



City Council Study Session

Monday, July 07, 2025 at 6:00 PM

27400 Southfield Road, Lathrup Village, Michigan 48076

1. **Call to Order** by Mayor Pro Tem Kantor at 6:00pm

2. **Discussion Items**

A. Zoning Ordinance - Backyard Hen Limits

Resident Gina Khamo, contacted City Hall about this topic and shared that she wanted to have the ordinance changed from allowing 3 hens to allowing for 6 hens, and that they are Social creatures and beneficial because they are used for their eggs, they eat bugs helping to control unwanted bugs, and their manure is used to fertilize gardens.

Mayor Pro Tem Kantor and Councilmembers along with CA Greene and Attorney Baker discussed:

- Changing the amount of hens by acreage or a defined number
- That MSU has recommended 4-6 chickens
- Asked if there have been any complaints regarding chickens in the City
- That the Chickens are supposed to remain in their coop and not free range
- Possible input from neighbors of homes with Chicken coops, and then compared this to neighbors of homes with barking dogs and/or dogs that have gotten out of their yard
- Ordinances if nearby Cities, and possibly limiting the number of permits per year
- Changing the allowable size of the Coops from 80 sq ft, to accommodate more chickens
- Defining allowable Coop designs
- How many permits we currently have in the City
- Possible involvement and/or responsibilities of the Code Enforcement Officer regarding the increased number of hens
- Topic will be included in a future study session

B. Flag Flying Policy

Mayor Pro Tem Kantor and Councilmembers elaborated on a Flag Flying Policy from their June 16, 2025, Study Session meeting discussing:

- Flag Flying protocol and etiquette, what flags are flown on a pole

- What flags have been flown at the State Capital
- Possibly purchasing another flag pole or two
- Funding for a Flag pole purchase
- Wording from the Madison Heights Flag Flying Ordinance
- If flags are approved, would the City purchase them, or would the person/group making the request have to supply the Flag
- The Approval process, and a possible committee to make the decision, with an appeal process
- Asked Attorney Baker to draft a policy resolution

C. PILOT Ordinance

The second reading is scheduled for the July 21st meeting.

Mayor Pro Tem Kantor pointed out a discrepancy in reference to a subsection on P. 14, and Attorney Baker said he can fix it.

Councilmember Jennings asked if we could implement a FAQ (Frequently Asked Questions) for residents.

Attorney Baker said the ordinance is the template, and almost completely mirrors the state law.

CA Greene said the FAQ can be part of the application process.

DDA Director Colson, commented that the FAQ can be part of the application process and a separate item on the website.

3. **Public Comments** (speakers limited to 3 minutes)

Bob Beras expressed that he believes it will be easy for to raise money for a flagpole from the Community.

Karen Harris expressed that chickens don't go far, and compared it to yards with dogs and cats, and is in support of the increased number of chickens. Ms. Harris also expressed that she was glad that City Council is moving forward with a flag flying ordinance and is ready to see construction at the school site and wants the PILOT to go through.

Keith Dean, Meadowood, explained his concern regarding a neighbor, who put up a fence and shed, and dug up his driveway, and the impact that it has had on his property, and that the work his neighbor did was addressed by both the former and current Code Enforcement Officers, due to issues, and asked the Council for help.

Lauren Beras shared her thoughts that it is: great that we have hens, we can organize a fundraiser for the Flag pole, asked about the Flag Flying Committee, a possible flag for

Women's health month, and that the PILOT ordinance is a great opportunity for Lathrup Village to move forward.

Trevor Baker, San Rosa Blvd., commented on the Hen ordinance and asked about permits, the flag flying policy related to the Madison Heights policy, and where to park while the concrete work is being done.

Timothy Hillman, San Quentin Blvd., commented that he is: glad the Council is moving forward with the Flag flying policy, stating that of the seven cities that he has lived in this is the only one that doesn't fly the Pride or Juneteenth flags. He also mentioned the Pan-African flag for Black History month and a flag recognizing the 19th Amendment.

Diane Anderson, commented against the PILOT ordinance, mentioning eviction without cause, tenant unions, encouraging renting instead of owning, that she believes the City Council has not shown a need for additional housing with all the other housing units available in nearby cities, and asked why the Council is not with Historic Michigan.

Sam Surnow commented on the progress that has been made on the school project working with the Historic District Commission, and the comprehensive site plan and presentation that was made at the Planning Commission meeting. He talked about the PILOT program, being a tool that is the same whether it is used in Birmingham, the West side of the State, or in Lathrup Village, because it is a way to demonstrate to the State that the developer can fund the project.

Jordan from the Surnow Company, expressed that the framing is important regarding the PILOT program, it can be considered a tax reset, reorganize how much money it will be and what other Community Fringe Benefits will be built in. He said it is a financial gain to Lathrup Village, and that he would be happy to do a FAQ for it, and share the 120 slide, presentation that was given at the Planning Commission meeting, so that it can be a link on the website to help answer questions if needed.

4. Mayor and Council Comments

Mayor Pro Tem Kantor:

- to Lauren, Flag Committee would be for approval of flags
- to Trevor permits are required, and CA Greene will answer the parking question
- Asked Attorney Baker, about the PILOT 15-year wording and extensions and changing the wording

Timothy Hillman, mentioned the PILOT wording defines the Maximum, and asked why are we boxing ourselves into 15 years?

Attorney Bakers said it is up to 15 years, and commented that it says "shall", and if Council agrees we can remove the word "shall" and utilize "up to."

Councilmember Mannarino-Thompson commented:

- It says up to 15 years
- We can still negotiate terms, up to 15 years or less when necessary
- Discussed that changing the word “shall” would not prohibit them from doing what they feel is required

Sam Surnow commented that developers can never do that (less than 15 years) from an underwriting standpoint, lenders would never take that risk, and the City of Detroit has PILOT's that auto renew, because that's what it takes to fund it, and he is trying to make this work.

Councilmember Jennings asked for some fact finding regarding other communities' PILOT wording.

Mayor Pro Tem Kantor commented that he thinks no one will agree to a smaller PILOT, and that it will probably be 15 years, but changing the wording allows flexibility.

Sam Surnow commented that every project has different specifics.

5. **Adjourn** 7:00pm