

**CITY OF FARMINGTON HILLS  
PLANNING COMMISSION MEETING  
31555 W ELEVEN MILE ROAD  
FARMINGTON HILLS, MICHIGAN  
FEBRUARY 19, 2026, 7:30 P.M.**

**CALL MEETING TO ORDER**

The Planning Commission Regular Meeting was called to order by Chair Trafelet at 7:36 p.m.

**ROLL CALL**

Commissioners present: Countegan, Grant, Lindquist, Stimson, Trafelet

Commissioners Absent: Brickner, Mantey, Ware

Others Present: Staff Planner Mellem, City Attorney Schultz

**APPROVAL OF AGENDA**

**MOTION by Countegan, supported by Stimson, to approve the agenda as published.**

**Motion passed unanimously by voice vote.**

**PUBLIC HEARING**

**A. 2026/2027 THROUGH 2031/2032 CAPITAL IMPROVEMENTS PLAN**

ACTION REQUESTED: Adoption of plan

Commissioner Countegan explained that the Planning Commission met with all City departments as part of its annual review to gather capital needs for the next five years. These needs were reviewed and prioritized within the Capital Improvements Plan (CIP), which establishes the City's capital goals. The CIP serves as a planning document that captures anticipated capital expenditures and provides recommendations to the City Council, which considers the Plan when establishing the capital budget.

**MOTION by Stimson, supported by Lindquist, that the City of Farmington Hills Capital Improvements Plan for 2026/2027 – 2031/2032 BE ADOPTED and FORWARDED to City Council.**

**Motion passed unanimously by voice vote.**

**REGULAR MEETING**

**A. HISTORIC DISTRICT COMMISSION 2025 ANNUAL REPORT**

ACTION REQUESTED: Acceptance of report

Ken Klemmer, Chair, Historic District Commission, presented the Historic District Commission 2025 Annual Report.

2025 Goals and Activities:

- Continued work on the Sarah Fisher site development project
- Hosted educational gatherings for the public
- Ongoing efforts to expand Historic District properties
- Cemetery monument restoration program in coordination with the Public Works Department
- Continued restoration efforts at the Spicer House

**2026 Goals:**

- Continue 2025 initiatives
- Host a public engagement event to educate the public about the HDC
- Plan to host a workshop for owners of historic properties
- Promote locally available historic preservation workshops
- Recruit new homes for inclusion in the Historic District
- Continue restoration of the Spicer House exterior
- Continue work with DPW on cemetery preservation plan
- Continue updates to the Blue Book inventory of historic properties.
- Provide updates to the HDC website

**2025 Meetings and Administrative Activity:**

- Eight regular meetings held
- Ten Certificates of Appropriateness issued: 7 formal, 3 administrative

**Certificates of Appropriateness – Notable Projects:**

- Lemuel Botsford House: Window replacements
- Spicer House: Ongoing repairs including doors, shutters, windows, gutters, and downspouts
- Arthur Beckwick House: Replacement of pool house structure
- John Pettibone House: Installation of new commercial signage
- Orville Botsford (Lone Ranger) House: Fire-related repairs and window work
- Kirby White House: Installation of shutters, fence, and generator
- Nehemiah Hoyt House: Ongoing restoration under new ownership

**Fifth Year of Cemetery Restoration Program:**

- Utley Cemetery: 11 markers restored
- West Cemetery: Roof replacement on storage building
- Volunteer participation included Boy Scout Troops 45 and 179 and HDC members
- Troop 45: Re-leveled five tombstones and performed maintenance work
- Troop 179: Re-leveled 13 tombstones

**Public Outreach and Events:**

- Spicer House open house with approximately 30–40 attendees
- Oakwood Cottage (Edward Beals House) 100th anniversary event with approximately 130–140 attendees

**Planning Commission discussion:**

Commissioners discussed with HDC Chair Klemmer the future of the Spicer House, including accessibility and future plans for museum exhibits. Spicer House is 100 years old this year.

Acknowledging the importance of the HDC's efforts to the City, Planning Commissioners thanked the HDC for its work in preserving local history and maintaining attention to historic districts.

**MOTION by Grant, supported by Stimson, that the 2025 Historic District Commission Annual Report be accepted.**

**Motion passed unanimously by voice vote.**

**APPROVAL OF MINUTES                      January 15, 2026, and January 22, 2026**

**MOTION by Countegan, supported by Stimson, to approve the January 15, 2026, and January 22, 2026 meeting minutes as submitted.**

**Motion passed unanimously by voice vote.**

**PUBLIC COMMENT**

Patrick Chisolm, Redford, introduced himself as a past resident of Farmington Hills and expressed his interest in learning about the local government in the City. Chair Trafelet invited Mr. Chisolm to participate in the cemetery restoration efforts.

**COMMISSIONER/STAFF COMMENTS**

- Staff Planner Mellem announced an upcoming opportunity for Planning Commissioners and City Council members to meet in pairs (one commissioner and one council member) with planning staff to discuss future planning efforts, including master plan implementation and related initiatives. Meetings will be approximately 30 minutes and held in the planning office.
- Staff Planner Mellem advised that an applicant had requested a meeting on March 12, 2026 for a site plan review, and as a quorum of commissioners appeared to be available, the following motion was offered:

**MOTION by Stimson, supported by Countegan, to schedule a special Planning Commission meeting on March 12, 2026.**

**Motion passed unanimously by voice vote.**

**ADJOURNMENT**

**MOTION by Stimson, supported by Grant, to adjourn the meeting.**

**Motion passed unanimously by voice vote.**

The meeting ended at 8:01 pm.

/cem