



# Planning Commission Agenda

Tuesday, December 16, 2025 at 7:00 PM  
27400 Southfield Road, Lathrup Village, Michigan 48076

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1. **Call to Order** at 7:04pm by Chair Hillman
2. **Roll Call**

Present: Chair Hillman, Commissioner Nordmoe, Commissioner Robinson, Commissioner Abraham

Others Present: DDA Director Colson, Community Economic Development/DDA Project Coordinator Kennedy, Attorney Baker, Eric Pietsch of Giffels Webster, Jill Bahm of Giffels Webster, Hannah Prins of Giffels Webster, City Clerk Emanuel

Absent: Commissioner Scussel, Commissioner Hammond, Commissioner Clarke

Motion by Commissioner Abraham, seconded by Commissioner Robinson, to excuse Commissioner Scussel and Commissioner Hammond.

Yes: Robinson, Nordmoe, Abraham, Hillman

No: N/A

Motion carried.

3. **Approval of Agenda**

Motion by Commissioner Robinson, seconded by Commissioner Abraham to approve the agenda.

Yes: Robinson, Nordmoe, Abraham, Hillman

No: N/A

Motion carried.

4. **Approval of Meeting Minutes**

- A. November Meeting Minutes

Motion by Commissioner Nordmoe, seconded by Commissioner Robinson to approve the minutes from the October 21, 2025 meeting.

Yes: Robinson, Nordmoe, Abraham, Hillman

No: N/A

Motion carried.

5. **Public Comment** None

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

7. **New Business**

A. 2026 Meeting Dates

Motion by Commissioner Abraham, seconded by Commissioner Robinson, to approve the 2026 meeting dates.

Yes: Robinson, Nordmoe, Abraham, Hillman

No: N/A

Motion carried.

B. Master Plan Update: SWOT Analysis Review

Hannah Prins of Giffels Webster presented a slide show and went over the SWOT results from the joint meeting, Eric Pietsch and Jill Bahm of Giffels Webster presented a slide show and reviewed the 2021 Comprehensive Plan and some points were:

- A Comprehensive Plain is a long-range vision for the future of the community
- It will serve as a guide for how the city can become the place it strives to be.
- Provides a framework in making big-picture decisions.
- Directs development in different areas of the community.
- Promotes and strengthens valued community assets and encourages new partnerships and opportunities.
- Regarding this Master Plan Review:
  - This is not a full rewrite, just updating what we have
  - Taking into consideration what we have done the last 5 years
  - What areas do we need to take into more consideration
  - Parking requirements, off street parking
  - Elements of the Community
  - The Built Environment
  - The Local Economy
  - Infrastructure and Mobility
  - Bus transit as an asset and make connections regionally
  - The Natural Environment
  - Areas to protect the Natural Environment
  - The Social and Cultural Fabric
  - The things that make up our community
  - The 4 sections of the City that are separated by Southfield Rd and 696
  - The impact of Southfield Rd. – purposed to efficiently get vehicles North and South
  - Historic aspects of/in the City
- Public participation – getting Residents and Business owners to come and share their opinion
- The Vision, and if we want to make revision or continue on with the same Vision
- Goals of the Vision and aligning it with Policy and Zoning codes.

- Goals help decide land-use decisions, allocating resources, and providing leadership in land use and Community Development.
- Community Character: “An authentic positive identity for the City that is reflected in residential neighborhoods as well as along commercial corridors that focuses on a mixed use, multiple story, walkable downtown for the city.
- Recreation facilities/programming that meet the needs of and are accessible to all residents; well-maintained infrastructure that meets the needs of current and future residents, businesses and visitors; and excellent public services and more
- Transportation/Complete Streets – maximize their potential for all not cars/mobility options for residents of all ages and abilities
- Housing-Attractive Safe Quiet well maintained neighborhoods; with diversified range of housing
- Future Land Use Map, current and future

Chair Hillman, Commissioners, DDA Director Colson, CED/DDA Project Coordinator Kennedy, and Attorney Baker discussed in part with the Giffels Webster team:

- Not having packet before this meeting and why they did not have it
- How an item that after discussion can move up in importance
- Master Plan is available on the website
- Commercial Development – goal of employed workforce – as it relates to our City with many retirees – and the goal to employ residents in Businesses here
- This is a Kickoff meeting (just a review as we begin this multi meeting/multi chance for input process)
- Not wanting Giffels Webster to rely on granular material based on small feedback thus far
- This is the City’s plan, not Giffels Webster’s Plan, they only put together what they get from the City and Resident’s input
- Requirement to Review the Master Plan every 5 years
- Giffels Webster wanting feedback/input from the Community on what they really want in Lathrup Village
- Alignment in relation to the Zoning Map and Future Land Use Map
- Changing the color coding on the Maps for individuals who are Color Blind
- Small office use not as relevant as it was before
- Potential obstacles and Related Considerations in the Plan
- Collective effort to revisit and prioritize these goals
- Commercial development - Thriving local business a convenient selection of goods and services
- Engagement forms; Surveys, Open House, Online: open comments for survey questions by topic
- The 5 Planning neighborhoods – Upper NW, Lower NW, SW, NE, and SE and the difference in size of the neighborhoods – relations walkable Parks in all the Neighborhoods
- Housing concerns and cost of housing
- Possibly bringing in Town Houses and how that could benefit some Seniors
- Conversion of Businesses to Lofts
- Access to past Surveys to see the progression of how the requests/questions have changed
- Understanding what (revisions) will mean to Residents from an economic perspective - will taxes go up - will LV still be affordable
- Demographics, Population has changed and wealth has changed
- Different economic setting we are in, versus before

