



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, December 15, 2020
7:00 p.m.**

REGULAR MEETING - HELD REMOTELY

- 1. Call to order and Pledge of Allegiance**
- 2. Roll Call**
Commissioners must announce they are attending the meeting remotely and indicate the city, county, and state in which they are located (i.e. Lathrup Village, Oakland County, Michigan)
- 3. Approval of Agenda**
- 4. Approval of meeting minutes**
 - a. Study Session – October 20, 2020
 - b. Regular Meeting – October 20, 2020
 - c. Joint City Council-DDA-Planning Commission – November 30, 2020
- 5. Public Comment – regarding items not listed on the agenda**
- 6. New Business**
 - a. Public Hearing – R-1 District Amendment, Parking as Special Land Use
 - b. Site Plan Review – 27215 Southfield Road (Life Center Adaptive Reuse)
 - c. 2021 Planning Commission Calendar of Regular Meetings
- 7. Old Business and Tabled Items - none**
- 8. Other Matters for Discussion**
- 9. General communication & correspondence**
 - a. Legal Update
 - b. Planning Update
 - c. Staff Update
- 10. Adjournment**

ZOOM MEETING

Meeting ID: 939 9026 5455
Passcode: 870820

**NOTICE OF ELECTRONIC PUBLIC MEETING
CITY OF LATHRUP VILLAGE
PLANNING COMMISSION**

Meeting – Tuesday, December 15, 2020
7:00pm

Due to the Emergency orders issued by the Michigan Department of Health and Human Services, Oakland County, and local officials and in accordance with Senate Bill 1108, 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, including those with disabilities, 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 12 noon of the date of the meeting to:
cityclerk@lathrupvillage.org,

ZOOM MEETING SIGN IN INFORMATION

To join the webinar:

<https://zoom.us/j/99661743524?pwd=b2ZSWU5XSIRyQU12OWpZSlhQZm9kUT09>

Webinar ID: 996 6174 3524

Passcode: 435623

Telephone: 646 558 8656 or 301 715 8592

At 6:02 p.m. the Study Session meeting was called to order by Chair Piotrowski on Tuesday, October 20, 2020 remotely via Zoom.

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

All Commissioners who were present announced they are in Lathrup Village, Michigan, Oakland County with the exception of Anna Thompson, her location is in Ann Arbor, Michigan, Washtenaw County.

Staff Present: Dr. Sheryl Mitchell, City Administrator, Susie Stec, Community and
 Economic Development Manager, Yvette Talley, City Clerk

Also Present: Scott Baker, City Attorney, Jill Bahm & Sri Ravali Komaragiri, Giffels
 Webster

Discussion Items:

- A. Sign Ordinance – Jill Bahm discussed changes – removed definitions for example, political signs and other signs defined by name. A section has been added to address sign illumination. Content – regulate signs by content; allot a certain number of temporary signs by area in order to treat all signs in the same way. Discussion about backlit signs, temporary signs, window signs and wall signs. City Attorney Scott Baker discussed regulations and permit requirements.

- B. R-1 Amendment- Parking as Special Land Use – Discussion -Allow in certain circumstances the properties behind the commercial corridor on Southfield Rd. to be used as parking to permit and facilitate redevelopment on Southfield Rd. Parking expansion possibilities – considered rezoning, creating a special district or just to permit this type of use in residential district as a special land use with very specific standards associated with it. This changes the intent of the R-1 district that limited off street parking in this district adjacent to the mixed-use districts. This will help create quality redevelopment of those parcels that align with the city’s vision for a vibrant pedestrian oriented commercial corridor. Discussion- Adjust graphics to include an island/green space along the side street. Schedule December 15, 2020 for the public hearing date.

ADJOURNMENT

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

Motion carried.

The meeting adjourned at 6:52 p.m.

Submitted by Yvette Talley
Recording Secretary

At 7:08 p.m. the Regular meeting was called to order by Chair Piotrowski on Tuesday, October 20, 2020 remotely via Zoom.

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

All Commissioners who were present announced they are in Lathrup Village, Michigan, Oakland County with the exception of Anna Thompson who is located in Ann Arbor, Michigan, Washtenaw County.

Staff Present: Dr. Sheryl Mitchell, City Administrator, Susie Stec, Community and Economic Development Manager, Yvette Talley, City Clerk

Also Present: Scott Baker, City Attorney, Jill Bahm & Sri Ravali Komaragiri, Giffels Webster

All present joined in the Pledge of Allegiance.

PC-52-20 APPROVAL OF AGENDA

Motion by Commissioner Kantor, seconded by Commissioner Hulleza to approve the agenda with noted changes of item #7 Old Business and Tabled items changed to 7a. Zoning Discussion-Cannabis (Introductory Discussion), 7b. Comprehensive Plan Update, 7c. Sign Ordinance discussion.

Yes: Hammond, Hulleza, Kantor, Piotrowski, Stansbery, Thompson

No: None

Motion carried.

PC-53-20 MINUTES OF REGULAR MEETING SEPTEMBER 15, 2020

Motion by Commissioner Kantor, seconded by Commissioner Hammond to approve the minutes of the Regular Meeting of September 15, 2020.

PC-54-20 PUBLIC COMMENTS

None

PC-55-20 NEW BUSINESS – SCHEDULE PUBLIC HEARING R-1 DISTRICT AMENDMENT, PARKING AS SPECIAL LAND USE

Jill Bahm gave an overview and answered specific questions. Public hearing scheduled for December 15, 2020.

Motion by Commissioner Hammond, seconded by Commissioner Stansbery to schedule a public hearing for R-1 District Amendment, Parking as Special Land Use for December 15, 2020.

Yes: Hammond, Hulleza, Kantor, Piotrowski, Stansbery, Thompson
No: None
Motion carried.

PC-56-20 Remove from the Table –Zoning Discussion – Cannabis (Introductory Discussion)

Motion by Commissioner Kantor, seconded by Commissioner Hulleza to remove the Zoning discussion-Cannabis (Introductory discussion) from the table.

Yes: Hammond, Hulleza, Kantor, Piotrowski, Stansbery, Thompson
No: None
Motion carried.

PC-57-20 OLD BUSINESS AND TABLED ITEMS

Zoning Discussion- Cannabis (Introductory Discussion)

Jill Bahm gave an overview and answered specific questions relevant to zoning considerations for cannabis facilities. Discussion of appropriate location, is there a separation to maintain, number of facilities. Commissioner Stansbery said limit to testing and provisioning, no more than 2 of each, not in any proximity of each other, they should be allowed in all of the business districts as long as they fit the guidelines of those districts. Jill Bahm said this will be the mixed-use district and the commercial vehicular district. If parks and schools are considered, then it will not include the village center. There are concerns for traffic, parking, impact to the residential areas, trash, lighting and size requirements. Attorney Scott Baker discussed recreational license and medical license requirements.

PC-58-20 Remove from the Table – Comprehensive Plan Update

Motion by Commissioner Hammond, seconded by Commissioner Hulleza to remove the Comprehensive Plan Update from the table.

Yes: Hammond, Hulleza, Kantor, Piotrowski, Stansbery, Thompson
No: None
Motion carried.

PC 59-20 OLD BUSINESS AND TABLED ITEMS -COMPREHENSIVE PLAN UPDATE

Jill Bahm gave an overview of: Concept- Redevelopment House In the Woods site, 26206 Southfield Rd. concept, Village Center concept. Redevelopment concept considering uses adjacent to Annie Lathrup School, multiple-family residential, stacked flats, row houses as a concept in the village center area. Will complete final draft, submit to Planning Commission and City Council, 42 days- review period then hold a public hearing.

PC-60-20 Remove from the Table – Sign Ordinance Discussion

Motion by Commissioner Hammond, seconded by Commissioner Hulleza to remove the Sign Ordinance discussion from the table.

Yes: Hammond, Hulleza, Kantor, Piotrowski, Stansbery, Thompson
No: None
Motion carried.

PC-61-20 OLD BUSINESS AND TABLED ITEMS – SIGN ORDINANCE DISCUSSION

Jill Bahm gave an overview - back lit signs specifications – maximum 4 inches include glow around the sign area not to spread more than 4 in. (color of glow white) Temporary signs 6 sq. ft., maximum of 24 sq. ft. total, revise table references, non- resident temporary signs do require a permit, rigid boarder signs, office districts add 11 mile & 12 mile roads to confirm those are the mile roads being referenced, wall signs should not be painted directly onto a building.

PC-62-20 OTHER MATTERS FOR DISCUSSION

Capital Improvement Plan- Kick - off meeting - November 17, 2020 at 6:00 p.m. will be the next Study Session before Planning Commission meeting.

PC-63-20 GENERAL COMMUNICATION AND CORRESPONDENCE

a. Legal Update

None

a. Planning Update

Jill Bahm -Will share video from virtual Michigan Association of Planning conference with Planning Commission rethinking the use of streets- from vehicles to people.

b. Administration Update

Susie Stec said there will be a virtual joint meeting November 30- Discussion of cannabis, parking and comprehensive plan.

Commissioner Kantor shared there is an infrastructure initiative on November 3, 2020 ballot for more information go to fixLVroads.com.

PC-64-20 ADJOURNMENT

Motion by Commissioner Hammond seconded by Commissioner Stansbery to adjourn this meeting.

Motion carried.

