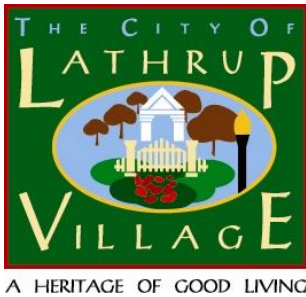


Planning Commission Agenda

Tuesday, August 18, 2026 at 7:00 PM
27400 Southfield Road, Lathrup Village, Michigan 48076

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Approval of Agenda**
5. **Public Comment for Items on the Agenda**
6. **Approval of Meeting Minutes**
 - [A.](#) Planning Commission Regular Meeting Minutes July 21, 2026
7. **Old Business and Tabled Items**
 - [A.](#) Zoning Amendment - Artisan Manufacturing
8. **New Business**
 - [A.](#) Special Land Use Application - 28939 Southfield Road
9. **General Communication**
10. **Public Comment**
11. **Other Matters for Discussion**
12. **Adjourn**



Planning Commission Minutes

Tuesday, July 21, 2026 at 7:00 PM
27400 Southfield Road, Lathrup Village, Michigan 48076

1. Call to Order at 7:07pm

2. Pledge of Allegiance

3. Roll Call

Present: Abraham, Clarke, Hillman, Robinson, Nordmoe, Grewer, Hammond

Also Present: DDA Director Janet Bloom, DDA Project Coordinator Kennedy, Attorney Baker

4. Approval of Agenda

Motion by Commissioner Abraham, seconded by Commissioner Robinson to approve the Meeting agenda.

Yes: Abraham, Clarke, Hillman, Robinson, Nordmoe, Grewer, Hammond

No: n/a

Motion carried.

Motion by Commissioner Hammond, Seconded by Commissioner Abraham to amend the agenda by adding a second Public Comment section as Item # 9.

Yes: Abraham, Clarke, Hillman, Robinson, Nordmoe, Grewer, Hammond

No: n/a

Motion carried.

5. Approval of Meeting Minutes

A. Planning Commission Study Session Minutes June 16, 2026

Motion by Commissioner Robinson, seconded by Commissioner Nordmoe to approve the study session minutes of June 16, 2026.

Yes: Abraham, Clarke, Hillman, Robinson, Nordmoe, Grewer, Hammond

No: n/a

Motion carried.

B. Planning Commission Regular Meeting Minutes June 16, 2026

Motion by Commissioner Grewer, seconded by Commissioner Abraham to approve the regular meeting minutes of June 16, 2026.

Yes: Abraham, Clarke, Hillman, Robinson, Nordmoe, Grewer, Hammond

No: n/a

Motion carried.

6. Public Comment

John Sousanis, Rainbow Drive, expressed in part: He was happy with how the Master Plan has been discussed and was surprised this amendment was being put up for a vote at this time.

Autumn Sousanis, Rainbow Drive, expressed in part: She has reservations about artisanal manufacturing and is concerned that it could become light manufacturing because Lathrup Village has never had an industrial district before.

Shugmi Shumunov, expressed in part: He would like to be educated more on what constitutes artisanal manufacturing and inquired about how to lease coworking spaces.

Commissioner Hillman commented in part: This should be approached as it was with previously considered amendments, such as the solar panel ordinance and cryptocurrency, where the Commission is having a first look and providing feedback.

7. Old Business

None.

8. New Business

A. Artisanal Manufacturing

Two options were discussed: 1) allowing artisanal manufacturing by right, and 2) allowing it as a

Special Land Use, which would require the applicant to come before the Planning Commission. A Special Land Use would be reviewed on a case-by-case basis and would take longer for approval because the Planning Commission would make a recommendation and City Council would have the final vote. Attorney Baker noted that this option would give the City more control over the process and allow for review and determination on a case-by-case basis. Commissioner Hillman asked that what is permissible be kept separate from the definition and asked for feedback from the Commission regarding the definition.

Commissioner Grewer asked if there is a definition of light manufacturing.

Discussion included the distinction between light manufacturing and artisanal manufacturing, including the attached storefront.

Commissioner Hillman stated that there should be mention of an exclusion list to help make distinctions between light manufacturing and artisanal manufacturing.

Eric Pietsch participated in the discussion.

Commissioner Grewer asked how the definition would be used. It was discussed that the DDA would use the definition for administrative purposes to approve or deny applications.

Commissioner Hillman suggested having a visual on the screen with half of the screen showing the definition of light manufacturing and the other half showing the definition of artisanal manufacturing.

Commissioner Abraham asked if there was a deadline to meet. It was noted that there is currently no deadline.

Discussion included the definition of raw materials for artisanal and light manufacturing and the need for quantifiable and distinguishable language.

Commissioner Abraham expressed concern about the creation of 3D-printed weapons.

Commissioner Clarke responded that, according to the ordinance, there has to be a storefront or classes associated with the use. Discussion included keeping this concern in mind going forward

and considering how Special Land Use and other factors could be combined within the definition to address these concerns.

Permitted Use Discussion included the exclusion of the Commercial Vehicular District from the definition and regulation. Commissioner Hammond and Chair Hillman participated in the discussion.

Thomas Kennedy showed a map of zoning to the Commissioners and residents in attendance.

Discussion included concerns about potential loss of interest due to the length of time the Special Land Use process may take.

Discussion included where, and within what zoning areas, artisanal manufacturing is envisioned to occur.

Discussion included the reality of residential spaces being in the same space, beside, or behind these types of facilities.

Use Standards discussion included expanding the standards and getting specific about materials, storage, space, delivery, hazardous materials, and waste.

Discussion included having a level of detail similar to the City's regulations for coffee shops, while keeping the language broad enough for the City to enforce.

An option to explore providing examples was also discussed.

B. Master Plan Update

Discussion focused on the different sections that need updates that were presented at the open house held earlier that day.

9. Public Comment

Autumn Sousanis, Rainbow Drive, expressed in part: Asked what the City does not want in Lathrup Village. She raised concerns regarding anti-sweatshop protections and the possibility that piece-by-piece shops could easily turn into sweatshops. She raised concerns regarding round-the-clock working and fulfillment of orders and what this could mean for the City, which has been trying to have lights out and businesses shut down by 11:00pm every night. She raised

the issue of hours of operation. She stated that the City needs to approach this with power and not desperation. She expressed that she would love to see an art center and have the City viewed as a creative center. She also raised concerns regarding high-intensity heat and potentially prohibiting or establishing requirements related to heat.

John Sousanis, expressed in part: He noted that there was no specification regarding what stage of the process the ordinance was in. He stated that the City should not be desperate to engage people but should remain focused on safety. He also raised the issue of changing the Commission schedule.

10. Other Matters for Discussion

None.

11. General Communication

Updates from the Sirknow Group were discussed. Discussion emphasized prioritizing getting information to the community since many community members are invested in the process.

