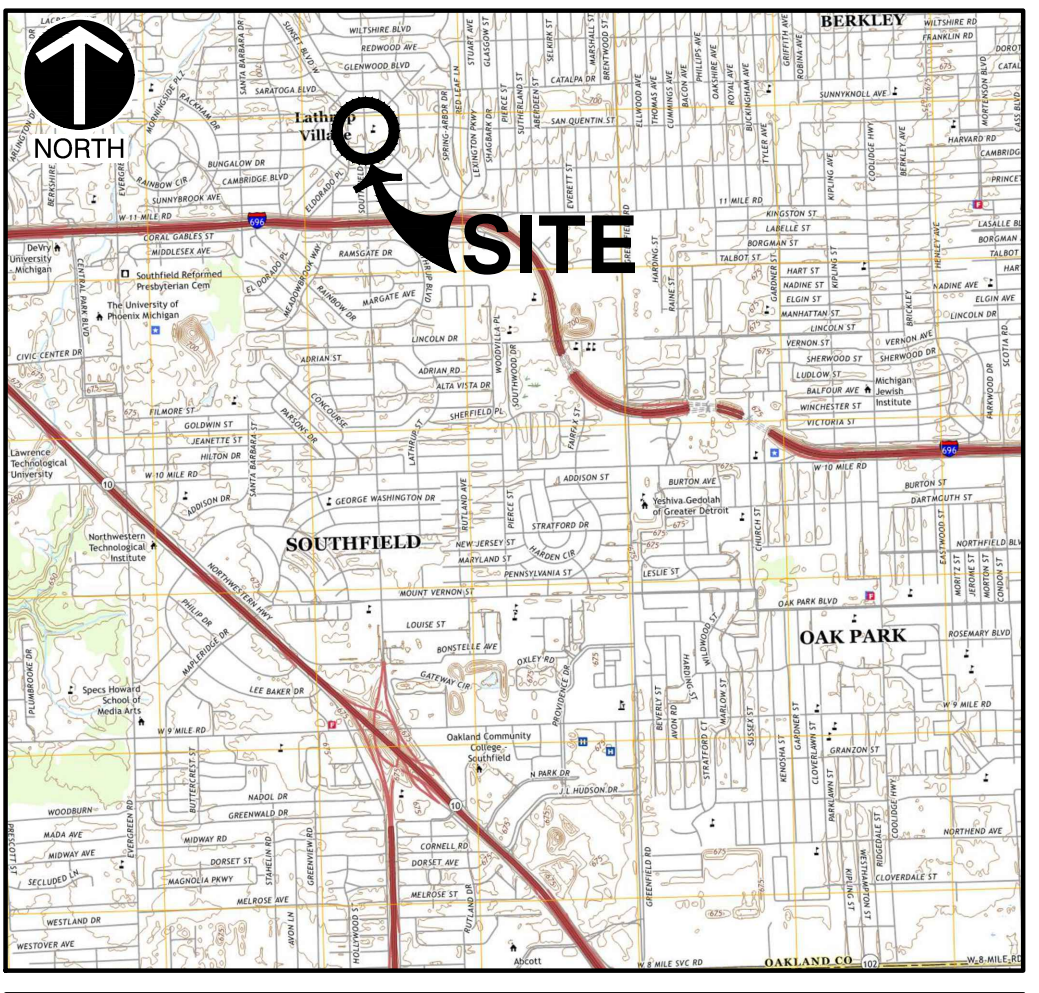
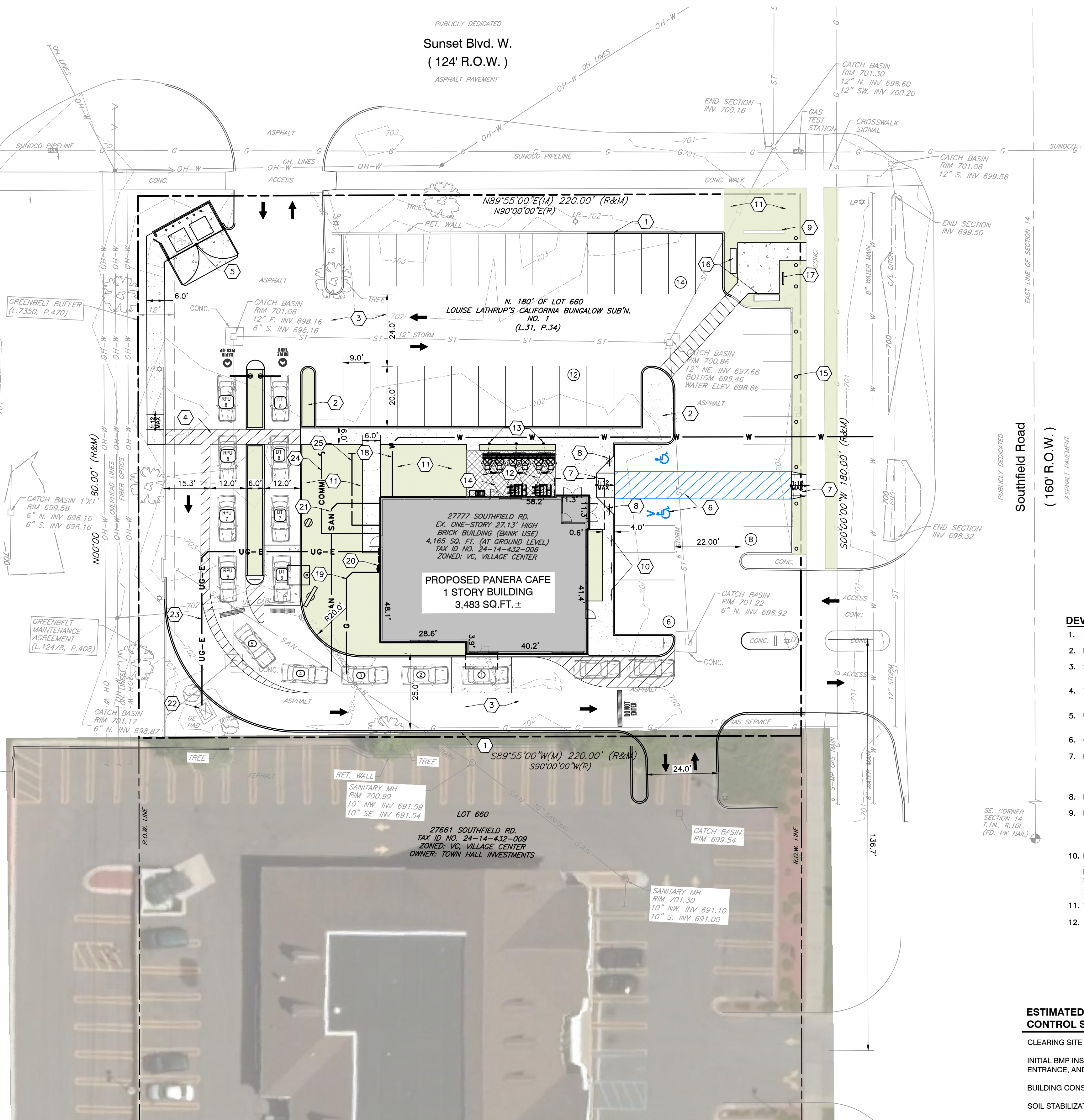
REFERENCE

1. EXISTING CONDITIONS BASED ON BOUNDARY / TOPOGRAPHIC SURVEY CONDUCTED BY NF ENGINEERS DATED DECEMBER 7, 2021.

NOTE TO CONTRACTOR: PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, BROADBAND, PHONE, SANITARY AND STORM SEWERS. ANY CONFLICT SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND APPROPRIATE AUTHORITIES



Eldorado Place
(106' R.O.W.)



