

A HERITAGE OF GOOD LIVING

Planning Commission
Mark Piotrowski, Chairperson
William Fobbs
Jason Hammond
Charito Hulleza
Bruce Kantor
Les Stansbery
Anna Thompson

CITY OF LATHRUP VILLAGE
PLANNING COMMISSION AGENDA
Tuesday, March 17, 2020
7:00 p.m.

27400 SOUTHFIELD RD., LATHRUP VILLAGE, MI 48076
CITY COUNCIL CHAMBERS

1. Call to order and Pledge of Allegiance
2. Roll Call
3. Approval of Agenda
4. Approval of meeting minutes
 - a. Regular Meeting – January 21, 2020
5. Public Comment – regarding items not listed on the agenda
6. Old Business and Tabled Items
 - a. Comprehensive Plan
 - i. Open House – Wednesday, April 15th (4 – 6 pm)
 - ii. Parking options
 - iii. Priority redevelopment sites
 - b. Zoning amendments
 - i. Building materials
 - ii. Above-ground swimming pools (discussion)
7. New Business – none
8. Other Matters for Discussion
9. General communication & correspondence
 - a. Legal Update
 - b. Planning Update
 - c. Staff Update
10. Adjournment

At 7:04 p.m. the Regular meeting was called to order by Chair Piotrowski on Tuesday, January 21, 2020 in the City Council Chambers of the Municipal Building, 27400 Southfield Road, Lathrup Village, Michigan.

Commissioners Present: Mark Piotrowski, Chair
 Bruce Kantor, City Council Liaison
 Anna Thompson, Secretary
 Charito Hulleza, Resident
 Les Stansbery, Resident

Excused: Jason Hammond, Vice Chair

Staff Present: Dr. Sheryl L. Mitchell, City Administrator, Yvette Talley, City Clerk

Also Present: Scott Baker, City Attorney, Jill Bahm and Meghan Cuneo of Giffels Webster

All present joined in the Pledge of Allegiance.

PC-01-20 CALL TO ORDER AND ROLL CALL

Roll call was taken. Motion by Commissioner Kantor, seconded by Commissioner Hulleza to excuse Commissioner Jason Hammond from this meeting.

Motion carried.

PC-02-20 APPROVAL OF AGENDA

Motion by Commissioner Kantor, seconded by Commissioner Stansbery to approve the Agenda.

Motion carried.

PC-03-20 MINUTES OF REGULAR MEETING ON DECEMBER 17, 2019

Motion by Commissioner Thompson, seconded by Commissioner Kantor to approve the minutes of the Regular Meeting of December 17, 2019 with a correction.

Motion carried.

PC-04-20 Election of Officers (Chairperson, Vice Chairperson, Secretary)

Motion by Commissioner Hulleza, seconded by Commissioner Kantor to nominate Mark Piotrowski as Chairperson for 2020.

Motion carried.

Motion by Commissioner Hulleza, seconded by Commissioner Kantor to nominate Jason Hammond as Vice-Chairperson for 2020.

Motion carried.

Motion by Chairperson Piotrowski, seconded by Commissioner Kantor to nominate Anna Thompson as Secretary for 2020.

Motion carried.

PC-05-20 PUBLIC COMMENT

There was no audience participation.

PC -06-20 OLD BUSINESS and TABLED ITEMS

a. Comprehensive Plan

i. 2015 Master Plan Action Strategies Prioritization results and discussion

Jill Bahm introduce the new staff planner, Meghan Cuneo. Jill Bahm gave an overview and answered specific questions about the action strategy survey. Discussed providing written notification to City Council of the action strategy survey by identifying priorities. Requesting City Council to identify funding source(s). The next step is to look at Village Center, Southfield Road Corridor, future land use map, if it needs to change and why it may need to change.

ii. Initial Market Study Findings

Looked at housing in Oakland County and how the recession impacted housing. Suggested actions; discussed demand estimates/marketable activity of housing/senior housing, goods and services, enhancing walkability within neighborhoods, understanding the barrier with Southfield road/I696 and expanding specialty food opportunities. Commissioner Hulleza said asked Ms. Bahm from her vantage point that begin to tell a story about the needs of the residents. Next, will be an open-house, more plan development and a public hearing. Commissioner Hulleza said highlight the findings from the survey of the Commissioners and the two assessment questions from the survey of the residents to form the design in framing the public meeting.

