

memorandum

DATE: February 9, 2026

TO: Lathrup Village Planning Commission

FROM: Eric Pietsch, Jill Bahm, and Hannah Prins, Giffels Webster

SUBJECT: Comprehensive Plan Update – Background Information for Housing

We will use our meeting on February 17 with the Planning Commission to introduce the plan for engagement at the 6PM study session with the Planning Commission. The study session will be followed by kicking off the month of discussion on housing at 7PM for the 2026 Lathrup Village Comprehensive Plan Update process.

Please note our progress for the 2026 Comprehensive Plan **Visioning phase**.

- ✓ **Website.** We have continued to add to the established hub website for the project so that the public may view planning & zoning documents, see the progress of the plan and how they can participate, and submit input and feedback. Notably, the mini surveys for the 4 topics of interest have been posted to the Join the Conversation! page and will be open until May 31 2026. The hub link will stay on the City's homepage throughout the process. Please visit www.LathrupVillage.org and look for the "Master Plan Update" button on the bottom-right side.
- ✓ **Identified Community Engagement Strategies.** Previously in December and January, Giffels Webster heard feedback from the Planning Commission and the public that public engagement should be a priority and a focus throughout the planning process. Feedback received indicated that there is a desire for communication and engagement to be diverse and to offer ways of participating outside of the formal meeting setting. Taking into consideration all of the dialog heard over the last two months, and the previously agreed upon budget for the plan update, we have developed an engagement plan that that seeks to work within the city's available resources and is responsive to the requests of the public and Planning Commission.

The proposed timeline and order of events is as follows:

February 17, 2026

- **PC Study Session at 6PM** to introduce the engagement plan and schedule of events for Spring 2026.
- **Regular PC Meeting at 7PM** with a presentation on housing by Giffels Webster to kickoff the month on housing. The presentation will include an interactive activity that will allow participants to give feedback outside of the formal public comment format.

March 17, 2026

- **PC Study Session at 6 PM** to wrap up the month of housing by reviewing activity results from the February meeting, current survey results, and discussing any other data or topics of interest for housing in Lathrup Village.
- **Regular PC Meeting at 7PM** with a presentation on transportation by Giffels Webster. The presentation will include an interactive activity that will allow participants to give feedback outside of the formal public comment format.

April 21, 2026

- **PC Study Session at 6 PM** to wrap up the month of transportation by reviewing activity results from the March meeting, current survey results, and discussing any other data or topics of interest for housing in Lathrup Village.
- **Regular PC Meeting at 7PM** with a Presentation on economic development by Giffels Webster. The presentation will include an interactive activity that will allow participants to give feedback outside of the formal public comment format.

May 19, 2026

- **PC Study Session at 6 PM** to wrap up the month of economic development by reviewing activity results from the April meeting, current survey results, and discussing any other data or topics of interest for economic development in Lathrup Village.
- **Regular PC Meeting at 7PM** with a Presentation on parks & recreation by Giffels Webster. The presentation will include an interactive activity that will allow participants to give feedback outside of the formal public comment format.

June (date to be determined)

Open house event featuring all of the findings and information gathered so far. Additionally, this event will provide another opportunity for attendees to give feedback and interact with the comprehensive planning process.

Preparation for the meeting on housing:

- **Review the 2021 Comprehensive Plan.** Particularly the Demographics and Land Use chapters from pages 15-26, the Housing & Neighborhoods chapter from pages 55-62, and page 93 for the Housing & Neighborhoods action strategy.
- **Review the attached data on housing in Lathrup Village.**
 - About the datasets: In most cases, we have gathered U.S. Census Data from the American Community Survey 5-year estimates. If you would like to learn more about this dataset you may visit
 - <https://www.census.gov/programs-surveys/acs/about.html>
 - <https://www.census.gov/programs-surveys/acs/guidance/estimates.html>

➤ **Review the attached housing resources packet.**

- This packet brings together key highlights from four reports and articles to provide an informed, broad perspective on housing trends, policy impacts, economic drivers, and planning principles in Michigan and across the United States. The selected resources are meant to spark conversation, illustrate actionable strategies, and point to successful models that communities can consider for local adaptation. The packet is not a complete collection—further materials addressing other topics or deeper dives may be introduced as community needs evolve.