12. Adjourn

Motion by Commissioner Grewer, seconded by Commissioner Abraham to adjourn the meeting at 8:42pm.

Yes: Abraham, Clarke, Hillman, Robinson, Nordmoe, Grewer, Hammond

No: n/a

Motion carried.

memorandum

DATE: August 14, 2026
TO: Lathrup Village Planning Commission
FROM: Eric Pietsch, Hannah Prins, & Jill Bahm, Giffels Webster
SUBJECT: Zoning Amendment – Artisan Manufacturing

Previous Discussion

At the July 21, 2026 meeting, the Planning Commission reviewed the first draft language of the proposed ordinance amendment pertaining to the use of artisan manufacturing in the city. Among the topics discussed were the following:

1. The definition of Artisan Manufacturing. The Planning Commission expressed interest in listing exclusions (what we don't want), like heavy manufacturing for example. Should the definition include the production of alcoholic beverages?
2. Whether or not artisan manufacturing should be a by-right permitted use, subject to administrative review or designated as a Special Land Use, subject to review by the Planning Commission in conjunction with a public hearing.
3. Distinguish a more recognizable difference between artisan manufacturing and light manufacturing. Consider both terms when establishing the definition for each (light manufacturing is already defined).
4. Determine nuisance standards. Update Article 4, Section 4.22 (Use Standards) to designate the coffee roasting standards to apply generally to all uses.

The updated draft (attached) includes refined definitions and standards to address the concerns noted above. We recommend keeping the production of alcoholic beverages (e.g., breweries, distilleries, and the like) separate to reflect their unique licensing requirements and other standards. These are not included at this time.

The updated draft language seeks to address the following:

- Clarify the ambiguity between light industrial and artisan manufacturing uses by further detailing the types of production methods, scale of distribution, and types of materials and products used.
- Adjust the use standards to encompass a broader array of artisan manufacturing operations.
- Proposes a tiered approach to allowing artisan manufacturing as a permitted or special land use.
- Update the parking requirements to align with parking standards for other retail uses in the proposed districts in addition to the previously required parking amount. This approach ensures that artisan manufacturing operations have enough parking to accommodate the amount of proposed retail in addition to the manufacturing use.

We recommend that the Planning Commission consider the language in the provided draft amendment, direct our team to make any needed refinements, and consider setting a public hearing for a future Planning Commission meeting.

The remainder of this memo is provided as background and has not changed since the previous meeting.

Introduction

What prompted this amendment?

The Downtown Development Authority of Lathrup Village has been pursuing efforts to introduce small-scale production into the business corridors of the city. With the ongoing update of the Master Plan, the goal is to ensure there will not be any confusion between the work being done through the Master Plan update and the separate work being done with Recast City. The 2021 Master Plan speaks about considering flexibility in the commercial corridors. Given that spirit and the positive feedback communicated by the Planning Commission thus far, we are pursuing potential amendments to the zoning ordinance that would allow for artisan manufacturing uses in specific districts in Lathrup Village.

Current Ordinance

The ordinance does not define or address artisan manufacturing uses.

Considerations

What are the appropriate zoning districts that may allow artisan manufacturing uses?

Article 3. Zoning District. Initially, the Mixed-Use district was the focus for implementing artisan manufacturing. While the Office and Commercial Vehicular districts were also considered at the July 21st meeting, the Commission recommended removing CV-Commercial Vehicular from this list and keeping the Mixed-Use and Office districts as the zones where artisan manufacturing will be allowed.

- The Mixed-Use district is intended to allow flexibility in the redevelopment of property along Southfield Road, where frontage lots limit the availability of parking and compliance with buildings setbacks. This district encourages pedestrian-oriented design and compliments the Village Center district.
- The Office district is designed to provide sites for professional office uses and commercial activities that support those users. These districts are located in areas which abut and have direct access to freeways and major thoroughfares so as to provide for off-street parking, somewhat more intense land use activity adjacent to residential areas. This district is designed to encourage innovation, variety, and quality design. Attractive landscaping is desired so as to be in harmony with such adjacent residential uses.

Should artisan manufacturing uses be permitted by-right or by way of a Special Land Use?

At the July 21, 2026 Planning Commission meeting, discussion centered on the difference between light industrial and artisan manufacturing uses and whether artisan manufacturing should be permitted by right or require special land use approval. In response to that discussion, revisions have been made to the proposed language to further distinguish artisan manufacturing from light industrial uses. A key differentiating characteristic of artisan manufacturing is the requirement for a public-facing retail, educational, or collaborative component. This requirement reinforces the intended character of the use by ensuring that artisan manufacturing establishments contribute to the commercial vitality and public experience of Lathrup Village.

To encourage this public-oriented character while ensuring compatibility with surrounding uses, staff recommends a tiered approach. Artisan manufacturing establishments in which manufacturing floor area comprises less than 50 percent of the gross floor area would be permitted by right. Establishments in which manufacturing floor area exceeds 50 percent of the gross floor area would require special land use approval. This approach recognizes that uses with a greater emphasis on manufacturing activities may warrant additional review to ensure compatibility with adjacent properties and the broader character of the district.

Summary / Recommendation

This proposed amendment to the Mixed-Use and Office districts of Lathrup Village takes the vision and intent of the Master Plan into strong consideration. The evolution of economic conditions in recent years has brought to light challenges when developing commercial and retail tenant lease spaces. Observed trends in commercial and office uses finds there to be a need for adaptive reuse of existing building stock, providing available sites for makerspaces and shared spaces for small vendors and businesses, a shift toward hybrid work and work-from-home resulting in an increase in office supply, and the desire for live-work space, co-working spaces, and business incubators. This amendment strives to continue to pursue a walkable sense of place for the commercial corridors that extend beyond the city's central core.

Amend Article 2, Definitions, to add Artisan Manufacturing as a defined term.

Section 2.2

Artisan Manufacturing. A small-scale, low-impact establishment for the design, production, fabrication, assembly, repair, finishing, and packaging of custom, specialty, or limited-run products and component parts using limited or minimal production techniques and equipment. Such establishments integrate retail and/or education and are characterized by lower-volume production and a greater degree of craftsmanship, customization, design, or prototyping than light manufacturing. Typical artisan manufacturing products include, but are not limited to, furniture, textiles, clothing, jewelry, ceramics, wood products, metalwork, glass products, artworks, electronics, and specialty food and non-alcoholic beverage products.

Artisan Manufacturing, Limited. An artisan manufacturing establishment where most of the building is dedicated to retail or education space and less than fifty percent of the gross floor area is dedicated to manufacturing.

Amend Article 3, Zoning Districts to add Artisan Manufacturing as a Permitted Use when the manufacturing space comprises less than fifty (50) percent of the gross floor area and a Special Land Use when manufacturing space comprises greater than fifty (50) percent of the total gross floor area in the Office and Mixed-Use districts.

