

**AGENDA**  
**PLANNING COMMISSION REGULAR MEETING**  
**CITY OF FARMINGTON HILLS**  
**FEBRUARY 16, 2023 at 7:30 P.M.**  
**FARMINGTON HILLS CITY HALL – CITY COUNCIL CHAMBERS**  
**31555 W. ELEVEN MILE ROAD, FARMINGTON HILLS, MICHIGAN 48336**  
**Cable TV: Spectrum – Channel 203; AT&T – Channel 99**  
**YouTube Channel: <https://www.youtube.com/user/FHChannel8>**  
**[www.fhgov.com](http://www.fhgov.com)**  
**(248) 871-2540**

1. Call Meeting to Order
2. Roll Call
3. Approval of Agenda
4. Regular Meeting

A. **[PRESENTATION OF HISTORIC DISTRICT COMMISSION 2022 ANNUAL REPORT](#)**

B. **[AMEND PLANNED UNIT DEVELOPMENT \(PUD\) 6, 1993 \(Timbercrest\)](#)**

LOCATION:	27614 Middlebelt Road
PARCEL I.D.:	22-23-13-101-003
PROPOSAL:	Amend PUD to permit drive-in restaurant use
ACTION REQUIRED:	Set for public hearing
APPLICANT:	Masroor Ahmed
OWNER:	Merchants Marketplace, LLC

C. **[ZONING TEXT AMENDMENT 1, 2023](#)**

CHAPTER OF CODE:	34, Zoning Ordinance
PROPOSED AMENDMENT:	Amend permitted use within the RA-2 zoning district to permit economic development activities
ACTION REQUESTED:	Set for public hearing
SECTION:	34-3.1.5.B.v.f

D. **[PLANNING COMMISSION 2022 ANNUAL REPORT](#)**

E. **[ELECTION OF OFFICERS](#)**

5. Correspondence
6. Approval of Minutes [January 19, 2023](#), Special Meeting, and [January 26, 2023](#), Capital Improvements Plan (CIP) Regular Meeting
7. Public Comment
8. Commissioner/Staff Comments
9. Adjournment

Respectfully Submitted,

Marisa Varga, Planning Commission Secretary

**Staff Contact**

**Erik Perdonik**

**City Planner, Planning and Community Development Department**

**(248) 871-2540**

**[eperdonik@fhgov.com](mailto:eperdonik@fhgov.com)**

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248-871-2410 at least two (2) business days prior to the meeting, wherein arrangements/accommodations will be made. Thank you.

### **ACCEPTANCE OF 2022 HDC ANNUAL REPORT**

I move that the Planning Commission ACCEPT the 2022 Historic District Commission Annual Report.



Historic District Commission

## CITY OF FARMINGTON HILLS HISTORIC DISTRICT COMMISSION 2022 ANNUAL REPORT

The City Farmington Hills Historic District Commission is charged with preserving historic districts within the City that reflect elements of the architectural, cultural, economic, political, or social history of the community. This seven (7)-member commission is comprised of City residents working diligently over the past year to further this goal. This report summarizes the Commission's activities in 2022.

### **2022 Commission Membership**

Alec Thomson  
James Paulson, Chair  
John Trafelet  
Ken Klemmer, Vice Chair  
Lisa Martin, Recording Secretary (resigned)  
Marleen Tulas  
Steve Olson

City Council Liaison:	Valerie Knol, Councilperson
City Staff Liaison(s):	Kris Canty, Staff Planner (newly assigned) Erik Perdonik, City Planner (outgoing)

### **2022 Historic District Commission Goals, Objectives, and Initiatives**

- ☐ Assist the City's Special Services Department with continued restoration work on the fieldstone wall at the Sherman-Goodenough House (Historic District Site No. 312).
- ☐ Assist the City's Special Services Department with upcoming work on the Spicer House (Historic District Site No. 508) and implement a comprehensive restoration plan for the site.
- ☐ Continue collaboration between the Historic District Commission and City's Department of Public Works in implementing the cemetery preservation plan, including additional monument cleaning and resetting.
- ☐ Continue the oral history project using online meeting software and other digital tools to capture interviews of residents, officials, and community stakeholders.
- ☐ Continue to update the "Blue Book," the City's official guide to its Historic Districts, for accuracy and comprehensiveness, and explore a potential internship opportunity within the Planning Office to assist in such process.
- ☐ Comprehensive video and photo documentation of Sarah Fisher property since development may begin soon.
- ☐ Continue to monitor the preservation status of the Botsford Inn and work with the responsible parties to address various issues regarding the exterior of the structure.
- ☐ Complete study of properties identified in the 2019 reconnaissance survey by contacting property owners and informing them of benefits of local historic designation and continue to identify new sites for potential historic designation.
- ☐ Develop a standardized "welcome package" for new owners of designated historic sites.





Historic District Commission

## **2023 Historic District Commission Goals, Objectives, and Initiatives**

- ☐ Assist the City's Special Services Department with continued restoration work on the fieldstone wall at the Sherman-Goodenough House (Historic District Site No. 312).
- ☐ Assist the City's Special Services Department with upcoming work on the Spicer House (Historic District Site No. 508) and implement a comprehensive restoration plan for the site.
- ☐ Continue collaboration between the Historic District Commission and City's Department of Public Works in implementing the cemetery preservation plan, including additional monument cleaning and resetting.
- ☐ Continue to update the "Blue Book," the City's official guide to its Historic Districts, for accuracy and comprehensiveness.
- ☐ Complete study of properties identified in the 2019 reconnaissance survey by contacting property owners and informing them of benefits of local historic designation and continue to identify new sites for potential historic designation.

## **Historic District Commission Meetings**

In 2022, the Historic District Commission held ten (10) regular meetings; meetings in January and August were cancelled due to lack of business.

## **Review of Work Within Historic Districts**

Certificates of Appropriateness are granted for a project which meets the United States Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, as set forth in Title 36 of the Code of Federal Regulations, Part 67, as amended.



Historic District Commission

## Certificates of Appropriateness

In 2022, ten (10) Certificates of Appropriateness were issued for work within the following districts:

### Historic District Site No. 206 – Drake House – 28804 Drake Road

#### *Site Overview*

This homestead is for Theodore Francis Drake II and his wife, Emma, who raised eight children on the family acres. The house was originally built ca. 1830 by a member of the Wixom family. Hand-hewn beams are visible in the basement. The Drake brothers, William and Theodore, purchased the property in 1867. They farmed the acres, with the help of their sister, Esther, who kept the house.

William and Esther left, and the farm went to Theodore who named Drake Road when the Edison line came through the Township in the early 1900's. Extensive remodeling was done to the house in 1938 giving it a historic Federalist and Greek Revival style. There is an early barn on the property.



#### *Certificate of Appropriateness 22-1*

The Historic District Commission issued a Certificate of Appropriateness for the replacement of the existing six (6)-foot-tall, white, wooden privacy fence enclosing the property with a six (6)-foot-tall, white, vinyl picket fence.



#### Historic District Commission

### Historic District Site No. 508 – Spicer House – Heritage Park on Farmington Road

#### *Site Overview*

The long low English Country House was designed to blend in with the landscape by talented architect Marcus Burrowes. The house was built in 1926 for attorney David Gray and his wife, Martha. It originally stood on twelve acres of land.

The house was designed with two wings; the outdoors was visible from all rooms. This design was not only beautiful, but practical, because of the cross ventilation.



The land is now Heritage Park with this jewel of a house as its heart. The Spicer House serves as the Park's Visitor Center, with the wings modernized to serve as classrooms and meeting areas. The four (4) historic rooms: the hall, living room with cathedral ceiling, library and dining room, serve for gatherings and displays.

#### *Certificate of Appropriateness 22-2*

The Historic District Commission issued a Certificate of Appropriateness for the removal of the existing wood shingle roof and replacement with a synthetic shake roof, and minor stucco and trim repairs, subject to:

- The Commission making the final selection of the color of the roofing product.
- The existing ridge cap being refurbished and reused or an alternative ridge cap that resembles the existing cap be used, if feasible.
- The existing copper gutters being refurbished and retained.
- New copper valleys being installed.



#### Historic District Commission

### Historic District Site No. 212 – Addis Emmett Green House – 38201 W. Fourteen Mile Road

#### *Site Overview*

Built between 1854 and 1856 by Addis Emmett Green on land purchased for him by his father, Zephaniah Green, in 1853. Zephaniah and Zerilla Green, Addis Emmett's parents, were pioneer settlers of West Bloomfield; the family farm was across Fourteen Mile Road from the house Addis Emmett Green built.

Addis Emmett Green traveled to California after he was educated but returned to marry Adaline Smith of Novi. They settled in this house that



he built for his bride. The house has been in the Green family for six (6) generations. It was probably originally a "Michigan Farmhouse" style with two enclosed staircases. The basic lumber is sawn. Extensive changes have been made to the house, including a second wing added as well as Gothic trim.

#### *Certificate of Appropriateness 22-3*

The Historic District Commission issued a Certificate of Appropriateness for the replacement of twelve (12) existing vinyl replacement windows with twelve (12) vinyl replacement windows of a similar style.



#### Historic District Commission

### Historic District Site No. 15 – Botsford Inn – 27900 Grand River Avenue

#### *Site Overview*

Built in 1836 by Allen Weston, this Inn was used as a hotel and tavern. It was significant as the Sixteen Mile House when owned and run by Stephen Jennings on the Detroit to Howell Plank Road. Milton Botsford purchased the Inn in 1860 and gave it his name. In 1924 Henry Ford became owner of the Inn and did extensive restoration. He also moved the Inn back to make room for the widening of Grand River Avenue.



This Inn is listed in the National Registry of Historic Places and Michigan State Registry of Historical Places.

#### *Certificate of Appropriateness 22-4*

The Historic District Commission issued a Certificate of Appropriateness for the installation of ninety-four (94) new prefinished black wood shutters; repair of two (2) chimney top caps; removal and replacement of eighty (80) lineal feet of handrail on the second-floor balcony; and the preparation and repainting of the new railing, existing wood siding, existing wood columns, existing wood storm windows, prefinished shutters prior to installation, and existing soffit and fascia.





#### Historic District Commission

### Historic District Site No. 3 – Lemuel Botsford House – 24414 Farmington Road

#### *Site Overview*

Lemuel Botsford was a Connecticut farmer who came to Michigan in 1836. He moved to Farmington soon after; attracted by the Quaker community. The current house replaced a smaller structure that was on this property in 1837.

Lucy and Lemuel had ten children, several whom were prominent in the Farmington community. Rhonda Botsford married P.D. Warner. Milton Botsford became proprietor of the Botsford Inn. Orville was known for the fine horses he raised.



The Greek Revival house was located on a hill called Botsford Hill overlooking the Village of Farmington. Subsequent owners included John Pettibone of the pioneer Pettibone family. The 1837 house has had numerous additions including a bedroom wing added in the 1930's by Ralph Finneron, a Ford Motor Company executive.

This fine Greek Revival house is listed on the Michigan State Registry of Historical Places.

#### *Certificate of Appropriateness 22-5*

The Historic District Commission issued a Certificate of Appropriateness for the replacement of the asphalt shingle roof, aluminum gutters, and wood and plastic shutters with an asphalt shingle roof intended to simulate wood shake, new seamless aluminum gutters, and new wood shutters to include shutter dogs.



#### Historic District Commission

### Historic District Site No. 6 – The Theron Murray House – 30943 Halsted Road

#### *Site Overview*

Built between 1833 and 1837 by Theron and Rebecca Murray, this Greek Revival house changed hands many times before Horace Green purchased it in 1863.

The house, like the barn, features hand-hewn framing construction, pegged together; some of the original woodwork is still visible.



The little pond on the property is part of the legendary Minnow Pond. When the Murrays, who were part of the prominent pioneer Welfare family of Commerce Township, left the Farmington property after four (4) years, they farmed in West Bloomfield.

Horace Green purchased the house in 1863. Horace was the grandson of Levi Green, a Revolutionary War veteran who is buried in North Farmington Cemetery with his wife, Asenath. Horace Green's parents were Zephaniah Ripley Green and his wife Zerilla Gould Green. The Zephaniah Greens came to West Bloomfield in 1832. Horace Green's wife was Mary Eliza Seeley. They farmed the property from 1863 to 1911.

This house is listed on the Michigan State Registry of Historical Places.

#### *Certificate of Appropriateness 22-1A*

The Historic District Commission issued a Certificate of Appropriateness for the installation of a generator in the south side yard.



#### Historic District Commission

### Historic District Site No. 504 – Kirby White House – 24200 Farmington Road

#### *Site Overview*

Kirby and Alice White and their five children moved into this Federalist Revival House by 1928. Kirby White was general manager, vice-president and director of the Ferry-Morse Seed Company, which by the 1930's was the largest seed company in the United States.



The estate home was built for the Whites on five acres along Farmington Road and was designed by Marcus Burrowes who was a prominent architect in Detroit and Michigan. He designed public buildings for cities and houses for wealthy clients.

The Kirby White House has some unique architectural features. The house is supported by steel beams, unusual for houses dating from the 1920's. The Federalist-Revival style features many gables, arches and bays.

Kirby White died in June 1933 and the family moved from their country estate to Birmingham, Michigan. A series of owners for the lovely estate were executives of Ford Motor Company.

The Presbyterian Church purchased the property and house in 1956. The needs of the church for religious purposes caused the house to be moved a mile south on Farmington Road in 1993. It has been adapted to its new location and carefully maintained in the unique Federalist-Revival style architecture.

#### *Certificate of Appropriateness 22-2A*

The Historic District Commission issued a Certificate of Appropriateness for the removal of the existing asphalt shingle roof and replacement with a charcoal laminate/dimensional asphalt shingle roof.





#### Historic District Commission

### Historic District Site No. 2 – John Garfield House – 35810 W. Thirteen Mile Road

#### *Site Overview*

This Greek Revival house with a Federalist influence was probably constructed between 1831 and 1838 by John Garfield. The outer portion has hand-hewn beams, and the inner basic beams are logs with bark still on them.

The house experienced extensive remodeling and modification over the years but has been restored to its original Federal-Greek Revival appearance.



The property at one time contained an orchard and a dairy farm. The barn, which has been remodeled into a home, is on neighboring property. A carriage house, to the east of the home, was moved here from its original location near the Botsford Inn.

The John Garfield House is on the Michigan State Registry of Historical Places.

#### *Certificate of Appropriateness 22-3A*

The Historic District Commission issued a Certificate of Appropriateness for the removal of the existing wood deck material and replacement with composite materials.

#### *Certificate of Appropriateness 22-4A*

The Historic District Commission issued a Certificate of Appropriateness for the installation of a generator in the rear yard.



#### Historic District Commission

#### Historic District Site No. 202 – Boorn-Halsted Cottage – 28325 Halsted Road

##### *Site Overview*

Built around 1830 by James Boorn and his wife, Olive Pettibone Boorn, this farm remained in the family for three generations.

James Boorn took out forty acres on the west side of today's Halsted Road and forty acres on the east side.

He was a cobbler, ran a slaughterhouse, and the farm. The Boorns' daughter, Hannah, married William Halsted.

William and Hannah's son, Harvey Halsted started growing fruit on the farm after the Civil War. When his children, Charles and James Halsted, farmed the property, they specialized in Steel Red Apples.

The house has been extensively remodeled. There is a Michigan stone wall along Halsted Road.

##### *Certificate of Appropriateness 22-5A*

The Historic District Commission issued a Certificate of Appropriateness for the replacement of the existing asphalt shingle roof with a similar asphalt shingle roof.





Historic District Commission

## Selected Historic District Commission Activities in 2022

### *Cemetery Master Plan Implementation*

Beginning in 2019, the Historic District Commission undertook leading the preservation of the two (2) City-owned cemeteries: Farmington West Cemetery and East Farmington (Utley) Cemetery.

The Master Plan developed by a Historic District Commission subcommittee is a multi-year, phased approach. The phases, which overlap, include documentation, cleanup of the landscape, cleaning of markers, and resetting and restoration of the markers.

Progress has been steady and includes both volunteer efforts and the engagement of professional services.

Throughout 2022, the Commission continued implementation of its Cemetery Master Plan. Commissioners, with the assistance of the City's Department of Public Works, Fenton Memorials, and volunteers, cleaned and reset monuments in East Farmington (Utley) Cemetery, including the resetting of larger, heavier monuments.

In October 2022, on two (2) separate occasions, Boy Scouts assisted Commissioners and volunteers with releveling smaller tombstones and touchup cleaning at East Farmington (Utley) and West Farmington Cemeteries.





*Historic Resource Survey*

In November 2022, a Historic District Commission subcommittee toured sections two (2) and eleven (11) of the City, with a focus on identifying noteworthy midcentury modern homes for potential inclusion in the Historic District. The subcommittee identified five (5) midcentury modern homes for further study and contacted each of the homeowners. The subcommittee is currently in communication with three (3) of the homeowners regarding their interest in potentially being added to the District.

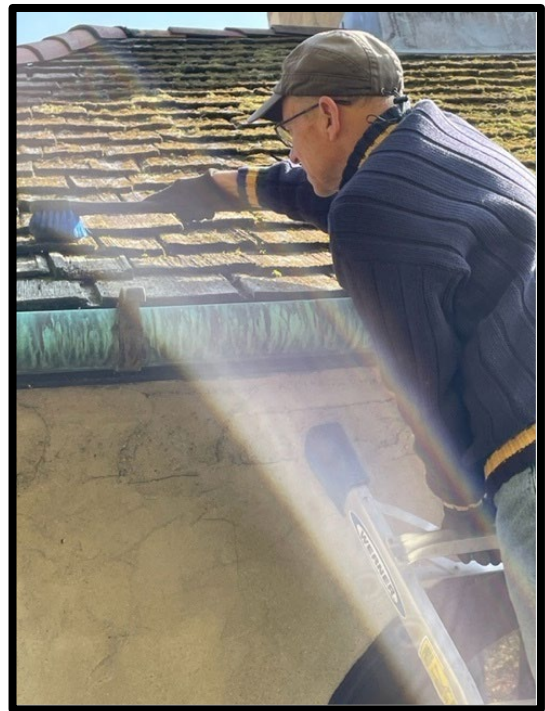
*Botsford Inn Exterior Restoration*

Throughout 2022, the Historic District Commission and City officials worked closely with the owners of the Botsford Inn regarding finding a use for the structure and restoration of several aspects of the exterior that have fallen into disrepair. Although discussions regarding potential future uses of the structure continue, thanks to the Commission's efforts, the owners have committed to restoration of key aspects of the exterior, including the shutters.

