



# City Council Regular Meeting

Monday, August 18, 2025, at 7:30 PM

27400 Southfield Road, Lathrup Village, Michigan 48076

1. **Call to Order** by Mayor Garrett at 7:30 pm
2. **Roll Call**

Present: Garrett, Kantor, Jennings, Hammond, Mannarino Thompson

Absent: N/A

Also Present: CA Greene, Attorney Baker, City Clerk Emanuel, DDA Director Colson

3. **Pledge of Allegiance**
4. **Approval of Agenda**

Moved by Mayor Pro Tem Kantor, seconded by Councilmember Jennings, to approve the agenda with the addition of item 8L approval of Verkada Cameras License Renewal.

Yes: Garrett, Hammond, Jennings, Mannarino Thompson, Kantor

No: N/A

Motion Carried

## 5. **Zoning Board of Appeals**

Moved by Councilmember Hammond, seconded by Mayor Pro Tem Kantor, to adjourn the City Council meeting and go into the Zoning Board of Appeals meeting at 7:32 pm.

Yes: Garrett, Hammond, Jennings, Mannarino Thompson, Kantor

No: N/A

Motion Carried

## **Roll Call**

Present Garrett, Kantor, Jennings, Hammond, Mannarino Thompson

Absent: N/A

Also Present: CA Greene, Attorney Baker, City Clerk Emanuel, DDA Director Colson

### **A. ZBA Bylaws**

Moved by Councilmember Hammond, seconded by Councilmember Jennings, to adopt the proposed Zoning Board of Appeals Bylaws as written.

Yes: Garrett, Hammond, Jennings, Mannarino Thompson, Kantor

No: N/A

Motion Carried

B. Public Hearing

**i. Request to Approve Variance Request - 26600 Southfield Road (Holbrook Auto Parts) - Wall Sign**

DDA Director Colson explained that this was a five-business storefront location, which had five different signs; now it is one business. Even though the building faces two residential streets, the company will not be putting up any signs that face the residential streets. The company is requesting a variance of 22 square feet for the single sign that will face Southfield Road. DDA Director Colson mentioned that Holbrook Auto Parts will also be asking for a variance to move the monument sign into the center of the parking lot in the future.

The contractor on site, Max, and a representative of the sign company for this site, explained that the sign will comply with all of the City's illumination of signs and sign ordinances; they just want it to be larger, to fit the building better, and for better visibility from Southfield Road.

Moved by Councilmember Hammond, seconded by Mayor Pro Tem Kantor, to open the Public Hearing at 7:43 pm.

Diane Anderson expressed opposition to the signage, stating concerns about keeping a Historic look to buildings in Lathrup Village.

Roger Lynn expressed support for the sign variance, sharing that the design of 5 stores into one with one sign looks first-class and professional, and that he welcomes the company.

Ellen Greenia, Santa Ann, expressed support, saying in part that she lives across the street and is looking forward to this business that she thinks will help Lathrup Village.

Moved by Councilmember Jennings, seconded by Mayor Pro Tem Kantor, to close the Public Hearing at 7:49 pm.

Moved by Mayor Pro Tem Kantor, seconded by Councilmember Jennings, to approve the variance request for 26600 Southfield Rd., Holbrook Auto, to allow for a single wall sign up to 84 square feet.

Yes: Garrett, Hammond, Jennings, Mannarino Thompson, Kantor

No: N/A

Motion Carried.

Moved by Mayor Pro Tem Kantor, seconded by Councilmember Jennings, to close the Zoning Board of Appeals meeting and reconvene the City Council meeting at 7:56 pm.

Yes: Garrett, Hammond, Jennings, Mannarino Thompson, Kantor

No: N/A

Motion Carried

6. **Public Comment for Items on the Agenda** (speakers are limited to 3 minutes)

7. **Consent Agenda**

A. Approval of Minutes

- i. 7-21-25 - Council Study Session
  - ii. 7-21-25 - Council Regular Meeting
  - iii. 8-4-25 - Council Study Session
- B. Building & Code Enforcement Reports
- C. Finance Department Reports
- D. LVPD Monthly Reports
- E. Community & Economic Development Report

Moved by Councilmember Hammond, seconded by Mayor Pro Tem Kantor, to approve the Consent Agenda.

Yes: Garrett, Hammond, Jennings, Mannarino Thompson, Kantor

No: N/A

Motion Carried

**8. Action Requests - For Consideration / Approval**

**A. Request to Approve Ordinance #2025-03 - An Ordinance to Amend Article 2 Sign Ordinance**

Moved by Mayor Pro Tem Kantor, seconded by Councilmember Jennings, to adopt the ordinance #2025-03 – An Ordinance to Amend Article 2 Sign Ordinance.

