



# Planning Commission Minutes

Tuesday, June 17, 2025 at 7:00 PM  
27400 Southfield Road, Lathrup Village, Michigan 48076

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## 1. Call to Order 7:03pm

## 2. Roll Call

Present: Nordmoe, Scussel, Stansbery, Hammond, Hillman

Absent: Dizik

Also Present: Community Economic Development/DDA Director Colson, City Planner Pietsch, Attorney Baker, City Clerk Emanuel, DDA and Community Economic Development Intern Kennedy

Motion by Commissioner Scussel, seconded by Commissioner Nordmoe to excuse Commissioner Dizik.

Yes: Stansbery, Nordmoe, Scussel

No: Hillman, Hammond

Motion carried.

## 3. Approval of Agenda

Motion by Commissioner Hillman, seconded by Commissioner Scussel to approve the agenda.

Yes: Stansbery, Nordmoe, Scussel, Hammond, Hillman

No: N/A

Motion carried.

## 4. Approval of Meeting Minutes

### A. May 2025 - Planning Commission Meeting Minutes

Motion by Commissioner Hillman, seconded by Commissioner Scussel to approve the May 20, 2025 Planning Commission meeting minutes.

Yes: Stansbery, Nordmoe, Scussel, Hammond, Hillman

No: N/A

Motion carried.

## 5. Public Comment

Carol Greene, Lathrup Blvd. referenced a letter that was previously sent to City, and expressed concerns about the impact on Lathrup Blvd., with traffic from the School development.

Diane Anderson, expressed dissatisfaction about a Town Hall meeting, and how people were informed about that meeting, and that she thinks the Historic District is being trashed and no one is doing anything about it.

## 6. Old Business and Tabled Items

### A. Zoning Amendment - Solar Panel and Battery Power Storage

Planning Commission members, Attorney Baker, City Planner Pietsch, DDA Director Colson, and DDA and Economic Development Intern Kennedy discussed:

- Solar Panel and Battery Power Storage would be part of the Redevelopment Ready Certification renewable source of energy
- That the updated version incorporates feedback from the last meeting, and feedback and recommendations that were received on June 12, 2025 from the U of M Graham Sustainability Institute
- Colors of Panels and related installation items that can be seen on the roofs
- Street facing and ground mounted SES
- Approval process and board of appeals, not allowed by right only by approval
- How quickly feedback needed to be given to DDA and Community Economic Development Intern Kennedy
- Prohibiting ground mounted SES
- Shed heights. Shed requirements and possible overhaul of the Shed ordinance
- Battery storage in basements, houses, garages, and sheds
- Required ventilation
- Clearance distances from the ridgelines
- Fire Department possibly reviewing the plans/permits
- Height of 10 or up to 15ft
- Formatting of the actual zoning amendment
- Pushing the Public Hearing to the August meeting
- Inspection and inspection fee
- A trend to remove gas powered generators and replace them with solar powered backup generators

Motion by Commissioner Hammond, seconded by Commissioner Hillman, to take the Zoning Amendment Solar Panel and Battery Power Storage off the table.

Yes: Stansbery, Nordmoe, Scussel, Hammond, Hillman

No: N/A

Motion carried.

Motion by Commissioner Hammond, seconded by Commissioner Scussel to set a Public Hearing for Zoning Amendment Solar Panel and Battery Powered Storage, change the Public Hearing date, for the August 19, 2025 Planning Commission meeting.

Yes: Stansbery, Nordmoe, Scussel, Hammond, Hillman

No: N/A

Motion carried.

## **7. New Business**

### **A. First Reading of Zoning Amendment - Money Service Business Use Classification**

City Planer Pietsch explained how this amendment will limit the number of these businesses to two, and that we currently have two in our City.

Opened the Public Hearing at 8:34pm

Diane Anderson, expressed that these are predatory institutions not regulated by FDIC, and they attract people we don't want here and they in part will degrade the City.

