October 29, 2026

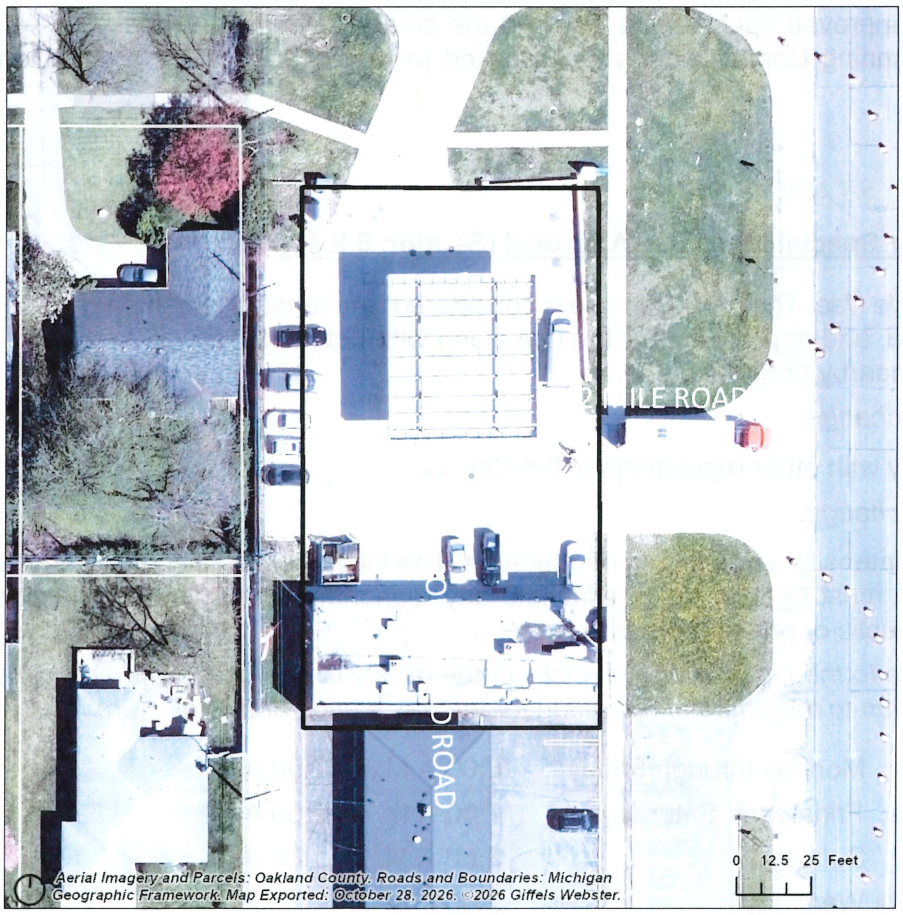
Planning Commission
City of Lathrup Village
27400 Southfield Road
Lathrup Village, MI 48076

Special Land Use Amendment

Site:	26727 Southfield Road
Applicant:	Village Square Market, Inc.
Plan Date:	October 28, 2026
Zoning:	CV Commercial Vehicular District
Parcel ID:	24-23-229-029; -018
Proposal:	Special Land Use amendment to allow extended hours of operation for an existing gas station convenience store.

Dear Planning Commissioners,

We have reviewed the request for Special Land Use amendment application, and a summary of our findings is below.



REVIEW SUMMARY

The applicant is requesting to extend the hours of operation for an existing gas station convenience store from the required 7:00 A.M. – 11:00 P.M. to a proposed 6:00 A.M. – 12:00 A.M. This request requires an amendment to the following two approved Special Land Uses (SLU):

1. January 28, 2019: City Council approved, by resolution, a SLU request for the site to operate as a gas station in the Commercial Vehicular district. The approved SLU included a condition that the facility operate within the hours of operation of 7:00 A.M. – 11:00 P.M., which is the daily time period allowed by the Zoning Ordinance.