Yes: Garrett, Hammond, Jennings, Mannarino Thompson, Kantor

No: N/A

Motion Carried

**B. Request to Approve Ordinance #2025-04 - An Ordinance to Amend Chapter 10. Animals, by Amending Article IV. Chickens, Section 10-131. Number Limits, and Section 10-132. Structure**

Moved by Councilmember Hammond, seconded by Councilmember Jennings, to approve #2025-04 - An Ordinance to Amend Chapter 10. Animals, by Amending Article IV. Chickens, Section 10-131. Number Limits, and Section 10-132. Structure.

Yes: Garrett, Hammond, Jennings, Mannarino Thompson, Kantor

No: N/A

Motion Carried

**C. Request to Approve Ordinance #2025-05 - An Ordinance to Amend Chapter 18. Businesses, Article IV. Landlords & Tenants, Section 18-181 Definitions & Section 18-184 Rental Licenses**

Moved by Councilmember Jennings, seconded by Mayor Pro Tem Kantor, to adopt Ordinance #2025-05 - An Ordinance to Amend Chapter 18. Businesses, Article IV. Landlords & Tenants, Section 18-181 Definitions & Section 18-184 Rental Licenses.

Yes: Hammond, Jennings, Mannarino Thompson, Kantor

Abstain: Garrett

No: N/A

Motion Carried

**D. Request to Approve Ordinance #2025-06 - An Ordinance to Amend Article 18. Businesses, by Adding a New Article, Article VII. Short-Term Rentals, to Provide for the Licensing & Regulation of Short-Term Rentals in the City of Lathrup Village**

Moved by Mayor Pro Tem Kantor, seconded by Councilmember Jennings, to adopt Ordinance #2025-06 - An Ordinance to Amend Article 18. Businesses, by Adding a New Article, Article VII. Short-Term Rentals, to Provide for the Licensing & Regulation of Short-Term Rentals in the City of Lathrup Village.

Yes: Hammond, Jennings, Mannarino Thompson, Kantor

Abstain: Garrett

No: N/A

Motion Carried

**E. Request to Approve Police Department Floor Replacement Project**

Moved by Councilmember Jennings, seconded by Councilmember Hammond, to award the Police Department Floor replacement to Comer and Cross Concrete for an estimated price of \$14,350.

Yes: Garrett, Hammond, Jennings, Mannarino Thompson, Kantor

No: N/A

Motion Carried

**F. Request to Approve the Purchase of Police Department Body Cameras**

Moved by Councilmember Hammond, seconded by Councilmember Jennings, to approve the purchase from Getac for an estimated cost of \$16,674.

Yes: Garrett, Hammond, Jennings, Mannarino Thompson, Kantor

No: N/A

Carried

**G. Request to Approve EGLE Cross Connection Control Contractor**

Moved by Councilmember Jennings, seconded by Mayor Pro Tem Kantor, to approve the two-year cross connection control program renewal service agreement with HydroCorp.

Yes: Garrett, Hammond, Jennings, Mannarino Thompson, Kantor

No: N/A

Motion Carried

**H. Request to Approve Water Meter Cell Tower Gateway Electrical**

Moved by Councilmember Hammond, seconded by Councilmember Jennings, to award Lighthouse Electrical Service the water meter cell tower gateway electrical project for a total estimated cost of \$15,360.

Yes: Garrett, Hammond, Jennings, Mannarino Thompson, Kantor

No: N/A

Motion Carried

**I. Request to Approve City Hall RTU-2 Compressor Replacement**

Moved by Mayor Pro Tem Kantor, seconded by Councilmember Hammond, to approve Denny's Heating and Cooling RTU-2 first-stage Compressor Replacement for an estimated cost of \$7,556.

Yes: Garrett, Hammond, Jennings, Mannarino Thompson, Kantor

No: N/A

Motion Carried

**J. Request to Approve 2007 General Obligation Bond Payment Acceleration**

Moved by Councilmember Jennings, seconded by Councilmember Hammond, to approve the 2007 General Obligation Limited Tax Bond payment acceleration and allow staff to file all necessary paperwork to redeem and close this bond.

Yes: Garrett, Hammond, Jennings, Mannarino Thompson, Kantor

No: N/A

Motion Carried

**K. Request to Approve Master Plan & Parks/Recreation Plan Update Proposal**

Moved by Councilmember Hammond, seconded by Councilmember Jennings, to approve the Lathrup Village Comprehensive Plan update via Giffels Webster for a cost of \$39,350.