U.S.G.S. 7.5 TOPOGRAPHIC MAP, ROYAL OAK QUADRANGLE, MI, DATED 2019, SCALE 1" = 4000'

ARCHITECT

THE LAWRENCE GROUP
319 N FOURTH ST., STE 1000
ST. LOUIS, MO 63102
CONTACT: TODD BUNDREN
PH: (314) 242-1329
EMAIL: todd.bundren@thelawrencegroup.com

CIVIL ENGINEER

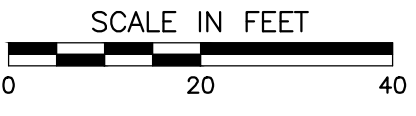
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
3000 LITTLE HILLS EXPRESSWAY, SUITE 102
ST. CHARLES, MO 63301
CONTACT: PATRICK T. BENNETT, PE
PH: (314) 656-4566
FX: (314) 656-4578
EMAIL: pbennett@cecinc.com

DEVELOPMENT NOTES:

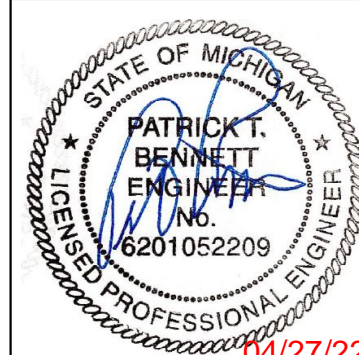
1. AREA OF TRACT: 0.91 ACRES
2. ID NO: 2414432006
3. SITE ADDRESS: 27777 SOUTHFIELD ROAD, LATHRUP VILLAGE MI, 48076
4. ZONING: VC, VILLAGE CENTER (CITY OF LATHRUP VILLAGE)
5. USE: EXISTING USE-BANK
PROPOSED USE-PANERA BREAD
6. OWNER: GOLDEN GATE PLAZA, LLC.
7. REQUIRED SETBACKS (PER SECTION 3.1.8):
MINIMUM FRONT YARD SETBACK: 0 FEET
MINIMUM REAR YARD SETBACK: 5 FEET
MINIMUM SIDE YARD SETBACK: 0 FEET
8. MAXIMUM BUILDING HEIGHT: 3 STORIES OR 40 FEET, WHICHEVER IS LESS
9. PARKING SPACES:
DIMENSIONS = 9'x20'
1 WAY MANEUVERING LANE = 15'
2 WAY MANEUVERING LANE = 22'
10. FLOOD PLAIN NOTE:
ACCORDING TO THE FLOOD INSURANCE RATE MAP OF CITY OF LATHRUP VILLAGE, MICHIGAN OAKLAND COUNTY, MAP NUMBER 26125C0676F, WITH AN EFFECTIVE DATE SEPTEMBER 29, 2006, THIS PROPERTY LIES COMPLETELY WITHIN ZONE X UNSHADED. ZONE 'X' IS DEFINED AS AREAS OF MINIMAL FLOOD HAZARD
11. SITE SOILS ARE COMPRISED OF HYDROLOGIC SOIL GROUP C/D.
12. THE NATIONAL WETLANDS INVENTORY (NWI) DOES NOT SHOW WATERS WITHIN THE SITE.

ESTIMATED CONSTRUCTION AND SILTATION CONTROL SEQUENCE AND ESTIMATED SCHEDULE:

CLEARING SITE OF DEBRIS FOR GRADING AND BMP INSTALLATION: _____ EARLY JULY - MID JULY
INITIAL BMP INSTALLATION OF SILT FENCING, CONSTRUCTION ENTRANCE, AND WASH DOWN STATION: _____ EARLY JULY - MID JULY
BUILDING CONSTRUCTION, CURBS, PAVEMENT, AND SIDEWALKS: _____ MID JULY - MID SEPTEMBER
SOIL STABILIZATION AND TEMPORARY BMP REMOVAL: _____ MID SEPTEMBER - EARLY OCTOBER



PATRICK T. BENNETT
(PE# 6201052209)



SITE DEVELOPMENT PLAN

DRAWING NO.: **CP01**
SHEET 01 OF 01

DATE:	APRIL 26, 2022	DRAWN BY:	JGM
DWG SCALE:	1" = 20'	CHECKED BY:	PTB
PROJECT NO.:	317-843	APPROVED BY:	PTB

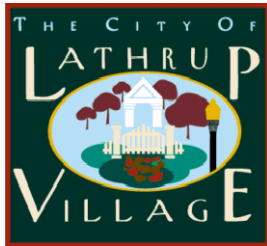
SUBMITTAL RECORD

NO.	DATE	DESCRIPTION



Civil & Environmental Consultants, Inc.
3000 Little Hills Expressway · Suite 102 · St. Charles, MO 63301
314-656-4566 · 866-250-3679
www.cecinc.com

PANERA BREAD
27777 SOUTHFIELD ROAD
LATHRUP VILLAGE, MI 48076



A HERITAGE OF GOOD LIVING

City of Lathrup Village
27400 Southfield Road
Lathrup Village, MI 48076
Phone: (248) 557-2600
www.lathrupvillage.org

Office Use Only

Item B. 1

Date Submitted: _____

Administrative Review Date: _____

Site Plan Review Date: _____

Application for Planned Unit Development

The applicant understands that if the submitted materials for planned unit development (PUD) consideration is deemed to be incomplete or if additional information for special/regulated land use has not been submitted, the site plan may be returned by the City for revisions without being forwarded to the Planning Commission for consideration, until such time as the requirements have been adequately met. By signing this application, the applicant hereby grants full authority to the City of Lathrup Village, its agents, employees, representatives, and/or appointees to enter upon the undersigned lands/parcel(s) for the purposes of inspection and examination incidental hereto.

Property Details

Name of Proposed Development: **Panera Bread - Lathrup, MI**

Site Area (Acres): **0.91**

Application Details

Name: **Dan Cook (Panera Bread)**

Address: **3630 Geyer Rd., St. Louis** State: **MO** Zip Code: **63127**

Phone Number: **314-984-2606** Cell: **314-229-1606**

Email Address: **dan.cook@panerabread.com**

Interest in Property: **Tenant / Lessee**

*If the applicant is a corporate or a partnership, please attach certificate from the state in which it is organized.

Architect

Name: **The Lawrence Group - Todd S Bundren**

Address: **319 N 4th St., St. Louis** State: _____ Zip Code: _____

Phone Number: **314-231-5700** Cell: **NA**

Email Address: **todd.bundren@thelawrencegroup.com**

Engineer

Item B.

2

Name:	Civil & Environmental Consultants, Inc. - Patrick Bennett			
Address:	3000 Little Hills Expressway, Suite 102, St. Charles	State:	MO	Zip Code: 63301
Phone Number:	314.656.4566	Cell:	314.435.7413	
Email Address:	pbennett@cecinc.com			

Required Submittal Information

Request for Conceptual PUD Review. An applicant may apply to the Community Development Department for final review and recommendation by the Planning Commission with the submission of the following materials:

<input checked="" type="checkbox"/>	A boundary survey of the exact acreage being requested done by a registered land surveyor or civil engineer (scale not smaller than one-inch equals one hundred (100) feet).
<input type="checkbox"/>	A topographic map of the entire area at a contour interval of not more than two (2) feet. This map shall indicate all major stands of trees, bodies of water, wetlands and unbuildable areas (scale: not smaller than one-inch equals one hundred (100) feet).
<input checked="" type="checkbox"/>	Electronic copy (flashdrive) +1 hard copy, signed & sealed of the preliminary site plan indicating the following at a scale no smaller than one-inch equals one hundred (100) feet (1" = 100'):
<input checked="" type="checkbox"/>	Land use areas represented by the zoning districts enumerated in Section 3.1.1 through Section 3.1.9 of the Lathrup Village Zoning Ordinance
<input checked="" type="checkbox"/>	Vehicular circulation including major drives and location of vehicular access. Preliminary proposals as to cross sections and as to public or private streets shall be made.
<input checked="" type="checkbox"/>	Transition treatment, including minimum building setbacks to land adjoining the PUD and between different land use areas within the PUD. <i>See attached - Exhibit A</i>
<input checked="" type="checkbox"/>	The general location of nonresidential buildings and parking areas, estimated floor areas, building coverage and number of stories or height.
NA <input type="checkbox"/>	The general location of residential unit types and densities and lot sizes by area.
NA <input type="checkbox"/>	The location of all wetlands, water and watercourses and proposed water detention areas.
NA <input type="checkbox"/>	The boundaries of open space areas that are to be preserved and reserved and an indication of the proposed ownership thereof.
<input checked="" type="checkbox"/>	A schematic landscape treatment plan for open space areas, streets and border/transition areas to adjoining properties.
<input checked="" type="checkbox"/>	A preliminary grading plan, indicating the extent of grading and delineating any areas which are not to be graded or disturbed.
<input checked="" type="checkbox"/>	An indication of the contemplated water distribution, storm and sanitary sewer plan.
<input checked="" type="checkbox"/>	A written statement explaining in detail the full intent of the applicant, indicating the type of dwelling units or uses contemplated and resultant population, if any, floor area, parking and supporting documentation, including the intended schedule of development. <i>See attached - Exhibit A</i>
<input checked="" type="checkbox"/>	Review Fee: Fees for review of PUD plans shall be established by resolution of the council.

Intent of PUD Regulations

Section 3.12 of the Lathrup Village Zoning Ordinance provides the process and criteria for PUDs: The Planned Unit Development (PUD) option is intended to permit, with city approval, private or public development which is substantially in accord with the goals and objectives of the Master Plan for Land Use. The development permitted shall be considered as an optional means of development only upon terms agreeable to the city. The provision of this option imposes no obligation of the city to encourage or foster its use. The decision to approve its use shall be at the sole discretion of the city. Utilization of the PUD option will permit flexibility in the regulation of land development by encouraging innovation through an overall development plan to provide variety in design and layout; to achieve economy and efficiency in the use of land, natural resources, energy and in the provision of public services and utilities; to encourage the creation of useful open spaces particularly suited to the needs of the parcel in question; to preserve the city's historic resources; and to provide appropriate housing, employment, service and shopping opportunities suited to the needs of the residents of the city. It is further intended that the Planned Unit Development may be used to permit densities or lot sizes which are different from the applicable district and to permit the mixing of land uses that would otherwise not be permitted; provided that the goals of the Master Plan are met and the resulting development is consistent with the Master Plan and would promote the public health, safety and welfare. It is further intended that the development will be laid out so that the various land uses and building bulk will relate to each other and to adjoining existing and planned uses in such a way that they will be compatible, with no material adverse impact of one use on another.

