

**MINUTES
CITY OF FARMINGTON HILLS
CITY COUNCIL MEETING
CITY HALL – COUNCIL CHAMBER
JANUARY 8, 2024 – 7:30 PM**

The regular session meeting of the Farmington Hills City Council was called to order by Mayor Rich at 7:30pm.

Council Members Present: Aldred, Boleware, Bridges, Bruce, Dwyer, Knol and Rich

Council Members Absent: None

Others Present: City Manager Mekjian, Interim City Clerk Lindahl, Assistant City Manager Mondora, Directors Kettler-Schmult, Schnackel and Sullen-Winn, Police Chief King, City Traffic Engineer Saksewski, and City Attorney Joppich

PLEDGE OF ALLEGIANCE

State Representative Samantha Steckloff led the pledge of allegiance.

APPROVAL OF REGULAR SESSION MEETING AGENDA

MOTION by Boleware, support by Aldred to approve the agenda as published.

MOTION CARRIED 7-0.

ADMINISTRATION OF OATH TO MAYOR PRO-TEM MICHAEL BRIDGES

Interim City Clerk Lindahl administered the Oath of Office to Mayor Pro-Tem Michael Bridges.

PROCLAMATION RECOGNIZING VICKI BARNETT FOR HER SERVICE TO THE CITIZENS OF FARMINGTON HILLS

The following Proclamation was read by Mayor Rich and accepted by former Mayor Vicki Barnett:

PROCLAMATION

Vicki Barnett

In Recognition of Exemplary Service to the Citizens of Farmington Hills

January 2024

WHEREAS, Vicki Barnett has represented the people of Farmington Hills with honor and distinction for nearly 30 years and is known as an effective, well-informed, honest leader who helped to make the City of Farmington Hills, Oakland County and the State of Michigan better places to live, work and do business; and,

WHEREAS, Vicki Barnett was first elected to the Farmington Hills City Council in 1995, where her strong vision, heartfelt advocacy and financial acumen served the City well during her tenure as a Council member, four terms as Mayor, three terms as a State Representative, and during her service with the Michigan Municipal League on the Board of Directors and as President; and,

WHEREAS, Vicki Barnett won decisive victories in each of her elections and served the people as a tireless advocate for strengthening the economy, creating jobs and

supporting families, causing her to be named as one of metro Detroit's most influential women by Crain's Detroit Business and chosen as the Legislator of the Year by the Police Officers Association of Michigan during her time in Lansing; and,

WHEREAS, from the beginning of her distinguished political career and throughout her many years devoted to public service, Vicki Barnett has worked diligently to improve the quality of life for all those around her and has had a major impact on the people in Farmington Hills and throughout the State of Michigan.

NOW, THEREFORE, BE IT RESOLVED that I, Theresa Rich, Mayor of the City of Farmington Hills, on behalf of the City Council, do hereby honor and thank **Vicki Barnett** for her commitment and service to the people of our City, and encourage everyone to respect and recognize the work of this highly dedicated individual.

PROCLAMATION RECOGNIZING MARY NEWLIN FOR HER SERVICE TO THE CITIZENS OF FARMINGTON HILLS

The following Proclamation was read by Councilmember Boleware and accepted by former Councilmember Newlin:

**PROCLAMATION
Mary Newlin
In Recognition of Exemplary Service to the Citizens of Farmington Hills
January 2024**

WHEREAS, Mary Newlin has served the City of Farmington Hills and its residents with honor and distinction, and was regarded by her colleagues as a compassionate, outspoken and common-sense leader during her time as a member of the City Council from 2019 to 2023 and as Mayor Pro Tem in 2022; and,

WHEREAS, Mary Newlin has resided in the City of Farmington Hills for more than 30 years and, as a longtime resident, knows that the key to a strong community is ensuring that every resident has a voice; and,

WHEREAS, Mary Newlin leveraged first-hand medical expertise gained during her extensive career as a registered nurse with a bachelor's of science in nursing as council liaison to the Commission on Community Health, which is dedicated to supporting and encouraging an environment where residents have access to quality health services and wellness programs; and,

WHEREAS, Mary Newlin, a mother of three Farmington Public Schools graduates, showed unwavering commitment to every family in the City of Farmington Hills as Council liaison to the Commission on Children, Youth and Families, which promotes an environment where children and families are happy, healthy, educated, safe and encouraged to reach their full potential; and,

WHEREAS, Mary Newlin was a forward-thinking council member who not only worked on behalf of current Farmington Hills residents, but to make the City and its services better for future generations who will call this City home.

NOW, THEREFORE, BE IT RESOLVED that I, Theresa Rich, Mayor of the City of Farmington Hills, on behalf of the City Council, do hereby honor and thank **Mary Newlin** for her loyal service to the people of our City, and encourage everyone to respect and recognize her contributions to ensure that the City of Farmington Hills is a place where everyone is welcome.

