



A HERITAGE OF GOOD LIVING

City of Lathrup Village
27400 Southfield Road
Lathrup Village, MI 48076
Phone: (248) 557-2600

Office Use Only

Date Submitted: _____

SLU Review Date: _____

Public Hearing Date: _____

Application for Special Land Use

Please note that information requested and the procedure followed is pursuant to Sec. 6.2 Special Land Use and Standards. As stated above, the Special Land Use will be necessary to allow for special uses not automatically allowed in the zoning district. The Special Land Use application requires a Public Hearing in front of the Planning Commission. Applicant is encouraged to be present to answer questions and speak to the business development.

Property Information

Project Name:	The Event House		
Subject Property Address:	27701 Southfield Road		
Subject Property Parcel Number:	24-14-432-009		
Legal Description:	T1N, R10E, SEC 14 LOUISE LATHRUP'S CALIFORNIA BUNGALOW SUB NO 1 N 206 FT OF S 420 FT OF LOT 660		
Acreage:	1.04	Frontage (in feet):	50 premises
		Dimensions:	50x100 premises
Proposed Use:	Meeting and Event Space		
Current Zoning:	Village Center (VC)		

Applicant Information

Name:	Town Hall Investments, LLC - Steve Blum, its agent.		
Address:	320 Martin, Suite 100	State:	MI
		Zip Code:	48301
Phone Number:	248-817-0686	Fax:	
Email Address:	sblum@surnow.com		
Interest in Property:	Landlord / Property Manager		

*If the applicant is a corporate or a partnership, please attach certificate from the state in which it is organized.

Property Owner Information



Name:	Town Hall Investments, LLC		
Address:	320 Martin Street, Suite 100	State:	MI
		Zip Code:	48009
Phone Number:	248-865-3000	Fax:	
Email Address:	sblum@surnow.com		
Description of Proof of Ownership Provided:	Quit Claim Deed		

Land Use Questions

Please describe the type and nature of the business being proposed for the property you are seeking special land use approval for. In addition please list the appropriate Class Use that the proposed business falls under:

The premises shall be used by The Event House solely as: Event space hosting private celebrations (baby showers, bridal showers, birthdays, baby namings, engagements, weddings, anniversaries, etc), corporate business meetings/events, educational, recreational, and cultural events, etc. Catered food cooked off premises will be delivered for events, no liquor license is being sought, and third-party beverage services are possible; as long as approved by all governing agencies.

Please list the following information about your hours of operation.			
Weekdays	M-Th 10am- 11pm. Friday 10am-midnight if approved by ZBA, otherwise 10am-11pm.		
Weekends	Sun 10am- 11pm. Sat 10am-midnight if approved by ZBA, otherwise 10am-11pm.		
Please list the peak hours of operation, and the maximum number of persons who will be occupying the business during the listed peak hours (space is provided for multiple peak hours.)			
Peak Hours Weekdays:	5pm-9pm (150 persons)		
Peak Hours Weekends:	5pm-10pm (150 persons)		
Maximum number of vehicles which will be attracted to the property for which you are seeking special land use approval:			50
Describe what additional requests or demands for City services there may be. Examples may be traffic regulation, ordinance enforcement, public safety, and water and sewer services.			
None.			
<p>Describe how the proposed use qualifies as a "reasonable use". Section 2.2 of the Zoning Ordinance defines it as: A proposed use is "reasonable" when it would be harmonious, compatible, appropriate, would not impinge unreasonably on the value or use of nearby properties, and would not impair sound communal development as and where proposed to be established. An existing use is "reasonable" when it is harmonious, compatible, and appropriate as and where established, does not impinge unreasonably on the value or use of nearby properties, and does impair sound communal development. Uses which are not "reasonable" are "unreasonable." No use shall be deemed "reasonable" if its establishment or actual conduct is unlawful under the statutory or common law of this state."</p>			
<p>This is a reasonable use because it is consistent with "assembly" uses already located in the Village Center. City Hall and churches already host the same types of events in the same neighborhood as this proposal, such as weddings, confirmations, family reunions, and corporate events such as training or conferences. Therefore, this use reinforces the Village Center as the social, cultural, and economic center of Lathrup Village, while retaining the existing level of demand (for space, light, water, and other resources), density (of people, vehicles, and deliveries), and timing of use. The only difference the neighborhood would notice is that this space has been vacant, so the parking and building suite will now be used. 86 spaces are on site (69 in the parcel boundary and 17 in the public right-of-way west of the property line, shared with FedEx (countercyclical, FedEx peak is from noon-5pm).</p>			
If the special use is granted, will the use then conform to all of the other regulations of the Zoning Ordinance and other ordinances of the City without a need for any variances?			<input checked="checked" type="checkbox"/> Yes <input type="checkbox"/> No
Describe what, if any, activities may reasonably be anticipated to occur on the premises and in the neighborhood as a result of the occupancy which reasonable persons or ordinary sensibilities may possibly find seriously annoying – in particular what changes, if any, will be observed in the following items:			
	More	Less	Same
Noise	Same		
Dust or dirt	Same		
Lights, glare	Same		
Odors/Fumes	Same		
Pedestrian/Vehicle Traffic	More		
Litter/Waste/Trash	Same		
If you checked any item as more, please describe what, if any, impact you believe will result on adjacent properties.			
Currently the location is not occupied - The proposed business will be open Monday- Sunday.			

Will the location, intensity and periods of operation proposed will cause or create a public or private nuisance. Typical nuisance complaints associated with our business community include, but are not limited to, those listed above as well as parking problems, lights falling onto adjacent properties, and property appearance and maintenance.		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Please describe how you will provide for the maximum reasonable and feasible enhancement of the environment of the surrounding area. This may include, but not be limited to, buffering, landscaping, signage, façade, or other site amenities pursuant to the City's Zoning Ordinance and Design Guidelines.			
New facade signage to conform with Lathrup Village Guidelines / Building Code.			
Site Plan Information			
Is there an existing site plan on file:		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If yes, when was site plan approval obtained?		4/24/2012	
Prepared By:	Nowak and Fraus Engineers		
Street Address:	46777 Woodward Ave, Pontiac	State:	MI
		Zip Code:	48342
Phone Number:	248-332-7931	Cell:	248.506.2144
		Fax:	
Email Address:	Tim Germain, Principal, TGermain@nfe-engr.com		
Application Checklist			
The applicant is required to submit the following materials to the City Hall 30 days prior to the regularly scheduled date of the Public Hearing. Failure to supply all required information will result in the rejection of the application by the			
<input checked="" type="checkbox"/>	One (1) completed and signed copy of the Special Land Use application		
<input checked="" type="checkbox"/>	One (1) full-sized (24x36) set of the proposed or existing Site Plan		
<input checked="" type="checkbox"/>	PDF of complete special land use application materials		
<input checked="" type="checkbox"/>	Review Fee: \$1,750		
Applicant's Declaration			
I declare that the foregoing answers honestly and fairly describe the nature of the proposed use to the best of my information, knowledge, and belief. I understand that City Officials and the City Council will rely upon my representations in processing this application and agree that any resulting decisions or approvals may be conditioned upon the use being conducted as represented and may be voided or modified in the event any such representation may later be determined to have been materially faults or misleading.			
Applicant's Printed Name	Steve Blum		
Applicant's Signature			
Date:	3/10/2023		
Property Owner's Printed Name	Sam Surnow - member of Town Hall Investments, LLC		
Property Owner's Signature			
Date:	3/10/2023		