*Spicer House Roof Replacement*

In late 2022, the Historic District Commission worked closely with the City's Department of Special Services to find an appropriate solution for replacement of the Spicer House's aged cedar shake roof. A subcommittee of the Commission assessed the condition of the roof and explored various options from repair to complete replacement.

Ultimately, a compromise was found in which the roof is planned to be replaced with synthetic shakes, but the distinctive copper gutters, and potentially the terracotta ridge caps, are to be reused to maintain the distinct character of the roof to the extent possible.



**AMEND PUD 6, 1993**

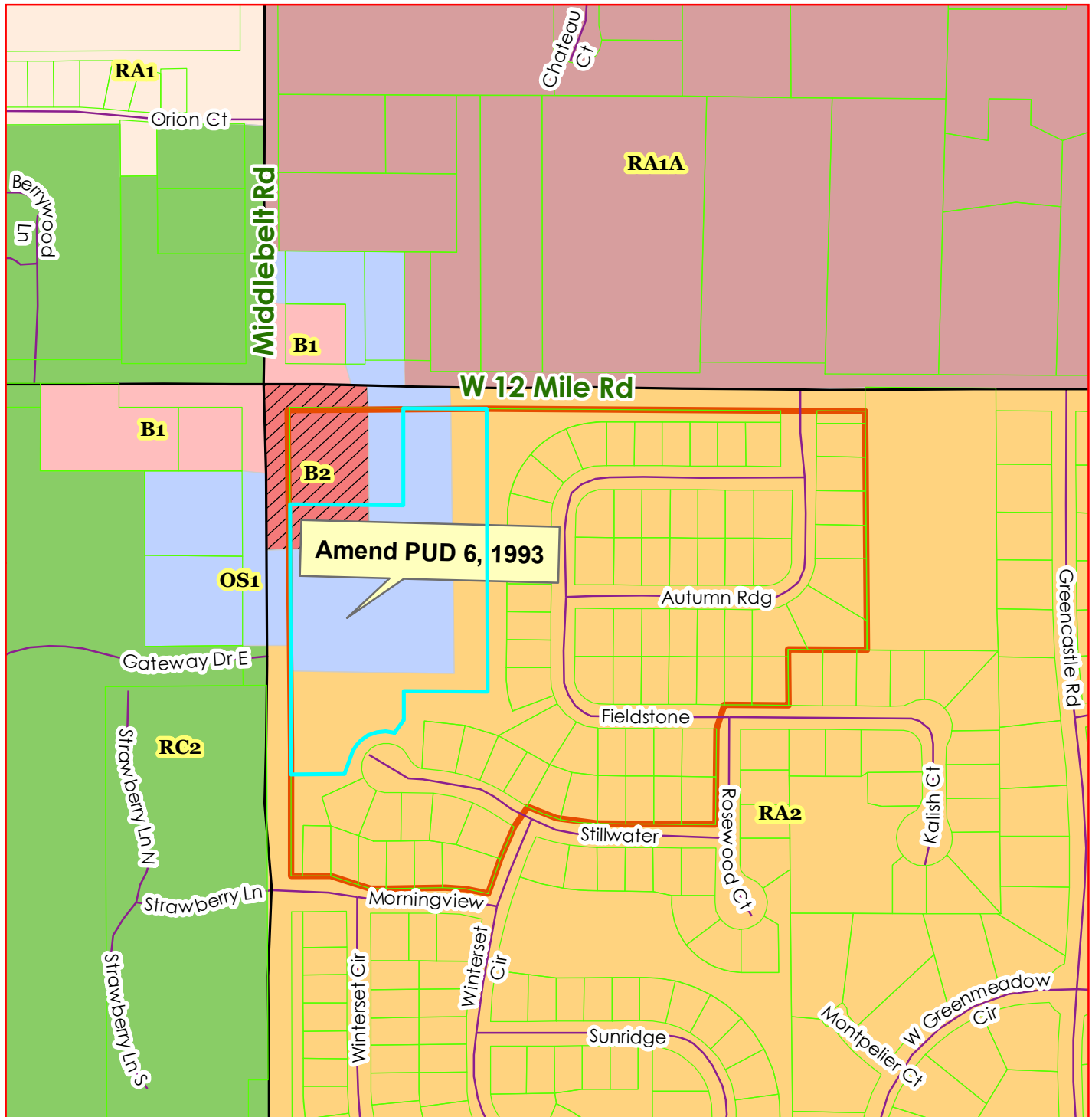
**Motion to SET ITEM FOR PUBLIC HEARING:**

I move that the proposed Amendment to PUD 6, 1993, submitted by Masroor Ahmed., dated January 17, 2023, BE SET FOR PUBLIC HEARING for the Planning Commission's next available regular meeting agenda.

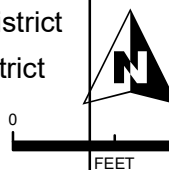
**Motion to POSTPONE SETTING ITEM FOR PUBLIC HEARING:**

I move that proposed Amendment to PUD 6, 1993, submitted by Masroor Ahmed, dated January 17, 2023, ***NOT*** BE SET FOR PUBLIC HEARING to provide the applicant(s) time to address the following items in revised plans submitted to the Planning Office:

**Amend PUD 6, 1993**  
**27604 Middlebelt, 13-101-003**  
**Amend PUD to add drive-in restaurant use**



- |                             |                                       |
|-----------------------------|---------------------------------------|
| Tax parcel                  | B-2 Community Business District       |
| Minor roads                 | OS-1 Office Service District          |
| Planned Unit Developments   | RA-1 One Family Residential District  |
| <b>Zoning Districts</b>     | RA-1A One Family Residential District |
| <b>Zoning Districts</b>     | RA-2 One Family Residential District  |
| B-1 Local Business District | RC-2 Multiple Family Residential      |

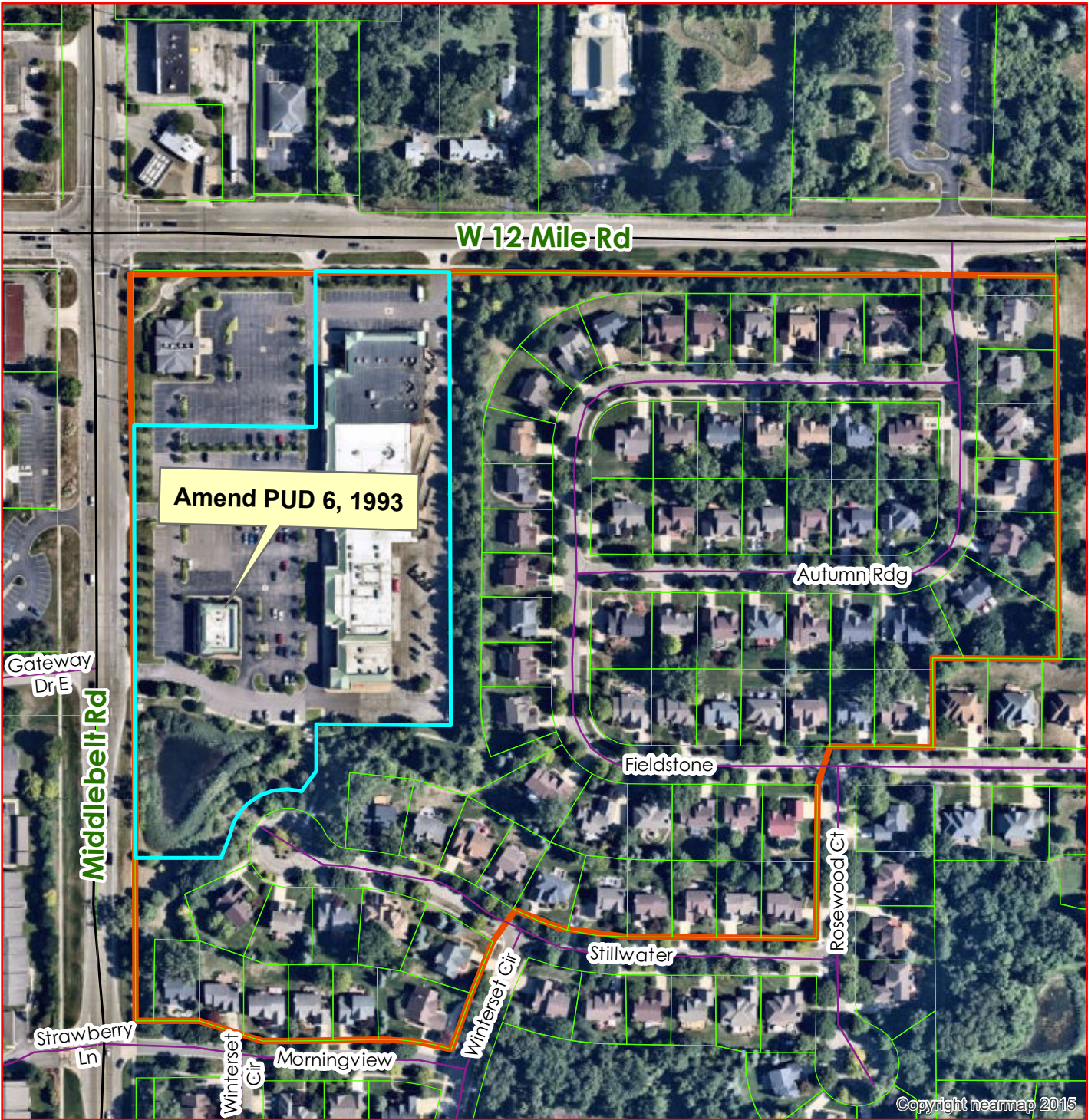


SOURCE: City of Farmington Hills, 2022  
 Oakland County GIS, 2022

DISCLAIMER: Although the information provided by this map is believed to be reliable, its accuracy is not warranted in any way. The City of Farmington Hills assumes no liability for any claims arising from the use of this map.

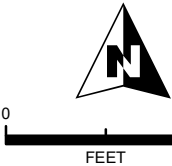


Amend PUD 6, 1993  
27604 Middlebelt, 13-101-003  
Amend PUD to add drive-in restaurant use



Planning Division

- Tax parcel
- Minor roads
- Planned Unit Developments



SOURCE: City of Farmington Hills, 2022  
Oakland County GIS, 2022

DISCLAIMER: Although the information provided by this map is believed to be reliable, its accuracy is not warranted in any way. The City of Farmington Hills assumes no liability for any claims arising from the use of this map.

Dear Officer,

I am writing to request permission to modify the PUD and add a drive-thru service to my coffee shop, Biggby Coffee, which will be located at 27604 Middlebelt Rd, Farmington Hills, MI 48334. I believe that a drive-thru service would greatly benefit both my business and the community.

One of the main benefits of a drive-thru service is the convenience it offers to customers. In today's fast-paced world, many people are short on time and appreciate the ability to quickly and easily purchase coffee on the go. A drive-thru service would allow my customers to place an order and pick it up without ever having to leave their car, saving them time and effort. It would also provide a convenient option for parents with young children or individuals with mobility issues who may have difficulty entering the shop.

In addition, Covid taught us owner-operator many things. People feel more comfortable getting drinks from drive-thru places compared to the non-drive-thru. Today over 40% to 45% of the drinks are sold through drive-thru service only. If some COVID variance peaks again, we will still be able to provide service to the customer and keep everyone safe and healthy. It would help retain the employee and contribute to the city's employment and economy. The current PUD is approved for bank drive-thru. Biggby sells an average of 350 cups a day. Out of those 350 about 40% to 45% are drive-thru sales. We are not very busy like other drive-thru concepts.

Furthermore, a drive-thru service would bring economic benefits to the community by creating additional job opportunities. The addition of a drive-thru service would require additional staff to take orders and serve customers, which would provide employment opportunities for residents of Farmington Hills. This, in turn, would stimulate the local economy and support the growth and development of the community.

In conclusion, I strongly believe that adding a drive-thru service to my coffee shop would bring numerous benefits to both my business and the community. overall, I hope that you will consider my request and grant permission for this addition to be made.

Please contact me if you have any more queries or require any additional information.

Thank you for your time and consideration.

Sincerely,  
Masroor Ahmed

Franchise Owner - Biggby Coffee  
248-808-8490 - masroor@biggby.com



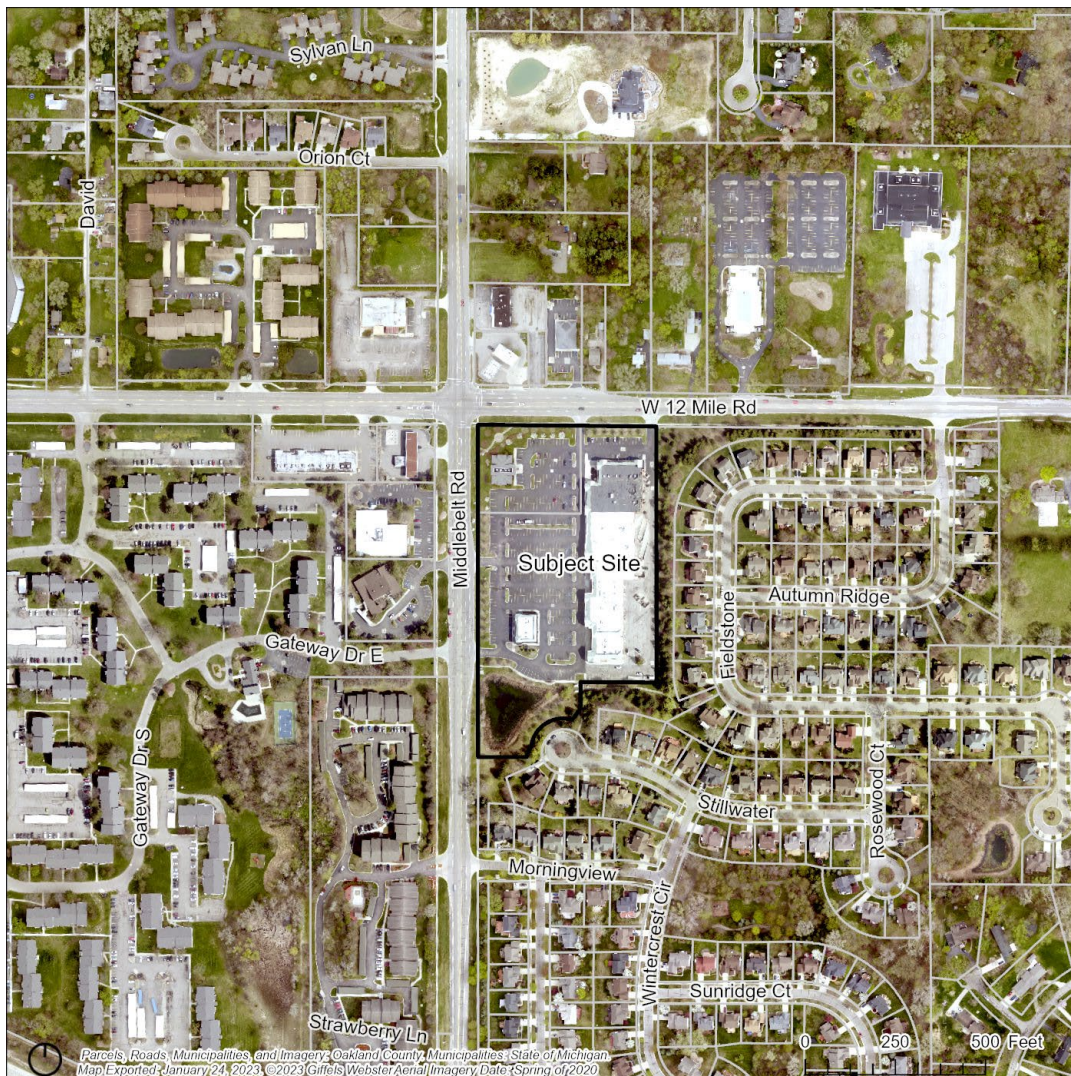
February 8, 2023

Farmington Hills Planning Commission  
31555 W 11 Mile Rd  
Farmington Hills, MI 48336

## PUD Amendment Qualification

Case: Amendment to PUD 6, 1993  
Site: 27604 Middlebelt (Parcel ID 23-13-101-003)  
Applicant: Merchants Marketplace, LLC  
Plan Date: 1/17/2023  
Zoning: OS-4, B-2 & RA-2 w/ PUD

We have completed a review of the application for PUD qualification referenced above and a summary of our findings is below. Items in **bold** require specific action by the Applicant. Items in *italics* can be addressed administratively.



## SUMMARY OF FINDINGS

### Existing Conditions

1. **Zoning.** The site is zoned a mix of OS-1 and B-2 and is part of PUD 6, 1993. The southern and eastern fringe of the site has underlying RA-2 zoning.
2. **Existing site.** The portion of the overall PUD being considered here is 7.53 acres and is developed with a shopping center.
3. **Adjacent Properties.**

Direction	Zoning	Land Use
North (across 12 Mile)	B-1/OS-1/RA-1A	Commercial/office/single family
East	RA-2 w/ PUD*	Single family
South	RA-2 w/ PUD*	Single family
West	B-1/OS-1	Commercial/office

\* The neighboring subdivisions were originally developed as part of the same PUD that included the shopping center in question.

4. **Site configuration and access.** The site is accessed from 12 Mile and Middlebelt Roads. The proposed amendment to the PUD would permit drive-through uses, and would by necessity lead to changes to the site's internal circulation.

### PUD Amendment:

The applicant proposes to amend the PUD to permit retail and restaurant uses.

Per Section 34-3.20.5.G, "Proposed amendments or changes to an approved PUD plan shall be submitted to the planning commission. The planning commission shall determine whether the proposed modification is of such minor nature as not to violate the area and density requirements or to affect the overall character of the plan, and in such event may approve or deny the proposed amendment. If the planning commission determines the proposed amendment is material in nature, the amendment shall be reviewed by the planning commission and city council in accordance with the provisions and procedures of this section as they relate to final approval of the Planned Unit Development."

