



Planning Commission Minutes

Tuesday, November 18, 2025 at 7:00 PM
27400 Southfield Road, Lathrup Village, Michigan 48076

1. **Call to Order** at 7:02pm by Chair Hillman

2. **Pledge of Allegiance**

3. **Roll Call**

Present Commissioners: Hillman, Hammond, Robinson, Scussel, Nordmoe, Clarke (at 7:04pm)

Others Present: DDA Director Colson, Community Economic Development/DDA Project Coordinator Kennedy, Attorney Baker, City Clerk Emanuel

Absent: Commissioner Abraham

Motion by Commissioner Nordmoe, seconded by Commissioner Scussel to excuse Commissioner Clarke's tardiness.

Yes: Hammond, Robinson, Hillman, Scussel, Nordmoe

No: N/A

Motion carried

4. **Approval of Agenda**

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

Yes: Hammond, Robinson, Hillman, Scussel, Nordmoe

No: N/A

Motion carried

5. **Approval of Meeting Minutes**

A. October Meeting Minutes

Motion by Commissioner Scussel, seconded by Commissioner Robinson to approve the October 21, 2025 Planning Commission meeting minutes.

Yes: Hammond, Robinson, Hillman, Scussel, Nordmoe

No: N/A

Motion carried

6. **Public Comment**

Jonathan Tara, California Dr., commented on audio problems at City Hall, including not being able to hear well and the volume being too loud during meetings, and suggested setting up a protocol, for the audience to follow such as hand gestures for wanting the volume up or down.

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

8. **New Business**

A. **Cryptocurrency ATM Ordinance** –

Public Hearing opened at 7:10pm

Karen Harris, Cambridge Blvd., gave thanks to everyone working on this ordinance and trying to help residents, and being proactive in their work.

Public Hearing Closed at 7:11pm

Motion by Commissioner Robinson, seconded by Commissioner Scussel, to send this ordinance to City Council.

Yes: Hammond, Robinson, Hillman, Scussel, Nordmoe, Clarke

No: N/A

Motion carried

Planning Commissioners, DDA Director Colson, CED/DDA Project Coordinator Kennedy, and Attorney Baker discussed:

- Having a refrigerator magnet, explaining if you get this type of call, who you should reach out to, in order to protect yourself
- This is an important ordinance to protect the Public with transaction limits and registrations of machines
- Thanks to Mr. Tara for having brought this subject to the Planning Commission
- It usually takes more than 2 Cities to take action on an issue to get other Cities to take action, municipalities/jurisdictions often look at other Communities to see what they have done and are doing before taking action
- Recommending that we communicate our Ordinance to Southfield, Beverly Hills, Berkley, and other neighboring communities
- Having a press release and getting the information about this ordinance out to the public
- Having a Flow Chart for residents regarding the Cryptocurrency ATM machines and Scam calls related to them
- The Notice of adoption will be in the paper if the ordinance gets adopted

B. **27601-27651 Southfield Road - Site Plan Review**

Jordan Sherman, of Surnow, shared a presentation, and explained that Middle Eats Restaurant has been doing quite well, and would like to expand their restaurant into the vacant space next to them, and showed floorplans of what the expansion would look like and discussed the parking lot.

Planning Commissioners, DDA Director Colson, CED/DDA Project Coordinator Kennedy, and Attorney Baker discussed:

- The 88 parking places at the location
- The Relocation of the Dumpster
- The site has 3 front yards, and the dumpster cannot be in any of the front yards
- An island area/Berm with 3 trees will be shifted with the relocating of the dumpster
- Relocating the dumpster brings the site into more compliance
- The dumpster enclosure gates opening towards the neighborhood with the relocation, and the landscaping that is already there, blocking the view of the dumpsters
- Seasonal businesses Rita's Ice and H&R Block
- Overlap between the time that both Rita's Ice and H&R Block are open and parking, and the 88 parking places meeting the requirement
- The previous approved site plan and the current dumpster location
- Waste management trucks being able to get through to the new dumpster location
- The garbage pick-up currently coming as early as 4:00am and there are daily pickups
- Concern of the dumpster gate doors being left open
- If there have been a report of rodents
- If residents on Eldorado complain, about the traffic from more delivery and garbage trucks, would Sunow add additional screening
- Concern about If the restaurant had full seating, and FedEx was busy would parking overflow to the side streets
- Flooring material inside of the expanded restaurant

Motion by Commissioner Robinson, seconded by Commissioner Scussel, to accept the expansion of Middle Eats as presented.

Yes: Hammond, Robinson, Hillman, Scussel, Nordmoe, Clarke

No: N/A

Motion carried

9. **General Communication**

A. Site Development Update

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

Commission members commented, including:

Chair Hillman, recommended that all Planning Commission members create their Planning Commission use email and share it with the DDA Director.

Chair Hillman, asked DDA Director Colson about the next meeting for the Master Plan.

DDA Director Colson, stated that the meeting will be announced when a date is set and mentioned that part of the DDA bulletin board in the lobby, will be utilized for the status of the Master Plan

Review and meeting times, and that Commissioner Nordmoe's SWOT analysis related to the Master Plan review has been passed on to Giffels Webster.

Commissioner Hammond, asked for lots of lead time when informing the Public of their chances to give Public input for the Master Plan.

Commissioner Clarke inquired about the approximate time for MSHDA to get back with the Surnow group about the School project.

Chair Hillman shared that he received an anonymous letter about Code Enforcement, and stated that the Planning Commission and Code Enforcement are unique and distinct from each other, but he sent the letter to City Administrator Greene and Mayor Garrett.

Commissioner Nordmoe, commented about the vacancies and under use of properties on the East side of Southfield Road up to 12 Mile, , and that he would like to see in the revised Master Plan that if they get converted to lofts, that they will be an upgrade and classy, not cheap so that they rent out right away.

Chair Hillman, commented that Councilmember Jennings and him had a similar conversation a about a year ago about a possible change in use.

10. Adjourn

Motion by Commissioner Nordmoe, seconded by Commissioner Scussel, to adjourn the meeting at 8:01pm.