Criteria for Qualifications

Submit the following for the qualification review:

In order for a zoning lot to qualify for the PUD option, it must be demonstrated that all of the following criteria will be met as to the zoning lot:

Location. The PUD option may be effectuated in the MX or VC districts only.

Purpose. How does the proposed project achieve a higher quality of development than would otherwise be achieved under conventional standards? Do the proposed activities or buildings or uses which are not normally permitted result in an improvement to the public health, safety and welfare in the area affected? What recognizable and substantial benefit(s) does the project offer the community, and to the ultimate users of the developed site?

The New Panera at Lathrup Village will provide a high quality development for the community. Upon a thorough review of all applicable Lathrup Village ordinances and consultation with all parties involved, Panera Bread was able to accomplish the following community benefits and improvements to the Design and Site Plan:

1. Site is suitable for Panera's newest design, the Ballwin, MO. prototype. Only one has been constructed in the US so far.
2. Brick surface has been doubled as compared to the new prototype, including brick on all four sides.
3. Brick surfaces have been enhanced with alternating vertical and horizontal soldiers, adding interest and texture.
4. Patio situated to allow visibility and continuity with new pedestrian amenity area at NE corner of the site.
5. Patio enhanced with string lights and alternate ground coloration and scoring pattern for a patio look that references surrounding residential community.
6. Addition of a pedestrian amenity area in the NE corner of the site where the principal sidewalks of Southfield Road and Sunset Boulevard intersect with the traffic light – supported crosswalk.
7. Inclusion with the pedestrian amenity area of bike rack, benches, reserved landscape zone, and installation point for public art or contextual plaque to maximize community benefits.
8. Enhanced safety and access from pedestrian amenity area to restaurant door and patio via high-visibility crosswalk.
9. Addition of pedestrian level lighting along entire length of site sidewalk on Southfield Road.
10. Additional pedestrian crosswalk directly from front of property, on par with crosswalk from pedestrian amenity area
11. Expanded landscaping areas:
 - a. West and north of patio
 - b. North-to-south along Southfield Road
 - c. North-to-south on building front (east elevation)
 - d. North-to-south at west edge of the property to enhance existing berm's visual shielding of drive through from residences.
12. Enhanced pedestrian safety (walk in and walk from parking) by pushing vehicular ingress/egress to the corners of the site and clearing driver visibility to pedestrian cross points.
13. Best-in-class dining room with exposed wood bar height gathering table and abundant seating to encourage use of the dining room as a community "third place"
14. Maximized parking to the extent possible on a tight site to encourage dine-in while simultaneously welcoming long visits, chance encounters, and group interaction.
15. Inviting pedestrian and vehicular entries are coupled with a welcoming interior to attract guests into the restaurant. Attention is literally focused on the inside of the restaurant using a new mirror display over the bakery items visible through out the café.

Consistency with the zoning ordinance. How does the proposed development align with the purpose of the zoning ordinance and the intent of these PUD regulations (see above)? What problems or constraints are presented by applicable zoning provisions?

The new Panera Bread development will align in many ways with the intent of the PUD regulations and the spirit of the adopted ordinances. The development will improve the infrastructure through new lighting, sidewalks, and improvements to the property's landscaping. The building itself is made of high quality, aesthetically pleasing materials that reflect the most current Panera prototype beyond what is required in the ordinances. In addition, this development will bring a desirable change to the site which is currently not being utilized, resulting in a place that will be beneficial to the entire community. The need for a drive through option for residents; although secondary to the dining room as the main customer touch point, is necessary for Panera's strategic success, and has been a well-received amenity for communities around the country. The Panera team, in consultation with affected parties, explored multiple options that aligned with the applicable zoning provisions and found that some would unfortunately not work with the site requirements that are necessary for a safe and successful café. The following items were investigated and unfortunately found to be un-workable from a public safety perspective and to not align with Panera's operations model which is necessary for them to be successful and therefore able to provide a positive experience / amenity to the community:

1. Pulling restaurant toward Southfield Road (zero lot line). Reasons:
 - a. compromised traffic circulation for both parking and a natural drive thru / Rapid Pickup experience
 - b. Pedestrian safety causing guests to cross the drive thru lanes on each visit.
 - c. Reduced parking count
 - d. constructability
2. Relocation of east parking to west side of lot behind drive through (using green space) and moving building partially to the east. Reasons:
 - a. forestation of entrance way removes buffer for protection vehicles.

Availability and capacity of public services. Can the proposed type and density be served by the existing public services, facilities, and utilities? What is the impact of the project on other users of these services, facilities and utilities? If the proposed land use does add to service and facility loads beyond those contemplated in the Future Land Use Plan, how will such added loads be accommodated or mitigated?

This project can be served by the existing public services, facilities, and utilities. There is no impact on other users anticipated.

Public improvement. Does the proposed development provide a public improvement which could not otherwise be required that would further the public health, safety, or welfare, protect existing or future uses from the impact of a proposed use, or alleviate an existing or potential problem relating to public facilities? Does the proposed project meet one of the following objectives?

The New Panera Bread at Lathrup Village development will provide a public improvement and further the public safety and welfare of the community. The new development will bring commerce to a currently underutilized property as well as the amenity of a modern Panera Café that will act as a space for the community to come together. The added landscaping, site amenities, aesthetically pleasing building design using durable construction materials, and safe site design for both vehicular and pedestrian traffic will be a positive addition to the community. The development complies with the spirit of the PUD process and that of the master plan for the community by providing a smart development which adds to the fabric of the village, and provides economic improvements. Specific to the items listed below the following two items are achieved:

- 1.To foster the aesthetic appearance of the city through quality building design and site development, the provision of trees and landscaping beyond minimum requirements; the preservation of unique and/or historic sites or structures; and the provision of open space or other desirable features of a site beyond minimum requirements.
- 2.To bring about redevelopment of sites where an orderly change of use is determined to be desirable.
- 3.To provide alternative uses for parcels which can provide transition buffers to residential areas

In consultation with the city and affected parties Panera has investigated multiple options for this site and has determined that the plan being presented is the most efficient from an operations, life safety, and community improvement perspective. Panera Bread hopes that the leadership of Lathrup Village will accept this development offer so that they can continue to be a part of this community and deliver an even higher level of service to their customers and the residents of Lathrup Village.

- | | |
|-------------------------------------|---|
| <input type="checkbox"/> | To permanently preserve open space or natural features because of their exceptional characteristics or because they can provide a permanent transition or buffer between land uses. |
| <input type="checkbox"/> | To preserve historic structures that add to the character of the city. |
| <input type="checkbox"/> | To permanently establish land use patterns which are compatible, or which will protect existing or planned uses. |
| <input type="checkbox"/> | To accept dedication or set aside open space areas in perpetuity. |
| <input checked="" type="checkbox"/> | To provide alternative uses for parcels which can provide transition buffers to residential areas. |
| <input checked="" type="checkbox"/> | To provide active open spaces, such as parks, plazas, and market or festival spaces for public use. |
| <input type="checkbox"/> | To promote the goals and objectives of the Master Plan. |
| <input checked="" type="checkbox"/> | To provide infrastructure, such as streets, sidewalks, lighting and the like, consistent with the Master Plan. |
| <input checked="" type="checkbox"/> | To foster the aesthetic appearance of the city through quality building design and site development, the provision of trees and landscaping beyond minimum requirements; the preservation of unique and/or historic sites or structures; and the provision of open space or other desirable features of a site beyond minimum requirements. |
| <input checked="" type="checkbox"/> | To bring about redevelopment of sites where an orderly change of use is determined to be desirable. |

Density. The PUD shall not be allowed solely as a means of increasing density or as a substitute for a variance request; such objectives should be pursued through the normal zoning process by requesting a zoning change or variance.



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New York

275 West 39th Street
9th Floor
New York, NY 10018

St. Louis

319 N. 4th Street
Suite 1000
St. Louis, MO 63102

EXHIBIT – A

Topic: City of Lathrup Village – Application for Planned Unit Development
Supplemental information.