PROCLAMATION RECOGNIZING KEN MASSEY FOR HIS SERVICE TO THE CITIZENS OF FARMINGTON HILLS

The following Proclamation was read by Councilmember Bruce and accepted by Councilmember Knol on behalf of former Councilmember Massey:

**PROCLAMATION
Dr. Kenneth Massey
In Recognition of Exemplary Service to the Citizens of Farmington Hills
January 2024**

WHEREAS, Dr. Kenneth Massey has served the City of Farmington Hills and its residents with integrity for two decades, including four terms as a member of City Council, two terms as Mayor from 2015 to 2019, and as Mayor Pro Tem in 2006, 2010 and 2015; and,

WHEREAS, during his career in politics, Ken Massey has been involved in the Michigan Municipal League and the National League of Cities Public Safety Steering Committee, while remaining committed to his immediate community as vice president of his homeowners' association and as a member of the Council of Homeowner Associations; and,

WHEREAS, Ken Massey's insight and influence provided valuable contributions to the boards and commissions which he served as Council Liaison, including the Retirement Board of Trustees, the Emergency Preparedness Commission, of which he is a past chair, and the Economic Development Corporation as part of which he was instrumental in the establishment of The Hawk Innovation Center and Hatchery, a business incubator located inside the City's award-winning recreation center, The Hawk; and,

WHEREAS, Ken Massey's dedication to the City and its residents goes far beyond his service on City Council, as evidenced by his role in founding CARES of Farmington Hills in 2017, a non-profit that provides services to individuals and families in Farmington Hills and seven surrounding communities in Oakland and Wayne Counties, including a food pantry that supports more than 550 families monthly, and in establishing Farmington SAFE, a non-profit task force focused on facilitating conversations and providing resources around suicide prevention.

NOW, THEREFORE, BE IT RESOLVED that I, Theresa Rich, Mayor of the City of Farmington Hills, on behalf of the City Council, do hereby honor and thank **Dr. Kenneth Massey** for his tireless service to the people of our City, and encourage everyone to respect and recognize the contributions Ken has made to making the City of Farmington Hills even better.

State Representatives Samantha Steckloff and Jason Hoskins made comments and presented proclamations on behalf of the State of Michigan to former Mayor Vicki Barnett, Mary Newlin, and Dr. Ken Massey.

CORRESPONDENCE

There was no correspondence acknowledged.

CONSENT AGENDA

MOTION by Bruce, support by Boleware, to approve consent agenda items #9 through #14, as read.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRIDGES, BRUCE, DWYER, KNOL AND RICH
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

MOTION by Knol, support by Boleware, to approve consent agenda item #15.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRUCE, DWYER, KNOL AND RICH
Nays: NONE
Absent: NONE
Abstentions: BRIDGES

MOTION CARRIED 6-0-0-1.

PUBLIC QUESTIONS AND COMMENTS

Steven Ludwig spoke about difficulties with the SMART bus service. Immediately following his comments, Assistant City Manager Mondora met with him outside council chambers.

State Representatives Steckloff and Hoskins reported on legislative actions taken in 2023 and legislative goals for 2024, specifically calling out funding for a new fire engine and an Emergency Response Center, funding for CARES and the Holocaust Center, the Michigan Achievement Scholarship, and Michigan Reconnect – a program to assist people to attend community colleges tuition-free, voting reforms, and other legislative achievements.

Pamela Gerald spoke of her support of year-round African American history classes in the schools. She had also attended the study session this evening and felt the presenters had lectured rather than taken questions, and questioned some of the conclusions they had drawn regarding CLEMIS and the FHPD.

COUNCIL MEMBERS COMMENTS AND ANNOUNCEMENTS

There were no Councilmember comments or announcements.

CITY MANAGER UPDATE

City Manager Mekjian provided an update on the following:

- SiFi will be hosting a high-speed broadband informational meeting at the Farmington Library on January 17th from 10am to Noon.
- City Offices will be closed January 15th in recognition of MLK Day
- Farmington Library is holding many MLK Events

PUBLIC HEARING

PUBLIC HEARING AND CONSIDERATION OF ADOPTION OF THE FARMINGTON HILLS 2024-2028 PARKS AND RECREATION MASTER PLAN. CMR 1-24-01

Director of Special Services Schnackel explained that the Department is undertaking the process to prepare the five year Parks and Recreation Master Plan. The plan is a roadmap for parks, facilities, programs and activities decisions to be made in the next five years, as well as projected future needs.

