



Planning Commission Minutes

Tuesday, October 21, 2025 at 7:00 PM
27400 Southfield Road, Lathrup Village, Michigan 48076

1. **Call to Order** at 7:01pm
2. **Roll Call**

Present: Hillman, Scussel, Nordmoe, Robinson, Abraham, Hammond, Clarke at 7:05pm

Also Present: DDA Director Colson, Attorney Baker, City Clerk Emanuel, DDA/CED Project Coordinator Kennedy

Absent: N/A

Motion by Commissioner Hammond, seconded by Commissioner Robinson to excuse Commissioner Clarke's tardiness.

Yes: Hillman, Scussel, Hammond, Nordmoe, Abraham, Robinson

No: N/A

Motion Carried

3. **Approval of Agenda**

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

Yes: Hillman, Scussel, Hammond, Nordmoe, Abraham, Robinson

No: N/A

Motion Carried

4. **Approval of Meeting Minutes**

A. September Meeting Minutes

Motion by Commissioner Robinson, seconded by Commissioner Scussel to approve the September 16, 2025 meeting minutes.

Yes: Hillman, Scussel, Hammond, Nordmoe, Abraham, Robinson

No: N/A
Motion Carried

5. **Public Comment**

Diane Anderson, commented in part about buildings dating back to the 1950's, Historic status for buildings, grants related to Historic preservation, and the City coordinating with Preservation Michigan.

6. **Old Business and Tabled Items**

A. Proposed Cryptocurrency ATM Ordinance

DDA Director Colson, DDA/CED Project Coordinator Kennedy, Attorney Baker, and the Planning Commission discussed wording for the proposed Cryptocurrency ATM Ordinance including:

- The response from Lt. Zang regarding the Police view on the proposed ordinance
- Asking about New Customers and how they would be identified
- Daily and weekly truncation limits on the machines similar to what ATM's have
- Enforcement of daily/weekly limits and all aspects of the ordinance through the Code Enforcement Officer and the Police Department
- Requiring Identification
- Location restrictions of at least a mile between the machines
- Banks controlling ATM's versus the City Government for Cryptocurrency machines
- Machines might be owned by the store owner or someone who leases the space in the store
- Machine owner filling out applications and attesting to follow the ordinance during the Licensing process
- A study of the frequency of use of the machines
- Victims that might not have come forward due to embarrassment
- Some machines are mixed use both ATM and Crypto
- Asking City Council to have a Moratorium on these machines
- Notice of adoption published in the paper for approved ordinances

7. **New Business** None

8. **Other Matters for Discussion** None

9. **General Communication**

A. Site Development Update Report

DDA Director Colson, gave updates on the status of development projects.

B. Review Attendance Policies

Commissioner Hammond, reiterated some of the discussion from the City Council meeting last night, including that the City Charter already has language regarding attendance, and a former concern of not having quorum due to absences was alleviated when the Commission went from 5 to 7 members, and making sure members know the attendance expectations. Attorney Baker shared that Council

emphasized Committee and Commission members informing the DDA Director or Chair of the Commission if they are going to be absent, so they can be excused.

Commissioner Hillman, expressed the importance of being at the meetings to have quorum for site plans, and providing prior notification if we will not have quorum.

CED/DDA Project Coordinator Kennedy, that City Council wants the Planning Commission to look into the Sign Ordinance, that used to be zoning and is now a general ordinance.

Chair Hillman commented:

- The importance of creating Lathrup Village Planning Commission emails for each member and shared the address of the one that he created.
- Using reply vs reply all when sending emails and the Open Meetings Act and that discussions have to take place in a public meeting.
- City Council passed the Solar Ordinance previously approved by the Commission.
- Thanks to CED/DDA Project Coordinator Kennedy for all his work on the Ordinance.
- What is the next phase of the Master Plan review, and DDA Director Colson said he would email the timeline.
- Asked DDA Director Colson to ask City Administrator Greene to provide more than a 3 day Public notice for residents.

Commissioner Nordmoe, asked about the SWOT analysis he emailed DDA Director Colson and how it will be shared or used and DDA Director Colson, Attorney Baker, and Clerk Emanuel responded, and Commissioner Nordmoe will share his ideas at upcoming meetings.

Commissioner Hillman, commented in part: on the Planning Commission's role in disposition of City owned property and wanting the City Council to pause the solicitation of bids until after the completion of the Master Plan review.

Commissioner Clarke commented:

- Inquired about a link between future updating and the review of the Master Plan
- Future land use map
- Alternate use of the triangle and not giving it away so quickly

Attorney Baker responded to Commissioner Clarke, mentioning that it is not unheard of to contemplate future use of property for the Master Plan, that the City is interested in divesting City owned property to increase revenue, and the City Council liaison can take the concern back to City Council.

Chair Hillman, shared his concern that site plans would be reviewed under the current Master Plan at the same time, that the City is currently updating the Master Plan.

Attorney Baker, added that the Parcel owned by the DDA is out of the City Council's hands, and they can sell it without input or approval by the City Council or any other body.

DDA Colson, shared information about the proposed Urban Nursery that has an educational component and low traffic volume, compared to multi family or commercial uses that would also be allowed in that

Village Center area, and this DDA owned property is the Northeast Triangle and that the City owns the Southwest Triangle.

Commissioner Hammond, clarified that the request to take back to Council is to consider pausing action on the City owned parcel until there is an opportunity to provide input to the Master Plan for future land use.

Chair Hillman, expressed in part: that this is a way to be democratic and use this parcel of land as a topic of conversation in the Master Plan review.

Commissioner Robinson, likes it for a Nature Preserve.

CED/DDA Project Coordinator Kennedy, explained challenges that come with developing these properties, including the need of cutting, clearing, and abatement of invasive species

Chair Hillman, thought that Parks & Recreation might want to have some input on the property's use.

Commissioner Hammond, mentioned that City Council posts these requests for plans, but they do not always take action on the proposals that they receive, and this is the second time that they have asked for proposals and before they did not receive any bids.

10. Adjourn

Motion by Commissioner Robinson, seconded by Commissioner Abraham to adjourn at 8:31pm.

Yes: Hillman, Scussel, Hammond, Nordmoe, Abraham, Robinson

No: N/A

Motion Carried