

**City of Lathrup Village**  
27400 Southfield Road  
Lathrup Village, MI 48076  
[www.lathrupvillage.org](http://www.lathrupvillage.org) | (248) 557-2600

# MEMORANDUM

To: Mayor & City Council  
From: Tom Kennedy – Community & Economic Development/DDA Project Coordinator  
Austin Colson – Community & Economic Development/DDA Director  
Date: February 23, 2026  
RE: Solar Energy Systems Ordinance Amendments

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## Background

At its February meeting, the Lathrup Village Planning Commission voted to recommend amendments to the Solar Energy Systems ordinance approved during City Council’s October meeting. The discussion originated from a resident inquiry requesting clarification regarding the ordinance language and the applicability of certain provisions.

The Planning Commission reviewed three proposed amendments and determined that two best align with the intent of the Solar Energy Systems ordinance. The first amendment revises Section 5.17.3 by adding a new subsection clarifying the applicability of Battery Energy Storage System regulations. This amendment specifies what is regulated under the ordinance and clearly identifies what is exempt. The second amendment revises Section 5.17.4 by consolidating Sections 5.17.4, 5.17.5, and 5.17.6 into a single section, eliminating the existing hierarchy and establishing a consistent set of standards for battery installations.

City Council is encouraged to review the proposed amendments, raise any questions, and provide feedback prior to taking action on the ordinance.

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## Amendment Review

### Amendment 1:

#### Section 5.17.3.6

#### Applicability of Battery Energy Storage System (BESS) Regulations

The standards and requirements of this section apply exclusively to **permanently installed Battery Energy Storage Systems**, including systems that are fixed, mounted, bolted, hardwired, or otherwise intended for long-term stationary use as part of a solar or electrical system.

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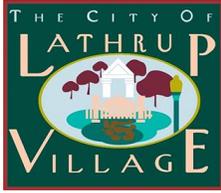
Bruce Kantor  
Mayor

Kelly Garrett  
Mayor Pro-Tem

Jalen Jennings  
Council Member

Jason Hammond  
Council Member

John Sousanis  
Council Member



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This section **does not apply** to:

- a. **Electric vehicles**, including electric or plug-in hybrid vehicles, and their onboard batteries;
- b. **Portable or mobile battery units** that are not permanently installed or hardwired to the structure;
- c. **Portable electric generators or temporary power storage devices** intended for short-term or emergency use.

Electric vehicles and portable energy devices are regulated separately under applicable building, fire, electrical, and vehicle codes and are not considered Battery Energy Storage Systems for purposes of this ordinance.

#### **Amendment 2:**

#### **Consolidated Section 5.17.4, Paragraph 4, 5 and 6:**

#### **4. Battery Energy Storage Systems (BESS)**

- a. BESS may be located outdoors in a rear yard, inside an approved accessory structure or inside an attached garage. No BESS may be located in a basement or crawlspace.
- b. BESS are required to meet the following conditions:
  - I. Not visible from the public right-of-way and if located in a rear yard screened from neighboring properties and public view with landscaping;
  - II. If located inside an attached garage the BESS must be located on an exterior wall.
  - III. Set back at least 10 feet from all property lines;
  - IV. Properly enclosed and ventilated for safety;
  - V. Clearly marked as containing electrical equipment; and
  - VI. Reviewed and approved by the Building Official for compliance with applicable building, electrical and fire safety codes.

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#### **Suggested Motion**

*I move to approve Ordinance #2026-01 - An Ordinance to Amend the City of Lathrup Village Zoning Ordinance Article 5, to Amend Section 5.17.3 - General Provisions, adding Subsection 6: Applicability of Battery Energy Storage Systems (BESS) Regulations; and to Amend Section 5.17.4: Permitted Systems, subsections 4, 5, and 6 into one subsection*

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