The meeting adjourned at 9:13 p.m.

Submitted by Yvette Talley

Recording Secretary

CITY OF LATHRUP VILLAGE JOINT MEETING MINUTES NOVEMBER 30, 2020

MINUTES OF THE JOINT MEETING OF THE CITY COUNCIL OF THE CITY OF LATHRUP VILLAGE, LATHRUP VILLAGE DOWNTOWN DEVELOPMENT AUTHORITY AND CITY OF LATHRUP VILLAGE PLANNING COMMISSION HELD ON MONDAY, NOVEMBER 30, 2020 HELD REMOTELY VIA ZOOM.

The meeting was called to order at 6:03 p.m. by Mayor Pro Tem Kantor and Roll Call was taken.

Present: Mayor Mykale Garrett and Mayor Pro Tem Kantor

Council member: Saleem Siddiqi

Absent: Council members Ian Ferguson and Donna Stallings

City Council members each stated they are in Lathrup Village, MI – Oakland County. Mayor Pro Tem Kantor is located in Harbor Springs, MI – Emmet County and Dr. Sheryl Mitchell is in Detroit, MI – Wayne County.

City of Lathrup Village: City Administrator, Dr. Sheryl L. Mitchell Theriot, Assist City Admin/Treasurer, Pamela Bratschi, City Attorney, Scott Baker, Community and Economic Development Manager, Susie Stec and City Clerk, Yvette Talley

DDA Board Members: Bobbi Lovins, Birmingham, MI – Oakland County, Bryan Ford, Kelly Garrett, Fred Prime, Pam Shermeyer are located in Lathrup Village, MI – Oakland County, Dr. Sheryl Mitchell Theriot, Detroit, MI Wayne County, Dan Sugg Plymouth, MI – Wayne County,

Absent: Dan Verderbar

Planning Commissioners: Mark Piotrowski, Wilbert Fobbs III, Jason Hammond , Les Stansbery are located in Lathrup Village, MI - Oakland County. Bruce Kantor located in Harbor Springs, MI - Emmet County, Anna Thompson located in Ann Arbor, MI – Washtenaw County

Absent: Commissioner Hulleza

Others Present: Jill Bahm & Sri Komaragiri ,Giffels Webster, Jeremy Schrot, Sam Fitzer- Road

Commission-Oakland County

Purpose of this meeting - a status update on Southfield Rd. project, parking special land use and cannabis

Jeremy Schrot gave an overview parking mitigation, intersection safety, negotiation of private property during the right-of-way phase. Road Commission would be the owners of property that is purchased along Southfield Rd. Discussed: There will be an expansion of the right-of-way near 11 mile and Southfield Rd. The traffic study is set up with the current speed limit and it is not the goal to address speed but to address the traffic volume, to improve pedestrian/cyclist travel, improve roadway safety and meet the master plan requirements. Discussion on cost of the project for Lathrup Village will be parking mitigation costs.

CITY OF LATHRUP VILLAGE JOINT MEETING MINUTES NOVEMBER 30, 2020

If there are any suggested updates or modifications of the parking mitigation plan submit changes by December 11th.

R1 District as special land use – Jill Bahm Discussed - to allow parking as a special land use. Goal of the approach: encourage quality redevelopment in line with master plan. Discussed alley concepts- alley improvements and parking.

Cannabis Ordinance -Discussion -Jill Bahm gave an overview and answered specific questions relevant to safety, parking, traffic, energy/water, odor which will be addressed in the ordinance.

Scott Baker – discussed the general ordinance on operational standards. Yet to be determined, point system or scoring method that City Council, Planning Commission and City staff will have input. Location of businesses will not be in the village center. Medical Provisioning centers are allowed to deliver. Another question - is curbside service allowed? Will look into questions asked to discuss at future meetings.

Public Comment

Nate Karrumi -Precise MRI owner – stated buildings close to city hall and police department will be an asset to the city. The buildings are in need of renovations and to open a viable business in a newly renovated building will be good for the city.

Meeting adjourned: 7:30 p.m.

Transcribed by: Yvette Talley, City Clerk

CITY OF LATHRUP VILLAGE
NOTICE OF PUBLIC HEARING
(ZONING ORDINANCE TEXT AMENDMENT)

Please take notice that the City of Lathrup Village Planning Commission will hold a public hearing on Tuesday, the 15th day of December, 2020 at 7:00 p.m via zoom

<https://zoom.us/j/91354832142?pwd=VFFIS2FCSFdtaW1GaEZzN2hIYWNUdz09>
(passcode: 333849). and record public comments concerning proposed amendments to the City of Lathrup Village Zoning Ordinance. The proposed amendments are identified below:

Amend Section 3.1.2 of the Zoning Code to allow parking as a special land use.

Amend Section 4 of the Zoning Code by adding Section 4.16 to add standards for parking.

Any member of the public may express their view on this proposed text amendment in writing, by submitting your written comments to the City Clerk prior to 4:30 p.m. on the date of the hearing, or you may appear in person to express your opinion. Any written communications may be sent to the City Clerk at the address of the City Hall at 27400 Southfield Road, Lathrup Village, Michigan 48076 prior to the hearing. After the public hearing, the Planning Commission may make a recommendation to the City Council on whether the text amendment should be adopted or not.

Yvette Talley
City Clerk
27400 Southfield Road
Lathrup Village, MI 48076
(248) 557-2600

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 north or south lot line with a parcel that is currently developed as a parking lot and is within 150 ft of the Southfield Road right-of-way.**
- 2. The applicant shall demonstrate that substantial investment will be made into the redevelopment of the parcel that the parking will serve and that ground floor uses in the redeveloped parcel will include retail, restaurant, or residential uses. The architectural standards of the Village Center district, Section 3.1.8.E., Building Elements, shall apply.**
- 3. 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.**

4. 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.
5. The parking lot shall not be used for outdoor sales, display, or storage.
6. 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 42 inches 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.
7. The parking lot and landscaping shall be maintained year-round in good condition.

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:

December 09, 2020

Planning Commission
City of Lathrup Village
27400 Southfield Road
Lathrup Village, MI 48076

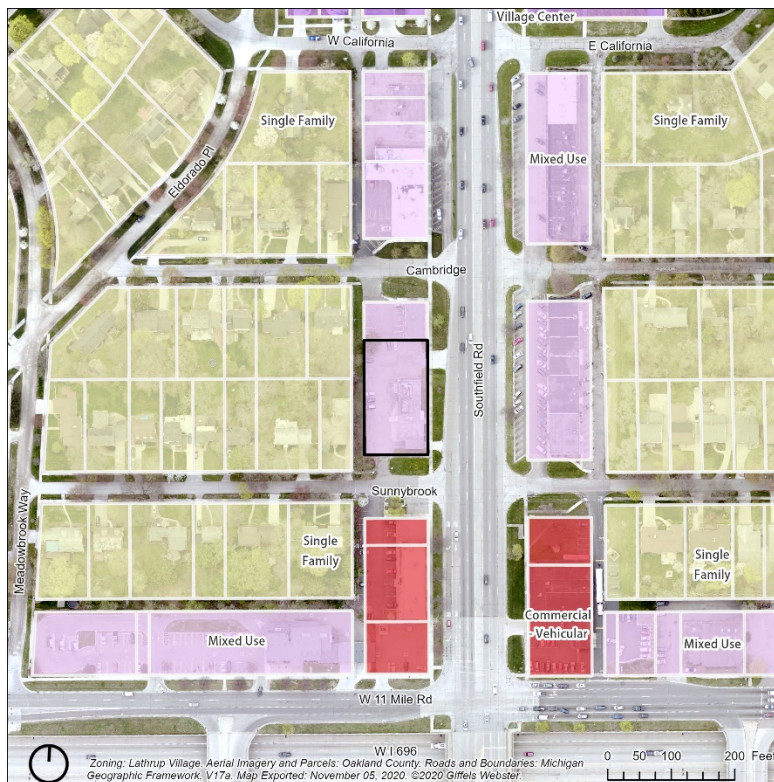
Site Plan Review

2nd Review

Site: 27215 Southfield Road
Applicant: Ramil Yusubov – 0.413
Plan Date: 11/30/2020
Zoning: MX- Mixed Use District
Parcel ID: 24-14-483-016
Status: **READY FOR PLANNING COMMISSON CONSIDERATION**

Dear Planning Commissioners,

We have reviewed the site plan and a summary of our findings are below. Items in **bold** require specific action by the applicant.



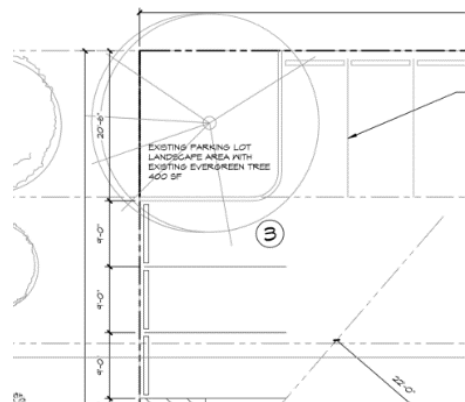
Summary of Findings

Existing Conditions

1. **Summary.** The 18,000-square foot (0.413-acre) site is located on the west side of Southfield Road between Cambridge and Sunnybrook and is zoned MX – Mixed Use District. The subject site is currently developed with a 3,402-square foot office building. The building fronts on Southfield Road and is 94 feet long.
2. **Adjacent land uses.** Properties to the north and east (across Southfield Road) are also zoned MX-Mixed Use District. Properties to the south are zoned CV-Commercial Vehicular. A 20-foot wide public alley separates the subject site from the parcels to the west, which are zoned R-1 – Single Family Residential.
3. **Site configuration and access.** There are currently three drive cuts, one from Sunnybrook Avenue and two from Southfield Road that provide access to the site; however, the southernmost driveway is blocked with a bumper block and is unused. The parking lot is designed with 90° spaces and two-way drive lanes. The alley adjacent to the rear (west) of the site is not paved or improved and is not accessible to vehicles.

