

MINUTES
CITY OF FARMINGTON HILLS
FARMINGTON HILLS CITY COUNCIL
CITY HALL - COMMUNITY ROOM
NOVEMBER 28, 2022 – 6:00PM

The study session meeting of the Farmington Hills City Council was called to order by Mayor Pro-Tem Bruce at 6:00pm.

Council Members Present: Boleware (arrived at 6:58pm) Bridges, Bruce, Knol, Massey and Newlin

Council Members Absent: Barnett

Others Present: City Manager Mekjian, City Clerk Smith, Assistant City Manager Valentine, Directors Kettler-Schmult, Mondora and Winn and City Attorney Joppich

DISCUSSION ON PENDING LIQUOR LICENSE REQUESTS/MORATORIUM

City Clerk Smith explained that Council had approved a moratorium on the 5 new quota liquor licenses back in September, 2022 for a period of 90 days, which will be expiring on December 12, 2022. She stated that in light of the discussion surrounding the master plan and the expiration of the moratorium coming up, she wanted to update City Council on the status of liquor license requests/inquiries. She noted that the city has received one application for a liquor license from Tomatoes Apizza on Halsted Road and they are aware of the moratorium and city policy to review new applications 3 times a year in January, May and September. The city has also received several inquiries and the applicant and one potential applicant has sent an email or letter to Council expressing their interest.

Staff is seeking direction from City Council at this time as to whether they would like to extend the moratorium, which would come back to Council at their regular meeting on December 12, 2022 and if so, would they want to extend the moratorium to all licenses or only a few or are they inclined to let the moratorium expire at which time the city would bring any applications for a license before Council at a regular meeting in January per the city policy.

Council inquired about the past discussion regarding updating the liquor license ordinance. Attorney Joppich explained that updates were needed to the ordinance as part of bringing it up to date with state standards and that discussion folded into the discussion on the master plan updates and amending the ordinance to allow for cigar bars or jazz bars or similar facilities that would not necessarily be considered a bona fide restaurant that is a requirement under the current ordinance.

Discussion was held by Council and the consensus was to extend the moratorium for 3 of the 5 licenses for a period of 9 months to better coincide with the timeline of the master plan and ordinance updates and to allow the other 2 licenses to be issued per city policy.

Attorney Joppich suggested having the ordinance updates to bring the ordinance into compliance with state standards come before Council at the next meeting so that any new requests could be processed under that updated ordinance. It was confirmed that this would not include removing the requirement for the establishment to be a bona fide restaurant at this time and that amendment would be considered with the master plan ordinance updates.

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT UPDATE

Charmain Kettler-Schmult, Director of Planning and Community Development, reviewed various projects within the city, many of which had come before City Council for site plan or Planned Unit Development (PUD) approval in the recent past.

City Council inquired about the requirements for redevelopment liquor licenses. City Clerk Smith stated that she had the information regarding the district that was approved and qualifications requirements in her office and could get that information to Council.

City Manager Mekjian suggested holding a study session on redevelopment licenses in early 2023.

City Council inquired about the status of the following projects or property condition to which staff indicated they would review and report back:

- Former Ginopolis site that was to be developed as a senior assisted living facility
- Storage and restoration site – Grand River and Orchard Lake Road
- Strip Mall on Orchard Lake Road across from ACE Hardware
- Property at Folsom and Orchard Lake Roads

It was suggested that the city is more aggressive with enforcement of properties and buildings when possible and to look into the possibility of any of the properties might qualify for funding to assist with property or building maintenance.

DEPARTMENT OF PUBLIC SERVICES CONSTRUCTION UPDATE

Karen Mondora, Director of Public Services, reviewed the following:

- 2022 Accomplishments for major and local road construction – she noted that staff was proposing to extend the Heritage Hills/Wedgewood Commons project out a year to add another phase due to costs
- 2022 Annual Program Accomplishments
- 2022 Water Main & Sanitary Accomplishments

Council inquired about the increase in costs. Director Mondora stated that costs for this year were locked in earlier in the year; however, she did expect an increase in pricing next year.

Director Mondora presented Council with before and after photos from the road construction projects. She went on to review the 2023 proposed local and major road construction project and how the city had applied for federal funding 5 years ago for some of the projects. She explained that her department is often questioned why certain projects are being done simultaneously with other State or County road projects and part of that is due to when the federal funding is awarded and available. Director Mondora also reviewed 2023 major road construction projects for other entities including the Oakland County Road Commission, GLWA and MDOT and proposed 2023 utility projects.

Council questioned the design of the mound that is at the round-a-bout in front of Aldi adding that they felt it was too high and could cause more accidents and was not aesthetically pleasing.

Director Mondora responded that staff had a call into the design team already regarding that mound as it was their understanding that it was an intentional design feature to slow traffic. She added that they had

previously discussed public art or lighting at that round-a-bout and will follow up with the Oakland County Road Commission.

City Manager Mekjian asked for an update from Director Mondora on the Rockridge, which she provided to City Council.

ADJOURNMENT:

The study session meeting adjourned at 7:25pm

Respectfully submitted,



Pamela B. Smith, City Clerk