



Planning Commission

Agenda

DRAFT Meeting Minutes

Tuesday, February 20, 2024, at 7:00 PM
27400 Southfield Road, Lathrup Village, Michigan 48076

1. **Call to Order by Chair Stansbery at 7:03 pm**

2. **Pledge of Allegiance**

3. **Roll Call**

Present: Chair Stansbery, Commissioner Dizik, Commissioner Hammond, Commissioner Scussell, Commissioner Tamarelli

Also Present: Planning Zoning Administrator Susan Stec, Attorney Leann Kimberlin, Clerk Kelda London, and Eric Pietsch of Giffels Webster

Commissioner Hammond moved to excuse Commissioners McClure and Fobbs, the motion was seconded by Commissioner Tamarelli. Motion carried.

4. **Approval of Agenda**

Commissioner Dizik moved to approve the agenda. Commissioner Tamarelli seconded the motion. Motion carried.

5. **Approval of Meeting Minutes**

A. PC Minutes 2023 12 18

Commissioner Dizik moved to approve the meeting minutes of 12.18.23. Commissioner Hammond seconded the motion. Motion carried.

6. **Public Comment**

Bruce Kantor – asked the Commission to consider reducing the number of parking spaces related to Item 7. A. Site Plan Approval at 27300 Southfield Rd.

7. Old Business and Tabled Items

A. Site Plan Approval - 27300 Southfield Road (Abro Management)

The applicant Abro Management at 27300 Southfield Road is seeking site plan approval for a laundromat facility. Eric Pietsch of Giffels Webster presented a parking analysis for the property. Stating that the ordinance requires that because the property is adjacent to residential property there must be a wall between the commercial property and residential property. The wall must be five feet in height and must be made of masonry material.

Commissioner Hammond moved to approve the Site Plan for 27300 Southfield Rd with the Planning Commission offering a 25% reduction in the number of required parking spaces, having the parking spaces configured from the Site Plan dated August 8, 2023. Also using a masonry wall in compliance with the ordinance of five feet in height and three feet closest to the streets on the north and south as agreed by the applicant. Motion seconded by Tamarelli. Motion carried.

8. New Business

A. Planned Unit Development (PUD) Amendment - 27777 Southfield Road (Panera Bread)

The newly constructed Panera is open, and a few exterior improvements are awaiting proper weather conditions. They are applying to replace the monument sign that was not previously a part of Planned Unit Development.

Motion by Commissioner Tamarelli to deny the pedestal sign application as presented. Motion seconded by Commissioner Dizik. Motion carried.

B. Public Hearing Proposed Special Land Use - 27411 Southfield Road (Jay Birds Bar & Grill)

Eric Pietsch explained the applicant is seeking Special Land Use, the applicant is seeking a liquor license.

Public Hearing open at 8:20 pm

Tom Kenez – Will the property be leased or owned by the applicant?

Autumn Sousanis – Encourages the Commission to approve Special Land Use.

Public Hearing closed at 8:22 pm

C. Special Land Use Approval - 27411 Southfield Road (Jay Bird's Bar & Grill)

Motion by Dizik to approve the Special Land Use application. Commissioner Hammond seconded the motion. Motion carried.

D. Election of Officers

Commissioner Dizik moved to nominate Commissioner Stansbery as Planning Commission Chair. Commissioner Tamarelli seconded. Motion carried.

Commissioner Hammond moved to nominate Commissioner Fobbs as Vice Chair. Commissioner Dizik seconded the motion. Motion carried.

Commissioner Hammond moved to nominate Commissioner Tamarelli as Secretary. Commissioner Dizik seconded the motion. Motion carried.

E. 2024 PC Calendar of Meeting Dates

Motion by Commissioner Dizik to adopt the Planning Commission meeting dates as presented. The motion seconded by Commissioner Tamarelli motion carried.

9. **Other Matters for Discussion**

A. 2023 PC Annual Report

Susan Stec presented the Commission with the Planning Commission Annual Report. Highlighting the Commission has reviewed five site plans, 1 Special Land Use application, and three Administrative approvals

Commissioner Tamarelli moved to forward the Planning Commission Annual Report as presented to the City Council. The motion was seconded by Commissioner Dizik. Motion carried.

B. Development Project Updates

The addition of the Med Spa in the former DiMaggio Jewelers is planning to open in approximately April.

10. **General Communication**

None

11. **Adjourn**

Commissioner Tamarelli moved to adjourn.

The meeting adjourned at 8:54 pm.