As the planning commission considers whether the amendment constitutes a minor or major amendment to the PUD, it should consider that the proposed uses are not permitted in the underlying districts, and that deviations from underlying zoning are generally covered by the PUD agreement, which is an agreement between Council and the applicant.

**If the PC makes a determination that this is a major amendment to the PUD, the PC will set a public hearing on the amendment and make a recommendation to Council.**

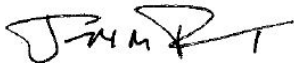
At this time, no site plan has been submitted, so site plan approval would follow amendment of the PUD agreement. A concept plan showing that the drive-through would be in the southernmost of the two buildings closest to Middlebelt Road is included in the request. A parking calculation was also provided showing that ordinance standards for parking would still be met on the site with the new drive-through.

**Questions for Discussion**

1. One of the requirements of final PUD approval is a use plan showing where certain uses corresponding to different zoning districts are planned within the PUD. The applicant's letter explaining the request does not specify which use area from the original PUD exhibit is being modified to permit a drive-through. Use areas A and B are both commercial; **would this amendment permit drive-throughs in each area or just one area?**
2. Item 3.(a)(i) of the PUD agreement lists prohibited uses. One of the prohibited uses is an "assembly hall... .. or similar place of assembly," but a review of the site indicates that there appears to be an assembly use (the event studio) occupying the northernmost space in the primary shopping center building; **this amendment may present an opportunity to look at whether other modifications to the list of prohibited uses are warranted at this time.**

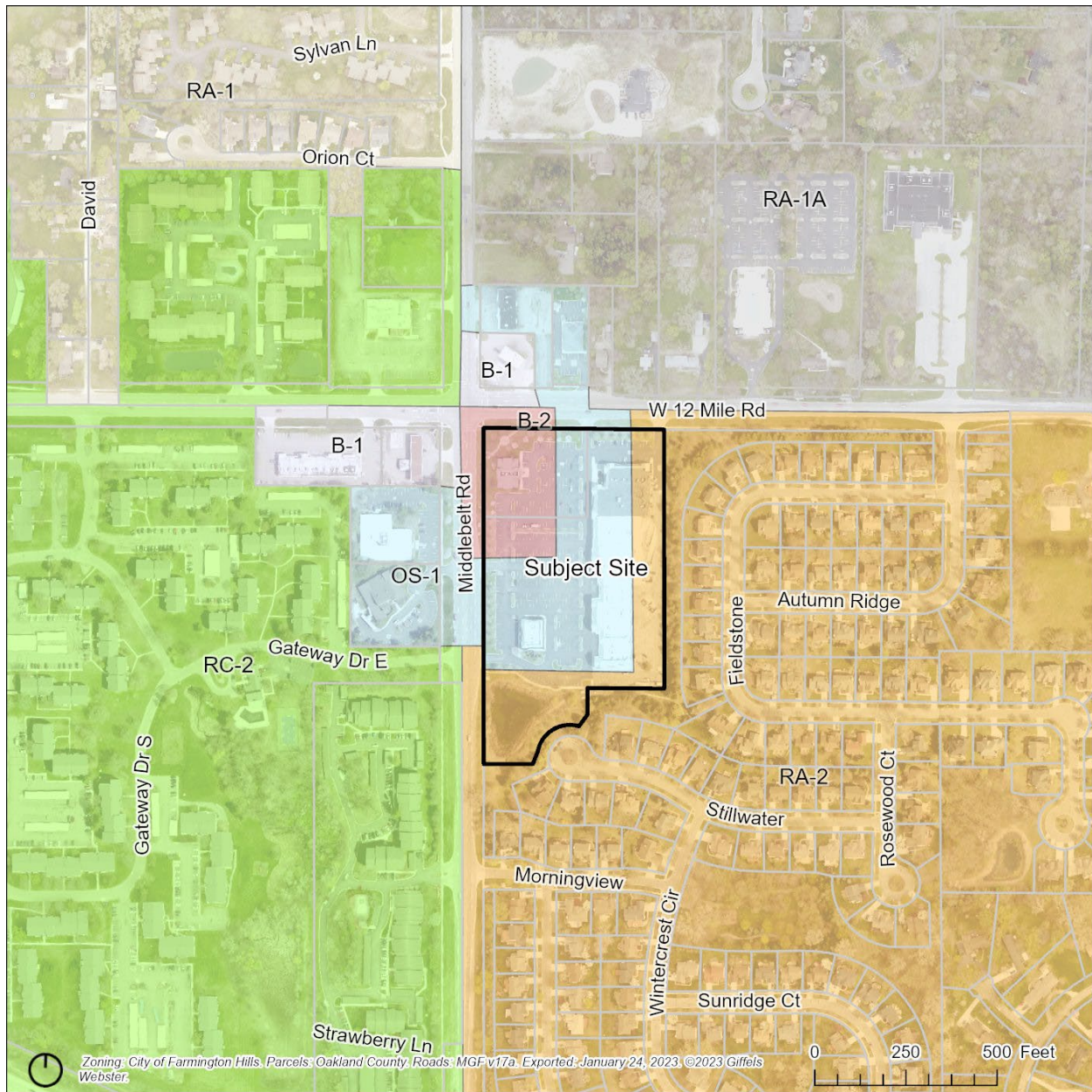
We are available to answer questions.

Respectfully,  
**Giffels Webster**

A handwritten signature in black ink, appearing to read "Joe Tangari".

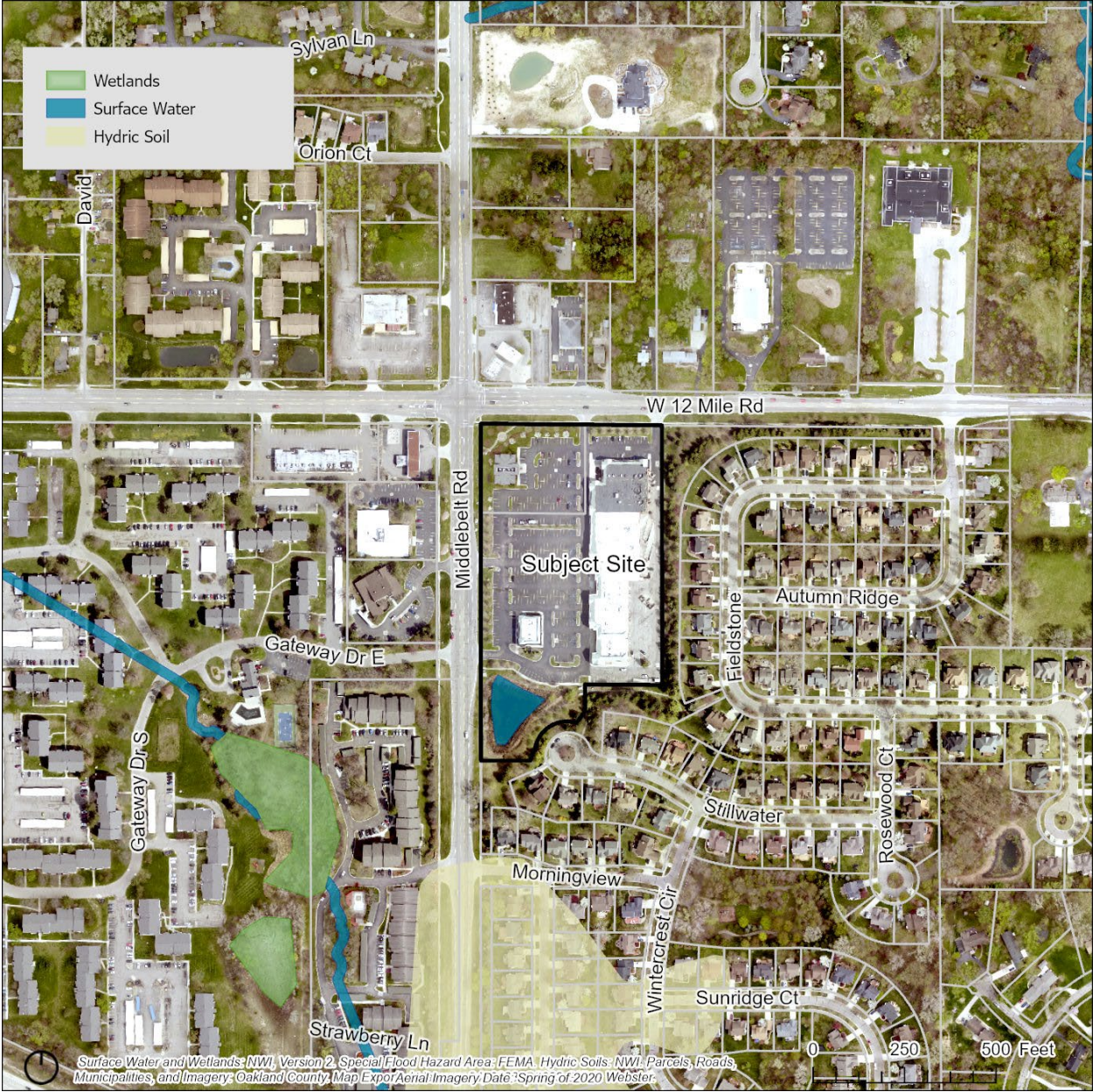
Joe Tangari, AICP  
Principal Planner





Current zoning





Wetlands



INTEROFFICE CORRESPONDENCE

**DATE:** February 3, 2023  
**TO:** Planning Commission  
**FROM:** Jason Baloga, Fire Marshal  
**SUBJECT:** Revised PUD-6, 1993 (27604 Middlebelt)

The Fire Department is unable to recommend approval as submitted. The plans do not contain enough detail to complete a thorough review. Please submit plans of sufficient detail referencing the requirements in accordance with Chapter 12 Section 12-11; Fire Department Site Plan Review and Design Standards.

A handwritten signature in blue ink, appearing to read "Jason Baloga".

Jason Baloga, Fire Marshal


JB/al



INTEROFFICE CORRESPONDENCE

**DATE:** February 8, 2023

**TO:** Erik Perdonik, Planning & Community Development

**FROM:** James Cubera, Engineering 

**SUBJECT:** 27604 Middlebelt Road  
Biggby Coffee Drive Thru  
Revised PUD 6, 1993  
Sidwell #: 22-23-13-101-003

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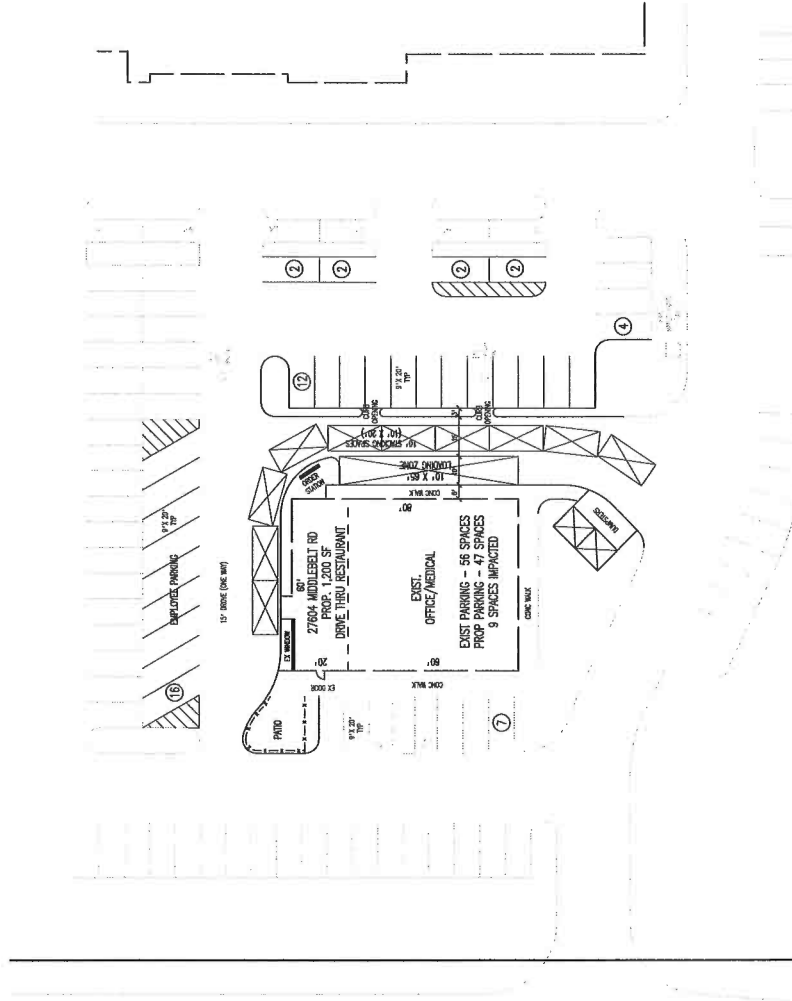
This office has received a concept plan for 27604 Middlebelt Road for what appears to be a Biggy Coffee. The plan is dated as received by the Planning Department on January 17, 2023. We are unable to review the plan in its current submitted format. We suggest that the plan be revised such that all proposed work be super imposed on the overall existing plan for the Timbercrest commercial plaza. Once that is resubmitted, we will be in a position to review the plan.

Note that with all modifications of existing developments the detention system must be cleaned out and confirmed to maintain its design volume. In addition, for any use that involves a proposed drive thru, a detailed traffic study must be provided supporting that stacking will not be an issue internally or in the public roadway. Any outstanding punch list items for the original site must be completed. With the above in mind, we wait for a more detailed plan for review.

SCALE 1" = 20'



MIDDLEBELT ROAD



# CONCEPT PLAN FOR 27604 MIDDLEBELT ROAD CITY OF FARMINGTON HILLS

## OVERALL EXISTING SITE PARKING CALCULATION

PARCEL NO. 23-13-101-003  
SITE AREA - 7.53+/- ACRES  
TOTAL BUILDING AREA - 64,069 SF  
PARKING REQUIRED:  
SHOPPING CENTERS - 1 SPACE/192 SF FOR \*GROSS LEASABLE

AREAS UNDER 400,000 SF  
\* GROSS LEASABLE AREA CALCULATED AT 80% OF GROSS BUILDING AREA

PARKING REQUIRED - 64,069 SF (GROSS)  $0.80 \times 1/192 = (266.95)$  267 SPACES

PARKING PROVIDED - EXISTING SITE - 313 SPACES

PARKING PROVIDED - PROPOSED SITE - 304 SPACES W/THE ADDITION OF THE DRIVE THRU





LIBER 15022 PG 616

\$ 41.00 MISCELLANEOUS RECORDING  
\$ 2.00 REMONUMENTATION  
6 OCT 94 2:42 P.M. RECEIPT# 140B  
PAID RECORDED - OAKLAND COUNTY  
LYNN D. ALLEN, CLERK/REGISTER OF DEEDS  
AGREEMENT

CITY OF FARMINGTON HILLS

TIMBERCREST PLANNED UNIT DEVELOPMENT

THIS AGREEMENT (the "Agreement") made this 6<sup>th</sup> day of October, 1994, by and between the CITY OF FARMINGTON HILLS, a Michigan municipal corporation, hereinafter called the "City", and JONNA REALTY VENTURES, INC., a Michigan corporation, with principal address at 1533 North Woodward Avenue, Suite 145, Bloomfield Hills, Michigan 48304, hereinafter called "Proprietor", witnesses that:

WHEREAS, Proprietor has obtained approval for a Planned Unit Development under all provisions of the Code of the City, including Section 34-580(h)(1), subject to the execution and recording of an agreement setting forth the conditions upon which such approval is based; and

WHEREAS, the City desires to ensure that all of Proprietor's property that is the subject of this Agreement is developed and used in accordance with approved plans, subdivision plats, if any, condominium master deeds, if any, and applicable laws and regulations.

NOW, THEREFORE, IT IS HEREBY AGREED AS FOLLOWS:

1. The real property that is the subject of this Agreement (the "Property") is described in Exhibit A attached hereto and made a part hereof.

2. The Property shall be developed only in accordance with this Agreement as a Planned Unit Development ("PUD") as approved

60:8 WD 91 NOV 16

RECEIVED  
CITY OF FARMINGTON HILLS  
CLERK'S OFFICE

O.K. - S.R.

by City Council on September 26, 1994 as embodied herein, and the site plans, landscape plans and/or other plans and subdivision plats and condominium master deeds conforming to the PUD plan to be approved by the City Planning Commission and/or City Administration (and, as to subdivision plats, as may be approved by the City Council) as may be required by state law or the Code of the City. However, to the fullest extent allowed by law, in the event of any conflict between this Agreement and any state law, Code of the City or any other matter relied upon by the City Council, City Planning Commission or the City Administration or its departments, this Agreement shall control.

3. The Property shall be developed as follows, with the locations of the following described areas being generally set forth on the page(s) of Exhibit B attached hereto and made a part hereof:

(a) Six (6) acres (not including the buffers as provided in Paragraph 3(c)) may be developed as if the zoning district in which the six (6) acres are located were B-2, with such uses as the Zoning Ordinance of the City (the "Zoning Ordinance") presently provides or which may be expanded (but not contracted) in the future with the exceptions and subject to the following conditions:

(i) The following uses shall be prohibited: post offices; theaters, assembly halls, concert halls or similar places of assembly; recreation space for children's amusement parks, shuffleboard, miniature golf and similar recreation businesses; automobile service centers; veterinary hospitals or

clinics; bowling alleys, indoor archery, tennis, skating or similar indoor commercial recreation businesses; and restaurants having more than one coin-operated amusement device per seven hundred fifty square feet of total floor area; free standing restaurants; and nightclubs. In addition, no principal use shall be an open air business use as described in Section 34-333(1) of the Zoning Ordinance.

(ii) All uses shall be contained within a building or buildings not exceeding, in the aggregate, 62,000 square feet of total floor area, except as herein provided.

(iii) No single use shall be in excess of 25,000 square feet of total floor area.

(iv) No use shall be open for sales to the public between the hours of 12:01 a.m. and 5:00 a.m. within the ten (10) year period commencing with the recording of this Agreement.