Proposed

1. **Use.** The site plan application does not refer to a proposed use. However, the site plan refers to a medical office uses. There are many empty rooms on the floor plan that does not have an assigned use. **We request that the applicant complete the site plan application, including a breakdown of the proposed uses.**
2. **Site Changes.** The plans submitted include restriping the parking lot, adding new landings at the rear doors, adding a new 20'x56'8" concrete pad for a mobile MRI, the addition of two risers and a new landscaped island and benches. Some of the existing perpendicular parking are converted to parallel parking to allow for easy MRI truck maneuvering.
3. **MRI Truck-Hours of Operation.** Hours of operation as noted on the plan are 7 am to 8 pm. The anticipated frequency is noted as two days a week. Actual days are not listed. **The Planning Commission may wish to consider if it will be helpful to determine the days of the week the truck will be parked on the site.**
4. **Noise levels.** The ordinance does not allow noise levels more than 70 decibel. The site plan refers to maximum noise level of 60 decibel.
5. **Parking lot design.** The zoning ordinance has several standards for parking spaces and lots that apply to this site.
6. **Parking space access conflict.** The applicant is not making significant changes to existing parking lot. However, vehicles parked in one of the two spaces near the existing green space cannot exit easily if the other space is occupied. **We recommend that one of the spaces be removed; the Planning Commission may wish to discuss expanding the landscape area with the applicant.**



7. **Required Parking.** The parking requirements for the site are based on uses proposed within usable square footage of the gross floor area as well as the gross leasable area. The existing building is 3,402 sf and the proposed MRI unit is 200 sf; the applicant provided parking calculations based on a medical use for the building, which would require 21 spaces. The plan shows 23 parking spaces. **It appears that there are empty spaces in the building of which the final uses are not determined yet. If the spaces are leased for any other permitted uses other than medical office, the applicant should reach out to the Planning Department for parking count verification. Any change of use within the existing building should require a site plan approval to verify parking availability and compliance with ordinance requirements. Please add this note to the site plan.**
8. **Loading.** Delivery vehicle space is required for sites that have buildings with a floor area over 3,000 square feet. The existing building is 3,402 square feet; therefore, one 40' x 10' space is required to be provided on site; the applicant indicates that the area designated for MRI truck parking will be utilized as loading space. **The frequency and timing of loading and unloading will depend on the type of uses inside the building. The Planning Commission could consider whether this shared arrangement would work on days the MRI truck is parked in that area. The applicant needs to coordinate the hours for loading to avoid conflict.**
9. **Traffic and Circulation.** The applicant is proposing to keep all existing access drives; the entrances would accommodate two-way traffic and allow for left and right turns onto Southfield and Sunnybrook Roads. **A circulation plan is provided for the MRI unit which indicates that the access drives have an adequate turning radius as well as can safely navigate around the site.**
 - a. **Existing Curb Cuts.** The applicant is proposing two 'do not entry signs' at the curb cut on Southfield Road, just north of Sunnybrook Avenue. This is not being used at the moment. Installation of signage with County Road Right-of-way would require their approval. Instead, **the applicant should consider working with the Road Commission of Oakland County(RCOC) to eliminate the curb cut.**
 - b. **Truck entrance from Sunnybrook Avenue.** The inbound MRI truck may briefly block two-way access along Sunnybrook Avenue, but this will only occur twice per week and, with the proposed hours of operation, may not have a significant impact on Sunnybrook Road access. Having set weekdays for MRI truck access could be beneficial for the surrounding residents to be prepared for this slight inconvenience.
10. **Waste & Rubbish.** The applicant proposes to roll out the trash cans to the curb on pick up days. All trash receptacles are proposed inside the building.
11. **Landscaping & Screening.** It appears that there are no changes proposed to existing landscape except the screen wall. See below for comments.
12. **Screen Wall.** Section 5.5 of the zoning ordinance outlines barrier wall requirements for MX lots that abut residential (R-1 or R-2) lots. Section 5.5 of the zoning ordinance outlines barrier wall requirements for MX lots that abut residential (R-1 or R-2) lots. **The applicant is proposing a mix of screen wall and landscape to address this requirement. The applicant has provided a letter from the adjacent resident who strongly prefers landscape screening instead of a screen wall.** The building official, in the exercise of his sound discretion, may provide for minor deviations from the foregoing specifications as provided in Section 6.1.B. **The Planning Commission may wish to provide their recommendation for the building official to consider as part of his determination.**

13. **Setbacks (Sec.3.19).** The dimensional requirements for the MX district are noted below based on the existing building. No changes to building footprint are proposed at this time.

Development Standard	Required	Provided	Comments
Lot Size	5,000 square feet	18,000 square feet	Compliant
Maximum height	3 stories; 40 feet	Existing building height not provided	Existing Condition; no changes proposed
Front yard	0 ft minimum; 10 ft maximum	Existing building: approx. 7' 3"	Existing building is legally nonconforming
Side yard	0 feet	North: 64' 6" South: 8'	Compliant
Rear yard	5 feet	Existing building: 47' 9"	Compliant
Build-to-line Coverage	60%	52%	Existing building is legally nonconforming

14. **Outdoor Lighting.** All lighting apparatus used for outside illumination shall direct all light downward and shall be so constructed as to prevent the directed light from extending beyond the lot being illuminated. Except as otherwise provided in this ordinance, no lighting apparatus shall be placed more than 18 feet above grade as measured to the point on the ground nearest the light. No light source shall cause or permit direct, indirect, or reflected light to extend beyond the lot upon which it is placed so as to be annoying to any occupant of a neighboring lot who is of ordinary sensibilities. *The applicant indicated in his response that no additional site lighting is proposed at this time.*
15. **Truck Lighting.** Typically, there is lighting associated with the MRI truck use. There are lights attached to the exterior of the truck. The applicant should clarify the type of truck lighting using pictures etc.

Conclusion. The current site plan is scheduled for Planning Commission's consideration for December 15, 2020. **The applicant should be prepared to address the concerns raised in this letter for Planning Commission's discussion.**

