



# Planning Commission Meeting Minutes

Tuesday, June 15, 2021 at 7:00 PM  
27400 Southfield Road, Lathrup Village, Michigan 48076

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*In accordance with Emergency Orders issued by the Michigan Department of Health and Human Services, Oakland County, local officials, and State of Michigan legislation, which allows for electronic meetings of public bodies, notice is hereby given that the City of Lathrup's Planning Commission will be meeting electronically using [www.Zoom.us](http://www.Zoom.us) for videoconference and public access.*

## 1. Call to Order

**Call to Order- Vice Chair Hammond at 7:03 p.m.**

## 2. Pledge of Allegiance

## 3. Roll Call

Commissioners Present:

Jason Hammond – Vice Chair

Les Stansbery - Secretary

Bruce Kantor, City Council Liaison

Wilbert Fobbs, III

Robin Dillard-Russaw

Terrence Hicks

Excused:

Chair Mark Piotrowski

This meeting is being held remotely. All Commissioners who were present announced they are in Lathrup Village, Michigan, Oakland County.

Staff Present: Dr. Sheryl Mitchell Theriot, City Administrator, Scott Baker, City Attorney, Susie Stec, Community and Economic Development Manager, Yvette Talley, City Clerk

Also Present: Jill Bahm - Giffels Webster

Motion by Commissioner Kantor, seconded by Commissioner Stansbery to excuse Chair Mark Piotrowski from this meeting.

### **June 15, 2021 Planning Commission Meeting**

Yes: Dillard-Russaw, Fobbs, Hammond, Hicks, Kantor, Stansbery

No: None

Motion carried.

#### **4. Approval of Agenda**

Motion by Commissioner Kantor, seconded by Commissioner Stansbery to approve the Agenda.

Yes: Dillard-Russaw, Fobbs, Hammond, Hicks, Kantor, Stansbery

No: None

Motion carried.

#### **5. Approval of Meeting Minutes**

A. Minutes - Planning Commission Meeting May 18, 2021

Motion by Commissioner Kantor, seconded by Commissioner Stansbery to approve the minutes of May 18, 2021 Planning Commission meeting.

Yes: Dillard-Russaw, Fobbs, Hammond, Hicks, Kantor, Stansbery

No: None

Motion carried.

#### **6. Public Comment**

Oakland County Commissioner Yolanda Charles thanked the Planning Commissioners for their dedication. Also, she gave her contact information [charlesy@oakgov.com](mailto:charlesy@oakgov.com)

#### **7. New Business**

A. Election of New Secretary

Motion by Vice Chair Hammond, seconded by Commissioner Kantor to nominate Commissioner Stansbery as Secretary to the Planning Commission. Commissioner Stansbery accepts the nomination as Secretary to the Planning Commission.

Yes: Dillard-Russaw, Fobbs, Hammond, Hicks, Kantor, Stansbery

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No: None

Motion carried.

### **B. Set public hearing to Adopt 2021 Comprehensive Plan - July 20, 2021**

Susie Stec gave an overview and answered specific questions. There is a 63-day public comment period for the Comprehensive Plan. Before this is approved to be sent to City Council, there needs to be a public hearing held for this which will occur on July 20, 2021.

Yes: Dillard-Russaw, Fobbs, Hammond, Hicks, Kantor, Stansbery

No: None

Motion carried

### **C. Zoning Text Amendments - Landscaping Standards introduction**

Jill Bahm gave an overview and answered specific questions. Landscape standards were written years ago. Some of the challenges are small lots and the need for parking. The challenge is how much can we ask a developer, property owner to bring their property in compliance with standards that may not apply in all cases. Discussion on why landscaping is needed - Landscaping needed because it looks good and we want to make our properties look as good as we can. How to use the available space that we have, how can it be used for green space. Discussion of issues with storm water, how landscaping and storm water can overlap. Wanted to get some concerns Commissioners may have regarding landscaping. Discussed when it's appropriate to have landscape islands. There is not room to accommodate this behind a lot. Discussion parking lot landscaping, number of parking spaces, vacant lots, consistency of the enforcement process, guidelines, using materials to reduce run-off. Discussed how to maintain rain gardens and the problems they caused, why the use of rain gardens were encouraged. Give incentives to residents/business owners for maintenance program.

## **8. Old Business and Tabled Items**

### **A. Public Comment - Draft Recreational Cannabis Zoning Ordinance**

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Jarrett Kirchner – Works at Live Well – he's in support of Cannabis.

Commissioner Kantor stated there are zoning standards and businesses will be required to adhere to them.

Cannabis Discussion Bruce Kantor discussed hours for Cannabis this should be changed to regular business hours.

Dawn Medley – support having the businesses in the city. Revenue is needed.