Director Schnackel introduced Bob Ford, LAP + Creative, who consulted with the City relative to the Parks and Recreation Master Plan. Utilizing a PowerPoint presentation, Mr. Ford highlighted the following:

- Why is Farmington Hills updating their Parks and Recreation Master Plan?
 - The Plan is developed to meet the guidelines and grant requirements of Michigan DNR (Department of Natural Resources).
 - The DNR requires that community recreation plans be updated every five years to provide an opportunity to adapt to the changing needs and assets of a community.
 - To identify and evaluate any new or potential partnerships.
 - To create an Action Plan that can be aligned to an annual budget.
- The plan development process starts with talking with the community. Community input was gathered through a public input meeting and online opinion survey, after which a draft plan was created which goes before the public for a 30-day review, which had just concluded. The plan will next be submitted to the DNR. After DNR review and approval, the City is able to fill out application forms for grants. The plan is due to DNR February 1.
- Farmington Hills residents overwhelmingly support the condition of the existing facilities (78%) and existing parks and amenities (75%). The lowest rated parks were Olde Town Park and William Grace Dog Park, with 33% of respondents rating them “poor” to “adequate.”
- Priorities for improvement include:
 1. Walking/hiking trails
 2. Costick Activities Center
 3. Biking paths
 4. Nature Center
 5. Playgrounds
- When asked what could be added, respondents mentioned:
 - More senior activities
 - More activities for teens
 - More activities for disabled individuals, particularly those who are neurodivergent or intellectually disabled
 - Additional tennis courts
 - Additional trails
- Goals and objectives included:
 - Accessibility
 - Facilities Forward
 - Connectivity
 - Environmental awareness and preservation
 - Communication

- Community relationship/partnerships
- The Action Plan (or Capital Improvement Plan) prioritized such things as:
 - An adaptive playground and splashpad at Heritage Park
 - Resurfacing cart paths at Farmington Hills Golf Club
 - Baseball dugouts at Founders Sports Park
- The Action Plan helps with parks and recreation decision making regarding:
 - Programming
 - Land Acquisition
 - Capital or minor improvements
 - Building ties with the community

Council questions

In response to questions, Director Schnackel and Mr. Ford gave the following further information:

- Over 1000 people participated in the online survey, which was promoted via lawn signs and social media outreach. Hard copies were available at the Costick Center and the HAWK, and other locations.
- Survey response was greater than 5 years ago. An acceptable response rate is between 1% - 7%, and the response was over 1%. Once there are over 500 responses, the trends stay pretty stable.
- There is a list of answers to questions in graph form as well as a list of comments from respondents in the final report appendix.
- Regarding the dog park, while there was interest in making improvements, the City has a great network at the dog park that is very well connected.
- City Council will be receiving recommendations regarding a path forward to ensure facility maintenance and excellence, and funding for that effort.

Council comments

Council acknowledged public responses, especially the desire for more walking paths and trails, and the desire to seek ways to acquire more land for parks within the City.

Director Schnackel said there are record numbers of people using the parks, and there is a strong interest in interconnectivity between parks and facilities.

Public Hearing

Mayor Rich opened the public hearing for this item.

Dan Fantore, Chair of the Farmington Area Commission on Aging, advocated on behalf of those 50 and better relative to future use and needs of the Costick Center. The Commission recommends a senior-friendly facility with programming to meet the needs and desired activities of this population while preserving all current programs and services. The Commission agrees with the five year plan and recommendation that a study be conducted to determine the best course for the future of the Costick Activities Center – the facility, the site, and the programming. To best advocate for those 50 and better who will use the Costick Center or its replacement, the Commission requests a seat at the table.

Pat Hansen, City of Farmington, said she used the Costick Center continuously. She wondered why a recommendation was being made for another study session for the Costick Center. She asked what the \$7M for the 3rd floor of the HAWK was for, and what the \$20M for the Costick Center would be used for. People 50 and older are the City's most valuable people, and the Costick Center supports them. She noted the Costick Center would be closed 11 days for early voting; where will the Center's activities go during that time?

In response, Mayor Rich said the next study session regarding the Costick Center would be to answer additional questions that had been put forward.

As no other public indicated they wished to speak, Mayor Rich closed the public hearing and brought the matter back to Council.

MOTION by Bruce, support by Bridges, that the City Council of Farmington Hills hereby adopts the City of Farmington Hills 2024-2028 Parks and Recreation Master Plan.

MOTION CARRIED 7-0.

PUBLIC HEARING AND CONSIDERATION TO PERMIT THE PARTIAL REDEVELOPMENT OF THE HUNTER'S SQUARE SHOPPING CENTER, PUD PLAN 2, 2023, INCLUDING SITE PLAN 67-9-2023.