Section 3.1.5. B.xii Artisan Manufacturing, Limited.

Section 3.1.5.C. vi Artisan Manufacturing

Section 3.1.8.B. xii Artisan Manufacturing, Limited.

Section 3.1.8.C.xi Artisan Manufacturing.

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

Section 4.22 Artisan Manufacturing

Artisan manufacturing may be permitted in the Office, Commercial Vehicular, and Mixed-Use districts subject to the following requirements:

1. The scale and impacts of the use shall be consistent with other uses in the district.
2. All production, fabrication, assembly, finishing, treatment, storage, and packaging activities shall occur entirely within an enclosed building.

3. No artisan manufacturing use or uses in a mixed-use building shall be permitted on a floor above a residential use.
4. All artisan manufacturing uses shall include a storefront for the sale of products produced on the premises and/or an educational or collaborative component, such as workshops, classes, demonstrations, or shared workspaces.
5. Any equipment or process generating smoke, fumes, dust, particulate matter, odors, heat, or other airborne emissions shall be equipped with filtration, ventilation, afterburners, collectors, scrubbers, or equivalent mitigation measures as necessary to prevent such emissions from being detectable at a level constituting a nuisance beyond the property boundaries.
6. Machinery and equipment shall be operated in a manner that does not create excessive noise, vibration, glare, smoke, dust, odor, heat, or other impacts greater than ambient conditions that are discernible beyond the property boundaries.
7. The City may require additional mitigation measures if a manufacturing process is determined by the City Administrator, or their designee, to create a nuisance or otherwise adversely impact surrounding properties.
8. Accessory storage and distribution activities shall remain subordinate to the on-site artisan manufacturing use.

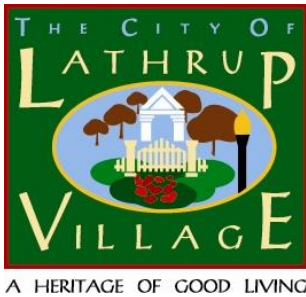
Amend Article 5, Site Development Standards, to add a new off-street parking standard:

Section 5.13.14.C.xvi. Artisan Manufacturing: one space per 1,500 square feet of gross floor area or fraction thereof plus an additional one space per 300 sq ft of active retail area or fraction thereof.

Amend Article 5, Site Development Standards, as follows:

Section 5.14 – Nuisances Prohibited

The occupancy or use of any lot or premises in such fashion as to constitute an actionable nuisance in fact, as defined by the common law of this state, which is injurious to two or more persons, is prohibited. Standards of the city code, Chapter 46, also apply.



27400 Southfield Road
Lathrup Village, Michigan 48076

To: Lathrup Village Planning Commission
From: Janet Bloom – Community & Economic Development/DDA Director
Date: August 18, 2026
RE: Special Land Use Application – 28939 Southfield Road

The Planning Commission is being asked to review the Special Land Use Application received from 28939 Southfield Road. The request is to add the sale of alcoholic beverages to the convenience store at that site.

Included in the packet is:

1. Special Land Use Application
 2. Site Plan
 3. Applicant Response to Section 6.2.10.A-H
 4. Articles of Incorporation for Lathrup Village Convenience, Inc.
 5. Quit Claim Deed
-



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

Office Use Only

Date Submitted: _____

SLU Review Date: _____

Public Hearing Date: _____

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:	LATHRUP VILLAGE CONVENIENCE INC		
Subject Property Address:	28939 Southfield Rd, Lathrup Village, MI 48076		
Subject Property Parcel Number:	2414227051		
Legal Description:	T1N, R10E, SEC 14 LOUSE LATHRUP'S CALIFORNIA BUNGALOW SUB NO 2 LOTS 785 TO 788 INCL, ALSO E 5 FT OF LOT 780, ALSO 1/2 OF YAC ALLEYS ADJ TO SAME 12-4-04 FR 041, D48 & ALLEY		
Acreage:	0.30	Frontage (in feet):	108'
		Dimensions:	108' x 125'
Proposed Use:	Convenience Store including the sale of alcoholic beverages		
Current Zoning:	Retail		

Applicant Information

Name:	LATHRUP VILLAGE CONVENIENCE INC		
Address:	28939 Southfield Rd, Lathrup Village	State:	MI
		Zip Code:	48076
Phone Number:	248-860-6212	Fax:	
Email Address:	zkoza@highpointoil.com		

Interest in Property: President of Corp (Ziad Koza) *Articles of Incorporation are attached*

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

Property Owner Information

Name:	BERINGER INVESTMENT, LLC		
Address:	29200 NORTHWESTERN HWY STE 450, SOUTHFIELD	State:	MI
		Zip Code:	48034
Phone Number:	248-672-7301	Fax:	
Email Address:	mkoza@group10.net		

Description of Proof of Ownership Provided: Deed (Attached)

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:

convenience Store with retail alcohol sales

Please list the following information about your hours of operation.			
Weekdays	Monday-Thursday (6 am-12 am) **Hours of operation are a new request**		
Weekends	Friday-Saturday (6 am-12 am) Sunday (7 am-11 pm) **Hours of operation are a new request**		
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:	7 am-9 am and 4 pm-9 pm (No Change)		
Peak Hours Weekends:	Noon		
Maximum number of vehicles which will be attracted to the property for which you are seeking special land use approval: (no additional changes to the number of vehicles coming to property)			no additional changes
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.			
The proposed addition of alcoholic beverage sales to the existing gas station and convenience store is not expected to create a significant increase in demand for City services. The property will continue to operate as an existing gas station and convenience store, and the addition of alcoholic beverage sales is not anticipated to generate noticeable increases in traffic, public safety, or ordinance enforcement needs. Existing water and sewer services are adequate to serve the business, and no improvements to public infrastructure are expected to be necessary. **See attachment**			
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 proposed convenience store with the sale of alcoholic beverages is a reasonable use of the property because it is consistent with the site's existing commercial use and is compatible with the surrounding businesses. The property has operated as a gas station for many years, and the proposed improvements will continue to serve the needs of the community without changing the character of the area. The use is not expected to have a negative impact on nearby properties and will comply with all applicable City ordinances and Michigan Liquor Control Commission requirements. Overall, the proposal is an appropriate use of the site and supports continued investment in the City's commercial area. **See attachment**			
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:			
Noise	More	Less	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.