(b) One and one quarter (1.25) acres may be developed as if the zoning district in which the one and one quarter (1.25) acres are located were OS-1, subject to the following conditions:

(i) The building(s) in which such OS-1 use takes place shall not exceed 3,500 square feet of total floor area which limitation, if a bank, savings bank, savings and loan association, credit union or similar institution, excluding drive-through facilities from such 3500 square foot limitation.

(ii) If a bank, savings bank, savings and loan association, credit union or similar institution, the use may have, as an accessory use thereto, drive-through facilities similar to other drive-through facilities of such type users.

(c) Approximately thirty-five (35) acres (collectively, the "Open Space") shall remain substantially undeveloped as a Woodland Preservation Park, a Central Park, a Northern Park, and areas of miscellaneous buffers, berms, landscaping, vegetation buffers, landscaped berms, wetland preservation zones, utility corridors, water detention areas and storm water management zones providing screening, recreational areas, storm water detention and other appropriate uses, subject to the following conditions:

(i) The Open Space, designated as provided above, shall be as generally set forth in Proprietor's PUD Plan.

(ii) Proprietor may make non-material modifications to the Open Space, other than that part designated as the Woodland Preservation Park, to accommodate larger residential lots or as may be appropriate to accommodate final storm water detention requirements or other City engineering requirements.

(iii) Subject to subparagraphs (i) and (ii), Proprietor shall, at the time of the platting of that portion of the Property described in Paragraph 3(d) or at the time of recording the master deed of a site condominium for the Property described in Paragraph 3(d), establish one or more entities to hold title to one or more areas of the Open Space and convey such area or areas of the Open Space to that entity or those entities. If an entity owning a part of the Open Space is an association of the homeowners of the Property described in Paragraph 3(d), the governing document for that Property shall require that such homeowners contribute to the maintenance of that part of the Open Space owned by the association through annual assessments.

(iv) At the time of the conveyance described in subparagraph (iii), Proprietor, or the entity or entities described in subparagraph (iii), as the case may be, shall grant a perpetual conservation easement over the Woodland Preservation Park. The conservation easement shall provide that the Woodland Preservation Park shall not be developed.

(d) The balance of the Property shall be developed pursuant to the regulations for RA-2 zoning districts, the district in which the balance of the property is located, subject to the following conditions and/or modifications:

(i) Lot widths shall be as follows: All lots adjacent to the eastern boundary of the Property shall be not less than 85 feet wide; some other lots, but not less than 5 in number, shall be not less than 80 feet wide and all other lots shall be not less than 70 feet wide.

(ii) The minimum depth of all lots shall be 110 feet; as a result, no lot shall have dimensions less than 70 feet by 110 feet.

(iii) Setbacks shall be as follows: front, 25 feet; rear, 35 feet; and side- least one: 7.5 feet; total of two: 15 feet.

(iv) Except in the event the City exercises one of the options described in Paragraph 7, the maximum number of lots shall be 165.

(v) Not more than thirty (30%) percent of the lots shall be developed with ranch homes; ranch homes shall have a minimum of 1,600 square feet.

(vi) The balance of the lots shall be developed with colonial, being 2 story, homes having a minimum of 1,800 square feet.

(vii) All homes developed on the lots will be site-built and will be single family detached residences.

4. As an alternative use to those described in Paragraphs 3(a) and (b), at the Proprietor's election, the one and one quarter (1.25) acres described in Paragraph 3(b) (not including the buffers as provided in Paragraph 3(c)) may be added to the six (6) acres described in Paragraph 3(a), but Proprietor may include within the uses for the seven and one quarter (7.25) acres described herein a use described in Paragraph 3(b), subject to the conditions stated therein so that, if such election is made, the building(s), excluding drive-through facilities, shall not exceed 65,500 square feet of total floor area, 3,500 square feet of total floor area of which would be restricted to OS-1 uses.

5. In addition to all other requirements set forth herein, Proprietor shall also provide for the direct off-site public roadway improvements (tapers, acceleration and deceleration lanes and curb cuts) necessary to the development, and the planned indirect off-site public roadway improvements, the latter being the widenings of 12 Mile and Middlebelt Roads and improvements to the intersection of such roads adjacent to the Property as described in the grant application heretofore made in connection therewith, subject to and conditioned upon the contribution required of the City in respect to the planned indirect off-site

public roadway improvements described above being timely made, as more fully described in Paragraph 6(a).

6. Proprietor's restrictions hereunder are conditioned upon and the City shall:

(a) contribute toward the cost of the planned indirect off-site public roadway improvements described in Paragraph 5, being the widenings of 12 Mile and Middlebelt Roads and improvements to the intersection of such roads adjacent to the Property, in the amount of \$75,000, and make public sidewalk improvements along Twelve Mile Road and Middlebelt Road for at least the length of the Property. In addition, the City shall fully cooperate with Proprietor in securing and do all processing necessary for the government grants (other than from the City) for the planned indirect off-site roadway improvements described above and shall timely make available to Proprietor all funds received by the City from such grants;

(b) make all improvements for and connected with the North Ravines Storm Drainage District sewer drain as required in connection therewith;

(c) stub water and sewer lines to the vacant parcels to the east of the Property and to Greencastle Subdivision;

(d) clear, restore and improve the surface drain to the south of Greencastle Subdivision pursuant to the City Engineer's recommendation; and

(e) If the City so determines, in its sole discretion, construct and maintain trails within the Woodland Preservation Park. Neither Proprietor nor its successors shall have any right



or obligation of maintenance or improvement in connection with the Woodland Preservation Park.

7. In partial consideration for the agreement of the City to the terms and provisions of this Agreement, Proprietor hereby grants the City the following options, conditioned upon strict compliance, time being of the absolute essence:

(a) an option to purchase a one half (.5) acre parcel at the corner of Twelve Mile and Middlebelt Roads (the "Corner") and the Woodland Preservation Park, consisting of 13.6 acres. The City's ownership of the Woodland Preservation Park shall be subject to the same restrictions as Paragraph 3(c)(iv) places on Proprietor or its successors.

(i) The price for the lands described in this Paragraph 7(a) is One Million Five Hundred Thousand (\$1,500,000) Dollars, payable in cash at closing.

(ii) Written notice of the exercise of this option must be received by Proprietor, with a copy to Proprietor's counsel, hereinafter set forth, no later than 4:00 p.m., Tuesday, November 15, 1994.

(iii) If notice is timely given and received, payment must be made in immediately available funds no later than 4:00 p.m., Friday, November 18, 1994; provided, however, that if title insurance cannot be provided to the City at that time, the closing will be held in escrow pending delivery of title insurance to the City.

(iv) If and only if this option is timely and validly exercised and full payment is timely received:

(A) The Corner shall be conveyed to the City to be forever used only as a public park constructed and maintained by the City.

(B) Notwithstanding Paragraphs 3(a) and 3(b), the remainder of the Property formerly subject to Paragraphs 3(a) and 3(b) shall be developed as if it were entirely within an RA-2 zoning district, subject to the conditions and modifications set forth in Paragraph 3(d).

(C) That part of the balance of the Property described in Paragraph 3(d) shall be developed pursuant thereto.

(D) The six and three quarter (6.75) acre parcel converted from business and office uses to residential use as a result of the exercise of this option shall be developed with lots not less than 70 feet wide and 110 feet deep.

(E) the Open Space shall nevertheless be available as an amenity to the Property and, except for the Woodland Preservation Park, may be used for storm water detention and similar uses.

(b) an option to purchase the six (6) acre parcel described in Paragraph 3(a).

(i) The price is Two Million (\$2,000,000) Dollars, payable in cash at closing.

(ii) Written notice of the exercise of this option must be received by Proprietor, with a copy to Proprietor's counsel, hereinafter set forth, no later than 4:00 p.m., Tuesday, November 15, 1994.

(iii) If notice is timely given and received, payment must be made in immediately available funds no later than 4:00 p.m., Friday, November 18, 1994; provided, however, that if title insurance cannot be provided to the City at that time, the closing will be held in escrow pending delivery of title insurance to the City.

(iv) If and only if the option is timely and validly exercised and full payment timely received, the six (6) acre parcel shall be forever used only as a public park or open space constructed and maintained by the City.

(v) In the event this option is exercised, the remaining 1.25 acres described in Paragraph 3(b) shall, notwithstanding Paragraph 3(b), be developed as if it were entirely within an RA-2 zoning district, subject to the conditions and modifications set forth in Paragraph 3(d).

8. Except as may be modified by this Agreement, the Code and Regulations of the City shall apply to the Property. Subject to the last sentence of Paragraph 2 and Paragraph 25, any substantial violation of the Code of the City by Proprietor with respect to the Property shall be deemed a breach of this Agreement.

9. Subject to the approval of the Michigan Department of Transportation, Proprietor shall provide an access to I-696 for the use of City emergency vehicles, without cost to Proprietor. The location of such access shall be determined by the parties subject to the approval of the Michigan Department of Transportation.

10. Exterior light fixtures serving the non-residential parts of the Property shall be completely enclosed and down lit.

11. The noise barrier (a berm or wall) reflected on Proprietor's PUD plan shall be constructed along I-696 freeway before the issuance of a Certificate of Occupancy for any residential structure on the Property which shall be located within 400 feet of the northern line of the I-696 right of way.

12. The City Planning Commission shall have architectural review authority over any structure erected in the commercial area designated on Proprietor's PUD plan, which authority shall extend to building materials, color and the amount of each material employed. In addition, the City Council will have final review of the architectural design and aesthetics of any such structure(s).

13. Before the issuance of any Certificate of Occupancy for any commercial structure to be located on the Property, appropriate screening shall be provided to shield existing residences on the north side of Twelve Mile Road from headlights from motor vehicles exiting the Property.

14. The location and number of curb cuts for the non-residential development shall be determined at the time of site plan approval.

15. If such is within the control of Proprietor, tree number sixteen (16), a fifty eight (58) inch white oak on Twelve Mile Road, as designated on Proprietor's woodlands submission, shall be preserved.

16. Proprietor shall dedicate the full right of way of Twelve Mile Road and Middlebelt Road as shown on Proprietor's PUD plan within ninety (90) days of the date of the execution of this Agreement.

17. The Zoning Board of Appeals shall have no jurisdiction over the Property or the application of this Agreement.

18. A material breach of this Agreement by Proprietor shall constitute a nuisance per se. Subject to Paragraph 25, in the event of a breach of this Agreement by Proprietor, its agents, officers, employees or persons acting in concert with it, the City may notify Proprietor of the occurrence of the breach and issue a written notice requiring the breach be cured within thirty (30) days; provided, however, that if the breach, by its nature, cannot be cured with thirty (30) days, Proprietor shall not be in breach hereunder if Proprietor commences the cure with the thirty (30) day period and diligently pursues the cure to completion. Subject to Paragraph 25, failure to comply with such notice shall render Proprietor liable to the City in any suit for enforcement for actual costs incurred by the City including, but not limited to, attorneys' fees, expert witness fees, and the like.

19. This Agreement contains the entire agreement between the parties. No statements, promises or endorsements made by either party or agent of either party that are not contained in this Agreement shall be valid or binding. This Agreement may not be amended except in writing signed by the parties and recorded in the same manner as this Agreement. In the event Proprietor

desires to propose an amendment, an application shall be made to the City's Department of Planning and Community Development which shall process the application in the same manner called for in the PUD Ordinance for an original application, with required public hearings, with notification of the public to follow then existing City procedures. However, the procedures relating to qualification of the site shall not be required.

20. It is understood and agreed by the parties that if any part, term or provision of this Agreement is by the courts finally held to be illegal or in conflict with any law of the State of Michigan or the United States, the validity of the remaining portions or provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if this Agreement did not contain the particular part, term or provision held to be invalid.

21. This Agreement shall be governed by the laws of the State of Michigan, both as to interpretation and performance. Any and all suits for any and every breach of this Agreement may be instituted and maintained in any court of competent jurisdiction in the County of Oakland, State of Michigan.

22. No waiver of any breach of this Agreement shall be held to be a waiver of any other or subsequent breach. All remedies afforded in this Agreement shall be taken and construed as cumulative, that is, in addition to every other remedy provided by law.

23. The signers of this Agreement warrant and represent that they have the authority to sign this Agreement on behalf of



their respective principals and the authority to bind each party to this Agreement according to its terms. Further, each of the parties represents that the execution of this Agreement has been duly authorized and is binding on such party. Where appropriate, this Agreement shall bind the heirs, successors and assigns of the parties.

24. This Agreement shall run with the land and bind the parties, their heirs, successors, and assigns. This Agreement shall be recorded in the Oakland County Records by the City and a recorded copy thereof shall be delivered to Proprietor forthwith. It is understood that the Property is subject to changes in ownership and/or control at any time, but that successors shall take their interest subject to the terms of this Agreement.

25. In the event the Property, or any part thereof, is transferred so that the Property, in its entirety, is owned by more than one person or entity, any breach of this Agreement or violation of any applicable provision of the Code of the City occurring on any part of the Property will be the sole responsibility and liability of the person or entity who or which owns that part of the Property on which the breach or violation occurs and will have no effect whatsoever on the other portions of the Property or the owners of such other portions. It is also understood that the members of the City Council and/or the City Administration and/or its departments may change, but the City shall nonetheless remain bound by this Agreement.

26. Whenever the consent or approval of either of the parties hereto or their agencies, commissions, departments,



STATE OF MICHIGAN )  
COUNTY OF OAKLAND ) SS.

The foregoing instrument was acknowledged before me this 5th day of October, 1994, by Christine Jonna Piligian, President of Jonna Realty Ventures, Inc., a Michigan corporation, on behalf of the corporation.

CAROL E. PAYNE  
Notary Public, Oakland County, MI  
My Commission Expires Dec. 5, 1994

Carol E. Payne  
Notary Public  
Oakland County, Michigan  
My commission expires 12-5-94

DRAFTED BY:

John M. Donohue, Esq.  
Kohl, Secrest, Wardle, Lynch,  
Clark and Hampton  
P.O. Box 3040  
Farmington Hills, Michigan  
48333-3040

WHEN RECORDED RETURN TO:

Kathryn A. Dornan, City Clerk  
City of Farmington Hills  
31555 Eleven Mile Road  
Farmington Hills, Michigan  
48336-1165

An irregularly-shaped parcel of vacant land located in the City of Farmington Hills, Oakland County, Michigan, containing unknown acres, more or less, more particularly described as follows:

A parcel of land located in the West one half of Section 13, T.1.N., R.9.E, City of Farmington Hills, Oakland County, Michigan, described as follows: Commencing at the Northwest corner of said Section 13, thence along the North section line (also being the centerline of Twelve Mile Road - 120' wide) S. 89° 12' 00" E., 1,306.08 feet; thence S. 00° 03' 36" E., 60 feet to the Point of Beginning; thence S. 00° 03' 36" E., 2,586.17 feet partially along the West line of "Greencastle" Subdivision (L. 67 P. 28 of Plats, Oakland County Records); thence along the East-West one-quarter line of said Section 13 and the South line of said "Greencastle" Subdivision, S. 89° 04' 01" E., 1,315.50 feet to the center of said Section 13; thence along the North-South one-quarter section of said Section 13, S. 01° 26' 23" W., 600.82 feet; thence along the North right-of-way line of Interstate Highway 696, N. 88° 51' 45" W., 54.04 feet and along a circular curve to the right an arc distance of 1,133.58 feet (said curve having a central angle of 24° 20' 45", a radius of 2,667.79 feet and a chord bearing N. 76° 41' 24" W., 1,125.07 feet) and N. 64° 31' 00" W., 1,517.90 feet; thence along the Easterly right-of-way line of Middlebelt (variable width) N. 00° 14' 42" E., 429.35 feet and N. 85° 45' 18" W., 40 feet and N. 00° 14' 42" E., 1,882.93 feet; thence along the South right-of-way line of Twelve Mile Road (South one-half being 60 feet wide) S. 89° 12' 00" E., 1,246.39 feet to the Point of Beginning.

AND 23-13-101-001

Also including a parcel of land in the City of Farmington Hills, Oakland County, Michigan, containing 3 acres, more or less, more particularly described as follows:

Part of the East 1/2 of the Northwest 1/4 of Section 13, Town 1 North, Range 9 East, more particularly described as commencing at the North 1/4 corner of Section 13, Town 1 North, Range 9 East, Thence South 89 Degrees 13 Minutes 20 Seconds West a distance of 1136.05 feet to the point of beginning of this description; thence South 1 Degree 31 Minutes 40 Seconds East a distance of 660 feet; thence South 89 Degrees 13 Minutes 20 Seconds West a distance of 198 feet; thence North 1 Degree 31 Minutes 40 Seconds West a distance of 660 feet; thence North 89 Degrees 13 Minutes 20 Seconds East a distance of 198 feet; to the point of beginning, excepting therefrom a strip of land on the North and used for highway purposes.

