



Planning Commission Minutes

Tuesday, May 17, 2022, at 7:00 PM
27400 Southfield Road, Lathrup Village, Michigan 48076

1. **Call to Order by Chair Piotrowski at 7:05 p.m.**
2. **Pledge of Allegiance**
3. **Roll Call**

Commissioners Present: Mark Piotrowski, Chair
Jason Hammond, Vice Chair
Les Stansbery, Secretary
Wilbert Fobbs III
Bruce Kantor
Robert Tamarelli

Absent: Terrence Hicks

Staff Present: Jill Bahm, Giffels Webster Engineering, Kelda London Government Operations Assistant.
Susie Stec, Community, and Economic Development Manager and
Scott Baker, City Attorney, attended the meeting remotely

Commissioner Kantor motioned to excuse Commissioner Hicks; the motion was seconded by Vice-Chair Hammond

Motion carried.

4. **Approval of Agenda**

Commissioner Kantor moved to approve the agenda; the motion was seconded by Vice Chair Hammond.
Motion carried.

5. **Approval of Meeting Minutes**

A. Regular Meeting - 2022 04 19

Motion by Vice-Chair Hammond to approve the meeting minutes of the April 19, 2022, minutes as modified. Motion seconded by Secretary Stansbery.

Motion carried.

6. **Public Comment** (speakers are limited to 3 minutes)

None

7. **New Business**

A. Public Hearing - Planned Unit Development - 27777 Southfield Road (Panera Bread)

Open Public

Jill Bahm, Giffels Webster shared a presentation of the purposed project at 27777 Southfield Rd. This project is located at the southwest corner of Southfield and Sunset. The applicants have proposed to demolish that building and construct a new Panera Bread restaurant with a drive-thru. Currently, that use is not permitted in that district.

Public Comment

Oscar Dixon 27711 Eldorado- Comments in opposition to the project.

Lisa Bryant 27721 Eldorado – Expressed concerns regarding parking and additional noise. Vice-Chair Hammond read into the record comments from Annette Kingsbury – Concerns regarding the drive-thru.

Public Hearing Closed

B. Planned Unit Development - 27777 Southfield Road (Panera Bread) discussion & action

Todd Bundrind, Dan Cook, and Patrick Bennett representing Panera Bread attending the meeting and available for questions.

Vice-Chair Hammond motioned to recommend approval of the Planned Unit Development for 27777 Southfield Road to be presented to the City Council with the following conditions for the development agreement;

- 1.) Landscaping around the dumpster and screening should be the same material
- 2.) Enhanced screening and no parking along Eldorado frontage.
- 3.) Traffic/Parking study for exits and entrances from Southfield and Sunset as well as pedestrian circulation to and from the public sidewalk and the property to the south
- 4.) Specification on the drive-thru speakers and evidence that noise will not intrude onto Eldorado
- 5.) Work with DDA to incorporate public art

- 6.) Bike racks that are consistent with other racks in the area, ensure that multiple bikes can park safely and securely
- 7.) All drive-thru queuing shall occur on-site
- 8.) Building material should be consistent with the high-quality materials presented with the initial concept
- 9.) Mechanical equipment should be screened from view

Motion was seconded by Commissioner Kantor.

Motion carried.

C. 2022 - 2027 Capital Improvement Plan

Jill Bahm of Giffels Webster reviewed the updates of the Capital Improvement Plan, explaining the additions and revisions.

Vice-Chair Hammond made a recommendation for the Planning Commission to approve the Capital Improvement Plan for 2022-2027. Motion seconded by Secretary Stansbery.

Motion carried.

8. Old Business and Tabled Items

A. Front yard & Impervious Surface Coverage discussion

Discussion regarding permeable coverage as it relates to other goals of the Planning Commission. Is it appropriate to have more than one driveway of a certain width and or regulate impervious surface coverage which is not currently regulated but does tie into other goals of the Commission? Giffels Webster will research what other communities are doing and report back.

9. Other Matters for Discussion

Jill Bahm will be a presenter at The Michigan Association of Planning and will be highlighting the House in the Woods site as it relates to housing and the Master Plan.

10. General Communication

None

11. Adjourn

Meeting adjourned at 9:39 p.m.