Director of Planning and Community Development Kettler-Schmult introduced Planning Consultant Bahm, who gave the following information:

- This request is for a planned unit development (PUD) project at the Hunter Square Shopping Center.. The PUD tool gives the City the ability to work with a developer on a project that meets certain goals of the City, while having the flexibility to waive some of the requirements of the zoning ordinance to allow for a project that is better than one that could be developed traditionally.
- The project includes a revamp of several larger tenant units, the addition of some outlots along Orchard Lake Road, and some accompanying changes to the parking lot. The project will remain completely commercial without any other types of uses included. This evening's focus will not be on uses, except to point out those proposed uses that would not be permitted in the underlying B-2 (community business) zoning district.
- The site is 28.82 acres. There are no wetlands and no notable natural features, except for some of the trees that are on the site. A tree survey has been provided.
- The site is accessed from five driveways on Orchard Lake Road with an additional access point to 14 Mile Road via an easement on a neighboring property.
- Planning Consultant Bahm reviewed the PUD process, which included as a first step a determination by the Planning Commission that the project qualified for a PUD based on criteria and procedures outlined in the Zoning Ordinance. The Planning Commission made this finding on August 17, 2023.
- Following PUD qualification, a public hearing was held on November 16, 2023, and the Planning Commission then made a recommendation of approval to City Council. Should the PUD be approved by City Council, a PUD contract will be entered into by the developer and the City.
- A PUD should not be used when the same land use objectives can be accomplished through regular zoning and should not be used to get around the requirements of the Zoning Ordinance. A PUD should also provide community benefit to balance any deviations from the ordinance sought by the developer. A PUD development should not add materially to the City's service and facility loads beyond those that are normally considered.
- The applicant has provided a traffic study.
- In terms of community benefit, the applicants list the following: public artwork, reduction of paved areas on site, addition of pedestrian pathways, traffic calming measures to increase pedestrian safety, diversity of uses on site including grocery, restaurants, office, and entertainment; enhancement of

existing landscape buffer adjacent to residential to the west; enhancement of landscape buffer along Orchard Lake Road, additional shrubs and perennial landscape enhancements within the parking lot; additional outdoor plaza areas with benches, addition of stormwater quality measures. The applicant has suggested a deferred benefit of a future covered bus stop, if and when SMART reinstates a bus line in the area; and reduction of 424 spaces and reduction of pavement.

- The project will result in a reduction of 7000sf of building area.
- The proposed uses in the shopping center would be consistent with the uses that are permitted in the B-2 district including retail businesses, personal service establishments, and fast food or carry out restaurants. The applicant is also proposing several uses that are not permitted in the B-2 district including a drive-through restaurant, pharmacy pickup window, sidewalk sales, indoor recreation facilities, and a veterinary hospital or clinic.
- The 2009 Master Plan is the guiding document in this case.
- Lot coverage is 28.5%.
- There have been studies regarding improving the Orchard Lake Road corridor for 20 years, including a 2002 coordinated Orchard Lake Road Corridor Study conducted from 8 Mile to Sylvan Lake. A vision for the area includes increased density, increased intensity of uses, and enhanced pedestrian and bicycle accommodations and amenities.
- Walkable communities have destinations that can be walked to, with improved aesthetic environment.
- Some elements in this plan meet the goals and visions of earlier Orchard Lake Road studies.
- The Planning Commission is wrapping up its master plan review, where there was a big focus on redevelopment opportunities, including to the west and the north along Orchard Lake Road and Northwestern Highway.
- Deviation requests attached to this proposal include:
 - a front yard setback of 58.49 feet where 75 feet is the minimum setback required;
 - a rear yard setback of 69.34 feet where 75 feet is the minimum setback required;
 - the applicant to not provide a pedestrian connection between the existing sidewalk along Orchard Lake Road and proposed outlot "G" where connection is required;
 - drive-in restaurant use where such use is not permitted within the B-2 District;
 - drive-in pharmacy use where such use is not permitted within the B-2 District;
 - sidewalk sales on a permanent basis where such use is permitted only on a seasonal basis within the B-2 District;
 - indoor recreation facility use where such use is not permitted within the B-2 District;
 - veterinary hospital or clinic where such use is not permitted within the B-2 District;
 - stacking lane for proposed outlot "G" to be within a front yard where such lanes are prohibited in front yards;
 - dumpster enclosures to be within front yard where such enclosures shall not be within front yards;
 - fifteen (15) loading spaces where twenty (20) spaces are required; and
 - five (5) signs on the front façade of major building "E" where two (2) signs are the maximum number permitted on one (1) façade.
- Aerial schematics outlined the pedestrian experience throughout the site, the connections between the outlot buildings, and the layout of those buildings.