23-13-126-001

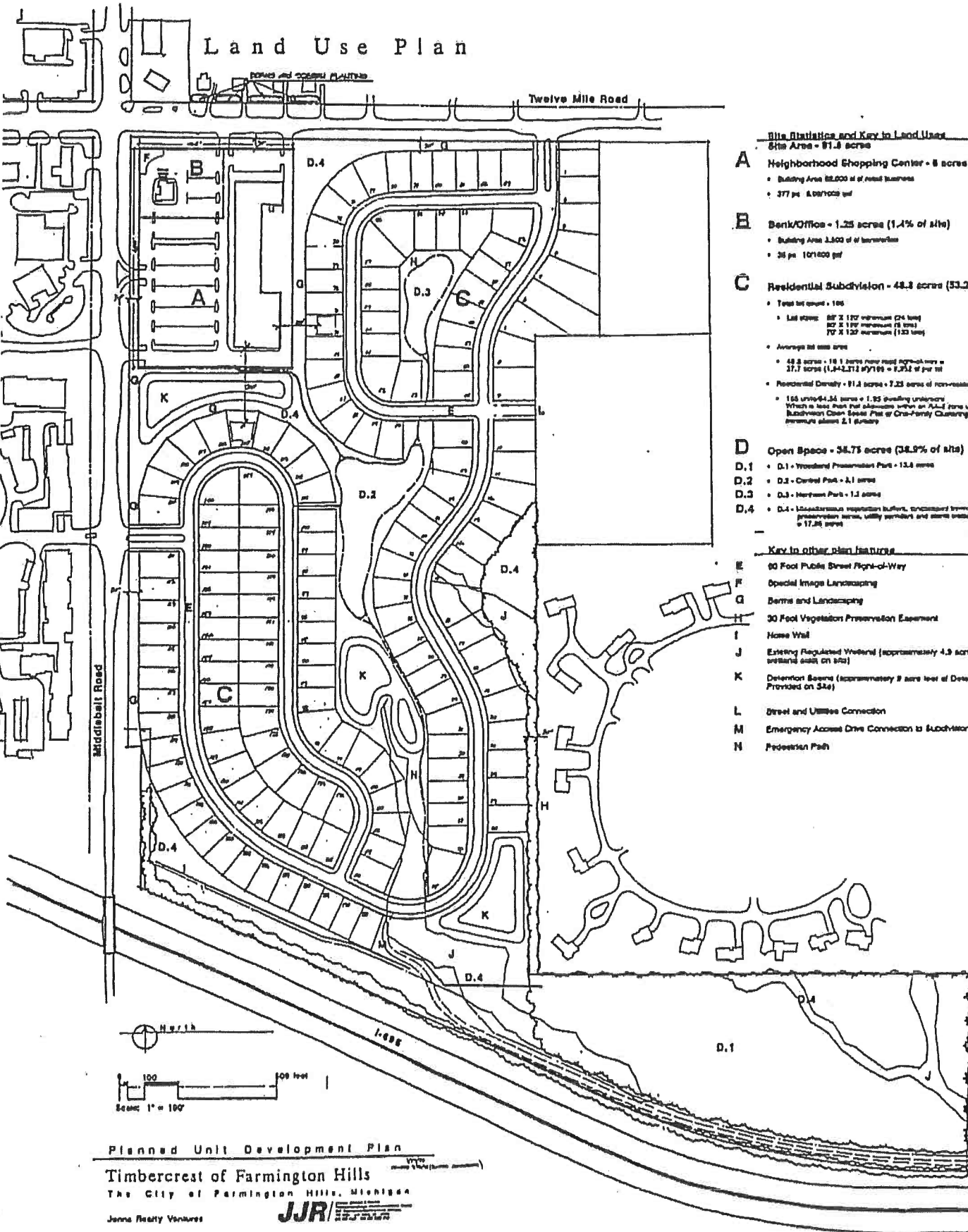
EXHIBIT A

\* STANDS FOR THE DEGREE SYMBOL

TAX ITEM NO. 23-13-101-001 AND 23-13-126-001



# Land Use Plan



## Site Statistics and Key to Land Uses

Site Area - 81.8 acres

### A Neighborhood Shopping Center - 8 acres (8.3% of site)

- Building Area 85,000 sq ft of retail business
- 377 jobs @ 225/1000 sq ft

### B Bank/Office - 1.25 acres (1.4% of site)

- Building Area 3,500 sq ft of business
- 36 jobs @ 101,600 sq ft

### C Residential Subdivision - 48.8 acres (53.2% of site)

- Total lot count - 180
- Lot sizes: 80' x 120' minimum (24 lots)  
80' x 150' minimum (15 lots)  
70' x 120' minimum (122 lots)
- Average lot area: 48.8 acres ÷ 180 lots = 27.1 sq ft per lot
- Residential Density - 81.8 acres ÷ 2.23 acres of non-residential = 36.7 acres
- 155 units @ 4.34 acres = 1.35 building units/acre which is less than that allowed within an R-1.2 zone utilizing the Subdivision Color Scale Plan or One-Family Clustering Option where, at a minimum, 2.1 acres

### D Open Space - 34.75 acres (34.9% of site)

- D.1 - Woodland Preservation Park - 13.4 acres
- D.2 - Central Park - 2.1 acres
- D.3 - Heritage Park - 1.3 acres
- D.4 - Miscellaneous vegetation buffers, landscaped byways, wetland preservation areas, utility corridors and storm water management areas - 17.95 acres

## Key to other plan features

- E 60 Foot Public Street Right-of-Way
- F Special Image Landscaping
- G Berms and Landscaping
- H 30 Foot Vegetation Preservation Easement
- I Home Wall
- J Existing Regulated Wetland (approximately 4.9 acres of regulated wetland south on site)
- K Detention Basins (approximately 8 acre total of Detention Capacity is Provided on Site)
- L Street and Utilities Connection
- M Emergency Access Drive Connection to Subdivision Street
- N Pedestrian Path

**ZONING TEXT AMENDMENT 1, 2023**

I move that Zoning Text Amendment 1, 2023, BE SET FOR PUBLIC HEARING for the Planning Commission's next available regular meeting agenda.



**DATE:** February 15, 2023

**TO:** Planning Commission

**FROM:** Erik Perdonik, City Planner

**SUBJECT:** Draft Zoning Text Amendment (ZTA) 1, 2023

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## BACKGROUND

Draft ZTA 1, 2023, stems from City Council's June 2022 authorization of the potential use of space on the third floor of The HAWK Community Center for an educational innovation and economic development incubator, as well as Council's August 2021 endorsement of plans for the buildout of space on the third floor as part of the planned incubator. It is in this light that the City Manager's Office requested that planning staff introduce draft ZTA 1, 2023, this evening for the Planning Commission's consideration.

The HAWK is zoned RA-2, One Family Residential; therefore, draft ZTA 1, 2023, would permit educational uses customarily associated with economic development incubators, such as classes and space, as principal permitted uses within the District. Because the uses would be permitted for only "municipal facilities" which are zoned RA-2, the uses would therefore become permitted for a couple of municipal properties in addition to the HAWK, including City Hall Campus and the Farmington Hills Golf Club.

ZTA 1, 2023, was drafted by the City Attorney's Office with input from the City's planning consultant.

## ACTION REQUESTED

Set item for public hearing for the Planning Commission's next available regular meeting agenda (see suggested motion in packet).

## ATTACHMENTS

- Draft ZTA 1, 2023

ORDINANCE NO. C-\_\_\_\_\_-2023

CITY OF FARMINGTON HILLS  
OAKLAND COUNTY, MICHIGAN

AN ORDINANCE TO AMEND THE FARMINGTON HILLS CODE OF ORDINANCES, CHAPTER 34, "ZONING," ARTICLE 3, "ZONING DISTRICTS," SECTION 34-3.1.5, "RA-2 ONE FAMILY RESIDENTIAL," SUBSECTION 34-3.1.5.B, "PRINCIPAL PERMITTED USES," IN ORDER TO AMEND SUBSECTION 34-3.1.5.B.v.f TO ALLOW MUNICIPAL FACILITIES THAT PROVIDE ECONOMIC DEVELOPMENT EDUCATIONAL AND TEMPORARY OPERATIONAL SERVICES AS PRINCIPAL PERMITTED USES IN THE RA-2 ZONING DISTRICT.

THE CITY OF FARMINGTON HILLS ORDAINS:

*Section 1 of Ordinance. Ordinance Amendment.*

The Farmington Hills City Code, Chapter 34, "Zoning," Article 3, "Zoning Districts," Section 34-3.1.5, "RA-2 One Family Residential," Subsection 34-3.1.5.B, "Principal Permitted Uses," is amended to amend Subsection 34-3.1.5.B.v.f to read as follows:

**Section 34-3.1.5. RA-2 One Family Residential**

A. INTENT [*Unchanged.*]

**B. PRINCIPAL PERMITTED USES**

- i. Site built, one-family detached dwelling units
- ii. Farms
- iii. Neighborhood parks
- iv. Manufactured one-family detached dwelling units
- v. The following uses are permitted subject to the special conditions in Section 34-3.6:
  - a. Public, parochial or private elementary, intermediate or secondary schools offering courses in general education
  - b. Golf course, not including driving ranges or miniature golf courses
  - c. Churches
  - d. Nursery schools, day nurseries, and day care centers
  - e. Municipal buildings and uses not including any outdoor storage
  - f. Publicly owned and operated libraries, community wide parks and recreational facilities, and municipal facilities that provide both educational and temporary operational services (such as classes and space) for purposes of economic development in the community
  - g. Accessory buildings and uses customarily incidental to any principal permitted use.



C. SPECIAL APPROVAL USES [*Unchanged.*]

D. ACCESSORY USES [*Unchanged.*]

**Section 2 of Ordinance. Repealer.**

All ordinances, parts of ordinances, or sections of the City Code in conflict with this ordinance are repealed only to the extent necessary to give this ordinance full force and effect, and the Farmington Hills Ordinance Code shall remain in full force and effect, amended only as specified above.

**Section 3 of Ordinance. Savings.**

The amendments of the Farmington Hills Code of Ordinances set forth in this ordinance do not affect or impair any act done, offense committed, or right accruing, accrued, or acquired or liability, penalty, forfeiture or punishment, pending or incurred prior to the amendments of the Farmington Hills Code of Ordinances set forth in this ordinance.

**Section 4 of Ordinance. Severability.**

If any section, clause or provision of this ordinance shall be declared to be unconstitutional, void, illegal or ineffective by any court of competent jurisdiction, the validity of the ordinance as a whole, or in part, shall not be affected other than the part invalidated, and such section, clause or provision declared to be unconstitutional, void or illegal shall thereby cease to be a part of this Ordinance, but the remainder of this ordinance shall stand and be in full force and effect.

**Section 5 of Ordinance. Effective Date.**

The provisions of this ordinance are ordered to take effect twenty-one (21) days after enactment.

**Section 6 of Ordinance. Date and Publication.**

This ordinance is declared to have been enacted by the City Council of the City of Farmington Hills at a meeting called and held on the \_\_\_\_ day of \_\_\_\_\_, 2023, and ordered to be given publication in the manner prescribed by law.

Ayes:

Nays:

Abstentions:

Absent:

STATE OF MICHIGAN     )  
  ) ss.  
COUNTY OF OAKLAND    )

I, the undersigned, the qualified and acting City Clerk of the City of Farmington Hills, Oakland County, Michigan, do certify that the foregoing is a true and complete copy of the Ordinance adopted by the City Council of the City of Farmington Hills at a meeting held on the \_\_\_\_ day of \_\_\_\_\_, 2023, the original of which is on file in my office.

---

PAMELA B. SMITH, City Clerk  
City of Farmington Hills

DRAFT

**ADOPTION OF 2022 PLANNING COMMISSION ANNUAL REPORT**

I move to adopt the 2022 Planning Commission Annual Report as presented.



# 2022 Planning Commission Annual Report

CITY OF FARMINGTON HILLS



Prepared with assistance from

February 2023





# Table of Contents

Introduction .....	4
2022 Planning Commission Members .....	5
2022 City Staff .....	5
2022 Major Initiatives .....	6
Farmington Hills: The Next 50 Years .....	6
2022/2023 – 2027/2028 Capital Improvements Plan .....	6
2022 Planning Commission Activity .....	7
Planning Commission Meetings .....	7
Site and Special Approval Plans .....	8
Lot Splits, Rezoning, and Zoning Text Amendments .....	10
Planned Unit Development (PUD) Plans and Qualifications .....	12

## List of Figures

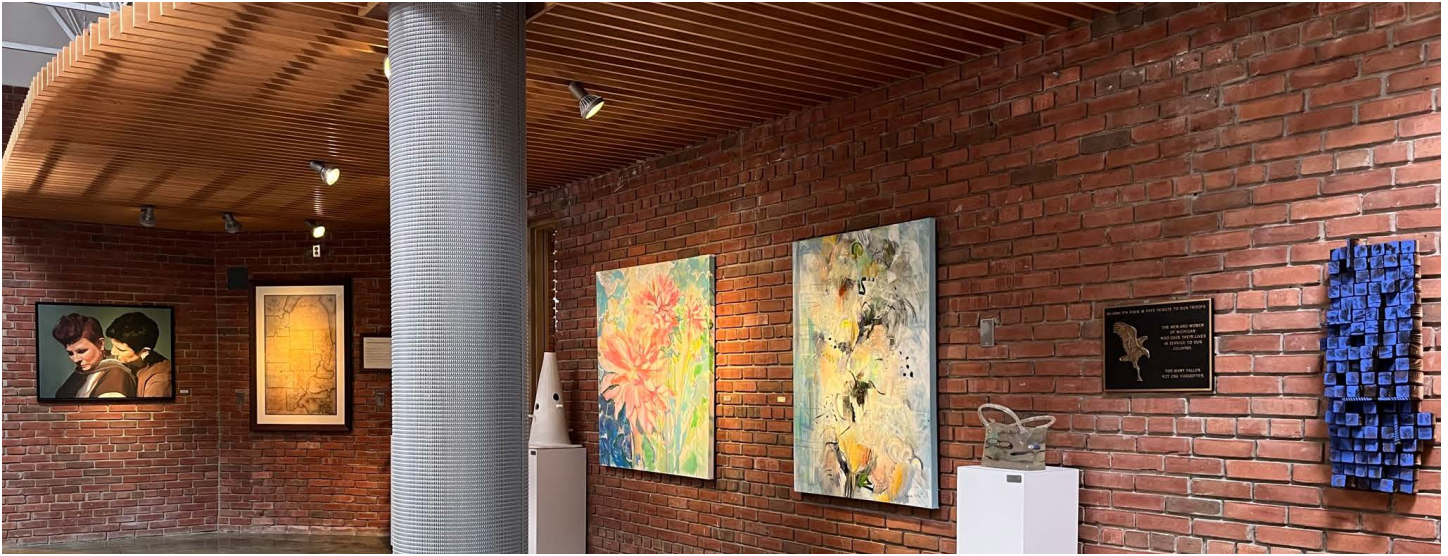
Figure 1. Planning Commission Meetings, 2018-2022 .....	7
Figure 2. Planning Commission Meetings by Type, 2022 .....	7
Figure 3. Site and Special Approval Plans, 2018 to 2022 .....	9
Figure 4. Site and Special Approval Plans by Decision Type, 2022 .....	9
Figure 5. Lot Splits, Rezoning, and Zoning Text Amendments, 2018 to 2022 .....	11
Figure 6. Planned Unit Development Plans and Qualifications Presented to the Planning Commission, 2018 to 2022 .....	13
Figure 7. Planned Unit Development Plans, 2022 .....	13

## List of Tables

Table 1. 2022 Planning Commission Members .....	5
Table 2. 2022 Planning & Community Development Department Staff .....	5
Table 3. Planning Commission Meetings, 2018 to 2022 .....	7
Table 4. Planning Commission Meetings by Type, 2022 .....	7
Table 5. Site and Special Approval Plans, 2022 .....	8
Table 6. Site Plan and Special Approval Plans, 2018 to 2022 .....	8
Table 7. Site Plans by Decision Type, 2022 .....	9
Table 8. Special Approval Plans by Decision Type, 2022 .....	9
Table 9. Lot Splits, 2022 .....	10
Table 10. Rezoning Requests, 2022 .....	10
Table 11. Zoning Text Amendments, 2022 .....	10
Table 12. Lot Splits, Rezoning, and Zoning Text Amendments, 2018 to 2022 .....	10
Table 13. Lot Splits by Decision Type, 2022 .....	11
Table 14. Rezoning Requests by Decision Type, 2022 .....	11
Table 15. Zoning Text Amendments by Decision Type, 2022 .....	11
Table 16. Planned Unit Development Plans, 2022 .....	12
Table 17. Planned Unit Development Options or Qualifications, 2022 .....	12
Table 18. Planned Unit Development Plans and Qualifications, 2018 to 2022 .....	12
Table 19. Planned Unit Development Plans, 2022 .....	13

## List of Maps

Map 1. Map of Development Reviews in Farmington Hills, 2022 .....	15
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## Introduction

The Michigan Planning Enabling Act (P.A. 33 of 2008, as amended) requires the Planning Commission to prepare, file, and present an annual written report to the City Council. This document is intended to meet the state requirement as well as provide an overview of 2022 accomplishments.

The City of Farmington Hills Planning Commission is comprised of nine members, some of whom have been on the Planning Commission for many years. These members come from a variety of professional backgrounds. The varied perspectives and knowledge of the members make for a well-rounded Commission that conducts fair and thoughtful deliberations.

The Planning Commission held a total of 17 meetings in 2022. Preliminary hearings are held the second Thursday of the month, public hearings are held on the third Thursday of the month, and study sessions are generally held on the first Thursday of the month at the discretion of the Commission members.

### Mission Statement

To promote public health, safety, and general welfare, to encourage the use of resources in accordance with their character and adaptability; to avoid the overcrowding of land by buildings or people, to lessen congestion on roads and streets, to facilitate provision for a system of transportation, sewage disposal, safe and water supply recreation, and other public improvements. The Planning Commission is responsible for making and adopting a basic plan as a guide for development, including a determination of the extent of probable future needs.



## 2022 Planning Commission Members

**Table 1. 2022 Planning Commission Members**

Name	Role	Assumed Office	Last Appointment	Term Expiration
Dale Countegan	Chair	02/13/2017	01/23/2023	02/01/2026
Marisa Varga	Secretary	03/08/2021	01/23/2023	02/01/2026
Kristen Aspinall		03/28/2022	01/23/2023	02/01/2026
John Trafelet	Vice Chair	07/22/2019**	01/25/2021	02/01/2024
Steve Stimson		04/08/2013	01/25/2021	02/01/2024
Barry Brickner		07/25/2016	01/25/2021	02/01/2024
Joseph Mantey		03/15/2004	01/24/2022	02/01/2025
Danielle Ware		04/25/2022	04/25/2022	02/01/2025
Taranji Grant		03/21/2022	03/21/2022	02/01/2025

## 2022 City Staff

**Table 2. 2022 Planning & Community Development Department Staff**

Name	Title
Charmaine Kettler-Schmult	Director
Erik Perdonik	City Planner; Liaison to the Planning Commission
Jeri LaBelle	Planning & Zoning Clerk

In 2022, Giffels Webster continued their relationship working with City of Farmington Hills to provide planning and zoning services. The team of consultants has been available to answer technical planning and zoning related calls and emails, advise on ordinance amendments, review site plans, and assist with special projects as needed. Giffels Webster prepared memoranda and reports for the Planning Commission and City Council, as needed. Consultants from Giffels Webster attended all Planning Commission meetings and were available to attend other City meetings as requested. The team is directed by Jill Bahm, AICP, a partner at Giffels Webster, who is supported by Joe Tangari, AICP, Principal Planner and Rod Arroyo, AICP, Partner Emeritus, and our GIS team, led by Ariana Toth.





