

At 7:20 p.m. the Regular meeting was called to order by Chair Piotrowski on Tuesday, February 28, 2017 in the City Council Chambers of the Municipal Building, 27400 Southfield Road, Lathrup Village, Michigan.

- Commissioners Present: Mark Piotrowski, Vice Chair
Karen Miller, Vice Chair
Bruce Copus, Resident
- Excused: Maria Mannarino Thompson, City Council Liaison
- Absent: Keith Brown, Secretary
- Staff Present: Sean Kammer, Assistant City Administrator, Yvette Talley, City Clerk
- Also Present: Mayor Frank Brock, City Attorney Scott Baker, Jason Bibby, Giffels Webster, Inc.

All present joined in the Pledge of Allegiance.

PC-10-17 ROLL CALL

City Clerk called roll but there was not a quorum.

PC-11-17 RECESS

Motion by Commissioner Copus, seconded by Commissioner Piotrowski to recess until such time there is a quorum.

Motion carried.

PC-12-17 RECONVENE FROM RECESS

Motion by Commissioner Copus, seconded by Commissioner Miller to reconvene from recess.

Motion carried.

PC-13-17 EXCUSE COMMISSIONER MANNARINO THOMPSON

Motion by Commissioner Copus, seconded by Commissioner Miller to excuse Commissioner Mannarino Thompson from this meeting.

Motion carried.

PC-14-17 APPROVAL OF AGENDA

Motion by Commissioner Copus, seconded by Commissioner Miller to approve the agenda with correction.

Motion carried.

PC-15-17 MINUTES OF REGULAR MEETING ON JANUARY 24, 2017

Motion by Commissioner Miller, seconded by Commissioner Copus to approve the minutes of the Regular Meeting of January 24, 2017 with corrections.

Motion carried.

PC-16-17 MINUTES OF STUDY SESSION ON JANUARY 24, 2017

Motion by Commissioner Miller, seconded by Commissioner Copus to approve the minutes of the Study Session Meeting minutes of January 24, 2017.

Motion carried.

PC-17-17 MINUTES OF CAPITAL IMPROVEMENTS MEETING FEBRUARY 9, 2017

Motion by Commissioner Copus, seconded by Commissioner Miller to approve the minutes of the Capital Improvements meeting minutes of February 9, 2017 with corrections.

Motion carried.

PC-18-17 AUDIENCE PARTICIPATION

There was no audience participation.

PC-19-17 PUBLIC HEARING

a. Sky Grill Special Land Use for Liquor License Public Hearing

Motion by Commissioner Miller, seconded by Commissioner Copus to open the public hearing.

Motion carried.

Ryan Husaynu, representing Sky Grill gave an overview.

Mayor Frank Brock, said do they verification from the State of Michigan that there is a Quota License available.

Mr. Husaynu stated that per the State of Michigan's website there is a Quota License available for the City of Lathrup Village.

Public Hearing closed by Chair Piotrowski.

a. Sky Grill Special Land Use approval

Commissioner Copus asked, will the City be liable if there is no Quota License available and it's approved. Scott Baker said the recommendation to the City Council, should the City Council approve the Special Land Use, the burden is on the applicant to then either acquire a Quota License from another Community, acquire one from an allotment that the City of Lathrup Village may have or to pursue an avenue to obtain a Bistro license.

Jason Bibby gave an overview and answered specific questions from the Planning Commission. The building official approved the site plans in 2010 because the existing site plan has not been proposed with any changes, specific to the Special Land Use request, feels the standard has been met.

Motion by Commissioner Copus, seconded by Commissioner Miller that to recommend City Council approval of special land use request on the grounds that reasonable use has been established, that they conform to all other regulations, location intensity and periods of operation of use are in compliance with the spirit and purpose of this ordinance. The use must be of such character so arranged on the site as not to cause or create adverse effects, the use does not diminish the fair market value of neighboring lands. The site design and proposed manner of operation of the use must provide for the maximum reasonable and feasible enhancement of the environment of the surrounding area. Need has been established and the hours of operations on the weekend be allowed to continue until midnight.

Motion carried.

b. Resolution to renew site plan approval for FFJ Development (townhomes at Lathrup and 11 Mile)

Scott Baker gave an overview and answered specific questions.

Jeff Julius, FFJ gave an update stating that the delay is due to power lines that sit on top of the sewer main. Applied for a permit from the MDEQ, had to redesign the plans. Working with DTE to have power lines moved and the poles have been dropped off with scheduled completion April 2017. Once that is done, the rest of the site work will be done. First set of buildings should be completed by Fall 2017. The telephone poles will be installed in the rear of the property near Sunnybrook Street so that the power lines won't run through the middle of the development.

Phase 1: Parking Lot

Phase 2: Rear Condominiums

Phase 3: Front Condominiums

Motion by Commissioner Copus, seconded by Commissioner Miller to recommend to City Council to grant an extension of the Site Plan approval for FFJ Development for the project at 11 Mile and Lathrup Blvd for one year.

PC-21-17 **Old Business and Tabled Items**

None

PC-22-17 **New Business**

None

PC-23-17 **Other Matters for Discussion**

None

PC-24-17 **General Communication & Correspondence**

- a. DDA Update – Sean Kammer stated there will be a proposed public private partnership with the Surnow Co. to remove the fence around the tennis court on the south side of the Annie Lathrup School building. In exchange to the DDA contributing funds for the removal of the fence, the DDA will be granted use of that site for City events including the Farmer’s Market. Generate a sensible plan for the Village Center Area that may include the addition of some street lights and some enhancements to walkability.

- b. Planner’s Update – Would like to have a training program. Will provide topics for discussion. Public has been notified of the March 8, 2017 Oakland County Road Commission. It will be an open house style meeting held 4:30 p.m. – 7:30 p.m. in the Community Room.

- c. Legal Update – City Council approved the First Reading of the Animal Ordinance. Welcomed Bruce Copus to the Planning Commission.

PC-25-17 **Adjournment**

Motion by Commissioner Copus, seconded by Commissioner Miller to adjourn this meeting.

Motion carried.

The meeting adjourned at 8:20 p.m.

Submitted by Yvette Talley

Recording Secretary