Project: Panera Bread – Lathrup Village, MI

Date: 2022-04-27

The following are responses to items listed on the PUD application checklist
(Required Submittal Information):

Item: *Transition treatment, including minimum building setbacks to land adjoining the PUD and between different land use areas within the PUD.*

Response:

North and East abuts street. West abuts existing berm, to be landscaped with screening plantings. South abuts commercial property, parking lot connection to be added. Setbacks of the proposed building is 72'-0" feet from property line. Adjacent building to the South is 27'-6" feet from property line

Item: *A written statement explaining in detail the full intent of the applicant, indicating the type of dwelling units or uses contemplated and resultant population, if any, floor area, parking and supporting documentation, including the intended schedule of development.*

Response: For "full intent of applicant," just one sentence such as, "The introduction of the newest design of bakery café restaurant from Panera Bread, offering a full menu and providing a compelling dining room and gathering place for the people of Lathrup Village, surrounding communities and their guests." For "schedule of development" just say "Starting 2022 and scheduled to open Spring 2023"

End of Exhibit

Architecture

Interior Design

Master Planning

Landscape Architecture

Furniture Procurement

Graphic Design

MICHIGAN DEPARTMENT OF CONSUMER & INDUSTRY SERVICES

BUREAU OF COMMERCIAL SERVICES

Date Received:

OCT 28 2002

(FOR BUREAU USE ONLY)

This document is effective on the date filed, unless a subsequent effective date within 90 days after received date is stated in the document.

FILED**DEC 11 2002**

Name

517-663-2525 Ref # **26798**
 Attn: Cheryl J. Bixby
 MICHIGAN RUNNER SERVICE
 P.O. Box 266
 Eaton Rapids, MI 48827

Administrator
 BUREAU OF COMMERCIAL SERVICES

EFFECTIVE DATE:

Document will be returned to the name and address you enter above.
 If left blank document will be mailed to the registered office.

B94-96D

APPLICATION FOR CERTIFICATE OF AUTHORITY TO TRANSACT BUSINESS IN MICHIGAN

For use by Foreign Limited Liability Companies
 (Please read information and instructions on last page)

Pursuant to the provisions of Act 23, Public Acts of 1993, the undersigned limited liability company executes the following Application:

1. The name of the limited liability company is:

Panera, LLC

2. (Complete this item only if the limited liability company name in item 1 is not available for use in Michigan.)
 The assumed name of the limited liability company to be used in all its dealings with the Bureau and in the transaction of its business in Michigan is:

3. It is organized under the laws of **Delaware**

The date of its organization is **12-31-01**

The duration of the limited liability company if other than perpetual is _____

4. The address of the office required to be maintained in the state of organization or, if not so required, the principal office of the limited liability company is:

6710 Clayton Rd. Richmond Heights mo 63117

(Street Address)

(City)

(State)

(ZIP Code)

5. a. The address of its registered office in Michigan is:

c/o The Corporation Company, 30600 Telegraph Road, Bingham Farms, Michigan 48025
(Street Address) (City) (ZIP Code)

b. The mailing address of the registered office if different than above:

_____, Michigan _____
(Street Address or P.O. Box) (City) (ZIP Code)

c. The name of the resident agent at the registered office is:

The Corporation Company

6. The Department is appointed the agent of the foreign limited liability company for service of process if no agent has been appointed, or if appointed, the agent's authority has been revoked, the agent has resigned, or the agent cannot be found or served through the exercise of reasonable diligence.

The name and address of a member or manager or other person to whom the administrator is to send copies of any process served on the administrator is: (Must be different than agent shown in Item 5c)

Ronald M. Shaich
(Name)

6710 Clayton Rd. Richmond Heights, MO 63117
(Street Address) (City) (State) (ZIP Code)

7. The specific business which the limited liability company is to transact in Michigan is as follows:

Operation of commissaries and fresh dough facilities including the production of fresh dough, tuna fish salad, cream cheese and other lawful activities allowed under the Michigan Limited Liability Company Act in connection with the foregoing.

The limited liability company is authorized to transact such business in the jurisdiction of its organization.

Signed this 25th day of JANUARY, 2002

By X R M
(Signature)

Ronald M. Shaich Manager
(Type or Print Name) (Type or Print Title)

Delaware

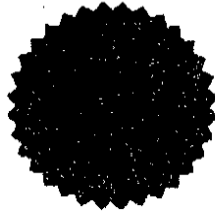
PAGE 1

Item B.

The First State

I, HARRIET SMITH WINDSOR, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "PANERA, LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE THIRTIETH DAY OF OCTOBER, A.D. 2002.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE BEEN PAID TO DATE.



Harriet Smith Windsor

Harriet Smith Windsor, Secretary of State

2358973 8300

AUTHENTICATION: 2063782

020671763

DATE: 10-30-02

TOTAL P.02

IF
12-9-02

Panera Bread

Lathrup Village, MI

02-11-22





- 1 — Amenity Area
- 2 — Bench
- 3 — Monument Sign
- 4 — Bike Rack
- 5 — Landscape Area
- 6 — Pedestrian Level Lighting
- 7 — Pedestrian Access
- 8 — Panera Main Entry
- 9 — Panera Patio With String Lights
- 10 — Panera Drive Thru

⬆ Site Plan

RENDERINGS

Item B.



RENDERINGS

Item B.



RENDERINGS

Item B.



RENDERINGS

Item B.



RENDERINGS

Item B.



RENDERINGS

Item B.



RENDERINGS

Item B.



RENDERINGS

Item B.



RENDERINGS

Item B.



Interview Questions

Lathrup Village City Administrator Position

Candidate Name: _____

Interviewer: _____

1. Tell us about your employment history and professional qualifications. How have they prepared you to meet the challenges of serving as City Administrator for the City of Lathrup Village? Is there anything you would like to tell us about your qualifications that you have not already sent us?
2. What is your philosophy regarding community engagement and keeping residents informed regarding critical issues related to the community? Please provide examples of how your philosophy is implemented within your most recent position.
3. How well do you understand how the City of Lathrup Village operates as an organization? What do you know about the city? Please explain.
4. Different people respond to information in different ways. Describe a situation that required you to communicate with a diverse group. How were they diverse? How did you adapt the information to the needs of the individuals?
5. Can you share an example of a decision you made upholding policy or regulation that you knew would be unpopular with your superiors in the organization? Describe the decision you had to make and what you had to do to prepare for any fall-out.
6. What is your experience in the area of budget and finance? Have you been involved directly in the mechanics of budgeting, budget presentations at meetings and monitoring the budget? Please describe your involvement in detail.

7. Please describe your experience in the areas stated below. What is the extent of your experience and did it cover the following?
- Supervision of Staff
 - Personnel and Labor Relations
 - Grant Application and Administration
 - Intergovernmental Relations
 - Public Works
 - Information Technology
8. The City Administrator position requires you to respond to many requests in a short period of time. How do you assure promptness, accuracy and courtesy under these conditions? What specifically do you do?
9. Please describe your experience in the area of economic development and share examples of projects or initiatives you were directly involved with in this area.
10. Why are you interested in this position and why should you be considered over other candidates?
11. Tell us about your most current position in city management and the status of the city.
12. Please describe a major accomplishment you were directly involved with in your current or most recent position.
13. Please describe your management philosophy and leadership style and how you would apply both in dealing with employees.
14. Tell us about your role in dealing with the media? (Follow-up) What is your philosophy communicating with the community using social media?
15. Please describe your communication style in detail and specifically, how you will communicate and keep the Mayor and City Council informed.

16. In your opinion, what role should the City Administrator have with the City Council? City staff? With the Community?

TOTAL POINTS: _____

CITY OF LATHRUP VILLAGE
SUMMARY OF REVENUES BY FUND AND SOURCE
FY 2022-23

FUND/ACTIVITY	ACTUAL FY20-21	BUDGETED FY21-22	ESTIMATED FY 21-22	ACTUAL 3/31/2022	PROJECTED FY 22-23	INCREASE (DECREASE)
GENERAL FUND						
BEGINNING FUND BALANCE	1,590,968	1,548,320	1,548,320	1,548,320	1,200,269	(348,051)
TAXES:						
General Operating	2,525,102	2,734,128	2,656,063	2,656,063	2,845,012	110,883
Public Safety	-	-	-	-	-	-
Refuse Collection	378,746	410,097	401,084	401,084	426,724	16,627
Library	-	-	-	-	-	-
Streets	-	-	-	-	-	-
Administrative Fee	85,495	81,000	86,269	86,269	81,000	-
Tax Penalties	30,839	35,000	25,000	10,638	35,000	-
Total - Taxes	3,020,182	3,260,226	3,168,416	3,154,053	3,387,736	127,510
STATE SHARED REVENUE	445,949	409,118	480,533	254,386	477,151	68,033
FEDERAL AND STATE GRANT	318,283	-	-	-	-	-
OTHER REVENUE	629,298	668,006	707,102	592,330	860,906	192,900
TRANSFER - OTHER FUNDS	-	-	-	-	-	-
Total Resources Available	6,004,681	5,885,669	5,904,371	5,549,090	5,926,061	40,392
REVENUES NEEDED	4,413,713	4,337,350	4,356,051	4,000,770	4,725,793	388,443
EXPENDITURES	4,456,361	4,575,259	4,704,102	3,404,100	5,518,089	942,830
OPERATING TRANSFERS OUT						-
FUND BALANCE NEEDED	(42,648)	(237,910)	(348,052)	596,670	(792,296)	(554,387)
ENDING FUND BALANCE	1,633,644	1,310,410	1,200,269		407,972	
MAJOR STREETS	1,362,490	1,415,801	1,415,401	227,144	1,415,796	(5)
LOCAL STREETS	1,338,869	1,241,404	1,241,054	104,059	1,241,399	(5)
WATER	-	-	-	-	-	0
SEWER	1,352,780	1,910,088	1,887,588	1,044,354	1,910,088	-
CAPITAL ACQUISITIONS	96,720	110,850	-	110,690	279,900	169,050
Total - All Operating Funds	8,564,571	9,015,492	8,900,094	5,487,016	9,572,975	557,483