Regards,

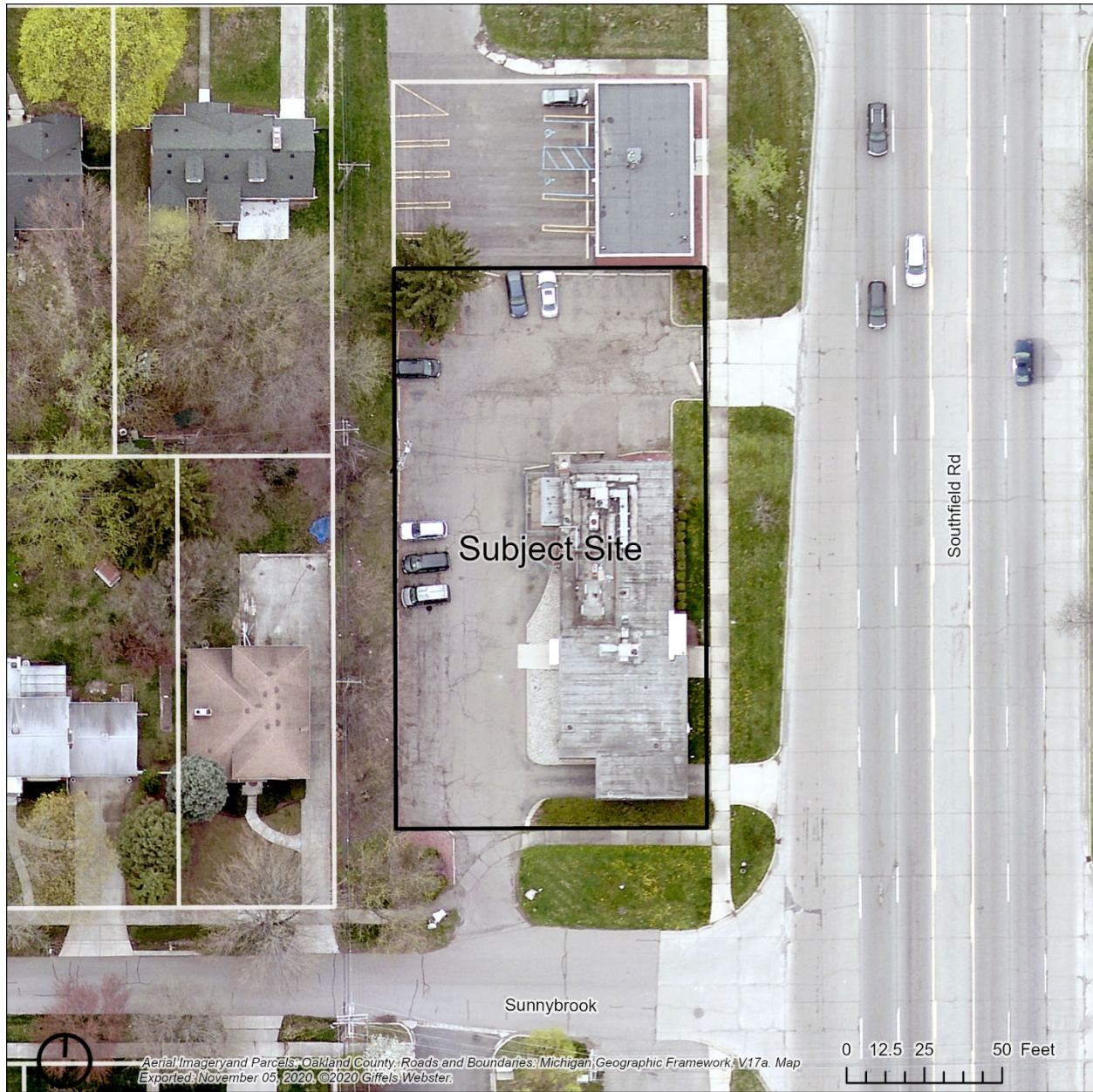
Giffels Webster



Jill Bahm, AICP
Principal Planner



Sri Ravali Komaragiri, AICP, LEED Green Associate
Senior Planner





SITE PLAN REVIEW

City of Lathrup Village
27400 Southfield Road
Lathrup Village, MI 48076

December 2, 2020

Attn: Susie Stec, CED Manager

Re: Life Center Adapter Reuse (27215 Southfield Rd)
Site Plan Review #2

GWE # 16951.41

Dear Susie,

On behalf of the City of Lathrup Village, we have performed review #2 of the revised site plan for the project named Life Center Adaptive Reuse prepared by Siegal / Tuomaala Associates with a revision date of 11/30/2020. The project is located on the west side of Southfield Road, north of Sunnybrook Avenue.

Our review is based on the site plan submitted as it relates to civil site work (no planning, architectural, or landscaping review). The project includes a building renovation located on approximately 0.41 acres of land.

RECOMMENDATION:

- ☐ Recommend Approval
- ☒ **Recommend Approval as Noted**
- ☐ Revise and Resubmit
- ☐ No Site Plan Review Required

OWNER AND PROPERTY:

Site: 27215 Southfield Road
Applicant: 27215 Southfield LLC, 27215 Southfield Road, Lathrup Village, MI 48076
Mr. Ramil Yusubov, 917-633-4444
Plan Date: 10/16/2020 Site Plan, Latest Revision Date 11/30/2020
Architect: Siegal / Tuomaala Associates
Parcel ID: 24-14-483-016
Proposal: Building Renovation

Based on our review, the applicant shall be made aware of the following items that may be required prior to construction:

PERMITTING:

- ☐ OCWRC – Soil Erosion and Sedimentation Control
- ☐ MDEQ – N.P.D.E.S. Permit
- ☐ OCWRC – Sanitary Sewer Permit
- ☐ MDEQ – Sanitary Sewer Permit (Part 41)
- ☐ MDEQ – Water Main Permit (Act 399)
- ☐ MDOT Right-of-Way Permit
- ☒ RCOC Right – of –Way Permit (Southfield Road, 12 Mile) – **for any work in the Southfield Road right-of-way.**
- ☒ Other – **Lathrup Village right-of-way permit for any work in the Sunnybrook right-of-way.**

AGREEMENTS and EASEMENTS:

- ☐ Long Term Storm Water Maintenance Agreement
- ☐ Water Main Easement
- ☐ Water Main Bill of Sale
- ☐ Sanitary Sewer Easement
- ☐ Sanitary Sewer Bill of Sale
- ☐ Storm Sewer Easement

EXISTING CONDITIONS:

WATER MAIN: An existing 8" water main is located on the west side of Southfield Road. An existing 6" water main is located on the south side of Sunnybrook.

SEWER: An existing 12" sanitary sewer is located on the west side existing building.

An existing 12" storm sewer is located in the greenbelt on the north side of Sunnybrook.

PAVEMENT: Sunnybrook is a composite pavement section and Southfield Road and exposed concrete and a composite section. Southfield Road is under the jurisdiction of the road Commission for Oakland County.

SITE PLAN REVIEW COMMENTS:

General Comments:

1. If the existing water service from the building to the public water supply is determined to be lead, it must be replaced per current lead and copper requirements.
2. The existing pavement sections (especially along Sunnybrook right-of-way) must be able to support a future Mobile MRI. Verification from a geotechnical engineer will be requested.

Based upon the improvements proposed, detailed engineering plans will be required for work within Sunnybrook right-of-way.

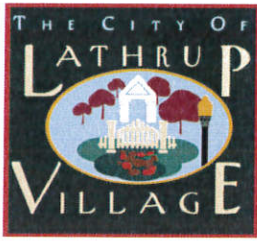
Respectfully,

GIFFELS WEBSTER

A handwritten signature in black ink, appearing to read 'S. Ringler', is written over a light blue rectangular background.

Scott A. Ringler, P.E.
Partner

Encl: Marked-up plans (pdf copy)



A HERITAGE OF GOOD LIVING

City of Lathrup Village
27400 Southfield Road
Lathrup Village, MI 48076
Phone: (248) 557-2600
www.lathrupvillage.org

Office Use Only

Date Submitted: _____

Administrative Review Date: _____

Site Plan Review Date: _____

Application for Site Plan Review

Pursuant to Sec. 6.1 site plan review requirements are intended to provide a consistent and uniform method of review of proposed development plans, to ensure full compliance with the regulations of this article and other applicable ordinances and state and federal laws, to achieve efficient use of land, to protect natural resources, and to prevent adverse impact on adjoining or nearby properties. It is the intent of these provisions to encourage cooperation and consultation between the city and the applicant to facilitate development in accordance with the city's land use objectives.

Project Location

Subject Property Address: **27215 SOUTHFIELD RD. LATHRUP VILLAGE, MI**

Subject Property Parcel Number: **24-14-483-014**

Project Name: **LIFE CENTER**

Applicant Information

Name: **RAMIL YUSUBOV - 27215 SOUTHFIELD RD LLC**

Address: **27215 SOUTHFIELD RD LATHRUP VILLAGE** State: **MI** Zip Code: **48076**

Phone Number: **917-633-4444** Cell: **SAME**

Email Address: **RAMIL@FOCUSMRI.COM**

Interest in Property: **LANDLORD**

Property Owner Information

Name: **27215 SOUTHFIELD RD LLC - RAMIL YUSUBOV**

Address: **27215 SOUTHFIELD RD. LATHRUP VILLAGE** State: **MI** Zip Code: **48076**

Phone Number: **917-633-4444** Cell: **SAME**

Email Address: **RAMIL@FOCUSMRI.COM**

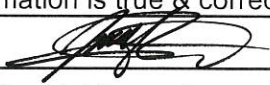
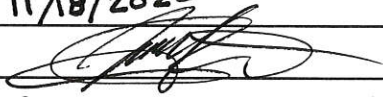
Proposed Building/Alteration Information

Proposed Use: **LIFE CENTER**

Existing Zoning: **MX MIXED USE**

Square Footage of New/Altered Building: **EXISTING - 3394 SF**

Number of existing jobs: **0** New jobs created: **5** FT **3** PT **2**

Project Architect				
Name:	SIEGAL THOMASLA ASSOCIATES ARCHITECT & PLANNERS INC			
Address:	29200 NORTHWESTERN HWY, SOUTHFIELD	State:	MI	Zip Code: 48034
Phone Number:	(248) 352-0999	Cell:	(248) 214-0169	
Email Address:	tzimmerman@sta-architects.com			
Project Engineer				
Name:	N/A			
Address:		State:		Zip Code:
Phone Number:		Cell:		
Email Address:				
Project Attorney				
Name:	N/A			
Address:		State:		Zip Code:
Phone Number:		Cell:		
Email Address:				
Required Submittal Information				
<p>Pursuant to Sec. 6.1.4 (C) Submission of site plan for final review: the applicant is required to submit the following materials to the City Hall 21 days prior to the targeted date of the formal Site Plan review. Failure to supply all required information will result in the rejection of the application by the Administration or the Planning Commission. Incomplete applications will not be accepted.</p>				
<input type="checkbox"/>	One (1) completed and signed copy of the application for site plan review			
<input type="checkbox"/>	Initial Submission - seven (7) signed, sealed, & folded copies of the site plan, and an electronic file Final submission- fourteen (14) signed, sealed, & folded copies of the site plan, and an updated electronic file			
<input type="checkbox"/>	Proof that the plan has been submitted for review to governmental agencies that have jurisdiction over any aspect of the project, including, but not limited to; the county road commission, county drain commission, county health division, Michigan Department of Transportation, Michigan Department of Environmental Quality, and other agencies deemed appropriate by the planning commission or city			
Signatures				
Application MUST be signed by both the applicant and legal property owner. The undersigned deposes that the foregoing and any attached information is true & correct.				
Applicant's Signature:				
Applicant's Printed Name:	RAMIL YUSUBOV (27215 SOUTHFIELD RD LLC)			
Date:	11/18/2020			
Owner's Signature:				
Owner's Printed Name:	RAMIL YUSUBOV (27215 SOUTHFIELD RD LLC)			
Date:	11/18/2020			

Site Plan Review Checklist

Pursuant Lathrup Village Zoning Ordinance Sec. 6.1.4 Required information on all site plans, the following items are required to complete an application for Site Plan Review. It is the responsibility of the applicant to ensure that the application is complete, factual and complies with the city's ordinances.

