



Planning Commission

Agenda

Draft Meeting Minutes

Tuesday, November 21, 2023, at 7:00 PM
27400 Southfield Road, Lathrup Village, Michigan 48076

1. Call to Order at 7:04pm

2. Roll Call

Present: Vice Chair Stansbery, Secretary Fobbs, Commissioner Dizik, Commissioner Kantor, Commissioner McClure, and Commissioner Tamarilli

Also Present: Community & Economic Development Director Susan Stec, City Attorney Scott Baker, and Eric Pietsch, Giffels Webster Engineering

New Planning Commissioner McClure briefly introduced herself and discussed her experience. CED Director Stec talked about the Commission open seat and said that officers can be elected once the vacancy is filled.

Vice Chair Stansbery publicly thanked former Chairperson Hammond for this service on the Planning Commission and congratulated him in his new role as City Councilmember.

3. Approval of Agenda

Commissioner Fobbs moved to approve the agenda as presented. Commissioner Tamaralli seconded the motion. Motion carried.

4. Approval of Meeting Minutes

A. PC Minutes 2023 09 19

Commissioner Tamaralli moved to approve the minutes of the September 19, 2023, meeting with the corrections as noted. Commissioner Kantor seconded the motion. Motion carried.

5. Public Comment

None

6. Old Business and Tabled Items

None

7. **New Business**

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

The applicant is proposing a full renovation of the interior and exterior. The applicant proposes a mix of office, retail, and restaurant use. The site currently has seven tenant spaces, and proposed site plan reconfigures the space to include eight tenant spaces. The applicant is proposing additional parking spaces in the rear of the building; they are proposing individual trash cans for each tenant.

After extensive discussion on parking, Commissioner Fobbs moved to table the site plan approval for 27300 Southfield Road with the following guidelines for the applicant: 1) Address the screen wall between the property and the R1 District, 2) Pursue a shared parking agreement with contiguous properties, 3) Provide supporting documentation to waive the 25% parking 4) Waste 5) Have these issues ready to present to the commission at the January 16, 2024, meeting. Commissioner Kantor seconded the motion. Motion carried.

B. Parking Standards Discussion

Eric Pietsch of Giffels Webster researched how the Master Plan may address the parking challenges in Lathrup Village, whether the Master Plan provides a framework to address this issue. The commissioners discussed at length concerns related to connectivity throughout the community. The commissioners want to be thorough and thoughtful when exploring potential ways to resolve this issue. They asked staff to provide more information about what neighboring communities may be doing.

There was a discussion on how resident connectivity and mobility to connect to the City Center play into parking needs. For the next steps, Eric will research other communities that have done away with parking standards.

8. **Other Matters for Discussion**

Commissioners asked to hold study sessions to further discussions topics such as parking. Stec will send a Doodle poll to select a date for a January Study Session.

Commissioner Kantor asked staff to send the lurndromat ordinance back, unchanged, to City Council for consideration.

9. **General Communication**

A. Development Project Updates

Susan Stec went over the spreadsheet and answered questions.

10. **Adjourn**

Commissioner Dizik moved to adjourn the meeting. Commissioner Kantor seconded the motion. The meeting adjourned at 10:02 pm.