No changes to the existing site. The applicant will maintain the existing conditions and will comply with all applicable City Zoning Ordinances 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? est. 2003 (City has existing site plan)

Prepared By: Unknown

Street Address: State: Zip Code:

Phone Number: Cell: Fax:

Email Address:

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 LATHRUP VILLAGE CONVENIENCE INC (owned by Ziad Koza)

Applicant's Signature  (Ziad Koza (Jul 30, 2026 18:04:00 EDT))

Date: 7/30/26

Property Owner's Printed Name BERINGER INVESTMENT, LLC (owned by Majid Koza)

Property Owner's Signature  (Majid Koza (Jul 30, 2026 18:03:22 EDT))

Date: 7/30/26

28939 SOUTHFIELD ROAD
LATHROP VILLAGE, MICHIGAN

SHEET NO.	SHEET DESCRIPTION
-----------	-------------------

TS-1	TITLE SHEET
C-1	EXISTING & DEMOLITION SITE PLAN
C-2	PROPOSED SITE PLAN
C-3	SITE DETAILS
A-1	FOUNDATION PLAN/COLUMN & BEAM PLAN
A-2	FLOOR PLAN/ MISC. DETAILS & SCHEDULES
A-3	BUILDING & CANOPY ELEVATIONS
A-4	ROOF FRAMING PLAN/BUILDING & CANOPY SECTIONS

CODE CONFORMANCE CHART

- **PROVIDED:** WALLS, FLOOR, CEILING, ROOF, DOOR, CODE
- **CONSTRUCTION CLASSIFICATION:** TYPE SB UNPROTECTED
- **BUILDING NON COMPLIANT**
- **USE GROUP:** M - MERCHANTILE

- **ALLOWABLE AREA:** ALLOWED: GROSS SQ. FT. HQ / STORIES
 9,000 60' x 7'
PROVIDED: 2,250 14'-2 1/2"

- **OCCUPANT LOAD:** 34 PERSONS

- **REQUIRED MEANS OF EGRESS:** REQUIRED PROVIDED
 1 2

- **MAX TRAVEL DISTANCE** PROVIDED
 300'-0" 245'-0" < 248'-0"

DESCRIPTION PER TITLE COMMITMENT

PROPOSED LEGAL DESCRIPTION:
CALIFORNIA BUNGALOW SUB # 2, LOTS
785,786,787,788,789,790,791,792,793,794,795,796,797 VACATED PUBLIC
ALLEY BEING 20.00' X 131.00'

DESCRIPTION OF PROPERTY TO BE RE-ZONED:
EASTERLY 5.00 FT. OF LOT 780 OF CALIFORNIA BUNGALOW SUB #2 AND
ADJOINING 20.00' X 110.00 FT OF VACATED PUBLIC ALLEY

DESCRIPTION OF PROPOSED COMMERCIAL LOT:
CALIFORNIA BUNGALOW SUB N 2 LOT 797,796,795,794,793,792,791AND THE
WESTERLY 20.00% OF LOT 790.



VICINITY MAP



TOTAL SHEET:

COMMERCIAL DEVELOPMENT

FOR
VINCENT SHINA

26939 SOUTHFIELD ROAD

HABITAT

036013430

PHONE: 734-266-0003

FOR NAME

150

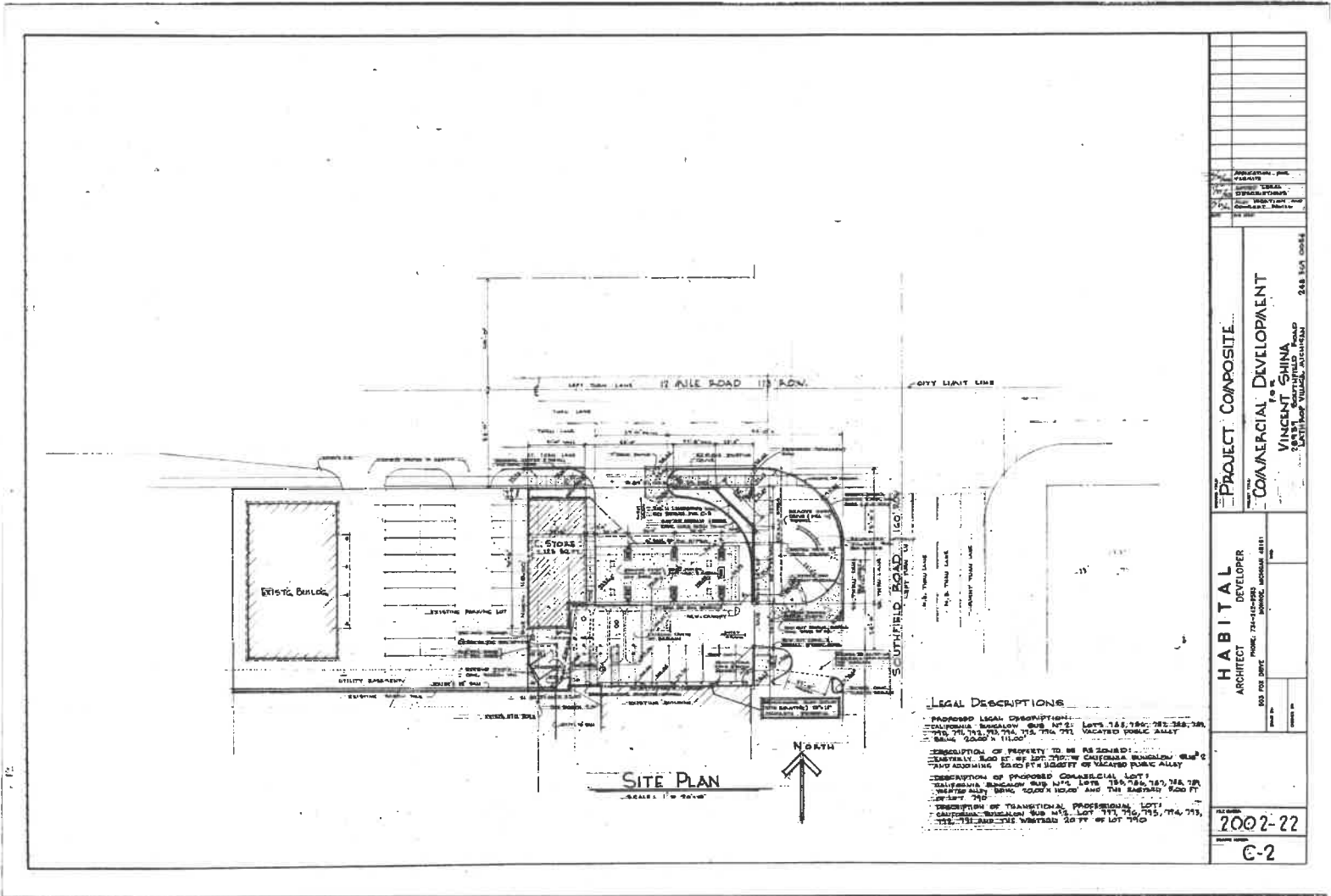
[Signature]

