



Planning Commission Minutes

Tuesday, June 16, 2026 at 7:00 PM
27400 Southfield Road, Lathrup Village, Michigan 48076

1. **Call to Order** at 7:04pm

2. **Pledge of Allegiance**

3. **Roll Call**

Present: Hillman, Nordmoe, Abraham, Grewer

Also Present: DDA Director Colson, DDA Project Coordinator Kennedy, Clerk Emanuel, Attorney Baker

Absent: Clarke, Robinson, Hammond

Motion by Commissioner Abraham, seconded by Commissioner Nordmoe to excuse Commissioners Hammond, Clarke, and Robinson absences.

Yes: Hillman, Nordmoe, Abraham, Grewer

No: n/a

Motion carried

4. **Approval of Agenda**

Motion by Commissioner Abraham, seconded by Commissioner Nordmoe to approve the agenda.

Yes: Hillman, Nordmoe, Abraham, Grewer

No: n/a

Motion carried

5. **Approval of Meeting Minutes**

A. April & May Meeting Minutes

Motion by Commissioner Nordmoe, seconded by Commissioner Abraham to approve the April and May meeting minutes.

Yes: Hillman, Nordmoe, Abraham, Grewer

No: n/a

Motion carried

6. **Public Comment**

John Sousanis, expressed in part: The importance of attendance of Planning Commission members and the amount of participation required for members, and suggested that if members can't regularly make meetings perhaps they could volunteer in another capacity.

7. New Business

A. Master Plan Update – Survey Results

Hannah Prins and Eric Pietsch of Giffels Webster went over Survey responses and discussed:

- Having SMART Goals
- Housing Survey and Housing Goals
- The Master Plan revision, written in a way to protect single family home neighborhoods
- Transportation survey
- Economic Development Survey
- Future Land Use and providing a form for the Planning Commission related to this topic

Planning Commission members, DDA Director Colson, DDA Project Coordinator Kennedy, and Attorney Baker discussed:

- Options for Seniors to age in place
- The importance of the comments from the Open Response area of the surveys, and the added details/information in those responses
- Contradictory responses and how to navigate/handle those
- How to handle survey information when there is no consensus on the surveys/split opinion,
- Making action items to do more research as needed
- Emphasis on property taxes and School District concerns
- Lathrup is landlocked
- Allowing the option for a Mother-In-Law Suite and confusion of about possible apartment development in the neighborhoods, and the need for clear goals
- Community Character Goal – and it not being up for revision
- Complete Streets and Lathrup Village, our sidewalks don't connect
- Bus service to Downtown
- Access points
- Wider sidewalks for both pedestrians walking and riding bikes
- Safety points emphasized in survey reactions over other transportation topics
- Issues from City Hall to Ten Mile on Southfield Road, impacting residents trying to get into their neighborhoods and safety concerns related to trying to turn into neighborhoods off of this area of Southfield Road
- Traffic patterns and if they will change after the 696 construction ends
- Transportation network that respects the quiet neighborhoods that we should have in our City
- Emphasis on businesses that can enhance the quality of life for Lathrup Village residents
- Description of the weighted average for the surveys
- Changing zoning of some houses from the Village Center classification

8. General Communication

A. Site Development Update

DDA Director Colson and DDA Project Coordinator Kennedy gave an update on the status of site developments.

DDA Project Coordinator Kennedy and Attorney Baker, discussed where (zoning) duplexes are allowed in Lathrup Village.

9. Public Comment

Jonathan Tara, expressed in part: that he will miss DDA Director Colson, and that he admired the way he quickly, concisely, and completely moved the meetings along and wished him well. Mr. Tara expressed that he was encouraged by the median results and converting areas of the Village Center to housing.

John Sousanis, expressed in part: that he enjoyed the work/discussions and focus of the recent meetings, inquired why the presentations are not in the packets so people can follow along, he thinks the Planning Commission should have been involved in the survey questions to begin with, suggested that it would be helpful to show what the mode was when presenting on a mean, and referenced Community Character and the interaction between the Downtown area and the residents.

Commissioner Hillman commented in part:

- Noted for new members that the regular Planning Commission meetings are different than the meetings revolving around the Master Plan
- Expressed thanks to DDA Director Colson for his hard work and important contributions
- The meetings have been long and the (Planning Commission) has done a good job contributing in them
- He is confident that the Master Plan coming out of this process will be less general and be a lot more in the flavor of Lathrup Village
- Looking forward next time around, the Planning Commission will be more involved in the structure of how the process goes and be more involved at all stages of the process
- To Mr. Sousanis, that the Planning Commission used to have an unexcused absence problem and they went to the rule book, for future meetings they might go back and define the rules

DDA Director Colson, referenced that in the bylaws that there is a requirement that members attend at least 2/3 of meetings or they can be removed by Council

10. Other Matters for Discussion None

11. Adjourn

Motion by Commissioner Nordmoe, seconded by Commissioner Abraham to adjourn the meeting at 9:56pm.