

**MINUTES  
CITY OF FARMINGTON HILLS  
PLANNING COMMISSION REGULAR MEETING  
31555 W ELEVEN MILE ROAD  
FARMINGTON HILLS, MICHIGAN  
JANUARY 25, 2023, 6:00 P.M.**

**CALL MEETING TO ORDER**

Chair Countegan called the meeting to order at 6:00 p.m.

**ROLL CALL**

Commissioners Present: Aspinnall, Brickner, Countegan, Grant, Mantey, Trafelet, Varga

Commissioners Absent: Stimson, Ware

Others Present: City Planner Perdonik, Staff Planner Canty; Central Services Director Aranowski, IT Manager Lee, Senior Analyst Barth; Police Chief King; Fire Chief Unruh, Deputy Fire Chief Olszewski; Special Services Deputy Director Farmer; Public Services Acting Director Gushard, DPW Superintendent Schueller, and City Engineer Cubera; Secretary to the Planning and Community Development Director LaBelle

**APPROVAL OF AGENDA**

**MOTION by Trafelet, support by Grant, to amend and approve the agenda as follows:**

- **Reverse order of 4.A. and B., in order to hear from the Fire Department at 6:00pm and Police Department at 6:15pm.**
- **Delete 4.B. Election of Officers**
- **Delete 5. Approval of Minutes**

**Motion passed unanimously by voice vote.**

**REGULAR MEETING:**

**A. CAPITAL IMPROVEMENTS PLAN 2024/2025 THROUGH 2029 – 2030**

ACTION REQUESTED: SET ITEM FOR PLANNING COMMISSION PUBLIC HEARING

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.

**FIRE DEPARTMENT**

Fire Chief Unruh AND Deputy Fire Chief Olszewski were present on behalf of the Fire Department.

- 2023 was the busiest year in department history with 12,256 runs, up about 300 runs from the previous year.
- Hired 14 new firefighters, due to retirements in the Department and the 24/7 staffing of Fire Station

3 at Grand River and Middlebelt.

Accomplishments of the 2023-2024 fiscal year:

- Took delivery of a new utility vehicle.
- New turnout gear being delivered, custom made for each firefighter; each firefighter has 2 sets of gear.
- Took delivery of 4 new squad vehicles – 2 from previous year and 2 from this year.

2024/2025 – Requests:

- Purchase new fire engine
- Purchase another new utility vehicle
- Variety of station improvements
  - Female locker room facilities need refurbishment and expansion due to the increased number of female firefighters.
  - Apparatus Bay floors: Non-Slip coating is peeling and wearing off.
  - Station 5 Bay roof is nearing end of life (See facilities report).
  - Replacement of SCBA fill station due to a failed unit.
  - Locations to store reserve vehicles that are being evaluated.

Discussion:

- Response time has decreased over the past few years. The goal is to respond in less than 5 minutes.
- The Department has 6 engines, one ladder truck, and one tower truck. The Department has 8 ambulances.

**POLICE DEPARTMENT**

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

- The Department is fully staffed with a significant succession plan in place, and is fully outfitted. The Department has cutting edge equipment and technology, including the digital forensics lab, a past CIP item. Within the last 2 years purchased second set of drones; the Department has 14 drone pilots, all of whom are FAA Certified.
- The Department seeks to hire people who want to stay with FHPD for many years.
- However, the Department is smaller than it used to be. 20 years ago the Department had 121 officers; now there are 114.
- The Department is seeing more pursuits, and also more individuals carrying firearms illegally. Narcotics arrests have also increased. The Department was constantly reviewing its pursuit policy with City Attorneys.
- Department received a State grant for PIT (Precision Immobilization Technique)
- 55,000 runs for service in 2023, including community service calls (mental health/changing light bulbs/getting unwanted animals out of garages/juvenile complaints) to serious crimes and investigation.

