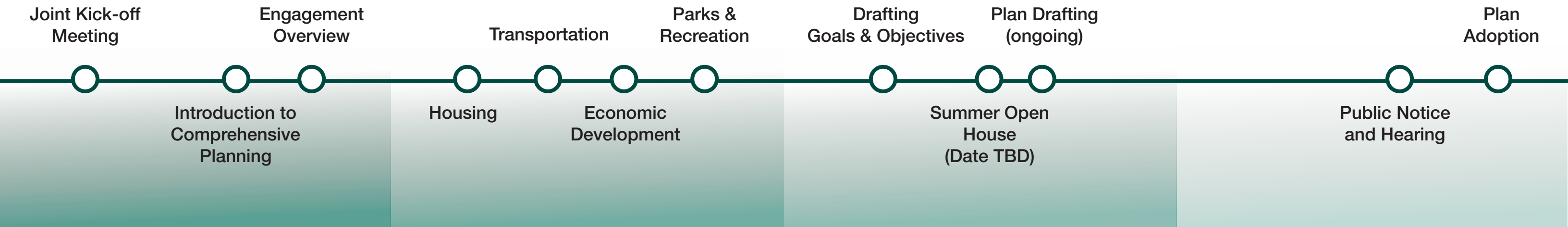


# Lathrup Village 2026 Comprehensive Plan Timeline



## VISIONING October - January

The visioning phase establishes the foundation for the Comprehensive Plan update by identifying community priorities, key topics for exploration, and expectations for the process. It establishes how stakeholders will be engaged throughout the process while recognizing that maintaining a flexible framework is important as needs and ideas emerge through the process.

The visioning phase began in October 2025 with a joint meeting of the City Council and Planning Commission, officially launching the update process. City leadership, elected and appointed officials, committees, interest groups, and the public provided input on focus areas for the update. A timeline and preliminary engagement plan was developed, planning resources were shared, and the Planning Commission was recommended to review and become familiar with the previous plan.

## WORKSHOPS & DATA COLLECTION February - May

The public input and data collection phase focuses on listening and learning from the community. Feedback and data gathered during this phase are used to shape the plan's focus areas and to update, modify, or reaffirm elements of the existing comprehensive plan. While plan topics are closely interconnected, engagement is often organized by individual focus areas to better understand each topic before considering how they work together as a whole.

Building on the visioning phase, Giffels Webster partnered with City staff and the Planning Commission to develop an engagement strategy focused on four key areas: housing, transportation, economic development, and parks and recreation. The strategy offered a variety of ways for people to participate (including in-person and online engagement) and was promoted through flyers, social media, meetings, and the City website.

## GOALS & OBJECTIVES June - August

The goals and objectives phase analyzes public input and data to identify existing challenges, opportunities, and trends. Common themes and key findings help determine where updates to the comprehensive plan's goals and objectives may be needed.

The Planning Commission will review the existing goals and objectives to determine whether they should be revised, expanded, or reaffirmed. Discussions also begin on the plan's chapters to identify topics that may need editing, expansion, or removal if they are no longer relevant.

## PLAN DRAFTING & ADOPTION September - January\*

The plan drafting and adoption phase translates the refined goals, objectives, and community priorities into a complete draft Comprehensive Plan. This phase focuses on clearly documenting policies, strategies, and recommended actions in a format that is easy to understand and implement.

The consultant prepares draft plan chapters for review by City staff and the Planning Commission, incorporating feedback and making revisions as needed. Formal public hearings are held providing opportunities for final input. The process concludes with adoption of the Comprehensive Plan by City Council.

## What is a Comprehensive Plan?

A Comprehensive Plan is a long-range vision (15-25 years) for the future of the community. It provides a framework for making big-picture decisions and can promote and strengthen valued community assets as well as encourage new partnerships and opportunities. In Michigan, comprehensive (master) plans are to be reviewed by the Planning Commission every 5 years. While major updates may not be necessary, it is important that communities review their plans to ensure they are relevant to the current and projected needs and wants of a community, and coordinate with other communities, county and regional plans and reports.

## What is the plan's role in development and land use decisions?

The master plan acts as a guiding document for future land use, zoning changes and developments. It does not legally change or alter existing uses or districts and it does not automatically permit uses that do not currently exist on a property. The role of the plan is to establish a vision and when the Planning Commission receives an application for a new project, they may reference this plan as precedent to determine if a change in use is consistent with this vision.



## Who might use or reference the Comprehensive Plan?

### PLANNING COMMISSION

When reviewing an application, the Planning Commission may consult the community's adopted Comprehensive Plan to ensure decisions are made with due diligence and a clear understanding of long-term goals. While an application may be recommended for approval on its own, doing so without reference to the plan (and the public input embedded within it) can create legal and planning risks by failing to anticipate or mitigate impacts on surrounding land uses. The Comprehensive Plan **does not** change zoning, but it can inform whether a proposed change is appropriate should the owner choose to apply.

### DEVELOPERS

Developers evaluate a range of market data, site conditions, and financial factors when deciding what to build and where. A community's adopted Comprehensive Plan is often a key reference because it signals the direction of future growth and the types of development a community is likely to support. Development inherently involves risk, and the Comprehensive Plan helps developers assess that risk by indicating which land uses may be viewed favorably, what the community's priorities are, and how a proposed project might align with long-term planning goals thereby increasing predictability in the approval process.

### BUSINESS OWNERS

Existing and prospective business owners may also reference the Comprehensive Plan when deciding where to locate or expand. The plan helps signal whether a community is likely to support a proposed business use, whether there may be an existing or growing customer base, and if complementary businesses are anticipated nearby. It can also provide insight into future transportation investments, downtown programming, DDA support, incentives, and branding efforts, all of which influence foot traffic, visibility, and long-term business success.

### PROPERTY OWNERS

Residents and property owners may reference the Comprehensive Plan to better understand current conditions and long-term changes that may occur in their neighborhood or near their property. Prospective residents can also use the plan to evaluate the character and direction of an area.