



COMMISSION ACTION SUMMARY SHEET

MEETING DATE: September 2nd, 2025

TOPIC Site Plan Review:
VLO.25.003 – 315 N Lapeer West Village Townhomes

BACKGROUND BRIEF: West Village Owner, LLC. is proposing to demolish the now vacant school administration building at 315 N Lapeer St. and construct two townhome style multi-family structures. A total of 15 units would be located on the 1.63 acre site.

The property was recently rezoned to the RM Multiple Family Residential District. Based on the proposed use and the density, the project can be reviewed and approved under the standard multiple family residential development requirements. While it may appear connected with or a part of the PUD project on the property to the north, it is being proposed as not being associated with that redevelopment. This review is being conducted with the understanding the site can function independently as a standard 15 unit multifamily townhouse project.

SUMMARY OF PREVIOUS COMMISSION ACTION: None.

FINANCIAL IMPACT: None.

RECOMMENDED MOTION: It is recommended that any site plan approval granted by the Planning Commission be contingent upon the following:

- A. Applicant submittal of a revised site plan that includes:
 1. Landscape plan modifications to address species selection issue if so directed by the Planning Commission.
 2. Parking lot modifications to address excessive parking issue if so directed by the Planning Commission.
 3. Revised building elevations that includes material colors.
 4. Revised photometric plan that includes fixture heights and complies with permitted light levels.
- B. Approval of revised plans by Fire Marshal and Village Engineer.