- Lighting should be adjusted to meet the uniformity ratio and the color temperature should be adjusted to color temperatures below 3500 Kelvin.
- The applicant is requesting the reuse and/or relocation of currently nonconforming signs,

Applicant presentation:

David Ortner, RPT Realty, was present on behalf of this request for PUD approval. Mark Drane, Rogvoy Architects, was also present.

Mr. Ortner highlighted the following:

- This project represented a redevelopment of about 185,000sf at Hunter's Square, resulting in a slight reduction of overall ground floor area. This is an opportunity to develop the site as a regional retail center on a primary corridor.
- Right now Hunter's Square has over 200,000sf of vacancies.
- The project has been designed to maximize the appeal to potential retailers and activate the site with increased pedestrian access, common space for public use, and placemaking.

Council questions:

In response to questions from Council, Mr. Ortner gave the following further information:

- RPT Realty had had discussions with the owners of Marvelous Marvin's Mechanical Museum (Marvin's); they had reached out to Marvin's several times. Marvin's had let RPT Realty know they were interested in relocating to a larger space, and were in conversation with other locations also.
- Marvin's lease expires January 2025.
- The City's Economic Development Director had also reached out to Marvin's.
- The 200,000sf vacancy represented about 2/3 of the space at Hunter's Square.
- The proposed Meijer would be about 70,000sf. There would be two new 25,000sf spaces, and one new 40,000sf space.
- The construction time period from start of demolition to completion is about 18 months, contingent upon approvals being granted.
- The site could be developed under standard zoning, but the options would be limited, and it might be more difficult to attract tenants. The developer was seeking the ability to create a center that offers flexibility in order to attract a diverse tenancy, including entertainment uses and different dining options. Developing the property under straight B-2 zoning would not serve the highest and best use of the site.
- Total cost of the project is between \$50M-\$70M. A significant portion of the site is obsolete.
- Meijer had signed a contingent lease. No other tenants were committed, but there was significant interest from the business/retail community in this redevelopment.
- Hours of operation for the Meijer would be 6am to midnight.

Council discussion

- Regarding community benefit, Council comments included:
 - The community benefits attached to this PUD project did not seem significant.
 - The requested deviations did not benefit the community. The requested drive-through could create congestion.
 - The impact of the reduced square footage mostly impacted the back of the development. The reduced square footage increased available parking in the front, which was not desirable.
 - Sidewalk sales were not an incentive to approve this plan.
 - While there was going to be more landscaping close to Orchard Lake Road, this did not constitute a major community benefit.

Mr. Ortner said the benefit was the redevelopment of a shopping center with an intense amount of vacancy, and with the potential for even further vacancy. The redevelopment will bring in a strong mix of tenants that will serve the community, and will solidify the site as a regional retail center on a major Farmington Hills corridor. They were seeking a PUD to provide flexibility to future tenants, and to activate the space by reducing setbacks.

- While it might be true that the primary benefit is the redevelopment of this property, the walkways and areas of green space were minimal. Could these benefits be maximized further?
- The Planning Commission had addressed walkability on the site, and supported outdoor dining.
- Regarding building materials and design, Council comments included:
 - Council would like to see more high quality building materials. This was especially true regarding the proposed Meijer, which several Council Members had thought would appear similar to the Corner Market at 13 Mile and Woodward, or more similar to Fresh Thyme in downtown Farmington. The design as presented was a big disappointment.
 - Regarding the signs, Council did not think the 5 requested signs were necessary for the grocer building and did not give an upscale look for this entry into the City.
 - Council wanted to see more placemaking, creating a space where people want to gather. While this might never be a “downtown,” it could be better than proposed.

Mr. Drane, the project architect, showed renderings of the proposed development and highlighted the following:

- The outbuildings were pushed forward so as to eliminate parking in front, increasing the green space from 15’ to 50’.
 - The development was designed around the idea of form-based zoning. The buildings were all masonry, with glass on all four sides. Pedestrian areas engaged the community, with walkable paths, outdoor meeting spaces, and string lights between the buildings where benches will be placed for public gathering.
 - Only 2500sf of a 7000sf building will be a drive-through restaurant. The developers had painstakingly screened the stacking lane with landscaping and screen walls.
 - Renderings showed examples of public art.
 - The design of the Meijer would be similar to that at a shopping center at Big Beaver and Rochester Roads, where the Meijer is also surrounded by a variety of uses.
 - Meijer would have a drive-through pharmacy pickup window.
 - In general, the developers were trying to be thoughtful and modest in the overall design of this redevelopment.
- Regarding the drive-through, Council comments included:
 - Some council members were concerned about encouraging drive-throughs in this area. There were also concerns about the drive-through layout, which was not ideal.
 - The City needed sit-down restaurants, not fast food places.
 - Drive-through restaurants at busy shopping centers on major thoroughfares are problematic.