Site plans shall consist of an overall plan for the entire development, drawn to a scale of not less than one inch = 20 feet for property less than one acre, one inch = 30 feet for property larger than one acre but less than three acres, and one inch = 50 feet for property larger than three acres. Sheet size shall be at least 24 inches by 36 inches.

Sec. 6.1.4 (B) Descriptive and Identification Data

Y N N/A

<input checked="" type="checkbox"/>	<input type="checkbox"/>	Applicant's name and address, and telephone number.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Title block indicating the name of the development.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Scale.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Northpoint.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dates of submission and revisions (month, day, and year).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location map drawn to scale without northpoint.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Legal and common description of property.
<input type="checkbox"/>	<input type="checkbox"/>	The dimensions of all lots and property lines, showing the relationship of the site to abutting properties. If the site is a part of a larger parcel, the plan should indicate the boundaries of total land holding.
<input type="checkbox"/>	<input type="checkbox"/>	A schedule of completing the project, including the phasing or timing of all proposed developments.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identification and seal of architect, engineer, land surveyor, or landscape architect who prepared plan.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Written description of proposed land use.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Zoning classification of applicant's parcel and all abutting parcels.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proximity to driveways serving adjacent parcels.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proximity to section corner and major thoroughfares.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Notation of any variances which have or must be secured.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Net acreage (minus right-of-way) and total acreage, to the nearest one-tenth acre.

Sec. 6.1.4 (C) Site Data

Y N N/A

<input checked="" type="checkbox"/>	<input type="checkbox"/>	Existing lot lines, building lines, structures, parking areas, and other improvements on the site and within 100 feet of the site.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Front, side, and rear setback dimensions.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Topography on the site and within 100 feet of the site at two-foot contour intervals, referenced to a U.S.G.S. benchmark.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proposed site plan features, including buildings, roadway widths and names, and parking areas.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dimensions and centerlines of existing and proposed roads and road rights-of-way.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Acceleration, deceleration, and passing lanes, where required.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proposed location of driveway entrances and on-site driveways.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Typical cross-section of proposed roads and driveways.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Location of existing drainage courses, floodplains, lakes and streams, with elevations.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Location and dimensions of wetland areas. If deemed necessary because of site or soil conditions or because of the scope of the project, a detailed hydrology study may be required.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location of sidewalks within the site and within the right-of-way.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Exterior lighting locations and method of shielding lights from shining off the site.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Trash receptacle locations and method of screening, if applicable.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Transformer pad location and method of screening, if applicable.

Y N N/A

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Parking spaces, typical dimensions of spaces, indication of total number of spaces, drives, and method of surfacing.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Parking Calculations in accordance with Zoning Ordinance Standards
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The location of lawns and landscaped areas, including required landscaped greenbelts.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Landscape plan, including location, size, type and quantity of proposed shrubs, trees and other live plant material.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location, sizes, and types of existing trees five inches or greater in diameter, measured at one foot off the ground, before and after proposed development.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cross-section of proposed berms.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Location and description of all easements for public right-of-way, utilities, access, shared access, and drainage.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Designation of fire lanes.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Loading/unloading area.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The location of any outdoor storage of materials and the manner by which it will be screened.

Sec. 6.1.4 (D) Building and Structure Details.

Y N N/A

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location, height, and outside dimensions of all proposed buildings or structures.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Indication of the number of stores and number of commercial or office units contained in the building.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Building floor plans.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Total floor area.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location, size, height, and lighting of all proposed signs.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed fences and walls, including typical cross-section and height above the ground on both sides.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Building facade elevations, drawn to a scale of one inch equals = four feet, or another scale approved by the building official and adequate to determine compliance with the requirements of this article. Elevations of proposed buildings shall indicate type of building materials, roof design, projections, canopies, awnings and overhangs, screen walls and accessory building, and any outdoor or roof-located mechanical equipment, such as air conditioning units, heating units, and transformers, including the method of screening such equipment. Such equipment shall be screened from view of adjacent properties and public rights-of-way. Such screening shall be designed to be perceived as an integral part of the building design.

Sec. 6.1.4 (E) Information Concerning Utilities, Drainage, and Related Issues

Y N N/A

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Schematic layout of existing and proposed sanitary sewers and septic systems; water mains, well sites, and water service leads; hydrants that would be used by public safety personnel to service the site; and, the location of gas, electric, and telephone lines.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Location of exterior drains, dry wells, catch basins, retention/detention areas, sumps and other facilities designed to collect, store, or transport stormwater or wastewater. The point of discharge for all drains and pipes should be specified on the site plan.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indication of site grading and drainage patterns.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Types of soils and location of floodplains and wetlands, if applicable.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Soil erosion and sedimentation control measures.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proposed finish grades on the site, including the finish grades of all buildings, driveways, walkways, and parking lots.

Y N N/A

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Listing of types and quantities of hazardous substances and polluting materials which will be used or stored on-site at the facility in quantities greater than 25 gallons per month.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Areas to be used for the storage, use, loading/unloading, recycling, or disposal of hazardous substances and polluting materials, including interior and exterior areas.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Underground storage tanks locations.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Delineation of areas on the site which are known or suspected to be contaminated, together with a report on the status of site cleanup.

Sec. 6.1.4 (F) Information Concerning Residential Development.

Y N N/A

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The number, type and location of each type of residential unit (one-bedroom units, two-bedroom units, etc.).
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Density calculations by type of residential unit (dwelling units per acre).
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Lot coverage calculations.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Floor plans of typical buildings with square feet or floor area.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Garage and carport locations and details, if proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pedestrian circulation system.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Location and names of roads and internal drives with an indication of how the proposed circulation system will connect with the existing adjacent roads. The plan should indicate whether proposed roads are intended to be private or dedicated to the public.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Community building location, dimensions, floor plans, and facade elevations, if applicable.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Swimming pool fencing detail, including height and type of fence, if applicable.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Location and size of recreation open areas.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indication of type of recreation facilities proposed for recreation area.

Please Note:

Other data which may be required. Other data may be required if deemed necessary by the city administrative officials, planning commission, or city council to determine compliance with the provisions in this article. Such information may include traffic studies, market analysis, environmental assessment and evaluation of the demand on public facilities and services.

Life Center Adaptive Reuse

Revised SPA and Building Permit - November 30, 2020

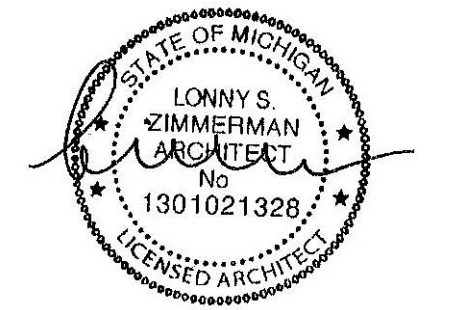
27215 Southfield Rd.
Lathrup Village, MI
48076



SIEGAL/TUOMAALA
ASSOCIATES
ARCHITECTS &
PLANNERS INC.

29200 northwestern hwy
suite 160
southfield, mi 48034

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f • 248 • 352 • 0088
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SITE LOCATION MAP

ARCHITECT:

SIEGAL/ TUOMAALA ASSOCIATES
ARCHITECTS & PLANNERS INC.

29200 northwestern hwy, suite 160
southfield, mi 48034
p • 248 • 352 • 0099
f • 248 • 352 • 0088
www.sta-architects.com

OWNER:

MR. RAMIL YUSUBOV
27215 Southfield Rd. LLC

27215 Southfield Rd
southfield, mi 48076
p • 917 • 633 • 4444

SHEET INDEX:

A.0	Cover Sheet
SITE-1	Existing Conditions Plan
SITE-2	Proposed Site Plan (Including Landscape)
A.101	Floor Plan
A.102	Reflected Ceiling Plan and Interior Elevations
A.103	Existing Building Elevations

project name:

Life Center
Adaptive Reuse

project location:

27215 Southfield Rd,
Lathrup Village, MI
48076

date/revision:

- Nov. 6, 2020
- Nov. 11, 2020
- Nov. 25, 2020
- Nov. 30, 2020 - Revised SPA
& Building Permit

sheet title:

Cover
Sheet

project number:

2527

sheet number:

A.0



project name:
Life Center
Adaptive Reuse

project location:
27215 Southfield Rd,
Lathrup Village, MI
48076

date/revision:

- Nov. 30, 2020 - Revised SPA
- & Building Perm

sheet title:

Existing
Conditions
Plan

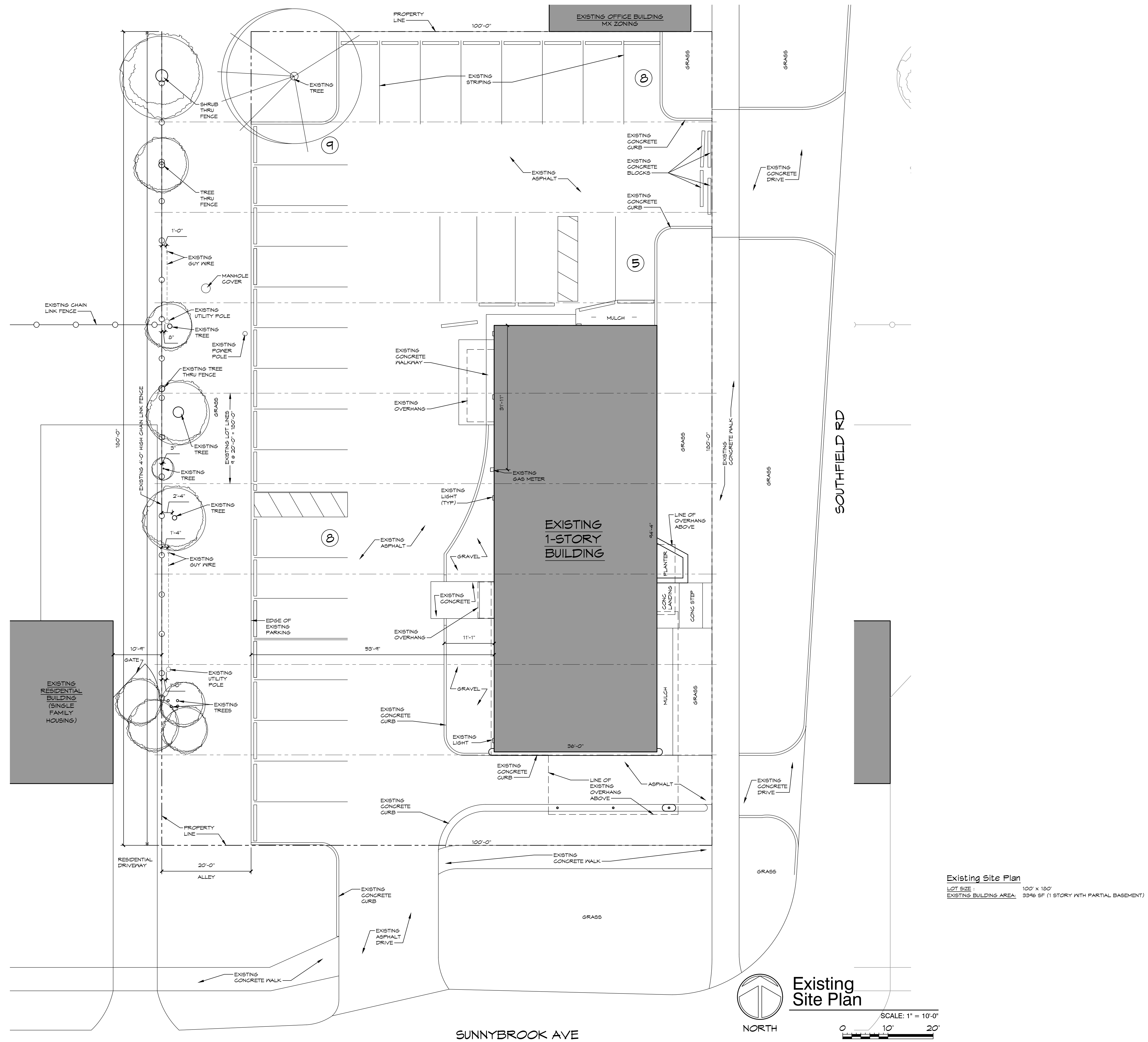
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2527

sheet number:

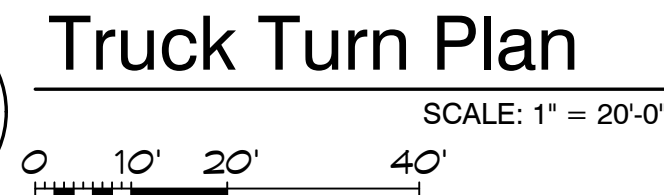
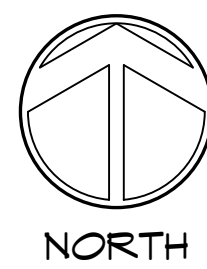
SITE-1

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PLANT SCHEDULE KEY:
 TO - THUJA OCCIDENTALIS 'NIGRA' DARK GREEN ARBORVITAE
 MS - MISCANTHUS SINENSIS 'LITTLE ZEBRA' LITTLE ZEBRA MAIDEN GRASS
 PM - PAEONIA 'FESTIVA MAXIMA' WHITE GARDEN PEONY



SITE DATA

Zoning District: "MX" Mixed Use District

Lot Size: 100' x 180' = 0.415 Acres

Legal Description: T1N, R10E, Sec 14 Louise Lathrup's California
Bungalow Sub Lots 100 - 116

Existing Building: 44'-4" x 36'-0" (excl. unoccupied basement.)

Building Setbacks
From R.O.W.: South/Fish Rd. (East): 7'-3"
Sunnybrook Ave. South: 0'-0"
Single Family "R-1" (West): 47'-4"
Office "MX" (North): 64'-6"

Proposed Use: Medical office use

Required Parking: 1 Space per 175 Gross SF
Existing Building: 3946 SF
Mobile MRI Occupied Area: 200 SF
3946 SF / 175 = 22 Spaces
200 SF / 175 = 1 Space
Total: 23 Spaces

Provided Parking: (incl. 2 accessible spaces) 23 Spaces

Parking Spaces Size: 8' x 20' with Min. 22' Drive Aisle
Accessible spaces: 8' x 20' with 8' Access Aisle between

Mobile MRI Unit Operating Hours: 7 am - 8 PM
Anticipated Frequency of Mobile MRI Unit on Site: 2 days per Week
Mobile MRI Unit Noise Level: 60 Decibels Max.

20' x 50'-0" New Concrete Pad For Mobile MRI Unit to be Shared
With Deliver Vehicles (1 Space @ 10' x 40' required)

No Trash Dumpster, Trash Cans @ Bldg. Rear Put Out For City Pick-Up

Existing Building Mounted Light Locations To Remain
No Additional Site Parking Lot Lighting

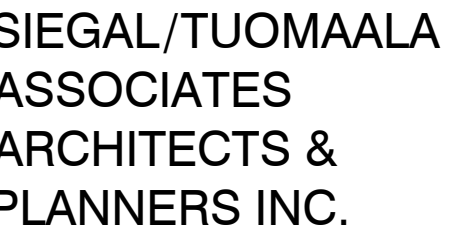
Landscape: 5% Landscape Parking Lot Coverage
5% x 100' x 180' = 900 SF Landscape Required
10.5% Provided = 1847 SF Landscape Provided

Parking Lot Landscape:
15 SF Per Parking Space Required
15 SF x 23 Spaces = 345 SF Required ± 400 SF Provided (Min.)

6 Ft. High brick embossed concrete site screen wall added along residential property line except at DTE power poles, guy wires and at residential driveway. Per residential property owner's written request, no screen wall at residential driveway and the existing chain link fence on the property line to be removed to allow screen wall construction.

Water service line to the building has been inspected at the meter and it has been determined to not be lead.

No Topographical or Boundary Survey information available.



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suite 160
southfield, mi 48034

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project name:
Life Center
Adaptive Reuse

project location:
27215 Southfield Rd,
Lathrup Village, MI
48076

date/revision:

■ Nov. 30, 2020 - Revised SPA
■ & Building Perm

sheet title:

Proposed Site Plan (Including Landscape)

project number:

2527

sheet number:

SITE-2

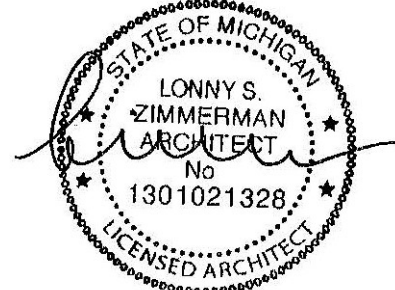
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■ Nov. 6, 2020
■ Nov. 30, 2020
■ Nov. 30, 2020 - Revised SPA
& Building Permit

