



Planning Commission Draft Minutes

Tuesday, April 16, 2024 at 7:00 PM
27400 Southfield Road, Lathrup Village, Michigan 48076

1. **Call to Order by Chair Stansbery at 7:02 pm**
2. **Pledge of Allegiance**
3. **Roll Call**

Present: Chair Stansbery, Vice Chair Fobbs, Commissioner Hammond, Commissioner Scussel, Commissioner Dizik, Commissioner Tamarelli

Others Present: Community & Economic Development Direct Susan Stec, Eric Pietsch – Giffels Webster, and Attorney Scott Baker

Absent: None

4. **Approval of Agenda**

Motion by Commissioner Dizik to approve the agenda. Seconded by Commissioner Scussel

Motion carried.

5. **Approval of Meeting Minutes**

A. PC Minutes 2024 03 19

Motion by Commissioner Hammond to approve the meeting minutes from March 19, 2024.
Seconded by Commissioner Dizik.

Motion carried.

6. **Public Comment**

Mayor Pro Tem Bruce Kantor thanked Ms. Susie Stec and said it was awesome working with her, over the last five years.

7. **Old Business and Tabled Items**

None.

8. **New Business**

A. Public Hearing for 2024 - 2029 Capital Improvements Plan

Director Stec said there was a request to put in a couple of charts of what has been done, and what is still remaining to be completed, regarding page 26 of the document.

Commissioner Scussel indicated that there was incorrect information under the materials listed in the document, but he likes the charts. The materials will be corrected.

The public hearing opened at 7:10 pm, and no comments were made.

The public hearing closed at 7:11 pm.

B. 2024 – 2029 Capital Improvement Plan

Motion to forward the Capital Improvement Plan to City Council with corrections by Commissioner Scussel, and Seconded by Commissioner Tamarelli.

Motion carried.

C. Public Hearing for Proposed Special Land Use - 26727 Southfield Rd. (BP Gas Station)

Attorney Dave Draper provided a summary of the Special Land Use request at 26727 Southfield Rd., to allow them to sell alcohol at the gas station, they have turned in their site plan. Attorney Todd Russell Perkins was in attendance as well. The BP owners have been approved and have a Specially Designated Distributor (SDD) and a Specially Designated Merchant (SDM) liquor license from the Michigan Liquor Control Commission.

Attorney Draper stated, in support of the demand or need for this approval, that Lathrup Village is approved for 2 Specially Designated Distributor licenses, and this is one of the two and is approved for 5 Specially Designated Merchant's licenses. Commissioner Hammond questioned the need for the five Specially Designated Merchant's licenses. Attorney Perkins said the population will sustain the use, and the way the BP Store will present it, will not negatively, affect the direct neighborhood, but will enhance it. Commissioner Hammond, asked how it would enhance the neighborhood? Attorney Perkins referenced a similar Gas Station that sells liquor on Woodward and 16 Mile Roads.

Commissioner Hammond pointed out a contradiction between what the owner, said regarding the license and that it was needed to compete in the marketplace, versus what the actual liquor license application stated, which was that liquor sales would be incidental.

The Public Hearing opened at 7:29 pm:

Rick Wisz lives on Lathrup Blvd., he questioned the description as an upscale convenience store and mentioned concern that there are no prices on items on the shelves.

Jalen Jennings, a Lathrup Village City Council member, asked how they would promote that they are selling liquor.

The public hearing closed at 7:34 pm.

D. Special Land Use Approval – 26727 Southfield Rd. (BP Gas Station)

Motion by Commissioner Dizik to forward this to Council with their recommendation for approval. Seconded by Commissioner Scussel.

Motion carried.

E. Planned Unit Development (PUD) Amendment - 27777 Southfield Road (Panera Bread)

Monument sign was previously discussed, and it encroached into the clear vision triangle. The applicant resubmitted to be outside of the clear vision triangle and meet standards.

Chair Stansbery confirmed the location and dimensions.

Motion by Commissioner Hammond to approve the PUD amendment to allow the monument sign per the plans provided. Seconded by Vice Chair Fobbs.

Motion carried.

F. Conceptual Review - 27770 Southfield Road

Sam Surnow, of Surnow Company, along with Designhaus Architect and J.B. Donaldson as the General Contractor, and Project Manager, Holly Carol, explained the concept of a four-story multi-family unit apartment building with 167-, two- and three-bedroom apartments and 267 parking spaces including a parking lot and using street parking on the north and south sides of the building.

Director Stec indicated a parking waiver may be needed and that multi-family units are typically permitted on the second floor and above.

Commissioner Dizik asked if all units would be rentals, and the response was yes and at market rate. Commissioner Hammond asked why the brick of the school, was not included in their plans, Mr. Surnow, responded by explaining that an all-brick structure looks like an institution or civic building, and he thought their design complimented the Village Center. Commissioner Hammond pointed out that the Ivy Lofts on Coolidge Hwy., are all brick, and asked if they can find a way to better integrate the existing structure's design into the new plans.

Vice Chair Fobbs, asked about parking lending itself to the amenities use, because we are already over the parking allowed by the city ordinance, and was told by Mr. Surnow, that the amenities are for use by the residents of the apartment, and not for public use.

Commissioner Hammond asked about railings on the patios. The architect told him that there would be railings.

Vice Chair Fobbs, asked if the school could be exemplified even more since it is a mixed-use building in their concept plans. Commissioner Hammond addressed residents' concerns that rental tenants are less dedicated to the community. Chair Stansbery asked what the name would be and about signage. Commissioner Tamarelli asked about parking along with Commissioner Hammond, the ordinance is 2 spots, but the concept plan only has 1.6 spots per

unit. Chair Stansbery asked about the back of the building and how it will look facing residents' homes and the green space and if they can incorporate it all together so it looks like one. Chair Stansbery asked about the historical rules of the school and their plans to modify it. Director Stec stated that they will have to come before the Historic District Commission regarding the demolition of the north and south sides of the School.

Chair Stansbery, asked about the timeline for the project, and Director Stec, responded that they have a meeting next week regarding the timeline. Commissioner Hammond said that the City Council appointed three new members to the Historic District Commission. Commissioner Tamarelli said that he hoped the design would honor the past, and is glad something is being done with the building.

Public Comments:

Ian Ferguson commented on the Surnow company's work in Birmingham and has confidence in what they want to do here.

Rick Wisz, asked if there was a city requirement, about a building being all brick or at least brick on the first floor. Director Stec, indicated there are strict standards regarding building materials, but the Planning Commission, has the right to amend them.

9. Other Matters for Discussion

A. Development Project Update

Director Stec said there are many projects, but they are not ready to come before the Planning Commission at this time.

10. General Communication

Director Stec thanked everyone for working together and said it would be her last meeting since she was leaving her position.

Commissioner Hammond reiterated that there are three new members of the Historic District Commission and that the Tree Committee and Parks and Recreation Committee are having an Arbor Day Event, on April 27th, 2024 at 11:00 am, at Bungalow Park. The Parks and Recreation Committee is hosting a trivia night on May 2, 2024, at 6:30 pm.

Director Stec talked about the Road Commission work on Southfield Road, and that according to their schedule, they will be done by July 2024. Commissioner Tamarelli asked if we were doing 11 Mile as well and Director Stec, said yes. She also said that we will also be getting 3 signalized pedestrian crossings, in the Spring of 2025.

11. Adjourn

Chair Stansbery asked for a motion to adjourn, and Commissioner Dizik motioned, and Commissioner Hammond seconded. Motion carried.

The meeting adjourned at 8:43 pm