GENERAL FUND OTHER REVENUES	ACTUAL FY20-21	BUDGETED FY21-22	ESTIMATED FY 21-22	ACTUAL 3/31/2022	PROJECTED FY 22-23	INCREASE (DECREASE)
Miscellaneous	5,201	9,000	4,500	3,779	6,000	(3,000)
Delq Personal Property Revenue	2,454	3,000	3,000	2,565	3,000	0
Investment Interest	5,711	15,000	6,700	5,673	15,000	0
Tax Appeals	-	-	-	-	-	0
Workers Compensation Dividend	-	-	-	-	-	0
Property & Liability Dividend Rev	5,349	6,500	10,010	5,610	6,500	0
Building Permits	81,385	95,000	60,000	45,794	95,000	0
Employee Benefit Contributions	5,200	4,500	15,825	15,825	22,000	17,500
Zoning, Site Plan, Special Use Perm	10,074	9,000	8,500	5,335	8,500	(500)
Plumbing and/or Heating Permits	14,257	24,500	10,000	6,712	10,000	(14,500)
Electrical Permits	11,514	16,000	10,000	6,190	10,000	(6,000)
Licenses & Registrations	16,825	14,000	14,000	12,270	14,000	0
Dog & Cat Licenses	1,426	1,100	1,000	812	1,100	0
Cable TV Franchise Fees	114,686	120,000	120,000	56,319	120,000	0
Michigan Job Training Council Fund	1,227	1,000	1,000	764	1,000	0
SMART Municipal Credits	25,610	8,700	-	-	-	(8,700)
District Court Fines	96,385	120,000	40,000	33,589	60,000	(60,000)
Community Development Block Gra	21,137	8,000	-	-	8,000	0
Sidewalk Permits & Repairs	-	15,000	20,000	16,621	30,000	15,000
Nextel Lease	-	-	-	-	-	0
American Tower-Metro-PCS Lease	41,369	45,000	45,000	34,474	45,000	0
Water Fund Lease of DPS Building	4,917	4,917	4,917	4,917	4,917	0
Equipment Rentals - Brush Chippin	-	-	-	-	-	0
Road Funds Lease of DPS Building	1,639	4,000	4,000	4,000	4,000	0
Retirees Spouse Medical Coverage	-	-	-	-	-	0
Recreation Fees	8,507	15,000	3,000	2,032	15,000	0
Dog Park Revenue	3,291	1,500	1,550	1,530	1,600	100
Tree Sales, Woods Chips Sales	-	-	-	-	-	0
Community Center Rental	9,468	15,000	60,000	42,428	60,000	45,000
Police Forfeitures Rev - State	-	-	-	-	-	0
Police Forfeitures Rev - Federal	-	-	-	-	-	0
Police Charges for Services	18,003	15,000	15,000	14,669	15,000	0
AT & T Lease	60,889	60,889	-	40,593	60,889	0
Donations	7,435	1,400	-	-	1,400	0
Election Reimbursements	8,268	-	-	-	-	0
Public Service Reimbursement	13,253	20,000	20,000	9,520	20,000	0
Metro Authority Act Payment	17,787	15,000	15,000	-	15,000	0
Sale of Fixed Assets	-	-	-	-	-	0
Workers Comp Reimbursement	-	-	-	-	-	0
Insurance Reimbursement	-	-	-	101	-	0
Insurance Recoveries	2,214	-	-	-	-	0
Sale of Abandoned Property	4,176	-	-	-	-	0
Unearned Revenue	-	-	214,100	214,100	200,000	200,000
Weed/Code Enforcement Revenue	9,641	-	-	6,110	8,000	8,000
Total - Other Revenue	629,298	668,006	707,102	592,330	860,906	192,900

**CITY OF LATHRUP VILLAGE
SUMMARY OF EXPENDITURES BY FUND AND SOURCE
FY 2022-23**

DEPARTMENT	ACTUAL FY20-21	BUDGETED FY21-22	ESTIMATED FY 21-22	ACTUAL 3/31/2022	PROJECTED FY 22-23	INCREASE (DECREASE)
GOVERNMENT SERVICES	648,484	526,137	568,272	401,536	793,990	267,853
ADMINISTRATION	720,525	745,358	775,359	603,637	926,037	180,679
BUILDING AND GROUNDS	138,397	149,028	137,041	94,963	135,659	(13,369)
POLICE DEPARTMENT	2,108,585	2,321,047	2,337,051	1,572,997	2,543,336	222,289
DPS- LEAF & REFUSE COLLECT	528,907	648,179	851,839	595,778	777,287	129,108
RECREATION	65,642	75,060	34,540	24,740	62,279	(12,780)
CONTINGENCIES & CAPITAL FUN	245,821	110,450	-	110,450	279,500	169,050
Total - General Fund	4,456,361	4,575,259	4,704,102	3,404,100	5,518,089	942,830
MAJOR STREETS FUND	606,219	1,329,118	156,272	333,059	1,330,832	1,714
LOCAL STREETS FUND	780,025	1,548,478	1,365,968	333,872	446,972	(1,101,505)
WATER FUND	72,596	72,656	72,656	48,438	74,095	1,439
SEWER FUND	1,135,559	2,447,797	1,737,867	993,076	2,461,367	13,570
DEBT SERVICE FUND	167,486	462,966	462,966	462,966	662,966	-
CAPITAL ACQUISITIONS	245,821	110,450	-	110,450	279,500	169,050
Total Expenditures - All Funds	7,464,068	10,546,725	8,499,831	5,685,960	10,773,822	227,097

**SUMMARY OF PROPOSED EXPENDITURES
FY 2022-23**

GENERAL FUND GOVERNMENT SERVICES	ACTUAL FY20-21	BUDGETED FY21-22	ESTIMATED FY 21-22	ACTUAL 3/31/2022	PROJECTED FY 22-23	INCREASE (DECREASE)
Unfunded Pension Liability		-	-	-	-	-
Unemployment Insurance	49	50	50	5	50	0
Workers Compensation Insurance	8,572	8,500	6,427	235	7,000	(1,500)
Office Supplies	7,330	6,000	6,000	4,861	6,000	0
Office Supplies - COVID	3,967	4,000	500	100	300	(3,700)
Tax Tribunal Appeal Refunds	-	1,500	1,197	1,197	1,500	0
Memberships and Meetings	5,174	6,000	-	4,506	6,000	0
Building Inspection Contract	124,328	70,000	70,000	44,102	70,000	0
Code Enforcement	340	2,000	4,500	3,283	4,500	2,500
Cable TV Productions	38,745	40,000	70,000	48,490	70,000	30,000
Citizen Communication/ PR	13,433	20,000	20,000	7,087	20,000	0
Auditing Services	19,900	34,157	34,157	34,157	34,840	683
Telephone Billings	17,537	18,000	18,000	13,300	18,000	0
Vehicle Expense	6,929	7,500	7,500	5,129	7,500	0
City Appreciation Functions	-	-	-	-	-	0
Training	395	2,500	4,000	3,362	5,000	2,500
City Planning/Consulting Fees	580	2,000	2,000	450	15,300	13,300
City Beautification Projects	427	500	500	-	500	0
C.D.B.G. Funded Projects	-	2,000	-	-	2,000	0
Printing/Publishing Costs	14,060	12,000	12,000	8,853	12,000	0
Postage Meter	6,142	6,500	6,500	4,037	6,500	0
Liability Insurance Premiums	34,466	30,000	38,003	38,003	40,000	10,000
Miscellaneous	-	-	-	3,960	-	0
Government Operations	29,984	35,000	35,000	29,848	35,000	0
Technology	41,809	45,000	45,000	37,630	45,000	0
Library Contract Payments	119,938	152,930	119,938	59,969	162,000	9,070
Community Center Payments	4,381	20,000	27,000	19,140	25,000	5,000
Repayment to Water-Unfunded Pe	-	-	-	-	-	0
19600 Forest	-	-	-	-	-	0
27907 California NE Drive	-	-	-	-	-	-
ARPA Expenditures	-	-	40,000	29,835	200,000	200,000
Mers City Contributions	150,000	-	-	-	-	-
Total - Government Services	648,484	526,137	568,272	401,536	793,990	267,853