Yes: Garrett, Hammond, Jennings, Mannarino Thompson, Kantor

No: N/A

Motion Carried

**L. Request to Approve the Verkada Camera license renewal**

Moved by Councilmember Jennings, seconded by Mayor Pro Tem Kantor, to approve a one-year extension for Verkada Licenses with Trendset Communication Group for a cost of \$6,249.81.

Yes: Garrett, Hammond, Jennings, Mannarino Thompson, Kantor

No: N/A

Motion Carried.

9. **City Administrator Report** None

10. **City Attorney Report** None

11. **Reports of Boards, Commissions, and Committees**

- i. Finance Review Committee – Mayor Pro Tem Kantor commented that they are moving forward with Town Halls to educate residents on the Headlee Override; there was one last week, 7 to 8 in residents' homes, there will be some next week, and one on September 16<sup>th</sup> at 7:00 pm at City Hall.
- ii. Downtown Development Authority – The last meeting was canceled due to no Quorum.

- iii. Planning Commission – Councilmember Hammond shared that there is a meeting tomorrow at 7:00 pm, with a site plan review and discussion to schedule a public hearing regarding the new proposed ordinance language for cryptocurrency machines.
- iv. Parks & Recreation – Mayor Pro Tem Kantor reported that on August 20<sup>th</sup>, there will be a Climate Action Household presentation at Dennis Nordmoe’s house, he has brought his utility costs down through Green Initiatives, Food Truck Friday (Aug. 22<sup>nd</sup>), will be Wetzel’s Pretzels, September 5<sup>th</sup> there is a flower arranging class, September 13<sup>th</sup> is the Lathrup Village Music Festival and Parks and Recreation will have a Kids Zone, Sept 26<sup>th</sup>, is the next Trivia Night, and October 8<sup>th</sup> is a Puzzle night.
- v. Tree Committee – No Report
- vi. Southfield Public Schools - No Report

**12. Unfinished / New Business – None**

**13. Public Comment** (speakers are limited to 3 minutes)

Jonathan Tara commented on the water meter cell tower and asked for a progress report on the “Save” bagged promotional advertising that is littering the neighborhoods, and the letter that the City Attorney was going to send to the company that distributes them.

Diane Anderson asked Councilmember Jennings and Mayor Garrett about the Lathrup Village Chamber of Commerce and commented on the mentorship program Boys 2 Men. She also commented about the Lions Club no longer being active at Lathrup Village City Hall.

Lauren Beras promoted the Lathrup Village Music Festival and its sponsors, including both the Southfield and Lathrup Village Chamber of Commerce, and said she is glad that Boys 2 Men is in Lathrup Village.

**14. Mayor and Council Comments**

Mayor Garrett’s comments:

- She asked about the letter regarding the “Save” distributions, and CA Greene said that it was sent, and they received no response from the company.
- She said that she was able to go online, and she has not received another “Save” packet
- Commented to Diane that her questions being directed to her and Councilmember Jennings gave her pause, and that they stand out for one particular reason.
- She does not know why the Lathrup Village Chamber of Commerce was formed; it was not put together by the City
- Boys 2 Men was not put together for “deadbeat dads”
- Questioned Ms. Anderson, commenting and complaining about individuals who live in Lathrup Village, when Ms. Anderson hasn’t lived in Lathrup Village for 20 years
- She has donated to the Women’s Club, bought a ticket to an event where they did not have a place for her to sit down

Councilmember Hammond’s comments:

- The Women’s Club has a partnership agreement in place
- He has never seen anyone who was a member of the Lions Club in this room, been contacted by them, been asked by them to participate, and had no idea that they were folding, and if he had been contacted, he would have tried to do something about that.

- Apologized to Mayor Garrett, regarding being incomplete in how he spoke regarding her stance on Flag Flying at a prior Study Session

Councilmember Mannarino Thompson's comments:

- Promoted opportunities to serve in Lathrup Village and encouraged people to become involved, and in response to her question about open positions, CA Greene shared that there is one opening on the Planning Commission and one on the Historic District Commission

Councilmember Jennings's comments:

- Read from the Boys 2 Men website, "Welcome to Boys 2 Men, a Non-profit organization dedicated to empowering young boys to become strong independent men," and shared that it does not indicate that it is a program for children with no dads or with deadbeat parents
- To Diane," It is disgusting that you would say that on camera, and I am disappointed in you," stating that sometimes she has great points, but today she has been disgusting.

## 15. **Adjourn**

Moved by Councilmember Hammond, seconded by Mayor Pro Tem Kantor, to adjourn at 8:45 pm.

Yes: Garrett, Hammond, Jennings, Mannarino Thompson, Kantor

No: N/A

Motion Carried