



A HERITAGE OF GOOD LIVING

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

CITY OF LATHRUP VILLAGE
PLANNING COMMISSION AGENDA
Tuesday, May 19, 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 – April 21, 2020
5. Public Comment – regarding items not listed on the agenda
6. New Business
 - a. Discussion – swimming pools
7. Old Business and Tabled Items
 - a. Comprehensive Plan - Virtual Open House
 - i. <https://arcg.is/rzn88>
 - b. Zoning amendments – Building materials
8. Other Matters for Discussion
9. General communication & correspondence
 - a. Legal Update
 - b. Planning Update
 - c. Staff Update
10. Adjournment

NOTICE OF ELECTRONIC PUBLIC MEETING
CITY OF LATHRUP VILLAGE
PLANNING COMMISSION

Meeting – Tuesday, May 19, 2020
7:00pm

In accordance with Gov. Whitmer’s Executive Order 2020-48, which allows for electronic meetings of public bodies, notice is hereby given that the City of Lathrup’s Planning Commission will be meeting electronically using Zoom for videoconference and public access.

This meeting is a regular meeting.

The electronic public meeting will be held as a Zoom electronic webinar. The public can participate via the Zoom application, internet and/or telephone. The public will be able to listen to all discussion by Planning Commission members and will be permitted to speak for up to 3 minutes during the public comment section of the agenda.

Please note that callers/viewers will automatically be muted. Public comments can be submitted via the Chat Room or during Public Comment, when viewers are unmuted on an individual basis. Comments may also be emailed in by 12noon of the date of the meeting to: cityclerk@lathrupvillage.org,

ZOOM WEBINAR SIGN IN INFORMATION

When: May 19, 2020 07:00 PM Eastern Time (US and Canada)

Topic: Lathrup Village Planning Commission Webinar – May 19, 2020 at 7pm

Please click the link below to join the webinar:

<https://zoom.us/j/91319456580?pwd=VFpXbFJFaURsMU1SZUxWaEduaEFKUT09>

Password: 523981

Or join by phone:

Dial (for higher quality, dial a number based on your current location):

US: +1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656 or +1 253 215 8782 or +1 346 248 7799
or +1 669 900 9128

Webinar ID: 913 1945 6580

Password: 523981

International numbers available: <https://zoom.us/j/91319456580>

At 7:10 p.m. the Regular meeting was called to order by Chair Piotrowski on Tuesday, April 21, 2020 remotely via Zoom.

Commissioners Present: Mark Piotrowski, Chair
Jason Hammond, Vice Chair
Anna Thompson, Secretary
Bruce Kantor, City Council Liaison
Wilbert Fobbs, III, Resident
Charito Hulleza, Resident
Les Stansbery, Resident

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

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

All present joined in the Pledge of Allegiance.

PC-11-20 OATH OF OFFICE

Oath of office given to Wilbert Fobbs III by City Clerk.

PC-12-20 APPROVAL OF AGENDA

Motion by Commissioner Hammond, seconded by Commissioner Stansbery to approve the Agenda with changes.

Motion carried.

PC-13-20 MINUTES OF REGULAR MEETING – January 21, 2020

Motion by Commissioner Kantor, seconded by Commissioner Stansbery to approve the minutes of the Regular Meeting of January 21, 2020 with a correction.

Motion carried.

PC-14-20 PUBLIC COMMENTS

None

PC-15-20 NEW BUSINESS

- a. Zoning amendments – building materials (Section 5.14)

Jill Bahm gave an overview and answered specific questions. Discussion about what is high quality, durable and attractive. Leave this up to the applicant to show specific quality and durability via samples

and reports and the commission will decide if it will satisfy the requirement. Commission will re-visit this item at the next meeting.

b. Site Plan Review – Lathrup Shopping Plaza (26710 Southfield Road)

Jill Bahm gave an overview and answered specific questions. Discussion on if the building materials meet the current ordinance standard, take action on the site plan and the lighting plan. Lonnie and Thomas Balduf from Nichiha answered specific questions.