25



2002-22

TS-1







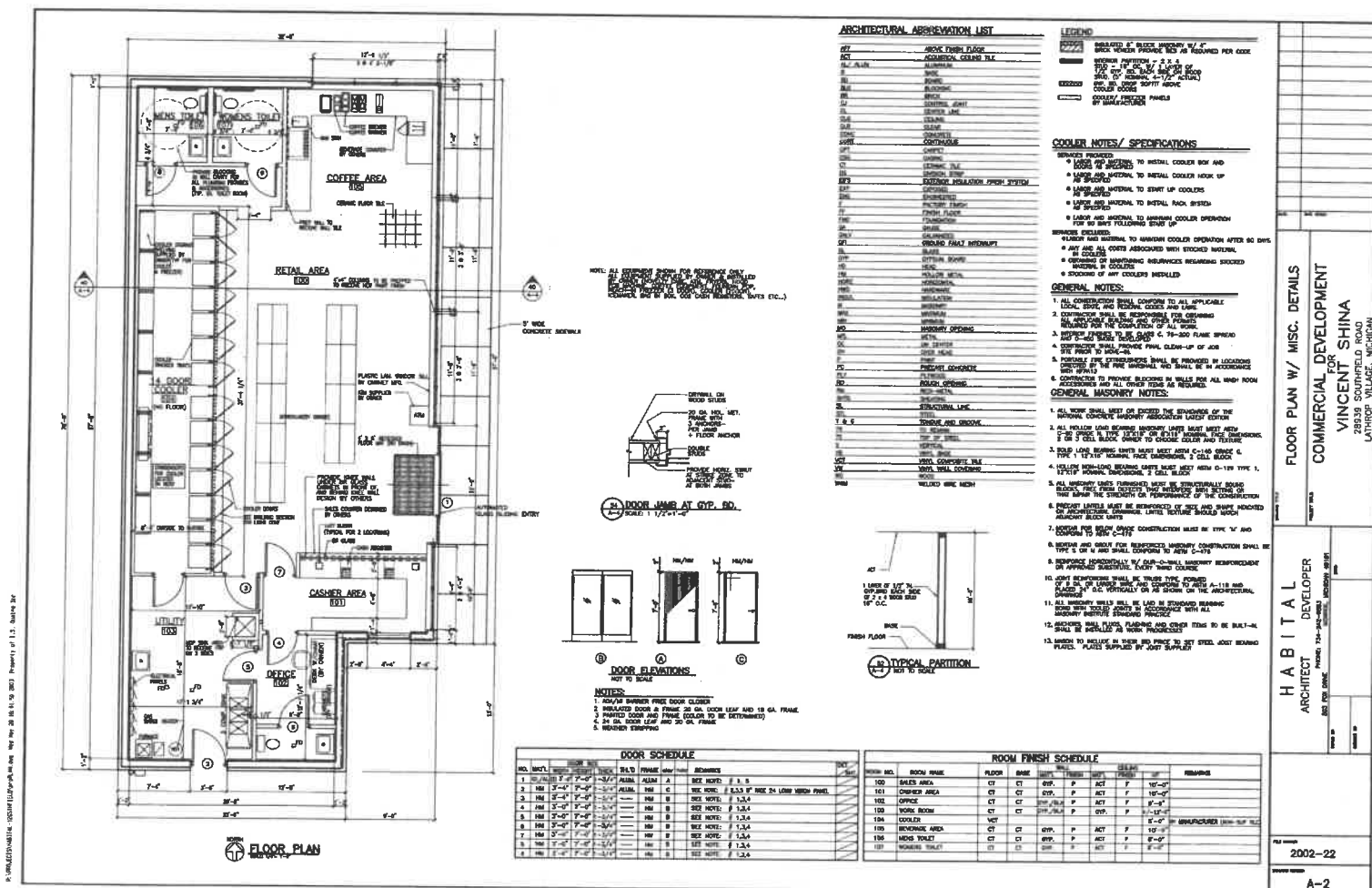
9. CONTRACTOR SHALL VERIFY ALL CONDITIONS, INCLUDING THE UNDERGROUND UTILITIES AND FLOOD MEASUREMENTS, BEFORE ANY EROSION CONTROL MEASURES ARE INITIATED.
10. ARCHITECT-ENGINEER FORDERS PROCEEDING WITH THE WORK.
11. PROVIDE NECESSARY SHEETING, PILING, BRACING, ETC. AS REQUIRED TO PROTECT EXISTING STRUCTURES AND ADJACENT PROPERTIES.
12. COMPLETE FLOOD WALL REQUIREMENTS OF CANAL AND OTHER REGULATORY AGENCIES' DATES.
13. ALL CANAL FOOTINGS ARE TO BE BUILT ON UNDISTURBED NATURAL SOILS WITHIN A MINIMUM SIX INCHES BEARING CAPACITY 2000 POUNDS PER SQUARE FOOT.
14. ALL FOOTING BEARING SOILS SHALL BE IDENTIFIED BY A REGISTERED SOILS ENGINEER AND A RECORD DRAWING SHALL BE SUBMITTED TO THE ARCHITECT-ENGINEER FOR REVIEW PRIOR TO THE BEGINNING OF WORK.
15. SOILS AT THE FOOTING BEARING LEVEL AND BELOW AND AROUND THE FOOTING SHALL BE PROTECTED BY SHIELDING OR STRENGTHENING BY MEANS OF PILES OR SHIELDING BY MEANS OF PILES.
16. ALL CONCRETE SHALL BE SHOWN QUALITY TO THE LATEST STANDARD FOR THE ACT AND ALL LOCAL CODES.
17. CONCRETE STRENGTH SHALL BE PROVED BY TESTS.
18. ALL SLOPES SHALL BE AN EARTHMASS & OR - OR -
19. ALL SLOPES OF THE FLOOD WALL SHALL BE PROTECTED BY PILES.
20. TOP OF MASS FLOOD OF COLLAPSE & BELOW FLOOD

