

**CITY OF FARMINGTON HILLS
PLANNING COMMISSION MEETING
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
JULY 17, 2025, 7:30 P.M.**

CALL MEETING TO ORDER

The Planning Commission Regular Meeting was called to order by Chair Trafelet at 7:30 p.m.

ROLL CALL

Commissioners present: Aspinall, Brickner, Countegan, Grant, Stimson, Trafelet, Ware

Commissioners Absent: Mantey, Varga

Others Present: Staff Planner II Mulville-Friel, Planning Consultant Upfal (Giffels Webster), Staff Engineer Alexander, City Attorney Schultz

APPROVAL OF THE AGENDA

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

Motion passed unanimously by voice vote.

REGULAR MEETING

A. REVISED SITE PLAN 60-10-2024 (PUD 5, 1993)

LOCATION: Southeast intersection of Twelve Mile Road and Investment Drive

PARCEL I.D.: 22-23-17-201-018

PROPOSAL: Construct day care center within OS-4 Office Research District

ACTION REQUESTED: Site plan approval

APPLICANT: Farmington Hills VI Corporate Investors, L.L.C. / Cunningham Limp

OWNER: Farmington Hills VI Corporate Investors, L.L.C.

Applicant presentation

Chris Kojaian, Kojaian Company, presented the revised site plan for a day care center within the OS-4 Office Research District. He explained that during engineering review, stormwater and related factors required changes to the site plan approved in November 2024. The revised plan was substantially similar to the approved plan, with revisions as follows:

- The dumpster, which had been in a non-compliant front yard location, is now compliant. A retaining wall was added to preserve wetlands in the area.
- Parking spaces had been reduced from 42 to 40 spaces to accommodate the truck turning radius at the dumpster enclosure. The two spaces will be striped but marked off. The number of parking spaces was still compliant.

- The applicants were requesting 75 replacement trees instead of the 87 originally approved, with the difference to be paid into the tree fund. Even with the reduction, the site was well-landscaped.
- The applicants were requesting a waiver to the requirement for a sidewalk along Investment Drive. No other buildings in the 140-acre office park had sidewalk connectivity, and the sidewalk, if installed, would not lead anywhere. Foot traffic to the day care will be minimal, as activity will involve parents dropping off children up to 6 years old. A connection to the 12 Mile Road sidewalk will be provided.

Consultant comments

Referencing the June 20, 2025 Giffels Webster memorandum, Planning Consultant Upfal gave the background and review for this request for a minor amendment to the previously approved site plan.

- The main changes to the plan were as outlined by the applicant.
- The truck turning template should be submitted for review.
- Regarding the reduction in replacement trees, the applicant is proposing to pay the difference into the tree fund under the original development agreement, which allows the developer to have a 33% discount on tree replacements.
- The Planning Commission will need to determine whether to allow the elimination of the sidewalk along Investment Drive.

Commission discussion

Commissioner Aspinall supported the sidewalk waiver, noting that Investment Drive is not walkable and pedestrian traffic involving children did not need to be encouraged.

In response to questions, Mr. Kojaian said the day care will accommodate up to 158 children, with staggered schedules and a staff of 22. The facility serves children from six months to six years old and includes educational programming. Once approved by the Planning Commission, the engineering process will be completed, and construction will begin as soon as possible.

MOTION by Brickner, support by Aspinall, that the revised application for Site Plan Review 60-10-2024, dated June 5th, 2025, submitted by Farmington Hills VI Corporate Investors, L.L.C. / Cunningham Limp, BE APPROVED because it appears to meet all applicable requirements of the zoning chapter, subject to the following conditions.

- 1) All outstanding issues identified in Giffords Webster's June 20th, 2025 review shall be addressed to the reasonable satisfaction of the City Planner.
- 2) All outstanding issues identified in the City Engineer's November 12, 2024, interoffice correspondence shall be addressed to the reasonable satisfaction of the City Engineer,
- 3) All outstanding issues identified by the Fire Marshal's July 15th, 2025, interoffice correspondence shall be addressed to the reasonable satisfaction of the Fire Marshal.

And with the following determinations:

- **The Commission determines that the requirement for the sidewalk along Investment Drive will be waived.**
- **The Commission approves the reduction in the number of replacement trees provided from 87 to 75. Applicant shall provide money into the public tree fund for deficient trees (115 replacement trees required – minus 75 replacement trees provided = equals 40 trees deficient).**

Motion approved unanimously by voice vote.

B. ADOPTION OF AMENDED BYLAWS AND RULES OF PROCEDURE

Referencing the July 10, 2025 memorandum from City Planner Perdonik, Staff Planner Mulville-Friel explained that the proposed changes to the Bylaws and Rules of Procedure clarified that regular Planning Commission meetings will be held on the third Thursday of the month only, and did not include regular meeting dates on the first and second Thursdays, as currently stated.

After discussion, and citing the need to provide direction should special meetings need to be called, the following motion was offered:

MOTION by Aspinall, support by Stimson, to RECOMMEND TO CITY COUNCIL that draft Amended Planning Commission Bylaws and Rules of Procedure (Resolution No. R-PC-1-25), BE APPROVED, with the following amendment:

- **Article II. Meetings, 3., add after the first sentence: “To the extent possible, such special meetings will be held on either the second or fourth Thursday of the month.”**

Motion passed unanimously by voice vote.

APPROVAL OF MINUTES June 19, 2025, Regular and Special Meetings

MOTION by Stimson, support by Grant, to approve the June 19, 2025 Regular and Special Meeting minutes as submitted.

Motion passed unanimously by voice vote.

PUBLIC COMMENT

None

COMMISSIONER/STAFF COMMENTS

Commissioner Brickner asked that the City ask MDOT to remove the sign on Drake Road that is covered but which says that Drake Road is closed because of the work on the 696 Bridge, which work is complete.

Staff Planner Mulville-Friel noted that:

- The Commission had received a notice from the City of Southfield that they are updating their master plan.
- The Commission had received information regarding next Monday's joint meeting with City Council. The Grand River Corridor study will be sent electronically.

ADJOURNMENT

MOTION by Grant, support by Ware, to adjourn the meeting.

Motion passed unanimously by voice vote.

The meeting ended at 8:03pm.

Respectfully submitted,
Kristen Aspinall,
Planning Commission Secretary