Motion by Commissioner Hammond, seconded by Commissioner Thompson approving a conditional approval of the site plan which they do meet the standards provided in section 5.14. Also, to defer to city engineers to approve the lighting plan once submitted.

Motion carried.

c. 2020-2025 Capital Improvements Plan

Jill Bahm gave an overview and answered specific questions. Discussed online dashboard - an online platform that is interactive. Residents and business owners can understand what capital improvements are being forecasted over the next 5 years, what the costs are and what the costs are by department, where the money is coming from and where the projects are located.

Susie Stec gave an overview and answered specific questions. Discussed visual changes of streetscapes, parks and recreation place holders, event specific banners to rotate throughout the year. Discussion on how the departments prioritize different projects. This to assist in knowing which is the highest priority to meet the needs the city has. To have a broader understanding amongst staff and expressed through the planning documents to help the community understand how decisions are made.

Motion by Commissioner Thompson, seconded by Commissioner Hammond to recommend to City Council to accept and hold a public hearing.

PC -16-20 **OLD BUSINESS and TABLED ITEMS**

a. Comprehensive Plan

i. Virtual Open House

Jill Bahm gave an overview and answered specific questions. It will be interactive and the community can leave their input. This will take place May 1 -15, 2020. For those who don't have internet access, there will be information packets at city hall and they can leave their response in a drop box. Will look into a telephone base survey.

ii. Parking Options

Jill Bahm gave an overview and answered specific questions. Discussion on parking options because of Southfield road construction, to try to facilitate redevelopment, to avoid people parking on side streets we need to find ways to accommodate these changes. To ask what ideas the community may have to accommodate parking and redevelopment.

iii. Priority redevelopment sites

Jill Bahm gave an overview and answered specific questions. Annie Lathrup school, house in the woods property, vacant property between Rainbow and Margate on the eastside of Southfield.

PC-17-20 OTHER MATTERS FOR DISCUSSION

Commissioner Kantor gave a discussed on the house in the woods. City Council will be discussing it again at their next meeting. Jill Bahm gave an update on Townhomes – they are working on phase two, updated drawings were submitted for landscaping and phase three will be next. Susie Stec – there has not been any communication with gas station owner.

PC-18-20 GENERAL COMMUNICATION & CORRESPONDENCE

a. Legal Update

None

b. Planning Update

Susie Stec has been communicating with businesses regarding the financial resources available. She and Dr. Mitchell participated in Oakland County small business stabilization meeting. They've recommended 15 Lathrup Village businesses to receive funding.

c. Staff Update

Special Meeting May 4th at 6:00 p.m. City Council will hold Capital Improvement Plan public hearing.

Commissioner Kantor invited everyone to the town hall meeting on April 23rd at 7:00 p.m. and April 26th at 3:00 p.m. remotely via Zoom to discuss the plan for the local roads.

PC-19-20 ADJOURNMENT

Motion by Commissioner Hammond, seconded by Commissioner Kantor to adjourn this meeting.

Motion carried.

The meeting adjourned at 8:53 p.m.

Submitted by Yvette Talley

Recording Secretary

memorandum

DATE: May 15, 2020
TO: Susie Stec, Manager – Community & Economic Development
FROM: Jill Bahm & Meghan Cuneo, Giffels Webster
SUBJECT: Swimming pools

Introduction

What prompted this discussion?

- In the past few months, residents have inquired about the erection or installation of swimming pools. The city regulates swimming pools in Section 5.14 of the Zoning Ordinance and Section 14 of the Municipal Code.
- The Building Official has determined that the standards contained in the municipal code only permit in-ground pools and that above-ground pools are prohibited.
- Staff is interested in the perspective of the Planning Commission as to whether above-ground pools should be permitted in the city and whether any ordinances should be amended for clarification.

Current Language

What do the Ordinances say?