PC-07-20 NEW BUSINESS

None

PC-08-20 OTHER MATTERS FOR DISCUSSION

None

PC-09-20 GENERAL COMMUNICATION & CORRESPONDENCE

a. Legal Update

None

b. Planning Update

None

c. Staff Update

Susie Stec said Mr. Surnow will re-group and return with a sight plan for 26710-26780 Southfield Rd. Will meet with him to discuss Panera Bread redevelopment. Meeting with Southfield, Lathrup Village and Beverly Hills and Oakland County Road Commission on Thursday, January 23 4:00 p.m.- 6:00 p.m. regarding Southfield Rd.

PC-10-20 **ADJOURNMENT**

Motion by Commissioner Thompson, seconded by Commissioner Stansbery to adjourn this meeting.

Motion carried.

The meeting adjourned at 8:16 p.m.

Submitted by Yvette Talley

Recording Secretary

memorandum

DATE: March 11, 2020
TO: City of Lathrup Village Planning Commission
FROM: Jill Bahm, Giffels Webster
SUBJECT: Parking in MX District

As some Planning Commissioners may recall, in 2014, and again in 2017, the city considered an amendment to the Zoning Ordinance that would encourage redevelopment in the Southfield Road corridor. One of the key limiting factors in revitalization of this corridor is the shallowness of the lots. For the demolition of an existing building and the construction of a new building to be financially feasible, the new construction should provide more value than the building being removed. This would occur if the new building offers more usable space. However, to add more usable space requires more on-site parking than most sites can provide, given the shallow depths of properties in this corridor.

Attached is the final packet of information, including the relevant pages from the 2015 Master Plan that explains the amendment proposed to address parking in this area. The Planning Commission may wish to revisit this subject and evaluate how to proceed.

Commercial Corridor

Improving redevelopment opportunities for a mix of uses

In 2012, the City refined its concept for the Village Center Area with input from the owner of the Annie Lathrup School and feedback from residents (see Fig 20-21 on previous page). The updated concept maintains the framework for the Village Center with the street and sidewalk network, and adds in additional public space behind the school and a narrow median on Southfield Road to facilitate pedestrian crossings.

The DDA's 2013 market study was intended to define opportunities and suggest implementation strategies for the City to engage redevelopment as well as to retain and recruit businesses to the commercial areas of the City, particularly the Village Center.

As noted in Chapter 4, the context of the study is that there are demographic and other changes within the United States and Michigan that impact the current and future opportunities for Lathrup Village. In addition to those mentioned in Chapter 4, additional changes relating to commercial development include:

- Manufacturing is changing significantly through changing technology, technology application and the introduction of new materials. Manufacturing changes will impact retail and related space in significant ways in the future. More buying will be based on "on demand" production methods.
- In the short-term, countering the previous two factors is the trend among major box stores and others to fulfill online orders from stores versus warehouses.
- Higher education costs continue to rise.

In addition to the national trends and patterns impacting Lathrup Village, there are significant local patterns, including but not limited to those that follow:

- The regional economy as well as the areas around Lathrup Village, like many communities, suffered economically during the "Great Recession." Unemployment and under-employment levels continue to thwart other growth and economic changes.
- The demographics of the surrounding area and to a lesser extent within Lathrup Village have changed. The population has aged; depressed or declined housing values impacted local revenues; and increases in demand for certain goods and services is occurring while creating demand in other components of the local economy is diminishing.

Multiple analyses, including a comparative assessment or gap analysis and demand forecasting, were performed to define current and future opportunities for Lathrup Village. To determine additional potential uses without bias, the property must be placed within (a) the context of the larger geographic area or market, and (b) the local population. The overall purpose of both analyses is to define opportunities and niches that are un-met and under-served or could potentially be successful at present or in the near future in Lathrup Village.

Summary of Findings

Growth in housing units and households will result in increased demand for retail goods and related services. However, countering the increased demand for goods and services generated from household growth will be increased growth of online sales, at least in the foreseeable future, and technological change that will result in changes in required inventories within “bricks and mortar” operations. The study does find additional demand for retail goods and related services, as well as entertainment uses, and office space. The conclusion of the study is:

Housing

- Market rate units from a low of 20 to as many as 90.
- Adult/Senior housing units ranging from 75 to 210.
- Adult compendium care housing from three levels of assisted, through nursing care, through hospice.
- There could be a range of or various physical forms other than single-family detached.

