



BOARD ACTION SUMMARY SHEET

MEETING DATE: July 6, 2026

TOPIC West Villages Residences – 315 N Lapeer Street

BACKGROUND BRIEF:

West Village Residences is a site plan for a fifteen-unit multiple-family development at **315 N Lapeer Street**, developed by West Village Residence, LLC (the “Applicant”). The Project is located on one 1.63 acre parcel (09-02-403-020) at the corner of W Church Street and N Lapeer Street.

At the September 2, 2025, Regular Meeting of the Planning Commission, the project was granted site plan approval, contingent upon submission of a photometric plan that includes fixture heights and complies with permitted lighting standards, and upon approval of the revised plans by the Fire Marshal and Village Engineer.

The next step is to receive final site plan approval. The applicant has submitted multiple revisions of the site plan for final site plan approval, though due to outstanding issues, approval has not been granted.

Upon his determination that a site plan is not sufficiently complete, or includes major changes affecting the overall functioning of the site, impacts on the surroundings, or other substantial changes, or upon a request by the applicant, the Zoning Administrator may require that the site plan be returned to the Planning Commission for reconsideration.

RECOMMENDED MOTION(s):

Motion to approve the revised site plan with conditions contingent upon submission of a photometric plan that includes fixture heights and complies with permitted lighting standards, and upon approval of the revised plans by the Fire Marshal and Village Engineer.