



**Mara Greens**  
Indoor Golf Club

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

**Subject: Approval of Shared Parking Usage for Mara Greens Golf Simulator**

Dear Members of the Planning Commission,

I, Adnan Mouhajer, the owner of Mouhajer Development Inc. and the premises (plaza) referenced herein, hereby acknowledge and approve the shared parking arrangement for the 29 parking spaces located at 28317 Southfield Road, Lathrup Village, MI 48152, as outlined in the letters provided by Lantei Takona, owner of Mara Greens Golf Simulator.

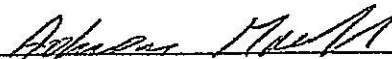
By signing below, I confirm that I have reviewed and accepted the shared-use parking agreement for the benefit of all businesses within the plaza.

Thank you for your cooperation in facilitating this arrangement.

Sincerely,

**Adnan Mouhajer**  
Owner, Mouhajer Development Inc.  
17190 Autumn Ridge Drive  
Northville, MI 48167

Date: 11-26-24

Signature: 



# Mara Greens

## Indoor Golf Club

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Global Care Medical Supply  
28309 Southfield Road  
Lathrup Village, MI 48076

**Subject: [Site Plan Review] 28317 Southfield Rd. - Tenant Confirmation of Shared Parking Usage**

Dear Owner,

I hope this message finds you well. My name is Lantei Takona, owner of Mara Greens, an exclusive indoor golf simulator business soon to open at 28317 Southfield Road, Lathrup Village, MI 48076. As part of our site plan review process, the City of Lathrup Village has requested that we seek confirmation and agreement from the adjacent businesses regarding the shared use of the 29 parking spaces available at the plaza.

This step, in compliance with Section 5.13.13 of the city ordinance, is intended to ensure efficient parking usage and foster a harmonious atmosphere among all tenants as Mara Greens Golf Simulator joins the plaza. **I kindly ask for your confirmation of this shared-use arrangement, as it is necessary to complete our review by Friday, December 13, 2024.**

### ***Business Model & Capacity***

Mara Greens operates on a reservation-only model, allowing members to book specific tee time slots throughout the day. This approach ensures precise control over guest numbers, helps manage daily capacity, and limits availability as needed to maintain an optimal experience for patrons.

The facility will feature three golf simulator bays, each accommodating up to four golfers, for a total capacity of 12 patrons. With 1-2 on-site employees managing operations and assisting guests, Mara Greens can host up to 14 individuals at maximum occupancy.

### ***Operating Hours & Peak Times***

Operating hours are scheduled daily from **9:30 AM to 10:30 PM**, with peak periods anticipated as follows:

- **Weekdays (Evening):** 4:00 PM – 10:30 PM
- **Weekends (Sat-Sun):** 9:30 AM – 10:30 PM

Our scheduling has been carefully designed to minimize potential impacts on parking availability during peak times. For your convenience, we have included a table outlining the operating hours and peak times for Mara Greens and the other plaza businesses, providing a comprehensive view of parking demand.

If you are in agreement, I kindly ask for your signature below to confirm this shared-use arrangement. The city requires this acknowledgment by **Friday, December 13, 2024**.

We appreciate your cooperation in assisting us to complete the site plan review process. If you have any questions or need additional details, please don't hesitate to contact me at (410) 504-3344 or [lantei.takona@gmail.com](mailto:lantei.takona@gmail.com).

Thank you for your time, consideration, and collaboration in this matter.

Sincerely,

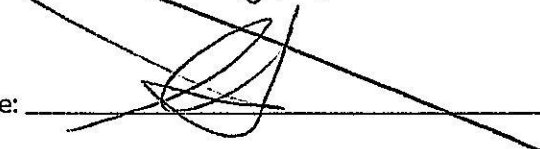
Lantei Takona  
Owner, Mara Greens Golf Simulator  
28317 Southfield Road,  
Lathrup Village, MI 48076

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**Acknowledgment of Shared Parking Usage**

I confirm and agree to the shared use of the 29 parking spaces at 28317 Southfield Road. I also acknowledge that this shared parking arrangement is designed to effectively meet parking needs while fostering a harmonious environment for all neighboring businesses.