Retail

- Potential for 75,000 square feet of space.
- Larger amounts of space are possible depending upon niche activity and potential intertwined with entertainment.
- Food service activity and the extension of farmers' market through the holiday season if space created indoors, niche apparel additions from "on demand" production.

Entertainment. The quality transportation system connections within the region make entertainment development marketable; however, there is little to no probability of such development without a configuration in a town/village center development.

- About 60,000 square feet could be supported in a “village center” area.
- Must capture regional market share.
- Likely to incorporate food service.
- Should include passive and indoor recreation component in the village/town center.

Office and “Flex” Space

- Range from 14,000 to 130,000 square feet capturable in Lathrup Village.
- Focus on select professional and business service space.
- Additional space potential for outpatient medical and urgent care activity.

Study Implications for the Master Plan. Increasing services for residents and an expanded tax base will not likely be significant given the existing configuration and deteriorating condition of certain properties. With no "green fields" or virgin land remaining, new opportunities require reuse of existing structures/properties.

- One ripe opportunity for redevelopment in the City is at the vacant "Annie Lathrup School" property. This site can be defined as a negative influence on Lathrup Village as the buildings continue to deteriorate. While the redevelopment of this site has its own challenges, given the historic nature of the structures, the size and shape of the parcel will help facilitate site design and layout.
- Another contributing factor to the deteriorating conditions along Southfield Road is in the road right-of-way area that is typically used as parking throughout the corridor. These areas are in rough shape, yet significant improvements to these areas is out of the hands of property owners as well as the City, and these conditions have to be changed. Options likely include diminishing the right-of-way, gaining enhancement and maintenance control over that portion of the right-of-way, or having the State and County invest dollars in its improvement. The latter, if that is the path upon which Lathrup Village continues, cannot wait five to ten years.

In addition to the physical needs of the corridor, the City should also be considering the following:

- Rethinking code application, enforcement procedures and the relationship between taxes and property revenues (considering formulas more closely related to residential) could be of significant benefit to Lathrup Village over time.

- While technically Lathrup Village is a city, many stakeholders envision it as a "village" or a small community which it is in terms of land mass and population. The City should continue to reinforce this identity. Such an identity is critical for visitors to instantly recognize when they have entered or left Lathrup Village and be impressed and comfortable when in it.
- The City must continue to mitigate the impact of deteriorating properties through strict code enforcement, irrespective of occupancy status
- The City should continue to identify opportunities for placemaking activities—whether public or semi-public (such as outdoor dining for restaurants, art displays, or unique retail events)
- The frontage along Southfield for most of its length in the City was built in a different era and is no longer compatible with modern commercial needs. The depth of the parcels zoned for commercial is often inadequate to support modern site and structure design. Addressing this issue means creating select parcels with greater depth, affording demolition of existing structures while preserving the character of surrounding areas through limited infringement of residential area integrity.