Zoning: Section 5.14 Swimming Pools. Swimming pools are permitted in all residential districts, subject to the following:

- A. Requirement for Fence: A fence or similar enclosure shall be erected and maintained around any swimming pool. Such fence or enclosure shall be approved by the Building Department in conformance with the city's Building Code.
- B. Setback: Swimming pools, spas, hot tubs, similar facilities and surrounding decks, walks or similar accessories shall be at least fifteen (15) feet from any lot line.
- C. Restriction from front yard: Swimming pools, spas, hot tubs and similar devices shall not be located in any front yard. Accessory private swimming pools are permitted in the single-family residential districts provided that they are located in the rear yard and meet the requirements herein.

Municipal Code: Section 14-184 regulates placement and elevation of swimming pools as follows:

- (a) All outdoor swimming pools shall be located so as to comply with the city's zoning ordinance.
- (b) The apron of the swimming pool, which is the hard-surfaced area at ground level adjacent to and surrounding the pool, shall not be higher than the grade level line of the premises, and in no event shall it be constructed so that water therefrom shall flow onto adjacent lots or any adjacent right-of-way.

memorandum

DATE: May 15, 2020
TO: Susie Stec, Manager – Community & Economic Development
FROM: Jill Bahm & Meghan Cuneo, Giffels Webster
SUBJECT: Zoning Discussion – Building Materials

Previous Discussion

- April 21, 2020: The Planning Commission discussed amending the zoning standards for building materials, to permit some flexibility for architects and designers using modern products. The Planning Commission made the following observations about the proposed text:
 - Generally, commissioners supported the idea of modernizing the language and allowing the Planning Commission the ability to apply standards with flexibility.
 - More guidance on how the commissioners would make consistent decisions is desired.

Updated Language

It may be helpful to review the building materials guidelines for the VC Village Center district:

Section 3.1.8.E.3. Building Materials:

- A. Facing Street, park or plaza: At least 90% of all exterior building façades facing a street, park, or plaza shall be finished with a combination of two or more of the following: Glass, brick, cut or cast stone, wood, cementitious board (e.g., Hardie Plank), integrally colored concrete units with brick proportions (e.g., half-high “C” brick), and textured stucco.
- B. Facing other buildings: at least 70% of the exterior façade shall consist of the materials specified in 3.A. above and may also include split-faced, scored, or fluted block.
- C. Variation: There shall be a change in the vertical or horizontal building plane when there is a change in color or material. Street facing facades shall be divided vertically into segments no greater than sixty (60) feet wide.

The VC district has the highest standards in terms of building form, design and materials because architectural and design quality supports the intent for a walkable district – the idea being that when people are walking close to buildings, they really notice details much more than if they are in a car driving past. While the rest of the city is certainly important in terms of quality, the highest standards should be in the Village Center. Using the VC standards as a starting point, standards for the rest of the city may similarly use percentages of materials. A statement of intent may also be helpful for this section.

Section 5.14 Building Material: The city values the historic architecture of its residential neighborhoods and strives to maintain a sense of permanence throughout the city through the use of long-lasting high-quality building materials. Building materials in all zoning districts shall comply with the following, except as otherwise provided in Section 3.1.8.E.3.:

- A. Facing Street, park or plaza: At least 75% of all exterior building façades facing a street, park, or plaza shall be finished with a combination of two or more of the following: Glass, brick, cut or cast stone, wood, cementitious board (e.g., Hardie Plank), integrally colored concrete units with brick proportions (e.g., half-high “C” brick), and textured stucco. The use of accent materials should be limited on ground floor building elevations.
- B. Facing other buildings: at least 50% of the exterior façade buildings shall consist of the materials specified above and may also include split-faced, scored, or fluted block. For single-family residential buildings, vinyl siding is permitted.
- C. Alternative materials: Alternative building materials may be approved when the applicant demonstrates to the satisfaction of the Planning Commission that the application of alternative materials is consistent with the intent of this section and will not have an unreasonable impact on adjacent uses. For demonstration purposes, building material specification sheets, photographs of existing application and material samples are encouraged to illustrate that durability and appearance equivalency with materials listed in subsection A above will be maintained.

The remainder of this memo contains the information provided previously for context.

Introduction

What prompted this amendment?

- 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.