**CITY OF LATHRUP VILLAGE
SUMMARY OF PROPOSED EXPENDITURES
FY 2022-23**

GENERAL FUND ADMINISTRATION	ACTUAL FY20-21	BUDGETED FY21-22	ESTIMATED FY 21-22	ACTUAL 3/31/2022	PROJECTED FY 22-23	INCREASE (DECREASE)
Salaries & Wages - Permanent	359,720	391,215	391,215	286,761	461,634	70,420
Salaries & Wages - Part Time	18,564	15,000	15,000	3,465	15,000	0
Fringe Benefits	195,944	223,194	223,194	189,754	322,746	99,552
Code Enforcement - Legal Service	21,678	20,000	20,000	15,080	20,000	-
Elections	28,965	10,000	40,000	34,983	10,000	-
Legal Services	60,610	50,000	50,000	38,971	60,000	10,000
Board of Review	555	600	600	-	600	-
County Equalization Services	34,490	35,350	35,350	34,622	36,057	707
Total - Administration	720,525	745,358	775,359	603,637	926,037	180,679

**CITY OF LATHRUP VILLAGE
SUMMARY OF PROPOSED EXPENDITURES
FY 2022-23**

GENERAL FUND BUILDING & GROUNDS	ACTUAL FY20-21	BUDGETED FY21-22	ESTIMATED FY 21-22	ACTUAL 3/31/2022	PROJECTED FY 22-23	INCREASE (DECREASE)
Salaries & Wages - Permanent	-	-	-	-	-	-
Salaries & Wages - Temporary	32,592	31,600	31,600	21,405	30,000	(1,600)
Fringe Benefits	-	-	-	-	-	-
Workers Compensation Insurance	-	-	-	-	-	-
Building Utilities Billings	39,007	45,000	50,000	33,598	45,000	-
Building Maintenance	38,718	38,000	38,000	31,076	38,000	0
Building Authority Lease Payments	-	-	-	-	-	-
Equipment Maintenance & Repairs	-	1,500	500	-	1,500	-
Parking Lots & Grounds	12,035	15,000	10,000	2,088	15,000	0
Vehicle Maintenance Expense	-	-	-	-	-	-
Building - Grants	7,928	7,928	6,341	6,341	5,359	(2,569)
Covid Exp - building	8,117	10,000	600	455	800	(9,200)
Total - Building & Grounds	138,397	149,028	137,041	94,963	135,659	(13,369)

**CITY OF LATHRUP VILLAGE
SUMMARY OF PROPOSED EXPENDITURES
FY 2022-23**

GENERAL FUND PUBLIC SAFETY	ACTUAL FY20-21	BUDGETED FY21-22	ESTIMATED FY 21-22	ACTUAL 3/31/2022	PROJECTED FY 22-23	INCREASE (DECREASE)
Salaries & Wages - Permanent	768,827	830,042	800,000	544,586	882,537	52,495
Salaries & Wages - O.T.	23,175	50,000	50,000	30,703	50,000	-
Part Time Employees	127,629	50,000	82,000	72,512	50,000	0
Fringe Benefits	374,145	527,148	527,148	326,787	681,272	154,123
Unemployment Insurance	96	100	70	9	100	-
Police Uniforms & Cleaning	10,116	15,000	15,000	8,076	15,000	0
Workers Compensation Insurance	16,161	15,800	6,427	235	15,800	0
Office Supplies	4,243	4,000	4,000	2,029	4,000	-
Office Supplies - Covid	4,305	5,000	1,000	54	250	(4,750)
Office Machines	1,776	3,000	3,000	1,460	3,000	-
Publications/Document Reducing	939	1,000	1,000	-	1,000	-
Code Enforcement/Training & Sup	-	-	-	-	-	-
Road Supplies	1,126	2,000	2,000	195	2,000	0
Evidence Supplies	932	1,000	1,000	-	1,000	0
Police Reserve Force	-	500	500	-	500	-
Training Programs	11,590	15,500	15,500	7,038	15,500	0
Firearms Training	4,400	4,500	9,000	7,582	9,000	4,500
Fire Services/Dispatch Payments	665,129	695,462	695,462	479,426	709,371	13,909
Telephone Billings	8,911	8,000	9,500	8,232	9,500	1,500
Radio Communications Agreements	13,891	16,200	16,200	5,481	16,200	-
Vehicle Maintenance Expense	37,655	37,000	60,000	46,766	37,000	-
Liability Insurance Premiums	25,092	25,594	25,594	25,594	26,106	512
Memberships & Meetings	3,150	3,500	3,500	2,700	3,500	0
Michigan Job Training Programs	1,927	2,000	2,000	1,344	2,000	-
Crime Prevention Programs	291	2,000	2,000	36	2,000	-
Animal Control	259	200	650	518	200	-
Prisoner Lockup	2,600	6,000	4,000	1,200	6,000	-
State of Michigan LEIN Use	-	-	-	-	-	-
Community Policing	219	500	500	434	500	-
Unfunded Pension Liability	-	-	-	-	-	-
Motorcycle Lease	-	-	-	-	-	-
Police Forfeitures	-	-	-	-	-	0
Total - Public Safety	2,108,585	2,321,047	2,337,051	1,572,997	2,543,336	222,289

CITY OF LATHRUP VILLAGE
SUMMARY OF PROPOSED EXPENDITURES
FY 2022-23

GENERAL FUND PUBLIC SERVICES	ACTUAL FY20-21	BUDGETED FY21-22	ESTIMATED FY 21-22	ACTUAL 3/31/2022	PROJECTED FY 22-23	INCREASE (DECREASE)
Fringe Benefits (MERS)	12,602	12,000	12,000	11,326	20,000	8,000
DPS Utilities For Reimbursement	19,353	21,000	21,000	18,511	21,000	-
Equipment Maintenance	5,455	7,000	4,200	272	7,000	2,800
Park Maintenance	4,441	7,000	5,500	930	7,000	-
Sidewalk Maintenance Program	8,337	90,000	300,000	227,145	200,000	110,000
Vehicle Expense	-	-	-	-	-	-
Subtotal - Public Services	50,188	137,000	342,700	258,183	255,000	118,000
CONTRACTUAL SERVICES	ACTUAL FY20-21	BUDGETED FY21-22	ESTIMATED FY 21-22	ACTUAL 3/31/2022	PROJECTED FY 22-23	INCREASE (DECREASE)
Miscellaneous		-			-	-
Subtotal- Contractual Services	125,136	125,239	125,239	83,493	127,719	2,480
LEAF COLLECTION	ACTUAL FY20-21	BUDGETED FY21-22	ESTIMATED FY 21-22	ACTUAL 3/31/2022	PROJECTED FY 22-23	INCREASE (DECREASE)
Refuse Equipment & Roll-Off Expenses	6,472	6,500	4,500	3,421	5,000	(1,500)
Subtotal - Leaf Collection	6,472	6,500	4,500	3,421	5,000	(1,500)
REFUSE COLLECTION & DISPOSAL	ACTUAL FY20-21	BUDGETED FY21-22	ESTIMATED FY 21-22	ACTUAL 3/31/2022	PROJECTED FY 22-23	INCREASE (DECREASE)
SOCRRA Refuse Collection Contract	347,111	379,440	379,400	250,681	389,568	10,128
Subtotal - Refuse Collection & Disposal	347,111	379,440	379,400	250,681	389,568	10,128
Total - Public Services	528,907	648,179	851,839	595,778	777,287	129,108
ELIGIBLE FOR REFUSE MILLAGE	353,583	385,940	383,900	254,102	394,568	8,628
FUNDED THROUGH GENERAL FUND	175,324	262,239	467,939	341,676	382,719	120,480

**CITY OF LATHRUP VILLAGE
SUMMARY OF PROPOSED EXPENDITURES
FY 2022-23**

GENERAL FUND RECREATION	ACTUAL FY20-21	BUDGETED FY21-22	ESTIMATED FY 21-22	ACTUAL 3/31/2022	PROJECTED FY 22-23	INCREASE (DECREASE)
Salaries & Wages	38,358	45,518	10,000	8,043	34,000	(11,518)
Fringe Benefits	10,358	10,242	5,000	2,510	13,279	3,037
Workers Compensation Insurance	800	800	800	235	800	-
Office Supplies	636	-	-	119	-	-
Bus Transportation Services	-	1,000	-	-	1,000	-
Adult Programs	3,904	2,000	1,000	350	1,000	(1,000)
Special Programs/Sporting Events	-	-	-	-	-	-
Senior Activities	871	1,500	1,000	560	800	(700)
Children/Youth Activities	100	1,000	-	-	500	(500)
Community Events	7,116	8,500	15,000	12,229	8,500	-
Community Center Expense	-	-	-	-	-	-
Fitness Center	185	-	-	264	500	500
Dog Park	2,582	1,500	350	-	500	(1,000)
Recreation Center	-	-	-	-	-	-
Community Garden	-	1,000	1,000	40	1,000	-
Grant Funded Programs	-	-	-	-	-	-
Concerts in the Park	732	2,000	390	390	400	(1,600)
Total - Recreation	65,642	75,060	34,540	24,740	62,279	(12,780)