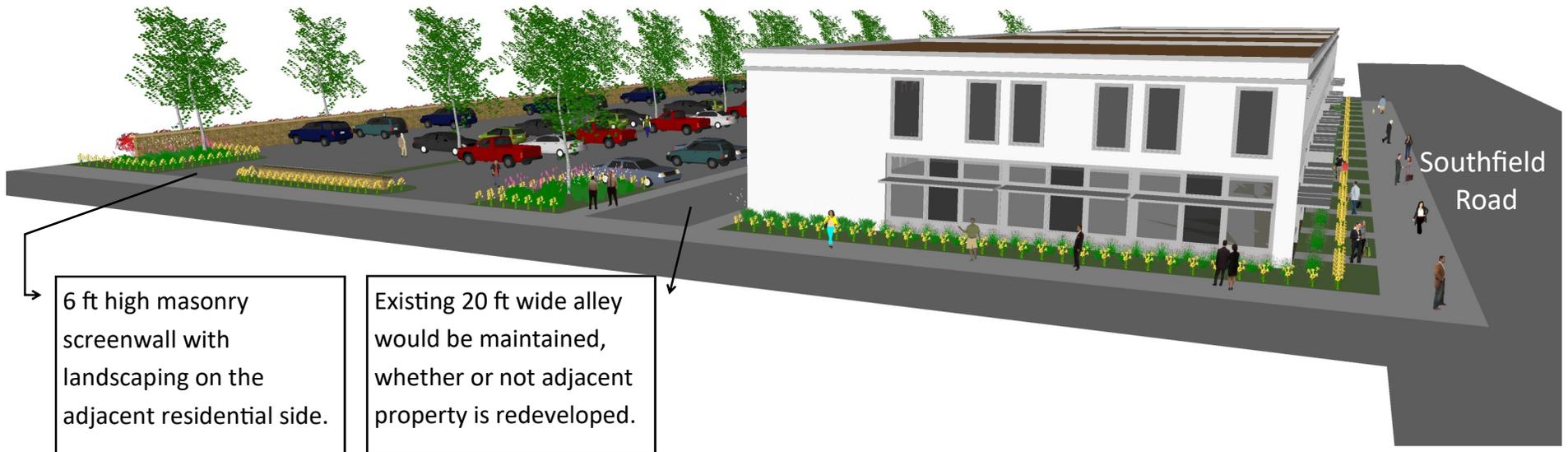
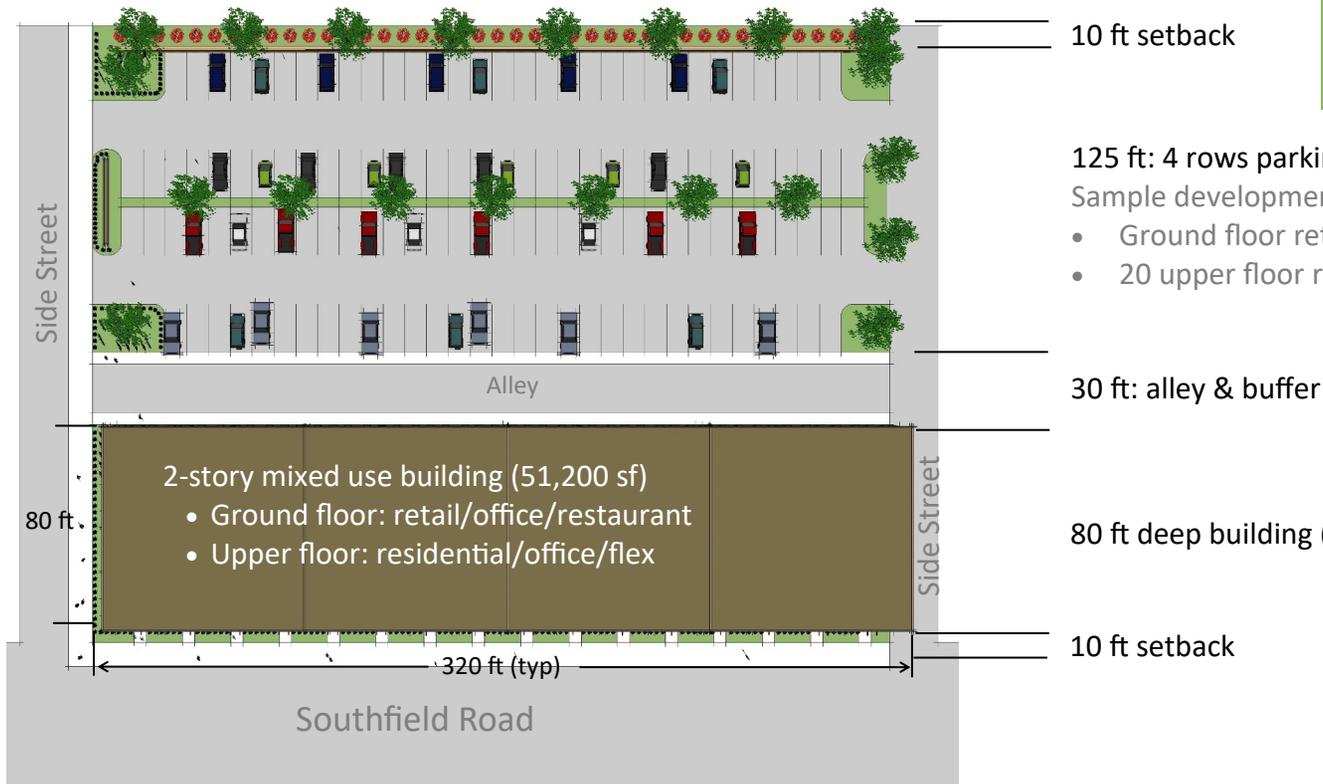
A concept to mitigate this issue involves the optional conversion of property adjacent to Southfield Road properties to be used for parking. This would allow Southfield Road properties to be redeveloped, presenting opportunities for new uses and businesses in the entire corridor.