Closed the Public Hearing at 8:35pm

Motion by Commissioner Scussel, seconded by Commissioner Hammond to approve the Zoning Amendment for Money Service Business Use Classification with the amendment to eliminate mixed use district from the requirement.

Yes: Stansbery, Nordmoe, Scussel, Hammond, Hillman

No: N/A

Motion carried.

Commissioner Hillman commented:

- Check cashing services versus payday in advance businesses and the distinction
- That the money doesn't circulate back in the community
- They are structured so people cannot pay back their loans

Commissioner Nordmoe and Commissioner Hammond support restricting them and their allowable locations in the City.

### **B. First Reading of Zoning Amendment - Small Box Retail Discount Stores**

Planning Commission members, Attorney Baker, City Planner Pietsch, and DDA Director Colson discussed:

- Definition and special land use, not by right
- A possible process including an application before the Planning Commission, for consideration at a Public Hearing, and adopted by City Council
- The impact on grocery stores and the survival of grocery stores
- 15% of floor space for fresh food, produce, and dairy products

- Contradictory wording of a minimum of 15% and not more than 15%
- Approaching it as imposing additional conditions

Open public hearing 9:09pm

Diane Anderson, shared opinions in part: that Lathrup Village does not need a grocery store, why are we talking down market, outsiders have downgraded it, why doesn't anyone on the Planning Commission go out and get stores like the Irish Store and the Michigan Store, there is no need for a down store and the traffic that comes into them, no one cares about upgrading Lathrup Village anymore.

Closed the Public Hearing 9:13pm

Motion by Commissioner Hammond, seconded by Commissioner Hillman to approve zoning amendment for small box retail discount stores with the following modifications in the definition of a small box retail discount store, remove the definition indicating that dedicating at least 15% of floor area or shelf space to fresh fruits and vegetables and in section 4 use standards adding a new standard section 4.22 to remove the reference to stipulating a minimum of 15% percent of floor area be dedicated to fresh produce, meat, and dairy products.

Yes: Stansbery, Nordmoe, Scussel, Hammond, Hillman

No: N/A

Motion carried.

Commissioner Hillman to Diane, expressed that there is no ordinance in place and the action the Planning Commission is taking is consistent with what she desires.

Commissioner Hammond, expressed the importance of having ordinances in place to have a legal mechanism, to control and address the types of businesses, smells generated, garbage issues, and business locations.

## **8. Other Matters for Discussion**

DDA Director Colson, on Monday, June 23, 2025, at 6:00pm there is a Town Hall on the proposed PILOT ordinance that Council is reviewing.

Councilmember Hammond asked Giffels Webster to look into the existence of bit Coin and Cyber security ordinances, regarding Bit Coin ATM machines that can be used for loans and predatory money services practices.

Commissioner Hillman, commented that former Co-Chair Fobbs, talked eloquently at the City Council meeting yesterday, and asked DDA Director Colson about the letter Ms. Greene talked about.

DDA and Community Economic Development Intern Kennedy, asked for the Solar Panel and Battery Storage recommendations to be sent to him as soon as possible, so he can send out an amended version next week, to get feedback one more time.

## **9. General Communication**

### **A. Site Development Update Report**

DDA Director Colson, gave an update on Site developments in Lathrup Village.

DDA Director Colson shared that two HAWK signals are working.

DDA and Community Economic Development Intern Kennedy, shared that he is working with Mayor Garrett and City Council to schedule a wiffle ball game, tentatively for August, and if there is a good turnout then Parks and Recreation will incorporate it into their family fun day.

Commissioner Hillman shared that the City Council appointed Jo Robinson as a Planning Commissioner.

Commissioner Hammond shared that City Council passed Proclamations for June as Pride month and recognizing Juneteenth as a City Holiday and its importance.

## **10. Adjourn**

Motion by Commissioner Nordmoe, seconded by Commissioner Scussel to adjourn the meeting at 9:32pm.