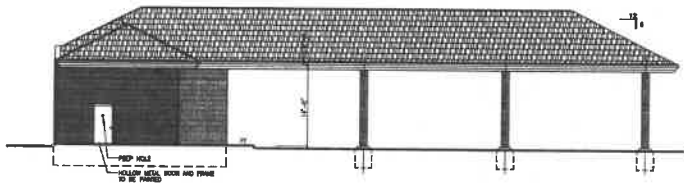
1. ALL REINFORCING SHALL BE HIGH STRENGTH HIGH BELL
STEEL CONFORMING TO ASTM A 615-A (THW-60) PRO
ALL TIES SHALL BE OF HIGH INTERMEDIATE ORANGE SEED, CONFORMING
TO ASTM 616-B (THW-60) PRO ALL REINFORCING
SHALL BE EPOXY COATED IN ACCORDANCE WITH
IN ACCORDANCE WITH ACI'S "MANUAL OF STANDARD PRACTICES
FOR REINFORCE CONCRETE" (ACI 310)
2. PROVIDE CONCRETE PROTECTION FOR REINFORCING AS FOLLOWS:
FOOTING:
BILLS - 1 1/2"
PILES - 1 1/2"
3. ALL FORM WORK SHALL BE IN ACCORDANCE WITH THE AMERICAN
CONCRETE INSTITUTE "MANUAL FOR CONCRETE", SPECIAL
SECTION 5.01 AND 5.02 FOR ALL FORMS. PROVIDE THE
PRACTICE FOR CONCRETE FORMWORK (ACI-304 - LATEST EDITION)
4. LAP ALL CONTINUOUS BARS 40 DIAMETERS
5. THE FIELD REINFORCEMENT MUST MEET ARCHITECT AND
ENGINEER OF THE PROJECT REQUIREMENTS. IF PLANS BY ANY
SUBCONTRACTOR APPROVED BY THE ARCHITECT OR ENGINEER MUST
BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL.
6. PROTECTION AGAINST CRACKING AND EXCESSIVE CONCRETE TEMPERATURE
SHALL BE PROVIDED FOR THE FIRST 7 DAYS FOLLOWING PLACEMENT



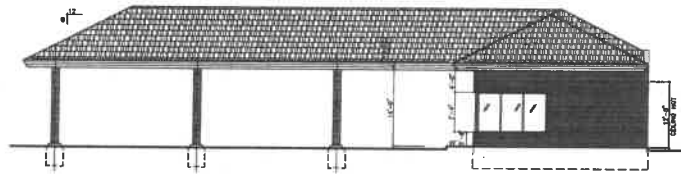
1. ALL INTERIOR CONC. SLABS ON GRADE WILL BE PLACED IN A 4" THICK COMPACTED DRAINAGE FILL W/ 30% GRAVEL
2. CONCRETE STRENGTH SHALL BE 3000 PSI AT 28 DAYS AND SHALL BE AIR ENTHRAINED + ON - OR.
3. ALL CONCRETE SHALL RECEIVE A STEEL TROWELLED FINISH.
4. INCLUDE CONTROL JOINTS OR EXPANSION JOINTS AS REQUIRED, MINES NOT TO EXCEED 400' MAX. FT.

1. ALL EXTERIOR CONCRETE SLAB ON GROUND WILL BE PLACED ON A COMPACTED BASE AT 90% DENSITY, AND RECEIVE A BROOM FINISH FOR ANTI-SLIP CHARACTERISTICS.
2. INCLUDE CONTROL JOINTS AND EXPANSION JOINTS AS REQUIRED.
3. CONCRETE STRENGTH SHALL BE 4000 PSI AT 28 DAYS AND SHALL BE AIR ENTRAINMENT AT 120 - 200

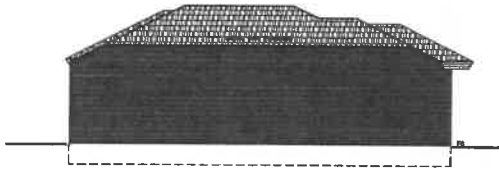




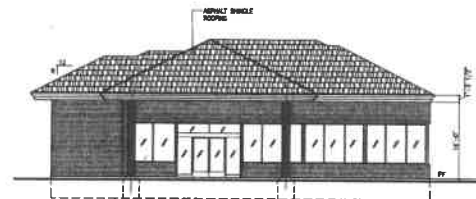
SOUTH BUILDING & CANOPY ELEVATION
SCALE: 1/8" = 1'-0"



NORTH BUILDING & CANOPY ELEVATION
SCALE: 1/8" = 1'-0"



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



EAST BUILDING & CANOPY ELEVATION
SCALE: 1/8" = 1'-0"

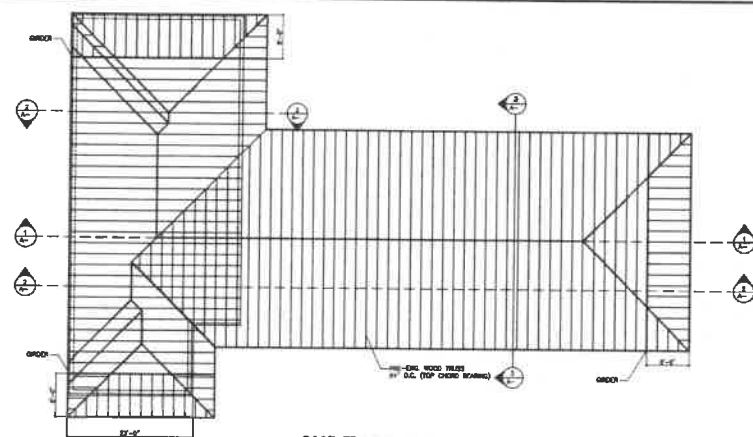
P:\PROJECTS\2002\22\220222\220222.dwg 04/04/02 10:30:30 2002 Property #115 04/04/02

BUILDING & CANOPY ELEVATIONS
COMMERCIAL DEVELOPMENT
VINCENT CHINA
28538 SOUTHWEST ROAD
LATHROP VILLAGE, MICHIGAN

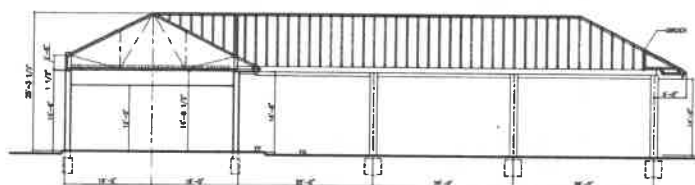
HABITAT
ARCHITECT
DEVELOPER
PHONE: 734-542-0000
FAX: 734-542-0000
WWW.HABITAT-ARCHITECT.COM

DATE: 2002-22

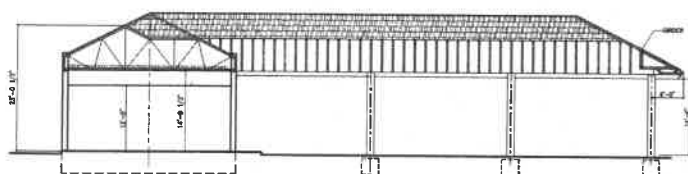
A-3



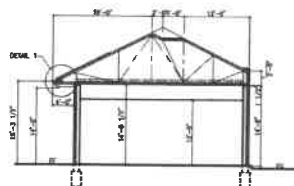
ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"



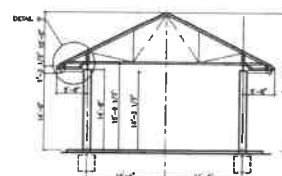
SECTION 1-1
SCALE: 1/8" = 1'-0"



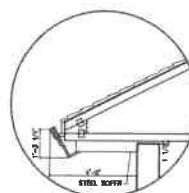
SECTION 2-2
SCALE: 1/8" = 1'-0"