If properly screened and landscaped, this parking area would serve as a buffer between more intense commercial uses and the adjacent residential neighborhoods. Images on this page provide examples of the types of development that would be appropriate in this corridor. A graphic that illustrates this concept ("Mixed Use Expansion Area") is presented on the following page (See Fig. 22).

These findings are incorporated into Goals 1, 2, 3, 4 and 5 (see Chapter Eight)



Concept Sketch for Parking in the R-1 district



Precedent Images for Redevelopment in the Southfield Road Corridor



ORDINANCE NO __ OF 2018

**ORDINANCE AMENDING
THE LATHRUP VILLAGE ZONING ORDINANCE**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LATHRUP VILLAGE
MICHIGAN:**

PART 1.

Amend the Intent statement for the R1 district as follows:

The R1 district is intended to be limited ~~exclusively~~ **primarily** to single-family dwelling units for use as a residence by one family per dwelling unit under regulations specially tailored to preserve the quality of life that appeals to the average resident of this city. **The City also recognizes that the provision of limited off-street parking in this district, adjacent to the Mixed Use districts only, may foster quality redevelopment of those parcels that aligns with the City's vision for a vibrant, pedestrian-oriented commercial corridor.** The regulations in this article apply everywhere within an R1 district in addition to the other applicable regulations of this ordinance.

PART 2.

Amend Section 3.1.2 of the Zoning Code to allow parking as special land uses with a reference to conditions as follows:

3.1.2.C. i. **Parking (4.16) to serve customers and employees of uses within 500 ft**

PART 3.

Amend Section 4 of the Zoning Code by adding Section 4.16 to add standards for parking as follows:

4.16. Parking in the R-1 District. Parking may be permitted in the R-1 district, subject to standards of Section 36-6.2, special land uses, and the following conditions:

- 1. The parcel on which the parking lot is located shall share a lot line that abuts the MX – Mixed Use district, or is adjacent to a public alley adjacent to the MX district, or shall share a lot line with a parcel that is currently developed as a parking lot or is proposed to be developed as a parking lot in conjunction with the subject parcel.**
- 2. Parking areas are setback a minimum of 5 ft from the street right-of-way and 10 ft from a residential district. Parking lot ingress and egress shall be at least 20 ft from any adjacent property in a residential district.**
- 3. The parking lot shall be developed so as to maintain the north-south public alley, where one exists. Where a public alley does not exist, a public alley or private backstreet equivalent shall be provided in conjunction with redevelopment of the parking lot and Southfield Road properties, consistent with the City's Master Plan.**

4. **The parking lot shall not be used for outdoor sales, display, or storage.**
5. **The parking lot shall be landscaped and screened as follows:**
 - A. **A 6 ft masonry screenwall shall be located 10 ft from the property line that abuts residential property. The wall shall be constructed of red-brown brick or the equivalent integrally colored masonry unit and shall include a stone cap.**
 - B. **The 10 ft setback area between the screenwall and residential property line shall be landscaped in accordance with Section 5.15.3, buffer requirements. The wall height shall be modified to meet corner clearance requirements at intersections.**
 - C. **All parking lots shall be separated from a public thoroughfare by a planted hedge of small shrubs or by a masonry wall a minimum of two (2) feet high. The wall shall be constructed of red-brown brick or the equivalent integrally colored masonry unit and shall include a stone cap. When a hedge is proposed, it shall be planted and maintained so as to form a continuous visual screen. The size and plant spacing shall be configured so that a continuous visual screen will be established within three (3) years of planting.**
 - D. **The parking lot shall be landscaped in accordance with Section 5.15.4, parking facility landscaping.**
 - E. **The owner of the parking lot shall maintain the landscape buffer area in good condition, per Section 5.15.9.B.**

PART 5.