2023/2024 – Requests:

- Women's Locker Room Expansion: ~\$100,000.
- Workstations / Office Furniture: ~\$173,000.
- Mobile Command Post: ~\$450,000 for about 95 helmets.
- Carpeting Replacement, 1<sup>st</sup> Floor: ~\$32,000.
- Canine Team Expansion: ~\$171,000

- Axon Officer Safety Bundle: ~2,870,985.20, paid in 5 annual installments of \$574,197.04

Discussion:

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

- The Department is always seeking new technology. While the core mission of successful policing has not changed, technology is constantly changing.
- Video monitoring of City properties is not fed directly into the police system. Community wide, there is no community surveillance. Cameras that capture license plates have nothing to do with people. CCTV in cells is fed both to dispatch and front desk.

**TECHNOLOGY**

Director of Central Services Aranowski, IT Manager Lee, and Senior Analyst Barth were present on behalf of the Central Services Department.

2023/2024 Accomplishments included:

- Implementing Windows 11 Upgrade – Need to replace 600 devices – PCs and Notebooks.
- Upgraded cell service at the Hawk
- Implemented Disaster Recovery as a Service (DRaaS)
- Implementation continues for Human Resources Information System Solution (HRIS) – NeoGov
- Implementation began for Time and Attendance System Solution – UKG
- Implementation began for Enterprise Resources Planning (ERP) – BS&A
- Implemented a new Security Awareness Training – KnowBe4
- Updates made to audio, video & streaming infrastructure – City Hall Community Room and the Hawk
- Implemented Smart signs at Founders Sports Park, Heritage Park and two (2) at City Hall
- Implementing Smart signs at the Farmington Hills Community Center (Hawk)
- Implementing Smart Poles and lighting at Longacre
- Upgraded Video Surveillance Equipment
- Replaced legacy firewall with AT&T Next-Gen managed cloud-based solution
- Implemented a penetration test (PEN) against IT infrastructure
- Implemented Social Media archiving solution (as part of FOIA process)
- Replaced all network printers – new copier/printer contract
- Implemented an on-line Building & Engineering plan submission & review solution.

Technology/Central Services 2024/2025 Capital Requests

- Replace Office 365 protection
- Implement communication system software and video for new EO at Fire Department Headquarters
- Implement various Smart Cities projects throughout the City facilities
- DPW fleet Management Software
- Continue to upgrade Video Surveillance Equipment

Discussion:

Commissioner Brickner commended the Technology Department. He worked with many different cities, and Farmington Hills' user friendly GIS system is far and above the best interface with the public that he has seen.

**PARKS AND RECREATION**

Deputy Director Farmer was present on behalf of the Parks and Recreation division.

Deputy Director Farmer reviewed in detail accomplishments of the 2023-2024 year as listed on pages 9-11 of the CIP document. The Parks and Recreation Master Plan was complete.

- Future requests (2024/2025) included parks and golf requests for maintenance equipment, and Department Infrastructure Requests for the Farmington Hills Golf Course, Heritage Park facilities, Spicer House repairs/renovations, and Ice Arena compressor rebuild. The Hawk had several items requested for 2024/2025, as listed in the CIP document.
- A 2024/25 objective was to review the Sports Facilities Companies (SFA) analysis of current performance and recommendations for the Hawk and the Costick Activities Center. The review will be with residents, the Mayor, City Council, City staff, and the Parks & Recreation Commission, to determine the best course forward for the Hawk and the Center and Campus.

Discussion:

- Tables at the golf course restaurant need to be replaced.
- Could Heritage Park have a snow sledding hill?
- FHGC might consider raising its prices. At what is being charged now, no one can get a tee time.
- Could the Hawk provide competitive swim meet facilities, as well as competitive tennis court facilities?

**PUBLIC SERVICES**

Public Services Acting Director Gushard, DPW Superintendent Schueller, and City Engineer Cubera were present on behalf of the Public Services Department.