## 2022 Major Initiatives

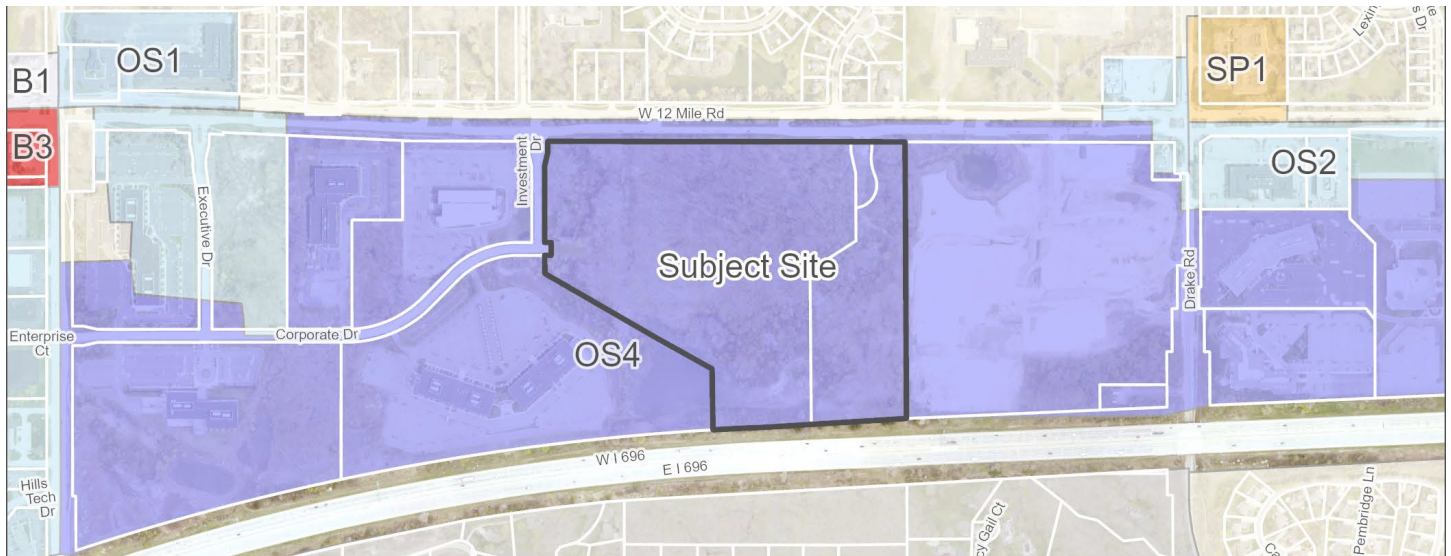
### Farmington Hills: The Next 50 Years

#### A New Master Plan for the City

Farmington Hills turns 50 years old in 2023, and in 2022, the City embarked on the development of its first Master Plan since 2009. As we consider what the next 50 years of our City might look like, we've invested a great deal of time and effort into assessing where the City stands today and the progress it has made since the last master plan. This effort included analysis of the City's changing demographics, economics, and housing, a market study and survey, online outreach, a series of publicly accessible Planning Commission study sessions, an October open house, and the first in a series of focus groups with members of the development community. As 2022 drew to a close, a second survey was open for responses, and the City was looking ahead to additional focus groups and other opportunities for input as the plan moves into the drafting phase.

### 2022/2023 – 2027/2028 Capital Improvements Plan

Act 33 of the Public Acts of 2008, the Michigan Planning Enabling Act, provides that the Planning Commission annually prepare a Capital Improvements Plan. Further, Sections 3.07 and 6.08 of the City Charter require the submission of a Capital Improvements Plan to City Council. The Planning Commission held a study session on January 27, 2022, to prepare this document for public review and adopted the plan after holding a public hearing at their March 24, 2022 meeting.



## 2022 Planning Commission Activity

### Planning Commission Meetings

**Table 3. Planning Commission Meetings, 2018 to 2022**

Year	Number of Meetings
2018	14
2019	15
2020	13
2021	19
2022	17

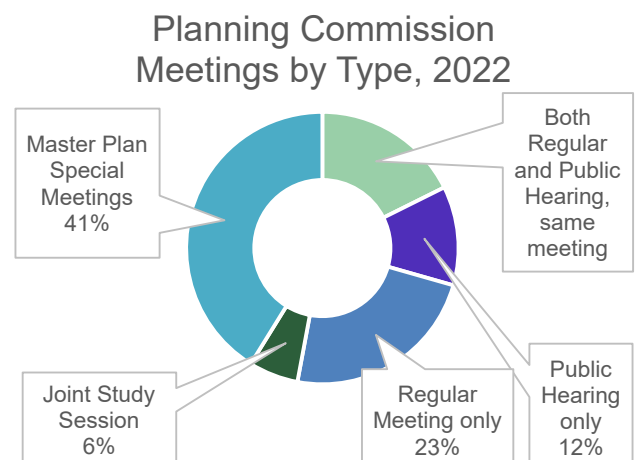
**Figure 1. Planning Commission Meetings, 2018-2022**



**Table 4. Planning Commission Meetings by Type, 2022**

Type of Meeting	Number of Meetings
Both Regular and Public Hearing, same meeting	3
Public Hearing only	2
Regular Meeting only	4
Joint Study Session	1
Master Plan Special Meetings	7
<b>Total</b>	<b>17</b>

**Figure 2. Planning Commission Meetings by Type, 2022**



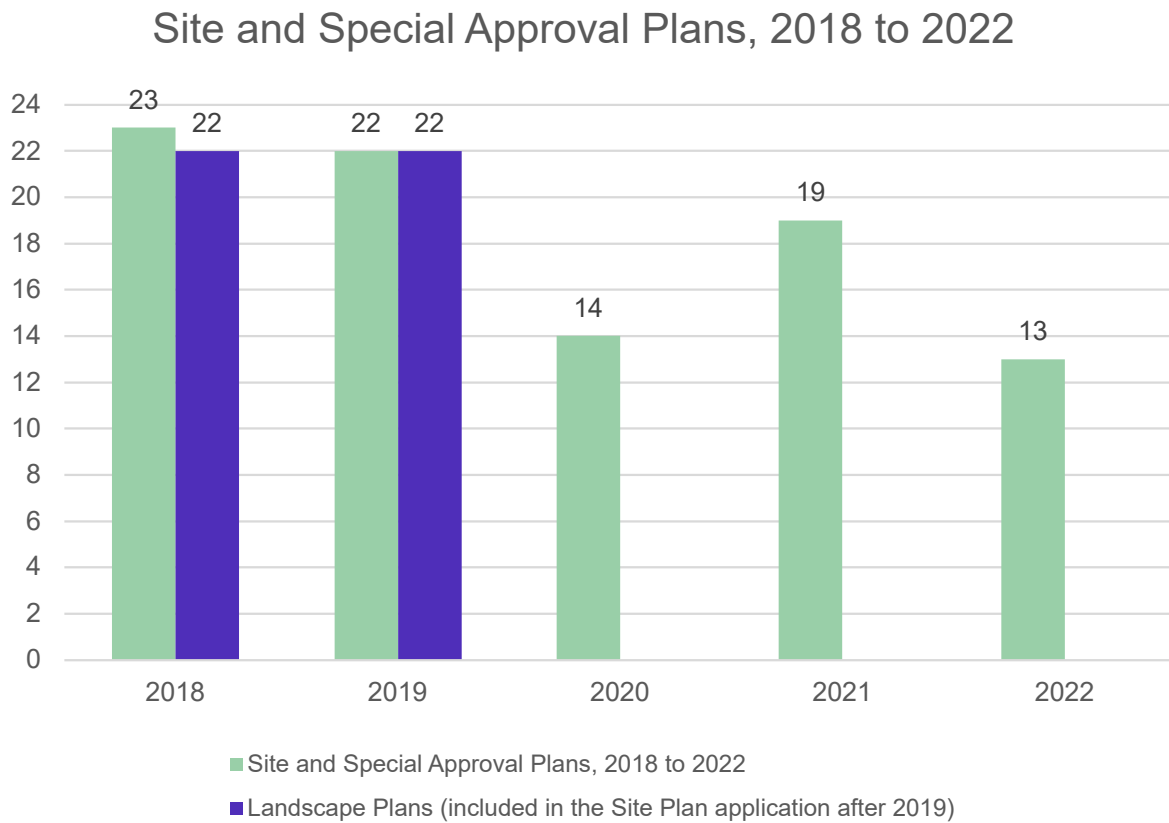
## Site and Special Approval Plans

**Table 5. Site and Special Approval Plans, 2022**

Item	Parcel ID	Description	Approved / Denied	Proponent
<b>SP 51-1-2022</b>	10-454-003	32200 12 Mile Rd., Parking addition in RA-2 for existing place of worship, (St. Fabian)	Approved by PC, 2-17-2022	RCI Contracting Services, Mike Hall
<b>SP 52-1-2022</b>	03-433-045	29978 Orchard Lake, Addition to existing building in B-2, CLV Orchard Lake,	Approved by PC, 2-17-2022	Jim Seba
<b>SA 53-1-2022</b>	14-226-004	29411 Twelve Mile, Gasoline Station, and convenience store in B-1	Approved by PC 2-17-2022	Bazco Holdings, LLC
<b>SP 54-1-2022</b>	03-477-056 & 052	29509 Orchard Lake, Gasoline Station, and convenience store in B-3	Approved by PC, 2-17-2022	Bazco Holdings, LLC
<b>SP 55-1-2022</b>	14-101-036	27730 Orchard Lake, Gasoline Station, and convenience store in B-3	Approved by PC 2-17-2022	Bazco Holdings, LLC
<b>SP 68-12-2021</b>	21-376-021	Parcel south of 34700 Grand River, New commercial building, LI-1	Approved by PC 3-17-2022	Jing-Jin Electric
<b>SA 56-3-2022</b>	21-351-032	24300 Drake Rd., B-3 Temp portable concrete batch plant	Approved by PC 4-21-2022	Mark Anthony Contracting, Inc.
<b>SA 57-3-2022</b>	02-126-130	32680 Northwestern Hwy., B-3 Temp concrete batch plant	Approved by PC 4-21-22	Florence Cement Co., Steve Gregor
<b>SP 58-4-2022 (Amend PUD 5, 1993)</b>	17-201-014	Twelve Mile, north side, east of Investment Dr., OS-4, PUD 5, 1993, 2 new office buildings	7-21-2022 Recommended to City Council	Robert Szantner from Yamasaki
<b>SP 59-5-2022 (PUD 2, 2021 revised)</b>	12-476-008	27400 Twelve Mile Rd. (Sarah Fisher) Skilled nursing and Town homes / Condo, RA-1A	7-21-2022 Recommended to City Council	Optalis Healthcare
<b>SP 60-7-2022</b>	35-201-009	30000 Grand River, retail / drive thru restaurant, B-3 West River Shopping Center Bank converted to a Starbucks	Denied by PC 8-18-2022	Nicholas Shango
<b>SA 61-10-2022</b>	15-176-004	28696 Oakland Dr., Concrete Crusher for road construction. Oakland County	Approved by PC 11-17-2022	Dan's Excavating, Inc. Connor Lennington
<b>SP 62-12-2022</b>	03-477-058	29555 Orchard Lake, quick-serv, drive-thru restaurant Dunkin Donuts store	Withdrawn prior to PC	Steve Kolber

**Table 6. Site Plan and Special Approval Plans, 2018 to 2022**

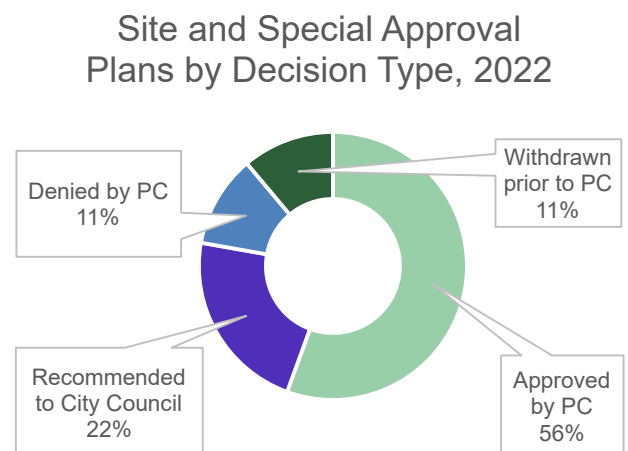
Year	Number of Site and Special Approval Plans	Number of Landscape Plans
2018	23	22
2019	22	22
2020	14	
2021	19	
2022	13	
Landscape plans are included in the Site Plan Plan application after 2019.		

**Figure 3. Site and Special Approval Plans, 2018 to 2022****Table 7. Site Plans by Decision Type, 2022**

Decision	Number
Approved by PC	5
Recommended to City Council	2
Denied by PC	1
Withdrawn prior to PC	1
<b>Total</b>	<b>9</b>

**Table 8. Special Approval Plans by Decision Type, 2022**

Decision	Number
Approved by PC	4
Denied by PC	0
<b>Total</b>	<b>4</b>

**Figure 4. Site and Special Approval Plans by Decision Type, 2022**



## Lot Splits, Rezoning, and Zoning Text Amendments

**Table 9. Lot Splits, 2022**

Lot Split #	Section	Description	Petitioner	PC Approval Date	Assessing Approval
<b>Lot Split 1, 2022 Rec'd 5-17-22</b>	35-432-007	Split one parcel into two.	Ryan Zabik	7-21-2022 PC Approved variance from subdivision ordinance requirements	
<b>Lot Split 2, 2022 Rec'd 5-26-2022</b>	10-352-001	Split one parcel into two. Splitting off Tim Horton's from shopping center	Keith Butler, BJ Investments, Farmington LLC	7-21-2022 PC Approved	
<b>Lot Split 3, 2022 Rec'd 7-18-22</b>	32-301-034	Split on parcel into two RA-1	Ronald Emling	7/22/2022 Returned to applicant, cannot be split, already split into 4 lots, see LS 4, 2021	
<b>Lot Split 4, 2022 Rec'd 8-8-22</b>	19-252-024	Split one into two., 37655, 37685, 37689, 37645 Interchange Dr.,	ME3L Properties	Withdrawn	
<b>Lot Split 5, 2022 Rec'd 11-18-22</b>	03-477-058	Split one parcel into two. 29555 Orchard Lake	Steven Kolber, Kolbrook Designs	Withdrawn	

**Table 10. Rezoning Requests, 2022**

Request #	Location	Sidewell No.	From / To	Proponent
No rezoning requests were presented before the Planning Commission in 2022.				

**Table 11. Zoning Text Amendments, 2022**

Zoning Text Amendment #	Results	Proposed Amendment
<b>ZTA 1, 2022</b>	PC PH November 17, 2022 recommended approval to City Council City Council approved January 9, 2023	Zoning Text Amendment 1, 2022  Proposes to amend Chapter 34, "Zoning," "Article 5.0, "Site Standards," Section 5.7, "Storage of Recreational Equipment or Trailers," in order to increase the time period during which recreational equipment or trailers may be parked in residential zoning districts for loading, unloading, and maintenance, from twenty-four (24) to seventy-two (72) hours.

**Table 12. Lot Splits, Rezoning, and Zoning Text Amendments, 2018 to 2022**

Year	Lot Splits	Zoning Text Amendments	Rezoning
2018	4	0	3
2019	2	3	1
2020	3	0	3
2021	7	2	2
2022	5	1	0



Figure 5. Lot Splits, Rezoning, and Zoning Text Amendments, 2018 to 2022

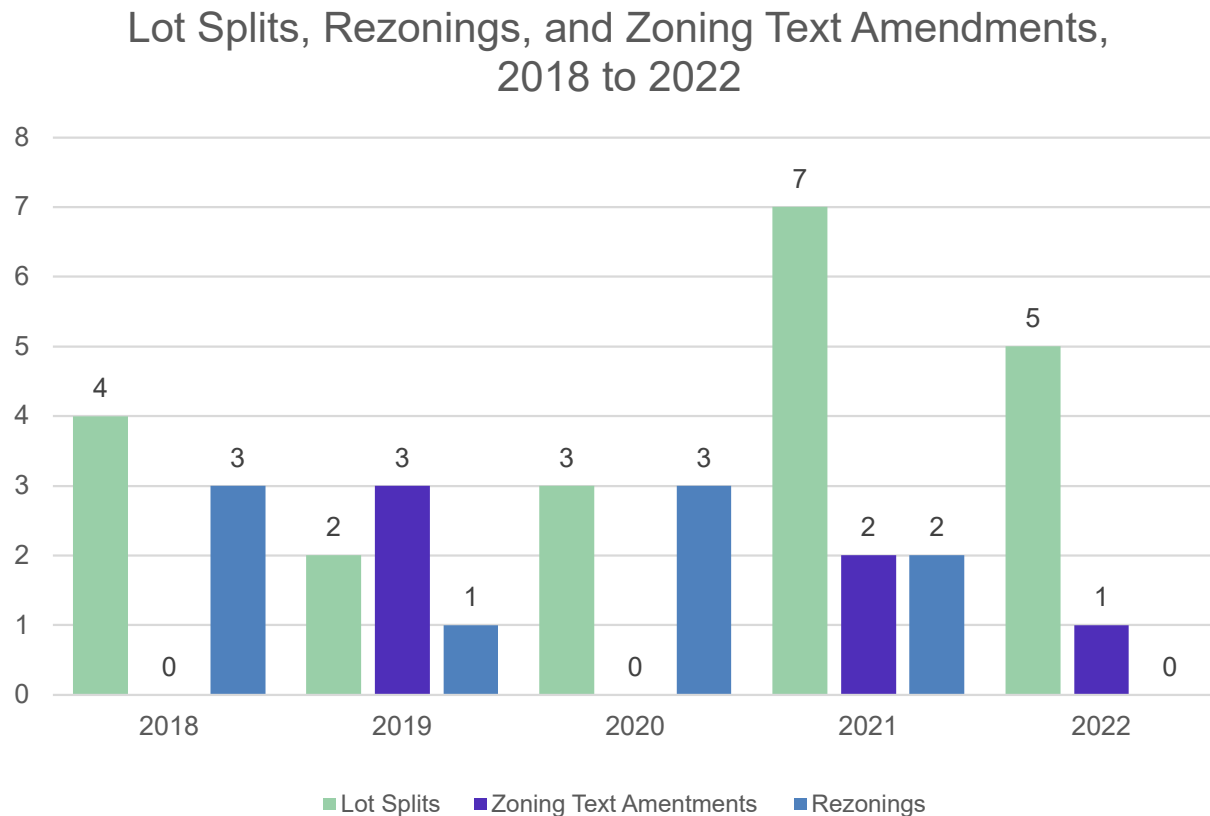


Table 13. Lot Splits by Decision Type, 2022

Decision	Number
Approved by PC	2
Returned to applicant	1
Withdrawn prior to PC	2
Denied by PC	0
<b>Total</b>	<b>5</b>