Ellie Medley - Cultivate Events & Community – She is in support of the cannabis ordinance. Tax revenue will be welcomed.

Kaylin Danforth – Stated cannabis is not an issue. She believes it's not a good fit for the city.

Lonnie Dixon – In favor of cannabis ordinance. Allow the city to benefit from the tax revenue

Regina Cobb – asked question in the chat asked about criteria and the process. Jason explained the scoring system. The businesses approved for licensing will be the best fit for the city. She stated she's in favor of the cannabis ordinance.

Jennifer Lopez – is in favor of cannabis ordinance. More funding to beautify the city.

Troy Wymore – an emailed -public comment– he's in favor of allowing marijuana retail establishments.

Michael Dixon – an emailed public comment - he's in favor of cannabis establishments in the city.

Steele and Barbara Downer – an emailed public comment – not in favor of cannabis establishments.

Olga Brady – emailed public comment – against having cannabis sales in the city

Nawal Mohsn – emailed public comment – against having cannabis sales in the city

Commissioner Kantor explained the sunset of the recreational cannabis ordinance – did not want to adopt early. They put expiration date so that Council can take up the issue to see if it's good for Lathrup Village. Wanted to see if it would work for the city.

### **A. Cannabis Discussion**

Susie Stec gave an overview – discussion of the Cannabis open house of May 26. Over half of the comments were not in favor of cannabis. There are a few in favor or neutral. There were about 2 dozen attendees. Half were the cannabis industry and the others were residents and

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commercial property owners. They wanted information on the timeline, what is being proposed and to get a better understanding of the timeline.

Discussion of the separation distance which is 1,000 ft between schools/child care services, parks/playgrounds and substance abuse disorder clinic. For temporary emergency shelters the distance may be reduced to 500 ft by the approving body. No separation between Cannabis facilities.

Commissioner Dillard- Russaw - discussion of planning the Cannabis ordinance does it mirror some the ordinances from the surrounding cities from a zoning perspective.

### **C. Building Materials Study Group**

Susie Stec gave an overview stating that there is an open position on this Study group looking for an additional member for the study group.-Vice Chair Hammond said they are updating the city's building materials for more modern and more affordable materials. Will look into adding couple of residents to the study group as well. Study group - Les Stansbery will be added to the study group.

## **9. Other Matters for Discussion**

Jill Bahm gave an overview and answered specific questions.

### **A. Sustainability & Resiliency Discussion**

This was mentioned in the Comprehensive Plan and wanted feedback from the Commissioners to find out their ideas on this topic. Susie Stec stated she would like to look into storm water management, embrace progressive planning and tree ordinances

Vice Chair Hammond stated – likes the suggestion, progressive topic will take into account of climate change and other changing situations, there should be one sustainability or resiliency topic chosen and focus on it. Discussion of focusing on flooding to look at a more strategic and holistic perspective.

Jill Bahm discussed resiliency specific to communication and providing residents with resources around external shocks to the community which can be for example – flooding event, health related event or a pandemic. We have to make sure there are systems in place. Starting neighborhood groups ensuring to have strong networks within the neighborhoods so that people who need resources can get to them. Discussed how to launch activities throughout the neighborhoods.

Commissioner Fobbs discussed - neighborhood not connected because of the corridor. The “why” needs to be explained. Community event kick-off around flooding and tree inventory. Discussed how to connect the neighborhoods. – food truck rally in all four quadrants of the city and barbeque competition.

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Commissioner Kantor discussed the hours of Cannabis businesses – It should be regular business hours.

### **10. General Communication**

City Attorney – No comments

Susie Stec stated - Concerts start June 23

Bike route is done, signage is up. City Hall and Goldengate park there are bike repair kiosks. Fall will be grand opening of bike route & slow roll. Saturday, June 19<sup>th</sup> - Art show 10:00 a.m.-6:00 p.m. at City Hall. Juneteenth celebration will be June 19<sup>th</sup> 4:00 p.m.-8:00 p.m.

July 18<sup>th</sup> bark in the park event. Dog park membership has increased, great maintenance work going on.

Susie Stec gave overview on infrastructure Phase 1 is done. Phase 2 – Wiltshire, San Jose and Alhambra are under construction with first lift of asphalt. Check for updates in the e-newsletter.

Check updates “What the heck is happening out there”. All of the paving project information is on the city’s website. Waiting on materials for the fire hydrants. Working on random excavations in neighborhoods South of I-696 and letters have been mailed to residents.

### **11. Adjourn**

Motion by Commissioner Kantor, seconded by Commissioner Stansbery to adjourn the meeting at 9:10 p.m.

Submitted by Yvette Talley

Recording Secretary