- Empty office spaces on Southfield Rd.
- City Clerk, Emanuel shared Business Owner's concerns based on the uniqueness of many bi-level Office Buildings that are not ADA compliant
- Opportunities for all Board members and all residents to share a "jam session" of what doesn't fit in 2025
- Age of housing and housing values
- The City of Birmingham being a Real Estate destination
- Making sure the information from the first meeting is available
- After tonight's Public Comments, tallying up their items of concern
- What Median works best for Public Engagement

## 8. Public Comment

Shelly Reeves, California NE, expressed in part: that her property falls Village center, and wanted to know what that means/potential impacts.

Jonathan Tara, expressed in part: question about items on the Future Land Use Map, including the City Center and the established housing right across the street, and asked if anyone can share where the Blue Prints for the: drainage, sewer, and ditch systems were located.

Roger Lynn, San Jose Blvd., expressed in part: that Bigby Coffee, Jagged Fork, and Middle Eats he sees as improvements on Southfield Road, it would be good to tap in on people coming through Southfield Rd., that Green spaces are available like the Triangles, that are now overgrown areas, but he would like to see picnic tables and playgrounds, with them updated to ADA standards.

Billy Whitehouse, Saratoga, expressed in part: the surveys should be no more than 5 questions, to control the speed on Southfield Rd., we can look at Livernois Road in Detroit, and to create a downtown community for future businesses similar to downtown Brighton, and the price of starter homes.

Autumn Sousanis, Rainbow Dr., expressed in part: her disappointment in the lack of outreach before the first initial launch, that it seemed like a Committee and Council event in the Newsletter, it wasn't a SWOT at all, but data with a low turn out is being presented from it, we need to do it correctly with residents input, and different guidelines based on that input, and she mentioned Parks and an Art Center, and that she doesn't want Giffels Webster to run the meetings, she wants us (the City) to, run them with Giffels Webster to facilitate it.

Ian Ferguson, Lathrup Blvd., expressed in part: that he believes it should be noted that the Lathrup Village Police Department is Certified in the Master Plan Review, since not all City Police Departments are Certified and also noting that Southfield Public Schools are on par with Birmingham. Mr Ferguson, also mentioned people are not shopping outside they are online, but there are pop ups, and the need to engage Business owners for the OT in SWOT.

John Sousanis, Rainbow Dr., expressed in part: that it would be extremely helpful if we understood, what the long process was going to be, look at, and where points for input and data collection will be.

Billy Whitehaouse, expressed in part: questions about where the 2021 PDF could be found, where the past PDFs could be found and if a Central depository can be used going forward.

Rod Tamarelli, expressed in part: that he was dismayed after reviewing the 2021 Master Plan to see the small amount of responses that it was built on.

Attorney Baker shared that the desire from the Road Commission in the past has been not to slow down, but move traffic as fast as possible, and residents came out in full force against that, but the City has little input in what the County does with their roadways, including the amount of turn arounds

Chair Hillman commented in part:

- To give some attention to residents living in Village Center when looking at Future Use Map
- (To Mr. Tara) that none of us have access to the blueprints
- (To Mr. Lynn) the Triangular greenspaces have come up in previous Planning Commission meetings and bids are paused, yet he believes we should give special attention to them as they are blank canvases
- (To Mr. Ferguson) regarding the Southfield Public Schools, and having a conversation with them since McIntosh is closing and the neighborhood is right next to it
- Encouraged a multi approach for the Community to come together, that is well broadcasted/advertised in advance
- The Community wants a timeline of events what comes first and next...
- Referenced the City of Southfield approved plans for a Data Center on 11 Mile Rd.
- Mentioned Sterling Heights is working to enact an Ordinance to regulate Crypto Currency ATMS, following Grosse Pointe Farms, and Lathrup Village

Jill Bohm of Giffels Webster commented in part:

- Thanks to the Planning Commission
- This was intended to be a preliminary event,
- They have several notes to take back with them
- On the Project website, they will include the City's Master Plan and will put some historical things up there too
- She likes having both online and in person opportunities for input

DDA Director Colson, shared that the Project Website is live now, anyone can access this Project devoted site.

## 9. General Communication

### A. Site Development Update

DDA Director Colson commented in part:

- That preengineering must be done before any shoveling grant funds can be received, so the preengineering of Southfield Road becoming a Boulevard that was not approved by City Council yester, delays that
- Gave updates on the status of development projects
- Shared that he and CED/DDA Project Coordinator Kennedy have been working to put markings at Lathrup Blvd., and 11 Mile due to Safety concerns

- Mentioned a new opportunity connected to MML and the Michigan Economic Development Corporation and Main Street Oakland County, for a 10 month training program to create an Economic Development strategy for Downtown
- The Triangle Parcel North of us belongs to the DDA Board, and they have given direction to work with an Urban Nursery

Commissioner Robinson commented in part:

- Putting traffic signs on the lights, at 696 and 11 Mile Road as well as the road markings and that
- That Chair Hillman should keep his Chair position

#### **10. Adjourn**

Motioned by Commissioner Nordmoe, seconded by Commissioner Abraham to adjourn at 9:16pm.