Mr. Ortner said a traffic study had been completed and submitted. The drive-through building has been designed with ample stacking.

Mr. Ortner clarified that of the 4 outparcel buildings along Orchard Lake Road, only one is proposed as a drive-through. The other buildings are flexible buildings between 5000 and 6500sf and could house sit-down restaurants. The leasing team will be pursuing those kinds of tenants.

The type of tenant envisioned for the drive-through location was not fast-food, but rather a restaurant that also needed a pickup window.

- Regarding Marvin's Marvelous Mechanical Museum (Marvin's), Council comments included:
 - Council understood that Marvin's is a community asset with a long history in Farmington Hills. However, Council could not dictate who the tenants must be in a retail development.

Traffic Engineer's Review

City Traffic Engineer Mark Saksewski said the City had received a traffic impact study for this proposed Planned Unit Development. Engineer Saksewski had provided comments to the applicant, and the applicant has indicated there would be no issues addressing those comments.

The traffic study was a general review of the overall site and land use. There were no specifics on the drive-through yet, including stacking.

A use such as a Chick-fil-A drive-through restaurant would require an additional traffic impact statement and would also likely return to the Planning Commission for review.

Mayor Rich called a short break at 9:37pm and reconvened the meeting at 9:47pm.

Public Hearing

Mayor Rich opened the public hearing on this item.

Pamela Gerald referenced comments from Urban Planner Robert Gibbs, who said that just because zoning allows a business, the community and the City do not have to allow it if it would be considered "hodgepodge." She asked for confirmation that the Meijer will not be open 24 hours a day, why a jewelry store was being shown in the renderings, when so many 'smash and grabs' were occurring and how this shopping center could be walkable with two roundabouts close by. She added that a sit-down restaurant be provided rather than fast-food.

Will Bowen, Bayshore Drive, currently worked at Marvin's. Marvin's was a unique place, and 50,000 people had signed an online petition supporting Marvin's. Marvin's had a tight-knit, yet widespread community. Their shared history keeps people coming back. The history, the character, and the memories of Marvin's that have been preserved for generations were beyond words. While business and developments change, an argument must be made for preserving this historic store.

JB said when he came to Marvin's from out of town, he would have dinner at Buffalo Wild Wings. This PUD didn't have to be approved because it did not fit in Farmington Hills.

Hailey Fugate, Livonia, said she worked at Marvin's, and knew nothing could replace it.

Rachel Cronkhite, Allen Park, said that she came to Farmington Hills to visit Marvin's. She agreed it would be nice to have more restaurants. The renderings showed trendy stores that looked empty. Losing

Marvin's would leave a big hole that will be very difficult to fill. She noted that a similar Meijer was proposed in Livonia and Plymouth, and in both cases had been opposed by the community.

Weston Brooks, Ferndale, said he comes to Farmington Hills to visit Marvin's. He would not come to Farmington Hills for a Meijer. Marvin's has many fragile, antique items that would be difficult to move.

Conner Japikse, Grosse Pointe Park, said the community needed to stand together to support Marvin's. Even if Marvin's ended up staying in this shopping center, the process of clearing the store out for either renovation or moving to another location in the center would put Marvin's in financial jeopardy. Everyone needed to show support for Marvin's not just with passionate words and massive petitions, but with actions.

Jacob Keeler, Hunter Square complex, Farmington Hills, said that Marvin's was a distinct draw to the area. The shopping center redevelopment as proposed did not fit this area.

Claire Romanchuck also lived in Hunter Square complex. She agreed that the plaza did need to improve. However, the proposed redevelopment was close to a worst case scenario. There was already an Aldi and a Whole Foods in the area; Meijer would be redundant. There has to be some way forward to protect an institution as widely beloved and cherished as Marvin's.

Seeing that no other public indicated they wished to speak, Mayor Rich closed the public hearing and brought the matter back to the Council.

Councilmember Bruce said that he loved Marvin's. However, whether or not City Council approved the PUD, the developers could still redevelop the site under normal zoning rules. The City cannot tell businesses or landowners who they must have as tenants. With 200,000sf of vacant space, the site needs to be redeveloped. A PUD gives the City the ability to negotiate with a developer.

Councilmember Bruce offered a motion, with Councilmember Bridges supporting, to approve the proposed PUD, with the following conditions:

- A covered bus stop be provided.
- Move the dumpster out of the front yard.
- Decrease the color temperature of the lighting to 3500 Kelvin or below, with a 4:1 uniformity ratio, as well as in the lighting recommended by the planning consultants.
- Add bicycle parking.
- Add more pedestrian markings on the plan, particularly across the drive-through lanes.
- Provide additional landscaped areas along Hunter's Lane and Orchard Lake Road at the southeast corner.