If any section, paragraph, sentence, clause and/or phrase of this Ordinance or the application thereof is declared unconstitutional, unenforceable or invalid by the valid judgment of any court of competent jurisdiction such unconstitutionality, unenforceability or invalidity shall not affect any of the remaining sections, paragraphs, sentences, clauses and/or phrases of this Ordinance, since the same would have been enacted by the City of Lathrup village without the incorporation in this Ordinance of any such unconstitutional, unenforceable or invalid section, paragraph, sentence, clause or phrase. To this end, the provisions of this Ordinance are hereby declared severable.

PART 6.

All other Ordinances, or any parts thereof, which are in conflict with the provisions of this Ordinance, are hereby repealed. To the extent that any provision or provisions of this Ordinance are inconsistent or in conflict with any other provision of the Code of Ordinances or any regulation of the City, the provisions of this Ordinance shall be deemed to control.

PART 7.

This Ordinance shall become effective upon final adoption and publication of the same in the manner prescribed by law.

This Ordinance was introduced on _____, by _____; Notice of Public Hearing was published on _____. A Public Hearing was held, the title having been read and the

Ordinance considered, on motion to adopt by _____, seconded by _____, a record vote was taken and the following result was had:

YEA:

NAY:

ABSENT:

WHEREUPON, the presiding officer declared the above Ordinance duly adopted on the _____ day of _____.

ATTEST:

memorandum

DATE: March 11, 2020
TO: Susie Stec, Manager – Community & Economic Development
FROM: Jill Bahm & Meghan Cuneo, Giffels Webster
SUBJECT: Zoning Discussion – Building Materials

Introduction

What prompted this amendment?

- Innovations in building materials are creating new options for architects and designers. There are new products on the market that appear to meet the spirit of the city's requirements on building materials that may be appropriate in terms of longevity and appearance that the Planning Commission may wish to consider.

Current Language

What does the Zoning Ordinance say?

Section 5.14: Except as otherwise provided in this ordinance, on all permanent buildings, exterior wall construction and exposed, exterior chimneys shall be either brick, natural stone, masonry materials other than brick, or a combination thereof, provided all such materials comply with the following specifications:

- All brick made from clay, shale, fire clay, or mixtures thereof shall be hard burned facing brick meeting all the specifications contained in American Society for Testing and Materials Standard C216-65, for grade SW facing brick.
- All other brick, stone and other masonry materials not included in the foregoing paragraphs shall nevertheless meet the durability, strength, and rate of absorption standards established in said above-mentioned specifications.
- Architectural trim material may be wood, aluminum, or other material of equal strength and durability if the building walls proper are of fire-resistant material. Such trim material shall not cover more than ten percent of the exterior wall construction.
- All building materials must also conform to state and local building code requirements.

Background on Issue

Why discuss this issue?

The Planning Commission reviewed a recent project that proposed alternative building materials and did not find the current ordinance provided sufficient standards to evaluate whether the materials would satisfy the requirements.

Zoning Alternatives

The Planning Commission may choose to maintain the current standards as written or explore alternatives, including the following modification. This is intended to be a simplified standard that gives the Planning Commission flexibility in review of materials.

Section 5.14: Except as otherwise provided in this ordinance, on all permanent buildings, exterior wall construction and exposed, exterior chimneys shall be **comprised of high-quality, durable and attractive materials, including** either brick, natural stone, masonry materials other than brick, or a combination thereof. **Alternative building materials may be permitted by the Planning Commission if the applicant demonstrates that the proposed materials achieve the goals noted herein.** ~~—provided that the all such materials comply with the following specifications:~~

- ~~• All brick made from clay, shale, fire clay, or mixtures thereof shall be hard burned facing brick meeting all the specifications contained in American Society for Testing and Materials Standard C216-65, for grade SW facing brick.~~
- ~~• All other brick, stone and other masonry materials not included in the foregoing paragraphs shall nevertheless meet the durability, strength, and rate of absorption standards established in said above mentioned specifications.~~
- ~~• Architectural trim material may be wood, aluminum, or other material of equal strength and durability if the building walls proper are of fire resistant material. Such trim material shall not cover more than ten percent of the exterior wall construction.~~
- All building materials must also conform to state and local building code requirements.