November 12, 2026

Planning Commission Review
Site Plan Approval

Address:	17390 W. 11 Mile Road	**Plan Date**:	11/4/2026
Applicant:	Offices of Patrick G. Fenton	**Reviewers**:	Jill Bahm
Subject:	Site Plan Approval		Eric Pietsch

Dear Mr. Greene,

We have reviewed the reinstated site plan and offer the following comments and recommendations.

Recommendation

We recommend approval of the site plan as submitted.

Summary of Findings

Per Section 6.1.3.D.ii., if construction has not commenced within 12 months of final approval of the site plan, or if construction has not been completed within 12 months after it was commenced, the site plan approval becomes null and void and a new application for site plan review shall be required. The city council, after recommendation from the planning commission, may grant an extension of up to 12 months, upon written request from the applicant, if it finds that the approved site plan adequately represents current conditions on and surrounding the site and provided that the site plan conforms to the current zoning ordinance standards.

The site plan for the development was originally approved on March 24, 2015 and an extension was granted on March 20, 2017. The unfinished Phase 3 received administrative approval on September 22, 2020, and then again on August 30, 2023 as the plans were found not to have changed. An October 2025 request was likely administratively approved; city records are incomplete.

Construction has commenced with the installation of footings for Phase 3. The applicant has provided a written statement verifying that the site plan has not been modified or altered since originally approved by the City in March 2015. The plans remain consistent with the original approval granted by the Planning Commission and continue to comply with the existing zoning ordinance requirements for the Mixed-Use District. The approved plan remains the same without any changes. A timeline of the review and approval history is attached.

We are available to answer questions.

Respectfully,
Giffels Webster

Jill Bahm, AICP
Principal Planner

Eric Pietsch
Senior Planner

giffels webster

memorandum

DATE: November 4, 2026

TO: Michael Greene, City Administrator
City of Lathrup Village

FROM: Jill Bahm and Eric Pietsch, Giffels Webster

SUBJECT: Timeline for 11 Mile Road-Lathrup Boulevard Multi-Family Project

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The property at the northeast corner of 11 Mile Road and Lathrup Boulevard has been under phased development for several years. With phase 1 (the parking lot) and phase 2 (the townhomes on the north half of the property) complete, the developer intends to complete phase 3 in 2026/2027.

Per the Zoning Ordinance, Section 6.1.3.D.ii, site plan approval is valid for one year from the date of approval, after which construction is to commence. Once construction commences, it shall be completed within one year. The timeline does not account for phased developments. See the following timeline for approvals related to this site:

Date	Request	Approval
March 24, 2015	35-space parking lot 7 ranch-style dwellings (3 buildings) 8 townhomes	Site Plan Approval by the Planning Commission, subject to conditions, including: • Variances for setbacks, building height minimum and build-to line frontage. • If the units change from rental to condominium ownership, final approval of the development would rest with city council.
April 20, 2015	Variance as noted above	Approval for building height minimum. Denial for setback and frontage.
June 23, 2015	33-space parking lot 22 dwellings (five buildings)	Site Plan Approval by Planning Commission subject to conditions, including standards for lighting, landscaping, and pedestrian connectivity. No variances were required.
January 7, 2016	Request to reduce the number of dwelling units in Building 5 (easternmost building) to four and move the driveway per MDOT agreement.	Administratively approved.
March 20, 2017	Request to extend site plan approval.	Planning Commission and City Council approved.
February 2018	Building permit requested for second phase.	Building permit issued for second phase. Phase 2 under development.
September 22, 2020	Reinstatement of approved plans	Administratively approved.
August 30, 2023	Reinstatement of approved plans	Administratively approved.
October 2025	Building permit requested for Phase 3 (Buildings 1, 2, & 5).	Approval pending – we do not know if this was reviewed administratively or with the Planning Commission.
November 2026	Project under construction	Site plan approval request.