**CITY OF LATHRUP VILLAGE
SUMMARY OF PROPOSED EXPENDITURES
FY 2022-23**

GENERAL FUND CONTINGENCIES & CAPITAL	ACTUAL FY20-21	BUDGETED FY21-22	ESTIMATED FY 21-22	ACTUAL 3/31/2022	PROJECTED FY 22-23	INCREASE (DECREASE)
GENERAL CONTINGENCIES						
Miscellaneous	-	-	-	-	-	-
TIF Capture To DDA	-	-	-	-	-	-
Total - General Contingencies	-	-	-	-	-	-
CAPITAL PURCHASES & TRANS.						
Capital Reserves	96,621	110,450	-	110,450	279,500	169,050
Transfer to Local Street Fund	149,200	-	-	-	-	-
Transfer to Local Streets GF Rese	-	-	-	-	-	-
						-
Total - Capital Purchases & Tran	245,821	110,450	-	110,450	279,500	169,050
Total - Contingencies & Capital	245,821	110,450	-	110,450	279,500	169,050.00

**CITY OF LATHRUP VILLAGE
SUMMARY OF PROPOSED EXPENDITURES
FY 2022-23**

DEBT SERVICE ALL DEBT	ACTUAL FY20-21	BUDGETED FY21-22	ESTIMATED FY 21-22	ACTUAL 3/31/2022	PROJECTED FY 22-23	INCREASE (DECREASE)
Sewer Cap Imp Bonds	81,138	80,287	80,287	80,287	80,287	0
SRF Bond	44,429	42,679	42,679	42,679	42,679	0
Street Bonds	41,919	340,000	340,000	340,000	340,000	-
Capital Improvement Bonds		-			200,000	200,000
Total - All Debt Service	167,486	462,966	462,966	462,966	662,966	200,000

CITY OF LATHRUP VILLAGE
SUMMARY OF REVENUES - ACQUISITIONS
FY 2022-23

ACQUISITION FUND REVENUE	ACTUAL FY20-21	BUDGETED FY21-22	ESTIMATED FY 21-22	ACTUAL 2/28/2022	PROJECTED FY 22-23	INCREASE (DECREASE)
GENERAL FUND:						
Equipment Replacement						
Police Department		-	-	-	-	-
Public Services	-		-	-		-
Transfer From GF Fund Balance	96,621	110,450	-	110,450	279,500	279,500
Grant Revenue	-	-	-	-	-	-
INVESTMENT INTEREST	99	400	-	240	400	400
TOTAL REVENUES	96,720	110,850	-	110,690	279,900	400

CITY OF LATHRUP VILLAGE
SUMMARY OF REVENUES - LOCAL STREETS
FY 2022-23

LOCAL STREETS	ACTUAL FY20-21	BUDGETED FY21-22	ESTIMATED FY 21-22	ACTUAL 3/31/2022	PROJECTED FY 22-23	INCREASE (DECREASE)
ACT 51 Funds	169,443	169,000	169,000	104,059	169,000	-
Transfer From General Funds	149,200	-	-	-	-	-
Transfer in from Major Streets	-	-	-	-	-	0
Investment Interest	812	600	250		600	-
Miscellaneous Revenue	19,414	13,603	13,603	-	13,603	-
Special Assessments	-	-			-	-
Transfer from Street Bond Rev	1,000,000	1,058,201	1,058,201	-	1,058,196	(5)
Total - Local Street Revenues	1,338,869	1,241,404	1,241,054	104,059	1,241,399	(5)

1,241,399

LOCAL STREETS

FUND BALANCE - BEGINNING	385,849	313,012	5,938		(118,976)	(124,914)
	-					
EXPENDITURES (Net Change)	(74,933)	(307,074)	(124,914)		794,427	919,341
FUND BALANCE - ENDING	313,012	5,938	(118,976)		675,451	794,427

CITY OF LATHRUP VILLAGE
SUMMARY OF PROPOSED EXPENDITURES
FY 2022-23

LOCAL STREET FUND LOCAL STREETS	ACTUAL FY20-21	BUDGETED FY21-22	ESTIMATED FY 21-22	ACTUAL 3/31/2022	PROJECTED FY 22-23	INCREASE (DECREASE)
Salaries & Wages - Permanent	-					0
Salaries & Wages - Administration	5,846	5,681	3,974	3,974	5,681	0
Salaries & Wages - Temporary	-	-	-	-	-	0
Fringe Benefits	1,748	15,223	1,328	1,328	15,442	219
Workers Compensation Insurance	-	-	-	-	-	0
Bond Expense - Construction	-	-	-	-	-	0
Bond Interest	-	98,333	98,333	-	98,333	0
Auditing Services	3,381	3,381	6,081	6,081	3,516	135
Administration & Engineering	-	-	-	-	-	0
Road Construction	-	-	-	-	-	0
Road Maintenance	98,762	250,000	50,000	3,008	250,000	0
Roadside Maintenance	-	1,000	1,000	222	1,000	0
Equipment Rental	-	2,000	2,000	-	2,000	0
Traffic Controls	8,071	4,000	25,000	19,712	25,000	21,000
Snow & Ice Removal	6,895	5,000	4,392	4,392	5,000	0
Non-Motor Facilities	8,481	5,000	15,000	12,004	5,000	0
Capital Expenditure	-	-	-	-	-	0
Forestry	19,270	36,000	36,000	10,809	36,000	0
Subtotal - Local Streets	152,453	425,618	243,108	61,530	446,972	21,355
CONTRACTUAL SERVICES	ACTUAL FY20-21	BUDGETED FY21-22	ESTIMATED FY 21-22	ACTUAL 3/31/2022	PROJECTED FY 22-23	INCREASE (DECREASE)
Contractual Services	64,606	64,659	64,659	43,106	65,939	1,280
Roadside Maintenance		-			-	0
Capital Imp - Street Bond	562,967	1,058,201	1,058,201	229,236	1,058,196	(5)
					-	0
Subtotal- Contractual Services	627,573	1,122,860	1,122,860	272,342	-	1,275
Total - Local Streets	780,025	1,548,478	1,365,968	333,872	446,972	22,630

CITY OF LATHRUP VILLAGE
SUMMARY OF REVENUES - MAJOR STREETS
FY 2022-23

MAJOR STREETS	ACTUAL FY20-21	BUDGETED FY21-22	ESTIMATED FY 21-22	ACTUAL 3/31/2022	PROJECTED FY 22-23	INCREASE (DECREASE)
ACT 51 Funds	362,404	357,000	357,000	227,144	357,000	-
Transfer From Other Funds		-			-	-
Investment Interest	86	600	200	-	600	400
Transfer From Street Bond Rev	1,000,000	1,058,201	1,058,201	-	1,058,196	(5)
Total - Major Street Revenues	1,362,490	1,415,801	1,415,401	227,144	1,415,796	395

MAJOR STREETS

FUND BALANCE - BEGINNING	188,739	181,836	268,519		1,527,648	1,259,129
EXPENDITURES (Net change)	(6,903)	86,683	1,259,129		84,964	(1,174,165)
FUND BALANCE - ENDING	181,836	268,519	1,527,648		1,612,612	84,964

CITY OF LATHRUP VILLAGE
SUMMARY OF PROPOSED EXPENDITURES
FY 2022-23

MAJOR STREET FUND MAJOR STREETS	ACTUAL FY20-21	BUDGETED FY21-22	ESTIMATED FY 21-22	ACTUAL 3/31/2022	PROJECTED FY 22-23	INCREASE (DECREASE)
Salaries & Wages - Permanent						-
Salaries & Wages - Administration	5,846	5,681	4,000	3,974	5,681	0
Salaries & Wages - Temporary	-	-	-	-	-	-
Fringe Benefits	1,753	15,223	2,500	1,328	15,442	219
Workers Compensation Insurance	-	-	-	-	-	-
Office Supplies	-	-	-	-	-	-
Bond Interest	-	98,333	-	-	98,333	-
Auditing Services	4,311	5,521	8,221	8,221	5,741	220
Roadside Parks	-	-	-	-	-	-
Transfer to Local Streets	-	-	-	-	-	0
Administration & Engineering	1,639	4,000	4,000	4,000	4,000	-
Road Construction	-	-	-	-	-	-
Road Maintenance	4,613	5,000	2,500	914	5,000	-
Roadside Maintenance	3,440	1,000	1,000	222	1,000	-
Equipment Rental	1,381	5,000	5,000	-	5,000	-
Traffic Controls	13,923	25,000	30,000	27,107	25,000	-
Snow & Ice Removal	-	5,500	4,392	4,392	5,500	-
Non-Motor Facilities	-	-	-	-	-	-
Forestry	20,667	36,000	30,000	10,809	36,000	-
Capital Expenditure	-	-	-	-	-	-
Subtotal - Major Streets	57,574	206,258	91,613	60,967	206,697	439
CONTRACTUAL SERVICES	ACTUAL FY20-21	BUDGETED FY21-22	ESTIMATED FY 21-22	ACTUAL 3/31/2022	PROJECTED FY 22-23	INCREASE (DECREASE)
Contractual Services	64,606	64,659	64,659	43,106	65,939	1,280
Public Service Building		-			-	-
Capital Imp - Street Bond	484,040	1,058,201	-	228,986	1,058,196	(6)
Subtotal- Contractual Services	548,645	1,122,860	64,659	272,092	1,124,135	1,275
Total - Major Streets	606,219	1,329,118	156,272	333,059	1,330,832	1,714