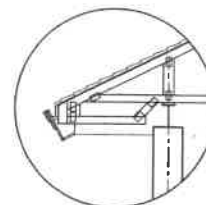
SECTION 4-4
SCALE: 1/8" = 1'-0"



SECTION 3-3
SCALE: 1/8" = 1'-0"



DETAIL 1
SCALE: 1/2" = 1'-0"



DETAIL 2
SCALE: 1/2" = 1'-0"

**ROOF FRAMING PLAN/
BUILDING & CANOPY SECTIONS**

COMMERCIAL DEVELOPMENT

FOR

VINCENT SHINA

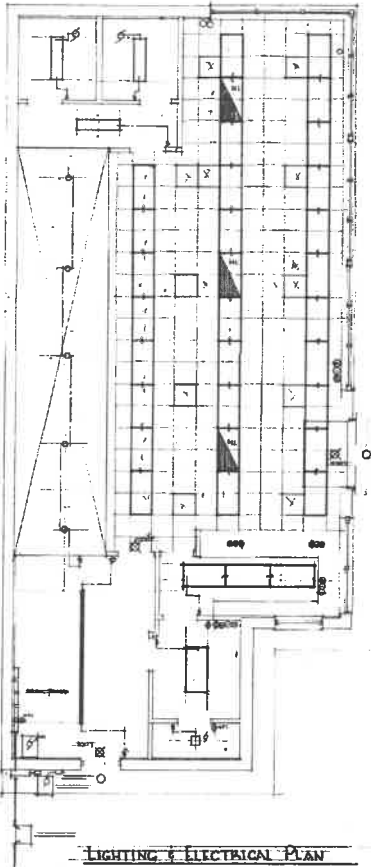
28939 SOUTHFIELD ROAD
LATHROP VILLAGE, MICHIGAN

HABITAT
ARCHITECT DEVELOPER
PHONE: 734-443-0843
1000 N. ZEEB RD. ANN ARBOR, MI 48106

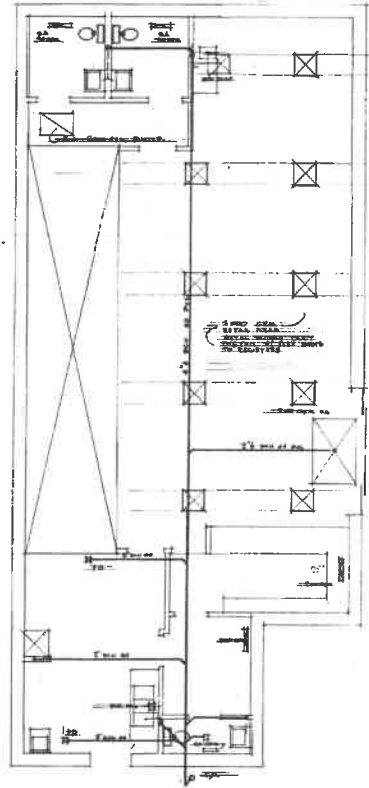
2002-22

A-4





LIGHTING & ELECTRICAL PLAN



MECHANICAL & ELECTRICAL PLAN
COMMERCIAL DEVELOPMENT
FOR
VINCENT SHINA
28539 SOUTHFIELD ROAD
LATHROP VILLAGE, MICHIGAN

HABITAT
ARCHITECT DEVELOPER
PROJECT (FURNISHED)

DATE: 02/01/00
BY: 02/01/00

Applicant: Lathrup Village Convenience Inc

Section 6.2.10.A-H (Eight Criteria)

General Standards for Approval

- A. The proposed convenience store with the sale of alcoholic beverages is a reasonable and appropriate use of the subject property. The use is consistent with the property's commercial designation and will provide a valuable neighborhood service by offering convenient access to everyday grocery items, household needs, and packaged alcoholic beverages in a single location. The proposal represents an efficient and productive use of the site that serves the needs of both residents and visitors.
- B. The use complies with all applicable requirements of the City of Lathrup Village Ordinance and other ordinances of the city, including all applicable building, fire, engineering, and public safety regulations. The sale of alcoholic beverages will be conducted in full compliance with the Michigan Liquor Control Commission licensing requirements and all applicable City ordinances.
- C. The proposed use will be operated in a manner that avoids creating a public or private nuisance. The site will be professionally maintained, exterior lighting will be directed to prevent glare, and security measures will help ensure a safe environment for customers and neighboring businesses.
- D. The proposed use is consistent with the intent of the ordinance by providing convenient access to everyday goods and services while encouraging continued investment in the property. The project represents an appropriate use of an existing commercial site, where the necessary infrastructure, roadway access, and surrounding land uses already support this type of retail operation.
- E. The proposed use is consistent with the intent of the ordinance by providing convenient access to everyday goods and services while encouraging continued investment in the property. The project represents an appropriate use of an existing commercial site, where the necessary infrastructure, roadway access, and surrounding land uses already support this type of retail operation.
- F. The proposed investment will improve the property and enhance the appearance of the surrounding commercial area. A well-maintained, professionally operated convenience store is not expected to have a negative impact on nearby property values. Instead, continued investment in and active use of the site will help keep the property occupied and maintained, attract customers to the area, and support nearby businesses.

G. The project incorporates quality site planning and design features that will enhance the surrounding environment. Landscaping, attractive building improvements, appropriate lighting, and well-maintained site amenities will improve the overall appearance of the property while providing an inviting and safe environment for customers. The applicant is committed to maintaining the property to a high standard that benefits the surrounding neighborhood and commercial district.

H. The proposed sale of packaged alcoholic beverages will allow customers to purchase beer, wine, and other packaged alcoholic beverages along with other everyday items in a single trip. Selling these products is a common feature of convenience stores and is consistent with customer expectations. The proposed use will provide an additional service to customers while remaining compatible with the existing commercial uses in the area. The applicant will comply with all applicable requirements of the Michigan Liquor Control Commission and Chapter 18, Article III of the Lathrup Village Code of Ordinances.

Michigan Department of Licensing and Regulatory Affairs

Filing Endorsement

This is to Certify that the ARTICLES OF INCORPORATION - PROFIT

for

LATHRUP VILLAGE CONVENIENCE INC

ID NUMBER: 03823Y

received by facsimile transmission on July 6, 2011 is hereby endorsed

Filed on July 7, 2011 by the Administrator.

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



In testimony whereof, I have hereunto set my hand and affixed the Seal of the Department, in the City of Lansing, this 7TH day of July, 2011.

Director

Bureau of Commercial Services

BCS/CD-500 (Rev. 05/10)

**MICHIGAN DEPARTMENT OF ENERGY, LABOR & ECONOMIC GROWTH
BUREAU OF COMMERCIAL SERVICES**

Date Received

(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.