Accomplishments of the 2023-2024 year included:

- \$1 million budget for city wide facilities improvements
  - Concrete and sidewalk replacement at various locations.
  - Security System CCTV Cameras
  - Roofing Replacement at the Police Station
  - Automatic Transfer Switch Replacement at the Police Station
  - Backup Boiler Installation at the Police Station
  - Automated Gate Installation at the P & G Garage
  - Replacement of the Inground Hoist at DPW
- Liquid Fill Point Upgrade at DPW
- New fuel island at City Hall Campus

2023/24 Water Main & Sanitary Accomplishments

- Kimberley Water Main Replacement, \$6M
- Sanitary Sewer Lining Program, \$2M (ongoing)

2023/24 Sidewalk & Drainage Accomplishments

Sidewalks

- Farmington Road, 12 Mile to Bayberry
- West side of Inkster Road between Hystone St. and 11 Mile Rd.
- M-5 Pedestrian Bridge Connection Improvements
- Major Road Sidewalk replacement program - \$100,000

#### Drainage

- Quaker Valley Road Culvert Replacement
- Farmington Freeway Industrial Park Drive Storm Sewer
- Heritage Hills Subdivision Phase 3 Storm Sewer
- 11 Mile Road (Farmington to Orchard Lake) Storm Sewer
- Woodcreek Subdivision Culvert Replacements
- Fire Station #2 Detention Pond Cleaning

#### 2023/24 Major Road Accomplishments

##### 2023 Major Roads (15.5 Million)

- Farmington Road (12 Mile to 13 Mile) - \$5.6M, \$2M in Federal Funds
- 14 Mile Road (Drake to Farmington) - \$3.3M, \$1.6M in Federal Funds
- Farmington Freeway Industrial Park (Research Drive & Freeway Park) Phase 2 of 3 - \$6.6M

##### 2024 Major Roads (\$10.8 Million)

- 11 Mile Road (Farmington to Orchard Lake) - \$4.6M
- Farmington Freeway Industrial Park (Industrial Park Drive), Phase 3 of 3 - \$6M
- Signal Modernization & Upgrades at 14 & Inkster, 9 Mile & Gill and 9 Mile & Drake – \$240K

#### 2023/24 Local Road Accomplishments

##### 2023 Local Roads

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

##### 2024 Local Roads

- Quaker Valley Farms Subdivision
- Heritage Hills / Wedgewood Commons, Phase 4
- Muer Cove - Gravel Road Conversion
- Local Road Resurfacing Projects
  - Ramble Hills & Windwood Pointe Subdivisions
  - Oakland & Oak Hills Subdivisions

#### 2024/2025 Public Facilities

- \$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
  - HVAC Upgrades at Fire Station #5 and Ice Arena
  - Brick Paver Patio Replacement at the Longacre House
  - Fire alarm Replacement at Fire Stations #3 and #4
  - Design of Future Facility Projects
- Citygate Signage/Landscaping at Orchard Lake Road and I-696
- DPW Generator Replacement
- Reconstruction of Fire Station #4 Parking Lot
- Orchard Lake Roundabout Landscape Enhancement

#### 2024/2025 DPW Equipment Purchases

- 10-yard dump truck (\$300K)
- Rubber Tire Excavator (\$650K)

#### 2024/2025 Drainage Projects

- Farmington Freeway Industrial Park Storm Sewer, Phase 3
- Heritage Hills and Wedgewood Commons Storm Sewer, Phase 4
- Woodcreek Hills Subdivision Storm Sewer
- 9 Mile Road Storm Sewer, Walsingham Dr. to Farmington Rd.
- Shady Ridge Dr. Storm Sewer
- Biddestone Lane Culvert
- Edgehill Culvert Replacement
- Richland Gardens Subdivision Storm Sewer, Phase 1

