

memorandum

DATE: August 16, 2023
TO: Mayor Kelly Garrett and Lathrup Village City Council
FROM: Jill Bahm & Eric Pietsch, Giffels Webster
SUBJECT: Zoning Amendment – Mobile Food Vending (Food Trucks)

Previous Discussion

At the August 15, 2023 meeting, the Planning Commission held a public hearing to consider public comment regarding the proposed ordinance text amendment to allow food trucks to be located in both the VC -Village Center zoning district and the MX -Mixed Use zoning district. No members of the public were present to add comments to the record and the Planning Commission moved to recommend approval of the proposed text amendment and forward to City Council for adoption. The draft text amendment document is attached to this memo.

The remainder of this memo is provided as background.

Introduction

What prompted this amendment?

Over the past several months, the Community & Economic Development Department (CEDD) had received requests from business/property owners to host food trucks on-site. In all instances, the prospective food truck locations were outside of the VC District, which is the only district where they are permitted. It was found that most instances requested a location in the Mixed Use or Commercial Vehicular Districts. The mobile vending units were also typically part of a larger event organized for a specific business, similar to having an event catered. There have been instances, however, when mobile food vendors were told to relocate to a permitted district.

Current Ordinance

The administrative site plan review standards of Article 6 include mobile food vending as a temporary land use in the Village Center District only and outlines a number of conditions under Section 6.1.B.xii.

Considerations

What are the appropriate options for expanding the permitting of mobile food vending beyond solely the Village Center District?

At the July 18th meeting, the Community and Economic Development Department asked the Planning Commission to discuss amending the zoning ordinance to expand the permitted districts in which mobile

food vendors may locate, and to provide a mechanism for businesses wishing to incorporate mobile food vendors into their events.

After discussion and consideration, the Planning Commission supports amending the ordinance to permit mobile food vendors to be located in the MX (Mixed Use) District in addition to the Village Center District. All standards of Section 6.1.B.xii, a through m, will remain the same except standard a. Location, will read,

Mobile food vending is permitted in the Village Center and Mixed Use Districts on private property that is vacant or used for non-residential purposes. The vendor must provide approval of the property owners. Mobile food vending units shall be located and maintained on a dust-free surface and shall not be placed on existing landscaped areas.

Allowing mobile food vending in the CV, Commercial Vehicular District was considered but determined to not provide the adequate space and functionality as properties in the MX District would. There are no changes to the general code with this proposed zoning ordinance amendment.