



A HERITAGE OF GOOD LIVING

## City of Lathrup Village

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# MEMORANDUM

DATE: July 16, 2021  
TO: Planning Commission  
FROM: Susie Stec, Director – Community & Economic Development  
RE: Public Comment & Cannabis Open House Summary

### *Update*

The city has continued to receive comments regarding cannabis. The table on the following pages has been updated to reflect all comments received since the June 15<sup>th</sup> Planning Commission meeting

### *Introduction*

On Wednesday, May 26, 2021, a Cannabis Open House was held for the purpose of presenting the current drafts of the zoning and general code ordinances related to cannabis. There were approximately two dozen attendees – half were comprised of individuals from the cannabis-industry, a quarter represented commercial property owners, and the remaining quarter were residents.

The Open House consisted of an overview presentation of the draft ordinances, extensive Q & A with attendees which included one-on-one conversations with the Community & Economic Development Director and planning consultants, and several informational displays to illustrate the current state laws, where cannabis facilities are located in the region, and estimated cannabis revenues in Oakland County. Handouts were provided. Attendees were asked to provide any comments/questions which are summarized in the table on the next page.

The Open House information remained on display at City Hall until Monday, June 21, 2021. Conversations with residents have been mixed. Some are adamantly opposed to permitting cannabis in the community, while others are neutral leaning in-favor but mostly interested in becoming more informed. A summary of all comments to date are provided on the following page. To provide greater opportunities for engagement, the public hearing has been moved to July 20<sup>th</sup> and a public notice was published for the scheduled 1<sup>st</sup> reading on June 21<sup>st</sup>. Finally, all of these comments/questions have been compiled into a FAQ on the city's website which may be found here:

[http://cms5.revize.com/revize/lathrupvillagemi/departments/cannabis/cannabis\\_faq.php#faq\\_rz120](http://cms5.revize.com/revize/lathrupvillagemi/departments/cannabis/cannabis_faq.php#faq_rz120)

## Cannabis Open House & Submitted Comments – May 26, 2021 to June 21, 2021

Create clear zoning map to include *all* protected areas and establish designated "Green Zones" for properties. This will reduce requests of staff to verify the green zone status of each property and any confusion for applicants and residents. Respectfully, Steele and Barbara Downer

My wife and I DO NOT WANT CANNABIS BUSINESSES IN Lathrup Village. Revenue cannot drive everything! I believe the use of cannabis leads to other drug use and addiction. We have grandchildren living in the village and do not want cannabis businesses here.

Cannabis is still a cash-based business. As such, it has a greater potential for attracting criminals wishing to get their hands on a large amount of cash. I don't want that type of business in my community, near my home.

There's someone growing pot on Santa Barbara and it smells really strong outside. So I am not in favor of these businesses. It would be like a tobacco shop smelled like cigar smoke outside. No one wants that. Plus more pot will lead to more impaired driving. Just go to 7-11. Everyone gets out of cars in plumes of pot smoke unless police start cracking down all over on impaired driving, I don't want expanded pot selling here in LV.

I'm for limited sales along Southfield and 12 Mile and safety compliance facilities.

I am totally against selling marijuana, a drug, in our community. This drug gives the wrong message to our children. I wrote lengthy letters in the past conveying this same message. Working in a drug rehab facility, I learned marijuana is a gateway drug. We can raise revenue in other ways instead of gaining revenue selling this drug in Lathrup Village.

I am against it! Olga Brady

I am against it. We should keep the city clean and nice. Nawal Mohsn

I am absolutely opposed to any cannabis operation in LATHRUP.

A fast way to send Lathrup Village downhill

We strongly disapprove of installing any dispensaries in Lathrup Village. I would appreciate it if the commission scheduled in-person meetings for vaccinated persons.

Strongly disapprove of any dispensaries. In-person meeting of the City Council and Planning Comm should resume immediately! Be transparent

I think this would be of great benefit to our community. All for these businesses being present in LV.

Excellent Idea. Safe place for natural medicine.

Please allow marijuana retail establishments as it is legal and people are going to buy/use. We can attract business and we have so much vacant commercial real estate that needs to be improved and is under utilized. Don't be regressive.

Wine & Spirits / Liquor stores are abundant and Public safety has always been and continues to be impacted by intoxicated drivers. I urge everyone to take time and become informed about the products being produced and sold in these facilities. Our city, as great as it is, needs help. We pay one of the highest property tax rates but compared to other premier cities we lag behind in things such as our roads. Longtime residents aren't impacted in the same way. An infusion from facilities such as these would help LV in so many ways that I am all for it. Do the research, become informed and maybe you'll see the benefits it can bring to the village.

I very much support the opportunity to have new businesses with additional tax revenue for Lathrup Village. As marijuana is legal and as I have toured other facilities as part of the Lathrup Village committee to review these businesses, I found no reason to not have businesses come to the Village. Several of the people who have spoken against these businesses freely admit in private to supporting, using, or buying marijuana but don't want it close to their house. Their hypocritical nature is no better than the religious folks my parents sold alcohol to when they owned a liquor store and those folks needed to pick it up at the back door.

Dear Lathrup Village Planning Commission,

We have been reviewing the draft ordinance for cannabis retail, and there are two matters of concern we would like the Planning Commission to address. The purpose of this letter is to ensure your commission has a chance to view these prior to any future public meeting at which we will make these points.