#### 2024/2025 Water Main & Sanitary Projects

- Kendallwood Subdivisions #2 & #4 Water Main Replacement
- Biddestone Lane Water Main & Sanitary Sewer Loop / Extension (dependent on resident interest)
- Annual Sanitary Sewer Lining Program (ongoing)

#### 2024/2025 Sidewalk Projects

Sidewalk replacement along major roads, including brick paver repair/replace - \$100K

- 9 Mile Rd., South side, Drake to Farmington - \$580K
- 13 Mile Road at Pebble Creek Crossing, Pedestrian Bridge Rehab - \$25K
- North side of 12 Mile Road, Middlebelt to Inkster - \$400K (dependent on right-of-way)

#### 2024/2025 Major Road Projects

- 9 Mile Rd., Walsingham Dr. to Farmington Rd.
  - \$10.7 Million
- Signal Modernization at 13 Mile & Halsted, 13 Mile & Farmington and 11 Mile & Halsted
  - \$600K
- Sinacola Industrial Park
  - \$1 Million
- Freedom Road, Maple St. to Grand River Ave. Preventive Maintenance
  - \$1.36 Million

#### 2024/2025 Local Road Projects

Candidate Projects

- Fairway Hills Drive
- Trestain Road
- Scottsdale Road
- Edgehill Avenue
- Woodcreek Hills Subdivision & Supervisor's Plat Woodcreek Farms
- Richland Gardens Area
- Shady Ridge - Gravel Road Conversion
- Annual Local Road Resurfacing program

#### Discussion:

- Commissioner Mantey pointed out that for the last two years the Planning Commission had included in their recommendation the purchase of sidewalk snow removal equipment, specifically to target 12

Mile Road and Grand River in the vicinity of the bus shop. Yet the sidewalk snow removal equipment had never made it into the actual CIP.

Several Commissioners spoke strongly in support of purchasing snow removal equipment. People should not have to walk in the street when it snowed – this was the opposite of walkability and accessibility.

- Schools and parks should be shown on the sidewalk maps.
- In response to a question as to whether sidewalks could be installed on New Market Road where many students walk, Engineer Cubera said that was an industrial road and did not meet requirements for city sidewalk construction. Additionally, New Market was not ditched, and there was no curb and gutter, making sidewalk installation prohibitively expensive.
- Changes in policy relative to sidewalk installation requirements should be part of the Master Plan review.
- Commissioners were concerned with the cost of the Orchard Lake Roundabout Landscape Enhancement, including the cost of the overhead pass sign (\$1.2M).

After discussion and amendment, the following motions were offered:

**MOTION by Grant, support by Varga, that based on community feedback during the ongoing Master Plan update process that there is a strong public desire to prioritize walkability, specifically during winter months, the Planning Commission recommends that:**

- **A line item of \$75,000 be allocated during the first year for sidewalk snow clearing and salting equipment, to be used along major roads, e.g., Grand River and 12 Mile Road, and**
- **That a paragraph be included in the CIP narrative noting this item has been added by the Planning Commission as a result of public input during the Master Plan update process.**

**Motion passed by voice vote 6-1 (Brickner opposed).**

**MOTION by Trafelet, support by Grant, to set the Capital Improvements Plan 2024/2025 through 2029/2030 for Public Hearing for the Planning Commission's next available meeting agenda, February 15, 2024.**

**Motion passed unanimously by voice vote.**

**PUBLIC COMMENT:** None

**COMMISSIONER'S COMMENTS:**

Commissioner Mantey pointed out that the temporary cement batch plant that has been located for several years at Drake and Grand River is directly across the street from the densest population in the City. The census tract immediately across Drake has a density in excess of 15,000 people per square mile, with a density right next to that of 10,000 people per square mile. This is also a development that has 16% white people, the lowest percentage in Farmington Hills. Last year when driving by the batch plant Commissioner Mantey had to roll up his windows because of the dust. Why would the City approve a location for a temporary batch plant next to its densest and largest minority population? Some of those people complained last year and the City should pay attention to them.

**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