



Historic District Commission DRAFT Minutes

Thursday, December 12, 2024 at 7:00 PM
27400 Southfield Road, Lathrup Village, Michigan 48076

1. Call to Order

Called to order at 7:01 PM

2. Roll Call

Present: Kenez, Roberts, Johnson, Khamo, Warner

Absent: N/A

3. Approval of Agenda

Roberts moved to amend the agenda, having item 6C be presented before item 6B, seconded Kenez

Yes: Kenez, Roberts, Johnson, Khamo, Warner

No: N/A

Motion Carried

Roberts moved to approve the agenda as amended, seconded Warner

Yes: Kenez, Roberts, Johnson, Khamo, Warner

No: N/A

Motion Carried

4. Approval of Meeting Minutes

A. 5-18-22 - HDC Minutes

Roberts moved to approve the 5-18-22 HDC Minutes, seconded by Khamo

Yes: Kenez, Roberts, Johnson, Khamo, Warner

No: N/A

Motion Carried

4. Public Comment (limited to 3 minutes)

Rick Wisz – The board should add a public comment section at the end of the meeting as well.

6. New Business

A. Request to Appoint HDC Officers

Roberts moved to appoint Johnson as HDC Chairperson, seconded by Kenez

Yes: Kenez, Roberts, Johnson, Khamo, Warner

No: N/A

Motion Carried

Johnson moved to appoint Roberts as HDC Vice-Chair, seconded by Kenez

Yes: Kenez, Roberts, Johnson, Khamo, Warner

No: N/A

Motion Carried

Roberts moved to appoint Khamo as HDC Secretary, seconded by Kenez

Yes: Kenez, Roberts, Johnson, Khamo, Warner

No: N/A

Motion Carried

B. Request to Approve 27700 Southfield Road - Annie Lathrup School Partial Demolition & Rehabilitation

- Biddison Architecture (Kevin) shared a presentation to the HDC regarding the plans for the Surnow Company and the Annie Lathrup School property.
- Sam Surnow shared some history regarding the Surnow Company and the school site and plans that the Surnow Company has explored leading up to this proposal.
- Commissioner Khamo had questions regarding the height of the proposed new towers and the proposed façade for the new residential wings. Kevin (Biddison) noted that some features were intentional to ensure the historic building popped but Surnow wanted to ensure they complimented SHIPO standards.
- Commissioner Roberts believes the additions should be located behind the historic building structure.
- Commissioner Johnson concurred and believes the height of the new wings would overwhelm the historic building. Johnson also has concerns regarding window size.
- Commissioner Johnson asked for clarification on the transition brick and how it connects the historic building to the new wings and if it is seen from the front along with the back. Kevin (Biddison) noted that transition brick can be seen from Southfield Road.
- Sam Surnow noted that they have explored moving the parking, however, based on the City's Master Plan, pushing the parking to the back of the site made the most sense for their proposal or the City.
- Eric (Giffels Webster) covered the Village Center Zoning District and how this proposal works with the City's ordinances.
- Sam Surnow discussed who the target clients are for these units and believes housing is a missing aspect of the Lathrup Village market.
- Commissioner Roberts asked what the next steps would be if there was a conflict between the HDC and the Planning Commission and their reviews. Eric (Giffels) and Leann (City Attorney) discussed the purview the HDC has over the project, noting that no matter the decision, it would be contingent upon Planning Commission approval. Roberts noted that the ability to receive a ZBA ordinance could be on the table.
- Kevin (Biddison) noted that if the building were pushed back, parking would need to be moved to the front of the site and there is potential for planned green space may be deleted from the plans.
- Commissioner Khamo asked if the applicant would be willing to modify their plans to lower the four-story new wings. Sam Surnow noted that he does not believe it would be feasible.
- Commissioner Johnson is concerned regarding the mass of the proposed facility.

- Eric (Giffels) reviewed a portion of the zoning ordinance discussing the open space requirements.

Kenez moved to open three (3) minutes per person public comment period, Khamo seconded

Yes: Kenez, Roberts, Johnson, Khamo, Warner

No: N/A

Motion Carried

Rick Wisz – What does the 0-foot setback standard mean in terms of the school project?

Diane Addison – Believes the Historical Society has strayed from its founding and is no longer fulfilling its purpose.

Autumn Sousanis – While the renderings look lovely, she does not believe the presentation accurately presents what the inside facility will do for the community.

Warner moved to approve the 27700 Southfield Road - Annie Lathrup School Partial Demolition & Rehabilitation proposal, Kenez seconded

Yes: Kenez, Roberts, Johnson, Khamo, Warner

No: N/A

Motion Carried

Roberts moved to approve the 27700 Southfield Road - Annie Lathrup School Partial Demolition & Rehabilitation plans as submitted, seconded Warner

Yes: Kenez

No: Roberts (based on sections d.2, d.3, and e.8), Johnson (based on sections d.2, d.3, e.8), Khamo (based on sections d.2, d.3, and e.8), Warner (based on sections d.3, and e.8)

Motion Failed

C. Request to Approve 27400 Southfield Road - Water Meter Communications Tower Replacement

- City Administrator Greene shared some history regarding this project and why the City is seeking to add this new tower to the City Hall Site.
- Eric – Giffels Webster planning consultant – stated that the proposed project appears to meet the qualifications for approval based on the HDC ordinance.
- Commissioner Kenez asked if there are additional sites that are needed in the City. CA Greene noted that there would be three total sites in the City. The other two will be located on cell towers while this site is needed to cover the middle portion of the City.
- Commissioner Roberts asked what the difference is between the current tower and the proposed tower. CA Greene noted that the new wood tower is taller to meet engineering specifications and would replace an old metal dispatch tower. CA Greene stated that this is a standard tower for this type of application and could be seen in other communities.

Warner moved to approve the water meter communications tower replacement proposal at 27400 Southfield Road, Khamo seconded.

Yes: Kenez, Roberts, Johnson, Khamo, Warner

No: N/A

Motion Carried

Warner to approve the water meter communications tower replacement plans at 27400 Southfield Road, Khamo seconded

Yes: Kenez, Roberts, Johnson, Khamo, Warner

No: N/A

Motion Carried

7. Other Matters for Discussion

Johnson – A review of the allowable materials within the district. Also, a review of the relationship between the Historic District and the Master Plan/Village Center.

8. Adjournment

Kenez moved to adjourn at 9:00 PM, Warner seconded

Yes: Kenez, Roberts, Johnson, Khamo, Warner

No: N/A

Motion Carried