Table 14. Rezoning Requests by Decision Type, 2022

Decision	Number
Approved by PC	0
Denied by PC	0
<b>Total</b>	<b>0</b>

Table 15. Zoning Text Amendments by Decision Type, 2022

Decision	Number
Approved by PC	1
Denied by PC	0
<b>Total</b>	<b>1</b>

## Planned Unit Development (PUD) Plans and Qualifications

**Table 16. Planned Unit Development Plans, 2022**

PUD Plan #	Section	Description	Zoning	Approved / Denied	Proponent
<b>Revised PUD Plan 2, 2021</b> <b>Revised Rec'd 5-18-2022 (SP 59-5-2022)</b>	12-476-008	27400 Twelve Mile Rd. (Sara Fisher), Skilled nursing facility and townhomes/condos	RA-1B	Recommended to City Council 7-21-2022	Optalis Healthcare
<b>Amend PUD 5, 1993</b> <b>SP 58-4-2022</b> <b>Rec'd 5-18-2022</b>	17-201-014	South side of 12 Mile, between Investment Dr and Drake Rd. 2 office buildings. Final phase of PUD 5, 1993	OS-4	Recommended to City Council 7-21-2022	Robert Szantner, Yamasaki Inc
<b>Revised PUD 3, 2021, Rec'd 5-18-2022</b>	02-126-130	32680 Northwestern Hwy., 253-unit, 4-story luxury apartments	B-2, B-3	Recommended to City Council 9-15-2022	NWH Holdings, Robert Asmar
<b>Amend PUD 4, 2000</b> <b>(Grand Sakwa)</b> <b>Rec'd 5-18, 2022</b>	02-176-068	32555 Northwestern Hwy, Replace or remove fountain	B-3	Withdrawn prior to PC	Gayle McGregor, WWRP Law

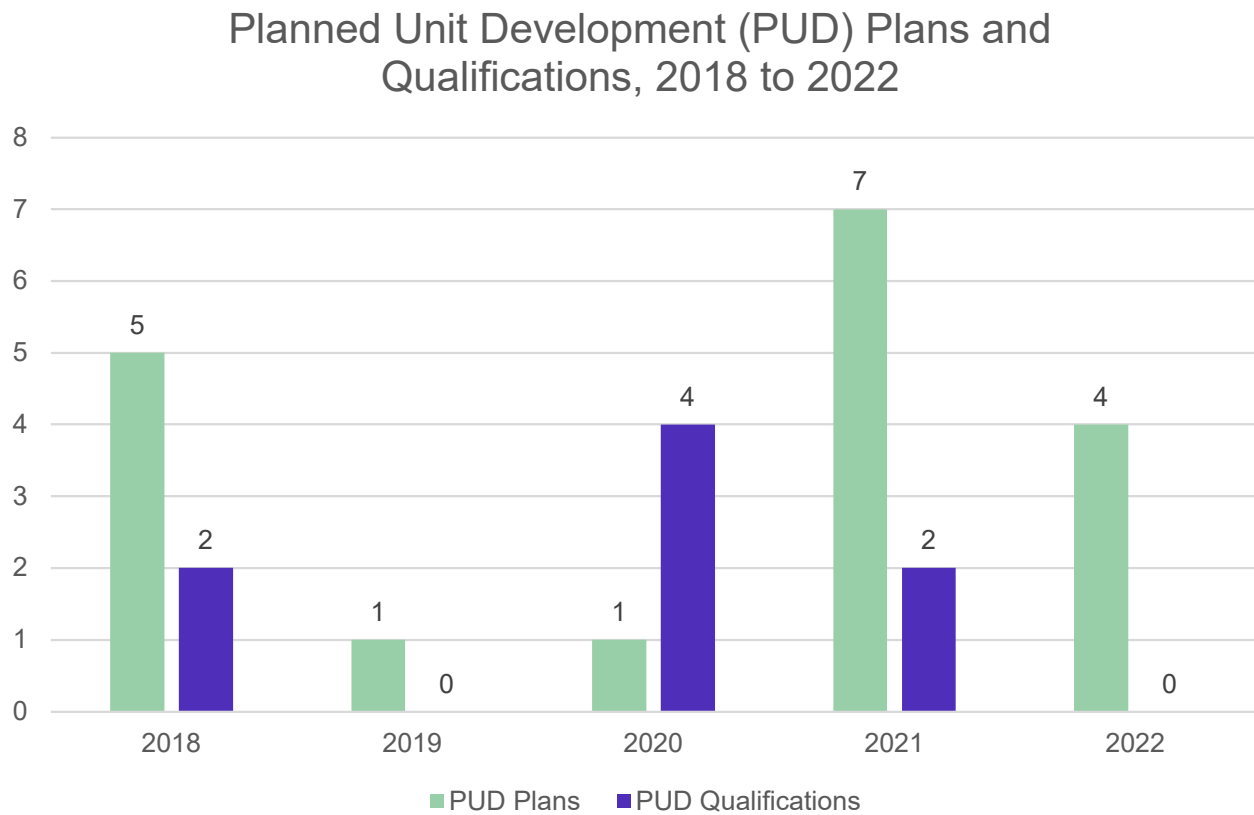
**Table 17. Planned Unit Development Options or Qualifications, 2022**

Request #	Location	Sidewell No.	From / To	Proponent
No PUD options or qualifications were presented before the Planning Commission in 2022.				

**Table 18. Planned Unit Development Plans and Qualifications, 2018 to 2022**

Year	PUD Plans	PUD Qualifications
2018	5	2
2019	1	0
2020	1	4
2021	7	2
2022	4	0

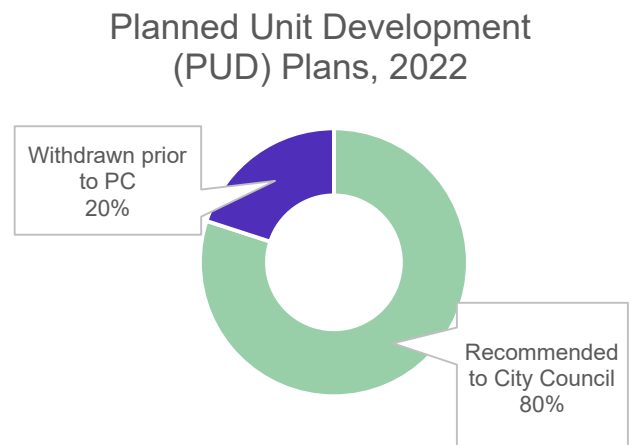
**Figure 6. Planned Unit Development Plans and Qualifications Presented to the Planning Commission, 2018 to 2022**



**Table 19. Planned Unit Development Plans, 2022**

Decision	Number
Recommended to City Council	4
Withdrawn prior to PC (not a PC decision)	1
<b>Total</b>	<b>5</b>

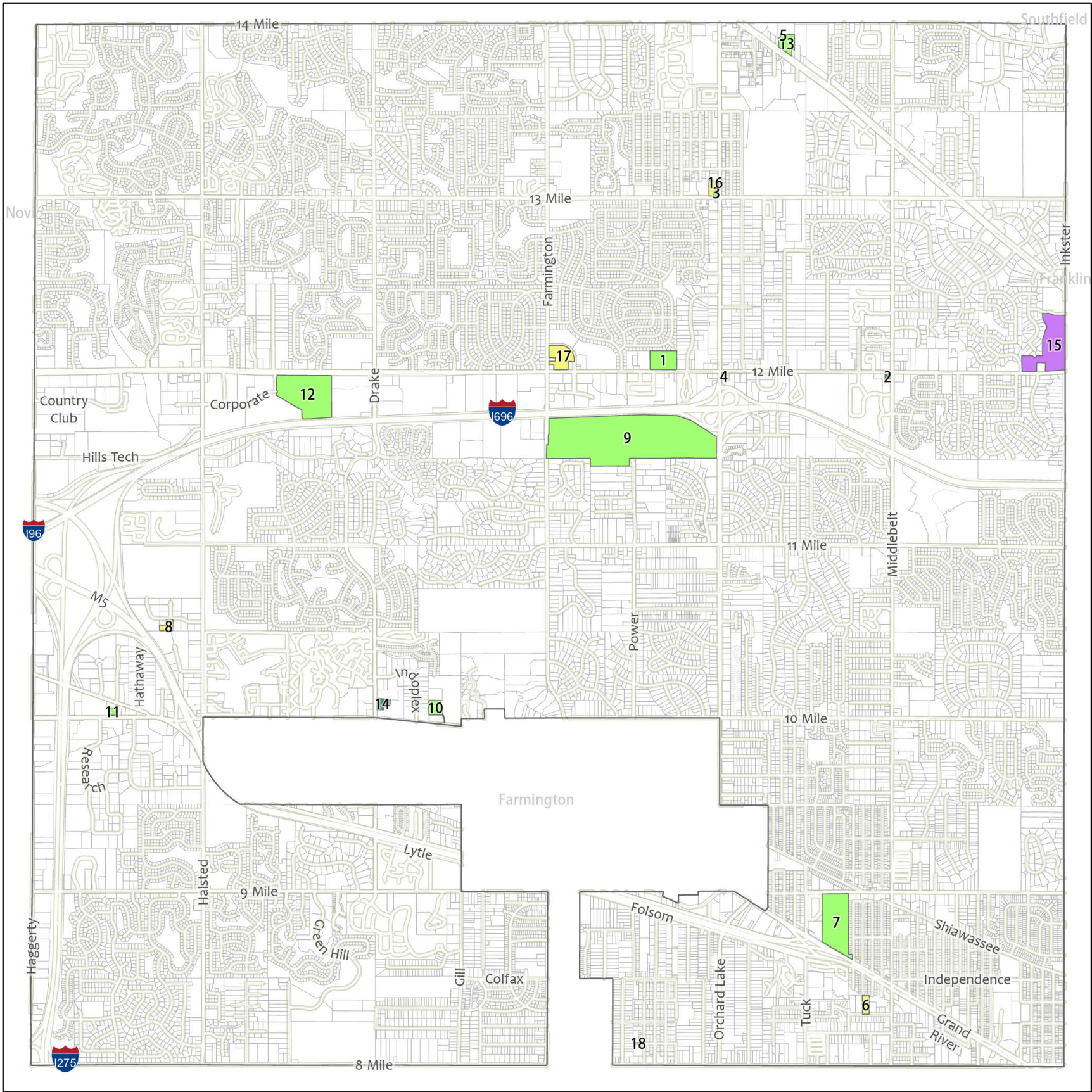
**Figure 7. Planned Unit Development Plans, 2022**



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Map 1. Map of Development Reviews in Farmington Hills, 2022

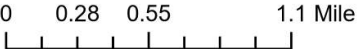


#	Name	Type	CaseNo
1	St. Fabian Parking Expansion	Site Plan Review	51-1-2022
2	Bazco Gas Station 1	Special Land Use	53-1-2022
3	Bazco Gas Station 2	Site Plan Review	54-1-2022
4	Bazco Gas Station 3	Site Plan Review	55-1-2022
5	Temp Concrete Batch Plant	Site Plan Review	SA 57-3-2022
6	Zabik Lot Split	Lot Split	Lot Split 1, 2022
7	New Starbucks	Site Plan Review	60-7-2022
8	ME3L Holdings Lot Split	Lot Split	Lot Split 4, 2022
9	Dan's Excavating Batch Plan	Site Plan Review	61-10-2022
10	Jing Jin Addition	Site Plan Review	68-7-2021
11	Gardi Car Wash	Site Plan Review	66-12-2021
12	Corporate Campus Buildings	Site Plan Review	58-4-2022
13	Stonefield Apartments	Planned Unit Development	PUD 1, 2021
14	Temporary Concrete Plant	Special Land Use	53-4-2020
15	Optalis Healthcare	Planned Unit Development	PUD 4, 2020
16	Patel commercial lot split	Lot Split	Lot Split 5, 2022
17	Tim Horton's Split	Lot Split	Lot Split 2, 2022
18	Tilman St Alley Vacation	Site Plan Review	N/A

2022

Development Reviews

City of Farmington Hills





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**MINUTES  
CITY OF FARMINGTON HILLS  
PLANNING COMMISSION SPECIAL MEETING  
FARMINGTON HILLS CITY HALL – COMMUNITY ROOM  
31555 W. ELEVEN MILE ROAD  
FARMINGTON HILLS MI 48336  
JANUARY 19, 2022, 6:00 P.M.**

**CALL MEETING TO ORDER**

The Planning Commission Special Meeting was called to order by Chair Countegan at 6:00 p.m.

**ROLL CALL**

**Commissioners present:** Aspinall, Brickner, Countegan, Grant, Mantey, Trafelet, Varga, Ware

**Commissioners Absent:** Stimson

**Others Present:** City Planner Perdonik, Staff Planner Canty, Director of Public Services Mondora, City Engineer Sonoga, OHM Consultant Greg Kacvinsky, Planning Consultant Tangari, City Attorney Schultz

**APPROVAL OF AGENDA**

**MOTION by Brickner, support by Mantey,** to approve the agenda as published.

**Motion passed by voice vote.**

**STORM WATER STANDARDS PRESENTATION BY PUBLIC SERVICE DEPARTMENT**

Per the January 17, 2023 memo from Director of Public Services Mondora, the Department of Public Services administers the City's National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Water Permit (MS4) issued by the State of Michigan EGLE. This permit has been in effect at the City since 1999.

This permit is required for all municipalities that own and operate a storm water system that discharges flow to the surface waters of the State of Michigan. The permit has several required elements, one of which requires a mechanism for post construction storm water management on private developments. Recent changes to the State's rules require that the City make updates to the existing design standards for storm water management.

To ensure consistency in the application of the new State rules, a coordinated effort by Wayne, Oakland, Livingston, and Macomb Counties was initiated and updated design standards were negotiated with the State. This occurred over a period of several years and over 40 regional meetings to meet and refine the rules. The coordination effort is important so that there is consistency throughout the region and within the development community.

Director of Public Services Mondora, City Engineer Sonoga, and OHM Consultant Kacvinsky led a presentation and discussion relative to the adoption of the updated storm water design standards, as will be presented to City Council, based on a PowerPoint report: *New Oakland County Stormwater Design Standards for Private Development*.



A summary document was also distributed to the Commission: *Oakland County Water Resource Commissioner (OCWRC) Stormwater Rules, Summary of Key Changes*, a copy of which is attached to these minutes.

After presentation and discussion, the following motion was offered:

**MOTION by Mantey, support by Trafelet** to receive and accept the report *New Oakland County Stormwater Design Standards for Private Development*.

**Motion passed by voice vote.**

### **NEW MASTER PLAN STUDY**

Planning Consultant Tangari led a discussion that was guided by elements presented in the January 12, 2023 Giffels Webster memorandum, as well as the most recent reading assignment: *Urban Land Institute: Ten Principles for Reinventing America's Suburban Business Districts*

Discussion included:

- Farmington Hills is a geographically large and diverse community. Some areas have more compact development than others.
- Options to evolve the commercial district from dispersed commercial uses toward being placemaking areas included zoning regulation, which would be relatively easy, and developing public/private partnerships, which would be more difficult.
- High municipal fragmentation was a challenge in Southeast Michigan in general. The region was in many ways overbuilt. The geographical size of the region created challenges for business owners.
- Differentiating the City was one way to draw people. The City could be differentiated from the typical linear commercial strip that characterized the region, especially in areas such as south of Northwestern Highway and 14 Mile Road, the Twelve Mile Road Corridor, parts of the Orchard Lake Corridor and Grand River.
- The Sterling Heights City Center project was a project the City could learn from, especially in terms of redeveloping old properties into mixed use development.
- The City had limited control over regional transportation and most travel in the City was by car. Parking remained an issue.
- The cost of parking structures (\$30K+/parking space) was not justified when it remained relatively inexpensive to construct surface parking in the City.
- Farmington Hills did not have many areas – if any – that met the rule of thumb mentioned in tonight's reading for suburban business districts. The rule of thumb required 20,000sf of retail use and 2000 dwelling units within a ten-minute walk of each other. There were, however, multiple areas with 20,000sf of retail use.
- Concept drawings for Special Planning Areas that had the potential for creation of a mixed-use commercial district could include form, elevations, infrastructure, and services.
- Mixed use zoning implied more rentals.
- The Master Plan acts as a guide for developers; the updated Master Plan will provide updated guidance. The zoning ordinance will also be updated to reflect the new priorities of the Master Plan.
- Outdoor uses were limited by colder weather, including walking to stores in strip mall configurations. However, any conclusions drawn should be data-driven, including decisions regarding types of shopping people liked to do.
- Farmington Hills residents considered downtown Farmington as their downtown.



