



Planning Commission Minutes

Tuesday, January 20, 2026 at 7:00 PM
27400 Southfield Road, Lathrup Village, Michigan 48076

1. **Call to Order** at 7:03pm by Chairperson Hillman
2. **Pledge of Allegiance**
3. **Roll Call**

Present: Hillman, Robinson, Hammond, Clarke, Nordmoe arrived at 8:26pm

Absent: Abraham, Scussel

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

Moved by Commissioner Robinson, seconded by Commissioner Clarke, to excuse Commissioner Abraham.

Yes: Robinson, Hammond, Hillman, Clarke

No: N/A

Motion carried.

4. **Approval of Agenda**

Motion by Commissioner Hammond, seconded by Commissioner Robinson to approve the minutes agenda as written.

Yes: Robinson, Hammond, Hillman, Clarke

No: N/A

Motion carried.

5. **Approval of Meeting Minutes**

A. December Meeting Minutes

Motion by Commissioner Clarke, seconded by Commissioner Robinson to approve the December 16, 2025 meeting minutes.

Yes: Robinson, Hammond, Hillman, Clarke

No: N/A

Motion carried.

6. **Public Comment** None

7. **Old Business and Tabled Items** None

8. **New Business**

A. Officer Elections

Motion by Commissioner Robinson, second by Commissioner Clarke, to move the officer elections to the February 17, 2026 meeting.

B. 2025 PC Annual Report

DDA Director Colson went over a summary of the Planning Commission's work in 2025.

Motion by Commissioner Hammond, seconded by Commissioner Robinson to approve the 2025 Planning Commission Annual Report with the correction of the name of the Vice Chair from Sharon Abraham, to James Scussel.

Yes: Robinson, Hammond, Hillman, Clarke

No: N/A

Motion carried.

C. Battery Energy Storage System Ordinance Clarification

In response to a question from a resident regarding clarification of part of the Ordinance, Commission members, Attorney Baker, DDA Director Colson, and CED/DDA Project Coordinator Kennedy discussed:

- Clarification of the language based on 2 issues: regulations and location
- Section 5.1.7.4 defined not feasible, definition
- Language summary and simplification
- Preference in Accessory structure not in a garage, steer towards the accessory structures
- What criteria allow them inside Accessory structure and that Tuff Sheds are considered Accessory structures
- Exterior wall of garage, or Stand-Alone unit
- Resident wanted to install electric charging in their home, but not solar powered
- Vehicle chargers are not in this Ordinance
- Chargers can charge vehicle and receive from a vehicle if there is a power outage
- If no Accessory structure?
- Why store EV vehicles in garage, but not other battery energy system
- Ordinance is only attached to Solar battery systems
- Difference between this and Generac systems

- Off peak loading – stores energy when cost is cheaper and then use it later
- Battery Energy Storage Systems permanently mounted or tied in, the City should have an interest in regulating regardless of how it receives the energy it is storing
- Language of not a feasible location clarification applicable to both Solar and BESS?
- No ground level - only roof mounted systems, 5.17.4.5 – language, provided proper vent of exterior wall, site constraints
- A line of delineation of what it will include and what it doesn't
- Generator Ordinance - only covers permanent generators and where they can be located and they do not store energy
- Not all power comes from Solar, it could come from other means
- Is this unnecessarily restricting residents in any way?
- Generac wall unit, that can be put inside the house (even though it does not store energy)
- Emphasizing not in basements due to Fire Hazard
- Add definition to what feasibility is, or remove the hierarchy language
- A potential to have multiple batteries in a garage, like an EV and additional one
- Crawl spaces and basements and possibly stating above Grade

Motion by Commissioner Robinson, seconded by Commissioner Hammond to set this for a Public Hearing at the next meeting on February 17, 2026, to discuss Battery energy storage system wording clarification.

Yes: Robinson, Hammond, Hillman, Clarke

No: N/A

Motion carried.