2. May 20, 2024: City Council approved, by resolution, a SLU request allowing the business to sell alcohol on the premises. The approved SLU also included the condition that the facility operate within the hours of operation of 7:00 A.M. – 11:00 P.M.

For the applicant to propose amendments to these 2019 and 2024 Special Land Use resolutions, the Planning Commission must hold a public hearing and make a recommendation to the City Council whether to modify or remove the conditions of approval, or not. Final action on the amendment to the Special Land Uses will be taken by City Council.

If the City Council removes or modifies the hours of operation conditions, the applicant is subsequently required to seek variance relief from the Zoning Board of Appeals. An application seeking extended hours of operation has been submitted to the ZBA for consideration.

The submitted application is not a new Special Land Use request. The standards for the Planning Commission to consider special land use requests are outlined below; however, we note the site exists as an approved special land use and the criteria pertaining to the hours of operation is where the Planning Commission is being asked to reconsider that as a condition of previous approvals.

ORDINANCE STANDARDS

Standards for Special Land Use Approval (Section 6.2.10)

1. *Reasonable Use*. The proposed use is considered "reasonable" when it would be harmonious, compatible, and appropriate for the use along with not impinging unreasonably on the value or use of nearby properties.

   N/A – No change.

2. Conformity with other regulations of the City.

   N/A – No change.

3. Location, intensity, and periods of operation. The location, intensity, and periods of operation of the use must be such as to eliminate any reasonable likelihood that it will be, cause, or create a public or private nuisance in fact.

   No change to the location and intensity of the facility is proposed. The applicant is proposing an extension to the hours of operation for the gas station and retail store facility as follows:

Weekdays:	Monday through Friday:	6:00 A.M. – 12:00 A.M.
Weekends:	Friday and Saturday:	7:00 A.M. – 12:00 A.M.
	Sunday:	8:00 A.M. – 11:00 P.M.
Peak Hours Weekdays:		2:00 P.M.
Peak Hours Weekends:		2:00 P.M.

Section 4.7 of the Ordinance states, in part, *"no place of business, trade or commerce shall be open for the transaction of business with the general public between the hours of 11:00 p.m. and 7:00 a.m. the following day* ***except with the express prior approval of the Zoning Board of Appeals as a deviation under the provisions of Section 7."***

The applicant has submitted an application for the Zoning Board of Appeals to consider variance relief from the allowed hours of operation as proposed above. However, as noted previously, the two earlier approvals were conditioned upon the adherence to the hours identified in the Zoning Ordinance.

4. The use, as and where proposed, must not be inconsistent with the spirit and purpose of this ordinance nor contrary to the principles of sound community planning.

   N/A – No change.

5. The character of the use must not have adverse effects on neighbors or the community.

   The proposed change is for extended hours of operation of the gas station and convenience retail store earlier in the morning and later in the night.

6. The use must not diminish the fair market value of neighboring lands or buildings to any substantial or significant degree.

   There is no proposed change to the existing use as gas station and convenience retail.

7. *Site Design*. The site and manner of operation provide for the maximum reasonable and feasible enhancement of the environment of the surrounding area.

   There is no proposed change to the existing site design. The proposed change is for extended hours of operation of the gas station and convenience retail store earlier in the morning and later in the night.

8. Demonstrated Need. Establishments involving the sale of alcoholic beverages must demonstrate a quantifiable need for the proposed use within either the City or surrounding area.

   There is no proposed change in use of the existing site. The applicant states the construction and closure of nearby I-696 has negatively impacted the amount of business transactions at the site. The facility will maintain primary use as a gas station and convenience store, as well as maintain its permit to sell alcohol as incidental to the primary use. The Planning Commission may wish to discuss with the applicant the need for the additional hours to be tied to its special use approval.

Again, the Planning Commission is not acting on the expansion of hours, merely recommending to City Council whether the specific condition should continue to be part of this special use approval. Council action will either deny or allow the ZBA to consider and act on the request.

I will look forward to discussing the special land use application with the Planning Commission on November 17, 2026.

Regards,

Giffels Webster

Eric Pietsch
Senior Planner