1. As a property owner and developer, we are currently completing an extensive remodel of our retail shopping center to ensure an ideal setting for attracting the best tenants and beautifying the city. However, the way the selection criteria are drafted, applicants for a cannabis license get additional "points" if the proposed facility will "revitalize or redevelop property that has been vacant or unused." As such, property owners who have previously chosen to not invest in their properties are provided a distinct advantage and those who have invested are at a distinct disadvantage. Simply put, since the Surnow Company has already started revitalizing its property, we could be denied the economic benefit of a tenant our proactive redevelopment and revitalization was expressly designed to attract. To ensure fairness and to remedy this situation, we request these criteria recognize that cannabis applicants who will occupy property that has been revitalized or redeveloped within the last 12 months be likewise awarded such additional "points."
2. Adequate parking is vital to cannabis retail, but many parking fields at properties located within the city's proposed cannabis zones, are owned and/or controlled by Oakland County and not by the building property owner. However, such parking spaces may disappear as part of the proposed Oakland County Road Commission expansion of Southfield Road. To ensure adequate parking and remedy this situation, we suggest that only parking spaces outside of county easement be taken into account in the selection criteria. Stated another way, only parking spaces

owned or controlled by the building property owner should be taken into account in the selection criteria. In the alternative, the fact that such parking might not be available in the near future should be taken into account.

Thank you for your time and attention.

Sincerely,

Sam Surnow

#### **Cannabis Submitted Comments – June 21, 2021 to July 16, 2021**

As a resident of Lathrup Village for about 29 years, I strongly oppose allowing marijuana dispensaries in Lathrup Village. We are a beautiful, thriving community and I urge city council to explore positive ways to strengthen and enhance the Southfield corridor. We can look to our neighbors for inspiration: in Oak Park on 11 Mile, commercial area was rejuvenated by Oak Social, Southfield beautified Evergreen Rd encouraging restaurants to follow. Let's make Lathrup Village more vibrant and a true destination for people to eat and shop.

Jeanne Barron

I am strongly opposed to cannabis in our Village. We have young children and live near the commercial zones. This is a sure way to destroy home values and the quality of life we cherish. Cannabis bring stench, intoxication, and mob infighting. And for what--a tiny fraction of the city budget? Rising home values will more than compensate for the difference. Don't let outside groups and special interests trump the wishes and wellbeing of Lathrup Village residents and taxpayers. That would be a grave error--choosing a paltry short-term profit at the expense of long-term quality of life, health, and prosperity. Do the right think, and keep cannabis out of Lathrup Village. Thank you!

Jed

## Cannabis Open House & Submitted Comments – July 17, 2021 to July 20, 2021

Please place the decision on whether marijuana businesses of any kind should be allowed in Lathrup Village on the ballot for a vote. Assuming, the LV citizens support marijuana businesses on the basis that the State of Michigan voted to decriminalize marijuana is not a consensus to allow these businesses in our small town. The revenue gains are not worth it.

Kimberly Bowden-Adair

I am a LV resident and I am opposed to any cannabis/marijuana businesses in LV. While I agree we need tax revenue we do not need this type of business or the clientele that it draws in our neighborhood.

I heard a rumor about a possible women's clinic and I want to mention that the previous women's clinic had bomb threats and the homes next to it had to be evacuated. Additionally, protesters displayed graphic posters that are not appropriate for small children to see. Again, this is not the type of business we want in our neighborhood.

At the very least these issues should be on a ballot and let all the residents decide. Not just a few.

Alicia Lundell

No marijuana dispensaries in Lathrup Village. Not in my backyard!

Kevin Lysik

This proposal came last year during Covid, with the first time "cannabis" being mentioned in the Lathrup e-newsletter being in Feb. of this year and then not again until middle of May. In addition to the roadwork, it feels as though this was glossed over for residents. I would appreciate the opportunity to vote on such a matter. Furthermore, Royal Oak, MI has 59,000 residents and allows for two cannabis retail establishments. Why would Lathrup Village, which has just 6-7% of Royal Oak's population have the same? Especially without knowing the community impact, I think it makes sense to start with just one to determine its benefits (or not) before we open the door to more.

Brianna Blust

This comment is in regards to the marijuana drug dispensaries in the City of Lathrup Village!! I do not want to see such establishments in our quiet peaceful town. I think this would expose our city to unwanted dangers the likes of anything we've seen so far. My question to you is why?

Delores Johnson

- 1) Please explain how much taxes the city will recognize for marijuana dispensaries either for 1 or 2 facilities.
- 2) Has any thought gone into opening restaurants, brew pubs, family dining, etc something residents would enjoy similar to what other cities near us such as Oak Park, Berkeley, Ferndale etc. are doing?

Seems we are missing the boat focusing on dispensaries rather than what residents would like to see. It would also help our Southfield Road imagine having facilities residents like to visit/support.

Roger Lynn

I appreciate all the work the city council & planning commission have done to draw up ordinances that will protect the city and its residents, but I don't believe LV should host cannabis-related retail. The proponents of establishing marijuana in the city are largely cannabis business owners and commercial property owners. If we are to have marijuana retail in the city, it should be driven by the residents. LV is a bedroom community. It is nearly impossible to locate marijuana facilities without having them abut residential property. If there are any issues with smells, water usage, burden on the infrastructure, or other nuisances, a judicious approach would be to opt out.

Linda Piotrowski

As a resident of Lathrup Village, I would like to voice my concern over the marijuana dispensary issue. I do not believe that having marijuana dispensaries here in Lathrup Village is a good fit for our community. I believe the negative impact they would have would out way any benefit of having dispensaries here. From my research on other states and communities that have dispensaries I see where crime rates increased, such as assaults, auto theft, and burglary. These are things we do not want to increase here in Lathrup Village.

I would like for the Planning commission to Not recommend marijuana dispensaries or any marijuana facilities be allowed here in Lathrup Village.

Thank you.

Darlene Holley