Councilmember Bruce said that while he was not particularly thrilled about having a Meijer move to this location, he was also not thrilled about having 200,000sf of empty buildings.

Mayor Pro-Tem Bridges said he was confident the applicant would work with Marvin's to ensure that they are given a fair opportunity to be part of this project, and noted the City had also reached out to Marvin's to offer them resources and information in order to maintain their tenancy there. He supported the motion.

Councilmember Aldred thought there was still not enough public benefit attached to this PUD. He did not support having a drive-through restaurant at this location. Redevelopment was needed, and it was helpful to see the additional renderings, but he could not support this motion this evening.

Councilmember Boleware did not support having a drive-through restaurant at this location. She also did not find the appearance of the Meijer store to be appealing, especially at this gateway location. She would like to see additional thought put into the façade of the Meijer building.

Councilmember Knol also had concerns with the drive-through as proposed. She was not opposed to all drive-throughs, but she was opposed to a fast food restaurant at this location. She noted that an approval could be conditioned on prohibiting the restaurant from having any sort of fryers, thus eliminating the possibility of a fast-food drive-through. Her other big concern was that the Meijer was the first thing someone saw as they came south on Orchard Lake Road. She wanted a different look there, not a typical Meijer storefront with 5 signs. For her to support this PUD the Meijer building would need to be rethought. She also questioned approving grandfathering nonconforming signs.

Director Kettler-Schmult said the request to grandfather nonconforming signs addressed the issue that Marvin's iconic sign was nonconforming.

Councilmember Knol said she could support preserving the Marvin's sign, but did not want to give approval for other nonconforming signs.

Mayor Rich said she would not support the motion. She appreciated seeing additional renderings, but that was not a contract. She would need more specific information, including detail on materials, signage, and public art. She liked the idea of prohibiting fryers at the drive-through restaurant.

City Manager Mekjian said that issues of materials, landscaping, pedestrian access, etc., had been discussed at an internal November 27 meeting, with a summary forwarded to Council. He wondered if the developer was open to postponing action to give time for the developer and City staff to work through the stated issues, and return to Council with a plan that addressed those issues.

After brief discussion, Mr. Ortner said that he would support postponing action to the February 12, 2024 City Council meeting date. The motion on the table was withdrawn.

MOTION by Bruce, support by Bridges, that the City Council of Farmington Hills hereby postpones the consideration to permit the partial redevelopment of the Hunter's Square Shopping Center, PUD Plan 2, 2023, including Site Plan 67-9-2023 to the February 12, 2024 City Council meeting.

MOTION CARRIED 6-1 (Dwyer opposed).

For the sake of the public present, City Attorney Joppich advised that the February 12 meeting will not be noticed as a public hearing, as the public hearing had been held. The agenda will be posted on the City's website.

NEW BUSINESS

CONSIDERATION OF APPOINTMENTS TO VARIOUS BOARDS AND COMMISSIONS.

Pamela Gerald spoke of her experience applying for a seat on three of the City's Boards and Commissions and while she was appointed to a board, it was not any of the three she had applied for, although they had vacancies. It appeared that people were appointed to Boards and Commissions based on friendship and family relationships and encouraged the Mayor and Council to seek appointees from a wider pool of applicants.

Mayor Rich thanked Ms. Gerald for her comments and noted that she had never met five of the people being appointed tonight but had talked with them by phone.

MOTION by Bridges, support by Knol, that the City Council of Farmington Hills hereby confirms the Mayor's recommendation to appoint the following individuals:

Master Plan Steering Committee

Mayor Theresa Rich

Randy Bruce

Council Liaisons for Boards & Commissions

Mayor Theresa Rich

Board of Review, Grand River Corridor Improvement Authority, Mayors Youth Council

Mayor Pro-Teem Michael Bridges

Farmington Area Commission on Aging, Economic Development Corporation

Valerie Knol

Beautification Commission, Historical Commission, Historic District Commission

Jackie Boleware

Brownfield Redevelopment Authority, Commission on Community Health, Committee to Increase Voter Participation, Farmington Area Arts Commission

William Dwyer

Commission on Children, Youth & Families, Retirement Board

Jon Aldred

Emergency Preparedness Commission, Parks & Recreation Commission

Committee to Increase Voter Participation

Catherine Brown

Length of Term:
3 years

Term ending:
February 1, 2027

Catherine will fill the vacancy left by Marc Thomas who resigned.

Adam Harrell

Length of Term:
3 years

Term ending:
February 1, 2027

Adam will fill the vacancy left by Ashley Riley who resigned.

Thomas Engle	Length of Term: 3 Years	Term ending: February 1, 2027
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Thomas will fill the vacancy left by Deb Kendzierski who resigned.