Name

Lathrup Village Convenience Inc

Address

3893 Southfield Road

City

Lathrup Village

State

MI

ZIP Code

48076

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.

ARTICLES OF INCORPORATION
For use by Domestic Profit Corporations

(Please read information and instructions on the last page)

Pursuant to the provisions of Act 284, Public Acts of 1972, the undersigned corporation executes the following Articles:

ARTICLE I

The name of the corporation is:

Lathrup Village Convenience Inc

ARTICLE II

The purpose or purposes for which the corporation is formed is to engage in any activity within the purposes for which corporations may be formed under the Business Corporation Act of Michigan.

All legal purposes within the business corporation act in Michigan

ARTICLE III

The total authorized shares:

1. Common Shares 80,000 share 1.00 dollar per value

Preferred Shares

2. A statement of all or any of the relative rights, preferences and limitations of the shares of each class is as follows:

ARTICLE IV

1. The name of the resident agent at the registered office is: Kamal Sharrak

2. The address of the registered office is:

3893 Southfield Road

Lathrup Village

, Michigan 48076-

(Street Address)

(City)

(ZIP Code)

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

same above

(Street Address or P.O. Box)

(City)

, Michigan

(ZIP Code)

ARTICLE V

The name(s) and address(es) of the incorporator(s) is(are) as follows:

Name	Residence or Business Address
Kamal Sharrak	3893 Southfield Road Lathrup Village MI 48076

ARTICLE VI (Optional, Delete if not applicable)

When a compromise or arrangement or plan of reorganization of this corporation is proposed between this corporation and its creditors or any class of them or between this corporation and its shareholders or any class of them, a court of equity jurisdiction within the state, on application of this corporation or of a creditor or shareholder thereof, or an application of a receiver appointed for the corporation, may order a meeting of the creditors or class of creditors or of the shareholders or class of shareholders to be affected by the proposed compromise or arrangement or reorganization, to be summoned in such manner as the court directs. If a majority in number representing 3/4 in value of the creditors or class of creditors, or of the shareholders or class of shareholders to be affected by the proposed compromise or arrangement or a reorganization, agree to a compromise or arrangement or a reorganization of this corporation as a consequence of the compromise or arrangement, the compromise or arrangement of the reorganization, if sanctioned by the court to which the application has been made, shall be binding on all the creditors or class of creditors, or on all the shareholders or class of shareholders and also on this corporation.

ARTICLE VII (Optional, Delete if not applicable)

Any action required or permitted by the Act to be taken at an annual or special meeting of shareholders may be taken without a meeting, without prior notice, and without a vote, if consents in writing, setting forth the action so taken, are signed by the holders of outstanding shares having not less than the minimum number of votes that would be necessary to authorize or take the action at a meeting at which all shares entitled to vote on the action were present and voted. A written consent shall bear the date of signature of the shareholder who signs the consent. Written consents are not effective to take corporate action unless within 60 days after the record date for determining shareholders entitled to express consent to or to dissent from a proposal without a meeting, written consents dated not more than 10 days before the record date and signed by a sufficient number of shareholders to take the action are delivered to the corporation. Delivery shall be to the corporation's registered office, its principal place of business, or an officer or agent of the corporation having custody of the minutes of the proceedings of its shareholders. Delivery made to a corporation's registered office shall be by hand or by certified or registered mail, return receipt requested.

Prompt notice of taking of the corporate action without a meeting by less than unanimous written consent shall be given to shareholders who would have been entitled to notice of the shareholder meeting if the action had been taken at a meeting and who have not consented to the action in writing. An electronic transmission consenting to an action must comply with Section 407(3).

Use space below for additional Articles or for continuation of previous Articles. Please identify any Article being continued or added. Attach additional pages if needed.

I, (We), the incorporator(s) sign my (our) name(s) this 6th day of July, 2011.

Kamal Sharrak



LIBER 47002 PAGE 299
\$16.00 DEED - COMBINED
\$4.00 REMONUMENTATION
\$.00 TRANSFER TX COMBINED
05/02/2014 09:28:32 AM RECEIPT# 40883
PAID RECORDED - Oakland County, MI
Lisa Brown, Clerk/Register of Deeds

Item 8A.



QUIT CLAIM DEED

(Platted/Condominium)

Know All Persons by These Presents That **Beringer Investments, LLC**, a Michigan limited liability company whose address is 30500 Northwestern Hwy Ste 525 Farmington Hills, MI 48334

Quit Claim(s) to **Beringer Investment, LLC**, a Michigan limited liability company whose address is 30500 Northwestern Hwy , Ste 525, Farmington Hills MI 48334

the following described premises situated in the City of **Lathrup Village**, County of **Oakland**, State of Michigan, to wit
(SEE ATTACHED EXHIBIT A)

More commonly known as **28939 Southfield Road, Southfield, MI 48076**

For the full consideration of **One and 00/100 dollars (\$1 00)** *Exempt per MCL 207 526(a) and 207 505 (a)*

Dated this April 15, 2014

RECEIVED
OAKLAND COUNTY
REGISTER OF DEEDS
2014 APR 28 AM 9 02



OK - LG



First American Title Insurance Company

65844484

First American Title

(Attached to and becoming a part of Quit Claim Deed dated April 15, 2014 between Beringer Investments, LLC, a Michigan limited liability company, as Grantor(s) and Beringer Investment, LLC, a Michigan limited liability company, as Grantee(s))

Signed Beringer Investments, LLC, a Michigan limited liability company


Majid Koza, Managing Member

State of Michigan
County of Oakland

The foregoing instrument was acknowledged before me this April 15 2014 by Majid Koza, Managing Member of Beringer Investments, LLC, a Michigan limited liability company


Notary Public
Notary County/State /
County Acting In
Commission Expires

CARLA M COOPER
NOTARY PUBLIC STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Nov 8 2014
ACTING IN COUNTY OF OAKLAND

Drafted by and return to
Majid Koza
Beringer Investment, LLC
30500 Northwestern Hwy, Ste 525
Farmington Hills, MI 48334

(Attached to and becoming a part of Quit Claim Deed dated April 15, 2014 between Bernger Investments, LLC, a Michigan limited liability company, as Grantor(s) and Bernger Investment, LLC, a Michigan limited liability company, as Grantee(s))

EXHIBIT A

Land situated in the City of Lathrup Village County of Oakland State of Michigan, described as follows

Lots 785 through 789, both inclusive, and the East 5 00 feet of Lot 790, also 1/2 of vacated alley adjacent to the same, of ~~LOUISE LATHRUP'S CALIFORNIA BUNGALOW SUB N NO 2~~, according to the plat thereof as recorded in Liber 31 of Plats, page 47, Oakland County Records

Tax Item No 24 14-227 051

Tax Parcel Number 24-14-227 051