



Planning Commission Minutes

Tuesday, February 17, 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, Clarke, Nordmoe, Abraham

Also Present: DDA Director Colson, CED/DDA Project Coordinator Kennedy, Attorney Baker, City Clerk Emanuel, Jill Bahm of Giffels Webster, Hannah Prins of Giffels Webster

Motion by Commissioner Abraham, seconded by Commissioner Nordmoe, to excuse Commissioner Hammond's absence.

Yes: Robinson, Hillman, Clarke, Nordmoe, Abraham

No: N/A

Motion carried.

4. **Approval of Agenda**

Motion by Commissioner Robinson, seconded by Commissioner Abraham, to approve the agenda with the amendment of adding a second public comment regarding the Master Plan update, as item 9 for Master Plan update and pushing other matters for discussion to item 10.

Yes: Robinson, Hillman, Clarke, Nordmoe, Abraham

No: N/A

Motion carried.

5. **Approval of Meeting Minutes**

A. January Meeting Minutes

Motion by Commissioner Robinson, seconded by Commissioner Nordmoe, to approve the January 20, 2026 meeting minutes.

Yes: Robinson, Hillman, Clarke, Nordmoe, Abraham

No: N/A

Motion carried.

6. **Public Comment**

Bruce Kantor, Sunnybrook, shared in part: the context for the Sign ordinance being on the agenda, due to complaints that have been received over the last few years regarding signage and businesses wanting more temporary signage because of construction and throughout the year, and wanting more signage that can be seen better from the road with requests for monument signs.

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

8. **New Business**

A. Election of Officers

Motion by Commissioner Nordmoe, seconded by Commissioner Robinson, to elect Commissioner Hillman to the Chair position for a one-year term.

Yes: Robinson, Hillman, Clarke, Nordmoe, Abraham

No: N/A

Motion carried.

Motion by Commissioner Abraham, seconded by Commissioner Nordmoe, to elect Commissioner Robinson to the Vice Chair position for a one-year term.

Yes: Robinson, Hillman, Clarke, Nordmoe, Abraham

No: N/A

Motion carried.

Motion by Commissioner Robinson, seconded by Commissioner Nordmoe, to elect Commissioner Clarke to the Secretary position for a one-year term.

Yes: Robinson, Hillman, Clarke, Nordmoe, Abraham

No: N/A

Motion carried.

B. Site Plan Extension Request – 27700 Southfield Road

Jordan Sherman, explained that they have been in contact with the State and are expecting the MSHDA funding and showed the School site plan presentation.

Motion by Commissioner Robinson, seconded by Commissioner Nordmoe, to recommend that City Council grant the applicant a 12 month extension of the site plan approved on April 13, 2025, as the approved plan continues to represent current site conditions and remains consistent with the zoning ordinance.

Yes: Robinson, Hillman, Clarke, Nordmoe, Abraham

No: N/A

Motion carried.

C. Site Plan Review – 28919 Southfield Road

Motion by Commissioner Nordmoe, seconded by Commissioner Robinson, to approve the site plan review for 28919 Southfield Road, contingent upon approval of the requested parking variance at the Zoning Board of Appeals by the City Council.

Yes: Robinson, Hillman, Clarke, Nordmoe, Abraham

No: N/A

Motion carried.

D. 2026 Capital Improvement Plan

DDA Colson asked the Planning Commission members to look it over and email City Administrator Greene or him, if they have any questions.

E. Potential Revisions to the Sign Ordinance

Commissioners, DDA Director Colson, Attorney Baker, and City Clerk Emanuel discussed:

- Setback requirements for monument signs
- Feather signs being allowed on a permanent basis
- The ordinance regarding one sign per business and that buildings that originally were several different units (businesses) with one sign each, and have now been bought and combined to one large business with only one sign, versus the whole frontage that used to have multiple signs
- A possible Moratorium on Code enforcement of sign ordinances
- Monument signs and County Right of Ways
- Best way to approach helping businesses and stay consistent with our sign ordinances
- No consistent feel on Southfield Road (with the variety/types of signs) and having one vision and an integrated consistent look
- Working with Giffels Webster to put together a report
- Keeping in mind what the School (apartment project will look like) and aesthetics “the look of Lathrup Village” and signage
- Consider individual inquiries, but understand the Greater Plan
- Possibly allowing a standard poster or additional signage in the windows of the businesses
- Possibly doing nothing about the Sign ordinances

F. Public Hearing – Solar and Battery System Ordinance Revisions

Opened at 8:17pm

No comments

Closed at 8:18pm

Motion by Commissioner Robinson, seconded by Commissioner Abraham to recommend moving to City Council amendment to Section 5.17.3, general provisions adding Subsection 6, applicability of Battery Energy Storage Systems BESS regulations, in addition amending Section 5.17.4, permitted systems,

consolidating Subsections 4,5,6 into one Subsection which includes the location of the exterior wall for the BESS systems.

Yes: Robinson, Hillman, Clarke, Nordmoe, Abraham

No: N/A

Motion carried.

G. Master Plan Update – Housing Goals and Types Discussion

Commissioners, DDA Director Colson, Jill Bahm and Hannah Prins of Giffels Webster, and Attorney Baker discussed:

- The presentation that reviewed the 2021 approved Master Plan
- A chance to expand upon the existing objectives
 - Descriptive words in the objectives
 - Making sure a Historic aspect is included in the objectives
 - Green spaces in Lathrup Village, preservation of peace and quiet, and Historic preservation
 - Expanding housing stock without compromising the neighborhood and architectural integrity of the City
- The Low density lay out of the City, with some dense blocks, some empty lots next to homes that can't be sold, because the lot is not big enough to build, large triangular land with one house on it and space around the house
- How to grow the number of roof tops to be a viable community through the missing middle housing
- Conversion of empty Office space to housing and getting ahead of it, to have a good plan/process in place
- Considering approving smaller lot builds
- Possibly allowing AUD – Accessory Dwelling Units – small/tiny house on same lot as a house or over a garage
- The comparison of Lathrup Village and Huntington Woods being about same size Geographically, but more houses and more people in Huntington Woods
- Chair Hillman expressed: wanting a new version of the plan that stands for today
- Creating a CAD expression of the desired greenery for Lathrup Village for the Master Plan update
- Jill Bahm of Giffels Webster, expressed in part: that reviewing the 2021 Master Plain is part of the process, to understand history and context and then use that information, as a starting point to make changes and recommendations to create the revised Master Plan

9. Public Discussion regarding the Master Plan update

Karen Harris, Cambridge Blvd., expressed in part her thoughts that what was discussed at this meeting was more review than working forward.

John Sousanis, Rainbow Drive, expressed in part that having 10 people respond to the live surveys was not enough input, and that he wants to find better ways to get public out and involved, he thought

having break out sessions at a Planning Commission meeting were not as effective as a Town Hall format, and that we are part of a much bigger Metro Detroit/South East Community next to Oak Park and Beverly Hills, with our own uniqueness.

10. Other Matters for Discussion

Chair Hillman, expressed condolences to the family of former Planning Commissioner and City Council member Bruce Copus.

A. **General Communication** None

B. **Site Development Update**

DDA Director Colson gave a site development status update report.

11. Adjourn

Motioned by Commissioner Robinson, seconded by Commissioner Abraham, to adjourn at 9:45pm.