

Joint Meeting

LATHRUP VILLAGE CITY COUNCIL

LATHRUP VILLAGE PLANNING COMMISSION

LATHRUP VILLAGE DOWNTOWN DEVELOPMENT AUTHORITY

MINUTES OF THE COMPREHENSIVE PLAN KICK-OFF MEETING OF THE LATHRUP VILLAGE CITY COUNCIL, LATHRUP VILLAGE PLANNING COMMISSION AND THE DOWNTOWN DEVELOPMENT AUTHORITY MONDAY, AUGUST 5, 2019 IN THE COMMUNITY ROOM, 27400 SOUTHFIELD ROAD, LATHRUP VILLAGE, MICHIGAN.

The meeting was called to order at 5:45 p.m. by Mayor Mykale Garrett.

Roll call was taken

Present: Mayor Mykale Garrett and Mayor Pro Tem Bruce Kantor

Council Members Present: Ian Ferguson, Saleem Siddiqi

Excused: Council member: Donna Stallings

Planning members Present: Secretary Jason Hammond

Board Member Charo Hulleza, Board Member Bruce Kantor, Board Member Les Stansbery, Board Member Anna Thompson

Excused: Chair Mark Piotrowski and Vice Chair Bruce Copus

DDA Members Present: Chair Bobbi Lovins, Dan Sugg, Fred Prime, Ryan Hertz, Dan Verderbar, Dr. Sheryl Mitchell

Excused: Jet Dhailiwahl, Ryan Hertz, Sam Surnow, Vernon English

Also Present: City Attorney, Scott Baker, Manager, Community and Economic Development Susie Stec, Manager Parks & Recreation Christopher Clough and City Clerk, Yvette Talley

Others Present: Jill Bahm, Matthew Wojciechowski and Elizabeth Huttenlocher of Giffels Webster

Purpose of this meeting is to discuss the Comprehensive Master Plan

Discussion

- a. Introduction by Jill Bahm – gave an overview and answered specific questions
- b. Assets and ideas

Discussed strengths and weaknesses of: Housing, commercial corridor, recreation, village center

Strengths

Housing – attract new families, good quality housing and neighbors are actual friends

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Commercial corridor- freeway, lots of parking, low vacancies, high traffic, potential for redevelopment, anchor stores ex: AT & T and restaurants

Recreation – concerts, park spaces are clean and useable, residents with ideas for events

Village center – a lot of Opportunity, safe, central location, traffic volume, there are some renovated buildings

Weaknesses

Village Center -Traffic, speed of cars, village center needs catalyst development, walkability issues, poorly maintained parking, village center is outdated, development of Annie Lathrup school, electronic signage to draw attention of the village center, an anchor store is needed.

Recreation -No bike lanes, few walking trails, no farmers market, parks are needed in all quadrants of the city.

Commercial Corridor -There is not a cohesive plan to retain business, Southfield road plan stagnated, clean-up sidewalks, lack of greenery, lack of parking, lack of shops in walking distances, no new developments, more lights needed.

Housing -need mixed use development, few opportunities for new housing, not renter friendly, high taxes and poor road conditions.

c. Dot exercise

Brain storming ideas of the positives and the threats to frame discussion for the Planning Commission meetings.

Housing – Positives

Good quality housing, quality school system, good housing value, attract new families because there are lots of ranch homes which are more appealing to seniors.

Negatives – Roads need maintenance, no land to expand, taxes are high, no senior housing, water mains and sidewalks, more starter homes are needed to provide renters a place put down roots, provide more options.

Southfield Road corridor – Positives Annie Lathrup School is an opportunity, potential of swapping city offices over to the school, building on the city current grounds for development, opportunity to find a workable plan to redevelop current stock of city commercial buildings, parking solutions through off street parking, parking as an accessory use in an R-1 district or a combination thereof, continued participation in the Redevelopment Ready community program, expand opportunities for grants, continue to make redevelopment inviting.

Threats – lack of corridor definition, lack of incentive for existing business owners to buy into the redevelopment plan, lack of functional on-site parking to due to shallow commercial lot depths, uncertainty surrounding Southfield road redevelopment, what happens if we fail to attract catalyst anchor development and funding.

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Recreation -Positives

Opportunity to fill up the calendar of events, obtain sponsorship of events from local businesses, install bike lanes/bike paths, use recreation events to connect businesses to the city. Park upgrades, implement technology within recreation department increase operational effectiveness of the department.

Threats – competition from other cities, lack of funding, Southfield road reconstruction how the timing can affect our recreational events and recreation is dependent upon other priorities of the city because other priorities may take precedence. Increase staff resources and the capacity to do so.

Village Center – Opportunities

Annie Lathrup school good space for empty nester types of housing, creative uses for older building stock, street scaping, enhanced walkability, pedestrian crossings, positive community support and implement the original village center plan with multi-story mixed use, ride share and autonomous vehicles.

Threats – vehicle speeds, lack of pedestrian crossings, lack of interaction with road commission, inaction over all, impact of drive-throughs in the community.

Jill Bahm said strengthening the village center. Bring in new families giving them something to do, keeping empty nesters because there will be something to do. To get to that point, the community has to be committed to the vision. Leadership willing to take the actions that lead to that outcome, be proactive about engaging property owners about identifying businesses, about going out recruiting those kinds of businesses that can help generate walkability in the community rather than waiting for the businesses to come along. Be more intentional about the economic development activity.

Public Comment

Peter Stephan-26444 Meadwood Ct. said the city needs to be walkable and the residents who live south of 696 feel forgotten.

Adjournment

Motion by Council member Ferguson, seconded by Mayor Pro Tem Kantor to adjourn this meeting.

Meeting adjourned at 7: 18 p.m.

Transcribed by Yvette Talley

City Clerk