Beautification Commission

Dr. Robert Levine	Length of Term: 3 years	Term ending: February 1, 2027
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Dr. Levine will fill the alternate vacancy.

Grand River Corridor Improvement Authority

Jerry Price	Length of Term: 4 years	Term ending: February 1, 2028
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Jerry will fill the vacancy left by Michael Gendjar.

Zoning Board of Appeals

Lloyd Banks	Length of Term: Unexpired Term	Term ending: February 1, 2026
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Lloyd will fill the alternate vacancy left by Asim Khan.

Commission on Aging

Vivek Das	Length of Term: 3 years	Term ending: February 1, 2027
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Vivek will fill the alternate vacancy left by Karina Weglarz.

Commission on Community Health

Ikramuddin Khan	Length of Term: 3 years	Term ending: February 1, 2027
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Ikramuddin will fill the vacancy left by La Keshia Young who resigned in 2022.

MOTION CARRIED 7-0.

CONSENT AGENDA

RECOMMENDED APPROVAL OF EXECUTING THE MEMORANDUM OF UNDERSTANDING AND MUTUAL NON-DISCLOSURE AGREEMENT WITH MITSUBISHI ELECTRIC AUTOMOTIVE AMERICA, INC. CMR 1-24-02

MOTION by Bruce, support by Boleware, that the City Council of Farmington Hills hereby authorizes the City Manager to execute the Memorandum of Understanding and Mutual Non-Disclosure Agreement with Mitsubishi Electric Automotive America, Inc.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRIDGES, BRUCE, DWYER, KNOL AND RICH

Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF PURCHASE OF ONE JOHN DEERE TX TURF GATOR WITH ALL TERRAIN TIRES AND ELECTRIC LIFT AND ONE JOHN DEERE TX DELUXE CARGO GATOR WITH TURF TIRES FROM DEERE & COMPANY IN THE TOTAL AMOUNT OF \$19,724.93. CMR 1-24-03

MOTION by Bruce, support by Boleware, that the City Council of Farmington Hills hereby authorizes the City Manager to approve a purchase order to Deere & Company in the amount of \$19,724.93, for the purchase of one (1) John Deere TX Turf Gator with all terrain tires and electric lift and one (1) John Deere TX Deluxe Cargo Gator with turf tires and to take delivery of the equipment via Revels Turf & Tractor as an authorized dealer.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRIDGES, BRUCE, DWYER, KNOL AND RICH
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF RESCHEDULING THE REGULAR CITY COUNCIL MEETING OF FEBRUARY 26, 2024 TO FEBRUARY 5, 2024.

MOTION by Bruce, support by Boleware, that the City Council of Farmington Hills hereby reschedules the regular City Council meeting of February 26, 2024 to February 5, 2024.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRIDGES, BRUCE, DWYER, KNOL AND RICH
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF A RESOLUTION FOR ACCEPTANCE OF THE 2023 TRANSPORTATION ASSET MANAGEMENT PLAN. CMR 1-24-04

MOTION by Bruce, support by Boleware, that the City Council of Farmington Hills hereby accepts the 2023 Transportation Asset Management Plan and will provide a copy of the resolution as well as the Transportation Asset Management Plan to the Transportation Asset Management Council as required by Public Act 325 of 2018.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRIDGES, BRUCE, DWYER, KNOL AND RICH
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF CITY COUNCIL STUDY SESSION MEETING MINUTES OF DECEMBER 11, 2023.

MOTION by Bruce, support by Boleware, that the City Council of Farmington Hills hereby approves the study session meeting minutes of December 11, 2023.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRIDGES, BRUCE, DWYER, KNOL AND RICH
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF CITY COUNCIL REGULAR SESSION MEETING MINUTES OF DECEMBER 11, 2023.

MOTION by Bruce, support by Boleware, that the City Council of Farmington Hills hereby approves the regular session meeting minutes of December 11, 2023.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRIDGES, BRUCE, DWYER, KNOL AND RICH
Nays: NONE
Absent: NONE
Abstentions: NONE

MOTION CARRIED 7-0.

RECOMMENDED APPROVAL OF CITY COUNCIL SPECIAL MEETING MINUTES OF DECEMBER 21, 2023.

MOTION by Knol, support by Boleware, that the City Council of Farmington Hills hereby approves the special meeting minutes of December 11, 2023.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRUCE, DWYER, KNOL AND RICH
Nays: NONE
Absent: NONE
Abstentions: BRIDGES

MOTION CARRIED 6-0-0-1.

ADDITIONS TO AGENDA

The attorney's report was received.

ADJOURNMENT

MOTION by Boleware, support by Bruce, to adjourn the regular session City Council meeting at 10:44pm.

APPROVED 1/22/2024

Respectfully submitted,

Carly Lindahl, Interim City Clerk