- Shopping centers near a residential area, such as Orchard Lake and 14 Mile, could be redesigned with more mixed use.
- Curb space and loading areas should be addressed.
- Currently there was a high demand for drive-thru restaurants. There was also a high demand for downtown style environments. The City could develop both environments.
- In-person shopping provided an experience not available online; new developments and redevelopments should cater to that experience.
- Parking requirements were generally too high everywhere, in and out of Farmington Hills.
- Restaurants on Northwestern Highway suffered through the pandemic because of the loss of office lunch traffic. Diverse development and dense residential options could revitalize the area.
- Commissioners were encouraged to share the current online Master Plan survey within their areas of influence. 140 responses had been received so far. The goal for responses was 600 before the survey closed, hopefully by February 8.
- The second realtor and developer forum was scheduled for February 8 at 1:30 pm at City Hall. The Economic Development Director had received the Planning Commission input relative to outreach that would encourage diverse participation.
- The Planning Commission was scheduled to meet with City Council in joint session on February 16 relative to the Master Plan update. Commissioners were encouraged to provide issues and topics of discussion to staff prior to the meeting.
- Chair Countegan said the Planning Commission should be prepared for active dialogue with City Council about the direction the Master Plan update was taking. It should be clearly communicated that the Planning Commission was open to and supportive of rezoning and Master Plan changes that encouraged creative redevelopment.

**APPROVAL OF MINUTES**    **November 17, 2022 Special and Regular Meetings and  
December 15, 2022 Special Meeting**

**MOTION by Mantey, support by Varga**, to approve the November 17, 2022 Special and Regular Meeting minutes and the December 15, 2022 Special Meeting minutes as presented.

**Motion passed by voice vote.**

**PUBLIC COMMENT**

An audience member commented on density issues and said he would participate in the online survey. He was looking forward to the joint meeting.

**COMMISSIONERS' COMMENTS**

Commissioner Mantey noted tonight's assigned reading mentioned that Americans traveling to Europe brought back their experience of dense, walkable mixed-use neighborhoods.

**ADJOURNMENT**

**MOTION by Trafelet, support by Brickner**, to adjourn the meeting at 7:53 p.m.

**MOTION passed by voice vote.**

Respectfully Submitted,  
Marisa Varga  
Planning Commission Secretary  
/cem

*Attachment: Oakland County Water Resource Commissioner (OCWRC) Stormwater Rules, Summary of Key Changes*

**Attachment**  
***Oakland County Water Resource Commissioner (OCWRC) Stormwater Rules***  
***Summary of Key Changes***

- I. Based on coordination with Wayne, Macomb, and Livingston Counties (over 40 regional meetings to discuss and refine rules)
- II. Stormwater quality and volume control (new rules) required by the City's MS4 Stormwater Permit through the Michigan Department of Environment, Great Lakes, and Energy (EGLE).
- III. New rules apply to:
  - a. any development with a construction area equal to or larger than 1 acre (City of Farmington Hills will review these site plans)
  - b. any development discharging to a designated County Drain or going through County parks or property (OCWRC will review these site plans)
- IV. The new stormwater rules reflect the following:
  - a. Consistent and straightforward standards that meet local MS4 permit requirements
  - b. Improved standards for water quality and drainage channel protection
  - c. Consistent standards across Southeast Michigan, effectively balancing economic development needs with necessary environmental protection
  - d. Rainfall depths updated to reflect current climate statistics (increased rainfall)
  - e. Promote design measures that control runoff volume via groundwater infiltration
  - f. Ensure long-term operation and maintenance of stormwater systems
    - i. Landowner's responsibility to maintain, but City's responsibility to inspect and enforce maintenance
- V. Key technical components of the new stormwater rules:
  - a. Water Quality: For 1.0 inch of rainfall, reduce Total Suspended Solids (TSS) by 80% or limit TSS concentration to 80 mg/L
  - b. Volume Control: Infiltrate site runoff resulting from 1.3 inches of rainfall
    - i. Exemption for high groundwater, contaminated soils, or soils with less than 0.24 inches/hour of infiltration capacity
  - c. Channel Protection: Provide extended detention (48 hours) for the runoff volume created by 1.9 inches of rainfall
  - d. Flood Control: control the peak flow from a 100-year rainfall event
    - i. Variable release rate, ranging from 1.0 cfs/acre (sites 2 acres and smaller) to 0.15 cfs/acre (sites exceeding 100 acres)
    - ii. Provides more realistic flow/storage requirements for smaller sites
    - iii. A more restrictive release rate can be required if local conditions warrant
- VI. City of Farmington Hills is obligated under our MS4 permit to implement these rule changes by Ordinance.
  - a. EGLE reviewed the draft adoption ordinance prepared by the City Attorney's office and provided concurrence with the draft language in November of 2022.
  - b. Following presentation to the Planning Commission, staff will proceed with presentation to City Council as well as Introduction and Enactment of the required Ordinance.

**MINUTES  
CITY OF FARMINGTON HILLS  
PLANNING COMMISSION REGULAR MEETING  
31555 W ELEVEN MILE ROAD  
FARMINGTON HILLS, MICHIGAN  
JANUARY 26, 2023, 6:30 P.M.**

**CALL MEETING TO ORDER**

Chair Countegan called the meeting to order at 6:30 p.m.

**ROLL CALL**

Commissioners Present: Brickner, Countegan, Mantey, Stimson, Trafelet, Ware (arrived 6:40 p.m.)

Commissioners Absent: Aspinall, Grant, Varga

Others Present: Planning and Community Development Director Kettler-Schmult; City Planner Perdonik; Staff Planner Canty; Central Services Director Monico and Purchaser Aranowski; Police Chief King; Fire Chief Unruh, Deputy Fire Chief Olszewski and Fire Marshal Baloga; Special Services Director Schnackel and Deputy Director Moran; Public Services Director Mondora and DPW Superintendent Schueller

**APPROVAL OF AGENDA**

**MOTION by Mantey, support by Brickner, to amend and approve the agenda as follows:**

- **Amenda Agenda Item A to show correct Capital Improvements Plan dates of 2023-2024 through 2028-2029.**
- **Delete Agenda Item #5: Approval of Minutes**

**Motion passed by voice vote.**

**REGULAR MEETING:**

**A. CAPITAL IMPROVEMENTS PLAN 2023 – 2024 THROUGH 2028 – 2029**

The Capital Improvements Plan (CIP) is a strategic planning tool for the City's capital needs over a 5 year period. The CIP is not a budget, but rather is a comprehensive document that includes the major programs and projects the various departments would like to accomplish over the next five years. The CIP is updated annually and is provided to City Council to use as a guide during the budget process.

**TECHNOLOGY**

Director of Central Services Monico and Purchaser Aranowski were present on behalf of the Central Services Department.

**2022/2023 Accomplishments included:**

- Miscellaneous PC and notebook replacements
- Rolled out Citizen Problem Reporter
- Implementing Cloud based disaster recovery solution

- Implementing Windows 11 Upgrade – Need to replace 600 devices
- Upgrading cell service at the Hawk
- Updated audio, video and streaming capabilities in City Hall
- Installed new network storage and computing hardware (file server and all virtual servers).
- Implementing Smart signs and Smart Poles (City Hall, The Hawk and Longacre)
- Video Surveillance Equipment
- Enterprise Resource Planning (ERP) System/Financial and HRIS Solution

#### Technology/Central Services 2023/2024 Capital Requests

- Continue to implement Windows 11 Upgrade
- Implement an online building and engineering plan submission and review solution
- Implement encryption software and hardware for data encryption and FIPS (Federal Information Processing Standard) compliance.
- Implement various Smart Cities projects
- Continue to expand GIS access to City staff and general public
- Continue to upgrade Video Surveillance Equipment

#### Discussion:

At City Council's request, Department will be working on crime mapping relative to the age and appearance of buildings.

#### **POLICE DEPARTMENT**

Police Chief King was present on behalf of the Police Department.

#### 2023/2024 – Requests:

- UAVS (Drone) replacement: ~\$40,000.
- Building maintenance (carpeting, paint, tiled floors, drywall patching and repainting): ~\$55,000.
- Ballistic safety helmets (size specific to each officer): ~\$50,000 for about 95 helmets.
- Patrol rifles/rifle system (system "zeroed" to each officer, with officers being responsible for maintenance and care of the rifle system): ~\$85,000.

#### Discussion:

In response to questions, Chief King provided the following information:

- Drones were used for missing persons searches, evidence recovery, use at crime scenes and traffic crashes, surveillance during special events, etc. Drones were used approximately 10 times/month.
- The Department anticipated replacing 2 drones with 3 drones, but this will depend on final cost.
- Daily use of rifles means rifles are being carried, checked and maintained daily, etc. A rifle will last approximately 10 years.
- There was no department in Michigan and likely in the nation that is as trained and competent with all forms of force response, fatal force, mental health response, and investigative capabilities as the Farmington Hills police force.
- In Chief King's 20 years on the force, there had been two officer involved shootings.
- Crime mapping was already available on the city website. What the Technology Department was working on as described by Director Monico was an added layer of information.

#### **FIRE DEPARTMENT**

Fire Chief Unruh, Deputy Fire Chief Olszewski, and Fire Marshal Baloga were present on behalf of the Fire Department.



Accomplishments of the 2022-2023 fiscal year:

- Took delivery of a 2022 Rosenbauer ladder truck, with 109' ladder with video monitor.
- Replaced utility vehicle.
- New turnout gear being delivered in March.
- Two new ambulances with high tech stretchers that utilize hydraulics and have a capacity of up to 700 pounds.

2023/2024 – Requests:

- Purchase replacement Squad (\$360,000).
- Second purchase replacement Squad (\$360,000).
- Purchase one utility vehicle to replace fleet vehicle (\$65,000).
- Purchase of turnout gear and equipment (\$40,000).
- Purchase ballistic protection and equipment (\$70,000).

Discussion:

- The 109' ladder will go up 8 stories.
- New Commissioners would benefit by going to a training burn, if available.

**PARKS AND RECREATION**

Special Services Director Schnackel and Deputy Director Moran were present on behalf of the Parks and Recreation division.

- Director Schnackel reviewed in detail accomplishments of the 2022-2023 year as listed on pages 8-10 of the CIP document.
- The Department was working on completing the Parks and Recreation Master Plan.
- Future requests included HAWK updates - \$16M over 5 years, with almost \$7M going to requirements on the 3<sup>rd</sup> floor. Items not in the HAWK study included gym floor resurfacing and striping (for Pickleball), with the \$30K cost funded by an Oakland County grant.
- Requests for the 2023-2024 year included vehicles and equipment for Parks and Golf as outlined in the CIP, and infrastructure projects for Parks, including trail and wayfinding signs, playground equipment, adaptive playground equipment at Heritage Park, Riley Skate Park repairs, and Founders Park baseball field improvements.
- The City had entered into a contract with Sports Facilities Companies, and work with Sports Facilities had brought four goals in focus:
  1. Try to narrow the ~\$5M gap between expense and revenue within the Department.
  2. Establish a path towards long term financial sustainability.
  3. Enhance the reputation of the HAWK as a premier recreation destination that features diverse, inclusive multi-generation programming.
  4. Enhance Farmington Hills' reputation as a top tier community to live, work and play.

Discussion:

- Adaptive playground at Heritage Park will help the park to be more inclusive for all.
- Master Plan Open House drew senior residents who used the lane pool at the Costick Center and who wanted to make sure the Costick Center and its pool were maintained.
- The Costick Center pool was also used for swim lessons for young children.
- The Senior Services program was very active with many successful programs. However, the Costick Center itself was 60 years old, and options needed to be considered for maintaining the great

programs while resolving the issue of what to do with the building.

- Special Services works with the YMCA to provide a quality of level of services to community members.
- Going forward, Commissioner Mantey requested more of a breakdown in the listed capital improvements expenses, especially for the Costick Center and Hawk.
- The Parks and Recreation Master Plan was required by the DNR in order to be eligible for grant funds. Including acquisition of park land in the Master Plan meant that if an opportunity arose to purchase land, DNR grants could then be sought to help fund that purchase.
- DPW maintains Parks and Recreation vehicles and makes recommendations regarding what vehicles need to be replaced.

### **PUBLIC SERVICES**

Public Services Director Mondora and DPW Superintendent Schueller were present on behalf of the Public Services Department.

#### **Accomplishments of the 2022-2023 year included:**

- \$1 million budget for city wide facilities improvements
  - Concrete and sidewalk replacement at various locations.
  - Security System CCTV Cameras
  - Interior Lighting Fixture Replacement at PD
  - Back up boiler installation at PD
  - City Hall Elevator Retrofit
  - Roofing Replacement at the Ice Arena
- DPW interior painting project in main garage
- New fuel island at City Hall campus
- Quaker Valley Subdivision – Water Main extension, \$1.6M
- Normandy Hills Subdivision – Water Main extension, \$2.7M
- Kendallwood Watermain Replacement, \$6M (ongoing)
- Salvador Street – Water Main and Sanitary Sewer extension, \$310K
- CDBG Hydrant Extensions, Pasadena Park, \$500K
- 13 Mile Rd Water Main Extension, \$900K
- \$2M Sanitary Sewer Lining Program (ongoing)
- \$500,000 Sanitary Sewer Lift Station improvements

#### **2022 Major Roads (\$12.3 Million)**

- 14 Mile: Farmington to Orchard Lake, \$1.9M in Federal Funds
- Shiawassee Road: 9 Mile to Hawthorne St
- Farmington Freeway Industrial Park (Commerce Drive) Phase 1 of 4
- Interchange Drive

#### **2023 Major Roads (\$15.5 Million)**

- Farmington Road (12 Mile to 13 Mile), \$5.6M, Federal Aid \$2M
- 14 Mile Road (Drake to Farmington), \$3.3M, Federal Aid \$1.6M
- Farmington Freeway Industrial Park, Phase 2 (of 4), \$6.6M

#### **2022 Sidewalks**

- 14 Mile South Side, Pear Ridge to Clubhouse
- Major Road Sidewalk replacement program, \$150,000

#### Drainage

- Quaker Valley Road Culvert Replacement
- Commerce Drive Storm Sewer
- Rockridge Storm Sewer
- Whitlock Street Storm Sewer (Industrial frontage)

#### 2022 Local Roads (\$9.4 Million)

- Heritage Hills/Wedgewood Commons, Phase 2
- Rockridge Lane
- Chatsworth Road
- Whitlock Gravel Road Conversion
- Local Road Resurfacing Projects
  - Ruth/Randall/River Glen/Salisbury/Ambeth

#### 2023 Local Roads

- Heritage Hills/Wedgewood Commons, Phase 3
- Normandy Hills Subdivision
- Hull Road Gravel Road Conversion
- Local Road Resurfacing Projects,
  - Halsted Commons
  - Spring Valley

#### 2023-2024 Public Facilities requests:

- \$1 Million Budget for City Wide Facilities Improvements
  - Concrete Pavement and Sidewalk Replacement at Varied Locations
  - Security System CCTV Camera Replacement and New Installation at Varied Locations
  - Automated Transfer Switch Replacement at Police Station
  - Roof Replacement at Police Station
  - Automated Gate Installation at Parks and Golf Maintenance Building
- DPW Liquid Fill Point Upgrades
- Reconstruction/Rehabilitation of West Parking Lot of City Hall Campus
- City Hall Campus Electric Vehicles (EV) Charging Stations

#### 2023-2024 DPW Equipment Purchases

- 2 Single Axle Swaploaders
- Vacuum Street Sweeper

#### 2023/2024 Drainage Projects

- Woodcreek Hills Subdivision Culvert Replacement
- 11 Mile Road Storm Sewer, Farmington to Orchard Lake
- Farmington Freeway Industrial Park Storm Sewer, Phase 2
- Heritage Hills and Wedgewood Commons Storm Sewer, Phase 3

#### 2023/2024 Watermain Projects

- Kimberly Subdivision WM Replacement

#### 2023/2024 Sidewalk Projects

- Sidewalk replacement along major roads, including brick paver repair/replace, \$100K
- Neighborhood Sidewalk Replacement Program SAD, \$50K
- Farmington Road, west side, 12 Mile Rd to Bayberry St \$337K
- M-5 Pedestrian Bridge Connection Improvements \$270K (40% City)

#### 2023/2024 Local Road Reconstruction Projects

- Candidate Projects
  - Heritage Hills/Wedgewood Commons, Phase 4
  - Fairgreen Hills (Fairway Hills)
  - Coventry (Scottsdale Rd.)
  - Supervisor's Plat of Quaker Valley Farms
  - Gravel road conversion project TBD
  - Annual Local Road Resurfacing program

#### 2023/2024 Major Road Projects

- Eleven Mile Road, Farmington Road to Orchard Lake Road – \$4.6 Million
- 9 Mile/Drake Signal Modernization – \$840K (72% Federal Grant)
- Farmington Freeway Industrial Park, Phase 3

#### Discussion:

- About 2,000 City parcels have well and/or septic systems.
- PASER (Pavement Surface Evaluation and Rating) system is used to prioritize road work.
- It was pointed out that the Federal Inflation Reduction Act included funding for solar panels. Director Mondora said the solar panels on City Hall had not been particularly successful due to lack of sunlight, and the City was not pursuing adding more at this time.
- There was currently government funding available for EV chargers at City Hall campus. This did not show up for funding in future years because the funding was for the current year.
- In some cases, fast-growing weed trees/shrubs can block lines of sight for vehicles and pedestrians, including schoolchildren, leaving a subdivision for a main road, and can block sidewalks generally from easy pedestrian use.
- DPW and Engineering work together to trim back this growth, most often based on complaints received.
- A non-motorized Master Plan was part of the current Master Plan update process.
- The Commission questioned the ~\$2M for proposed gateway signage that spanned an expressway bridge. Director Mondora said this item was being re-evaluated.
- Commissioner Mantey pointed out that last year's motion adopted the CIP with an amendment that *\$50,000 be added to the DPW equipment request for sidewalk snow removal equipment, specifically to target Twelve Mile Road and Grand River Avenue in the vicinity of bus stop*. However, the submission to City Council in May 2022 did not include this amendment.

After discussion of CIP purpose and process, the following motion was offered:

**MOTION by Mantey, support by Stimpson, to set the Capital Improvements Plan 2023/2024 through 2028/2029 for Public Hearing on March 17, 2022, with the following amendment:**

- **A to-be-determined amount be added to the DPW equipment request for sidewalk snow removal equipment.**

**MOTION carried 5-1 (Barry opposed).**

**PUBLIC COMMENT:**       None

**COMMISSIONER'S COMMENTS:**

None.

**ADJOURNMENT:**

**MOTION by Ware, support by Mantey, to adjourn the meeting at 9:35 pm.**

**Motion carried unanimously by voice vote.**

Respectfully submitted,  
Marisa Varga  
Planning Commission Secretary

/cem