CITY OF LATHRUP VILLAGE
SUMMARY OF REVENUES - WATER FUND
FY 2022-23

WATER FUND	ACTUAL FY20-21	BUDGETED FY21-22	ESTIMATED FY 21-22	ACTUAL 2/28/2022	PROJECTED FY 22-23	INCREASE (DECREASE)
Water Sales	625,588	674,280	674,280	515,259	674,280	0
Water Penalties	1,799	25,000	25,000	20,762	25,000	0
Investment Interest	(248)	4,500	3,000	2,081	4,500	-
Miscellaneous - Billing	42,742	40,000	40,000	20,251	40,000	-
Meter Charge	68,694	80,645	80,645	51,884	80,645	-
Replacement Reserve Revenue	-	180,838	180,838	-	180,838	-
CIP Surcharge - Flat Rate		227,268	227,268	209,634	227,268	-
Bond Revenue		-		-	-	-
Transfer from Bond		2,149,600	2,149,600		1,500,000	(649,600)
Total - Water Revenues	738,575	3,382,130	3,380,631	819,871	2,732,530	(649,600)

CITY OF LATHRUP VILLAGE
SUMMARY OF PROPOSED EXPENDITURES
FY 2022-23

WATER FUND WATER	ACTUAL FY20-21	BUDGETED FY21-22	ESTIMATED FY 21-22	ACTUAL 3/31/2022	PROJECTED FY 22-23	INCREASE (DECREASE)
Salaries & Wages - Permanent	14,395	19,786	6,000	4,311	19,921	135
Fringe Benefits	105,181	169,028	130,000	89,148	159,051	(9,977)
Workers Compensation	-	-	-	-	-	-
Office Supplies	-	-	-	-	-	-
Water System Maintenance	42,563	90,000	90,000	28,340	90,000	0
Water Billing Expense	9,427	10,000	10,000	6,982	10,000	-
Auditing Services	5,129	5,232	-	7,732	5,441	209
Liability Insurance Premiums	7,803	7,959	7,803	7,803	7,959	-
Water Purchase	394,896	403,000	403,000	261,626	403,000	0
Rent & Utilities	4,917	4,917	4,917	4,917	4,917	-
System Depreciation	317,492	-	-	-	-	-
Capital Expense Bond- Water Meter	1,123	860,000	-	-	860,000	-
Equipment Replacement	545	2,000	2,000	1,091	2,000	-
Miscellaneous/Meetings/Training	1,616	1,880	-	-	1,880	-
Transfer Out To Capital Acquis	-	-	-	-	-	-
Water Main Project	(1)	356,600	356,600	118	356,600	-
Interes Expense	-	-	-	80,719	-	-
Pension Expense	(15,881)	-	-	-	-	-
OPEB Expense	-	-	-	-	-	-
Capital Exp - Stop Box Replaceme	(0)	50,000	75,000	61,724	24,000	(26,000)
Capital Exp - Lead & Copper Line	0	100,000	100,000	68,380	100,000	-
Capital Exp - Water Main Repacem	-	475,000	475,000	447,867	475,000	-
Capital Exp - Fire Hydrants	(1)	84,000	84,000	77,483	84,000	-
Capital Exp - Gate Valves	(0)	224,000	50,000	25,700	224,000	-
Cost of Debt Issuance	81,620	-	-	-	-	-
Subtotal- Water	970,824	2,863,401	1,794,320	1,173,941	2,827,769	(35,632)
CONTRACTUAL SERVICES	ACTUAL FY20-21	BUDGETED FY21-22	ESTIMATED FY 21-22	ACTUAL 3/31/2022	PROJECTED FY 22-23	INCREASE (DECREASE)
Subtotal- Contractual Services	72,596	72,656	72,656	48,438	74,095	1,439
Total - Water	1,043,420	2,936,057	1,866,976	1,222,379	2,901,864	(34,194)

CITY OF LATHRUP VILLAGE
SUMMARY OF REVENUES - SEWER FUND
FY 2022-23

SEWER FUND	ACTUAL FY20-21	BUDGETED FY21-22	ESTIMATED FY 21-22	ACTUAL 2/28/2022	PROJECTED FY 22-23	INCREASE (DECREASE)
Sewage Disposal	1,253,342	1,673,588	1,673,588	991,300	1,673,588	0
Sewer Penalties	65,940	43,000	35,000	28,674	43,000	-
Investment Interest	193	4,500	3,000	2,081	4,500	-
Capital Contributions (ARRA Funds)	-	-	-	-	-	-
Investment Interest - Bond	-	-	-	-	-	-
Miscellaneous	3,712	-	-	-	-	-
Industrial Surcharge	29,592	43,000	30,000	22,299	43,000	-
Federal State Grants	-	-	-	-	-	-
Replacement Reserve Revenue	-	-	-	-	-	-
Transfer in from Capital Bond	-	146,000	146,000	-	146,000	-
Total - Sewer Revenues	1,352,780	1,910,088	1,887,588	1,044,354	1,910,088	-

CITY OF LATHRUP VILLAGE
SUMMARY OF PROPOSED EXPENDITURES
FY 2022-23

SEWER FUND SEWER	ACTUAL FY20-21	BUDGETED FY21-22	ESTIMATED FY 21-22	ACTUAL 3/31/2022	PROJECTED FY 22-23	INCREASE (DECREASE)
Salaries & Wages - Permanent	14,395	19,786	5,000	4,311	19,921	135
Subtotal- Contractual Services	72,596	72,656	72,656	48,438	74,095	1,439
Fringe Benefits	50,669	53,362	53,362	46,652	55,653	2,291
Sewer System Maintenance	235,717	273,000	273,000	47,049	273,000	-
Auditing Services	5,129	5,232	7,732	7,732	5,441	209
Liability Insurance Premiums	7,803	7,803	7,959	7,959	7,803	-
Sewage Disposal Service	1,029,210	1,049,794	1,049,794	704,550	1,059,290	9,496
Rent	-	500	-	-	500	-
Capital Expenditure	-	145,000	-	-	145,000	0
Industrial Surcharge	14,847	20,000	20,000	11,229	20,000	-
Miscellaneous	-	-	-	-	-	-
OPEB Expense	(409,653)	-	-	-	-	-
Pension Expense	-	-	-	-	-	-
Subtotal- Sewer	1,020,713	1,647,133	1,489,503	877,919	1,660,703	13,570
RETENTION TANK						
Electric	20,317	18,707	18,000	9,689	18,707	-
Water	1,137	5,000	2,500	1,317	5,000	-
Natural Gas	906	1,200	750	124	1,200	-
Telephone	3,518	3,000	3,000	1,739	3,000	-
Fuel for Generator	-	500	-	-	500	-
Supplies & Tools	-	-	-	-	-	-
Building & Equipment	5,828	6,000	-	-	6,000	0
Environmental Compliance - Non C	32,785	30,000	30,000	11,247	30,000	0
Bond Expense - Interest	30,566	174,679	174,679	72,105	174,679	-
Bond Expense- Paying Agent Fees	750	1,500	1,250	750	1,500	-
Excess Liability Insurance	8,900	9,078	9,078	9,078	9,078	-
Bond Exp - Construction	9,250	1,000	1,742	1,742	1,000	-
Capital Exp - Sanitary Sewer Repa	525	-	7,365	7,365	-	-
Capital Exp - Retention tank repairs	363	550,000	-	-	550,000	-
Subtotal- Retention Tank	114,845	800,664	248,364	115,157	800,664	-
Total - Sewer	1,135,559	2,447,797	1,737,867	993,076	2,461,367	13,570

MILLAGE RATE BREAKDOWN AND RESULTING REVENUES - 22-23

MILLAGE TYPE	AUTHORIZED MAXIMUM	21-22 HEADLEE MAXIMUM	22-23 HEADLEE MAXIMUM	F.Y. 21-22	F.Y. 22-23	REVENUE PRODUCED	REVENUE NEEDED	DIFFERENCE
General Operating	20.0000	18.1912	18.8783	17.8783	17.5618	2,845,012	3,637,309	(792,297)
Refuse	3.0000	2.7286	2.6816	2.6816	2.6341	426,724	394,568	32,156
Debt Streets	3.9307	N/A	3.9307	3.9307	3.9218	635,332	0	635,332
TOTALS	26.9307	20.9198	25.4906	24.4906	24.1177	3,907,067	4,031,876	(124,809)
					Taxable Value Calculation:		162,000	