Print Name: HERSH BROWN

Signature: 

Date: 12-23-2024  
*HTB*

**Table 1: Summary of Parking Standards**

The table below is a summary of parking standards, based on the current minimum parking spaces required per Section 5.13.13.D of the city ordinance.

Ordinance Standard	Required (per sqft.)	Comments
Health & Fitness	9 Parking Spaces	Mara Greens - Use is Proposed
Bartending School	9 Parking Spaces	Use is existing
Medical Supply	9 Parking Spaces	Use is existing
Insurance Office	7 Parking Spaces	Use is existing

**Table 2: Operating Hours & Peak Overlap**

The table below outlines the operating hours of Mara Greens in relation to the adjacent businesses, with a focus on peak periods when parking demand may increase.

Store Operating Hours				Peak Hours of Overlap		
Business (# spaces)	Operating Hours	Saturday Status	Sunday Status	Overlap on Weekdays (After 4 PM)	Overlap on Saturdays	Overlap on Sundays
Mara Greens (9sp)	Mon-Sun: 9:30 AM - 10:30 PM	Open	Open	Peak hours 4 PM - 10:30 PM	Peak hours: 9:30 AM - 10:30 PM	Peak hours: 9:30 AM - 10:30 PM
Bartending School (9sp)	Mon-Sun: 8:00 AM - 10:00 PM	Open	Open	6 hours 4 PM - 10 PM	12.5 hours 9:30 AM - 10 PM	12.5 hours 9:30 AM - 10 PM
Medical Supply (9sp)	Mon-Fri: 10:00 AM - 4:00 PM	Closed	Closed	0 hours	0 hours	0 hours
Insurance Office (7sp)	Mon-Sat: 10:00 AM - 5:00 PM	Closed at 5 PM	Closed	1 hour 4 PM - 5 PM	7 hours 10 AM - 5 PM	0 hours



# Mara Greens

## Indoor Golf Club

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Bassett Insurance  
28305 Southfield Road  
Lathrup Village, MI 48076

**Subject: [Site Plan Review] 28317 Southfield Rd. - Tenant Confirmation of Shared Parking Usage**

Dear Owner,

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Thank you for your time, consideration, and collaboration in this matter.

Sincerely,

Lantei Takona  
Owner, Mara Greens Golf Simulator  
28317 Southfield Road,  
Lathrup Village, MI 48076

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I confirm and agree to the shared use of the 29 parking spaces at 28317 Southfield Road. I also acknowledge that this shared parking arrangement is designed to effectively meet parking needs while fostering a harmonious environment for all neighboring businesses.

Print Name: Julius Bassett +

Signature: Julius Bassett

Date: 11-21-24

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27400 Southfield Rd  
Lathrup Village, MI 48076  
(248) 557 - 2600  
www.lathrupvillage.org

**To Whom It May Concern:**

This letter is drafted for the tenants at 28317 Southfield Road on behalf of Lathrup Village's Community and Economic Development Department.

As part of the City Planning Commission's site review process for the applicant, Mara Greens at 28317 Southfield Rd., we are reaching out to ensure transparency and collaboration among all tenants in the shared parking arrangement at this plaza.

During the City's Planning Commission meeting on November 19, 2024, a site plan was presented by Lantei Takona to occupy a vacancy at the subject address. Commissioners asked Mr. Takona to receive acknowledgement from fellow tenants of Mara Greens' usage of parking spaces within the shared lot. Since not every occupant has the same hours of operation, shared parking lots are a sustainable and efficient use of land

This acknowledgment serves as confirmation that you are aware of the proposed tenant's operations and their potential impact on the shared parking facility.

Please note, this acknowledgment does not imply any formal agreement or consent but simply confirms your awareness of their occupancy and use of the shared lot. If you have specific questions or concerns about the shared parking arrangement or the proposed business, we encourage you to communicate them directly with the City and applicant.

Sincerely,

*Austin Colson*

**Austin Colson**  
Community and Economic Development/DDA Director  
(248) 639-8530

**Shared Parking Acknowledgement for 28317 Southfield Road**

Name: *Daryle L. Castello*

Street Address: *28313 Southfield Rd*  
*Lathrup Village*  
*48076*

Signature: *Daryle L. Castello*