D. Master Plan Update – Action Strategies

Eric Pietsch and Hannah Prins of Giffels Webster showed a presentation and reviewed the Goals from the 2021 Master Plan and mentioned:

- Aspires will be based on the Future land use
- That the dynamics have changed post Covid
- Lack of resident input at that time
- Wanting input from the Residents, Business owners, and the Planning Commission
- Stayed and listened to feedback/questions from the Planning Commission and Residents

Commission members, Attorney Baker, DDA Director Colson, and CED/DDA Project Coordinator Kennedy discussed with Eric Pietsch and Hannah Prins of Giffels Webster:

- Expanding information about neighborhoods, a nod to Commercial Corridors, defining the City Center and Chair Hillman shared his thoughts and something that he wrote
- Events are missing – what brings people together. Rob –
- Mentioning that it is a very diverse community and it is welcoming from young start up families to retirees
- Why Community Character is not a meeting topic, and revisiting it at each meeting
- The wording is vague and inoffensive, but should be specific and unique to LV

- Results from the SWOT analysis done at the 1st meeting showed a strong sense of Community and Belonging and to preserve the natural heritage and landscape
- Support diversity and culture
- Protect character and diversity and historically significant for Housing
- Economic diversity in households
- Adaptive use and underutilized properties
- Changing office space to possibly 6 Condominiums with the right rules
- Reimagining current corridor and how to mesh the commercial with the housing side and if that will infringe upon the residents
- Challenge because it is a built-up community
- Parking and ways to address parking
- Vision of a vibrant new Urban destination – and how does Historic tie in?
- Quant little Village - diverse and progressive in thought
- Add Green space too, including landscaping up and down Southfield Road
- Active Parks & Recreation, Nature Club, and Tree Committee
- Where residents can buy fresh fruit and vegetables
- Walkability and accessibility - like Berkley – possibly a Boulevard, or slowing down traffic
- Restricting or Narrowing Southfield Road, and if the current drivers would, go around us, or still come through, Currently they aren't stopping, they are going somewhere else
- Road ideas were proposed in 2010 by the City, and rejected by the County, and their objective is to move traffic
- Create a space people want to come to intentionally not just happen to come to
- With online shopping – vacant lots and office buildings - take a new look at what the business space can be used for, and the demand for more housing, like for young tech and trades people looking for something they can afford, but wanting this kind of community
- Buildings can be torn down and new ones
- Finding out what developers want and how it compare to our Master Plan
- A Pedestrian Bridge over Southfield Road
- Public Services and Facilities, under the Transportation MP meeting session
- DNR requires Parks & Recreation, updating their plan at the same time – Comprehensive Plan – actually 2 separate documents. Having representatives from Parks & Recreation, DPW, and the Police Department involved in this topic, and a meeting just for this topic
- Commercial Development Goals – Invite the DDA and Chamber of Commerce to the meeting and allow them more than the Public comment 3 minutes to share their opinions
- Transportation Slide, “efficient and safe multi-modal transportation network that offers mobility options to resident of all ages and abilities”
- Future Land Use Map and Community Engagement Slide
- Future meeting dates and ways to inform the Public

9. **Other Matters for Discussion** None

10. **General Communication**

A. **Site Development Update**

DDA Director Colson, gave an update on the status of current Site Developments.

DDA Director Colson, and CED/DDA Project Coordinator Kennedy discussed:

- How to find MP information
- Michigan Economic Development Corporation, Redevelopment Ready Community status certification for Lathrup Village
- Partnership with the Project Diamond program run by Automation Alley – (who distributes 3D printers to small businesses and Non-governmental organizations) - participation in the open house, and how small-scale manufacturing can effect the City
- Tech assistance grant for \$28k toward this Master Plan, now only costs the City \$12,000
- Selected to be a part of a 10 month program with Recast Leaders (ReCast City) to create an Economic Development strategy to bring life back to the business district

Giving the Business district the name “The Maker’s Mile

Motion by Commissioner Robinson, seconded by Commissioner Clarke to excuse Commissioner Nordmoe’s tardiness.

Yes: Robinson, Hammond, Hillman, Nordmoe, Clarke

No: N/A

Motion carried.

11. Adjourn

Motion by Commissioner Hammond, seconded by Commissioner Robinson to adjourn at 10:01pm.

Yes: Robinson, Hammond, Hillman, Nordmoe, Clarke

No: N/A

Motion carried.