sheet title:
Floor Plan

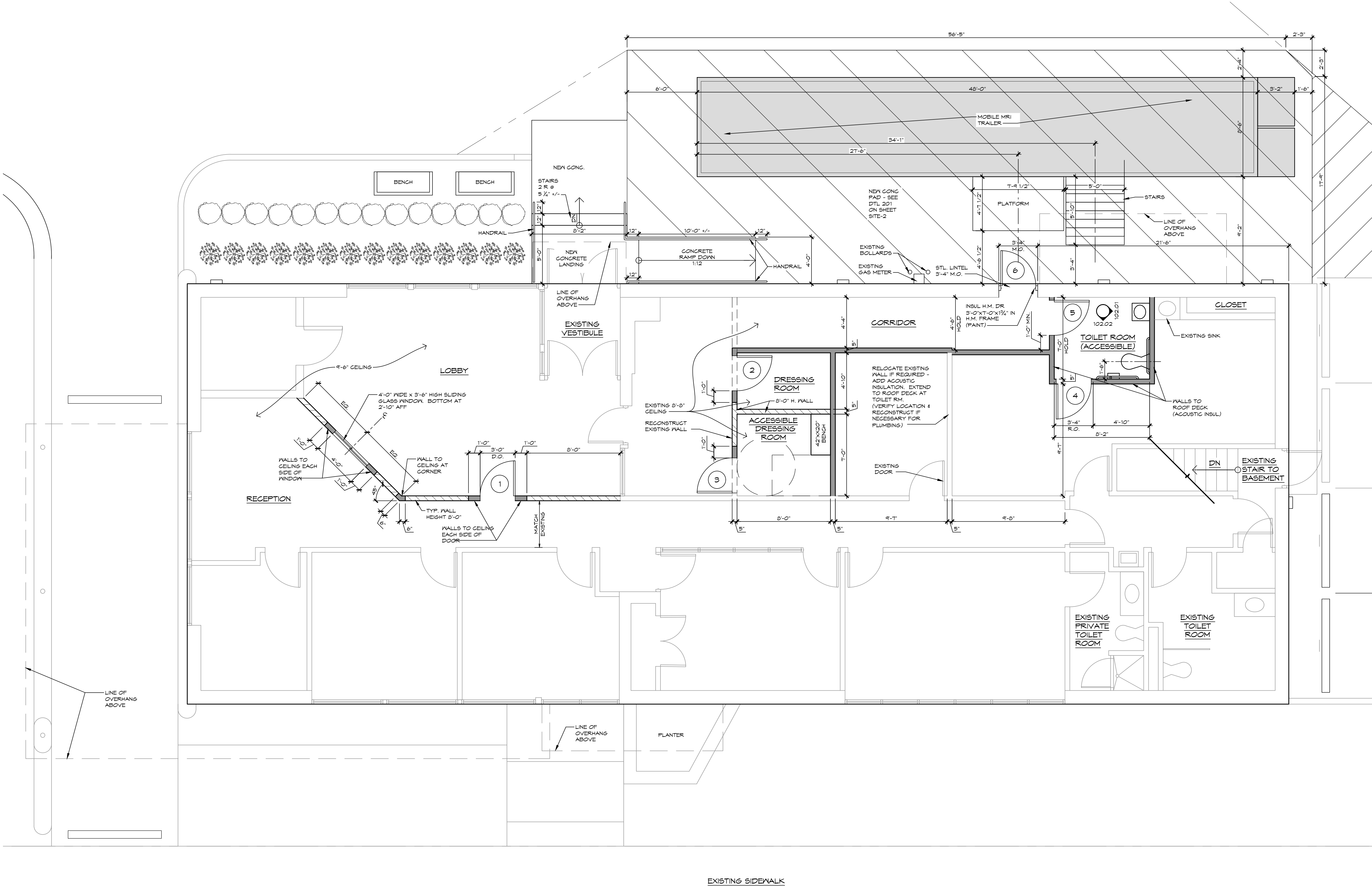
project number:

2527

sheet number:

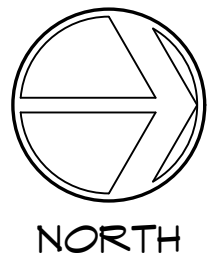
A.101

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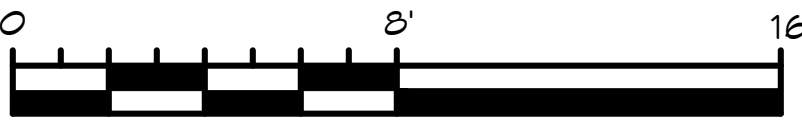
DOOR HARDWARE SCHEDULE	
DOOR NO.	HARDWARE
1	B, E, F, G
2	B, E, H
3	B, E, H
4	C, E, F, H
5	C, E, F, H
6	D, E, F, I

HARDWARE (ALL HARDWARE ACCESSIBLE)	
A	PASSAGE SET
B	OFFICE - LOCKSET
C	PRIVACY SET
D	MORTISE SET
E	3 HINGES (BALL BEARINGS)
F	CLOSER
G	FLOOR STOP
H	WALL STOP
I	KICKPLATE (PUSH SIDE)



Floor Plan

SCALE: 1/4" = 1'-0"



WALL LEGEND	
	NEW WALL TO CEILING UNLESS NOTED TO ROOF DECK
	NEW 8'-0" HIGH WALL
	EXISTING WALL TO REMAIN
	REMOVE EXISTING WALL

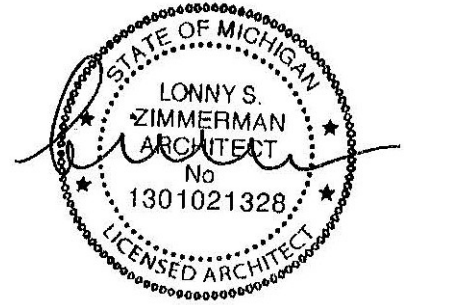
- NOTES:
1. WALLS: 3/4" GYP BD EA SIDE OF 3 3/4" MTL STUD @ 16" O.C. UNLESS NOTED OTHERWISE (UNO)
 2. TYPICAL NEW WALLS TO CEILING UNLESS NOTED OTHERWISE
 3. DOORS TO MATCH EXISTING: 3'-0"X7'-0"X1 3/4" S.G. WOOD (UNO) COORD W/ GENERAL CONTRACTOR.
 4. PAINT WALLS (UNO)
 5. NEW ACOUSTIC CEILING PER OWNER
 6. FLOORING PER OWNER
 7. MOUNTING HEIGHTS OF ALL NEW ACCESSIBLE TOILET ROOM FIXTURES PER MICH BUILDING CODE
 8. INSULATE NEW TOILET ROOM WALLS AND CEILING



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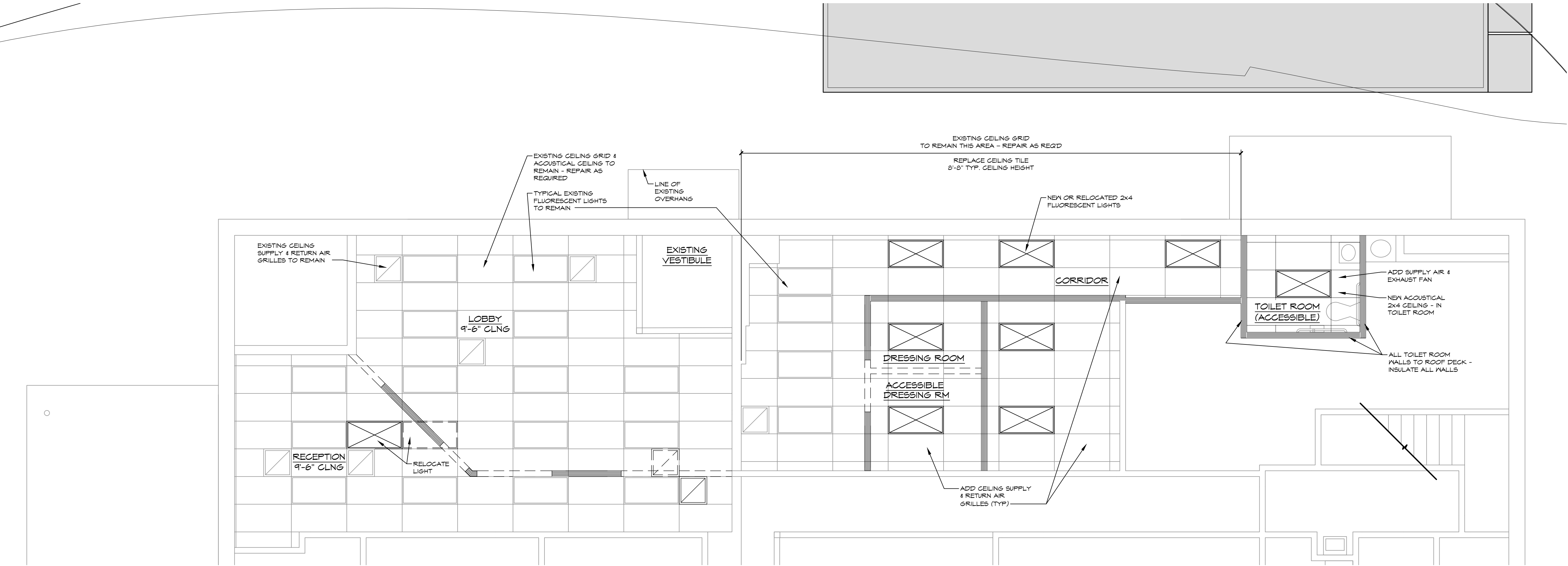
Reflected Ceiling
Plan and Interior
Elevations

project number:

2527

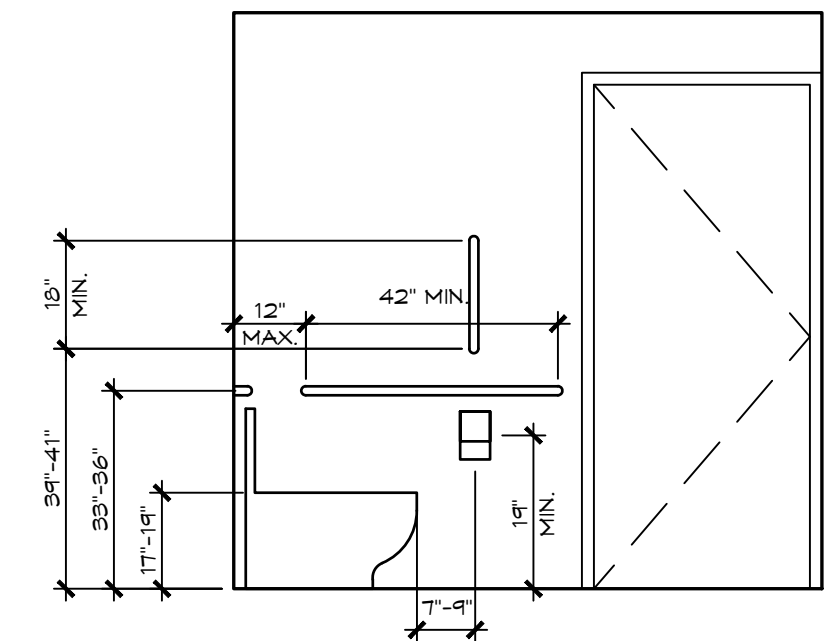
sheet number:

