



# Planning Commission Minutes

Tuesday, July 15, 2025 at 7:00 PM  
27400 Southfield Road, Lathrup Village, Michigan 48076

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1. **Call to Order** at 7:02pm

2. **Roll Call**

Present Commissioner Hillman, Commissioner Hammond, Commissioner Robinson, Commissioner Scussel, Commissioner Nordmoe

Absent: Chair Stansbery, Commissioner Dizik

Others Present: DDA Director Colson, Planning Consultant Pietsch of Giffels Webster, DDA and Community Economic Development Intern Kennedy, Attorney Baker, City Clerk Emanuel

Motion by Commissioner Robinson, seconded by Commissioner Scussel, to excuse Chair Stansbery and Commissioner Dizik.

Yes: Nordmoe, Scussel, Robinson

No: Hammond, Hillman

Motion carried.

3. **Approval of Agenda**

Motion by Commissioner Scussel, seconded by Commissioner Hillman to approve the agenda.

Yes: Hillman, Hammond, Robinson, Scussel, Nordmoe

No: N/A

Motion carried.

4. **Approval of Meeting Minutes**

A. June 2025 - Planning Commission Meeting Minutes

Motion by Commissioner Hillman, seconded by Commissioner Scussel to approve the minutes from the June 2025 Planning Commission meeting.

Yes: Hillman, Hammond, Robinson, Scussel, Nordmoe

No: N/A

Motion carried.

## 5. **Public Comment**

Diane Anderson, extended an invitation to tour the Historic properties in Lathrup Village, and among other things: commented that preservation of Historic properties raises property values, and that Lathrup Village property values are not keeping up with other communities, she referred to the Boston Edison and Historic areas in Detroit, and mentioned grants for Historic preservation.

## 6. **Old Business and Tabled Items**

### A. Zoning Ordinance Amendment – Small Box Retail Discount Stores

Updates were read based on feedback from the last meeting.

### B. Second Reading and Vote: Zoning Ordinance Amendment – Money Service Business

No comments.

## 7. **New Business**

### A. Cryptocurrency

The Planning Commission, Planning Consultant Pietsch, DDA Director Colson, and Attorney Baker discussed:

- This item came from a resident's concern.
- Definition of digital currency including Bitcoin and other cryptocurrencies.
- There are scams related to Cryptocurrency, already 5.6 Billion dollars scammed according to an FBI report.
- There are no regulations similar to Banking and Financial institutions, once a transaction/deposit has been made, it can be move around and can't be tracked to the perpetrator, and the money is not insured by FDIC like at a Bank
- There is no overall/Centralized authority to resolve any malfeasance.
- Grosse Pointe Farms has enacted restrictions on the use of virtual currency ATMs.
- Nine countries have implemented a ban on cryptocurrencies.
- Omaha passed an ordinance requiring all ATMs to have a warning regarding potential scams related to crypto currency.
- What parameters does the Planning Commission have to regulate them, and the roles the Planning Commission and City Council would have in regulating them
- Permitted zoning district(s) for the placement of Bitcoin and other cryptocurrencies.Licensing and registration of these ATMs.
- Signage requirements on the machines with warnings regarding crypto related scams.
- Educating residents about digital currency.
- These may appeal to some residents who want to have access to Cryptocurrency ATM machines, so they should be regulated not prohibited.
- Current ATM machines have not been registered.

- The owners of these machines are not liable, but the City would benefit from knowing who owns the machines, and that the machines are kept in good operating condition with signage warning residents of potential scams.
- The locations of these ATM machines located in neighboring communities.
- Most are located within a business such as a gas station or convenience store.
- The drain on Public resources, due to Police time that would be spent investigating reports involving scams from these ATMs.
- Action item to look into, draft a potential ordinance language that can be reviewed during the August 19<sup>th</sup> meeting.

## 8. Other Matters for Discussion

### A. Standards for Proposed Solar Installation

The Planning Commission, DDA Director Colson, DDA and Community Economic Development Intern Kennedy, and Attorney Baker discussed:

- Revisions made based upon feedback received at the prior meeting.
- Removing ground mount solar panels completely or leaving it if there is a large yard discussed.
- DTE or Consumers Energy may want to put ground mount in an empty lot.
- Safety and structural standards should include special conduit (Microinverters, 5.17.3c.) recommended from Southfield Fire Marshall.
- Keeping the decommissioning and repowering recommendations.
- There are scams related to Solar Panels as well.
- Including an FAQ – Frequently Asked Questions area online and in the application process.
- Aesthetic and visual integrity respected.
- There are wall mount solar panels, that architects have built into the design of facades.
- Patio and pergola kits could hold solar panels.
- Hazard from batteries in basements due to the length of time to extinguish fires, and the reigniting of the fire can occur.
- Inspection component of the Solar Panel Ordinance discussed.

## 9. General Communication

### A. Site Development Update Report

DDA Director Colson, gave updates on the status of development projects.

Commissioner Hillman's comments:

- He welcomed Commissioner Robinson to the Commission.
- Commented on Historic properties and areas.
- If the City were to expand the Historic District which public body would it go through.
- To Ms. Anderson, that he will go on the tour with her.

Attorney Baker commented that:

- Expanding the Historic District would go through a combination of the Historic district Commission and City Council.
- Only 3 designated as Historic Properties in the City.
- About a letter that Carol Green sent to the City, the response that was sent to Carol Greene regarding her letter and the wording and word choice of the response.

Commissioner Hammond's comments:

- He voted against excusing Chair Stansbery and Commissioner Dizik, because he was not sure if they had reached out to excuse their absences.
- He would like to know before the Planning Commission meeting, of any Commissioner who has reached out to the City to notify them that they will be absent from a meeting.
- Before the meetings if someone has notified the City of their absence from a meeting

Motion by Commissioner Hillman, seconded by Commissioner Robinson, to adjourn the meeting.  
Meeting adjourned at 8:31pm.