



To: Lathrup Village City Council

From: Janet Bloom, Community & Economic Development/DDA Director

Date: September 21, 2026

RE: Planning Commission SLU Recommendation- 28939 Southfield Road

Background

The Planning Commission reviewed and conducted a public hearing for the Special Land Use (SLU) application received from Lathrup Village Convenience, Inc. at their regular meeting on August 18, 2026. The request was for a Special Land Use to allow alcohol sales at an existing gas station convenience store.

The SLU application site is located at 28939 Southfield Road, zoned CV Commercial Vehicular District, and has the identifier of Parcel ID 24-14-227-051. This is the Exxon gas station at the southwest corner of 12 Mile Road and Southfield Road.

To provide a site history, in 2003 the original SLU was approved for the Hanna Shina Family. The SLU was amended and approved in 2012 for ownership transfer to Lathrup Village Convenience, Inc. In 2013, the location began selling wine and beer without City approval and was issued an order to show cause. They also filed for an amended SLU to sell beer/wine and propane. A public hearing was held July 9, 2013, with the City Council reviewing at the July 13, 2013, meeting. The propane sales were approved but the beer/wine component was not.

It was determined during this SLU application process that the business is currently operating from 6:00 a.m. to 12:00 a.m., Monday through Saturday. The City has communicated that this is outside of ordinance hours, and they need to cease that operation or submit a request to the Zoning Board of Appeals (ZBA).

Recommended Action

The Planning Commission has decided that the applicant has not proven a Determination of Need in the City of Lathrup Village for this additional alcohol sales location.

It is the Planning Commission's recommendation to the Lathrup Village City Council to not approve the Special Land Use application from Lathrup Village Convenience, Inc. for the site at 28939 Southfield Road.