A.102



WALL LEGEND

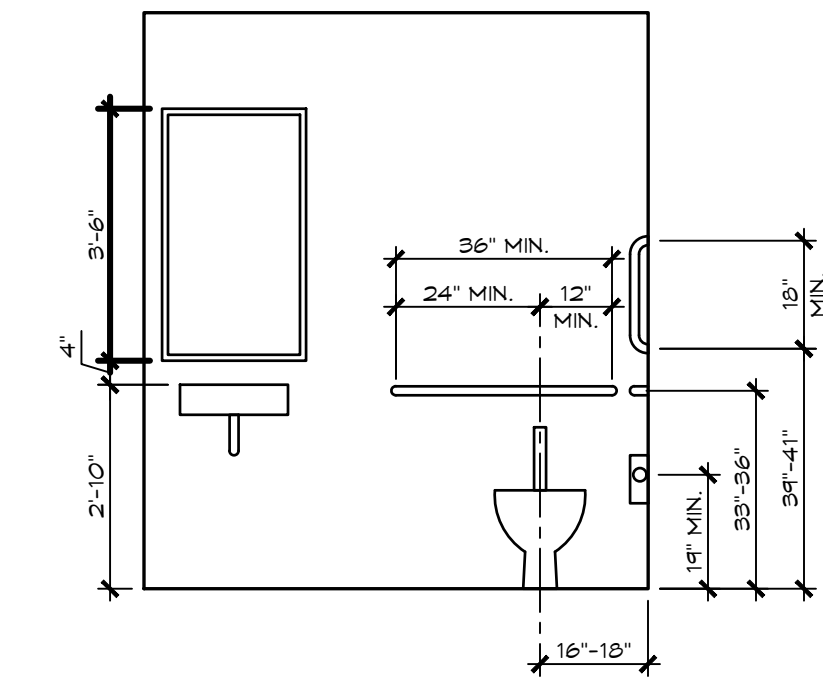
- NEW WALL TO CEILING
UNLESS NOTED TO ROOF DECK
- NEW WALL WITH TOP @ 8'-0" AFF -
OPEN ABOVE



Toilet Room
East Elevation

102.02
101

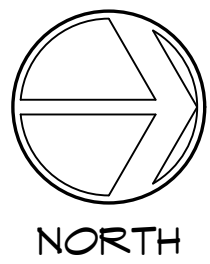
SCALE: 3/8" = 1'-0"



Toilet Room
North Elevation

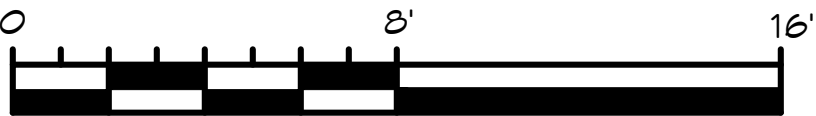
102.01
101

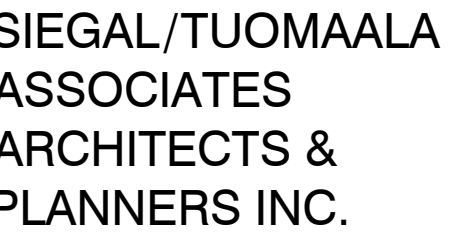
SCALE: 3/8" = 1'-0"



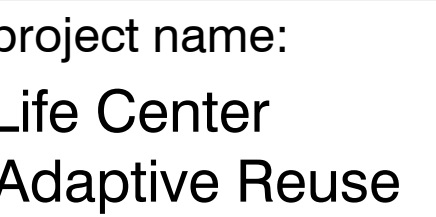
Reflected Ceiling Plan
Renovated Area

SCALE: 1/4" = 1'-0"





• 248 • 352 • 0099
• 248 • 352 • 0088
www.sta-architects.com

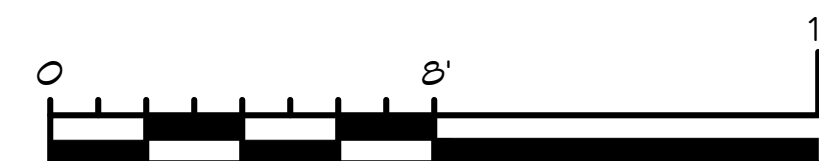


date/revision:
 ■ Nov. 30, 2020 - Revised SPA
 ■ & Building Permit

project number:

sheet number:

copyright 2020





A HERITAGE OF GOOD LIVING

Planning Commission

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

MEMORANDUM

To: Lathrup Village Planning Commission

From: Susie Stec, Manager – Community & Economic Development

cc: Sheryl Mitchell, City Administrator; Yvette Talley, City Clerk; Scott Baker, City Attorney

Date: December 11, 2020

Re: Proposed 2021 Meeting dates

The following are the recommended 2021 dates for the regular meetings of the Planning Commission. All dates are on the *3rd Tuesday of each month at 7:00pm.*

January 19	July 20
February 16	August 17
March 16	September 21
April 20	October 19
May 18	November 16
June 15	December 21

Community Experience Journal

An experience journal is a collection of stories, videos and personal experiences. This project will pull together the “collective wisdom” of the community to create a rich tapestry of experience illustrating the life and legacy of Dr. Martin Luther King Jr.

We invite you to submit responses to prompts about Dr. King. Responses may be captured as video, art, written word or social media posts.

LVTV will create a program of video responses as well as footage of any art pieces. The city will display written responses and art work in the lobby of City Hall during the months of January and February. We will share relevant social media posts to Facebook and Instagram with the tag #LVMLK2021 on our social media accounts.

Theme

Dr. King fought for “social justice” where, as a community, we would all have “equal rights, equal opportunities, and equal treatment.”

Adult Prompts

- What do you see as the current state of Dr. King’s dream?
- How can we positively influence and motivate the next generation of leaders?
- What memories do you recall of Dr. King, the civil rights movement and how it impacted your own life?

How to Participate

Residents can submit responses through the following methods starting Friday, December 11. We will accept submissions through Monday, January 18. Release forms are required for participation, including parental approval for minors.

Video Submissions

- Please drop off video submissions via a labeled flash drive to City Hall % LVTV. Preferred file format is mp4. Flash drives will be available for pick up after Jan. 18.
- Alternatively, you may upload videos to your own YouTube channel and send the link to LVTV@lathrupvillage.org.

Art and Written Word Submissions

Please drop off labeled pieces to City Hall % Christopher Clough for display in the City Hall lobby and inclusion in the video program.

Social Media Posts

Social media posts should be relevant to the prompts provided and use the hashtag #LVMLK2021. Please share posts via Facebook @LVparksandrec or Instagram @LVparks_rec.

Youth Prompts

- What is social justice and why does it matter?
- Why did Dr. King promote non-violent methods of protest?
- What will you do to be a social justice leader?

City of Lathrup Village
www.lathrupvillage.org
(248) 557-2600

EVERYBODY CAN BE
GREAT BECAUSE
EVERYBODY
CAN SERVE.

-DR. MARTIN LUTHER KING JR.



2021 MLK Day in Lathrup Village

UNITY IN SERVICE



How to Participate in the Citywide Food Drive

- Drop off donations to the Community Room in City Hall during business hours between Monday, December 14 and Monday, January 18
- Drop off donations to your block captain. A list of block captains is available at www.lathrupvillage.org
- Drop off donations to business collection sites. A list of business sites is located at www.lathrupvillage.org
- Participate in “Fill the Truck” porch collection dates
Friday, January 8
Saturday, January 16
- This drive is focused on in-kind donations. However, monetary gifts can be made directly to Lighthouse Oakland County at <https://lighthousemi.org/how-to-help/give/>

Dr. King said,

Why should there be hunger in any land when we have the resources to provide all of mankind with the basic necessities of life?

In the midst of an unprecedented year, the City of Lathrup Village is embracing non-traditional ways to honor Dr. King for Martin Luther King Jr. Day. The success of the Citywide Food Drive and the Community Experience Journal will require Villagers to work together and support each other in order to improve the lives of those in need.

Can we count on you?

Keep reading to learn how to participate.

Citywide Food Drive

Friday, December 11 - Monday, January 18
benefiting



The Lathrup Village Parks & Recreation department will host a friendly competition between sections of the city. We will award the neighborhood that generates the most donations and the neighborhood with the highest percentage of homes participating.

Look out for weekly themes and flash challenges.

Block captains are needed to inform and motivate neighbors to participate. Contact recreation@lathrupvillage.org to volunteer.

**“LIFE’S MOST PERSISTENT
AND URGENT QUESTION IS:
WHAT ARE YOU DOING FOR
OTHERS?”**

-Dr. Martin Luther King, Jr.

